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(FOR LAFCO USE ONLY)

LAFCO  
San Bernardino County

Justification for Proposal and  
Preliminary Environmental Description Form

**INTRODUCTION:** The questions on this form and its supplements are designed to obtain enough data about the proposed project site to allow the Commission, its staff and others to adequately assess the project. By taking the time to fully respond to the questions on the forms, you can reduce the processing time for your project. You may also include any additional information which you believe is pertinent. Use additional sheets where necessary, or attach any relevant documents.

GENERAL INFORMATION

1. NAME OF PROPOSAL: Annexation of land to the City of Victorville and the Victorville Water District.
  
2. NAME OF APPLICANT: Space Center Mira Loma, Inc.  
MAILING ADDRESS: Michael J. Thies, Senior Vice President  
3401 Etiwanda Avenue, Leasing Office  
Mira Loma, CA 91752  
PHONE: (951) 685-5221  
FAX: (951) 685-3478  
E-MAIL ADDRESS: \_\_\_\_\_
  
3. GENERAL LOCATION OF PROPOSAL: North of Ottawa St; South of Terra Linda Dr; West of the Railroad; East of Hesperia Rd
  
4. Does the application possess 100% written consent of each landowner in the subject territory?  
YES XX NO \_\_\_ If YES, provide written authorization for change.
  
5. Indicate the reasons that the proposed action has been requested. The annexation request is to have the property annexed to the City of Victorville and the Victorville Water District for the development of an Industrial Project.
  
6. Would the proposal create a totally or substantially surrounded island of unincorporated territory?  
YES \_\_\_ NO XX If YES, please provide a written justification for the proposed boundary configuration.  
The property is already included in an unincorporated territory island.

LAND USE AND DEVELOPMENT POTENTIAL

1. Total land area (defined in acres):  
51.92 Acres
2. Current dwelling units in area:  
None
3. Approximate current population in area:  
None
4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):  
M-2T - Heavy Industrial

San Bernardino County General Plan designation(s) and uses permitted by this designation(s):  
IC - Community Industrial

5. Describe any special land use concerns expressed in the above plans.  
None
6. Indicate the existing land use.  
Vacant Land

What is the proposed land use?  
Industrial Development / Warehouse Distribution

7. For a city annexation, State law requires pre-zoning of the territory proposed for annexation. Provide a response to the following:
  - a. Has pre-zoning been completed? YES XX NO
  - b. If the response to "a" is NO, is the area in the process of pre-zoning? YES XX NO

Identify below the pre-zoning classification, title, and densities permitted. If the pre-zoning process is underway, identify the timing for completion of the process.

M-2T - Heavy Industrial

8. On the following list, indicate if any portion of the territory contains the following by placing a checkmark next to the item: N/A

- Agricultural Land Uses
- Williamson Act Contract
- Agricultural Preserves Designation
- Area where Special Permits are Required

Any other unusual features of the area or permits required: N/A

9. If a Williamson Act Contract(s) exists within the area proposed for annexation to a City, please provide a copy of the original contract, the notice of non-renewal (if appropriate) and any protest to the contract filed with the County by the City. Please provide an outline of the City's anticipated actions with regard to this contract.

N/A

10. Will the proposal require public services from any agency or district which is currently operating at or near capacity (including sewer, water, police, fire, or schools)? YES \_\_\_ NO XX IF YES, please explain.

ENVIRONMENTAL INFORMATION

1. Provide general description of topography. The project site is currently vacant and the site has not been disturbed, and contains native vegetation. There is no known historical aspects

2. Describe any existing improvements on the site as % of total area.

Residential	<u>0</u> %	Agricultural	<u>0</u> %
Commercial	<u>0</u> %	Vacant	<u>100</u> %
Industrial	<u>0</u> %	Other	<u>0</u> %

3. Describe the surrounding land uses:

NORTH Vacant with native vegetation

EAST Vacant - railroad & drainage channel

SOUTH Existing Industrial development

WEST Vacant with native vegetation

4. Describe site alterations that will be produced by improvement projects associated with this proposed action (installation of water facilities, sewer facilities, grading, flow channelization, etc.).

Proposed improvements include and are not limited to the following: Water, Sewer, Industrial development, landscaping, Street Improvements, Storm Drain, Railroad and Channel

5. Will service extensions accomplished by this proposal induce growth on this site? YES XX  
 NO     Adjacent sites? YES XX NO     Unincorporated     Incorporated    

6. Is this project a part of a larger project or series of projects? YES     NO XX If YES, please explain.

NOTICES

Please provide the names and addresses of persons who are to be furnished mailed notice of the hearing(s) and receive copies of the agenda and staff report.

Space Center Mira Loma, Inc.  
 NAME Michael J. Thies TELEPHONE NO. (951)685-5221  
Senior Vice President  
 ADDRESS:  
3401 Etiwanda Avenue, Leasing Office, Mira Loma, CA 91752

NAME \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_

NAME \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_

**CERTIFICATION**

I hereby certify that the statements furnished above and in the attached supplements and exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief. I understand that if this proposal is approved, the Commission will impose a condition requiring the applicant to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

DATE June 6, 2008 by Michael J. Thies

Space Center Mira Loma, Inc.  
Michael J. Thies.

SIGNATURE OF APPLICANT  
PRINTED NAME OF APPLICANT

Senior Vice President  
TITLE

PLEASE CHECK SUPPLEMENTAL FORMS ATTACHED:

- ANNEXATION, DETACHMENT, REORGANIZATION SUPPLEMENT
- SPHERE OF INFLUENCE CHANGE SUPPLEMENT
- CITY INCORPORATION SUPPLEMENT
- FORMATION OF A SPECIAL DISTRICT SUPPLEMENT
- ACTIVATION OF LATENT POWERS SUPPLEMENT

APPLICATION TO BE SUBMITTED TO:

LOCAL AGENCY FORMATION COMMISSION  
215 NORTH D STREET, SUITE 204  
SAN BERNARDINO, CA 92415-0490  
PHONE: (909)383-9900 • FAX: (909) 383-9901  
E-MAIL ADDRESS: lafco@lafco.sbcounty.gov

SUPPLEMENT  
ANNEXATION, DETACHMENT, REORGANIZATION PROPOSALS

**INTRODUCTION:** The questions on this form are designed to obtain data about the specific annexation, detachment and/or reorganization proposal to allow the Commission, staff and others to adequately assess the project. You may also include any additional information which you believe is pertinent. Use additional sheets where necessary, and/or include any relevant documents.

1. Please identify the agencies involved in the proposal by proposed action:

ANNEXED TO  
City of Victorville  
Victorville Water District

DETACHED FROM  
County of San Bernardino

2. Will the territory proposed for change be subject to any new or additional special taxes, any new assessment districts, or fees?

No  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Will the territory be relieved of any existing special taxes, assessments, district charges or fees required by the agencies to be detached?

No  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Provide a description of how the proposed change will assist the annexing agency in achieving its fair share of regional housing needs as determined by SCAG.

No  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. **PLAN FOR SERVICES:**

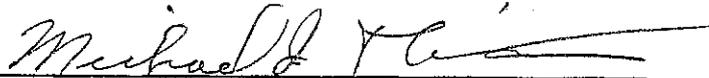
For each Item identified for a change in service provider, a narrative "Plan for Service" (required by Government Code Section 56653) must be submitted. This plan shall, at a minimum, respond to each of the following questions and be signed and certified by an official of the annexing agency or agencies.

