SOUTHERN CALIFORNIA LOGISTICS
AIRPORT AUTHORITY AGENDA

REGULAR MEETING
JULY 18, 2006
7:00 P.M.

MOJAVE DESERT AIR QUALITY
MANAGEMENT DISTRICT - BOARDROOM
14306 PARK AVENUE
www.ci.victorville.ca.us

NOTICE TO THE PUBLIC: PERSONS WHO WISH TO ADDRESS THE AUTHORITY ON AN AGENDA ITEM ARE REQUESTED TO COMPLETE ONE OF THE **WHITE CARDS** WHICH HAVE BEEN PLACED ON THE AGENDA STAND IN THE COUNCIL CHAMBERS LOBBY AND GIVE IT TO THE BOARD SECRETARY FOR THE RECORD

ANY INDIVIDUAL WITH A DISABILITY WHO REQUIRES REASONABLE ACCOMMODATION TO PARTICIPATE IN A SCLAA MEETING MAY REQUEST ASSISTANCE AND/OR RECEIVE THE AGENDA IN AN ALTERNATIVE FORMAT BY CONTACTING THE VICTORVILLE CITY CLERK'S OFFICE (760) 955-5026 NO LATER THAN 72 HOURS PRIOR TO THE MEETING

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

1. PUBLIC COMMENT ON ITEMS OF INTEREST TO THE PUBLIC

PUBLIC HEARING

2. A PUBLIC HEARING CALLED TO HEAR ARGUMENTS FOR OR AGAINST THE ADOPTION OF RESOLUTION NO. SCLAA-06-008 ENTITLED:

   RESOLUTION OF THE SOUTHERN CALIFORNIA LOGISTICS AIRPORT AUTHORITY RATIFYING AND APPROVING TWO GROUND LEASE AGREEMENTS AND RELATED AMENDMENTS THERETO BY AND BETWEEN THE SOUTHERN CALIFORNIA LOGISTICS AIRPORT AUTHORITY AND CBS AVIATION DEVELOPMENT, LLC

WRITTEN COMMUNICATIONS

3. PRESENTATION OF REQUEST FOR AIRPORT AUTHORITY TO EXECUTE THE FIRST AMENDED AND RESTATED SUBLEASE AGREEMENT WITH FREEMAN HOLDINGS, L.L.C. DBA MILLION AIR, VICTORVILLE

CLOSED SESSION

4. CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 54956.9 (B)

CONFERENCE WITH LEGAL COUNSEL: THREATENED LITIGATION - ONE POTENTIAL CASE

*****ADJOURNMENT

GLOBAL ACCESS
@SOUTHERN CALIFORNIA LOGISTICS AIRPORT

AGENDA ITEM

SCLAA MEETING OF: JULY 18, 2006

SUBMITTED BY: Carolee Bates
Authority Secretary

DATE: 7-11-06

SUBJECT: PUBLIC COMMENT ON ITEMS OF INTEREST TO THE PUBLIC

RECOMMENDATION: N/A

FISCAL IMPACT: N/A
Budget Amount:
Budget Acct. No.:

--Finance Department Use Only--
Additional Appropriation:

____No
____Yes/$ Amt.:

Finance Director Review and Approval____

DISCUSSION: State law requires that each agenda of a governing body provide an opportunity for members of the public to address the legislative body on items of interest to the public within the body's subject matter of jurisdiction.

Accordingly, this item has been placed on the agenda to afford an opportunity for public comment at this time.

CB/dl

SOUTHERN CALIFORNIA LOGISTICS AIRPORT AUTHORITY
18374 PHANTOM, VICTORVILLE, CA 92394
TEL 760.246.6115 FAX 760.246.3108
www.logisticsairport.com

Public Comment
#1
7-18-06

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STAFF REPORT

SOUTHERN CALIFORNIA LOGISTICS AIRPORT AUTHORITY

MEETING OF: July 18, 2006

SUBMITTED BY: Andre de Bortnowsky
Authority Counsel

DATE: July 3, 2006

TO: Southern California Logistics Airport Authority
Board of Directors

SUBJECT: PUBLIC HEARING – ADOPTION OF RESOLUTION NO. SCLAA 06-008 APPROVING AND RATIFYING TWO GROUND LEASE AGREEMENTS AND AMENDMENTS RELEATED THERETO BY AND BETWEEN SCLAA AND CBS AVIATION DEVELOPMENT, LLC

BACKGROUND:

The Airport Authority was approached by CBS Aviation Development, LLC to lease certain SCLA parcels from the Airport Authority and to cause the construction thereupon of certain aircraft hangar facilities. Additionally, CBS has proposed to sublease such facilities upon their completion to prospective tenants who are engaged in the business of aircraft maintenance and development, and then sell the leased facilities to one or more institutional investors. To memorialize the terms and conditions of the lease and development of those SCLA parcels, the parties have entered into two separate ground lease agreements. Development of the facilities will improve the Airport Authority's ability to attract more international and domestic cargo and aircraft industry companies to SCLA.

Under California Health & Safety Code Sections 33413 and 33433, approval of the Ground Leases, requires that certain findings be made after a duly noticed public hearing and the preparation of a Summary Report describing the terms of the transaction.

STAFF RECOMMENDATION:

Staff recommends that the Authority approve Resolution No. SCLAA 06-008 approving and ratifying the two ground lease agreements and any amendments thereto.

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Public Hearing
#2
7-18-06

SOUTHERN CALIFORNIA LOGISTICS AIRPORT AUTHORITY

RESOLUTION NO. SCLAA 06-008

RESOLUTION OF THE SOUTHERN CALIFORNIA LOGISTICS AIRPORT AUTHORITY RATIFYING AND APPROVING TWO GROUND LEASE AGREEMENTS AND RELATED AMENDMENTS THERETO BY AND BETWEEN THE SOUTHERN CALIFORNIA LOGISTICS AIRPORT AUTHORITY AND CBS AVIATION DEVELOPMENT, LLC

WHEREAS, the Southern California Logistics Airport Authority (the "Authority") was created as a joint powers authority pursuant to California Government Code Section 6500 et. seq. for the purpose of causing the reuse and redevelopment of former George Air Force Base, now known as Southern California Logistics Airport (the "Airport"); and

WHEREAS, pursuant to the Fourth Amended and Restated Joint Powers Agreement forming the Victor Valley Economic Development Authority ("VVEDA") dated June 21, 2000, VVEDA has delegated its decision-making authority with respect to the Airport to the Authority which now has the authority to enter into transactions on behalf of VVEDA; and

WHEREAS, the City Council of the City of Victorville, California (the "City Council") along with VVEDA have caused the adoption of a Redevelopment Plan for the George Air Force Base Redevelopment Project Area (the "Redevelopment Plan"), as amended; and

WHEREAS, the Authority is responsible for the redevelopment of the Airport in accordance with the Redevelopment Plan and has the ability to allocate land use tax increment revenues derived from the Redevelopment Plan for such purposes; and

WHEREAS, CBS Aviation Development, LLC ("CBS") seeks to acquire and improve property with aircraft hangars and related office building improvements; and

WHEREAS, the Authority currently owns certain property (the "Property") which is located within the Project Area subject to the Redevelopment Plan; and

WHEREAS, CBS desires to lease the Property from the Authority in order to cause development in accordance with the Redevelopment Plan; and

WHEREAS, the Authority has agreed to enter into the two Ground Lease Agreements and related amendments thereto with CBS, attached hereto as Exhibit "A" and incorporated herein by this reference (the "Agreements"); and

WHEREAS, the Authority and City Council have held a duly noticed public hearing on July 18, 2006, in accordance with Section 33431 of the California Health and Safety Code pertaining to the Agreements; and

WHEREAS, the Authority and City Council have held a duly noticed public hearing on July 18, 2006, in accordance with Section 33433 of the California Health and Safety Code and have caused the preparation of, and made available for public inspection, a report including a summary of the transaction; and

WHEREAS, the Authority and the City Council have evaluated the Agreements and all evidence and testimony for and against the approval of the Agreements.

NOW, THEREFORE, THE SOUTHERN CALIFORNIA LOGISTICS AIRPORT AUTHORITY DOES HEREBY FIND, RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. The foregoing Recitals are true and correct and are incorporated herein by this reference.

Section 2. The Authority hereby adopts the findings and determinations as set forth herein and finds that the Agreements are within the redevelopment goals and objectives of the Redevelopment Plan.

Section 3. The Authority, having held a duly noticed public hearing, finds and determines that the lease of the Property to CBS, pursuant to the Agreements, will be of benefit to the Authority and the City and will also promote redevelopment within the Project Area.

Section 4. The Authority hereby finds that the Agreements are consistent with the Implementation Plan previously adopted by VVEDA.

Section 5. The Authority hereby finds that the total rental amounts required under the Agreements are equivalent to the estimated fair market value at the Property=s highest uses permitted.

Section 6. The Authority hereby ratifies and approves the Agreements and authorizes the execution of the Agreement by the Chairman and Secretary of the Authority with such non-substantive changes as may be approved by the Authority Chairman and Authority legal counsel.

Section 7. This Resolution shall take effect upon its adoption.

EXHIBIT AA@

GROUND LEASE AGREEMENTS AND RELATED AMENDMENTS

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AGENDA ITEM

SOUTHERN CALIFORNIA LOGISTICS AIRPORT AUTHORITY

MEETING OF: July 18, 2006

SUBMITTED BY: Peter Soderquist
Airport Director

DATE: July 5, 2006

SUBJECT: FIRST AMENDED AND RESTATED SUBLEASE AGREEMENT WITH FREEMAN HOLDINGS DBA MILLION AIR, VICTORVILLE

RECOMMENDATION: Request the Airport Authority Execute the First Amended and Restated Sublease Agreement with Freeman Holdings, L.L.C. dba Million Air, Victorville.

FISCAL IMPACT: There will be a modest increase in space being rented to Million Air resulting in annual increase and lease rents of $10,593 per year.

BUDGETED AMOUNT:
BUDGET ACCT:

Finance Dept. Use Only
Additional Appropriation
☐ No
☐ Yes/$Amount _____
Finance Director Review
$ Approval_____

DISCUSSION

On January 17, 2006, the Airport Authority entered into an agreement with Freeman Holdings, L.L.C. for the provision of FBO services at SCLA. These services were to be provided under the banner of a Million Air franchise. It was anticipated the FBO would operate out of Buildings 728 and 719.

Shortly after their arrival at SCLA, it was learned that this split operation would be very inefficient. Million Air requested they be relieved of their leasehold interest in Building 728 and that they be allowed access to the entirety of Building 719. Additionally, Million Air indicated that they would like to construct a new executive hangar on the airport (at their cost) next to building 719. The hangar would measure 250 feet by 250 feet and cost in the neighborhood of $2 million.

The attached First Amended and Restated Sublease Agreement modifies the original Million Air agreement as follows:

Written
#3
7-18-06

- Reference to, and use of, Building 728 is removed in favor of Million Air renting the entirety of Building 719.
- Million Air will have two years to exercise an option to build an executive style hangar (approximately 200 feet by 250 feet) on land immediately adjacent to building 719.
- Should Million Air elect to exercise this option, Million Air's agreement will be extended 10 years upon start of construction.
- A four year rent credit will be awarded as an inducement to bring the Million Air franchise to SCLA.

With regard to the latter, it should be noted that Million Air is the largest FBO franchise network in the country. Million Air is consistently voted one of the best FBO chains in the U.S. And, of particular interest to SCLA is the fact that Million Air agrees to secure and maintain for the term of their agreement, a Military Defense Fuel Contract. The latter fulfills a request made by the NTC in years past that SCLA have a Defense Fuel Contract.

It is respectfully requested the Airport Authority authorize execution of the attached First amended and restated Sublease Agreement with Freeman Holdings of California, LLC.

FIRST AMENDED AND RESTATED
SUBLEASE AGREEMENT
(BUILDING 719)

This Amended and Restated Sublease Agreement (the "Sublease Agreement") is dated July ____, 2006 (the "Effective Date"), and will amend that certain sublease agreement dated January 17, 2006, by and between the Southern California Logistics Airport Authority ("Sublessor"), a joint powers authority duly formed and created pursuant to California Law and Freeman Holdings of California, LLC a California limited liability company dba Million Air Victorville ("Sublessee").

RECITALS

A. The United States Air Force ("Air Force") and the Victor Valley Economic Development Authority ("the Authority") have previously entered into certain Department of the Air Force Leases pertaining to portions of former George Air Force Base which is now known as Southern California Logistics Airport ("SCLA") (hereinafter referred to as the "Air Force Lease").

B. The Authority has delegated its decision-making authority with respect to SCLA to Sublessor which now has the authority to enter into transactions on behalf of the Authority.

C. The Authority desires the services of a Fixed Base Operator responsible for providing aviation services to the military and general public at SCLA.

D. Sublessee has expertise in the field of fixed base operations and desires to sublease from Sublessor a portion of the property subject to the Air Force Lease, which is hereafter defined as the Leased Premises, for purposes of conducting fixed base operations at SCLA.

E. Sublessee acknowledges that it has received and reviewed the applicable Air Force Lease and agrees to be bound by the provisions of the Air Force Lease which are applicable to the use and occupancy of the Leased Premises by Sublessee. In the event of a conflict between this Sublease Agreement and the Air Force Lease, this Sublease Agreement shall prevail.

F. Sublessor and Sublessee previously entered into that certain sublease agreement dated as of January 17, 2006, which is incorporated herein by this reference (the "Original Sublease") pertaining to the lease of a portion of Building 719 located at 18590 Readiness Street, Victorville, California 92394 and a portion of Building 728 located at 18374 Phantom Street, Victorville, California 92394; and

G. Sublessor and Sublessee desire to amend the Original Sublease as set forth in this Sublease Agreement to include the entirety of Building 719 within, and eliminate Building 728 from, the scope of the leased premises which was the subject of the Original Sublease.

H. Sublessor and Sublessee further desire to amend the Original Sublease to provide for a forty-eight (48) month monthly rent credit as an inducement for Sublessee to operate as a Fixed Base Operator at SCLA within Building 719 and to further clarify certain other provisions contained in the Original Sublease.

I. Sublessor and Sublessee hereto desire to implement the agreed-upon amendments to the Original Sublease by amending and restating such agreement as herein set forth, with the intention that this Sublease Agreement replace and supercede the Original Sublease in its entirety.

WITNESSETH

1. Leased Premises. Subject to the terms and conditions herein contained, Sublessor hereby subleases to Sublessee and Sublessee hereby subleases from Sublessor certain property which is part of SCLA, described as follows (the "Leased Premises"):

(a) That certain real property designated as Building 719 which includes approximately nine thousand eight hundred sixty-two (9,862) square feet and located at 18590 Readiness Street, Victorville, California 92394, together with the improvements thereon, all of which is described on Exhibit "A", attached hereto and incorporated herein by this reference.

(b) together with all appurtenances, rights, privileges and easements applicable thereto.

2. Term.

a) Initial Term. The Term of this Sublease Agreement shall be ten (10) years (the "Initial Term") having already commenced on January 10, 2006 (the "Lease Commencement Date") and expiring on January 9, 2016 unless terminated earlier as provided herein below.

b) Renewal Periods. Additionally, unless Sublessee provides written notice at least one hundred (100) days in advance of the Term's expiration that it does not want the Sublease Agreement to be automatically renewed, the Term may be automatically renewed for an additional (10) year term (the "Renewal Period"), provided (i) Sublessee is in good standing and otherwise in full compliance with all of the terms and conditions of this Sublease Agreement; (ii) there has been no breach or default under the terms of this Sublease Agreement; and (iii) Sublessee commences construction of the New Hangar Facility as described in Section 2(c) below and diligently pursues completion of such hangar facility.

c) Construction of New Hangar Facility. It is currently being discussed by the parties that Sublessee may be constructing a new 200 ft. x 250 ft. hangar facility

on property currently designated as Building 723 at SCLA under a separate agreement to be negotiated by the parties (the "New Hangar Facility"); provided, however, that if the parties do not enter into an agreement for the construction of the New Hangar Facility within two years from the Effective Date of this Sublease Agreement, then Sublessor shall have the option to sublease such property to another party.

It is the intent by the parties that upon Sublessee's relocation into the New FBO Facility, the terms of this Sublease Agreement will only apply to such New FBO Facility. As such, any reference to the Leased Premises contained herein will no longer apply to Building 719 and possession of Building 719 will revert back to Sublessor.

To the extent any of the Air Force Leases referenced in Recital A hereof are terminated, and such lease or sublease governs this Sublease Agreement, then this Sublease Agreement shall also terminate, as of the date of termination of the applicable governing lease or sublease.

3. Rental. Sublessee shall pay initial monthly base rent for the Leased Premises at the rate of $1.00 per square foot, yielding a monthly base rent of Nine Thousand Eight Hundred Sixty-Two Dollars ($9,862.00) per month (the "Monthly Base Rent") for the first twelve months of the Initial Term.

(a) Rent Escalation. Beginning with the thirteenth month, and for every twelve month period thereafter during the Initial Term, the Monthly Base Rent shall automatically be increased by 3% from the rental amount paid during the preceding twelve month period. The Monthly Base Rent for each Renewal Period will initially be market rate, as determined by Sublessor, for the first twelve month period of such Renewal Period, but in no event less than a 3% increase above rental amount charged during the last twelve-month period of the preceding term, and will thereafter be increased annually by 3% until the expiration of such Renewal Period.

(b) Payment. The rent and any other fee or charges shall be payable without demand in advance prior to the first day of each month to:

Southern California Logistics Airport Authority
Attention: Executive Director
P.O. Box 5001
Victorville, California 92393-5001

Or at such other place as Sublessor may designate in writing from time to time.

(c) Monthly Rent Credit. As a means to attract and maintain an established FBO operator of Sublessee's repute on SCLA, Sublessor shall provide a rent credit to Sublessee for the first forty-eight (48) months of the Sublease Agreement (the "Monthly Rent Credit"). The Monthly Rent Credit shall apply retroactively to the Lease Commencement Date and expire on January 9, 2010. Additionally, if Sublessee fails to pay any other charges due hereunder, fails to pay any Fees (as defined below) due hereunder, or otherwise defaults with respect to any

provision of this Sublease Agreement, Sublessor shall withhold application of all Monthly Rent Credits and, Sublessee shall be obligated to pay Monthly Base Rent, until Sublessee cures such failure to pay or default.

4. Security Deposit. No security deposit is being required at this time.

5. Late Charge. Sublessee hereby acknowledges that late payment by Sublessee to Sublessor of any installment of rent, or any other sums due hereunder will cause Sublessor to incur costs not contemplated by the Sublease Agreement, the exact amount of which will be extremely difficult to ascertain. Accordingly, if any installment of rent, or any other sum due from Sublessee is not received by Sublessor within three (3) days after such amount is due, whether or not any notice of default or other notice has been given, Sublessee shall pay to Sublessor a late charge equal to six percent (6%) of the delinquent amount then due. In addition, all delinquent amounts shall bear interest from the date such payment was due, without regard to any grace period, at the Bank of America Prime Rate plus two points. The parties hereby agree that such late charge represents a fair and reasonable estimate of the costs Sublessor will incur by reason of late payment by Sublessee.

6. Limited Right to Possession of the Leased Premises. Sublessee hereby acknowledges that Sublessor delivered possession of the Leased Premises to Sublessee on February 10, 2006, free and clear of all tenants, occupants, and right of any third parties except as hereafter provided in this Section 6. Sublessee agrees that the terms of its possession shall be subject to any outstanding easements and rights-of-way not within the control of Sublessor and further to the right of entry by the United States Air Force as provided under the Air Force Lease. To the extent the U.S. Air Force takes possession of the Leased Premises, the Monthly Base Rent described in Section 3 hereof shall be abated for the period of time that the U.S. Air Force remains in possession. Sublessor shall use best efforts to ensure the quiet use and enjoyment of the Leased Premises by Sublessee; provided, however, that Sublessor reserves the right to change any designated parking areas for Sublessee's fuel trucks, ramp vehicles and equipment as the need arises.

7. Holding Over. In the event Sublessee, with Sublessor's prior written consent, holds over and continues in possession of the Leased Premises after the expiration date of this Sublease Agreement, Sublessee's occupancy of the Leased Premises, at the expiration date, shall be considered a month-to-month tenancy subject to all the terms and conditions of this Sublease Agreement in effect on the day immediately proceeding the expiration date, except that the Monthly Base Rent for any such holdover period shall be increased to one hundred fifty percent (150%) of the Monthly Base Rent during the last year of the term hereof. Sublessor and Sublessee shall have the right to terminate such month to month sublease with 30 days prior written notice.

8. Right to Relocate. With respect to any building which Sublessee occupies pursuant to this Sublease Agreement, after Sublessee's execution of this Sublease Agreement, Sublessor shall have the right, upon giving Sublessee thirty (30) days notice in writing, to provide and furnish Sublessee with space elsewhere in such other building within the boundaries of SCLA of approximately the same size and with similar amenities as any portion of a building

within the Leased Premises, and to place Sublessee in such new building space at Sublessor's expense. Such right shall only be exercised in good faith to the extent Sublessor requires the current space for the development of SCLA. In the event Sublessor moves Sublessee to said new space within any building then this Sublease Agreement with respect to the original Building and each and all of the terms and covenants and conditions thereof shall thereupon remain in full force and effect and be deemed applicable to such new space. Sublessee, reserves the right to terminate the Sublease Agreement upon thirty (30) days written notice to Sublessor that the new location is not reasonably acceptable.

9. Maintenance. Except for repair or maintenance necessitated by Sublessor's activities, Sublessee shall, at all times during the term hereof and until surrender and termination, keep and maintain the Leased Premises in good and substantial order and repair, and shall undertake all necessary repair and maintenance of the Leased Premises.

Sublessor shall only be responsible for any necessary installation of a new HVAC system and for the structural integrity of the Leased Premises, meaning the foundations, exterior walls and structural waterproofing membranes of the roof. Except as otherwise expressly provided in this Sublease Agreement, Sublessee shall have sole responsibility for the care, maintenance, and repair of the Leased Premises, including all costs thereof, as though Sublessee were the owner of the Leased Premises. Sublessee shall be liable for and bear all of the costs of the Leased Premises, except as expressly provided to the contrary in this Sublease Agreement.

10. Sublessee's Obligations

Sublessee's right to use the Leased Premises for the purposes intended under this Sublease Agreement shall be conditioned on the following:

(i) Sublessee's establishment, within thirty (30) days of the execution of this Sublease Agreement by both parties, and continued operation of a Million Air Franchise or other major fixed base operator as approved by Sublessor at SCLA; and

(ii) Sublessee's procurement of a Defense Energy Support Center (DESC) fuel contract for its operations at SCLA within thirty (30) days of the execution of this Sublease Agreement by both parties and the continued maintenance of such DESC fuel contract.

Sublessee's failure to perform the above conditions shall be deemed an event of default under this Sublease Agreement.

11. Uses and Condition of Leased Premises.

(a) Use. The Leased Premises is to be used by Sublessee for the purpose of facilitating operations of a fixed base operator and for no other purpose unless expressly agreed to by Sublessor in writing. Such fixed base operations shall include, but not be limited to, the following aviation services at SCLA:

(1) Operating and maintaining of the SCLA fuel farm (the "Fuel Farm") in accordance with the Operating Agreement dated January 17, 2006 attached hereto to as Exhibit "B" and incorporated by this reference.

(2) Subject to the conditions contained in Section 36 hereof, handling of all aircraft refueling, including all corporate and military aircraft. Such fuels shall include; Jet A, JP-8 and AVGAS. Notwithstanding anything herein to the contrary, Sublessee agrees that with respect to any military troop rotation operations at SCLA, the rates charged by Sublessee to any charter carriers shall be equal to or less than the rates charged under the applicable approved government fueling contracts for military operations.

(3) Flight services management, which shall consist of the handling of incoming flights to SCLA ranging from recreational flights to large passenger/cargo flights.

(4) Timely handling of all air cargo operations for all aircraft including civilian and military aircraft. This includes the securing and maintenance of a bonded warehouse as required by U.S. Customs and Border Protections for international cargo operations.

(5) Carrying out of ground handling for all aircraft, including civilian and military, which shall include baggage handling, lavatory servicing, aircraft towing and storage, and trash disposal service for aircraft.

(6) Provide operation of the Unicom during the hours of Sublessee's operations.

Sublessee shall perform the above-listed services at or above the minimum standard levels as described on Exhibit "C", attached hereto and incorporated herein by this reference (the "Minimum Standard Levels").

Additionally, Sublessee agrees to, for the Term of this Sublease Agreement, and during the Renewal Period or any holdover period, collect any and all related fees, including but not limited to landing fees, port fees, fuel flowage fees, tankage fees, and storage fees (hereinafter collectively referred to as the "Fees"), and to submit same to Sublessor on a monthly basis.

