

LAFCO 3233

Notice of Filing Attachments:

Application Form

Attachment A



3233

(FOR LAFCO USE ONLY)

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: Spring Valley Lake Community Services District

2. NAME OF APPLICANT: County of San Bernardino

APPLICANT TYPE: Landowner Local Agency
 Registered Voter Other County Government

MAILING ADDRESS:

County of San Bernardino 385 North Arrowhead Avenue, 5th Floor, San Bernardino, CA 92415-0120

PHONE: 909-387-4377

FAX: 909-387-5430

E-MAIL ADDRESS: pamela.williams@cao.sbcounty.gov

3. GENERAL LOCATION OF PROPOSAL: Please refer to CSA 64 Map and Legal description attached to the application.

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. The community wishes to seek local governance and control of services currently provided by the County of San Bernardino.

LAND USE AND DEVELOPMENT POTENTIAL

1. Total land area of subject territory (defined in acres):
Approximately 1,600 acres in the unincorporated area (approximately 2,500 acres total).
2. Current dwelling units within area classified by type (single-family residential, multi-family [duplex, four-plex, 10-unit], apartments) 2,957 housing units:
2914 Single Family Residences, 45- multi-residential ** (based on 2013-2017 American Community Survey, 5 year estimates)
3. Approximate current population within area: 8,220** according to the 2010 Census.
4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s): Maintain current use as stated below:

San Bernardino County General Plan designation(s) and uses permitted by this designation(s):
RS (Single Residential), RM (Multiple Residential), CG (General Commercial), OS (Open Space), FW (Floodway) see attached list of allowed and permitted 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:
There are no special land use concerns. The area is primarily buildout except for a few vacant lots in single residential and about 20 acres of land zones for multi-residential.**
6. Indicate the existing use of the subject territory.
In the unincorporated portion of CSA 64, the existing use primarily consists of single family homes, the area also consists of a few of multi-family dwellings, a commercial strip and open space (the Mojave Narrows Regional Park and common space for the Spring Valley Lake HOA.

What is the proposed land use?
There are no proposed land use changes. **
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.
The area in question is primarily built out and any new development would be negligible and therefore would not be expected to put a strain on existing services.

**Responses are based on the unincorporated area only- does not account for portions within the Town of Apple Valley or the City of Victorville.

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

- | | | | |
|--------------------------|--|--------------------------|---|
| <input type="checkbox"/> | Agricultural Land Uses | <input type="checkbox"/> | Agricultural Preserve Designation |
| <input type="checkbox"/> | Williamson Act Contract | <input type="checkbox"/> | Area where Special Permits are Required |
| <input type="checkbox"/> | Any other unusual features of the area or permits required: <u>N/A</u> | | |
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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 creation of the Spring Valley Lake Community Services District, will not change the community or services provided, only the management and governance of such.

ENVIRONMENTAL INFORMATION

1. Provide general description of topography.

The area is bisected by a ridge running to the northwest. Land above the ridge is generally sloping 5% toward the Mojave River. Land below the ridge is generally sloping 2% toward the Mojave River.

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

Residential	<u>70%</u>	Agricultural	<u>0%</u>
Commercial	<u>20%</u>	Vacant	<u>0%</u>
Industrial	<u>0%</u>	Other	<u>10% (Park)</u>

3. Describe the surrounding land uses:

NORTH	Commercial
EAST	Residential and Commercial
SOUTH	Residential and Commercial
WEST	Residential

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 Adjacent sites? YES NO Unincorporated Incorporated

Service extensions have not been contemplated at this time.

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

LAFCO SC#432 – Exemption from Provisions of Government Code Section 56133 for Agreement between Hesperia Water District and County Service Area 64 for Wastewater Collection Services

7. Is this proposal a part of a larger project or series of projects? YES NO 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: Laurie Marsden, 1st District Chief of Staff TELEPHONE NO. 909-387-4830

ADDRESS: County of San Bernardino, Board of Supervisors, 385 N. Arrowhead Avenue, 5th Floor, San Bernardino CA. 92415-0120

NAME: Rory Shannon, Resident Group TELEPHONE NO. 760-220-6589

ADDRESS: 9384 SVL Box, 13073 Sage Hen Road, Victorville, CA 92395
RoryJShannon@gmail.com

NAME: Pamela Williams, Principal Administrative Analyst TELEPHONE NO. 909-387-4377

ADDRESS: County of San Bernardino, County Administrative Office 385 N. Arrowhead Avenue, 5th Floor, San Bernardino CA. 92415-0120

CERTIFICATION

As a part of this application, the City/Town of _____, or the _____ District/Agency, _____ (the applicant) and/or the County of San Bernardino (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 MARCH 19, 2019



SIGNATURE
County of San Bernardino

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

Curt Hagman, Chairman, Board of Supervisors
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

KRM-Rev. 8/19/2015