1. A description of the level and range of each service to be provided to the affected territory.
2. An indication of when the service can be feasibly extended to the affected territory.
3. An identification of any improvement or upgrading of structures, roads, water or sewer facilities, other infrastructure, or other conditions the affected agency would impose upon the affected territory.
4. The estimated cost of extending the service and a description of how the service or required improvements will be financed. A discussion of the sufficiency of revenues for anticipated service extensions and operations is also required.
5. An indication of whether the annexing territory is, or will be, proposed for inclusion within an existing or proposed improvement zone/district, redevelopment area, assessment district, or community facilities district.
6. If retail water service is to be provided through this change, provide a description of the timely availability of water for projected needs within the area based upon factors identified in Government Code Section 65352.5 (as required by Government Code Section 56668(k)).

**CERTIFICATION**

I hereby certify that the statements furnished above and the documents attached to this form present the data and information required to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

DATE June 6, 2008



SIGNATURE OF APPLICANT

Space Center Mira Loma, Inc.

By: Michael J. Thies

Senior Vice President

/krm - 12/8/2000

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LAFCO  
San Bernardino County

# CITY OF VICTORVILLE, CALIFORNIA

## SPACE CENTER ANNEXATION

### PLAN FOR SERVICES

August 26, 2009

Prepared By:  
Hall & Foreman Inc.  
14297 Cajon St., Ste 101  
Victorville, CA 92392

Approved By



City Manager, City of Victorville

Date

8-25-09

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## **PLAN FOR SERVICES – SPACE CENTER ANNEXATION**

### **1. INTRODUCTION**

Space Center is proposing the annexation of approximately 6.46 acres of unincorporated land within the City of Victorville Sphere of Influence.

This Plan for Services is required as part of the application for annexation through the San Bernardino County Local Agency Formation Commission (LAFCO). Per Government Code Section 56653, a plan for services shall, at a minimum, respond to each of the following questions and be signed and certified by an official of the annexing agency or agencies:

1. A description of the level and range of each service to be provided to the affected territory.
2. An indication of when the service can be feasibly extended to the affected territory.
3. An identification of any improvement or upgrading of structures, roads, water or sewer facilities, other infrastructure, or other conditions the affected agency would impose upon the affected territory.
4. The estimated cost of extending the service and a description of how the service or required improvements will be financed. A discussion of the sufficiency of revenues for anticipated service extensions and operations is also required.
5. An indication of whether the annexing territory is, or will be, proposed for inclusion within an existing or proposed improvement zone/district, redevelopment area, assessment district, or community facilities district.
6. If retail water service is to be provided through this change, provide a description of the timely availability of water for projected needs within the area based upon factors identified in Government Code Section 65352.5 [as required by Government Code Section 56668(k)].

### **2. BACKGROUND**

The City of Victorville was incorporated on September 21, 1962, as a general law city. Victorville is located in southwestern San Bernardino County in a geographic subregion of the southwestern Mojave Desert known as the Victor Valley and also commonly referred to as the "High Desert" due to its elevation of 2,900 feet above sea level. Victorville is bordered by unincorporated County area to the north, the City of Hesperia to the south/southeast, the Town of Apple Valley to the east and the City of Adelanto to the west/northwest. (See Exhibit 1, Vicinity Map.)

The City of Victorville incorporated with an area of 9.7 square miles and population of 8,110, and through approximately 32 different annexations, the City currently has an area of 74.16 square miles and an estimated population of 100,000.

### 3. PROPOSED ANNEXATION AREA

The proposed annexation to the City and the Victorville Water District encompasses a portion of the unincorporated island in the southeastern area of the city referred as "Coad Road". The land within the annexation request is vacant. (See aerial photo, Exhibit 2) The area to the south of the proposed annexation has experienced the development of Industrial/Distribution Buildings.

The proposed annexation consists of approximately 6.46 acres of unincorporated land within the Coad Road area. The annexation area includes two (2) individual parcels (APN 3090-531-03 and 04) and a portion of the BNSF right-of-way (the proposed annexation area is shown in Exhibit 3). The applicant, Space Center, is proposing to develop the land, the properties adjacent to the south and west, with an Industrial/Warehousing use on approximately 56 acres (the proposed project, with its relationship to the proposed annexation area, is shown on Exhibit 4).

Table 1 (presented on the next page) provides a list of service providers for the City and annexation area and below is a description of government and public services and utilities. Land within the annexation area has been pre-zoned by the City of Victorville as Industrial (M-2) This *Plan for Services* addresses the provision of public services and utilities to the annexation area upon LAFCO approval of the annexation. All public facilities and services are evaluated based on standards developed by LAFCO for preparing *Plans for Services*. The purpose of this application for annexation is to change the jurisdictional boundaries of this area, bringing it within the boundaries of the City and the Victorville Water District, in support of the landowner's request.

**TABLE 1 – EXISTING SERVICE PROVIDERS**

<b>Service</b>	<b>Existing Providers Within City Limits</b>	<b>Existing Providers in Annexation Area</b>
<b>Airport</b>	SCLAA	None
<b>Electricity &amp; Natural Gas</b>	Southern California Edison Southwest Gas Corporation City of Victorville	Southern California Edison Southwest Gas Corporation City of Victorville
<b>Fire</b>	City of Victorville (Under contract with the SBCFPD)	City of Victorville (Under contract with the SBCFPD)
<b>Government</b>	City of Victorville	San Bernardino County
<b>Mosquito Abatement</b>	San Bernardino County	San Bernardino County
<b>Parks and Recreation</b>	City of Victorville	City of Victorville
<b>Police</b>	San Bernardino County Sheriff - Victorville Station, California Highway Patrol, Victorville	San Bernardino County Sheriff - Victorville Station, California Highway Patrol, Victorville
<b>Resource Conservation</b>	Mojave Desert Resource Conservation District	Mojave Desert Resource Conservation District
<b>Roads Maintenance</b>	City of Victorville	San Bernardino County
<b>Solid Waste</b>	Burrtec Waste Industries, Inc.	Various private providers
<b>Storm Water Drainage</b>	City of Victorville	San Bernardino County Flood Control District
<b>Street Lighting</b>	City of Victorville, Southern California Edison	None
<b>Telephone</b>	Various Private Providers	Various Private Providers
<b>Wastewater Collection</b>	City of Victorville	None
<b>Wastewater Treatment</b>	Victor Valley Wastewater Reclamation Authority	Victor Valley Wastewater Reclamation Authority
<b>Water</b>	Victorville Water District	Private Wells

#### **4. EXISTING AND PROJECTED SERVICE AREA POPULATIONS**

Growth rates have more than tripled in the Inland Empire since 1990, which now ranks 13<sup>th</sup> most populous metropolitan area in the United States. (US Census Bureau, 2006) The City has experienced continual managed growth for the last 20 years. The population in 2005 was 85,890 and is projected to be 133,814 by 2020.

The County zoning designations for proposed annexation area is Community Industrial.

The current City General Plan designation for the proposed annexation area is Heavy Industrial.