Moreover, Sublessee agrees to use the Leased Premises in such a manner as to not interfere with Sublessor's rights in the Leased Premises, to comply with all applicable governmental laws, ordinances, and regulations in connection with its use of the Leased Premises, to keep the Leased Premises in a clean and sanitary condition, and to use all reasonable precaution to prevent damage, or injury to the Leased Premises.

(b) Sublessee agrees to pay to Sublessor, no later than the 15th day of each month, an 8% port fee on all commercial air cargo operations, excepting all operations involving

the transport of military cargo, based on gross revenue (except for plane refueling services) provided to all customers for the preceding month.

(c) Sublessee shall also submit to Sublessor by the fifteenth (15th) day of each month, Monthly Reports detailing all revenues and Fees collected by Sublessee in connection with its operation and use of the Leased Premises for the benefit of the Sublessor.

(d) Sublessee's agreement to continually operate a fixed base operations and perform the services listed above in Section 11(a) is material to this Sublease Agreement and any failure to do so shall be deemed an event of default, thereby resulting in Sublessor having the right to terminate this Sublease Agreement upon providing Sublessee ninety (90) days written notice. Sublessee may cure by recommencing such activities prior to expiration of the ninety (90) day notice period.

(e) No Warranties. Except as provided herein, Sublessee agrees that no promises, covenants, representations, statements or warranties have been made on behalf of Sublessor to Sublessee respecting the condition of the Leased Premises, or the manner of operating the Leased Premises or the maintaining of any repairs to the Leased Premises.

(f) Acceptance of Leased Premises. Sublessee acknowledges that it has satisfied itself by its own independent investigation that the Leased Premises are suitable for their intended use, and that neither Sublessor nor Sublessor's agent or agents have made any representation or warranty as to the present or future suitability of the Leased Premises for the conduct of Sublessee's business. Sublessee's taking possession or use of the Leased Premises for any purpose shall constitute Sublessee's acceptance of the Leased Premises "as-is" in its existing condition.

(g) Notice of Presence of Asbestos and Lead Based Paint. Sublessee, its successors and assigns are warned that the Leased Premises may contain asbestos materials and lead based paint materials. No warranties, either expressed or implied, are given with regard to the quantity, location or condition of the asbestos containing materials or the lead based paint materials. Sublessee, its successors and assigns, shall be deemed to have relied solely on their own judgment in assessing the overall condition of all or any portion of the Leased Premises, including any asbestos hazards or lead based paint hazards or concerns. Sublessee acknowledges that Sublessee was given every opportunity to inspect the Leased Premises to assess the risk, if any, from asbestos containing material or lead based paint materials.

Sublessor assumes no liability for damages for personal injury, illness, disability or death to Sublessee or to Sublessee's successors, assigns, employees, invitees, or any other persons subject to Sublessee's control or direction, or to any person, including members of the general public arising from or incident to the purchase, transportation, removal, handling, use, disposition or any activity causing or leading to contact of any kind whatsoever with asbestos or lead based paint on the Leased Premises which is the subject of this Sublease Agreement, whether Sublessee, its successors or assigns has or have properly warned or failed to properly warn the individuals injured. Sublessee, its successors and assigns, further agree, that in its use

and occupancy of the Leased Premises, it will comply with all federal, state and local laws relating to asbestos and lead based paint.

(h) Personal Property. Sublessee shall, at the termination of this Sublease Agreement, by lapse of time or otherwise, remove all of Sublessee's personal property, repair any damage to the Leased Premises resulting therefrom, and surrender the Leased Premises to Sublessor in as good a condition as when Sublessee took possession, normal wear and tear excepted.

12. Waste or Nuisance. Sublessee shall not commit or permit the commission by others of any waste on the Leased Premises. Sublessee shall not maintain, commit, or permit the maintenance or commission of any nuisance on the Leased Premises nor shall Sublessee use or permit the use of the Leased Premises for any unlawful purpose.

13. Taxes. Sublessee shall pay when due and prior to delinquency all taxes, assessments, and other charges including possessory interest taxes levied or imposed by any governmental entity on the possessory interest of Sublessee in the Leased Premises and the personal property, trade fixtures, appliances, and leased equipment placed by Sublessee in, on, or about the Leased Premises during the Term of this Sublease Agreement. Sublessee recognizes that the interests of Sublessee in this Sublease Agreement shall be subject to the imposition of a possessory interest tax by the San Bernardino County Assessor, and Sublessee agrees to pay such tax amount as may be so levied with respect to the possessory interest of Sublessee in the Leased Premises under this Sublease Agreement. Sublessee further acknowledges that pursuant to California Health and Safety Code Section 33673, the property shall be assessed in the same manner as privately owned property and Sublessee shall pay taxes upon the assessed value of the entire property and not merely the assessed value of its leasehold interest.

14. Compliance With Air Force Lease Covenants, Conditions and Restrictions And Related Agreements.

(a) Sublessee acknowledges receipt from Sublessor of a copy of the applicable Air Force Lease.

(b) Sublessee expressly acknowledges that Sublessor has assumed certain duties and obligations to the Air Force under the Air Force Lease affecting the use and occupancy of the Leased Premises. Sublessee further agrees that as of the Lease Commencement Date it shall observe and perform the duties and obligations of Sublessor relating to the Leased Premises in favor of the Air Force which arise under the Air Force Lease. These duties and obligations as assumed by Sublessee include but are not limited to the following which are presented below for purposes of reference and convenience:

(i) Air Force Lease Condition 10 (Environmental Protection);

(ii) Air Force Lease Condition 17 (Development and Alterations); and

(iii) Air Force Lease Condition 26 (Restrictions on Use of Leased Premises)

(c) Any use, occupancy or activity of Sublessee on the Leased Premises which may result in either the receipt by Sublessor of a notice of default from the Air Force under the Air Force Lease or a notice of default from either the Air Force or the Federal Aviation Administration under any Airport deed, shall be deemed to be a default of Sublessee under this Sublease Agreement. The response of Sublessor following receipt of any such notice of default or breach from either the Air Force under the Air Force Lease or from the Air Force and/or the Federal Aviation Administration under the Airport deed, shall not waive, stay or otherwise mitigate or remedy the default of Sublessee to Sublessor under this Sublease Agreement. Sublessee shall have no right under this Sublease Agreement to participate in any proceeding between the Air Force, the Federal Aviation Administration and Sublessor for the resolution of an alleged default, breach or other dispute of the parties arising under the Air Force Lease and/or the Airport deed except to the extent Sublessee is alleged to have directly caused such breach or default.

(d) Sublessee acknowledges that the Leased Premises are, or will be, subject to certain Declaration of Covenants, Conditions and Restrictions to be recorded in the official records of San Bernardino County, California, as amended (the "CC&Rs"). There shall also be included in any assessments the amount of assessments levied pursuant to the CC&Rs and applicable to the Leased Premises, determined by the ratio that the rentable area of building on the Leased Premises bears to the total net rentable area of building or buildings which include the Leased Premises and for which a separate assessment is made pursuant to the CC&Rs.

15. Liability Insurance. Sublessee agrees to procure and maintain continuously during the entire term of this Sublease Agreement, a policy or policies of liability insurance with a company or companies acceptable to Sublessor, at Sublessee's own cost and expense, insuring Sublessee and naming Sublessor, the Authority and Stirling Airports International, LLC, as additional insureds. The policies shall provide comprehensive commercial general liability coverage in an amount of at least Five Million and 00/100 Dollars ($5,000,000.00) for injuries to persons on any one accident and Five Million and 00/100 Dollars ($5,000,000.00) for damage to property arising from the activities conducted by Sublessee on the Leased Premises. All such insurance shall provide that Sublessor shall be given a minimum of thirty (30) days notice by the insurance company prior to cancellation, termination or change of such insurance. Sublessee, prior to taking occupancy of the Leased Premises, shall provide Sublessor with copies of the policies or certificates evidencing that such insurance is in full force and effect and stating the terms and provisions thereof. Sublessee's general liability policies shall be endorsed as needed to provided that the insurance afforded by those policies to the additional insureds is primary and that all insurance carried by Sublessor is strictly excess and secondary and shall not contribute with Sublessee's liability insurance. Sublessee shall also maintain workers compensation, and other insurance coverages as may be required by law in connection with its business activities. If Sublessee is self-insured, it shall provide certificates or evidence to Sublessor indicating that its insurance meets the levels and requirements as set forth herein above.

16. Property Casualty Insurance. Sublessee shall keep in full force and effect a policy of insurance against fire, vandalism, malicious mischief and all other perils as are from time to time included in an "all risk" coverage endorsement insuring Sublessee's improvements constructed on the Leased Premises, if any, in an amount which is at least one hundred percent (100%) of the full replacement cost. All such insurance shall provide that Sublessor shall be given a minimum of thirty (30) days notice by the insurance company prior to cancellation, termination or change of insurance. Sublessee shall provide Sublessor with copies of the policies or certificates evidencing that such insurance is in full force and effect and stating the term and provisions thereof. Sublessor shall maintain property casualty insurance insuring against loss or damage to the Leased Premises.

17. Personal Property at Risk of Sublessee. All personal property which Sublessee maintains at the Leased Premises shall be at the risk of Sublessee only. Except for the grossly negligent, reckless, or unlawful intentional acts of Sublessor, its agents, employees, guests or invitees, Sublessor shall not be liable for any damage to any property of Sublessee or for any damage to Sublessee's property in moving the same to or from the Leased Premises.

18. Utilities and Other Services. Sublessee shall contract for and pay directly to the applicable provider all charges for all utilities used or supplied upon or in connection with its use of the Leased Premises. In no event shall Sublessor be liable for any interruption or failure in the supply of any such utilities to the Leased Premises.

19. Alterations, Improvements and Additions. Sublessee shall not make any alterations, improvements or additions to the Leased Premises without the prior written consent of Sublessor which consent shall not be unreasonably withheld. Any work which is approved and which is to be undertaken on the Leased Premises shall be undertaken in accordance with Sublessor's provisions for tenant improvements, which are on file and available for review at Sublessor's office. Any machinery, equipment or apparatus which belongs to Sublessee may be removed by Sublessee at any time prior to the expiration of the Term. Any improvements made to the Leased Premises shall remain on the Leased Premises. In the case of removal of equipment or fixtures, Sublessee shall restore the area to its original condition. Any improvements made to the Leased Premises undertaken by Sublessee subsequent to the effective date of this Sublease will be done with Sublessee's own forces at Sublessee's sole cost and subject to any prevailing wage or public bidding requirements, to the extent applicable.

20. Airport Development. Sublessor, at its sole discretion, shall determine and may from time to time change the routes of surface ingress and egress to and from the Leased Premises, but agrees to locate such routes as conveniently as may be done for Sublessee, having in mind the reasonable requirements of Sublessor with respect to the operation of the SCLA. Notwithstanding the above, if the rerouting of such ingress and egress routes significantly disrupts the normal operations of Sublessee such that it results in material financial detriment to Sublessee, then Sublessee shall have the right to terminate this Sublease Agreement.

21. Signs. Sublessee shall not post, install, erect or operate any sign, placard, poster or other device on any part of the Leased Premises without the prior written permission of Sublessor, which permission shall not be unreasonably withheld. Such signs as may from time

to time be permitted by Sublessor shall be made, posted, maintained and removed, and repair any damage caused by removal, at Sublessee's own cost and expense. Sublessor shall have the right to remove unauthorized signs at Sublessee's expense. Sublessee shall be responsible for placement of address numbers on Leased Premises in accordance with local codes. Sublessee hereby acknowledges that Sublessor is in the process of adopting guidelines for the use of signs at SCLA and agrees to be bound by such guidelines upon their adoption, provided said guidelines do not conflict with the requirements of Sublessee's franchise agreement.

22. Liens. Sublessee shall not suffer or permit any liens to stand against the Leased Premises, or any part thereof, by reason of any work, labor, services or materials done for, or supplied to Sublessee or anyone holding the Leased Premises or any part thereof through or under Sublessee. If any such lien shall at any time be filed against the Leased Premises, Sublessee shall cause such lien to be discharged of record sixty (60) days after the date that Sublessee receives notice of the filing. Notwithstanding the above, in any bona fide dispute between Sublessee and any third party concerning work done by the third party on or for the Leased Premises, and as a result of the dispute the third party files a lien against the Leased Premises, then, in lieu of obtaining the discharge of the lien within the sixty day period, Sublessee, at its option, may either file suit against the third party, a part of the suit being to judicially negate or remove the lien or Sublessee may file an appropriate bond or other device allowed by law to remove the lien.

23. Inspection by Sublessor. Sublessee shall permit Sublessor, or its agents, representatives, or employees to enter the Leased Premises at mutually agreeable, reasonable times for the purpose of inspecting the Leased Premises to determine whether Sublessee is complying with the terms of this Sublease Agreement, for the purpose of doing other lawful acts that may be necessary to protect Sublessor's interest in the Leased Premises, or for the purpose of performing Sublessor's duties under this Sublease Agreement.

24. Damage or Destruction of Leased Premises. Unless occasioned by the negligence or intentionally unlawful act of Sublessee, if, during the term of this Sublease Agreement, any portion of the Leased Premises shall be damaged by fire or other catastrophic cause, so as to render such portion of the Leased Premises untenable, the obligations under this Sublease Agreement may be suspended while such portion of the Leased Premises remains untenable. In the event of such damage, Sublessee shall give Sublessor notice of such untenable conditions and Sublessor shall elect in its sole discretion, whether to repair the Leased Premises or to cancel this Sublease Agreement with respect thereto. It shall notify Sublessee in writing of its election within thirty (30) days after service of notice by Sublessee. In the event Sublessor elects not to repair the Leased Premises or portion thereof, the Sublease Agreement shall be deemed canceled as of the date of damage with respect to the applicable portion. Such damage shall not extend the lease term. In the event that insurance proceeds are received by Sublessee under the property casualty policy required to be carried by Sublessee, and the Sublease Agreement is terminated under this Section, Sublessor shall be entitled to the portion of such proceeds attributable to the fixtures, improvements, and other property which would remain with the Leased Premises, and Sublessee shall be entitled to the portion of such proceeds attributed to the fixtures and property on the Leased Premises which would be removed by Sublessee.

25. Assignment and Subletting. Sublessor may, in its sole discretion assign, transfer or otherwise encumber this Sublease Agreement. Sublessee shall not cause, or permit, by operation of law or otherwise, any assignment, encumbrance or transfer of this Sublease Agreement or any estate or interest therein without the prior written consent of Sublessor. Sublessee shall not sublet the Leased Premises or any part thereof without the prior written consent of Sublessor. An assignment or subletting shall not relieve Sublessee of any of its obligations or liabilities for the term of this Sublease Agreement, both Sublessee and any subsequent assignees and Sublessee will be deemed to be bound hereunder. Sublessor's consent to any such assignment, transfer or subletting shall not constitute consent to any further assignment, transfer or subletting.

26. Indemnification. Sublessee shall indemnify and hold harmless Sublessor, the Authority, the City of Victorville, Stirling Airports International, LLC and their employees, agents and contractors from and against any and all claims arising from Sublessee's use of the Leased Premises, or from the conduct of Sublessee's business or from any activity, work or things done, permitted or suffered by Sublessee in or about the Leased Premises or any other portion of SCLA when such claims arise from the negligent acts or failure to act or from unlawful, intentional acts done by Sublessee. Sublessee shall further indemnify and hold harmless Sublessor and Sublessor's employees, agents and contractors from and against any and all claims arising from any breach or default in the performance of any obligation on Sublessee's part to be performed under the terms of this Sublease Agreement or arising from any grossly negligent or wrongful act or omission of Sublessee, or Sublessee's agents, contractors, employees, or invitees, and from and against all costs, attorney fees, expenses and liabilities incurred in the defense of any such claim or any action or proceeding brought thereon.

27. Sublessor's Environmental Representations.

(a) Except as provided in Section 11 hereof, Sublessor represents that to the best of its actual knowledge, the Leased Premises are free from any violations of law or regulations pertaining to occupational hazards and environmental conditions or Hazardous Materials as defined in Section 28 of this Sublease Agreement.

(b) Sublessee shall be solely responsible for obtaining at its sole cost and expense, any environmental permits required for its operation under this Sublease Agreement.

28. Compliance With Environmental Laws.

(a) The words and phrases set forth below shall have the following definitions:

(i) "Hazardous Material" means and includes any material that because of its quality, concentration or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. Hazardous Materials include hazardous wastes, toxic substances, petroleum products and motor

fuels and similar substances and materials, including all substances and materials defined as hazardous or toxic substances or materials under California Health and Safety Code Section 25501(l) and (m) or other similarly applicable state, federal or local law.

(ii) "Environmental laws" means and includes the various health and safety laws and regulations of state, federal and local agencies pertaining to the manufacture, use, storage, disposal, release, and reporting relating to hazardous materials

(b) As of the Lease Commencement Date, Sublessee shall not cause or permit any Hazardous Materials to be used, generated, manufactured, produced, stored, brought upon, or released, on, under or about the Leased Premises, or transported to and from the Leased Premises, by Sublessee, its agents, employees, contractors, or invitees in violation of any environmental law. Sublessee shall indemnify, defend and hold harmless Sublessor, the Authority and Stirling Airports International from any damage, cost, expense, liability, fine, or penalty resulting from any unauthorized discharge, emission, spill, storage, release, disposal or use of any hazardous materials by Sublessee, its officers, agents, employees, contractors or invitees or any of them. This obligation of Sublessee shall survive the Termination Date or earlier termination of this Sublease Agreement, and shall apply whenever Sublessor incurs cost or liability arising from any use or activity of Sublessee relating to Hazardous Materials during the Term hereof. Notwithstanding the above, the parties acknowledge and agree that Sublessee shall only be responsible for any Hazardous Material used, generated, manufactured, produced, stored, brought upon, or released, on, under or about the Leased Premises, or transported to and from the Leased Premises, by Sublessee, its agents, employees, contractors, or invitees.

(c) Without limiting the foregoing, if the presence of any Hazardous Material on, under or about the Leased Premises caused by Sublessee, its agents, employees, contractors, or invitees results in an unpermitted, unscheduled or unauthorized release or contamination of the Leased Premises by such Hazardous Material at any time during the Term of this Sublease Agreement, then Sublessee shall at its sole cost and expense promptly take all actions necessary to return the Leased Premises to the condition existing prior to the unpermitted, unscheduled or unauthorized release of any such Hazardous Material to the Leased Premises.

(d) Sublessee shall immediately notify Sublessor of the occurrence of any of the following events: (i) receipt by Sublessee of any correspondence or communication from any governmental entity regarding the application of environmental laws to the Leased Premises or the investigation or enforcement by such governmental entity of any such environmental laws in connection with Sublessee's occupancy or use of the Leased Premises, and (ii) unpermitted, unscheduled or unauthorized release of any Hazardous Material on the Leased Premises which may occur at any time during the Term of the Sublease Agreement.

(e) To the extent Sublessee may conduct any use or activity on the Leased Premises which includes the use, handling, transport, or disposal of any Hazardous Material in quantities which exceed the threshold amounts authorized under California Health and Safety Code Section 25503.5, Sublessee shall, at its sole cost and expense, prepare and submit to the

City of Victorville for approval, renewal or amendment, as applicable, a Business Plan for the Leased Premises, as the term ABusiness Plan" is described under California Health and Safety Code Section 25504.

29. Surrender of Leased Premises. Upon the termination of this Sublease Agreement, Sublessee shall surrender and deliver the Leased Premises to Sublessor clean and free of debris in as good condition as it is on the Lease Commencement Date of this Sublease Agreement, excluding reasonable wear and tear.

30. Compliance with Laws. Sublessee shall comply with all applicable Federal, State and local laws, regulations and standards that are or may become applicable to Sublessee's activities on the Leased Premises. Sublessee agrees to abide by and conform to the Rules and Regulations attached hereto as Exhibit "D", and incorporated herein by this reference and as may be amended from time to time, and to cause its employees, suppliers, shippers, customers, and invitees to so abide and conform. In addition, Sublessee agrees to abide by the FAA regulations as attached hereto as Exhibit "E" and incorporated herein by this reference and as may be amended from time to time. Sublessor shall have the right, from time to time, to modify, amend and enforce said rules and regulations. Sublessor shall not be responsible to Sublessee for the non-compliance of said rules by other tenants, their agents, employees and invitees. The judgment of any court of competent jurisdiction, or the admission of Sublessee in a proceeding brought against Sublessee by any government entity, that Sublessee has violated any such statute, ordinance, regulation, or requirement (except where such admission may be the basis for settlement) shall be conclusive as between Sublessor and Sublessee and shall constitute grounds for declaration of default, breach, forfeiture, and termination of this Sublease Agreement by Sublessor.

31. Defaults. Unless otherwise provided for under any other provision of this Sublease Agreement, in the event Sublessee should default in the performance of any covenant or condition of this Sublease Agreement (excluding the payment of Monthly Base Rent or other amounts due hereunder) and such default is not cured or removed within thirty (30) days after service of written notice upon Sublessee of such default in the performance of any covenants and conditions; then in such event, Sublessor shall have the right and option to terminate this Sublease Agreement, to re-enter the Leased Premises, to evict Sublessee and to remove Sublessee's possessions, all without being deemed guilty of any trespass, and without prejudice to any claim for arrears of rent or breach of covenant. Notwithstanding the foregoing, if Sublessee, prior to the expiration of such thirty (30) day period for default diligently commences to cure such default but is unable to do so within the thirty (30) day period, then such period shall be extended for an additional thirty (30) days provided Sublessee continues to make a diligent effort to cure the default. Any statutory notice required as part of any eviction action or similar type of proceeding may be included with any notice of default given pursuant to this Section and Sublessor need not declare a default and have such default remain uncured prior to delivery of such statutory notice.

Failure to pay Monthly Base Rent or any other amounts when due shall be deemed a default under this provision. Sublessee shall cure such default within five (5) days after service of written notice.

32. Remedies of Sublessor. In the event of any breach of the Sublease Agreement by Sublessee and Sublessee's failure to cure said breach in the time prescribed for such breach, Sublessor may at any time thereafter, with or without notice or demand and without limiting Sublessor in the exercise of any other right or remedy which Sublessor may have by reason of such breach:

(i) terminate Sublessee's right to possession of the Leased Premises by any lawful means, in which case this Sublease Agreement shall terminate and Sublessee shall immediately surrender possession of the Leased Premises to Sublessor. In such event, Sublessor shall be entitled to recover from Sublessee all damages incurred by Sublessor by reason of Sublessee's default, including, but not limited to the cost of repairing or restoring damages to the Leased Premises caused by Sublessee, the cost or removal of Sublessee's improvements, fixtures and other contents of the Leased Premises, costs associated with past or future brokerage commissions and marketing expenses and the other costs payable by Sublessor in connection with the recovery of possession of the Leased Premises, including reasonable attorneys' fees; and or

(ii) pursue any other remedy now or hereafter available to Sublessor under the laws of the State of California.

33. Default by Sublessor. In the event Sublessor should default in the performance of any covenant or condition of this Sublease Agreement and such default is not cured or removed within thirty (30) days after service of written notice of default upon Sublessor, then in any such event, Sublessee shall have the right and option to terminate this Sublease Agreement. If Sublessor, prior to the expiration of such thirty (30) day period for a default, diligently commences to cure such default, but is unable to do so within the thirty (30) day period, then such period shall be extended for an additional thirty (30) days provided Sublessor continues to make a diligent effort to cure the default. In event of uncured default Sublessee shall have all remedies available at law or in equity for any default or breach of this Sublease Agreement by Sublessor.

34. Force Majeure-Unavoidable Delays. If the performance of any act required by this Sublease Agreement to be performed by either Sublessor or Sublessee is prevented or delayed by reason of an act of God, strike, lockout, labor troubles, inability to secure materials, unreasonably restrictive governmental laws or regulations, or any other cause except financial inability that is not the fault of the party required to perform the act, the time for performance of the act will be extended for a period equivalent to the period of delay, and performance of the act during the period of delay will be excused. However, nothing contained in this Section shall excuse the prompt payment of Monthly Base Rent or other amounts due by Sublessee as required by this Sublease Agreement or the performance of any act rendered difficult solely because of the financial condition of the party required to perform the act.

