

Justification for Proposal and Preliminary Environmental Description Form

GENERAL INFORMATION

1. NAME OF PROPOSAL: Coad Road Annexation – Reorganization to include Annexation to the City of Victorville and the Victorville Water District and Detachment from the San Bernardino County FPD, its North Desert Service Zone and CSA 70.

2. NAME OF APPLICANT: City of Victorville
MAILING ADDRESS: P. O. Box 5001, Victorville, California 92393-5001
PHONE: (760) 955-5135
FAX: (760) 269-0071
E-MAIL ADDRESS: mszarzynski@ci.victorville.ca.us

3. GENERAL LOCATION OF PROPOSAL: North of Ottawa Road, south of the westerly alignment of Green Tree Boulevard, east of and abutting Hesperia Road, west of and abutting the BNSF railroad lines.

4. Does the application possess 100% written consent of each landowner in the subject territory? YES ____ NO X If YES, provide written authorization for change.

5. Indicate the reasons that the proposed action has been requested. The area is completely surrounded by the City of Victorville, is not prime agricultural land, is not within the sphere of influence of another city and the area has been designated for urban growth in the City's General Plan. The City has rezoned the properties and the properties are easily served by existing city services which could spur development. The City has approved entitlements for an industrial distribution building ('Space Center') which is proposed to occupy two of the southernmost parcels within County Island, while 80% of the project is within the City of Victorville. Consequently, the Space Center has applied for its own annexation, (LAFCO 3100) and LAFCO has indicated that the annexation cannot move forward until the City submits a complete application for the remaining portion of the County Island. In addition, LAFCO has informed the City that no further annexations will be permitted without annexation of the County island.

6. Would the proposal create a totally or substantially surrounded island of unincorporated territory? YES ____ NO X If YES, please provide a written justification for the proposed boundary configuration.

LAND USE AND DEVELOPMENT POTENTIAL

1. Total land area (defined in acres):
87.8 acres
2. Current dwelling units in area:
21 (15 livable, 6 vacant, abandoned or recently demolished)
3. Approximate current population in area:
45
4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):
Light Industrial – manufacturing, distribution, warehousing Commercial – hotels, offices, retail stores, banks, etc

San Bernardino County General Plan designation(s) and uses permitted by this designation(s):

IC (Community Industrial) – professional services, open lot services, repair services, manufacturing, warehousing and CG (General Commercial) – professional services, retail trade, lodging, recreation repair services, open lot

5. Describe any special land use concerns expressed in the above plans.
The ultimate location of the future extension of Green tree Boulevard could affect the area.
6. Indicate the existing land use.
Landscape rock supply, automotive towing companies, contractor storage yards, automotive and heavy equipment salvage, junkyards, concrete batch plant, single family dwellings.
What is the proposed land use?
The City believes the industrial portion can develop with distribution and light manufacturing utilizing access to the railroad lines. The front portion along Hesperia Road will allow a variety of retail commercial uses
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 NO
 - b. If the response to "a" is NO, is the area in the process of pre-zoning? YES 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.

C-2 (General Commercial District) 10,000 square foot lot minimum with 60 percent lot coverage and M-1 (Light Industrial District) light manufacturing, warehousing, distribution.

(FOR LAFCO USE ONLY)

8. On the following list, indicate if any portion of the territory contains the following by placing a checkmark next to the item:
- Agricultural Land Uses Agricultural Preserve Designation
- Williamson Act Contract Area where Special Permits are Required
- Any other unusual features of the area or permits required: _____
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 X If YES, please explain.