The pre-zoning of the 6.46 acres has recently been approved by the City of Victorville. The property has been pre-zoned to M-2 (Heavy Industrial). All pre-zoning is within the City's Sphere of Influence and is to take effect upon annexation to the City of Victorville.

The annexation area consists of vacant land, and a portion of the BNSF Railroad property. The properties to the north are within unincorporated land, and consist of scattered commercial/storage yard uses. The properties to the east are within the City of Victorville, and are mostly vacant with non-conforming single-family residential zoning. The properties to the south are within the City of Victorville, and are zoned for Heavy Industrial uses.

## **5. EXISTING AND PROPOSED SERVICES**

This Plan for Services ("PFS") evaluates the nature and extent of existing municipal services to the proposed annexation area as they are currently provided by the County of San Bernardino (the "County"), the City of Victorville (the "City") and other agencies. It also outlines proposed services to be provided to the area upon its annexation to the City.

### **A. LAND USE REGULATION**

Currently, the area is under the jurisdiction of San Bernardino County and subject to their land use regulations. The County zoning designations for the area is Community Industrial.

The area is also within the Sphere of Influence of the City of Victorville. When notified of projects within the area, the City may comment on the compatibility of the proposal with the land use designations. Annexation of the area into the City of Victorville will give land use control to the City with the land use designations as shown in Exhibit 3. The current City General Plan designation for the proposed annexation area is Heavy Industrial.

The annexation area involves approximately 6.46 acres, and there will be no impacts to Planning services since City General Plan designations of the area with corresponding pre-zoning have been adopted by the City Council. As development occurs, Planning services such as the processing of land use and discretionary permits will be required; as well as compliance with the California Environmental Quality Act (CEQA).

As presented, the applicant, Space Center, has obtained approvals with the City of Victorville for the development of an Industrial/Warehouse use on the properties. The project consists of approximately 56 acres, of which includes approximately 5 acres of the 6.46 acre annexation request. The approval of the project included the approval of a Negative Declaration for the environmental review.

### **B. BUILDING INSPECTION**

The City's Building Division of the Development Department operates under a number of different codes which regulate building construction. Buildings in the annexation area will have to comply with the currently adopted Building Codes (2007 California Building Standards Code ((CBSC)) which includes the following: Part 2, 2007 CBC is based on the 2006 International Building Code (IBC); Part 3 2007 California Electrical Code (CEC) is based on the 2005 national Electrical Code (NEC); Part 4, 2007 California Mechanical Code (CMC) is based on the 2006 Uniform Mechanical Code (UMC); Part 5, 2007 California Plumbing Code (CPC), is based on the 2006 Uniform Plumbing Code; and Part 9, 2007 California Fire Code (CFC), is based on the International Fire Code (IFC); as may be amended by the City Council.

The City currently staffs eight certified building inspectors who cover development within the existing city. The building permit fees cover the costs for the inspectors to provide inspections. The annexation area would not require the hiring of additional inspectors, the area would be divided along with the entire city.

### **C. LOCAL LAW ENFORCEMENT**

The City currently contracts with the San Bernardino County Sheriff's Department for police services and will extend services to newly annexed areas. The Victorville station currently services the proposed annexation area. The City Council has consistently increased sworn staffing levels while the city is growing, often occurring twice yearly. The City currently has a ratio of .84 sworn officers per 1,000 residents.

The Police Department will provide service to the annexation area immediately upon annexation. As presented, the proposed annexation area represents 6.46 acres of the proposed 56 acre industrial project. As such, the proposed annexation will have a minimal impact to Police Department services, and the Police Department has sufficient personnel (and equipment) to serve the annexation area.

### **D. ROADWAY MAINTENANCE AND IMPROVEMENTS**

The City maintains approximately 363 miles of streets. The annexation area itself will not require any additional roadways.

Streets in new developments are funded and constructed by property owners with the development of their parcels. After construction, the streets are accepted by the City and ongoing maintenance is done by the City. Gas tax revenue and Measure I sales tax, both of which grow with increased development, are sources of funding for street maintenance and repair.

The properties in the area obtain access with an existing network of east-west roads that intersect with Hesperia Road to the west. Ottawa Road, to the south, is an existing paved City of Victorville roadway that will provide access to the property. Other east-west roadways in the area are dirt roads. Terra Linda Road is an existing dirt road that is north of and adjacent to the property. This roadway provides direct access to the properties north of the proposed annexation. This roadway will not be improved as a part of development on the Space Center property, thus the proposed annexation will not impact this roadway.

### **E. PARKS AND PUBLIC RECREATION**

The City, through its assumption, on May 18, 2009, of the services provided by the City of Victorville Park and Recreation District, manages parks, open space, community pools, sports centers and other recreational resources within the City and unincorporated County areas. Currently, there are 2.1 acres of park land per 1,000 residents. The City's goal is 3 acres per 1,000 residents and park land or open space within 1 mile of every Victorville residence.

The City has identified 620 additional acres for future purchase and development, including joint use agreements with local school districts and in the Western area multi-use parks with hydrology basins are planned. Acquisition and development of park land are funded through development impact fees, and maintenance and recreation programs are funded through property taxes and use fees.

The proposed annexation area will be developed with industrial projects and therefore, will not impact existing parks and recreation facilities.

#### **F. STREET LIGHTING AND LANDSCAPING**

Street lights within the City boundaries are operated and maintained by Southern California Edison with funding provided by street lighting assessment districts and general fund revenues. Developers are required to install street lighting within new development.

The annexation area itself will not require any additional roadways, as such no new street lights, nor will landscaping within public streets be necessary.

#### **G. FIRE PREVENTION AND PROTECTION**

The City of Victorville, through its assumption, on May 18, 2009, of the services provided by the City of Victorville Fire Protection District, currently contracts for fire protection through the San Bernardino County Fire Protection District, within the city boundaries and the portion of the district located outside of the City, which includes the proposed annexation area.

The proposed annexation will have no impact to City of Victorville fire services.

#### **H. PUBLIC TRANSIT**

Transit services within the City are provided by the Victor Valley Transit Authority (VVTA). Approval of the annexation is not expected to change the demand for transit services. The population within the service area would not change as a result of the annexation and transit ridership is based largely on population and employment centers. Future population growth as a result of development of the annexation area may increase the demand for transit services. After annexation, as plans for new development are reviewed, the City and the VVTA will be responsible for planning and maintaining bus stops, ensuring pedestrian (including handicap) access, and facilitating the construction of bus turnouts, bus pads, shelters and other facilities.

## **I. WATER SUPPLY**

The proposed annexation will also involve the annexation of the area to the Victorville Water District (a subsidiary of the City). The area water is currently provided by private wells. The Victorville Water District currently has water lines in Ottawa Road which will service the site. The District has adequate water to provide the anticipated industrial development in the proposed annexation area. As such the proposed annexation area will have no impact to the water district. Development of the site will require the payment of connection fees which can be used to help provide for replacement water if needed in the future.

The City has adopted a water conservation ordinance that will be applied to new development within the annexation area after annexation. The ordinance requires the use of drought-tolerant, low-water-use plants and minimal turf area. The City is also requiring that developers construct "purple pipe" systems where appropriate for the use of recycled water.