35. Notices. Any and all notices or demands required or permitted to be given hereunder must be personally delivered or be mailed by registered or certified mail, return receipt requested, addressed as follows:

To Sublessor: Southern California Logistics Airport Authority
18374 Readiness Street
Victorville, California 92394
Attn: Executive Director

With copies to: Stirling Airports International, LLC
27422 Portola Parkway, Suite 300
Foothill Ranch, CA 92610
Attn: Dougall Agan

Green, de Bortnowsky & Quintanilla, LLP
23801 Calabasas Road, Suite 1015
Calabasas, CA 91302
Attn: Andre de Bortnowsky

To Sublessee: Freeman Holdings California, LLC
Building 610 Forbes Field
Topeka, KS 66619
Attn: Chris Freeman

or at such other address or addresses that either party may hereafter designate in writing to the other. Any notice or demand which is mailed by registered or certified mail as provided above shall be deemed to be effective and given for all purposes four (4) business days following the time of deposit thereof in the United States mail.

36. Competition Clauses.

(a) Nothing shall prevent Sublessor from entering into subleases with prospective tenants who may be in competition with the rights and privileges granted to Sublessee hereunder. Except as otherwise required by law, however, Sublessor agrees not to enter into any sublease, lease, contract or other agreement with any fixed base operator at SCLA, which contains more favorable terms than this Sublease Agreement, or to grant any other fixed base operator any rights, privileges or concessions which are not granted to Sublessee herein, unless identical terms, rights privileges and concessions are concurrently made available to Sublessee.

(b) Furthermore, except as otherwise required by law, Sublessor shall not grant to any entity or person the right to compete with Sublessee unless said competitor is required as a condition of the contract to first make capital investment equal to that invested by Sublessee into the Leased Premises provided that said capital investment requirement shall cease upon the termination of Sublessee' government fueling contract (DESC) for cause.

37. Miscellaneous.

(a) One or more waivers of any provision of this Sublease Agreement by Sublessor shall not be construed as a waiver of a subsequent breach of the same provision and Sublessor's consent or approval shall not be deemed to waive or render unnecessary Sublessor's consent or approval to or of any subsequent or similar act by Sublessee.

(b) If either party to this Sublease Agreement shall bring any action, suit, counterclaim, appeal, arbitration, or mediation for any relief against the other, declaratory or otherwise, to enforce the terms hereof or to declare rights hereunder (collectively, an Action), the losing party shall pay to the prevailing party a reasonable sum for attorneys' fees and costs (at the prevailing party's attorneys' then-prevailing rates as increased from time to time by the giving of advance written notice by such counsel to such party) incurred in bringing and prosecuting such Action and/or enforcing any judgment, order, ruling, or award (collectively, a Decision) granted therein, all of which shall be deemed to have accrued on the commencement of such Action and shall be paid whether or not such Action is prosecuted to a Decision. Any Decision entered in such Action shall contain a specific provision providing for the recovery of attorneys' fees and costs incurred in enforcing such Decision. The court or arbitrator may fix the amount of reasonable attorneys' fees and costs on the request of either party. For the purposes of this paragraph, attorneys' fees shall include, without limitation, fees incurred in the following: (1) postjudgment motions and collection actions; (2) contempt proceedings; (3) garnishment, levy, and debtor and third party examinations; (4) discovery; and (5) bankruptcy litigation. "Prevailing party" within the meaning of this paragraph includes, without limitation, a party who agrees to dismiss an Action on the other party's payment of the sums allegedly due or performance of the covenants allegedly breached, or who obtains substantially the relief sought by it. Nothing contained in this Section shall be interpreted to mean that Sublessor has agreed to arbitrate any dispute which may arise hereunder.

(c) This Sublease Agreement can be modified, supplemented, amended or rescinded only by a writing expressly referring to this Sublease Agreement and signed by Sublessor and Sublessee.

(d) If any term of this Sublease Agreement or any application thereof shall be invalid or unenforceable, the remainder of this Sublease Agreement and any other application of such term shall not be affected thereby. Unless otherwise expressly provided herein, any approval or consent of Sublessor required hereunder shall not be unreasonably withheld or delayed. This Sublease Agreement shall be binding upon and inure to the benefit of and be enforceable by the respective successors of the parties hereto. The headings in and the table of contents of this Sublease Agreement are for purposes of reference only and shall not limit or define the meaning hereof.

(e) This Sublease Agreement contains the entire understanding and agreement of the parties, supersedes all prior understandings and agreements, and cannot be changed orally. This Agreement shall be construed in accordance with the laws of the State of California. Time is of the essence.

(f) Any conflict between the printed provisions, exhibits, or addenda of this Sublease Agreement and the typewritten or handwritten provisions, if any, shall be controlled by the typewritten or handwritten provisions provided such typewritten or handwritten provisions are initialized by both parties.

(g) This Sublease Agreement shall be of no force and effect unless executed by both parties.

(h) This Sublease Agreement may be executed by the parties in counterparts, and when executed by each of the parties, each counterpart shall be deemed to be a part of the same instrument.

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IN WITNESS WHEREOF, this Agreement has been executed to be effective as of the date and year first above written.

SUBLESSOR:

SOUTHERN CALIFORNIA LOGISTICS AIRPORT AUTHORITY

Date: _____

By: _____
Title: _____

SUBLESSEE:

FREEMAN HOLDINGS CALIFORNIA, LLC
dba Million Air Victorville

Date: _____

By: _____
Title: _____

APPROVED AS TO FORM
GREEN, DE BORTNOWSKY & QUINTANILLA, LLP

By: _____
Authority Counsel

EXHIBIT "A"

DESCRIPTION OF LEASED PREMISES

EXHIBIT "B"

FUEL FARM OPERATING AGREEMENT

SOUTHERN CALIFORNIA LOGISTICS AIRPORT

Fuel Farm Operating Agreement

THIS AGREEMENT, made this 17th day of January, 2006 by and between the SOUTHERN CALIFORNIA LOGISTICS AIRPORT AUTHORITY (hereinafter the "Authority"), a joint powers authority organized and existing under the laws of the State of California and having its principal office at 18374 Readiness Street, Victorville, CA 92394 and FREEMAN HOLDINGS CALIFORINA, LLC a California limited liability company dba Million Air Victorville (hereinafter "Sublessee") and having its principal office at Building 610 Forbes Field, Topeka, Kansas 66619.

WITNESSETH:

WHEREAS, in 1988, the Defense Base Closure and Realignment Commission recommended that former George Air Force Base ("GAFB") be closed, which closure has occurred. In response to the closure, several of the local communities adjacent and in proximity to GAFB deemed it desirable to form a joint powers authority to create the Victor Valley Economic Development Authority ("VVEDA"); and

WHEREAS, VVEDA was established under California Government Code Section 6500 et. seq. and was formed pursuant to the provisions of a certain joint exercise of powers agreement, as amended (the "Fourth Amended Joint Exercise of Powers Agreement"); and

WHEREAS, the Fourth Amended Joint Exercise of Powers Agreement provided that VVEDA has, amongst its other powers, the power to enter into and execute contracts and leases for real and personal property; and

WHEREAS, in accordance with the terms of the Fourth Amended Joint Exercise of Powers Agreement, VVEDA has delegated its decision making authority with respect to GAFB to the Authority which now has the authority to enter into and execute lease transactions and sales and disposition transactions on behalf of VVEDA pertaining to GAFB which is now known as the Southern California Logistics Airport ("SCLA"); and

WHEREAS, the Authority and Sublessee have entered into a Sublease Agreement executed contemporaneously herewith for Buildings 719 and 728 upon which Sublessee has agreed to perform fixed base operations at SCLA (the "Sublease"); and

WHEREAS, in order to carry out its fixed based operation at SCLA under the Sublease, Sublessee must have access and permission to operate the SCLA Fuel Farm (the "Fuel Farm"); and

WHEREAS, Sublessee and the Authority desire, subject to the terms and conditions herein, to enter into this Agreement whereby Sublessee would operate and maintain the Fuel Farm on behalf of the Authority.

NOW, THEREFORE, in consideration of the premises, and of the mutual agreements contained herein, the Authority hereby retains Sublessee to manage the operate and maintain the Fuel Farm on the following terms and conditions:

ARTICLE ONE. TERM

1.0 This Agreement shall become effective upon its execution by both parties and shall, subject to the terms and conditions set forth herein, remain in effect for a term to run in parallel with the Term of the Sublease.

ARTICLE TWO. RESPONSIBILITIES OF SUBLESSEE

2.0 Sublessee pursuant to this Agreement shall:

a. Operate and maintain the Fuel Farm on behalf of the Authority. Maintenance includes routine items such as filter changes, receipt and delivery of fuels and minor maintenance items as reasonably required by the Authority.
b. Provide the staffing and management ("Staffing") to operate the Fuel Farm as required at SCLA.
c. Maintain all required certification needed to operate the Fuel Farm.
d. Pay for all utility charges of the Fuel Farm; provided, however, the Authority shall be responsible for all capital maintenance items.
e. Submit a monthly activity report to the Authority during the term of this Agreement. The report shall provide information Sublessee's activity including total fuel sales. The report is due by the twentieth (20th) day of the following month.

2.1 Sublessee shall operate the Fuel Farm in a safe and efficient manner and maintain the Fuel Farm in a clean, orderly, safe and operational condition in conformity with all applicable federal, state and local laws, rules and regulations and other legal requirements. Sublessee shall use its best efforts to conduct such operations in a manner which is compatible with the interests of the Authority, the community surrounding SCLA and the users of SCLA.

2.2 Sublessee shall be responsible for all city, county, state and federal taxes and assessments, now or in the future, arising out of or as a consequence of any activity conducted by Sublessee at the Fuel Farm. Sublessee shall pay all property assessed real and person property taxes assessed against the Fuel Farm by reason of its use and occupation no later than the due date for payment thereof. Failure by Sublessee to pay such duly assessed personal and real property taxes when due shall be cause to terminate this Agreement by the Authority.

ARTICLE THREE. FEES

3.0 Sublessee shall pay to the Authority each month during the Term of this Agreement, an airport fuel flowage fee, as identified in the airport rates and fees schedule, for fuel purchased by Sublessee during the calendar month just ended. This payment is due within twenty (20) days after the end of the month.

ARTICLE FOUR. ENVIRONMENTAL RESPONSIBILITY

4.0 All responsibility of storage, handling and dispensing of fuels, oils and any other hazardous materials, which Sublessee brings upon or allows to be brought upon the Fuel Farm, shall be that of Sublessee. Such responsibility shall include but not be limited to any storage tanks. Sublessee shall be responsible for compliance with all applicable federal, state and local laws and regulations relative to the reporting, storage, handling, and dispensing of fuels, oils and any other hazardous materials, which Sublessee brings on or allows to be brought upon the Fuel Farm. Any incident reportable under any federal, state, or local laws, rules or regulations shall concurrently be reported to the Authority.

ARTICLE FIVE. FAA REQUIREMENTS AND NON-DISCRIMINATION

5.0 Sublessee agrees to comply with, and to cause its officers, employees and agents to comply with all applicable rules and regulations promulgated by the FAA, the Authority and other applicable federal, state and local laws, rules and regulations and to promptly obey all orders, directives and requirements in respect thereto.

5.1 Sublessee will not discriminate or permit discrimination against any person or class of persons by reason of race, color, creed, sex, religion, age, physical or mental handicap or national origin, with respect to anything done pursuant to or affected by this Agreement, in any manner prohibited by Part 21 of the U.S. Department of Transportation Regulations or any amendments thereto or any other applicable federal, state or local statute, law, regulation, rule or requirement, including but not limited to grant agreements heretofore or hereafter executed by the Authority.

5.2 Sublessee shall furnish any accommodations and/or services it may be required to provide at SCLA on a fair, equal and non-discriminatory basis to all users thereof and it shall charge fair, reasonable and not unjustly discriminatory prices for each unit or service.

5.3 Sublessee shall operate the Fuel Farm so as to make accommodations and services available to the public without discrimination on the basis of race, creed, color, sex, religion, age, physical or mental handicap or national origin and shall not withhold its accommodations or services from any member of the public without just cause.

5.4 Non-compliance with any provision of this Article shall constitute a material breach of this Agreement.

ARTICLE SIX. BANKRUPTCY

6.0 If at any time during the term of this Agreement, any petition in bankruptcy shall be filed by Sublessee; or if Sublessee shall be adjudicated bankrupt; or if a Receiver shall be appointed by any Court of competent jurisdiction to take possession of Sublessee's property; or if Sublessee shall make any assignment for the benefit of creditors, this Agreement shall, at the option of the Authority, immediately cease, terminate and expire.

ARTICLE SEVEN. ASSIGNMENT

7.0 Sublessee shall not, except with the prior written approval of the Authority, assign, or transfer this Agreement or any part hereof, or any payments due hereunder.

ARTICLE EIGHT. TERMINATION

8.0 The Authority reserves the right, at its option, to terminate this Agreement:

(a) for cause, in the event of a material breach by giving Sublessee thirty (30) days notice of such breach, provided Sublessee has not cured such breach within such thirty (30) day period, or, if such breach is not capable of being cured within such period, shall not have diligently commenced such cure within such period or shall not continue prosecuting the same with due diligence, or

(b) in the event that the Authority does not appropriate funds for the operation of SCLA, on three (3) months notice by the Authority to Sublessee, hereof.

8.1 Sublessee reserves the right, at its option, to terminate this Agreement:

(a) for cause, in the event of a material breach by the Authority, by giving the Authority thirty (30) days notice of such breach, provided the Authority has not cured such breach within such thirty (30) day period, or, if such breach is not capable of being cured within such period, shall not have diligently commenced such cure within such period or shall not continue prosecuting the same with due diligence.

ARTICLE NINE. ADVERTISING AND PROMOTION

9.0 Sublessee shall not erect, install, place or use at SCLA any advertising or promotional device intended to attract attention to Sublessee as a business entity or otherwise, including, but not limited to signs and electronic or radio loudspeakers, without obtaining the prior written consent of the Authority Director.

ARTICLE TEN. REMEDIES CUMULATIVE

10.0 The failure of the Authority or Sublessee to insist upon strict performance of any term, condition or covenant herein, shall not be considered a waiver or relinquishment of a subsequent breach or default of the terms, conditions and covenants herein. The remedies contained herein are cumulative and shall not limit or restrict any other remedy at law or in equity to which either party may be entitled.

ARTICLE ELEVEN. NOTICES

11.0 All notices to either party pursuant to this Agreement shall be in writing, signed by the party giving such notice, and shall be served either personally or by certified mail, return receipt requested, as follows:

TO AUTHORITY:

Southern California Logistics Airport Authority
18374 Readiness Street
Victorville, California 92394
ATTN: Executive Director

COPY TO:

Green, de Bortnowsky & Quintanilla, LLP
23801 Calabasas Road, Suite 1015
Calabasas, California 91302
ATTN: Andre de Bortnowsky

TO SUBLESSEE:

Freeman Holdings California, LLC dba Million Air Victorville
Building 610 Forbes Field
Topeka, KS 66619
ATTN: Chris Freeman, President

ARTICLE TWELVE. RELATIONSHIP OF THE PARTIES

12.0 Nothing in this Agreement shall be construed to constitute Sublessee as the partner or the employee of the Authority, nor shall either party have the authority to bind the other in any respect, it being intended that each shall remain an independent contractor responsible only for its own actions.

ARTICLE THIRTEEN. INSURANCE AND INDEMNIFICATION

13.0 The Authority agrees to defend, indemnify and hold harmless Sublessee from any and all damages, claims, demands, obligations, suits, judgments, penalties, causes of action, losses or liabilities at any time made, received, incurred or accrued by Sublessee as a result of or arising out of any breach or default in the performance of any obligation on the Authority's part to be performed under the Agreement or arising from any negligent or wrongful act or omission of the Authority, its agents or employees, and from and against all costs, attorneys fees, expenses and liabilities incurred in the defense of any such claim or action or proceeding brought thereon.

13.1 Sublessee agrees to defend, indemnify and hold harmless the Authority, VVEDA, Stirling Airports International, LLC and the City of Victorville and their officers, employees and agents, from any and all damages, claims, demands, obligations, suits, judgment penalties, causes of action, losses, or liabilities at any time made, received, incurred or accrued by the Authority as a result of or arising out of any breach or default in the performance of any obligation on Sublessee's part to be performed under this Agreement or arising from any negligent or wrongful act or omission of Sublessee or its

agents, employees, contractors or invitees and from and against all costs, attorneys fees, expenses and liabilities incurred in the defense of any such claim or action or proceeding brought thereon.

13.2 If either of the parties hereto receives a claim, demand, suit or judgment for which the other party has herein above agreed to indemnify, then the indemnitee shall promptly notify the indemnitor of such claim, demand, suit or judgment and the indemnitor shall assume the burden of investigation, settlement, compromise, satisfaction or defense.

13.3 Sublessee in its own name and naming the Authority, VVEDA, Stirling Airports International, LLC and the City of Victorville as additional insured shall maintain and pay the premium on a comprehensive general liability policy. Said policy shall afford coverage for the operations of Sublessee on, in or about the SCLA and shall include automotive and contractual liability assumed under this Agreement with respect to bodily injuries and property damage. Said policy shall cover loss or liability for damages in the amount of Five Million Dollars ($5,000,000), combined single limit for each bodily injury, death or property damage occurring by reason of Sublessee's operation on, in or about SCLA.

13.4 If and to the extent required by law Sublessee shall carry and maintain workers' compensation and similar insurance in form and amounts required by law.

13.5 All insurance which Sublessee shall carry or maintain pursuant to this Article Thirteen shall be in such form, for such amounts, for such periods of time as the Authority may require or approve in its reasonable discretion and shall be issued by an insurance company or companies authorized to do business in California and which maintains during the term of the policy a "General Policy Holder's Rating" of at least A(1), as set forth in the most current edition of "Best's Insurance Guide". Sublessee shall not be entitled to assign to any third party rights of action which Sublessee may have against the Authority without the prior written consent of the Authority, which consent shall not be unreasonably withheld. All policies or endorsements issued by the respective insurers for commercial general liability insurance will name the Authority, VVEDA, Stirling Airports International, LLC and the City of Victorville as additional insureds and provide that: (i) any loss shall be notwithstanding any act or failure to act or negligence of Sublessee or the Authority or any other person; and (ii) no cancellation, reduction in amount, or material change in coverage thereof shall be effective until at least thirty (30) days after receipt by the Authority of written notice thereof.

13.6 Sublessee shall deliver or cause to be delivered to the Authority concurrently upon the effective date of this Agreement and endorsement of its commercial general liability insurance policy evidencing the existence of the insurance coverage required by the Authority and shall also deliver, no later than thirty (30) days prior to the expiration of any such policy, a certificate of insurance evidencing each renewal policy covering the same risks.

ARTICLE FOURTEEN. SUBCONTRACTING

14.0 Sublessee shall not enter into any subcontract to effectuate the terms of this Agreement without obtaining the prior written consent of the Authority in accordance with then existing Authority procedures.

ARTICLE FIFTEEN. RIGHT OF ACCESS AND INSPECTION

15.0 The Authority reserves the right to observe, monitor, review and inspect any aspect of the Fuel Farm or its operations at any time. The Authority shall have access at all reasonable times to all Fuel Farm operating and financial records and data maintained by Sublessee. The Authority shall have the right to audit Sublessee's operations at the Fuel Farm. Sublessee shall retain all its financial records and data relating to Fuel Farm operations for a period of three (3) years from the date of termination of this Agreement. Such records shall include all documents related to or pertinent to fuel purchases and sales or fees collected by Sublessee.

ARTICLE SIXTEEN. REQUIRED APPROVALS

16.0 This Agreement is subject to approval prior to the effective date by Sublessee and by the Authority Board.

ARTICLE SEVENTEEN. INTERPRETATION

17.0 The Article headings herein are inserted only as a matter of convenience and in no way define, or limit the scope or intent of any provision hereof.

17.1 This Agreement constitutes the entire agreement of the parties and may be amended only by duly executed and authorized written instrument signed by both parties.

17.2 This Agreement and the rights and obligations of the parties hereto, and performance thereunder shall be governed by and construed in accordance with the laws of the State of California excluding those relating to Conflicts of Law.

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IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first written above subject to the approvals provided in Article Sixteen.

AUTHORITY

SOUTHERN CALIFORNIA LOGISTICS
AIRPORT AUTHORITY

By: _____
Executive Director

SUBLESSEE

FREEMAN HOLDINGS CALIFORNIA, LLC
dba Million Air Victorville

By: _____

Title: _____

APPROVED AS TO FORM:

_____
Authority Counsel

EXHIBIT "C"

Million Air Minimum Standards

- Provide quality FBO franchise; emphasizing customer service.
- Services to include, but not necessarily limited to: fueling aircraft and equipment, de-fueling, equipment rental, towing, cargo handling, catering.
- Provide quality Aircraft ground handling (including marshalling, relocating, offloading, servicing, etc.).
- Provide quality service to the military rotation program.
- Provide quality service to commercial cargo operations.
- Provide Uniformed personnel.
- Operating hours consistent with business requirements (Maintain minimum business hours of 6:00 a.m. to 9:00 p.m.)
- Clean facilities.
- Maintain in good repair the required "minimum equipment list".
- Assist SCLA marketing activities in the cargo and corporate aviation sectors.
- Maintain a call-out number for service requests after hours.

EXHIBIT "D"

AIRPORT RULES AND REGULATIONS

EXHIBIT "E"

FAA REGULATIONS

VICTORVILLE REDEVELOPMENT AGENCY
AGENDA

REGULAR MEETING
JULY 18, 2006
7:00 P.M.

MOJAVE DESERT AIR QUALITY
MANAGEMENT DISTRICT - BOARDROOM
14306 PARK AVENUE
www.ci.victorville.ca.us

THE REDEVELOPMENT AGENCY MEETING IS SCHEDULED TO BEGIN AT 7:00 P.M. OR AS SOON THEREAFTER AS POSSIBLE UPON THE CONCLUSION OF THE MEETING OF THE SOUTHERN CALIFORNIA LOGISTICS AIRPORT AUTHORITY

ANY INDIVIDUAL WITH A DISABILITY WHO REQUIRES REASONABLE ACCOMMODATION TO PARTICIPATE IN A RDA MEETING MAY REQUEST ASSISTANCE AND/OR RECEIVE THE AGENDA IN AN ALTERNATIVE FORMAT BY CONTACTING THE VICTORVILLE CITY CLERK'S OFFICE (760) 955-5026 NO LATER THAN 72 HOURS PRIOR TO THE MEETING

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

1. PUBLIC COMMENT ON ITEMS OF INTEREST TO THE PUBLIC

PUBLIC HEARING

2. A PUBLIC HEARING CALLED TO HEAR ARGUMENTS FOR OR AGAINST THE ADOPTION OF RESOLUTION NO. R-06-007 ENTITLED:

RESOLUTION OF THE VICTORVILLE REDEVELOPMENT AGENCY APPROVING THE MIDTERM REVIEW OF THE SECOND FIVE-YEAR IMPLEMENTATION PLAN (INCLUDING HOUSING COMPLIANCE PLAN) FOR THE OLD TOWN/MIDTOWN REDEVELOPMENT PROJECT 2003-04 THROUGH 2007-08

WRITTEN COMMUNICATIONS

3. PRESENTATION OF REQUEST TO AUTHORIZE EXECUTION BY THE DIRECTOR OF ECONOMIC DEVELOPMENT OF AN OPTION AGREEMENT WITH VOIT DEVELOPMENT COMPANY LLC

***ADJOURNMENT

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VICTORVILLE
California

AGENDA ITEM

RDA MEETING OF: JULY 18, 2006

SUBMITTED BY: Carolee Bates
Agency Secretary

DATE: 7-11-06

SUBJECT: PUBLIC COMMENT ON ITEMS OF INTEREST TO THE PUBLIC

RECOMMENDATION: N/A

FISCAL IMPACT: N/A
Budget Amount:
Budget Acct. No.:

--Finance Department Use Only--
Additional Appropriation:

____No
____Yes/$ Amt.:

Finance Director Review and Approval____

DISCUSSION: State law requires that each agenda of a governing body provide an opportunity for members of the public to address the legislative body on items of interest to the public within the body's subject matter of jurisdiction.

Accordingly, this item has been placed on the agenda to afford an opportunity for public comment at this time.

CB/dl

Public Comment
#1
7-18-06

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VICTORVILLE

California

VICTORVILLE REDEVELOPMENT AGENCY
BOARD OF DIRECTORS
MEETING OF: July 18, 2006

SUBMITTED BY: Keith C. Metzler
Director of Economic Development

DATE: July 10, 2006

SUBJECT: Midterm Review of the Second Five-Year Implementation Plan for the Old Town/ Midtown Redevelopment Project Area (2003-2004 through 2007-2008)

RECOMMENDATION: That Your Honorable Board of Directors conduct the public hearing and adopt Resolution R-06-007 approving the Mid-Term Review of the Second Five-Year Implementation Plan for the Old Town/Midtown Redevelopment Project Area 2003-04 through 2007-08.