ENVIRONMENTAL INFORMATION

1. Provide general description of topography. The area is somewhat hilly with higher elevations hills at the west and lower, flatter topography near the railroad tracks at the east.
2. Describe any existing improvements on the site as % of total area.
- | | | | |
|-------------|-------------|--------------|-------------|
| Residential | <u>15</u> % | Agricultural | <u>5</u> % |
| Commercial | <u>15</u> % | Vacant | <u>15</u> % |
| Industrial | <u>50</u> % | Other | _____ % |

3. Describe the surrounding land uses:
NORTH Vacant, some industrial and scattered residential land
EAST Vacant, railway and dense residential land
SOUTH Vacant, some residential and heavily developed industrial land
WEST Vacant and residential land
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.).
None
5. Will service extensions accomplished by this proposal induce growth on this site? YES ___ NO X
Adjacent sites? YES ___ NO X Unincorporated ___ Incorporated ___
6. Is this project a part of a larger project or series of projects? YES ___ NO X 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.

NAME Michael Szarzynski TELEPHONE NO. (760) 955-5142
ADDRESS: 14343 Civic Drive, Victorville, California 92392-2399

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 5-13-10

 _____
SIGNATURE OF APPLICANT

Michael Szarzynski
PRINTED NAME OF APPLICANT

Senior Planner
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
175 WEST FIFTH STREET, SECOND FLOOR
SAN BERNARDINO, CA 92415-0490
PHONE: (909)387-5866 • FAX: (909) 387-5871
E-mail address: lafco@lafco.co.san-bernardino.ca.us
KRM - REV

**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
San Bernardino County FPD
SBCFPD North Desert Service Zone
County Service Area 70

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.

There will be no effect since the annexation area is zoned commercial and industrial.

5. PLAN FOR SERVICES:

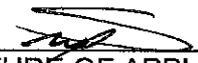
For each item identified for a change in service provider, a narrative "Plan for Service" (required by Government Code Section 56653) must be submitted. This plan shall, at a minimum, respond to each of the following questions and be signed and certified by an official of the annexing agency or agencies.

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 5-13-10



SIGNATURE OF APPLICANT

/krm – 12/8/2000



PLAN FOR SERVICES

**for the proposed
COAD ROAD COUNTY ISLAND
Annexation to the City of Victorville**

December 2009

Prepared for:
**Local Agency Formation Commission
County of San Bernardino**

Prepared by:
**Development Department
City of Victorville**

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1. FISCAL IMPACT ANALYSIS

1. INTRODUCTION

The City of Victorville is proposing the annexation of approximately 87.8 acres of unincorporated land within its Sphere of Influence and surrounded by the City of Victorville. This area is known as 'Coad Road' and the City is currently preparing an annexation application with the San Bernardino County Local Agency Formation Commission (LAFCO). Recently an application was filed with LAFCO for a portion (6.46 acres) of this County Island for the 'Space Center' development and the City's application did not include this portion. However, upon a conditional approval of the Space Center annexation to Victorville, LAFCO required that the City submit its planned application for the remainder of the Coad Road County Island. Consequently, in accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, section 56000 of the California Government Code, this Plan for Services is required as a part of the annexation application.

2. CITY OF VICTORVILLE BACKGROUND

The City of Victorville, incorporated on September 21, 1962, is a moderately fast growing city with a current population of 104,483 (California Department of Finance, January, 2009) and an area of 74.16 square miles. Victorville is located in the southwestern section of San Bernardino County within the Mojave Desert. The area, known as the Victor Valley, is separated geographically from the San Bernardino Valley by the transverse range and is commonly referred to as the "High Desert" due to its approximate elevation of 3,000 feet above sea level. Victorville is bordered by an unincorporated area of San Bernardino County to the north, the City of Hesperia to the south, the Town of Apple Valley to the east and the City of Adelanto and an unincorporated area to the west. Exhibit 1, *Vicinity Map*, shows the location of the City.

Victorville has a mix of land uses including residential, commercial and industrial. Much of the City is still undeveloped and the City has boundary expansion possibilities to the west and north. The City is home to the Victor Valley College, the Mall of Victor Valley and Southern California Logistics Airport. In addition to the airport, US Interstate 15 and the Burlington Northern Santa Fe (BNSF) Railway Line provide transportation for the City.