## **J. SEWAGE COLLECTION AND TREATMENT**

An existing sewer line, which is owned and maintained by the City of Victorville, is located adjacent and parallel to the BNSF Railroad. This line is located along the eastern boundary of the proposed annexation area and has adequate capacity for the development of annexation area. The proposed development will connect directly to this existing sewer line, as such the proposed annexation area will have no impact to the City of Victorville sewer system.

Wastewater collection within the City is governed by the City of Victorville, which would be a part of the annexation process, while treatment of the wastewater is the jurisdiction of the Victor Valley Wastewater Reclamation Authority (VWRA) which is a Joint Powers agency.

As a member of the Victor Valley Wastewater Reclamation Authority (VWRA), the City is currently undertaking several measures to expand capacity to serve projected growth through build-out, including current and planned expansions of treatment capacity at the regional treatment plant, construction of sub-regional facilities and frequent monitoring and planning efforts. Wastewater collection and treatment capacity are frequently expanded to serve new development. The City plans for infrastructure needs through annual updates to its 5-year capital improvement plan and through long-range wastewater master planning.

The City has proposed water re-organization to reduce barriers to the distribution of recycled water (at tertiary treatment levels). Developers are required to construct required sewer infrastructure improvements for new development and connection fees fund the infrastructure extension to abutting streets. Sewer service charges fund wastewater operating costs. The annexation area largely relies on septic systems and conversion to public sewer systems in that area could be funded through development impact and connection fees where appropriate.

## **K. TRASH COLLECTION AND SOLID WASTE DISPOSAL**

Victorville Disposal Company (Burrtec Waste Industries), the City's solid waste contractor, currently provides waste collection in the annexation area. Services include waste collection and disposal, providing recycling bins and information on recycling facilities and services available. After annexation trash pickup will be mandatory for area residents and businesses and the area will be served by the City's solid waste contractor. Since the proposed annexation is a part of a larger proposed project, the proposed annexation will no impact to the solid waste contractor.

## **L. DRAINAGE**

The City maintains storm drainage infrastructure including drains, pipes, channels and natural drainage courses. Generally, drainage facilities installed by developers are in good condition, however, many natural drainage courses within the City need improvement. The city plans improvements to open channels, underground pipes and detention basins to reduce runoff flow.

The City is in compliance with the National Pollutant Discharge Elimination System (NPDES) since the City's storm water discharge permit was renewed in 2004. And, the capacity and condition of the City's gravity drainage system are currently undergoing hydraulic study with a Storm Drain Master Plan recently completed.

Developers are required to build drainage systems for new development and in the southerly and western portions of the City development impact fees fund regional facilities. Operating costs are financed by monthly service charges collected through trash collection bills.

## **M. UTILITIES (See Exhibit 6)**

The annexation area currently receives power, natural gas, and phone service. Annexation to the City of Victorville and its subsidiary district, and future development under the proposed land use designations will allow for the extension of additional utility and service systems including natural gas, phone, power, water, sewer system, drainage, solid waste and disposal.

The annexation is not expected to produce unusually high quantities of solid waste, or strain the other utilities capacity for service.

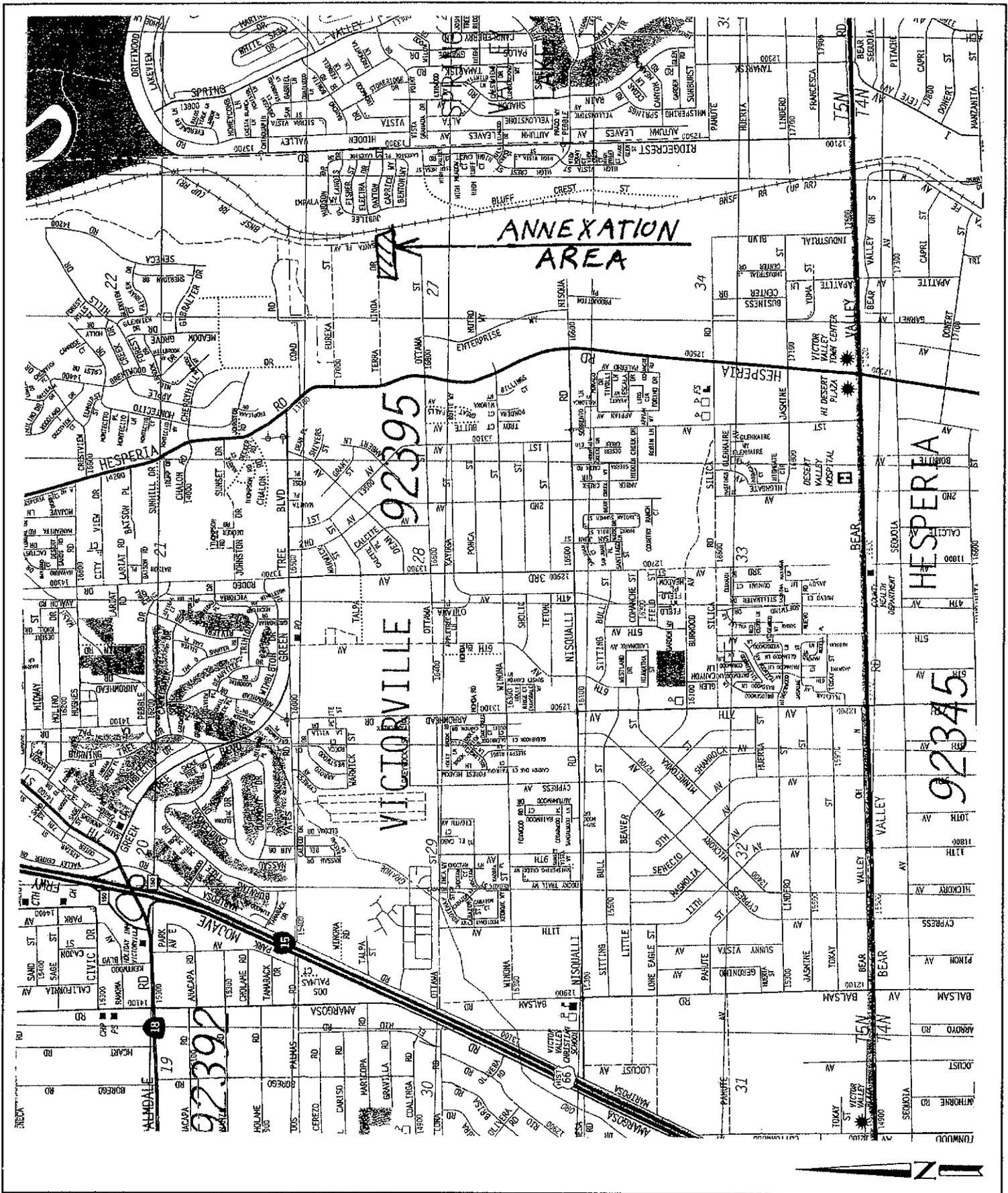
*Electricity.* Future growth within the annexation area will require additional electrical service from Southern California Edison (SCE). SCE is continually assessing demand as a component of the planning process through the review of development applications. Approval of the annexation will not change the provision of electrical service to the City and surrounding areas.

*Natural Gas.* The proposed annexation area is currently served by Southwest Gas Corporation. Approval of the annexation will not change the provision of natural gas to the City and surrounding areas.

