

## SAN BERNARDINO LAFCO APPLICATION AND PRELIMINARY ENVIRONMENTAL DESCRIPTION FORM

**INTRODUCTION:** The questions on this form and its supplements are designed to obtain enough data about the application to allow the San Bernardino LAFCO, its staff and others to adequately assess the proposal. By taking the time to fully respond to the questions on the forms, you can reduce the processing time for your proposal. 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: Town of Apple Valley Annexation 2018-001  
\_\_\_\_\_  
\_\_\_\_\_
  
2. NAME OF APPLICANT: Town of Apple Valley, CA  
 APPLICANT TYPE:     Landowner                     Local Agency  
                            Registered Voter     Other \_\_\_\_\_  
 MAILING ADDRESS:  
14955 Dale Evans Parkway  
Apple Valley, CA 92307  
 PHONE:            (760) 240-7000 ext. 7200  
 FAX:                (760) 240-7399  
 E-MAIL ADDRESS: llamson@applevalley.org \_\_\_\_\_
  
3. GENERAL LOCATION OF PROPOSAL: Annexation 2018-001 encompasses approximately  
1,304 acres generally bounded by Interstate-15 on the west, Johnson Road on the south,  
and Morro Road (extended ) on the north.  
 \_\_\_\_\_  
 \_\_\_\_\_
  
4. Does the application possess 100% written consent of each landowner in the subject territory?  
 YES  NO  If YES, provide written authorization for change.
  
5. Indicate the reason(s) that the proposed action has been requested. Lands are within the  
Town's sphere-of-influence and contiguous with its corporate limits on the north and south.  
The annexation represents a logical extension of the Town's corporate limits to plan for  
future growth.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**LAND USE AND DEVELOPMENT POTENTIAL**

1. Total land area of subject territory (defined in acres):  
Approximately 1,304 acres
  
2. Current dwelling units within area classified by type (single-family residential, multi-family [duplex, four-plex, 10-unit], apartments)  
The annexation area is undeveloped and contains no dwelling units.
  
3. Approximate current population within area:  
The annexation area is undeveloped and has no residents.
  
4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):  
The Town of Apple Valley General Plan designates land in the annexation area as follows: Estate Residential (1 du/1 - 2.5 gross acres); General Commercial (retail, services); Regional Commercial (retail, services, restaurant, hotel/motel); Office Professional (office, ancillary retail); Planned Industrial (warehousing, light manufacturing, research/development, administrative)  
  
San Bernardino County General Plan designation(s) and uses permitted by this designation(s): Rural Living (rural residences, incidental agriculture, other compatible uses)  
Rural Living 5-acre minimum (rural residences, incidental agriculture, other compatible uses)
  
5. Describe any special land use concerns expressed in the above plans. In addition, for a City Annexation or Reorganization, provide a discussion of the land use plan's consistency with the regional transportation plan as adopted pursuant to Government Code Section 65080 for the subject territory:  
Apple Valley General Plan land use designations provide for more intensive land uses than the San Bernardino County General Plan; these have been addressed in the EIR Addendum. The proposed land use plan will not conflict with projects, goals, or guiding policies of the regional transportation plan (RTP). Buildout will contribute minimally to the Town population and RTP growth forecasts. The annexation area is immediately adjacent to 1-15, within one mile of two existing interchanges, and primary access will be provided by existing roadways.
  
6. Indicate the existing use of the subject territory.  
The annexation area consists of 100% undeveloped lands with several paved and unpaved roads.

What is the proposed land use?

Proposed land uses are Apple Valley General Plan land use designations described in No. 4, above. Development will consist of single family residences, commercial development and planned industrial projects.

7. 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  If YES, please explain.

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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
- Williamson Act Contract
- Any other unusual features of the area or permits required: \_\_\_\_\_
- Agricultural Preserve Designation
- Area where Special Permits are Required

Future development with the potential to impact streambeds or banks may require a Section 1602 Streambed Alteration Permit from CA Dept. of Fish and Wildlife (CDFW).