3. DESCRIPTION OF PROPOSED ANNEXATION AREA

The proposed Coad Road annexation to the City of Victorville and the Victorville Water District comprises approximately 87.8 unincorporated acres of San Bernardino County, which include 37 individual parcels. The area is located east of Hesperia Road, west of and including the BNSF rail line, north of Ottawa Street and south of the extension of Green Tree Boulevard or Coad Road (See Exhibit 1). Under the County, the subject area is currently zoned CG (General Commercial) and IC (Community Industrial) and has a mix of existing land uses, including agricultural, residential, commercial and industrial. Exhibit 2, *Aerial*, shows the property is generally utilized but lacks infrastructure and permanent development. The residential population is approximately 45 residents and is considered 'uninhabited' as defined by Government Code Section 56046.

The City of Victorville City Council rezoned the area to C-2 (General Commercial) and M-1 (Light Industrial) effective December 4, 2008 per City Ordinance No. 2225.

Approximately 75 acres was rezoned M-1 and the remaining 13 acres was rezoned C-2 (See Exhibit 3, *Land Use*).

4. EXISTING AND PROJECTED SERVICE AREA POPULATIONS

The City experienced unprecedented population growth within the last ten years and the previous decade was similar, adding 22,685 citizen's (1990 population was 40,674). Statistically, in 2006 and 2007 the city was one of the fastest growing cities in the country with a population greater than 100,000 (including the federal prison not included below). According to the General Plan, by 2030 the population of Victorville is expected to surpass 300,000 assuming annexation of the Spheres of Influence and a household occupancy rate of approximately 3.18. The chart below demonstrates the population growth of the high desert area.

Table 1- Population Trends

	2000	2003	2005	2007	2009
Victorville	63,359	70,292	83,056	96,877	104,483
Apple Valley	53,876	58,694	63,391	69,612	69,498
Hesperia	62,259	67,710	75,652	85,141	87,853
Adelanto	16,638	18,108	21,762	25,931	27,018
County (Total)	1,664,402	1,793,114	1,895,875	1,969,800	2,008,800

*Table Figures are Household – Department of Finance

Historically, the population of the Coad Road annexation area is negligible given the industrial, agricultural and commercial uses. Since the zoning is and will be industrial and commercial, the non-conforming residences will disappear over time and the population will be zero.

5. EXISTING AND PROPOSED SERVICES

As noted, the Plan for Services is required for annexation by a City. The document must contain the following information:

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)].

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.

Table 2 – Service Providers

Service	Existing Providers Within City Limits	Existing Providers in Annexation Area
Airport	SCLAA	CSA 60
Electricity & Natural Gas	Southern California Edison Southwest Gas Corporation	Southern California Edison Southwest Gas Corporation
Fire	City of Victorville through contract with County Fire	County Fire
Government	City of Victorville	San Bernardino County
Mosquito Abatement	San Bernardino County	San Bernardino County
Parks and Recreation	City of Victorville	San Bernardino County
Police	San Bernardino County Sheriff - Victorville Station, California Highway Patrol, Victorville	San Bernardino County Sheriff - Victorville Station, California Highway Patrol, Victorville
Resource Conservation	Mojave Desert Resource Conservation District	Mojave Desert Resource Conservation District
Roads Maintenance	City of Victorville	San Bernardino County
Solid Waste	Burrtec Waste Industries, Inc.	Various private providers
Storm Water Drainage	City of Victorville	San Bernardino County Flood Control District
Street Lighting	City of Victorville, Southern California Edison	Southern California Edison
Telephone	Various Private Providers	Various Private Providers
Wastewater Collection	City of Victorville	None/Private not Public
Wastewater Treatment	Victor Valley Wastewater Reclamation Authority	Victor Valley Wastewater Reclamation Authority
Water	Victorville Water District	Private Wells and partially Victorville Water District

A. LAND USE SERVICES

The area is zoned Community Industrial (IC) and General Commercial (CG) and subject to the land use regulations of San Bernardino County. Some of the current land uses are non-conforming. The future zoning will change to Light Industrial (M-1) and General Commercial (C-2). Consequently, the permitted and conditional use regulations allowed in the County will change. Additionally, Coad Road is within the Sphere of Influence of the City of Victorville and is designated Light Industrial and Commercial.