*Telephone.* Several private companies, including cable, satellite and internet companies, provide communication services to the City and surrounding area. Approval of the annexation will not change the provision of communication services. Coordination of new development with these providers will ensure that timely services are provided and maintained in the annexation area.

## **6. CONCLUSIONS**

The San Bernardino County Local Agency Formation Commission has already shown that the City of Victorville as the logical service provider for this annexation area by placing the area within the City's and Victorville Water District's Sphere of Influence. The proposed development is consistent with existing and previously planned development.



**Hall & Foreman, Inc.**

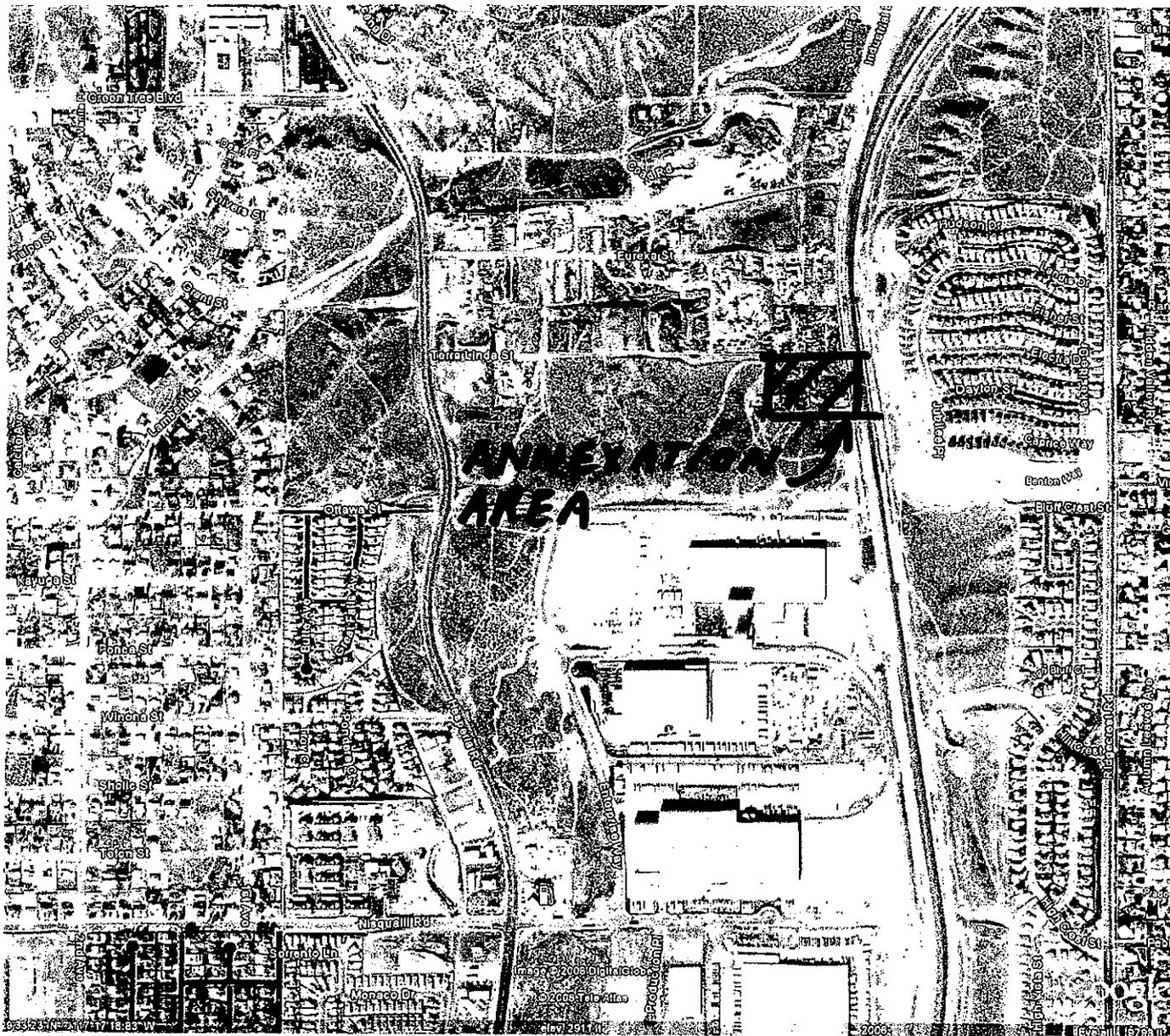
Engineering • Surveying • Planning • Landscape Architecture

14297 CAJON ST, SUITE 101 - VICTORVILLE, CA 92392 - 760-524-9100

**VICINITY MAP**  
**SPACE CENTER INC.**

**EXHIBIT**

**1**



Hall & Foreman, Inc.

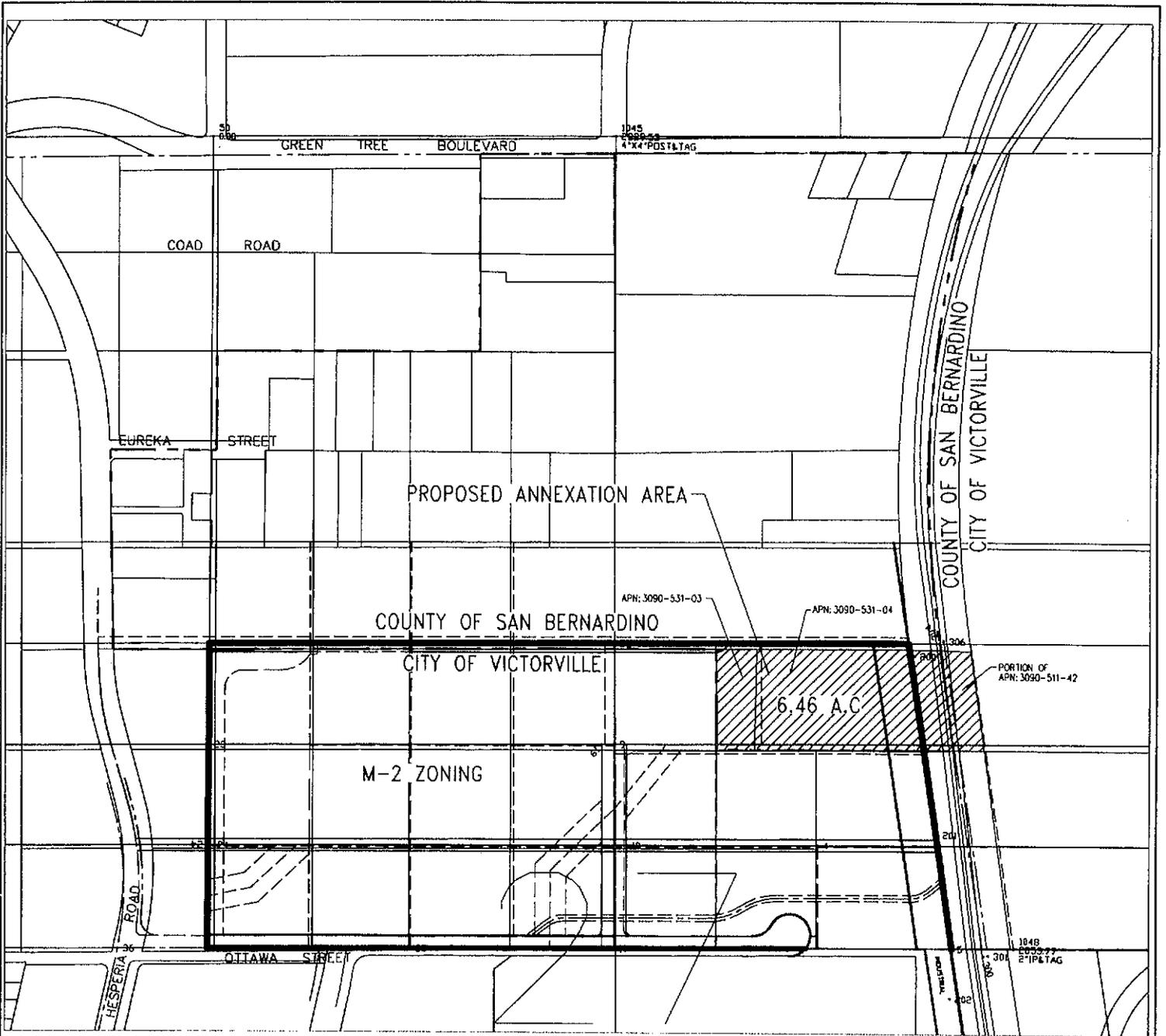
Engineering • Surveying • Planning • Landscape Architecture