FISCAL IMPACT: None

Budget:
Budget Account No.:

--FINANCE DEPARTMENT USE ONLY--
Additional Appropriation:
No____
Yes/$Amount_____
Approved_____

DISCUSSION:
Pursuant to Health & Safety Code Section 33490, redevelopment agencies are required to adopt five-year implementation plans for the purpose of defining its goals and objectives for the upcoming five years of operation for its Redevelopment Project Areas. That section also requires that during the term of the adopted plan, the Agency must conduct a review of its accomplishments and allow for public input, perhaps even modifying the plan, as necessary.

The attached represents our Mid-Term Review of the adopted Old Town/Midtown Redevelopment Project Area's Second Five-Year Implementation Plan, which was previously approved by this board on July 19, 2005. In summary, this plan reviews the goals and objectives set forth in the Second Five-Year Implementation Plan, reviews current and proposed programs for the project area, and discusses financial resources available. Finally, this plan reviews housing unit production in the project area and discusses the inclusionary housing requirements, which are minimal.

Staff remains available for any questions or comments you might have.

KCM:slg

Attachment: Midterm Review of the Second Five-Year Implementation Plan

Public Hearing
#2
7-18-06

VICTORVILLE REDEVELOPMENT AGENCY

RESOLUTION NO. R-06-007

RESOLUTION OF THE VICTORVILLE REDEVELOPMENT AGENCY APPROVING THE MIDTERM REVIEW OF THE SECOND FIVE-YEAR IMPLEMENTATION PLAN (INCLUDING HOUSING COMPLIANCE PLAN) FOR THE OLD TOWN/MIDTOWN REDEVELOPMENT PROJECT 2003-04 THROUGH 2007-08

WHEREAS, the Victorville Redevelopment Agency (the "Agency") has been duly created and activated pursuant to the provisions of Section 33100, et seq. of the Health and Safety Code of the State of California by a duly adopted Ordinance of the City of Victorville, California; and

WHEREAS, the City Council of the City of Victorville, California (the "City Council") along with the Agency have caused the adoption of a Redevelopment Plan designated as the Old Town/Midtown Redevelopment Plan, as amended; and

WHEREAS, Health and Safety Code Section 33490, which was added by Assembly Bill 1290 enacted on January 1, 1994, requires that the Agency at least once (1) within the five-year term of the Implementation Plan prepare and adopt a Midterm Review which contains the status of the goals set by the Agency in the five-year Implementation Plan; and

WHEREAS, the Agency has prepared a Midterm Review of the Second Five-Year Implementation Plan (Including Housing Compliance Plan) for the Old Town/Midtown Redevelopment Project 2003-04 through 2007-08 (the "Midterm Review Report") which sets forth the requirements of Section 33490; and

WHEREAS, Section 33490 requires that the Agency must hold a public hearing in connection with its approval of the Midterm Review Report.

NOW, THEREFORE, THE VICTORVILLE REDEVELOPMENT AGENCY DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. The foregoing Recitals are true and correct and are incorporated herein by this reference.

Section 2. The Agency, having held a duly noticed public hearing in accordance with Health and Safety Code Section

33490, hereby finds and determines that the Midterm Review Report has been prepared in accordance with Section 33490.

Section 3. The Agency hereby approves the Midterm Review Report, a copy of which is attached hereto as Exhibit "A" and incorporated herein by this reference.

Section 4. The findings and determinations herein shall be final and conclusive. This Resolution shall take effect upon the date of its adoption.

PASSED, APPROVED AND ADOPTED this ___ day of July, 2006.

_____
CHAIRPERSON
VICTORVILLE REDEVELOPMENT AGENCY

ATTEST:

_____
AGENCY SECRETARY

VICTORVILLE REDEVELOPMENT AGENCY

AGENDA

July __, 2006

Item: **RESOLUTION OF THE VICTORVILLE REDEVELOPMENT AGENCY APPROVING THE MIDTERM REVIEW OF THE SECOND FIVE-YEAR IMPLEMENTATION PLAN (INCLUDING HOUSING COMPLIANCE PLAN) FOR THE OLD TOWN/MIDTOWN REDEVELOPMENT PROJECT 2003-04 THROUGH 2007-08**

Exhibit "A" - Midterm Review Report

Action to be Taken: Adopt Resolution append Exhibit "A"

Certified copy of Resolution to be returned to Green, de Bortnowsky & Quintanilla, LLP

VICT\0005\DOC\024-RDA Reso Approving Midterm Review for Imp Plan.doc
7/10/06 935 HvT

EXHIBIT "A"

MIDTERM REVIEW REPORT
(Old Town/Midtown Redevelopment Project)

VICTORVILLE
California

MID-TERM REVIEW OF THE SECOND FIVE-YEAR IMPLEMENTATION PLAN (INCLUDING HOUSING COMPLIANCE PLAN) FOR THE OLD TOWN/MIDTOWN REDEVELOPMENT PROJECT 2003-2004 THROUGH 2007-2008

Purpose: This midterm review is prepared pursuant to the requirements of California Health & Safety Code 33490 and is intended to serve as a tool utilized in reviewing the current Five-Year Implementation Plan (attached as Exhibit A) serving the Old Town/Midtown Redevelopment Project Area. In this review, the Agency will (1) assess the goals and objectives of the Five-Year Plan and modify as necessary; (2) assess the specific programs used to accomplish the goals and objectives; (3) review and create a financing plan that will allow for redevelopment activities for the remainder term of the Five-Year Implementation Plan; (4) address and/or modify approaches in meeting redevelopment housing compliance issues; (5) identify inclusionary housing requirements and outline a plan to meet those requirements, and (6) identify any accomplishments realized in the project area.

GOALS AND OBJECTIVES

The following goals and objectives were utilized to formulate the overall strategy for the Second Five-Year Implementation Plan and served as a guide for the Victorville Redevelopment Agency's activities within the Old Town/Midtown Redevelopment Project Area over the last three fiscal years:

- Utilize redevelopment efforts in accordance with the General Plan, Specific Plan, local codes and ordinances as they currently exist or may be hereafter amended.
- Assist and pursue programs for job retention and job creation; promoting such jobs to local residents on a long and short-term basis, thus promoting career advancement.
- Provide affordable housing to households with Low or Moderate Income.
- Provide adequate roadways. Correct street alignment, congestion and design problems.
- Provide assistance towards the enhancement of the building or rebuilding of adequate public infrastructure (i.e. curbs, gutters, sidewalks, backbone sewer system, backbone water system, backbone/underground electrical system).
- Provide financial investment/incentives to encourage the development of larger-scale industrial, commercial and residential facilities.
- Develop Strategic Action Plan for development of business, retail and residential conductive to a small Old Town district.
- Assess and define more accurately, a business climate that will ensure successful business revitalization.
- Mitigate any and all toxins and contaminants that may cause environmental sensitivity to the Project Area and its immediate surroundings.
- Achieve an environment reflecting a high level of concern for architectural, landscape and urban design principles appropriate to the objectives of the plan. Recreate and preserve a unique historic atmosphere.

OLD TOWN REDEVELOPMENT STRATEGY

The redevelopment strategy for the Old Town/Midtown Project Area is based on formulating public/private partnerships to eliminate blight.

This strategy principally focuses on the following goals and objectives:

1. Promote and provide affordable housing through the implementation of financing programs that include, but are not limited to:
    A. First-time home buyers assistance programs
    B. Infill housing development program
    C. Neighborhood beautification program
    D. Multi-family revitalization program
    E. Multi-family affordable housing gap finance
2. Promote and provide redevelopment programs that assist the finance of public improvements and facilities more properly identified herein.
3. A multitude of financial assistance programs that allow for, but are not limited to, the financing of off-site public improvements; the financing of certain aesthetic improvements that assist in carrying out a common architectural theme; assistance to small businesses, either new or relocating businesses, in obtaining affordable short term start up financing; financial aid programs for new construction and/or rehabilitation; and, assistance toward property acquisition.
4. To provide a continuum of planning studies that assess the efforts of the Agency.
5. Financially assist the enhancement of public safety services currently provided.
6. Prepare and submit on an annual basis, a Capital Improvement Program that becomes integrated and adopted within the City's Capital Improvement Program.

SPECIFIC PROGRAMS

The Agency will utilize the following programs to help achieve these goals and objectives:

Infill Housing Program
Old Town Victorville has seen some recent activity of home purchases specifically within the Project Area. In order to further stimulate this activity, the Agency has acquired and is planning additional purchases of available lots for development of new single-family homes. These homes will be available for purchase via standard financing and/or through the City's Mortgage Assistance Program. This project will stimulate the real estate market in the Project Area as well as increase the Project Area's stock of affordable housing. Recent land acquisition expenditures totaled $98,900.

Strategic Action Plan Development
The Agency has contracted with MIG and Keyser Marston Associates urban planners and redevelopment advisors respectively to develop façade improvement guidelines and a strategic action plan for overall development of Old Town Victorville. The plan will be based on a development time frame of approximately six months, with the end result being a development plan for the area. The plan will also be based on an economic analysis, providing a basis for economically viable projects for Old Town. This project will serve as a foundation for economic revitalization in the Project Area.

Mixed-use Retail and Residential Development
As part of the overall plan for Old Town, the Agency is considering projects from key housing and retail developers for a mixed-use project in Old Town. The proposed plan would include multi-family residential development with street-frontage retail. This development is expected to be a major catalyst to revitalization and economic stimulation in the area.

FINANCING PLAN

Financial Resources
Financial resources available to fund implementation activities in the Project Area are limited. Tax Increment revenues have been minimal. The following table summarizes actual Tax Increment revenues over the last 4 fiscal years, and projections for the next two fiscal years.

Table 1
Tax Increment Revenue Allocation

	Tax Increment	Housing Set-Aside	Non-Housing
2002-03*	$12,444	$2,489	$9,955
2003-04	$0	$0	$0
2004-05	$47,848	$9,570	$38,278
2005-06	$163,902	$32,780	$131,121
*2006-07***	$168,819	$33,764	$135,055
*2007-08***	$173,884	$33,777	$140,107

*FY 02-03 was the first year tax increment was received.
**FY 06-07 and 07-08 are tax increment projections.

As illustrated, the Project Area has not generated significant amounts of Tax Increment.

Capital Projects Fund
Table 2 presents a summary of actual and projected funds available for capital project (non-housing) programs during the term of the Five-Year Implementation Plan.

Table 2
Capital Projects Fund

	Non-Housing	Expenditures	Net Income
2002-03	$9,955	$129,306	(119,351)
2003-04	$0	$109,352	(109,352)
2004-05	$38,278	$224,271	(185,993)
2005-06	$131,122	$90,844	40,278
2006-07	$135,055	$237,398	(102,343)
2007-08	$140,107	$102,398	37,709

As demonstrated expenditures have exceeded non-housing revenues in the Old Town/Midtown Project Area. Therefore, the Redevelopment Agency has provided loans to the Old Town/Midtown

Redevelopment Project Area from other revenues. Repayment of such loans is anticipated from future increased Tax Increment revenues.

Housing Set-Aside
Table 3 presents a summary of actual and projected funds available for housing programs during the term of the current Five-Year Implementation Plan.

Table 3
Housing Fund

	Housing Set-Aside	Expenditures	Net Income
2002-03	$2,489	$0	$2,489
2003-04	$0	$0	$0
2004-05	$9,570	$0	$9,570
2005-06	$32,780	$0	$32,780
2006-07	$33,764	$0	$33,764
2007-08	$33,777	$0	$33,777

OLD TOWN/MIDTOWN HOUSING COMPLIANCE PLAN REVIEW

This Compliance Plan incorporates a summary of the Agency's affordable housing production activities and presents an affordable housing plan for the ten year planning period of 2004-2013.

The Housing Element of the City of Victorville ("City") outlines the City's strategy to preserve and enhance the community's residential character, expand housing opportunities for all economic segments and provide guidance and direction for local government decision making in all matter relating to housing.

The five goals of the City's Housing Element are as follows:

1. Victorville as a community which encourages the provisions of a wide range of housing by location, type of unit, and price to meet the existing and future needs in Victorville.
2. Victorville as a community which provides housing for all persons regardless or race, religion, sex, marital status, ancestry, national origin, or color.
3. Victorville as a community which encourages the maintenance and preservation of the existing housing stock.
4. Victorville as a community which encourages the property utilization of the undeveloped residential areas of the City.
5. Victorville as a city encouraging changes in State housing law to accurately reflect community housing needs.

The Housing Element specifies that the City will comply with the legal requirements of and be in compliance with the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) ("CRL"). The City's Housing Element has identified the Agency's Affordable Housing Fund ("Housing Fund") as one of the primary funding vehicles for addressing the City's affordable housing goals.

Since the adoption of the Second Five-Year Implementation Plan, the Agency has implemented the residential component of the Project Area's redevelopment strategies by undertaking the following

projects and programs to serve the affordable housing needs within the Old Town Redevelopment Project Area and to assist in meeting the requirements of state law regarding the setting aside and utilization of the 20% low and moderate income housing fund:

INCLUSIONARY HOUSING REQUIREMENTS

The following chart represents the inclusionary housing requirements of the Old Town Redevelopment Project Area, as adopted in the Second Implementation and Housing Compliance Plan, and includes new construction through the 2005-2006 fiscal year as reported to the Agency by the City of Victorville Building and Safety Department:

Affordable Housing Units Required Old Town Redevelopment Project Area Project Adoption to June 30, 2006			
	Total Units (1)	Very Low Income Units (40%)	Low/Moderate Income Units (60%)
No. of Replacement Units Required to Date	0	0	0
No. of Inclusionary Affordable Units Required to Date (15%)	0	0	0
Subtotal Required	0	0	0
No. Units w/ Affordability Covenants	0	0	0
Deficit/Surplus (-/+) in No. of Affordable Units Required	0	0	0

Dwelling Units Destroyed or Removed Directly or Indirectly by the Agency
The Agency has not destroyed (nor entered into any third-party agreements which resulted in destruction of) any housing units since the Project Area was adopted; no replacement units are required for the Project Area. Therefore, the replacement-housing requirement of Section 33413(a) for the Project Areas is zero.

At this time, the Agency does not plan to destroy, remove, or to assist financially with projects that result in the destruction or removal of affordable housing units in the Project Area. Therefore, no replacement housing is anticipated during the next ten years.

Deed Restrictions Applied to New and Rehabilitated Units within a Project Area
To date, the Agency has not directly constructed or rehabilitated any units within its project area.

FUTURE HOUSING UNITS

The following chart represents projections of future affordable housing units required in the Old Town Redevelopment Project Area. The 15 total unit projection is based on 3 single family units that have been permitted as of June 2006 and an estimated 12 units to be completed prior to June 2008. Also included in the chart is a projection of affordable housing units required throughout the term of the Second Five-Year Implementation Plan.

***Projected* Affordable Housing Units Required** **Old Town Redevelopment Project Area** **Project Adoption to June 30, 2008**			
	Total Units (15)	Very Low Income Units (40%)	Low/Moderate Income Units (60%)
No. of Replacement Units Required to Date	0	0	0
No. of Inclusionary Affordable Units Required to Date (15%)	2	1	1
Subtotal Required	2	1	1
No. Units w/ Affordability Covenants	0	0	0
Deficit/Surplus (-/+) in No. of Affordable Units Required	-2	-1	-1

Based on these projections, the Agency will need to provide two affordable units to meet its inclusionary housing requirements by June 30, 2008.

SPECIFIC ACCOMPLISHMENTS

The following specific accomplishments have taken place during the term of the Second Five-Year Implementation Plan:

Strategic Plan Development
There continues to be progress toward the completion of the Strategic Action Plan. The Task Force met various times during the Fiscal Year 2005-2006. The Plan will be completed in FY 2006-2007. Most recent accomplishments include the following:

- Meeting with City Council and the Planning Commission to review proposed plan and attain their approval. Meeting was very successful with both entities providing their approval of progress and decisions on the Action Plan thus far.
- Development of proposed catalytic development sites.
- Review and feedback from Keyser Marston Associates, real estate advisory, on budget required to move forward with actual development sites.

Specific Goals and Objectives Achieved:
Remove Blight, Encourage Private Sector Investment, Expand Economic Base and Employment Opportunities, Promote Compatible Development, Expand Resources for Land Development, Improve Architectural/Landscape/Urban Design Standards

BLIGHT ELIMINATED

As a result of these accomplishments, the following specific blight was eliminated:

Physical Conditions that Limit the Economic Viability and Use of Lots/Buildings
Lots of Irregular Shape, Inadequate Size, and Under Multiple Ownership
Inadequate Public Infrastructure/Facilities
Depreciated/Stagnant Property Values; Impaired Investments
High Business Turnovers and Vacancies/Low Lease Rates/Abandoned Buildings/Vacant Lots

Infill Housing Program
As part of the Infill Housing Program described earlier in this Plan, the Agency has acquired 6 residential lots for the purposes of facilitating infill development within the Project Area. The Agency anticipates additional residential lot purchases within the next 2 fiscal years.

Specific Goals and Objectives Anticipated:
Remove Blight, Encourage Private Sector Investment, Expand Resources for Land Development, Provide Affordable Homeownership Opportunities, Increase/Improve Affordable Housing Opportunities, and Stimulate the Real Estate Market in the Project Area.

BLIGHT ELIMINATED

As a result of these proposed programs/projects, the following specific blight will be eliminated:

Physical Conditions that Limit the Economic Viability and Use of Lots/Buildings
Depreciated/Stagnant Property Values; Impaired Investments

CalHome Grant
In Fiscal Year 2003-2004, the Agency was awarded a $500,000 CalHome grant from the State's Department of Housing and Community Development for the purposes of creating an owner-occupied rehabilitation program for residential property owners in the Old Town/Midtown Redevelopment Project Area. The rehabilitation program is expected to be operational during the 2006-2007 fiscal year and will coincide with the launch of the Old Town Strategic Action Plan.

VICTORVILLE
California

VICTORVILLE REDEVELOPMENT AGENCY
REDEVELOPMENT AGENCY BOARD MEETING
MEETING OF: July 18, 2006

SUBMITTED BY: Keith C. Metzler
Director of Economic Development

DATE: July 10, 2006

SUBJECT: Option Agreement – Voit Development Company LLC.

RECOMMENDATION: That Your Honorable Board of Directors authorize execution by the Director of Economic Development of an Option Agreement with Voit Development Company LLC.

FISCAL IMPACT: $1,633,400 (Gross Revenue)

Budget:
Budget Account No.:

--FINANCE DEPARTMENT USE ONLY—
Additional Appropriation:
No____
Yes/$Amount_____
Approved_____

DISCUSSION: The subject Option Agreement involves two separate pieces of property located within the Foxborough Industrial Park and owned by the Redevelopment Agency. The two parcels are remnant parcels to the original 77-acres purchased by the Agency in 2003 for the purposes of facilitating both the ConAgra and Nutro transactions. The subject parcels total nearly 12.5-acres and are intended to be served by our Municipal Utility.

Since the Agency has owned the subject sites it has also been marketing the subject properties for development purposes. The subject properties are zoned M-2, which will permit industrial uses. In marketing the subject sites, however, our efforts have been focused upon attracting users that will be high-energy consumers. Given that our target audience has been limited, it has caused us to pursue a development partnership with someone like Voit Development. This Option Agreement will permit both the Agency and Voit to cooperatively market the subject sites to specific industries such as plastics, fiberglass, wood, and metals, whereas, a result of its marketing it is expected that the subject sites can be development with multi-use tenants. Staff believes that because the types of companies it is trying to attract are so specialized, additional efforts are necessary and therefore, staff believes it is appropriate at this time to enter into an Option Agreement with Voit Development Company.

Written
#3
7-18-06

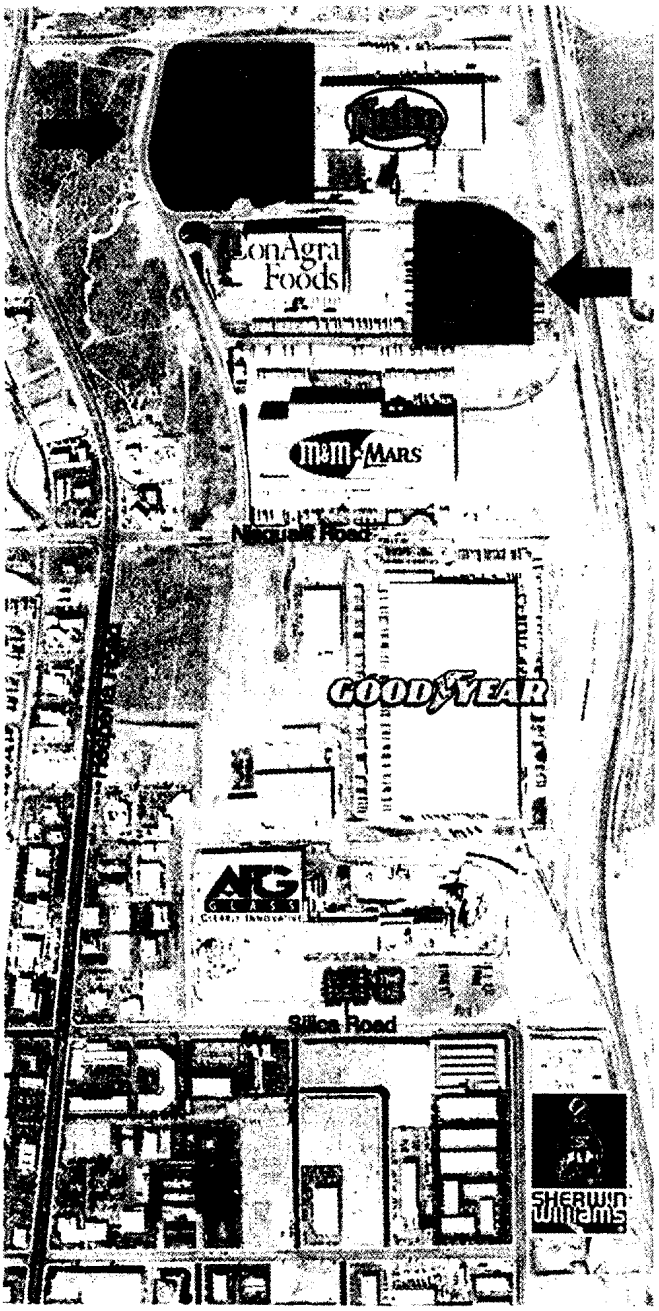
Finally, should Voit and the Agency be successful in attracting the agreed upon uses, the exercise of the Option will be subject to a Disposition and Development Agreement. Staff remains available for any questions or comments you might have.

KCM:jrt

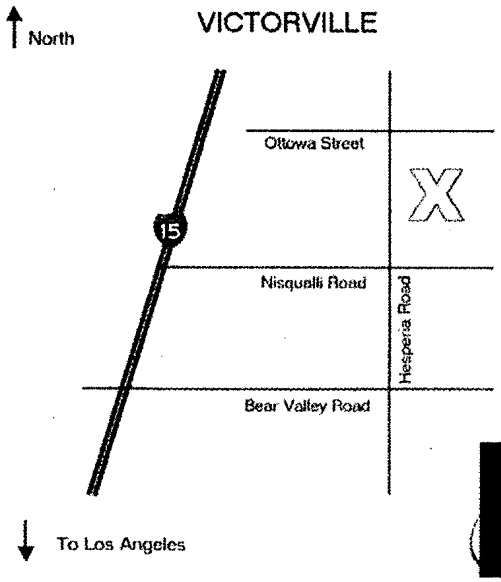
Attachments: Site Map
Option Agreement

FOXBOROUGH INDUSTRIAL PARK

15.29 Acres (12.49 Net Acreage)



- Foxborough Industrial Park, home to Goodyear, M&M/Mars, ConAgra Foods, Nutro Products, Sherwin Williams Paint, and AFG Industries
- Located in the Bear Valley Redevelopment Project Area in Victorville, Ca, adjacent to Nutro Products (a 350,000 s.f. manufacturing and distribution facility)
- Victorville Municipal Utility Services (VMUS), offering reliable and competitive energy costs
- 10.29 Acres Parcel (7.49 net acreage) (APN 3090-431-02)
- 5 Acres, adjacent to ConAgra Foods and BNSF main rail line (APN 3090-571-08)
- Zoned M-2, rough graded, with public utilities to the site



For more information on this property, please contact Collette Hanna at (760) 243-6324 or channa@ci.victorville.ca.us

VICTORVILLE
California

A WORLD OF OPPORTUNITY

DRAFT – FOR DISCUSSION PURPOSES ONLY

OPTION AGREEMENT

THIS OPTION AGREEMENT (this "Agreement"), dated as of _____ __, 2006 (the "Effective Date"), is entered into by and between the VICTORVILLE REDEVELOPMENT AGENCY, a public body, corporate and politic ("Agency"), and VOIT DEVELOPMENT COMPANY, LLC, a California limited liability company ("Optionee").