The annexation will create non-conforming uses, however, those uses may continue to operate. The expansion will require conditional use approval and new uses not allowed in the City zoning code will not be allowed to be established. Consequently, City services will improve with the Staff increase, the lower cost fees, a timely development process and building design guidelines. No impact to the City is expected as the area will not develop immediately.

B. POLICE SERVICES

The San Bernardino County Sheriff's Department currently provides law enforcement to Coad Road and will continue to provide service. However, Victorville contracts with the County Sheriff and has many more officers available for service once annexed. Therefore, response times and patrol numbers will increase, resulting in an increase in safety. The City currently has one sworn officer per 1,190 of its citizens. Additionally, the Department is involved in the Safe City Program and the Neighborhood Watch Program. The Police Department has no concerns with the annexation of Coad Road.

C. ROADWAYS

The infrastructure within the subject area, including the streets, is insufficient and poorly maintained. Although a portion of Coad Road and a smaller portion of Terra Linda Road are currently paved, the remainder of the roads are dirt. The City will not automatically pave these roadways upon annexation, however any improvements or developments will trigger the paving of roadways. All developments require two points of access, typically resulting in more paved roads. Upon annexation, dedicated and accepted roadways will be maintained. The initial impacts will be minimal and will further improve with development or improvements.

D. PARKS AND RECREATION

The County Island has no county recreational facilities available in the immediate area. Mojave Narrows Regional Park is near, but not accessible directly from the west. A golf course and numerous parks are nearby. Additionally, the City provides numerous parks, river walk, community pools, and recreation centers within the City. 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. However, the area has very few existing residences and will not be further developed with residential structures. There will be no impacts from the Coad Road annexation.

E. STREET LIGHTING

Currently there are very few street lights within the Coad Road area and all are privately owned. New commercial and industrial developments require street lights, therefore all new developments will be subject to installing lights and will be annexed into a street lighting assessment district. There will be no immediate change in service with the annexation.

F. FIRE PROTECTION

The Island is within the Fire Station No. 4 response area and this will not change. While the area lacks infrastructure and fire hydrants, all new development will require hydrants. As previously mentioned (Roadways), because of rigorous fire standards, two paved points of access are required for new development, resulting in a higher standard of safety. Additionally, the City, along with County input, designs and approves fire requirements and plan checks all buildings and additions. Annual fire inspection will remain with the County. Because of the recent transfer of fire personnel from the City to the County, HAZMAT services are provided by the County. Further, when the Victorville Fire Protection District was dissolved, most of the island was left without a fire provider (the railroad parcel is in County Fire). Fire services are provided by County Fire through the contract between the City and County Fire since all revenues for Fire were transferred to the City as the successor agency. The proposed annexation will have little impact to fire services until development occurs.

G. TRANSPORTATION SERVICES

City bus services are provided by the Victor Valley Transit Authority (VVTA). This service will not change. Consequently, because the area is not zoned residential, ridership impacts for VVTA will remain unchanged as well. However, the area adjacent to Hesperia Road is commercial and future bus stops may be required. Additionally, large industrial projects may require bus stops as well. The City reviews all projects, and along with VVTA input, may require stops as needed

H. WATER

The County Island currently utilizes private wells for water service excepting some lines for hydrants near Hesperia Road. This will continue until development occurs. However, each individual expansion for a developed site will be evaluated for water delivery on a case by case basis. Consequently, any new project will be required to utilize deliveries from the Victorville Water District. This could involve substantial cost for the developer, depending on the location of the District's 8" delivery pipeline. All new customers would be subject to a water connection fee, which supports maintenance of the future infrastructure.

The proposed annexation will coincide with the proposed annexation of the area to the Victorville Water District. According to the Water Department, the District is able to provide water service to the area, as stated above, when development occurs and at the developer's expense. The District will be able to extend the mainlines within pressure zone 3065 with a service pressure of 70-75 psi.

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.