14297 CAJON ST, SUITE 101 • VICTORVILLE, CA 92392 • 760-524-9100

AERIAL MAP  
SPACE CENTER INC.

EXHIBIT

2



**LEGAL DESCRIPTION**

PORTION NE 1/4 SECTION 27, T5N, R4W; PARCEL 1-4 MAP 2100, BK 19 PG 36; PORTION SE 1/4, NW 1/4, SW 1/4, NE 1/4; AND SW 1/4, NE 1/4, SW 1/4, NE 1/4 SECTION 27, T5N, R4W; SE 1/4, NW 1/4, SE 1/4, NW 1/4, SW 1/4, NE 1/4, SECTION 27, T5N, R4W; PARCEL 1-4 MAP 2102, BK 18 PG 26

**ASSESSOR'S PARCEL NO(S)**

APN: 3090-531-03  
APN: 3090-531-04

**ENGINEER/REPRESENTATIVE:**

HALL AND FOREMAN, INC.  
14297 CAJON STREET, SUITE 101  
VICTORVILLE, CA 92392  
760-524-9100  
760-241-1937 FAX  
CONTACT: ROBERT KILPATRICK

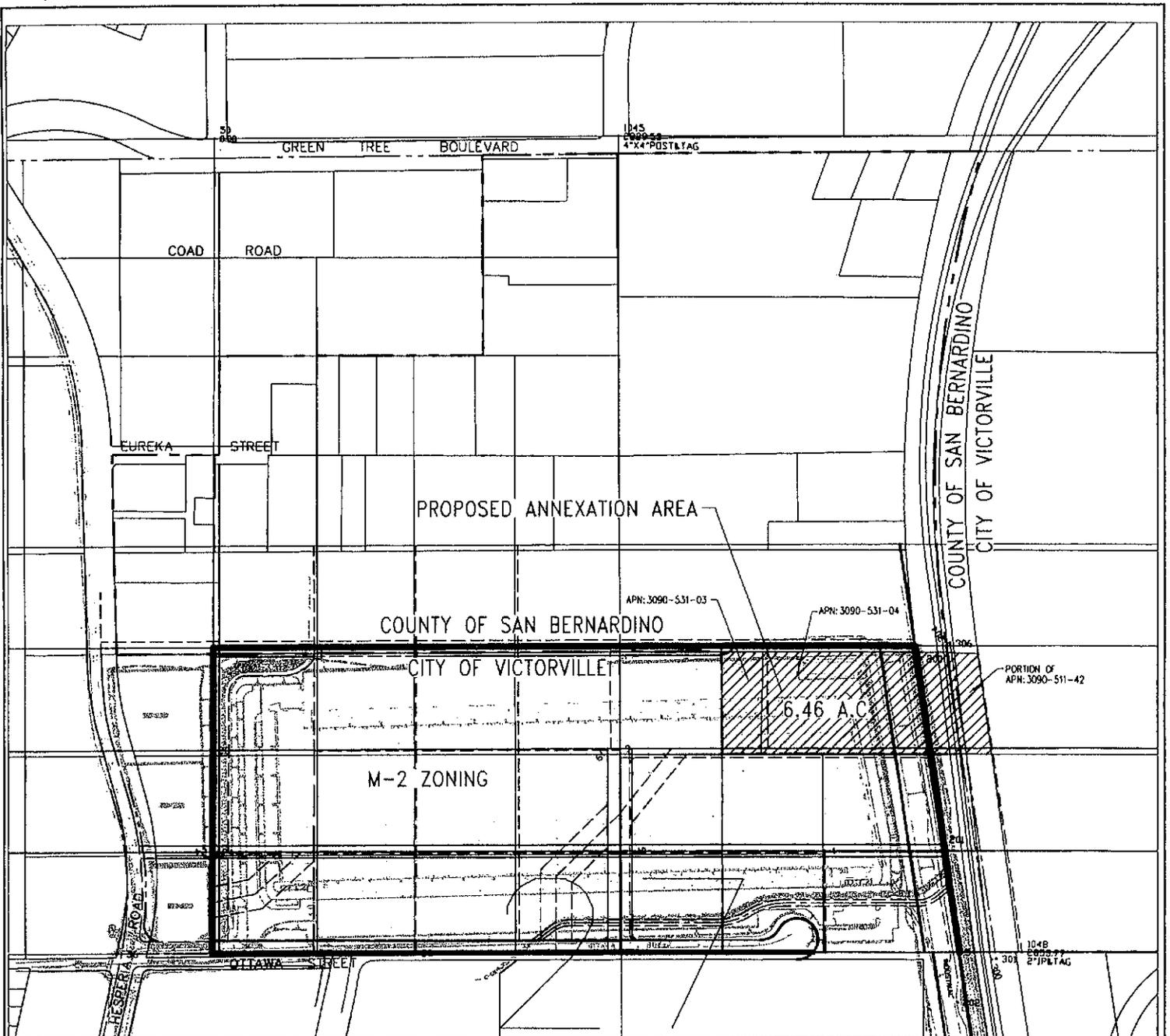
**OWNER / APPLICANT:**

SPACE CENTER INC.  
C/ MIKE THEIS  
3401 ETIWANDA AVENUE  
MIRA LOMA, CA 91752  
(951) 685-5221  
FAX (951) 685-3478

**CITY OF VICTORVILLE, UTILITY NOTIFICATION LIST**

- |  |   |   |
|--|---|---|
| VICTORVILLE WATER DISTRICT<br>17185 YUMA STREET<br>VICTORVILLE, CA 92392<br>(760) 245-6424   | VERIZON (TELEPHONE)<br>15055 LA PAZ DR.<br>VICTORVILLE, CA 92394<br>(760) 245-0665 ENGINEERING<br>(760) 243-0200 SALES<br>(800) 922-0204 WIRELESS | VICTORVILLE FIRE DEPARTMENT<br>14343 CIVIC DRIVE<br>VICTORVILLE, CA 92392<br>(760) 955-5227           |
| SOUTHWEST GAS CORPORATION<br>13471 MARIPOSA ROAD<br>VICTORVILLE, CA 92392<br>(760) 951-4055 SALES  | CITY OF VICTORVILLE (SEWER)<br>14343 CIVIC DRIVE<br>VICTORVILLE, CA 92392<br>(760) 955-5087   | CHARTER COMMUNICATIONS (TV)<br>12450 BUSINESS CENTER DRIVE<br>VICTORVILLE, CA 92392<br>(760) 843-3000 |
| SOUTHERN CALIFORNIA EDISON COMPANY<br>12353 HESPERIA ROAD<br>VICTORVILLE, CA 92392<br>(800) 655-4555 CUST. SER.<br>(760) 951-3241 SCHEDULING | UNDERGROUND SERVICE ALERT<br>(800) 227-2600   | VICTORVILLE DISPOSAL, INC.<br>17080 STODDARD WELLS ROAD<br>VICTORVILLE, CA 92392<br>(760) 955-5087    |