RECITALS

A. Agency is the owner of that certain real property located in the City of Victorville, California, which consists of two parcels, one of which contains approximately 10.29 gross acres, (7.49 net acre parcel - Parcel "A,") and the other which comprises approximately 5.00 net acres ("Parcel B"), which are more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference (collectively, the parcels are hereinafter referred to as the "Property"). Optionee desires to have an option to purchase the Property to enable Optionee to construct certain manufacturing facilities (the "Project"), which shall be more particularly described in the form of a Proposed Disposition and Development Agreement by and between Agency and Optionee, which shall be required as a condition to the exercise of the Option (the "Proposed DDA").

B. Development of the Project will assist in the elimination of blight in the Bear Valley Road Project Area (the "Project Area"), provide additional jobs, and substantially improve the economic and physical conditions in the Project Area in accordance with the purposes and goals of the Bear Valley Road Redevelopment Plan (the "Redevelopment Plan").

C. The Agency has determined that the land uses specified in this Agreement, and the provisions relating to development of the Project specified in this Agreement, are consistent with the provisions of the Redevelopment Plan and each of its applicable elements.

D. The Agency has determined that the development of the Project pursuant to this Agreement is in the best interests of the Agency, and the health, safety and welfare of the residents and taxpayers of the Project Area, and is in accord with the public purposes and provisions of applicable state and local laws.

E. The parties have determined that it is the intent and in the best interests of both Agency and Optionee to pursue development of the Project in such a manner that it provides for occupancy of the manufacturing facilities by end users that are consumers of significant levels of electrical energy.

AGREEMENT

IN CONSIDERATION of the terms and conditions of this Agreement and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Agency and Optionee agree as follows:

ARTICLE 1.

GRANT OF OPTION

Section 1.1 Option and Term. As of the date hereof, Agency grants to Optionee an option (the "Option") during the Term (as hereinafter defined) hereof to purchase from Agency, subject to the terms, covenants and conditions set forth herein, the Property together with any and all rights, privileges and easements appurtenant thereto owned by Agency. The term of the Option (the "Term") shall commence upon the Effective Date and shall expire eighteen (18) months thereafter, unless terminated as provided herein.

Section 1.2 Price for the Option. The price for the Option to be paid in immediately available funds by Optionee to Agency on the Effective Date is Fifteen Thousand Dollars ($15,000), which shall be applied to the Purchase Price of Property, if the Property is sold to the Agency (the "Option Price"). In the event Buyer negotiates in good faith and uses commercially reasonable efforts to market and cause the development of the Property, but through no fault of its own is unable to enter into the Proposed DDA with the Seller, then such Option Price shall be refunded in full to Optionee.

Section 1.3 Exercise. If Optionee is not in default and has satisfied the conditions precedent hereunder, then Optionee, during the Term, may exercise the Option to purchase the Property by giving Agency written notice, which shall serve as the notice of intent to purchase the Property (the "Option Notice"), in the manner specified by Article IV hereunder, of its intent to exercise the Option prior to the expiration of the Term.

Section 1.4 Maintenance of Property During Option Period. During the Term, but only prior to the Optionee's exercise of the Option, Agency shall maintain the Property in a manner consistent with Agency's practices used with respect to similar property owned by Agency and shall not voluntarily encumber the Property without the prior written consent of Optionee, which shall not be unreasonably withheld or delayed.

Section 1.5 Termination. Upon the termination of this Agreement, neither party shall have any further rights, obligations, or liabilities hereunder.

ARTICLE 2.

PURCHASE OF THE PROPERTY

Section 2.1 Conditions Precedent. As a condition precedent to the exercise of the Option, Agency and Optionee agree to negotiate in good faith the terms of the Proposed DDA. The Proposed DDA shall provide for the development of at least ____ square feet of industrial manufacturing space which shall be occupied by users that are significant consumers of electrical energy (i.e., industrial manufacturing operations as opposed to warehouse and distribution facilities).

Section 2.2 The Proposed DDA. Subject to the provisions of Section 2.5 hereof, within thirty (30) business days of the date of delivery of the Option Notice, Optionee and Agency shall use best faith efforts to cause the execution and delivery of the Proposed DDA.

Section 2.3 Purchase of the Property. The Property shall be sold by the Agency and purchased by the Optionee pursuant to the terms and conditions of the Proposed DDA. The purchase price of the Property shall be $980,000 for Parcel A, which is based upon $3.00 per square foot of net usable acreage, and $653,400 for Parcel B, which is based upon $3.00 per square foot of net usable acreage

Section 2.4 Termination of Agreement Upon Execution of Proposed DDA. Upon the execution and delivery of the Proposed DDA by Optionee and Agency, this Agreement shall automatically terminate and neither party shall have any further rights, obligations, or liabilities hereunder.

Section 2.5 Agency and City Approval. Notwithstanding anything to the contrary contained herein, following the exercise of the Option by Optionee in accordance with Section 1.3 hereof and the preparation of the definitive form of the Proposed DDA, Agency agrees to cause the definitive form of the Proposed DDA to be submitted to Agency's governing board and to the City Council of the City of Victorville as provided by and in conformance with Section 33433 of the Health and Safety Code of the State of California within thirty (30) days of having received an Option Notice indicating the intent to purchase the Property; and if either the governing board of Agency or the City Council of the City of Victorville do not in the exercise of their respective discretion approve the execution and delivery of the definitive form of the Proposed DDA, the Agency shall not be obligated to execute or deliver the Proposed DDA and this Agreement shall automatically terminate and the Option Price shall be refunded to Optionee.

Section 2.6 Commission. The Proposed DDA shall, among other things, provide that C. B. Richard Ellis shall receive a commission for the sale of the Property in the amount of 6% of the total purchase price.

ARTICLE 3.

DUE DILIGENCE

Section 3.1 Access. During the Term, Optionee may inspect the Property as necessary to approve (a) all zoning and land use matters relating to the Property, (b) to approve the physical condition of the Property and (c) to satisfy any due diligence requirements of Optionee's construction lender. Subject to the terms of a Right of Entry and Access Agreement, the form of which is attached hereto as **Exhibit B** (the "Right of Entry Agreement"), Optionee and its agents shall have the right to enter upon the Property during the Term to make inspections and other examinations of the Property and the improvements thereon, including without limitation, the right to perform surveys, soil and geological tests of the Property and the right to perform environmental site assessments and studies of the Property. Prior to Optionee's entry and investigation of the Property, the parties shall execute the Right of Entry Agreement. Agency shall reasonably cooperate with Optionee in its conduct of such due diligence review during the Term.

Section 3.2 Property Documents. Within twenty (20) days after the Effective Date, and following the execution of a confidentiality agreement mutually acceptable to Optionee and Agency, Agency shall deliver to Optionee copies of those certain documents related to the Property listed in **Exhibit C** attached hereto (collectively, the "Property Documents"). In addition, prior to the end of the Term, Agency may, upon five (5) business days' notice to Agency, review any additional documents relating to the Property at Agency's offices.

ARTICLE 4.

NOTICES

When notices are provided for herein, the same shall be in writing and served upon the parties at the addresses listed in this Article. Any notice shall be either (i) sent by U.S. registered or certified mail, return receipt requested, in which case it shall be deemed delivered three (3) business days after being deposited in the U.S. mail; or (ii) sent by nationally recognized overnight courier, in which case it shall be deemed delivered one (1) business day after deposit with such courier; or (iii) sent by telecommunication ("Fax") during normal business hours in which case it shall be deemed delivered on the day sent, provided as to items (ii) and (iii) that a duplicate original is sent by registered or certified mail, return receipt requested on the same day the original notice was sent. The addresses and Fax numbers listed in this Section may be changed by written notice to the other parties, provided, however, that no notice of change of address or Fax number shall be effective until the date of delivery of such notice. Copies of notices are for informational purposes only and a failure to give or receive copies of any notice shall not be deemed a failure to give notice.

Agency: Keith C. Metzler
Director of Economic Development
Victorville Redevelopment Agency
14343 Civic Drive
Victorville, California 92392
Telephone: (760) 955-5032
Facsimile: (760) 269-0080

with a copy to: Green, de Bortnowsky & Quintanilla
Attention: Andre de Bortnowsky
23801 Calabasas Road, Suite 1015
Calabasas, California 91302
Telephone: (818) 704-0195
Facsimile: (818)704-4729

Optionee: Voit Development Company, LLC
26 Corporate Plaza, Suite 260
Newport Beach, California 92660
Attention: James V. Camp
Telephone: (949) 644-8648
Facsimile: (949) 644-8695

with a copy to: CB Richard Ellis
Attention: Len Sentoro and Brian Barasch

Or to such other address as either party may from time to time specify in writing to the other party. Any notice shall be effective only upon delivery.

ARTICLE 5.

MISCELLANEOUS

Section 5.1 Applicable Law. This Agreement shall be controlled, construed, and enforced according to the laws of the state of California.

Section 5.2 Entire Agreement. This Agreement constitutes the entire agreement between the parties hereto with respect to the subject matter hereof and may not be modified except in writing by both parties hereto.

Section 5.3 Optionee's Assignment. Optionee's rights and obligations hereunder shall not be assignable without the prior written consent of Agency (which consent may be given or withheld in the exercise of Agency's sole and absolute discretion), provided that Optionee shall in no event be released from any of its obligations or liabilities hereunder if Agency approves of any such assignment. This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

Section 5.4 Agency's Consent. Except as expressly set forth herein to the contrary, whenever any document or action contemplated herein requires the consent or approval of Agency, such consent or approval shall be given by Agency in its reasonable discretion.

Section 5.5 Time. Time is of the essence in the performance of each party's respective obligations contained herein.

Section 5.6 Attorney's Fees. If either party hereto fails to perform any of its obligations under this Agreement or if any dispute arises between the parties hereto concerning the meaning or interpretation of any provision of this Agreement, then the defaulting party or the party not prevailing in such dispute, as the case may be, shall pay any and all costs and expenses incurred by the other party on account of such default and/or in enforcing or establishing its rights hereunder, including, without limitation, court costs and reasonable attorneys' fees and disbursements. Any such attorney's fees and other expenses incurred by either party in enforcing a judgment in its favor under this Agreement shall be recoverable separately from and in addition to any other amount included in such judgment, and such attorneys' fees obligation is intended to be severable from the other provisions of this Agreement and to survive and not be merged into any such judgment.

Section 5.7 No Merger. The obligations contained hereunder shall not merge with the transfer of title to the Property but shall remain in effect until fulfilled.

Section 5.8 Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.

Section 5.9 Agency's Assignment. Agency may assign all of its obligations hereunder to an affiliated body or entity which shall assume the obligations of Agency hereunder which accrue from and after the date of such assignment.

Section 5.10 Limited Liability. The obligations of Agency are intended to be binding only upon the Property of Agency and shall not be personally binding upon, nor shall any resort be had to, the private properties of any of its officers, directors, or any employees or agents of Agency.

Section 5.11 Amendments. This Agreement may be amended or modified only by a written instrument signed by Optionee and Agency.

Section 5.12 Interpretation of Agreement. The article, section and other headings of this Agreement are for convenience and reference only and shall not be construed to affect the meaning of any provision contained herein. Where the context so requires, the use of the singular shall include the plural and vice versa and the use of the masculine shall include the feminine and the neuter. The term "person" shall include any individual, partnership, joint venture, corporation, trust, unincorporated association, any other entity and any government or any department or Agency thereof, whether acting in an individual, fiduciary or other capacity.

Section 5.13 Memorandum of Option. The parties shall execute and acknowledge a Memorandum of Option in the form attached hereto as **Exhibit D**. Optionee shall have the right to record the Memorandum in the Office of the Recorder of Los Angeles County, California.

The parties hereto have executed this Agreement as of the respective dates written below.

AGENCY:

VICTORVILLE REDEVELOPMENT AGENCY, a public body, corporate and politic

By:_____
Name:_____
Title:_____

ATTEST:

_____
Secretary

OPTIONEE:

VOIT DEVELOPMENT COMPANY, LLC, a California limited liability company

By:_____
Name:_____
Title:_____

EXHIBIT A

LEGAL DESCRIPTION

Parcel A:

PARCEL ____ OF PARCEL MAP _____ FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN IN BOOK _____ OF MAPS, PAGES _____.

APN: 3090-431-02 10.29 GROSS ACRES 7.49 NET ACRES

Parcel B:

PARCEL ____ OF PARCEL MAP _____ FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN IN BOOK _____ OF MAPS, PAGES _____.

APN: 3090-571-08 5 ± ACRES (GROSS AND NET)

EXHIBIT B

RIGHT OF ENTRY AND ACCESS AGREEMENT

THIS RIGHT OF ENTRY AND ACCESS AGREEMENT (herein called this "Agreement") is made and entered into as of _____ ___, 2006, by the **VICTORVILLE REDEVELOPMENT AGENCY**, a public body, corporate and politic (herein called "Grantor"), and **VOIT DEVELOPMENT COMPANY, LLC,** a California limited liability company (herein called "Grantee").

WITNESSETH:

WHEREAS, Grantor is the owner of the real property more particularly described on Exhibit A, which exhibit is attached hereto and incorporated herein by reference (herein called the "Property");

WHEREAS, concurrently with the execution of this Agreement, Grantor and Grantee contemplate entering into an Option Agreement related to the Property (the "Option Agreement");

WHEREAS, Grantee has requested the right of entry upon and access to the Property for the purpose of undertaking tests, inspections and other due diligence activities (herein called the "Due Diligence Activities") in connection with the Option Agreement;

WHEREAS, Grantor has agreed to grant to Grantee, and Grantee has agreed to accept from Grantor, a non-exclusive, revocable license to enter upon the Property to perform the Due Diligence Activities in accordance with the terms and provisions of this Agreement;

WHEREAS, Grantor and Grantee desire to execute and enter into this Agreement for the purpose of setting forth their agreement with respect to the Due Diligence Activities and Grantee's entry upon the Property.

NOW, THEREFORE, for and in consideration of the foregoing premises, the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee do hereby covenant and agree as follows:

1. Access by Grantee.

(a) Subject to Grantee's compliance with the terms and provisions of this Agreement, until the earlier to occur of (i) _____ __, ___; or (ii) the earlier termination of this Agreement, Grantee and Grantee's agents, employees, contractors, representatives and other designees (herein collectively called "Grantee's Designees") shall have the right to enter upon the Property for the sole purpose of conducting the Due Diligence Activities.

(b) Grantee expressly agrees as follows: (i) any activities by or on behalf of Grantee, including, without limitation, the entry by Grantee or Grantee's Designees onto the

Property in connection with the Due Diligence Activities shall not damage the Property in any manner whatsoever or disturb or interfere with the rights or possession of any tenant on the Property, (ii) in the event the Property is altered or disturbed in any manner in connection with the Due Diligence Activities, Grantee shall immediately return the Property to the condition existing prior to the Due Diligence Activities, and (iii) Grantee, to the extent allowed by law, shall indemnify, defend and hold Grantor harmless from and against any and all claims, liabilities, damages, losses, costs and expenses of any kind or nature whatsoever (including, without limitation, attorneys' fees and expenses and court costs) suffered, incurred or sustained by Grantor as a result of, by reason of, or in connection with the Due Diligence Activities or the entry by Grantee or Grantee's Designees onto the Property. Notwithstanding any provision of this Agreement to the contrary, Grantee shall not have the right to undertake any invasive activities or tests upon the Property, or any environmental testing on the Property beyond the scope of a standard "Phase I" investigation, without the prior written approval of Grantor of a workplan for such "Phase II" or invasive testing. If Grantor does not respond or reject any workplan within ten (10) business days of Grantee's delivery of the written workplan proposal to Grantor pursuant to the notice provisions of this Agreement, then Grantor shall be deemed to have approved the submitted workplan and Grantee may proceed with such testing. If Grantor rejects such proposed workplan in whole or in part, then this Agreement shall become null and void at the sole option of Grantee, which option must be exercised by Grantee's giving written notice to Grantor.

2. Lien Waivers. Upon receipt of a written request from Grantor, Grantee will provide Grantor with lien waivers following completion of the Due Diligence Activities from each and every contractor, materialman, engineer, architect and surveyor who might have lien rights, in form and substance reasonably satisfactory to Grantor and its counsel. Grantee hereby indemnifies Grantor from and against any claims or demands for payment, or any liens or lien claims made against Grantor or the Property as a result of the Due Diligence Activities.

3. Insurance. Grantee shall, and shall cause all of Grantee's Designees performing the Due Diligence Activities to, procure or maintain a policy of commercial general liability insurance issued by an insurer reasonably satisfactory to Grantor covering each of the Due Diligence Activities with a single limit of liability (per occurrence and aggregate) of not less than $1,000,000.00, and to deliver to Grantor a certificate of insurance evidencing that such insurance is in force and effect, and evidencing that Grantor has been named as an additional insured thereunder with respect to the Due Diligence Activities. Such insurance shall be maintained in force throughout the term of this Agreement.

4. Successors. To the extent any rights or obligations under this Agreement remain in effect, this Agreement shall be binding upon and enforceable against, and shall inure to the benefit of, the parties hereto and their respective heirs, legal representatives, successors and permitted assigns.

5. Limitations. Grantor does not hereby convey to Grantee any right, title or interest in or to the Property, but merely grants the specific rights and privileges hereinabove set forth.

6. Notices. Whenever any notice, demand, or request is required or permitted under this Agreement, such notice, demand, or request shall be in writing and shall be delivered by

hand, be sent by registered or certified mail, postage prepaid, return receipt requested, or shall be sent by nationally recognized commercial courier for next business day delivery, to the addresses set forth below the respective executions of the parties hereof, or to such other addresses as are specified by written notice given in accordance herewith, or shall be transmitted by facsimile to the number for each party set forth below their respective executions hereof, or to such other numbers as are specified by written notice given in accordance herewith. All notices, demands, or requests delivered by hand shall be deemed given upon the date so delivered; those given by mailing as hereinabove provided shall be deemed given on the date of deposit in the United States Mail; those given by commercial courier as hereinabove provided shall be deemed given on the date of deposit with the commercial courier; and those given by facsimile shall be deemed given on the date of facsimile transmittal. Nonetheless, the time period, if any, in which a response to any notice, demand, or request must be given shall commence to run from the date of receipt of the notice, demand, or request by the addressee thereof. Any notice, demand, or request not received because of changed address or facsimile number of which no notice was given as hereinabove provided or because of refusal to accept delivery shall be deemed received by the party to whom addressed on the date of hand delivery, on the date of facsimile transmittal, on the first calendar day after deposit with commercial courier, or on the third calendar day following deposit in the United States Mail, as the case may be.

7. Assignment. This Agreement may be assigned by Grantee, in whole or in part.

8. Governing Law. This Agreement shall be construed, enforced and interpreted in accordance with the laws of the State of California.

9. Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original, and all of such counterparts together shall constitute one and the same instrument.

10. No Recording of Agreement or Memorandum of Agreement. In no event shall this Agreement or any memorandum hereof be recorded in the Official Records of Los Angeles County, California, and any such recordation or attempted recordation shall constitute a breach of this Agreement by the party responsible for such recordation or attempted recordation.

IN WITNESS WHEREOF, Grantor and Grantee have caused this Agreement to be executed and sealed, all the day and year first written above.

GRANTEE:

VOIT DEVELOPMENT COMPANY, LLC,
a California limited liability company

By: _____
Name: _____
Title: _____

Address for notices:

Optionee: Voit Development Company, LLC
26 Corporate Plaza, Suite 260
Newport Beach, California 92660
Attention: James V. Camp
Telephone: (949) 644-8648
Facsimile: (949) 644-8695

with a copy to: _____
_____
_____
Attn: _____
Telephone: _____
Facsimile: _____

(Signatures continued)

GRANTOR:

VICTORVILLE REDEVELOPMENT AGENCY,
a public body, corporate and politic

By:_____
Name:_____
Title:_____

Address for notices: Victorville Redevelopment Agency
14343 Civic Drive
Victorville, California 92392
Attention: Keith C. Metzler
Telephone: (760) 955-5032
Facsimile: (760) 269-0080

with a copy to: Green, de Bortnowsky & Quintanilla
Attention: Andre de Bortnowsky
23801 Calabasas Road, Suite 1015
Calabasas, California 91302
Telephone: (818) 704-0195
Facsimile: (818)704-4729

Exhibit A

LEGAL DESCRIPTION

EXHIBIT C

PROPERTY DOCUMENTS

Preliminary Title Report

Biological Surveys

Environmental Documents

Soils Reports

Grading Plans

Infrastructure Plans

Parcel Maps

EXHIBIT D

RECORDING REQUESTED BY:

FIDELITY NATIONAL TITLE COMPANY

AND WHEN RECORDED RETURN TO:

Victorville Redevelopment Agency
14343 Civic Drive
Victorville, California 92392
Attention: Keith C. Metzler

[Exempt From Recording Fee Pursuant to Government Code Section 6103]

MEMORANDUM OF OPTION

THIS MEMORANDUM OF OPTION ("Memorandum") is hereby entered into as of _____, 2006, by and between the VICTORVILLE REDEVELOPMENT AGENCY, a public body corporate and politic ("Agency"), and VOIT DEVELOPMENT COMPANY, LLC, a California limited liability company ("Optionee").

RECITALS

A. Agency is the owner of that certain real property located in the City of Victorville, California, containing an approximate 10.29 gross acres (7.49 net acre parcel - Parcel "A,") and an approximate 5.00 net acre parcel ("Parcel B"), which is more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference (the "Property").

B. Agency and Optionee entered into an Option Agreement, dated of even date herewith, regarding the potential sale of the Property (the "Option Agreement"). Pursuant to the Option Agreement, the parties agreed, among other things, to execute this Memorandum for recording in the Office of the Recorder of San Bernardino County, California.

NOW, THEREFORE, the parties hereto certify as follows:

1. Agency, pursuant to the Option Agreement, has granted Optionee an option to purchase the Property upon the terms and conditions provided for therein.

2. Unless earlier terminated, the term of the Option Agreement shall expire as provided in Section 1.1 of the Option Agreement.

3. This Memorandum is not a complete summary of the Option Agreement and shall not be used to interpret the provisions of any of the documents.

Witness the signatures of the authorized representatives of the parties as of the date first set forth above but actually on the dates set forth in the acknowledgments below.

AGENCY:

VICTORVILLE REDEVELOPMENT AGENCY, a public body, corporate and politic

By:_____
Name:_____
Title:_____

ATTEST:

_____
Secretary

OPTIONEE:

VOIT DEVELOPMENT, COMPANY, LLC, a California limited liability company

By:_____
Name:_____
Title:_____

State of California }
}
County of San Bernardino }

On _____, 2006 before me, _____, a Notary Public, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

_____
Signature

(seal)

State of California }
}
County of San Bernardino }

On _____, 2006 before me, _____, a Notary Public, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

_____
Signature

(seal)

EXHIBIT A
TO MEMORANDUM OF OPTION

Legal Description

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CITY OF VICTORVILLE
CITY COUNCIL
AGENDA

REGULAR MEETING
JULY 18, 2006
7:00 P.M.