9. Provide a narrative response to the following factor of consideration as identified in §56668(p): *The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services:*

The annexation area is currently undeveloped. The extension of public utilities and infrastructure will occur in an orderly manner based on the timing and location of new development. The Town continually monitors and plans for service needs within its boundaries to assure that all segments of the population are fairly served.

**ENVIRONMENTAL INFORMATION**

1. Provide general description of topography. \_\_\_\_\_

The annexation area consists of generally flat desert land that slopes gently to the southeast. Elevations range from 3,000 to 3,140 feet above mean sea level.

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

Residential _____%	Agricultural _____%
Commercial _____%	Vacant _____ 98 %
Industrial _____%	Other (roads) _____ 2 %

3. Describe the surrounding land uses:

NORTH	<u>Vacant (Town of Apple Valley)</u>
EAST	<u>Scattered single-family residences, vacant (unincorporated San Bernardino County)</u>
SOUTH	<u>Vacant (Town of Apple Valley)</u>
WEST	<u>U.S. Interstate-15, vacant beyond (unincorporated San Bernardino County)</u>

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.).

Future development will require grading and extension of roadways, water, sewer, stormwater management, and other utility infrastructure. No development projects are currently proposed.

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

The annexation, in and of itself, will not directly induce growth. However, annexation will facilitate future growth consistent with the Apple Valley General Plan land use plan, which allows development at higher densities than currently allowed by the County General Plan. The annexation area is adjacent to regional transportation (I-15) and in proximity to existing urban uses (residences, employment) to the south and east. The land use plan optimizes existing infrastructure and is compatible with nearby land uses.

6. Are there any existing out-of-agency service contracts/agreements within the area? YES  NO  If YES, please identify.

Fire protection and emergency response services are currently provided to the annexation area by the Apple Valley Fire Protection District (AVFPD).

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

The currently proposed annexation is consistent with the Town's General Plan long term vision, by providing opportunities for economic development and employment growth. The annexation area will allow direct access to the I-15 corridor for Town businesses and residents, and provide a direct connection from the Town's traditional center to the south to the broader region to the north and south. Employment growth will be fostered by the additional commercial and industrial lands 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 Lori Lamson TELEPHONE NO. (760)240-7000

ADDRESS: 14955 Dale Evans Parkway, Apple Valley, CA 92307

NAME Nicole Sauviat Criste TELEPHONE NO. (760)341-4800

ADDRESS: 42635 Melanie Place, Suite 101, Palm Desert, CA 92211

NAME \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

ADDRESS: \_\_\_\_\_

**CERTIFICATION**

As a part of this application, the City/Town of Apple Valley, or the n/a District/Agency, \_\_\_\_\_ (the applicant) and/or the n/a \_\_\_\_\_ (real party in interest - landowner and/or registered voter of the application subject property) agree to defend, indemnify, hold harmless, promptly reimburse San Bernardino LAFCO for all reasonable expenses and attorney fees,

and release San Bernardino LAFCO, its agents, officers, attorneys, and employees from any claim, action, proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it.

This indemnification obligation shall include, but not be limited to, damages, penalties, fines and other costs imposed upon or incurred by San Bernardino LAFCO should San Bernardino LAFCO be named as a party in any litigation or administrative proceeding in connection with this application.

As the person signing this application, I will be considered the proponent for the proposed action(s) and will receive all related notices and other communications. I understand that if this application is approved, the Commission will impose a condition requiring the applicant and/or the real party in interest to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

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.

DATE 5/22/18

Lori Lamson  
SIGNATURE  
Lori Lamson  
Printed Name of Applicant or Real Property in Interest  
(Landowner/Registered Voter of the Application Subject Property)

Assistant Town Manager, Town of Apple Valley  
Title and Affiliation (if applicable)

PLEASE CHECK SUPPLEMENTAL FORMS ATTACHED:

- ANNEXATION, DETACHMENT, REORGANIZATION SUPPLEMENT
- SPHERE OF INFLUENCE CHANGE SUPPLEMENT
- CITY INCORPORATION SUPPLEMENT
- FORMATION OF A SPECIAL DISTRICT SUPPLEMENT
- ACTIVATION OR DIVESTITURE OF FUNCTIONS AND/OR SERVICES FOR SPECIAL DISTRICTS SUPPLEMENT