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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: City of Victorville Northern Sphere Expansion
  
2. NAME OF APPLICANT: City of Victorville  
MAILING ADDRESS:  
P. O. Box 5001 Victorville California 92393-5001  
PHONE: ( 760 ) 955-5135  
FAX: ( 760 ) 245-8250  
E-MAIL ADDRESS: cborchert@ci.victorville.ca.us
  
3. GENERAL LOCATION OF PROPOSAL: North of the existing City of Victorville Sphere, east of Highway 395/Adelanto Road, west of Interstate 15 and one mile south of the Section line dividing Townships 07 and 08
  
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 City is virtually landlocked to the south, east and west and would like to plan for future commercial growth along the freeway. In addition, land use control around Southern California Logistics Airport is highly desired by the City to minimize potential conflicts. Extension of needed municipal level services such as fire, sewer, etc. can be provided through the City and its subsidiary districts.
  
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):  
Approximately 23,760 acres
- 2. Current dwelling units in area:  
Approximately 250
- 3. Approximate current population in area:  
750
- 4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):  
N/A

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

- AG- Agricultural District, farming, single dwelling, animal raising, commercial kennels
- RL- Rural Living District, farming, single dwelling, animal raising, accessory uses
- CN- Neighborhood Commercial District, farming, professional services, retail trade, repair
- IR- Regional Industrial District, farming, repair, convenience-support services, manufacturing
- IN- Institutional District, farming, uses specified by Chapter 4, Div. 4 of the Development Code
- RC- Resource Conservation District, farming, single dwelling, animal raising, accessory uses

- 5. Describe any special land use concerns expressed in the above plans.  
None

- 6. Indicate the existing land use.  
Vacant land, agriculture, single family residential, multi-family residential, restaurant/bar, liquor store, cement manufacture, landfill

What is the proposed land use?

Agriculture, single family residential, multi-family residential, commercial, office professional, industrial

- 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.

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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: Proposed Mojave Monkeyflower Conservation Area within the West Mojave Plan

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.

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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.

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**ENVIRONMENTAL INFORMATION**

1. Provide general description of topography. Varies widely from flat/rolling desert, to steep bluffs bordering Mojave River to gently sloping terrain leading up to Quartzsite Mountain (Elev 4,532) and several smaller mountains.

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

Residential <u>9</u> %	Agricultural <u>4</u> %
Commercial <u>2</u> %	Vacant <u>80</u> %
Industrial <u>5</u> %	Other _____ %

3. Describe the surrounding land uses:  
NORTH Mostly vacant; community of Helendale/Silver Lakes two miles to north  
EAST Existing sphere of influence; Town of Apple Valley mostly vacant land  
SOUTH Vacant residential, industrial land in Adelanto, existing Victorville sphere  
WEST Vacant industrial
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.).  
N/A – Sphere of influence only
5. Will service extensions accomplished by this proposal induce growth on this site? YES \_\_\_  
NO X Adjacent sites? YES \_\_\_ NO X Unincorporated \_\_\_ Incorporated \_\_\_  
N/A
6. Is this project a part of a larger project or series of projects? YES \_\_\_ NO X If YES, please explain.  
It is not known when any annexations will be proposed

**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 Doug Robertson TELEPHONE NO. (760) 955-5100

ADDRESS:

P.O. Box 5001 Victorville, California 92393-5001

NAME Chris Borchert TELEPHONE NO. (760) 955-5135

ADDRESS:

P.O. Box 5001 Victorville, California 92393-5001

**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 1/21/10

Chris Borchert  
SIGNATURE OF APPLICANT

Chris Borchert  
PRINTED NAME OF APPLICANT

Assistant Director of Planning  
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

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