MOJAVE DESERT AIR QUALITY
MANAGEMENT DISTRICT - BOARDROOM
14306 PARK AVENUE
www.ci.victorville.ca.us

THE CITY COUNCIL MEETING IS SCHEDULED TO BEGIN AT 7:00 P.M. OR AS SOON THEREAFTER AS POSSIBLE UPON THE CONCLUSION OF THE MEETING OF THE VICTORVILLE REDEVELOPMENT AGENCY

ANY INDIVIDUAL WITH A DISABILITY WHO REQUIRES REASONABLE ACCOMMODATION TO PARTICIPATE IN A CITY COUNCIL MEETING MAY REQUEST ASSISTANCE AND/OR RECEIVE THE AGENDA IN AN ALTERNATIVE FORMAT BY CONTACTING THE VICTORVILLE CITY CLERK'S OFFICE (760) 955-5026 NO LATER THAN 72 HOURS PRIOR TO THE MEETING

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PRESENTATIONS

PRESENTATION BYJIM PURPURA, NATIONAL WEATHER SERVICE, TO CITY COUNCIL - STORM READY RECOGNITION LETTER

PROCLAMATION – TO VICTORVILLE OFFICE OF EMERGENCY SERVICES IN RECOGNITION FOR THEIR DEDICATION AND EFFORT IN PREPARING OUR COMMUNITY TO BE "STORM READY"

PUBLIC COMMENT

1. PUBLIC COMMENT ON ITEMS OF INTEREST TO THE PUBLIC

PUBLIC HEARINGS

2. A PUBLIC HEARING CALLED TO HEAR ARGUMENTS FOR OR AGAINST THE INTRODUCTION OF ORDINANCE NO. 2169 ENTITLED:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VICTORVILLE, CALIFORNIA, REPEALING SECTION 13.02.150 OF THE VICTORVILLE MUNICIPAL CODE AND REPLACING IT WITH A NEW SECTION 13.02.150 OF THE VICTORVILLE MUNICIPAL CODE

3. A PUBLIC HEARING CALLED TO HEAR ARGUMENTS FOR OR AGAINST THE ADOPTION OF RESOLUTION NO. 06-111, THE INTRODUCTION OF ORDINANCE NO. 2153 AND THE ADOPTION OF NEGATIVE DECLARATION WITH A DE MINIMIS FINDING

A. RESOLUTION NO. 06-111 ENTITLED:

A RESOLUTION OF THE CITY OF VICTORVILLE APPROVING GENERAL PLAN AMENDMENT GPA-06-002 (C), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO RE-DESIGNATE APPROXIMATELY 2.5 ACRES OF PROPERTY FROM HIGH DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL – GLOBAL LEGACY

B. ORDINANCE NO. 2153 ENTITLED:

AN ORDINANCE OF THE CITY OF VICTORVILLE APPROVING ZONE CHANGE ZC-06-007 TO RECLASSIFY PROPERTY FROM R-3 (HIGH DENSITY RESIDENTIAL – MAXIMUM OF 15 DWELLING UNITS PER ACRE) TO R-1 (SINGLE-FAMILY RESIDENTIAL – 5 DWELLING UNITS PER ACRE) – GLOBAL LEGACY

C. NEGATIVE DECLARATION WITH A DE MINIMIS FINDING

4. A PUBLIC HEARING CALLED TO HEAR ARGUMENTS FOR OR AGAINST THE ADOPTION OF RESOLUTION NO. 06-112, THE INTRODUCTION OF ORDINANCE NO. 2154 AND THE ADOPTION OF MITIGATED NEGATIVE DECLARATION

A. RESOLUTION NO. 06-112 ENTITLED:

A RESOLUTION OF THE CITY OF VICTORVILLE APPROVING GENERAL PLAN AMENDMENT GPA-05-004 (D), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO REDESIGNATE PROPERTY FROM MEDIUM DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL – AMERICAN HERITAGE COMMUNITIES

B. ORDINANCE NO. 2154 ENTITLED:

AN ORDINANCE OF THE CITY OF VICTORVILLE APPROVING ZONE CHANGE ZC-05-029 TO RECLASSIFY PROPERTY FROM R-2T (MEDIUM DENSITY RESIDENTIAL – TRANSITIONAL) TO R-4 (VERY HIGH-DENSITY RESIDENTIAL) – AMERICAN HERITAGE COMMUNITIES, LLC

C. MITIGATED NEGATIVE DECLARATION

5. A PUBLIC HEARING CALLED TO HEAR ARGUMENTS FOR OR AGAINST THE ADOPTION OF RESOLUTION NO. 06-113, THE INTRODUCTION OF ORDINANCE NOS. 2155 AND 2156 AND THE ADOPTION OF MITIGATED NEGATIVE DECLARATION

A. RESOLUTION NO. 06-113 ENTITLED:

A RESOLUTION OF THE CITY OF VICTORVILLE APPROVING GENERAL PLAN AMENDMENT GPA-05-004 (B), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO REDESIGNATE PROPERTY FROM LOW DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL AND COMMERCIAL TO SPECIFIC PLAN TO ALLOW FOR THE DEVELOPMENT OF A 177-ACRE MASTER PLANNED COMMUNITY – LP HIGH DESERT LAND COMPANY

B. ORDINANCE NO. 2155 ENTITLED:

AN ORDINANCE OF THE CITY OF VICTORVILLE APPROVING ZONE CHANGE ZC-05-022 TO RECLASSIFY PROPERTY FROM R-1T (SINGLE-FAMILY RESIDENTIAL – TRANSITIONAL), R-2T (MEDIUM-DENSITY RESIDENTIAL – TRANSITIONAL) AND C-2T (GENERAL COMMERCIAL – TRANSITIONAL) TO SPECIFIC PLAN – LP HIGH DESERT LAND COMPANY, LLC

C. ORDINANCE NO. 2156 ENTITLED:

AN ORDINANCE OF THE CITY OF VICTORVILLE GRANTING SPECIFIC PLAN 05-002 (PARKVIEW SPECIFIC PLAN), TO ALLOW FOR THE DEVELOPMENT OF A 177-ACRE COMMUNITY OF SINGLE-FAMILY RESIDENTIAL DWELLING UNITS AND 12.89 ACRES OF PARK/PASEOS – LP HIGH DESERT LAND COMPANY, LLC

D. MITIGATED NEGATIVE DECLARATION

6. A PUBLIC HEARING CALLED TO HEAR ARGUMENTS FOR OR AGAINST THE ADOPTION OF RESOLUTION NO. 06-114, THE INTRODUCTION OF ORDINANCE NO. 2157 AND THE ADOPTION OF NEGATIVE DECLARATION WITH A DE MINIMIS FINDING

A. RESOLUTION NO. 06-114 ENTITLED:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VICTORVILLE APPROVING GENERAL PLAN AMENDMENT GPA-06-002 (L), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO REDESIGNATE PROPERTY FROM VERY LOW DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL – GBR DEVELOPMENT CO., LLC

B. ORDINANCE NO. 2157 ENTITLED:

AN ORDINANCE OF THE CITY OF VICTORVILLE APPROVING ZONE CHANGE ZC-06-019 TO RECLASSIFY PROPERTY FROM R-1TB1/2 (SINGLE-FAMILY RESIDENTIAL – TRANSITIONAL – ½ ACRE MINIMUM BUILDING SITE) TO R-1 (SINGLE-FAMILY RESIDENTIAL) – GBR DEVELOPMENT CO., LLC

C. NEGATIVE DECLARATION WITH A DE MINIMIS FINDING

7. A PUBLIC HEARING CALLED TO HEAR ARGUMENTS FOR OR AGAINST THE ADOPTION OF RESOLUTION NO. 06-115, THE INTRODUCTION OF ORDINANCE NO. 2158 AND THE ADOPTION OF NEGATIVE DECLARATION WITH A DE MINIMIS FINDING

A. RESOLUTION NO. 06-115 ENTITLED:

A RESOLUTION OF THE CITY OF VICTORVILLE APPROVING GENERAL PLAN AMENDMENT GPA-06-002 (B), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO REDESIGNATE PROPERTY FROM HIGH DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL – CORNERSTONE DEVELOPMENT COMPANY, LLC

B. ORDINANCE NO. 2158 ENTITLED:

AN ORDINANCE OF THE CITY OF VICTORVILLE APPROVING ZONE CHANGE ZC-06-005 TO RECLASSIFY PROPERTY FROM R-3T (HIGH-DENSITY RESIDENTIAL – TRANSITIONAL – MAXIMUM OF 15 DWELLING UNITS PER ACRE) TO R-1 (SINGLE-FAMILY RESIDENTIAL – MAXIMUM OF 5 DWELLING UNITS PER ACRE) – CORNERSTONE DEVELOPMENT COMPANY, LLC

C. NEGATIVE DECLARATION WITH A DE MINIMIS FINDING

8. A PUBLIC HEARING CALLED TO HEAR ARGUMENTS FOR OR AGAINST THE ADOPTION OF RESOLUTION NO. 06-116, THE INTRODUCTION OF ORDINANCE NO. 2159 AND THE ADOPTION OF NEGATIVE DECLARATION WITH A DE MINIMIS FINDING

A. RESOLUTION NO. 06-116 ENTITLED:

A RESOLUTION OF THE CITY OF VICTORVILLE APPROVING GENERAL PLAN AMENDMENT GPA-06-002 (J), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO REDESIGNATE PROPERTY FROM VERY LOW DENSITY RESIDENTIAL TO COMMERCIAL – ROLO DEVELOPMENT

B. ORDINANCE NO. 2159 ENTITLED:

AN ORDINANCE OF THE CITY OF VICTORVILLE APPROVING ZONE CHANGE ZC-06-014 TO RECLASSIFY PROPERTY FROM R-1TB1/2 (SINGLE-FAMILY RESIDENTIAL – TRANSITIONAL – ½ ACRE MINIMUM LOT SIZE) AND C-2T (GENERAL COMMERCIAL – TRANSITIONAL) TO C-2 (GENERAL COMMERCIAL) – ROLO DEVELOPMENT

C. NEGATIVE DECLARATION WITH A DE MINIMIS FINDING

9. A PUBLIC HEARING CALLED TO HEAR ARGUMENTS FOR OR AGAINST THE ADOPTION OF RESOLUTION NO. 06-117, THE INTRODUCTION OF ORDINANCE NO. 2160 AND THE ADOPTION OF NEGATIVE DECLARATION WITH A DE MINIMIS FINDING

A. RESOLUTION NO. 06-117 ENTITLED:

A RESOLUTION OF THE CITY OF VICTORVILLE APPROVING GENERAL PLAN AMENDMENT GPA-06-002 (K), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO REDESIGNATE PROPERTY FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL – PALMDALE COMMERCE CENTER, LLC

B. ORDINANCE NO. 2160 ENTITLED:

AN ORDINANCE OF THE CITY OF VICTORVILLE APPROVING ZONE CHANGE ZC-06-015 TO RECLASSIFY PROPERTY FROM R-1 (SINGLE-FAMILY RESIDENTIAL) AND C-2T (GENERAL COMMERCIAL – TRANSITIONAL) TO C-2 (GENERAL COMMERCIAL) – PALMDALE COMMERCE CENTER, LLC

C. NEGATIVE DECLARATION WITH A DE MINIMIS FINDING

10. A PUBLIC HEARING CALLED TO HEAR ARGUMENTS FOR OR AGAINST THE ADOPTION OF RESOLUTION NO. 06-118, THE INTRODUCTION OF ORDINANCE NOS. 2161 AND 2162 AND THE ADOPTION OF NEGATIVE DECLARATION WITH A DE MINIMIS FINDING

A. RESOLUTION NO. 06-118 ENTITLED:

A RESOLUTION OF THE CITY OF VICTORVILLE APPROVING GENERAL PLAN AMENDMENT GPA-06-002 (H), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO REDESIGNATE PROPERTY FROM SPECIFIC PLAN TO COMMERCIAL – CIVIC ROGERS, LLC

B. ORDINANCE NO. 2161 ENTITLED:

AN ORDINANCE OF THE CITY OF VICTORVILLE APPROVING ZONE CHANGE ZC-06-012 TO RECLASSIFY PROPERTY FROM SPECIFIC PLAN 90-002 (MIDTOWN SPECIFIC PLAN) TO C-2 (GENERAL COMMERCIAL) – CIVIC ROGERS, LLC

C. ORDINANCE NO. 2162 ENTITLED:

AN ORDINANCE OF THE CITY OF VICTORVILLE GRANTING AN EIGHTH AMENDMENT TO SPECIFIC PLAN 90-002 (MIDTOWN SPECIFIC PLAN), TO ELIMINATE PLANNING AREAS 13, 18, 19 AND 20 FROM THE SPECIFIC PLAN – CIVIC ROGERS, LLC

D. NEGATIVE DECLARATION WITH A DE MINIMIS FINDING

11. A PUBLIC HEARING CALLED TO HEAR ARGUMENTS FOR OR AGAINST THE ADOPTION OF RESOLUTION NO. 06-119, THE INTRODUCTION OF ORDINANCE NO. 2163 AND THE ADOPTION OF NEGATIVE DECLARATION WITH A DE MINIMIS FINDING

A. RESOLUTION NO. 06-119 ENTITLED:

A RESOLUTION OF THE CITY OF VICTORVILLE APPROVING GENERAL PLAN AMENDMENT GPA-06-002 (F), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO REDESIGNATE PROPERTY FROM COMMERCIAL TO HIGH DENSITY RESIDENTIAL – MICHAEL RAMIREZ, VERDE VISTAS

B. ORDINANCE NO. 2163 ENTITLED:

AN ORDINANCE OF THE CITY OF VICTORVILLE APPROVING ZONE CHANGE ZC-06-010 TO RECLASSIFY PROPERTY FROM C-2 (GENERAL COMMERCIAL) TO R-4 (VERY HIGH-DENSITY RESIDENTIAL) – MICHAEL RAMIREZ

C. NEGATIVE DECLARATION WITH A DE MINIMIS FINDING

12. A PUBLIC HEARING CALLED TO HEAR ARGUMENTS FOR OR AGAINST THE ADOPTION OF RESOLUTION NO. 06-120 AND NEGATIVE DECLARATION WITH A DE MINIMIS FINDING

A. RESOLUTION NO. 06-120 ENTITLED:

A RESOLUTION OF THE CITY OF VICTORVILLE APPROVING GENERAL PLAN AMENDMENT GPA-06-002 (M), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO REVIEW THE MAXIMUM HEIGHT RESTRICTIONS ON ALL GENERAL PLAN DESIGNATIONS FOR POSSIBLE INCREASES OR DECREASES – CITY OF VICTORVILLE

B. NEGATIVE DECLARATION WITH A DE MINIMIS FINDING

13. A PUBLIC HEARING CALLED TO HEAR ARGUMENTS FOR OR AGAINST THE ADOPTION OF RESOLUTION NO. 06-121, THE INTRODUCTION OF ORDINANCE NOS. 2164 AND 2165 AND THE ADOPTION OF NEGATIVE DECLARATION WITH A DE MINIMIS FINDING

A. RESOLUTION NO. 06-121 ENTITLED:

A RESOLUTION OF THE CITY OF VICTORVILLE APPROVING GENERAL PLAN AMENDMENT GPA-06-002 (E), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO REDESIGNATE PROPERTY FROM LOW DENSITY RESIDENTIAL AND SPECIFIC PLAN TO HEAVY INDUSTRIAL – SERVICE ROCK

B. ORDINANCE NO. 2164 ENTITLED:

AN ORDINANCE OF THE CITY OF VICTORVILLE APPROVING ZONE CHANGE ZC-06-009 TO RECLASSIFY PROPERTY FROM R-1T (SINGLE-FAMILY RESIDENTIAL – TRANSITIONAL) AND SPECIFIC PLAN 90-001 (SOUTHDOWN INDUSTRIAL PARK SPECIFIC PLAN) TO M-2 (HEAVY INDUSTRIAL) – SERVICE ROCK PRODUCTS

C. ORDINANCE NO. 2165 ENTITLED:

AN ORDINANCE OF THE CITY OF VICTORVILLE GRANTING A FIFTH AMENDMENT TO SPECIFIC PLAN 90-001 (SOUTHDOWN INDUSTRIAL PARK SPECIFIC PLAN), TO ALLOW FOR THE REMOVAL OF 10.6 ACRES FROM THE SPECIFIC PLAN AREA – SERVICE ROCK PRODUCTS

D. NEGATIVE DECLARATION WITH A DE MINIMIS FINDING

14. A PUBLIC HEARING CALLED TO HEAR ARGUMENTS FOR OR AGAINST THE ADOPTION OF RESOLUTION NO. 06-122, THE INTRODUCTION OF ORDINANCE NOS. 2166 AND 2167 AND THE ADOPTION OF NEGATIVE DECLARATION

A. RESOLUTION NO. 06-122 ENTITLED:

A RESOLUTION OF THE CITY OF VICTORVILLE APPROVING GENERAL PLAN AMENDMENT GPA-05-004 (A), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO REDESIGNATE PROPERTY FROM LOW DENSITY RESIDENTIAL TO SPECIFIC PLAN – MCRAE GROUP

B. ORDINANCE NO. 2166 ENTITLED:

AN ORDINANCE OF THE CITY OF VICTORVILLE APPROVING ZONE CHANGE ZC-05-020 TO RECLASSIFY PROPERTY FROM R-1 (SINGLE-FAMILY RESIDENTIAL) AND R-1T (SINGLE-FAMILY RESIDENTIAL – TRANSITIONAL) TO SPECIFIC PLAN – MCRAE GROUP

C. ORDINANCE NO. 2167 ENTITLED:

AN ORDINANCE OF THE CITY OF VICTORVILLE GRANTING SPECIFIC PLAN 05-001 (MOJAVE VISTAS SPECIFIC PLAN), TO ALLOW FOR THE DEVELOPMENT OF A 224-ACRE COMMUNITY OF SINGLE-FAMILY RESIDENTIAL UNITS, A 12-ACRE SCHOOL SITE, TWO 3-ACRE PARK SITES AND 30 ACRES OF CONSERVATION AREA – MC RAE GROUP

D. NEGATIVE DECLARATION

15. A PUBLIC HEARING CALLED TO HEAR ARGUMENTS FOR OR AGAINST THE ADOPTION OF RESOLUTION NO. 06-123, THE INTRODUCTION OF ORDINANCE NO. 2168 AND THE ADOPTION OF NEGATIVE DECLARATION WITH A DE MINIMIS FINDING

A. RESOLUTION NO. 06-123 ENTITLED:

A RESOLUTION OF THE CITY OF VICTORVILLE APPROVING GENERAL PLAN AMENDMENT GPA-06-002 (N), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO REDESIGNATE APPROXIMATELY 11 ACRES OF PROPERTY FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL AND 49 ACRES OF LOW DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL – UNITED ENGINEERING GROUP

B. ORDINANCE NO. 2168 ENTITLED:

AN ORDINANCE OF THE CITY OF VICTORVILLE APPROVING ZONE CHANGE ZC-06-018 TO RECLASSIFY PROPERTY FROM R-1T(4) (SINGLE-FAMILY RESIDENTIAL – TRANSITIONAL – FOUR DWELLING UNITS PER ACRE) TO C-2 (GENERAL COMMERCIAL) AND R-3 (HIGH-DENSITY RESIDENTIAL) – UNITED ENGINEERING GROUP

C. NEGATIVE DECLARATION WITH A DE MINIMIS FINDING

16. A PUBLIC HEARING CALLED TO HEAR ARGUMENTS FOR OR AGAINST THE ADOPTION OF RESOLUTION NO. 06-128 ENTITLED:

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VICTORVILLE, CALIFORNIA, RATIFYING AND APPROVING TWO GROUND LEASE AGREEMENTS AND RELATED AMENDMENTS THERETO BY AND BETWEEN THE SOUTHERN CALIFORNIA LOGISTICS AIRPORT AUTHORITY AND CBS AVIATION DEVELOPMENT, LLC

17. A PUBLIC HEARING CALLED TO HEAR ARGUMENTS FOR OR AGAINST THE ADOPTION OF RESOLUTION NO. 06-126 ENTITLED:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VICTORVILLE ESTABLISHING A SCHEDULE OF EQUIPMENT RENTAL FEES FOR USE OF CITY OF VICTORVILLE-OWNED EQUIPMENT BY OTHER PUBLIC AGENCIES DURING TIMES OF EMERGENCY

CONSENT CALENDAR

18. PRESENTATION OF REQUEST TO APPROVE THE CONSENT CALENDAR AS FOLLOWS:

A. PRESENTATION OF REQUEST FOR APPROVAL OF COMMERCIAL DEMAND SCHEDULE NO. 1 IN THE AMOUNT OF $13,265,564.43 COVERING WARRANT NOS. 560586, 574739, 575340, 563409, 564524,

564593, 564662, 564669, 564702, 566376, 566378, 566441, 566475, 566484, 566878, 567265, 567932, 567973, 575135, 575242, 575642, 548481, 561552, 566353, 566525, 566693, 567224, 567361, 567827, 568111, 568150, 568447, 568500, 575454, 576160 AND 575375 THROUGH 576451 INCLUSIVE

B. PRESENTATION OF REQUEST FOR APPROVAL OF PAYROLL DEMAND SCHEDULE NO. 12B FOR PAYROLL PERIOD JUNE 3, 2006 THROUGH JUNE 16, 2006 IN THE AMOUNT OF $1,114,589.68 COVERING WARRANT NOS. 20032 AND 20115 THROUGH 20180 AND ADVICE NOS. 101170 THROUGH 101701 INCLUSIVE

C. PRESENTATION OF REQUEST TO ACCEPT THE PUBLIC WORKS DEPARTMENT STAFF REPORT – MAY 2006

D. PRESENTATION OF SECOND READING OF ORDINANCE NO. 2152 AND ADOPTION BY CITY COUNCIL

AN ORDINANCE OF THE CITY OF VICTORVILLE APPROVING ZONE CHANGE ZC-06-006 TO RECLASSIFY PROPERTY FROM R-3T (MULTI-FAMILY RESIDENTIAL – TRANSITIONAL – 15 DWELLING UNITS PER GROSS ACRE) TO R-4T (MULTI-FAMILY RESIDENTIAL – TRANSITIONAL – 20 DWELLING UNITS PER GROSS ACRE) – DEVILLE DEVELOPMENTS, LLC

E. PRESENTATION OF REQUEST TO AWARD THE ANNUAL RENEWAL OF ORACLE/PEOPLESOFT SOFTWARE MAINTENANCE AND SUPPORT AGREEMENT IN AN AMOUNT NOT TO EXCEED $193,843.60

F. PRESENTATION OF REQUEST TO AWARD A CONTRACT TO FLEMING ENVIRONMENTAL FOR THE INSTALLATION OF PLAYGROUND EQUIPMENT IN THE AMOUNT OF $82,218.00

G. PRESENTATION OF REQUEST TO AWARD A CONTRACT TO LN CURTIS (SECTION 1 ONLY) FOR MISC. FIRE EQUIPMENT IN THE AMOUNT OF $89,666.48 AND TO FISCHER SCIENTIFIC (SECTION 3 ONLY) FOR MISC. FIRE EQUIPMENT IN THE AMOUNT OF $22,956.09

H. PRESENTATION OF REQUEST TO AWARD A ONE-YEAR CONTRACT EXTENSION TO WAXIE SANITARY FOR THE ANNUAL CONTRACT AMOUNT NOT TO EXCEED $46,650.00

I. PRESENTATION OF REQUEST TO AWARD A ONE-YEAR CONTRACT EXTENSION ON THE ANNUAL SUPPLY AGREEMENTS TO VARIOUS VENDORS NAMED IN STAFF REPORT

J. PRESENTATION OF REQUEST TO AWARD A ONE-YEAR CONTRACT EXTENSION TO MWB BUSINESS FOR THE ANNUAL CONTRACT AMOUNT NOT TO EXCEED $30,000.00

K. PRESENTATION OF REQUEST TO AWARD A ONE-YEAR CONTRACT EXTENSION TO KEMPTON CO. FOR THE ANNUAL CONTRACT AMOUNT NOT TO EXCEED $90,000.00

L. PRESENTATION OF REQUEST TO AWARD A ONE-YEAR CONTRACT EXTENSION TO SAN DIEGUITO PRINTERS FOR THE ANNUAL CONTRACT AMOUNT NOT TO EXCEED $26,667.00

M. PRESENTATION OF REQUEST TO APPROVE THE RELEASE OF MONUMENTATION BONDS FOR TRACTS 16197-2, 16220, 16479, 13996 AND 14002 – KB HOME

N. PRESENTATION OF REQUEST TO APPROVE THE FULL RELEASE OF LABOR AND MATERIAL BONDS FOR THE BRENTWOOD LMAD FOR TRACT 16285 – LB/L SUNCAL II VICTOR VALLEY LLC

O. PRESENTATION OF REQUEST TO RELEASE 80% OF THE OFFSITE SEWER BOND FOR TRACT 15295 – TANAMERA HOMES

P. PRESENTATION OF REQUEST TO RELEASE 80% OF THE STREET AND SEWER BONDS FOR TRACT 14199-1 – AMERICAN HOUSING GROUP

Q. PRESENTATION OF REQUEST TO RELEASE THE REMAINING 20% OF THE FAITHFUL PERFORMANCE BOND FOR SEWER AND ASSOCIATED LABOR AND MATERIALS BONDS FOR TRACT 13908-2 – AMERICAN HERITAGE COMMUNITIES

R. PRESENTATION OF REQUEST TO ACCEPT THE NOTICE OF COMPLETION FOR ASBESTOS ABATEMENT & BUILDING DEMOLITION FOR PROJECT #CC05-011

WRITTEN COMMUNICATIONS

19. PRESENTATION OF SECOND READING OF ORDINANCE NO. 2147 AND ADOPTION BY CITY COUNCIL

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VICTORVILLE ADDING SECTION 12.36.070, "COMMERCIAL VEHICLE PARKING" TO THE VICTORVILLE MUNICIPAL CODE