I. WASTEWATER SERVICE

The proposed annexation area is currently utilizing septic systems for wastewater. Existing developments would continue to utilize this process unless expanding. Expansion would be subject to connect to Victor Valley Wastewater Reclamation Authority (VWRA) infrastructure at substantial costs, depending on the location of the site (distance from sewer lines). All new developments would require a connection. The wastewater facility is located to the north, near the Mojave River on Shay Road in Victorville.

Wastewater collection within the City is governed by the City of Victorville, while treatment of the wastewater is the jurisdiction of the 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.

J. SOLID WASTE SERVICES

The Victorville Disposal Company, Burrtec Waste Industries, provides trash service to Victorville and the proposed annexation area. Services include waste collection, disposal and recycling. The County disposal site is located to the north on Stoddard Wells Road. The material recovery facility (MRF) is located just to the south of the landfill on Abbey Road. 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. Minor impacts to the solid waste contractor and the residences are anticipated.

K. FLOOD CONTROL

As noted above, the area lacks infrastructure, including streets, gutters, wastewater pipelines, drainage channels and retention/detention basins. Expansions may, and new developments will, be required to install the appropriate infrastructure for drainage, pollution control, water conservation and safety. Storm water flows toward the Mojave River and the BNSF railway lines. Further, 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. The capacity and condition of the City's gravity drainage system are currently undergoing hydraulic study with a Storm Drain Master Plan recently completed. Additionally, development impact fees from projects in the southerly and western portions of the City fund regional facilities. Operating costs are financed by monthly service charges collected through trash collection bills. LAHONTAN is the

regional water quality control agency. The impacts due to annexation are considered minor.

L. UTILITIES

Coad Road is served by Southern California Edison, Southwest Gas, Verizon and Charter Communications. When development occurs, the additional infrastructure will be installed underground at the developer's expense. Minor impacts will occur.

M. SCHOOLS

The proposed annexation area is served by Victor Valley Union High School District and Victor Elementary School District. The area is also served by Victor Valley College, a junior college, as well. There will be no changes to the district boundaries. The annexation will have no affect on school services.

N. CODE ENFORCEMENT

The County of San Bernardino provides code enforcement services for the proposed annexation area. In discussions with County Staff, the services provided are extremely limited and typically occur on a complaint basis. The Staff level for the High Desert region, from the Cajon Pass to the Nevada State Line, was at four officers with supplemental assistance from the Morongo Basin. The geographic area represents a portion of the largest county in the country. With a current City Staff of eight officers, the service will vastly improve at no fiscal cost to the City.

6. CONCLUSION

In summary, the City of Victorville is the most suitable entity to provide services to the Coad Road Island. Although the area is developed with various structures and uses, and challenges will occur, the annexation of the County Island allows for the orderly development of the area. The potential for favorable growth and the relief from County services, benefits the citizens of Coad Road, business owners, the development community, the County of San Bernardino and the City of Victorville

**FISCAL ANALYSIS OF THE COAD ROAD UNINCORPORATED COUNTY ISLAND AND
ANNEXATION PLAN**

CITY OF VICTORVILLE

JANUARY 5, 2010

Prepared for:

SAN BERNARDINO COUNTY LAFCO

215 North D Street, Suite 204
San Bernardino, CA 92415-0490

Background

The purpose of this analysis is to estimate the fiscal viability of the annexation in terms of its impact on the City finances. Will the revenues generated within the annexation area cover the General Fund costs of providing public services to the area?

The Coad Road Island is approximately 83 acres, 89 acres with the Space Center parcel proposed for annexation under LAFCO 3100.



Coad Road Island Aerial

Land Uses

The Coad Road area currently consists of a wide variety of land uses, many of which claim to have been located there for decades. For this analysis, the City will assume that all uses legally exist and may continue in their same form as non-conforming for an indefinite time frame, even though the current Municipal Code has a 20 year abatement.