**LEGAL DESCRIPTION**

PORTION NE 1/4 SECTION 27, T5N, R4W; PARCEL 1-4 MAP 2110, BK 19 PG 36; PORTION SE 1/4, NW 1/4, SW 1/4, NE 1/4; AND SW 1/4, NE 1/4, SW 1/4, NE 1/4 SECTION 27, T5N R4W; SW 1/4, NW 1/4, SW 1/4, NE 1/4 SECTION 27, T5N, R4W; SE 1/4, NW 1/4, SE 1/4, NW 1/4 SECTION 27, T5N, R4W; NW 1/4, SE 1/4, NW 1/4, SECTION 27, T5N, R4W; PARCEL 1-4 MAP 2102, BK 18 PG 26

**ASSESSOR'S PARCEL NO(S)**

- |                  |                  |                  |                  |
|------------------|------------------|------------------|------------------|
| APN: 3090-401-05 | APN: 3090-411-01 | APN: 3090-531-02 | APN: 3090-551-02 |
| APN: 3090-401-06 | APN: 3090-411-02 | APN: 3090-531-03 | APN: 3090-551-04 |
| APN: 3090-401-07 | APN: 3090-411-03 | APN: 3090-531-04 | APN: 3090-551-07 |
| APN: 3090-401-08 | APN: 3090-411-04 |                  |                  |
|                  | APN: 3090-411-05 |                  |                  |

**ENGINEER/REPRESENTATIVE:**

HALL AND FOREMAN, INC.  
 14297 CAJON STREET, SUITE 101  
 VICTORVILLE, CA 92392  
 760-524-9100  
 760-241-1937 FAX  
 CONTACT: ROBERT KILPATRICK

**OWNER / APPLICANT:**

SPACE CENTER INC.  
 C/ MIKE THEIS  
 3401 ETIWANDA AVENUE  
 MIRA LOMA, CA 91752  
 (951) 685-5221  
 FAX (951) 685-3476

**CITY OF VICTORVILLE, UTILITY NOTIFICATION LIST**

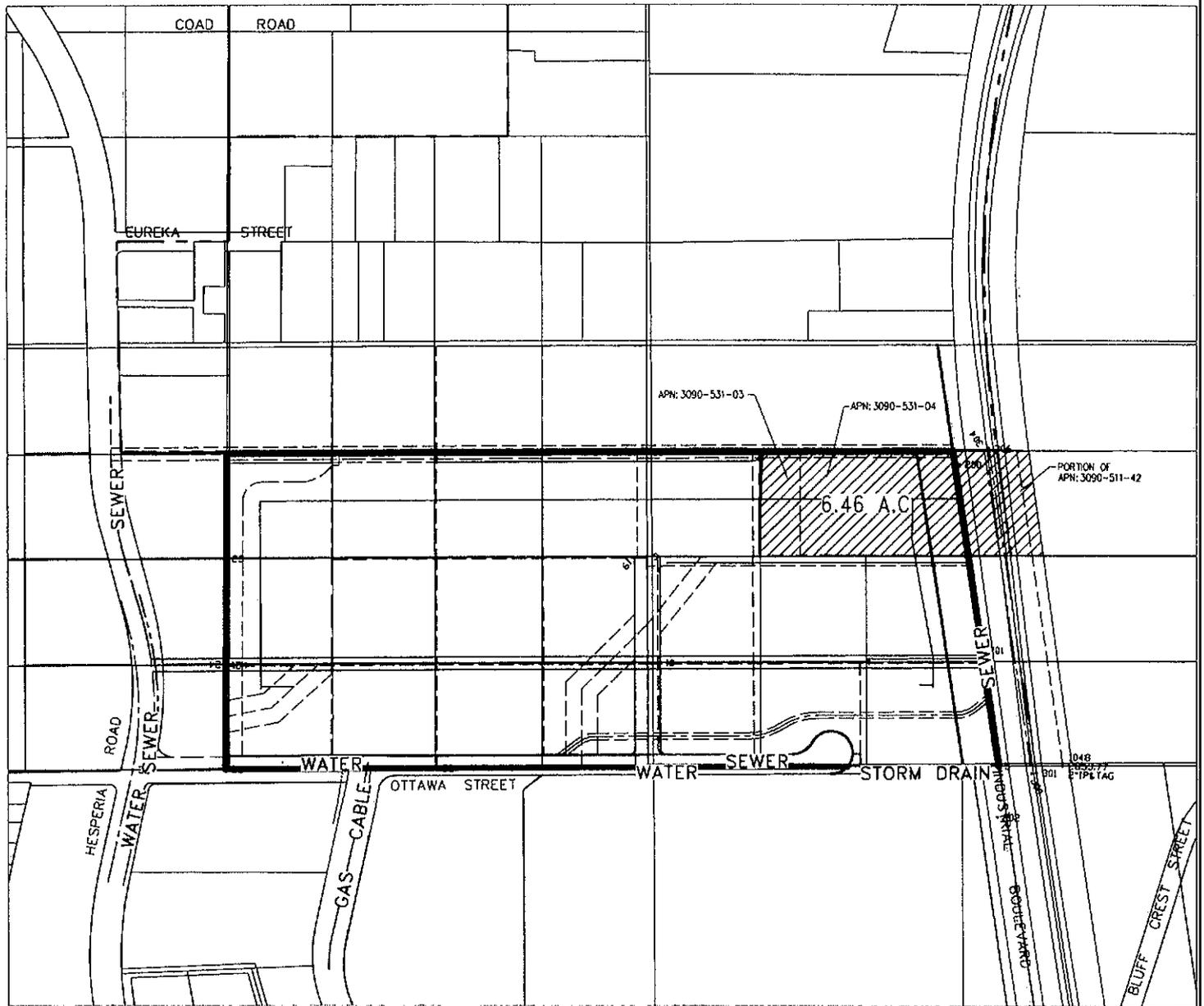
- |  |   |  |  |  |   |  |   |   |
|--|---|--|--|--|---|--|---|---|
| VICTORVILLE WATER DISTRICT<br>17185 YUMA STREET<br>VICTORVILLE, CA 92392<br>(760) 245-6424 | SOUTHWEST GAS CORPORATION<br>13471 MARIPOSA ROAD<br>VICTORVILLE, CA 92392<br>(760) 951-4055 SALES | SOUTHERN CALIFORNIA EDISON COMPANY<br>12353 HESPERIA ROAD<br>VICTORVILLE, CA 92392<br>(800) 655-4555 CUST. SER.<br>(760) 951-3241 SCHEDULING | VERIZON (TELEPHONE)<br>15055 LA PAZ DR<br>VICTORVILLE, CA 92394<br>(760) 245-0865 ENGINEERING<br>(760) 243-0200 SALES<br>(800) 922-0204 WIRELESS | CITY OF VICTORVILLE (SEWER)<br>14343 CINE DRIVE<br>VICTORVILLE, CA 92392<br>(760) 955-5087 | UNDERGROUND SERVICE ALERT<br>(800) 227-2600 | VICTORVILLE FIRE DEPARTMENT<br>14343 CINE DRIVE<br>VICTORVILLE, CA 92392<br>(760) 955-5227 | CHARTER COMMUNICATIONS (TV)<br>12490 BUSINESS CENTER DRIVE<br>VICTORVILLE, CA 92392<br>(760) 843-3000 | VICTORVILLE DISPOSAL, INC.<br>17080 STODARD WELLS ROAD<br>VICTORVILLE, CA 92382<br>(760) 955-5087 |
|--|---|--|--|--|---|--|---|---|