20. PRESENTATION OF REQUEST TO APPROVE AGREEMENT BETWEEN THE CITY OF VICTORVILLE AND THE VICTOR VALLEY ANIMAL PROTECTION LEAGUE FOR THE CARE AND HOUSING OF THE CITY OF VICTORVILLE ANIMALS AT THE APPLE VALLEY ANIMAL SHELTER

21. PRESENTATION OF REQUEST TO APPROVE THE APPROPRIATION OF FUNDS FOR THE EMERGENCY REPAIR OF BEAR VALLEY ROAD CULVERT FROM THE STORM DRAIN UTILITY FUND IN THE AMOUNT OF $50,000.00

22. PRESENTATION OF REQUEST TO APPROVE THE CITY OF VICTORVILLE INVESTMENT POLICY

23. PRESENTATION OF REQUEST TO ENTER INTO A CONTRACT FOR GRANT ASSISTANCE FROM THE STATE OF CALIFORNIA, DEPARTMENT OF ALCOHOL BEVERAGE CONTROL IN THE AMOUNT OF $96,293.00 AND TO ADOPT RESOLUTION NO. 06-127 ENTITLED:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VICTORVILLE AUTHORIZING TO ENTER INTO A CONTRACT WITH THE STATE OF CALIFORNIA, DEPARTMENT OF ALCOHOL BEVERAGE CONTROL GOVERNING BOARD

24. PRESENTATION OF REQUEST TO ADOPT RESOLUTION NO. 06-129 ENTITLED:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VICTORVILLE CONFIRMING THE ANNUAL SPECIAL TAX AMOUNTS TO BE LEVIED AGAINST THE PARCELS WITHIN THE COMMUNITY FACILITIES DISTRICT 01-01 FOR THE TAX YEAR 2006-2007

25. PRESENTATION OF REQUEST TO ADOPT RESOLUTION NO. 06-130 ENTITLED:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VICTORVILLE CONFIRMING THE ANNUAL SPECIAL TAX AMOUNTS TO BE LEVIED AGAINST THE PARCELS WITHIN THE COMMUNITY FACILITIES DISTRICT 90-1 FOR THE TAX YEAR 2006-2007

26. PRESENTATION OF REQUEST TO ADOPT RESOLUTION NO. 06-137 ENTITLED:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VICTORVILLE SUPPORTING THE DISPLAY OF THE NATIONAL MOTTO, "IN GOD WE TRUST" IN THE NEW VICTORVILLE CITY COUNCIL CHAMBERS

27. PRESENTATION OF REQUEST TO CANCEL CITY COUNCIL'S SUBSCRIPTION TO THE *LOS ANGELES TIMES*

28. PRESENTATION OF REQUEST TO APPROVE THE DEVELOPMENT FEE/CREDIT AGREEMENT FOR FIRE STATION WEST OF HWY 395

COUNCIL REPORTS

29. PRESENTATION OF REPORTS FROM COUNCIL MEMBERS

CLOSED SESSION

30. CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 54956.9 (B)

CONFERENCE WITH LEGAL COUNSEL: THREATENED LITIGATION - ONE POTENTIAL CASE

31. CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 54957.6

CONFERENCE WITH LABOR NEGOTIATORS/AGENCY DESIGNATED REPRESENTATIVES
EMPLOYEES: CITY OF VICTORVILLE EMPLOYEES

32. CLOSED SESSION AGENDA ITEM PURSUANT TO GOVERNMENT CODE SECTION 54956.9 (A)

CONFERENCE WITH LEGAL COUNSEL: EXISTING LITIGATION
SUBJECT OF CASE: VICTORVILLE PROFESSIONAL FIREFIGHTERS ASSOCIATION V. CITY OF VICTORVILLE – CASE NO. CV 06-03935

33. CLOSED SESSION CALLED PURSUANT TO GOVERNMENT CODE SECTION 54956.8

CONFERENCE WITH REAL PROPERTY NEGOTIATORS
CITY/AGENCY NEGOTIATOR: GREEN deBORTNOWSKY & QUINTANILLA AND EPIC LAND SOLUTIONS
PROPERTY LOCATION: SOUTHEAST OF SCLA
NEGOTIATING PARTIES: PROPERTY OWNERS, SEE BELOW

PROPERTY OWNER	APN	ADDRESS
MORRIS, GARY	0472-091-04	NO STREET ADDRESS
MORRIS, GARY	0472-122-04	NO STREET ADDRESS
MORRIS, GARY	0472-122-14	NO STREET ADDRESS

34. CLOSED SESSION CALLED PURSUANT TO GOVERNMENT CODE SECTION 54956.8

CONFERENCE WITH REAL PROPERTY NEGOTIATORS
NEGOTIATORS: GREEN deBORTNOWSKY & QUINTANILLA AND INLAND ENGERY, INC.
NEGOTIATING PARTIES: PROPERTIES LISTED BELOW

PROPERTY OWNER	APN	ADDRESS
RYSKOWSKI, JOHN	0460-232-06	NO STREET ADDRESS
ENTRUST ADMINISTRATION	0460-242-33	NO STREET ADDRESS
BANS, PUSHPINDER & RUPINDER	0460-242-16	NO STREET ADDRESS

***ADJOURNMENT

CITY OF
VICTORVILLE

760-955-5000
FAX 760-245-7243
email: vville@ci.victorville.ca.us
14343 Civic Drive
P.O. Box 5001
Victorville, California 92393-5001

AGENDA ITEM

CITY COUNCIL MEETING OF: JULY 18, 2006

SUBMITTED BY: Carolee Bates
City Clerk

DATE: 7-11-06

SUBJECT: PUBLIC COMMENT ON ITEMS OF INTEREST TO THE PUBLIC

RECOMMENDATION: N/A

FISCAL IMPACT: N/A
Budget Amount:
Budget Acct. No.:

--Finance Department Use Only--
Additional Appropriation:

_____No
_____Yes/$ Amt.:

Finance Director Review and Approval_____

DISCUSSION: State law requires that each agenda of a governing body provide an opportunity for members of the public to address the legislative body on items of interest to the public within the body's subject matter of jurisdiction.

Accordingly, this item has been placed on the agenda to afford an opportunity for public comment at this time.

CB/dl

Public Comment
#1
7-18-06

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CITY OF
VICTORVILLE

760-955-5000
FAX 760-245-8250
vville@ci.victorville.ca.us
14343 Civic Drive
P.O. Box 5001
Victorville, California 92393-5001

AGENDA ITEM

CITY COUNCIL MEETING OF: JULY 18, 2006

SUBMITTED BY: Bill Webb
Director of Development

DATE: July 10, 2006

SUBJECT: **ORDINANCE NO. 2169: REPEALING & REPLACING THE NUISANCE ORDINANCE TO INCLUDE NEGLECTED LANDSCAPING**

RECOMMENDATION: That the City Council repeal and replace Municipal Code Section 13.02.150 through adoption of this ordinance.

FISCAL IMPACT: None.

--Finance Dept. Use Only--
Additional Appropriation:

____ No
____ Yes/$Amount:

Finance Director Review and Approval_____

DISCUSSION: The purpose of this ordinance is to add neglected landscaping to the list of nuisances established by the Code, as follows:

- Overgrown, dead, diseased, or decayed vegetation, including but not limited to grass, trees, shrubs, plants, and weeds, which are injurious to the public health, safety and welfare.
- Overgrown, dead, diseased, or decayed vegetation, including but not limited to grass, trees, shrubs, plants, and weeds, causing detriment to neighboring properties and/or property values.

In addition, there were minor deletions as recommended in the attached memorandum from the City Attorney's office.

BW

Public Hearing
#2
7-18-06

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Suite 1015
Calabasas, CA 91302
818.704.0195
Fax 818.704.4729

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Attorneys at Law

www.gdqlaw.com

35-325 Date Palm Drive
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Cathedral City, CA 92234
760.770.0873
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Direct E-mail Address:
jmizrahi@gdqlaw.com

Reply to:
Calabasas Office

MEMORANDUM

TO: Councilmember Bob Hunter
Bill Webb, Planning Director

CC: Jon Roberts, City Manager

FROM: Jennifer A. Mizrahi, Deputy City Attorney
Andre de Bortnowsky, Assistant City Attorney

DATE : June 9, 2006

RE: VMC §13.02.150 Amendments

FILE: VVCA-0001

While I was amending the current Nuisance section, VMC §13.02.150, to include provisions on overgrown and dead vegetation, I came across a few other provisions (also located in VMC §13.02.150) of concern.

1. As written, the City may face a Constitutional challenge for vagueness under VMC §13.02.150(d).

Whether a misdemeanor or an infraction, the actual ordinance must satisfy the threshold standards of the due process clause. Statutes which either forbid or require the doing of an act must not be drafted in terms so vague "persons of common intelligence must necessarily guess at its meaning and differ as to its application..."[1]

1 *People v. McCaughan* 49 Cal 2nd 409, 414. The *McCaughan* Court held that portions of California Penal Code section 361 criminalizing "harsh, cruel or unkind treatment of...an insane person..." were void for vagueness. The

VMC §13.02.150(d) provides that "all unnecessary noise and annoying vibrations" may constitute a nuisance. The City could face a challenge on grounds that the terms "unnecessary" or "annoying" may be too vague. However, in order to remedy the possibility of a challenge, it may behoove the City to delete VMC §13.02.150(d) and use the VMC §13.01, Noise Control, to enforce noise levels. VMC §13.01 is Victorville's Noise Control section, which appears to be very broad and encompasses any and all kinds of sounds. VMC §13.01 makes it a violation to produce noise above a certain decibel reading, depending on the zone and time of day. For example, in a residential zone, someone who is making noise that is above 55 decibels at night, would be violating the section. However, VMC §13.01 does not differentiate between noise and vibrations, unlike §13.02.150(d). As long as vibrations are also measured in decibels, and not another type of measurement, the City may use the Noise Control ordinance noise regulate noise measured above the permitted levels.

2. The City may wish to amend VMC § 13.02.150(j) to provide an alternate avenue for persons wishing to use loud speakers or other amplification devices, pursuant to a permit process.

Currently, VMC §13.02.150(i) provides that a public nuisance is created by the use of "stationary loud speakers in any part of the city in such a manners as to annoy any of the inhabitants of the city." Similar to the above paragraph, the City may wish to enforce this using its VMC §13.01, Noise Control, and delete this portion under Nuisance. In addition, however, Victorville may wish to create a permit process whereby applicants who desire to use a loudspeaker to exercise her/his first amendment rights would be able to do so. Other cities allow for an applicant to obtain a permit to use a loud speaker, either through the Sheriff's Department or the Engineering Department subject to certain conditions and/or restrictions. These restrictions may include limiting the sound amplification to a level not above 15 decibels higher than what is already permitted; or not allowing the amplification device to impede public rights-of way, etc. This might be a way where the City can narrowly tailor the ordinance to provide alternate avenues for persons to exercise their constitutional rights.

3. VMC § 13.02.150(k) is preempted under Penal Code Sections 148.3 and 148.5. Therefore, this portion should be deleted.

JAM:law
VVCA\0001\MEM\141.DOC

Court stated that "'harsh' and 'unkind' do not provide an ascertainable standard of conduct or a workable standard of guilt..." *Id.* at 415; See also *In re Bell* (1942) 19 Cal. 2d

ORDINANCE NO. 2169

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VICTORVILLE, CALIFORNIA, REPEALING SECTION 13.02.150 OF THE VICTORVILLE MUNICIPAL CODE AND REPLACING IT WITH A NEW SECTION 13.02.150 OF THE VICTORVILLE MUNICIPAL CODE

WHEREAS, the City Council of the City of Victorville desires to maintain public and private properties and public rights-of way in a safe condition; and

WHEREAS, the City Council of the City of Victorville recognizes that obstructions in public rights- of-way may unreasonably interfere with the flow of pedestrian or vehicular traffic and cause nuisances; and

WHEREAS, the City Council desires to restrict unreasonable interference with the flow of pedestrian or vehicular traffic, including, but not limited to, ingress into and egress from any residence or place of business, or from the street to the sidewalk, or from the sidewalk to the street by persons exiting or entering parked or standing vehicles; and

WHEREAS regulating obstructions in public rights-of-way may reduce unnecessary exposure of the public to personal injury or property damage; and

WHEREAS, the residents of the City of Victorville live with the nuisance created in their neighborhoods by overgrown vegetation, weeds, dry grass, dead trees, dead shrubs and the like, and they have brought this matter to the attention of their local elected officials; and

WHEREAS, persons who allow overgrown vegetation, weeds, dry grass, dead trees, dead shrubs and the like on their properties jeopardize the public health, safety and welfare of the residents of the City; and

WHEREAS, persons who allow overgrown vegetation, weeds, dry grass, dead trees, dead shrubs and the like on their properties contribute to blight, decreasing property values, and the general decay of neighborhoods in the City; and

WHEREAS, California Government Code Section 38771 permits the legislative body of a city to declare what constitutes a nuisance; and

WHEREAS, the City Council finds and determines that declaring the following conditions as nuisances is critical to preserving the public health, safety and welfare of all residents and visitors of the City.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. That Section 3.02.150 of the Victorville Municipal Code is hereby repealed in its entirety.

Section 2. That a new Section 13.02.150 of the Victorville Municipal Code is hereby added which shall read as follows:

13.02.150 Nuisances affecting health, safety, and welfare.

The following are nuisances affecting public health, safety, and welfare:

(a) All trees, hedges, billboards or other obstructions which prevent persons from having a clear view of traffic approaching an intersection from cross streets in sufficient time to bring a motor vehicle driven at a reasonable speed to a full stop before the intersection is reached;

(b) All limbs of trees which are ~~less~~ fewer than eight feet above the surface of any street or sidewalk;

(c) All explosives, inflammable liquids and other dangerous substances stored in any manner or in any amount in violation of any law;

(d) All buildings and alterations to buildings made or erected in violation of the regulations concerning manner or materials of construction;

(e) Obstructions and excavations affecting the ordinary use by the public of streets, alleys, sidewalks or public grounds except under such conditions as are provided by law;

(f) Any use of property abutting upon a public street or sidewalk or any use of a public street or sidewalk which causes large crowds of people to gather, obstructing traffic and the free use of the streets and sidewalks;

(g) All dangerous unguarded machinery in any public place or so situated or operated on private property as to attract the public;

(h) All other conditions or things which are liable to cause injury to the person or property of anyone;

(i) Overgrown, dead, diseased, or decayed vegetation, including but not limited to grass, trees, shrubs, plants, and weeds, which are injurious to the public health, safety and welfare.

(j) Overgrown, dead, diseased, or decayed vegetation, including but not limited to grass, trees, shrubs, plants, and weeds, causing detriment to neighboring properties and/or property values.

SECTION 3: If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining sections, subsections, sentences, clauses, phrase, or portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional.

SECTION 4: This ordinance shall take effect thirty (30) days after its final passage.

SECTION 5: The City Clerk of the City of Victorville is hereby directed to certify to the passage and adoption of this Ordinance and to cause it to be published as required by law.

First read at a regular meeting of the City Council held on the _____ day of

_____, 2006 and adopted and ordered published at a regular meeting of said

Council held on the _____ day of _____, 2006.

_____
Mike Rothschild, Mayor

ATTEST:

_____
Carolee Bates, City Clerk

APPROVED AS TO FORM:

_____

City Attorney

APPROVED AS TO CONTENT:

_____

Bill Webb, Director of Development

REVIEWED:

_____

Jon Roberts, City Manager

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EXECUTIVE SUMMARY

General Plan Amendment GPA-06-002 (C) and Zone Change ZC-06-007

PROJECT DESCRIPTION: A proposed General Plan Amendment to amend the Land Use Element and any other affected elements of the General Plan to redesignate property from High Density Residential to Low Density Residential and a change of zone to reclassify property from R-3 (High Density Residential) to R-1 (Single-Family Residential) on property located at the northwest corner of Nyack Road and Johnstown Road.

APPLICANT:	Global Legacy
PLANNING COMMISSION PUBLIC HEARING DATES:	June 14, 2006
NUMBER OF PEOPLE SPEAKING IN FAVOR:	0
NUMBER OF PEOPLE SPEAKING OPPOSED:	0
NUMBER OF WRITTEN COMMENTS IN FAVOR:	0
NUMBER OF WRITTEN COMMENTS OPPOSED:	0
STAFF RECOMMENDATION:	Approval
PLANNING COMMISSION ACTION:	Recommend approval
PLANNING COMMISSION VOTE:	four ayes one absent

/pi

Public Hearing
#3A,B,C
7-18-06

MEMORANDUM

DATE: July 18, 2006

FROM: Bill Webb
Director of Planning

TO: Mayor and City Council Members

SUBJECT: PUBLIC HEARING - GENERAL PLAN AMENDMENT GPA-06-002 (C) AND ZONE CHANGE ZC-06-007 – GLOBAL LEGACY – RESOLUTION NO. 06-111 AND ORDINANCE NO. 2153

At the regular meeting held June 14, 2006, the Planning Commission conducted a Public Hearing to hear arguments for or against a proposed amendment to the Land Use Element of the General Plan and any other affected elements to re-designate approximately 2.5 acres of property from High Density Residential to Low Density Residential and a change of zone to reclassify property from R-3 (High Density Residential – Maximum of 15 Dwelling Units per Acre) to R-1 (Single-Family Residential – Maximum of 5 Dwelling Units per Acre) on property located at the northwest corner of Nyack Road and Johnstown Road. An excerpt from the minutes of that meeting is as follows:

> "Mr. Webb outlined the staff report.
>
> Chairman McEachron opened the public hearing at 7:04 p.m. There being no testimony, Chairman McEachron closed the public hearing at 7:04 p.m.
>
> A motion was made by Commissioner Metzler and seconded by Commissioner Porter to approve the Negative Declaration for GPA-06-002 (C) and ZC-06-007 and Resolutions P-06-123 and P-06-124 with conditions of Staff. The motion carried by unanimous vote of the Commission. The Resolutions were entitled:
>
> A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF GENERAL PLAN AMENDMENT GPA-06-002 (C), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO RE-DESIGNATE PROPERTY FROM HIGH DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL
>
> A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF ZONE CHANGE ZC-06-007, A CHANGE OF ZONE TO RECLASSIFY PROPERTY FROM R-3 (HIGH DENSITY RESIDENTIAL) TO R-1 (SINGLE-FAMILY RESIDENTIAL)"

Attached for Council's information is a copy of the Planning Staff Report together with other pertinent data. This matter is presented to the City Council for consideration at the close of the Public Hearing.

BW:pi

Attachments

RESOLUTION NO. 06-111

A RESOLUTION OF THE CITY OF VICTORVILLE APPROVING GENERAL PLAN AMENDMENT GPA-06-002 (C), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO RE-DESIGNATE APPROXIMATELY 2.5 ACRES OF PROPERTY FROM HIGH DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL – GLOBAL LEGACY

WHEREAS, Global Legacy, has initiated an amendment to the Land Use Element of the General Plan and any other affected elements to redesignate 2.5 acres of property from High Density Residential to Low Density Residential on property located in the City of Victorville, County of San Bernardino, State of California, particularly described as follows:

The South 2/3 of Parcel 3 of Parcel Map 1978 per map recorded in Book 16, page 75, inclusive, records in the City of Victorville, San Bernardino County, State of California; and

WHEREAS, pursuant to Title 7, Division I, Chapter 3 of the Government Code of the State of California, the Victorville Planning Commission held a public hearing on June 14, 2006, to hear arguments for and against the issue, and after hearing all testimony offered, the Commission approved Resolution No. P-06-123, which recommended approval to the City Council of the General Plan Amendment; and

WHEREAS, the City Council finds that the proposed amendment to the Land Use Element is consistent with the goals, policies and objectives of the General Plan and all other elements; and

WHEREAS, a Negative Declaration for the proposed General Plan Amendment has been presented to the Planning Commission, and each member having reviewed and considered the information contained therein, and the Planning Commission having determined that the proposed General Plan Amendment will not have a significant effect on the environment and therefore recommends adoption by the City Council,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY RESOLVE AS FOLLOWS:

SECTION I. That after holding a public hearing and considering all the testimony offered in compliance with Section 65357 of the Government Code of the State of California, the City Council hereby approves the General Plan Amendment to the Land Use Element of the General Plan and any other affected elements to redesignate property from High Density Residential to Low Density Residential on property located at the northwest corner of Nyack Road and Johnstown Road.

ORDINANCE NO. 2153

AN ORDINANCE OF THE CITY OF VICTORVILLE APPROVING ZONE CHANGE ZC-06-007 TO RECLASSIFY PROPERTY FROM R-3 (HIGH DENSITY RESIDENTIAL – MAXIMUM OF 15 DWELLING UNITS PER ACRE) TO R-1 (SINGLE-FAMILY RESIDENTIAL – 5 DWELLING UNITS PER ACRE) – GLOBAL LEGACY

Pursuant to Title 7, Division I, Chapter 4, Article 2 of the Government Code of the State of California, a Public Hearing was held on the 14th day of June 2006, to hear arguments for and against the issue, and after hearing all testimony offered, the Planning Commission approved Resolution No. P-06-124, which recommended to the City Council the adoption of the zone change on property in the City of Victorville, County of San Bernardino, State of California hereinafter described as:

The South 2/3 of Parcel 3 of Parcel Map 1978 per map recorded in Book 16, page 75, inclusive, records in the City of Victorville, San Bernardino County, State of California; and

WHEREAS, The City Council finds that the proposed zone change is consistent with the General Plan; and

WHEREAS, The City Council finds that the site is adequate in size to accommodate the proposed land use; and

WHEREAS, The City Council finds that the proposed use will have no adverse effect upon abutting property; and

WHEREAS, a Negative Declaration for the proposed Zone Change has been presented to the Planning Commission, and each member having reviewed and considered the information contained therein, and the Planning Commission having determined that the proposed Zone Change will not have a significant effect on the environment and therefore recommends adoption by the City Council,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. That Zone Change ZC-06-007 be adopted, reclassifying property from R-3 (High Density Residential – Maximum of 15 Dwelling Units per Gross Acre) to R-1 (Single-Family Residential – Maximum of 5 Dwelling Unit per Gross Acre) on property generally located at the northwest corner of Nyack Road and Johnstown Road.

CITY OF VICTORVILLE PLANNING DEPARTMENT
14343 Civic Drive, Victorville, California 92392
(760) 955-5135 FAX (760) 245-8250

NEGATIVE DECLARATION – with a de minimis finding
Preparation Date: May 22, 2006

Name or Title of Project: Proposed General Plan Amendment GPA-06-002(C) and Zone Change ZC-06-007.

Location: On property located at the northwest corner of Nyack Road and Johnstown Road.

Entity or Person Undertaking Project: Global Legacy. Owner (KL Premier LLC.)

Description of Project:

A. **General Plan Amendment** to the Land Use Element of the General Plan and any other affected elements to re-designate a portion of 10 acres of land (approximately 2.5 acres) from High Density Residential to Low Density Residential.

B. **Zone Change** to reclassify property from R-3 (High Density Residential) to R-1 (Single-Family Residential).

Statement of Findings: The Planning Commission has reviewed the Initial Study for this proposed project and has found that there are no adverse environmental impacts to either the man-made or physical environmental setting and does hereby direct staff to file a Notice of Determination, pursuant to the California Environmental Quality Act (CEQA).

Further, pursuant to Fish and Game Code Section 711.4, a "de minimis" finding is hereby made based upon the fact that the site on which the project is proposed will not be disturbed/developed at this time.

A copy of the Initial Study and other applicable documents used to support the proposed Negative Declaration is available for review at the City of Victorville Planning Department.

Public Review Period: May 25, 2006 through June 14, 2006.

Public Hearing Date: June 14, 2006.

Adopted by the Planning Commission on June 14, 2006.

RYAN McEACHRON, CHAIRMAN
VICTORVILLE PLANNING COMMISSION

Adopted by the City Council on July 18, 2006

MIKE ROTHSCHILD, MAYOR
CITY OF VICTORVILLE

BILL WEBB,
DIRECTOR OF DEVELOPMENT

TC

PLANNING COMMISSION STAFF REPORT

DATE: June 14, 2006 **AGENDA NO.** 1 A-B

CASES: GPA-06-002(C) and ZC-06-007

SUBJECT: A General Plan Amendment and Zone Change to re-designate property from High Density Residential to Low Density Residential and from R-3 (High Density Residential) to R-1 (Single Family Residential)

APPLICANT: Global Legacy, Owner (KL Premier LLC.)

LOCATION: Located at the northwest corner of Nyack Road and Johnstown Road.