Currently, the City has pre-zoned the parcels along Hesperia Road as C-2, General Commercial and the remainder as M-1, Light Industrial. (the Space Center parcel is M-2, Heavy Industrial)

Services

The area is currently supported by the County through CSA 60 (Apple Valley Airport) and CSA 70 (Multi-function County entity).

The San Bernardino County Fire Protection District, the Mojave Desert Resource Conservation District and the Mojave Water Agency all overlay the area, however, they do not provide direct services. Actual fire protection has been provided by the City previously and is currently through the City's fire contract with San Bernardino County.

Police service to the area is by the San Bernardino County Sheriff's through the Victorville Station.

Water is supplied through private wells and septic systems handle sewage.

Solid waste (trash pick-up) is provided by Victorville Disposal Company (Burrtec Waste Industries) and is deposited at the San Bernardino County Landfill off of Stoddard Wells Road.

Public Infrastructure

While only minimal infrastructure currently exists, future development of the area will result in several different infrastructure improvements to the area.

PUBLIC WORKS INFRASTRUCTURE REQUIREMENTS	QUANTITY
Landscaped Parkways and Medians	0
Lane Miles of Roadway	1.3 miles
Signalized Intersection(s)	0
Streetlights	27
Sewers	1.3 miles
Storm Drains	0

CURRENT ASSESSED VALUATIONS

ASSESSOR'S PARCEL NUMBER	ASSESSED VALUATION
3090-341-03	21,370
3090-341-04	6,190
3090-341-05	19,323
3090-361-02	153,269
3090-361-03	1,895
3090-361-04	43,954
3090-371-01	57,437
3090-371-02	43,440
3090-391-01	89,959
3090-391-02	25,498
3090-391-03	3,079
3090-391-04	12,683
3090-391-05	3,790
3090-391-06	2,908
3090-391-07	38,242
3090-391-08	8,992
3090-391-09	1,895
3090-391-10	17,344
3090-391-11	8,454
3090-391-12	1,852
3090-391-13	2,432
3090-391-14	8,024
3090-401-01	11,297
3090-401-02	29,539
3090-401-03	14,102
3090-401-04	121,128
3090-491-01	88,013
3090-491-02	1,895
3090-491-03	30,570
3090-491-04	32,486
3090-491-05	49,749
3090-511-01	19,411
3090-511-02	27,050
3090-511-03	12,392
3090-511-04	8,286
3090-511-05	0
3090-531-01	91,867
TOTAL	1,109,815

Analysis

The costs to the City upon annexation will remain flat for some time as very little infrastructure exists to maintain. Additionally, police and fire services are already provided. The City's Public Works Department oversees the Animal Control Division. Animal Control, along with Code Enforcement, appear to be the areas which could be affected the most, however, the City requires animal licensing and Code Enforcement generates revenue through fines.

Revenues to the City will be the first year increase from receiving the property and sales tax revenues, plus business license fees, then they are also expected to remain flat for several years. This is due to any new development requiring the installation of infrastructure, which will need to be done on a large scale basis to justify the cost.

The benefit to the City is that any new development which provides new construction and infrastructure, will also result in an newly assessed valuation which is substantially higher than current assessed valuation.

Based on a 1.2% tax rate and an assessed valuation of \$1,109,815, property tax revenue is estimated to be \$13,318. Assuming the County distributes seven percent to the City, estimated revenue would be \$932.

Sales tax revenue is currently generated by two existing businesses in the area. A card-lock fueling facility for truck drivers, and a landscape rock supply business. It is unknown how much revenue is generated.

Vehicle licensing fee revenues will be minimal as there are few residents and this number will remain flat and decrease in the future as they are non-conforming uses. The current amount is \$52 per license.

Gas tax revenues are also distributed based on population and therefore are also expected to remain flat and/or decrease in the future.

Additionally, Fire revenues were previously transferred to the City in the amount of \$685 (6.1%). Further, Park and Recreation revenues were also transferred to the City in the amount of \$597 (5.3%).

In summary, with minimal costs being required of the City, revenues provided from property and other taxes should be adequate to provide services without placing on burden on the City finances.