Engineering - Surveying - Planning - Landscape Architecture  
 14297 CAJON ST, SUITE 101 • VICTORVILLE, CA 92392 • 760-524-9100

PROJECT PLAN  
 SPACE CENTER INC.

EXHIBIT  
 4



**LEGAL DESCRIPTION**

PORION NE 1/4 SECTION 27, T5N, R4W; PARCEL 1-4 MAP 2110, BK 19 PG 36; PORION SE 1/4, NW 1/4, SW 1/4, NE 1/4; AND SW 1/4, NE 1/4, SW 1/4, NE 1/4 SECTION 27, T5N R4W; SW 1/4, NW 1/4, SE 1/4, NW 1/4, NE 1/4 SECTION 27, T5N, R4W; SE 1/4, NW 1/4, SE 1/4, NW 1/4, SE 1/4, NW 1/4, SECTION 27, T5N, R4W; PARCEL 1-4 MAP 2102, BK 18 PG 26

**ASSESSOR'S PARCEL NO(S):**

APN: 3090-531-03  
APN: 3090-531-04

**ENGINEER/REPRESENTATIVE:**

HALL AND FOREMAN, INC.  
14297 CAJON STREET, SUITE 101  
VICTORVILLE, CA 92392  
760-524-9100  
760-241-1937 FAX  
CONTACT: ROBERT KILPATRICK

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3401 ETIWANDA AVENUE  
MIRA LOMA, CA 91752  
(951) 685-5221  
FAX (951) 685-3478

**CITY OF VICTORVILLE, UTILITY NOTIFICATION LIST**

VICTORVILLE WATER DISTRICT  
17185 YUMA STREET  
VICTORVILLE, CA. 92392  
(760) 245-6424

SOUTHWEST GAS CORPORATION  
13471 MARIPOSA ROAD  
VICTORVILLE, CA 92392  
(760) 951-4055 SALES

SOUTHERN CALIFORNIA EDISON COMPANY  
12353 HESPERIA ROAD  
VICTORVILLE, CA 92392  
(800) 655-4555 CUST. SER.  
(760) 951-3241 SCHEDULING

VERIZON (TELEPHONE)  
15055 LA PAZ DR.  
VICTORVILLE, CA 92394  
(760) 245-0865 ENGINEERING  
(760) 243-0200 SALES  
(800) 922-0204 WIRELESS

CITY OF VICTORVILLE (SEWER)  
14343 CIVIC DRIVE  
VICTORVILLE, CA. 92392  
(760) 955-5087

UNDERGROUND SERVICE ALERT  
(800) 227-2600

VICTORVILLE FIRE DEPARTMENT  
14343 CIVIC DRIVE  
VICTORVILLE, CA. 92392  
(760) 955-5227

CHARTER COMMUNICATIONS (TV)  
12480 BUSINESS CENTER DRIVE  
VICTORVILLE, CA. 92392  
(760) 843-3000

VICTORVILLE DISPOSAL, INC.  
17080 STODDARD WELLS ROAD  
VICTORVILLE, CA. 92392  
(760) 955-5087



**Hall & Foreman, Inc.**

Engineering - Surveying - Planning - Landscape Architecture

14297 CAJON ST, SUITE 101 · VICTORVILLE, CA 92392 · 760-524-9100

**EXISTING UTILITIES EXHIBIT**  
SPACE CENTER INC.

EXHIBIT

**5**

RECEIVED  
JUN 17 2009

LAFCO  
San Bernardino County

**Financial Impact Analysis**  
**Proposed Annexation to the City of Victorville**  
City of Victorville Annexation No. 3100

**Analysis**

The cost and revenue figures for this analysis remain flat for the projected timeframe. Reasons for this are due to the absence of any businesses, or commercial property, low property turnover rate, low property taxes, and the lack of need for estimated City ongoing maintenance for this small annexation that is mainly vacant property, which has no interior streets maintained by the City.

**Assumptions**

1. The property is currently vacant with no development.
2. Current and expected dwelling units in Annexation No. 3100 is 0.
3. Current and expected population of Annexation No.3100 is 0.
4. Sales and Use tax revenue generated by the annexed area is unknown and expected to be immaterial. No attempt is made to estimate the amount of this revenue.
5. Business license fees are calculated based upon a business' gross sales. Since this information is unavailable no attempt is made to estimate this amount.
6. Measure I revenue is distributed on a per capita basis. With no existing or projected population, there is no anticipated revenue from this source.
7. Motor Vehicle License fee revenues come to the City of Victorville on a per capita basis. With no existing or projected population, there is no anticipated revenue from this source.
8. The assessed valuation in the annexed areas will see a 2% increase annually.
9. AB 2766 Vehicle Registration Fees are distributed on a per capita basis. With no existing or projected population, there is no anticipated revenue from this source.
10. Various Gas Tax revenues come to the City of Victorville on a per capita basis. With no existing or projected population, there is no anticipated revenue from this source.
11. Law enforcement service is currently provided by the County Sheriff Department. The proposed annexation area is not located in the City's service area. However, the City contracts with the County Sheriff's Department to provide law enforcement services within its corporate limits - through contract. Upon annexation, the area will be included as part of the City's contract. The County Sheriff's Department will continue to provide law enforcement services through its contract with the City. No additional cost is anticipated.

12. Through the completion of the dissolution of the Victorville Fire Protection District, the City already provides fire service within the annexation area through its contract with the San Bernardino County Fire Protection District. The City already generated the revenues for its fire service. No additional cost is anticipated.
13. The current assessed value for APN 3090-531-03 is \$38,000. Based on an estimate of 7% of the 1% tax rate, the current Property Tax revenue is estimated to be \$27.
14. The current assessed value for APN 3090-531-04 is \$346,800. Based on an estimate of 7% of the 1% tax rate, the current Property Tax revenue is estimated to be \$243.
15. The Railroad Right-of-Way (APN 3090-511-05), does not generate any Property Tax revenue.

Approved By \_\_\_\_\_



City Manager, City of Victorville

Date \_\_\_\_\_

6/8/09