I. STAFF RECOMMENDATION:

That the Planning Commission take the following actions:

1. **General Plan Amendment** - Adopt Resolution No. P-06-123, recommending City Council approval of Case No. GPA-06-002(C);
2. **Zone Change** - Adopt Resolution No. P-06-124, recommending City Council approval of Case No. ZC-06-007;
3. **Environmental Assessment** – Recommend the Issuance of a Negative Declaration for the projects.

II. SUMMARY:

The applicant has requested approval of this General Plan Amendment and Zone Change to reclassify approximately 2.5-acres of a 10-acre parcel from High Density Residential to Low Density Residential to accommodate the development of a single-family subdivision. The property is bordered on the north by R-3 (High Density Residential) and by R-1 (Single-Family Residential) on the south, east and west.

III. STAFF ANALYSIS:

1. **General Plan Amendment and Zone Change.** Staff finds the proposed General Plan Amendment and Zone Change to be appropriate and recommends approval for the following reasons:

   - The parcel currently has two differing general plan designations and two differing zoning classifications. Approval of this proposal would allow for a consistent designation and zoning on the subject parcel. Additionally, the applicant is requesting approval of this proposal to accommodate a future single-family residential subdivision.

   - The proposal would create land use inconsistencies with the adjacent properties to the north. However, the subject parcel and the adjacent parcels are currently vacant and all future development will be subject to review and approval.

- Indicated in the table below the zoning on the abutting parcels to the south, east and west consists of R-1 single-family residential. Staff considers the proposal consistent with surrounding zoning though future development may experience the need for additional buffering.

- This proposal will decrease the amount of multi-family dwellings in the High Density Residential land use category by approximately 25 units. Although this amount would not significantly affect the City's ability to provide affordable housing to the community or effect the five-year Regional Housing Needs Assessment (RHNA) figure, the Commission should be aware that the cumulative effect of eliminating this land use category may in the future affect said ability.

- The proposed General Plan Amendment and Zone Change will decrease the permitted density on the subject property and allow for the development of single-family homes which will create less of a demand on infrastructure than was forecasted in the previous zoning density.

Should this proposal be approved, then the following modifications to the General Plan and General Plan Land Use Policy Map would occur:

- Table 5 entitled "Distribution of Land Use" on page 24 of the Land Use Element shall be amended to reduce the acreage of the Very Low Density Residential land use designation within the Baldy Mesa Planning Area by approximately 10 acres. A corresponding increase in Low Density Residential acreage within the same planning area would also occur.

- The Baldy Mesa Planning Area Land Use Policy Map (Figure 3) of the Land Use Element shall be updated in accordance with this proposal.

- The General Plan Land Use Policy Map of the City of Victorville shall also be updated in accordance with this proposal.

2. **Environmental Assessment.** A Negative Declaration has been prepared for the project in accordance with Section 15070 of the California Environmental Quality Act. A "de minimis" finding is recommended at this time based upon the fact that subsequent discretionary action will be necessary prior to any future development.

IV. SITE CHARACTERISTICS:

	Existing Land Use	General Plan	Zoning	Specific Plan
Site	Vacant	Low Density Residential & High Density Residential	R-1 & R-3	NA
North	Vacant	High Density Residential	R-3	NA
South	Vacant	Low Density Residential	R-1	NA
East	Vacant	Low Density Residential	R-1	NA
West	Vacant	Low Density Residential	R-1	NA

TC

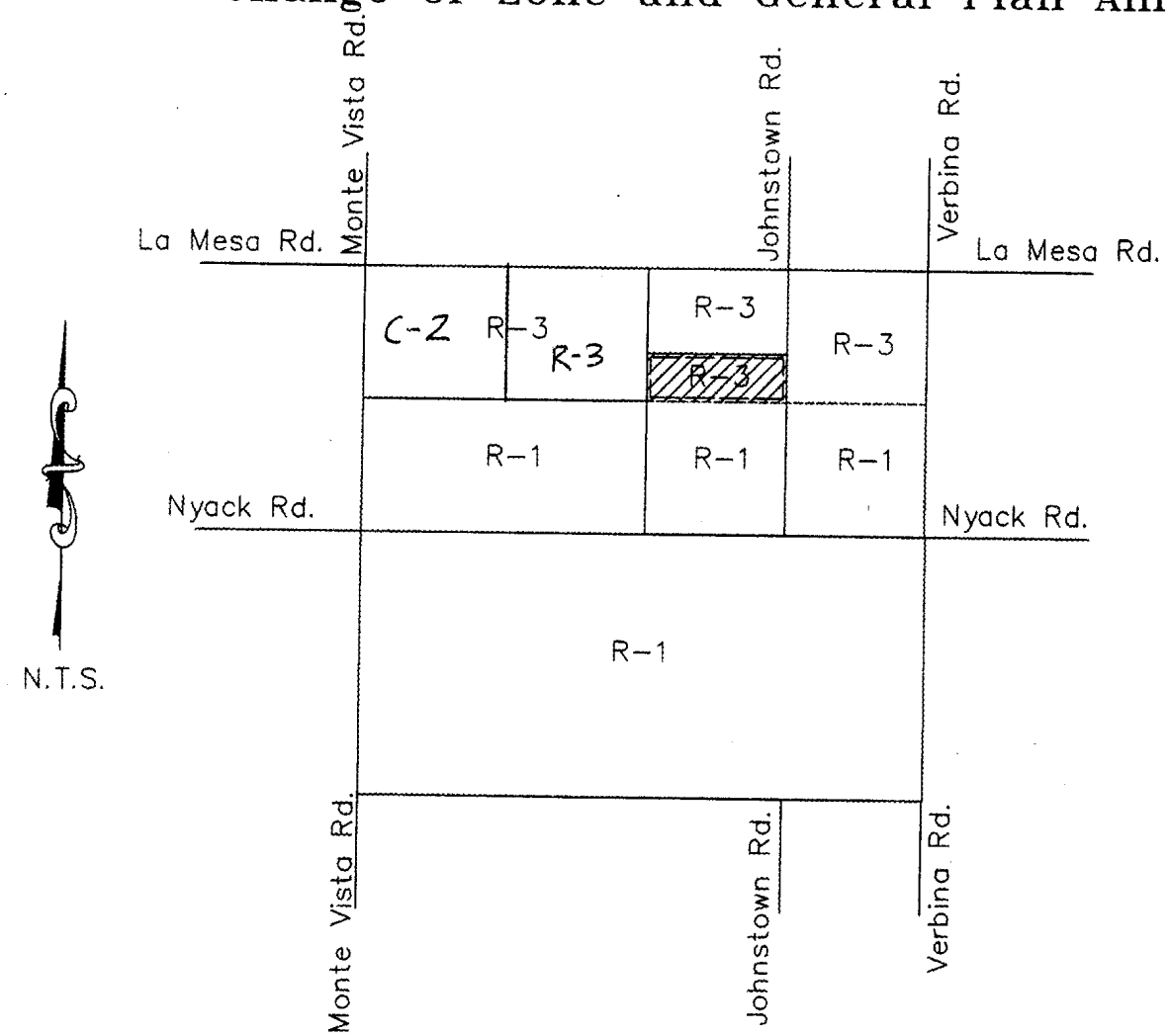
NUMBER OF RADIUS LETTERS MAILED: 12

THE STAFF RECOMMENDATION MAY BE ACCEPTED OR REJECTED BY THE PLANNING COMMISSION AFTER THEIR OWN ANALYSIS AND CONSIDERATION OF PUBLIC TESTIMONY PRESENTED AT THE HEARING. THE PLANNING COMMISSION ACTION FOR VESTING IS A RECOMMENDATION TO THE CITY COUNCIL ONLY.

GPA-06-002(c)
ZC-06-007

CITY OF VICTORVILLE

Change of Zone and General Plan Amendment Exibit



LEGEND

= R-3 to be re-zoned to R-1

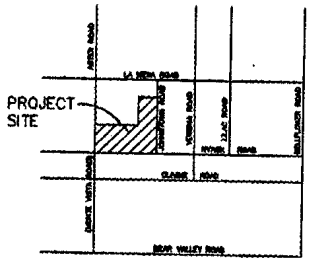
= CHANGE ZONE FROM R-3 HIGH DENSI.. TO R-1 SINGLE FAMILY

APPLICANT

GLOBAL LEGACY
13911 Park Ave Ste. 105A
Victorville, Ca. 92392
PH: 760-684-0416
ATTN: Christian Palma

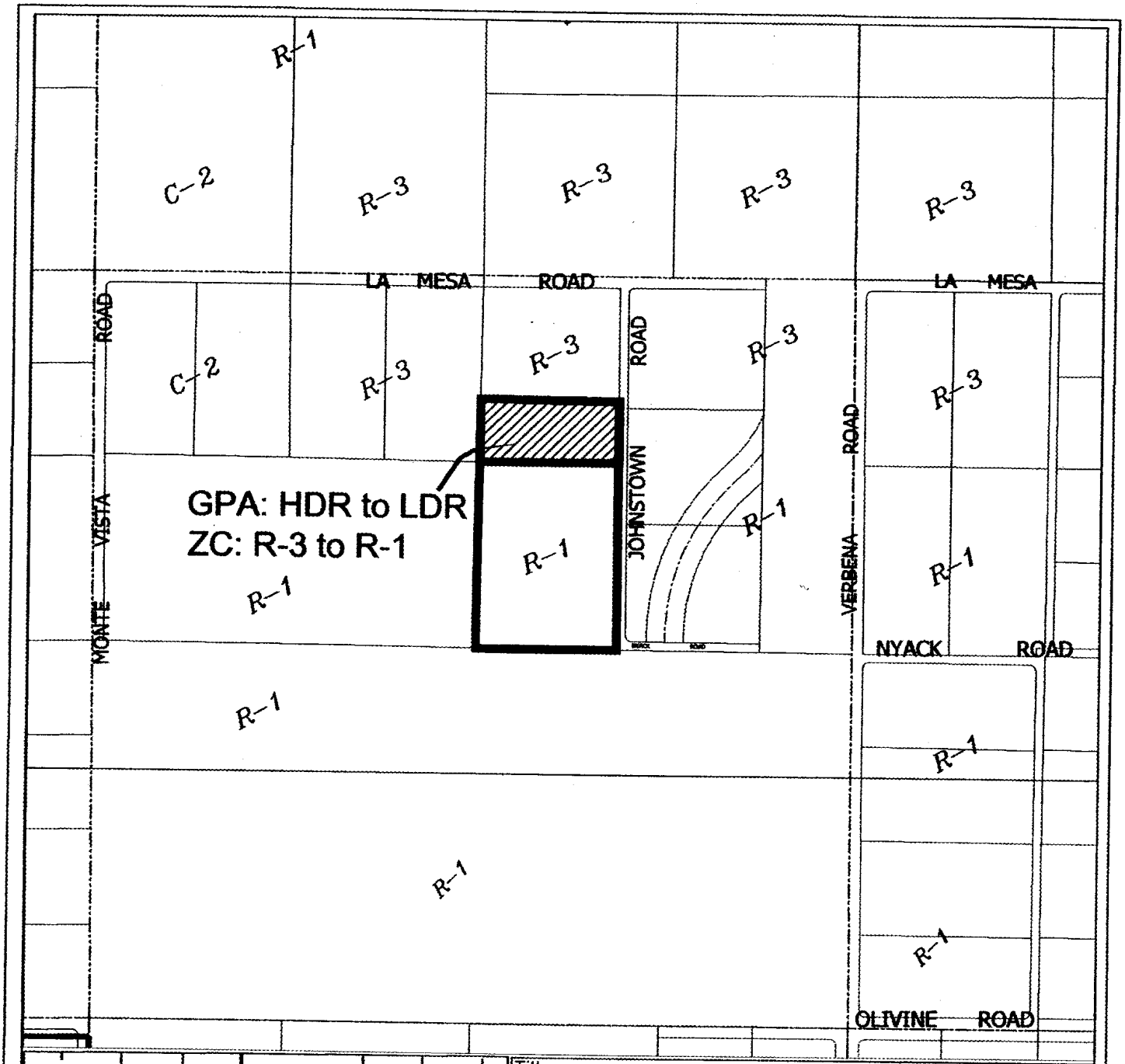
PARCEL

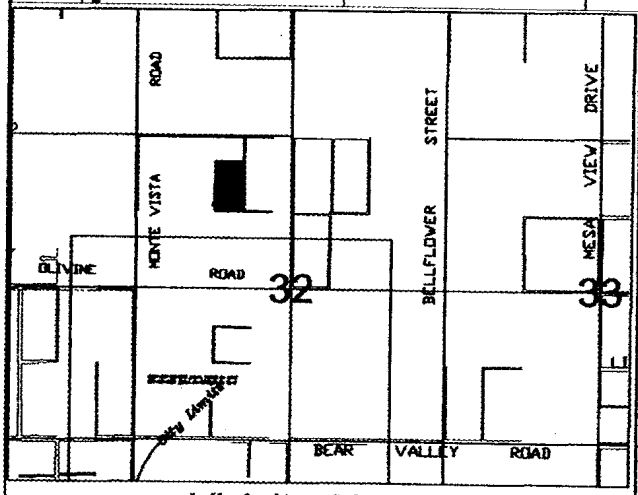
APN: 3133-231-08
LAND USE: PRESENT, VACANT
FUTURE, RESIDENTIAL SUB-DIVISION



VACINITY MAP

007



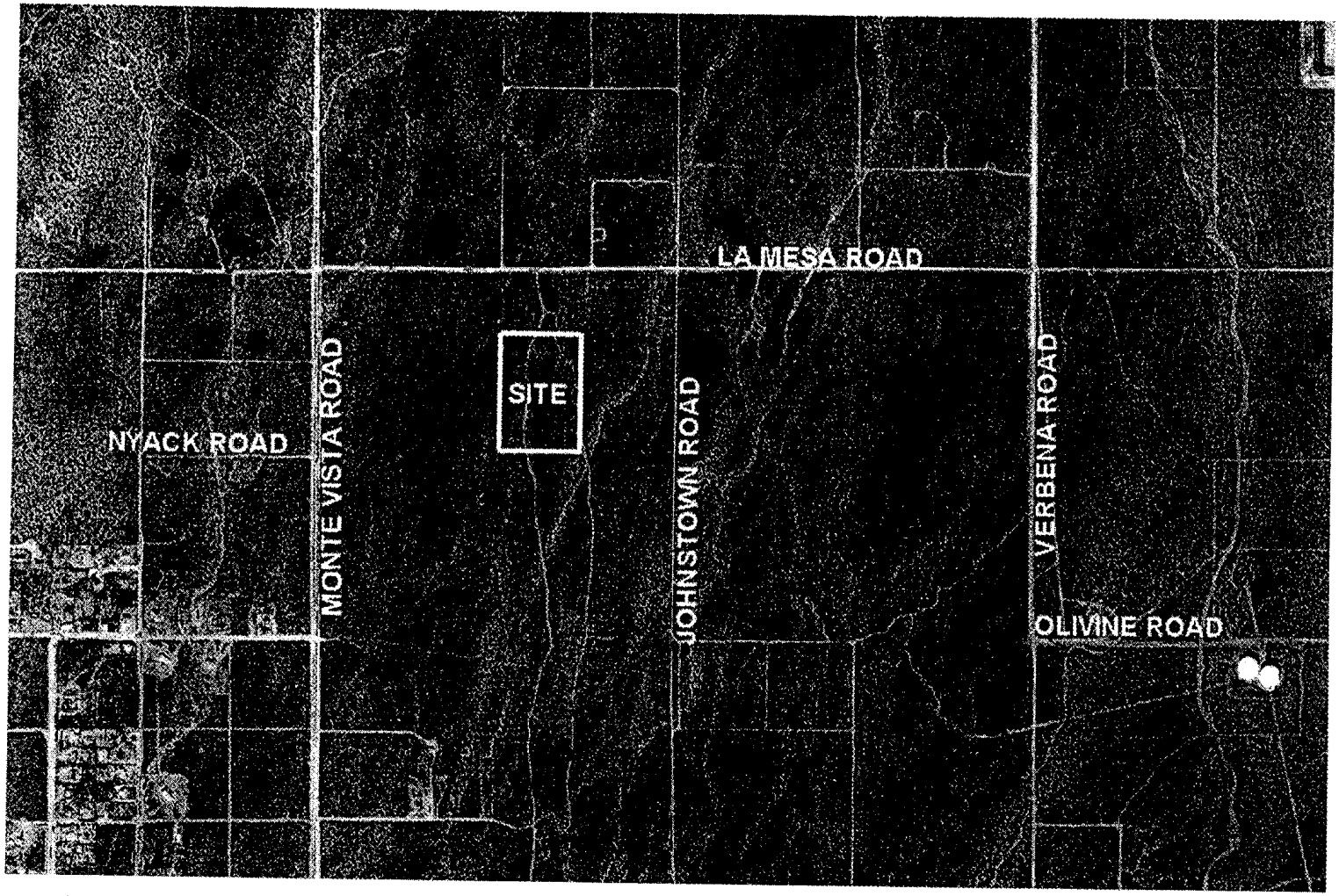


Vicinity Map

Graphics are diagramatic only - Not to Scale

Title: PROPERTY LOCATION MAP			
Zoning: R-3 to R-1		Area: ± 9.6 Acres	
Assessor Parcel Number: 3133-231-08			
Location: The northwest corner of Nyack Road and Johnstown Road.			
Drawn By: BD	Checked By: TU	Date: 05-23-06	Case Number: GPA-06-002(C) & ZC-06-007

Prepared by: City of Victorville Planning Department



General Plan Amendment GPA-06-002(C)
Zone Change ZC-06-007

INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM

1. **Project title:** Proposed General Plan Amendment GPA-06-002(C) and Zone Change ZC-06-007.

2. **Lead agency name and address:** City of Victorville Planning Department, PO Box 5001, Victorville, California 92793-5001.

3. **Contact person and phone number:** Travis Clark, Assistant Planner, (760) 955-5135.

4. **Project location:** On property located on the northwest corner of Nyack Road and Johnstown Road.

5. **Project sponsor's name and address:** Global Legacy, 13911 Park Avenue, Suite 105A, Victorville, CA 92392

6. **General plan designation:** High Density Residential and Low Density Residential.

7. **Zoning:** R-3 (High Density Residential) and R-1 (Single-Family Residential)

8. **Description of project:**
   A. **General Plan Amendment** to the Land Use Element of the General Plan and any other affected elements to re-designate a portion of the 10 acres of land (approximately 2.5 acres) from High Density Residential to Low Density Residential.
   B. **Zone Change** to reclassify a portion of the property from R-3 (High Density Residential) to R-1 (Single-Family Residential).

9. **Surrounding land uses and setting:** The proposed project area is surrounded by vacant land with scattered single-family residences within the area. The proposed project area is bordered on the north by R-3 (High Density Residential), which is currently vacant land and on the south, east and west by vacant land currently zoned R-1 (Single-Family Residential).

10. **Other public agency whose approval is required** (e.g., permits, financing approval, or participation agreement.) None. No development is proposed at this time.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTS:
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Land Use and Planning		Transportation/Circulation		Public Services
	Population and Housing		Biological Resources		Utilities and Service Systems
	Geological Problems		Energy and Mineral Resources		Aesthetics
	Water		Hazards		Cultural Resources
	Air Quality		Noise		Recreation
			Mandatory Findings of Significance		

DETERMINATION:

On the basis of this initial evaluation:

_X_ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. (De Minimis)

____ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.

____ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

____ I find that the proposed project WILL NOT have a significant effect on the environment, because no new potentially significant effects have been identified beyond those previously analyzed adequately in an earlier EIR (Final Program Environmental Impact Report for the City's 1997 Comprehensive General Plan Update (State Clearinghouse No. 97011040), pursuant to applicable standards, and no additional mitigation measures beyond those imposed as part of that previous EIR are necessary to be imposed upon the proposed project to reduce mitigable impacts to a insignificant level. Therefore, no additional environmental documentation is necessary.

Signature: _____ Date: May 22, 2006

Travis Clark, Assistant Planner For: Victorville Planning Department

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is provided for all answers except "No Impact" answers that are adequately supported by the information sources the lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer is explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) "Potentially Significant Impact" is noted if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact." The lead agency describes the mitigation measures, and briefly explains how

they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be referenced where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist.

6) The lead agency incorporates into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document, where appropriate, includes a reference to the page or pages where the statement is substantiated. See the sample question below. A source list is attached, and other sources used or individuals contacted are cited in the discussion.

ENVIRONMENTAL IMPACTS:

I. **LAND USE AND PLANNING.** *Would the proposal:*	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Conflict with general plan designation or zoning? (1, Figure 3; 2)			X	
b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? (4, 1)				X
c) Be incompatible with existing land use in the vicinity? (5)			X	
d) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)? (6)				X
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (5)				X

Comments: The General Plan Land Use Designation for the subject area is Low Density Residential and High Density Residential with a zoning of R-1 (Single-Family Residential) and R-3 (High Density Residential). Single-Family Residential uses are currently permitted on a portion of the site and approval of the proposed General Plan amendment to Low Density Residential and zone change to R-1 (Single-Family Residential) would allow for future residential development on that portion of the parcel at a lower density (5 units per acre maximum) than currently is permitted. The Resource Element of the General Plan does not identify this site as having special environmental significance. The site is encompassed by residentially zoned land, whereas minor land use incompatibilities would result because of varying residential densities. Further, the project would not disrupt or divide an established community, inasmuch as the surrounding property is generally vacant, excepting for a few scattered residences. However, the scattered arrangement of the residences and the vacant land in the area does not qualify this area as an established community.

II. POPULATION AND HOUSING. *Would the proposal:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cumulatively exceed official regional or local population projections? (7, 4)			X	
b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? (5)			X	
c) Displace existing housing, especially affordable housing? (5)				X

Comments: Reclassification of the current land use will not significantly affect population projections. In fact, the proposed reclassification of the current land use will decrease the projected population within the City of Victorville by approximately 44 people below the current zoning based on 2.0 people per dwelling unit if the site was to developed to a maximum density of 15 units per gross acre. The project area abuts Nyack Road and Johnstown Road both uncompleted 60-foot wide Local Roadways, which will have the capacity to serve the site once completed. Consequently, development of this project would not involve the extension of major infrastructure. Since the site is currently vacant, it will not displace existing housing.

III. GEOLOGIC PROBLEMS. *Would the proposal result in or expose people to potential impacts involving:*

a) Fault rupture? (8, Figure 1)				X
b) Seismic ground shaking? (8, Table 2)			X	
c) Seismic ground failure, including liquefaction? (8, 4 and Table 2)				X
d) Seiche, tsunami, or volcanic hazard? (8, Table 2)				X
e) Landslides or mudflows? (8, 7 and Figure 3)				X
f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill? (8, Figure 3)				X
g) Subsidence of land? (4, Figure 8)				X
h) Expansive soils? (6)				X
i) Unique geologic or physical features? (6)				X

Comments: There are no known or suspected fault traces located within the Victorville Planning Area. Additionally, the City Planning Area is not subject to the provisions of Alquist-Priolo Special Studies Zones. The City is located in an area with a high potential for severe ground shaking. The project involves a reclassification of property. Consequently, the project would not have the potential to impact earth conditions adversely.

IV. WATER. *Would the proposal result in:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (5)				X
b) Exposure of people or property to water related hazards such as flooding? (8, Figure 2)				X
c) Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity? (5)				X
d) Changes in the amount of surface water in any water body? (5)				X
e) Changes in currents, or the course or direction of water movements? (5)				X
f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability? (5)				X
g) Altered direction or rate of flow of groundwater? (5)				X
h) Impacts to groundwater quality? (5)				X
I) Substantial reduction in the amount of groundwater otherwise available for public water supplies? (5)				X

Comments: The proposal is a reclassification of the land use. Consequently, the proposal would not have an impact on drainage, surface runoff, or groundwater quality. However, although unknown at this time, the potential future water demand will increase once a project is built on the site, resulting in an additional demand for the water purveyor. The Baldy Mesa Water District is the water purveyor for this site and as such may have to purchase replacement water if the district exceeds the free production allowance as stipulated in the final Judgment to the Mojave Basin Area Adjudication that was entered on January 10, 1996 (17). At the present time the area under the jurisdiction of the Mojave Water Agency (MWA) by existing contract is entitled to 50,800 acre feet per year of supplemental water from the California aqueduct. This entitlement has been available for decades. Only 7,000 acre feet per year of the 50,800 acre feet has been committed to the Morongo Basin, leaving 43,800 acre feet available to supplement water resources for water purveyors under the jurisdiction of the MWA. In addition, MWA approved a water transfer on March 26, 1996, which increased the entitlement for this area to 75,800 acre-feet per year (16, 1). Further, this department has received comments both from the MWA and the Victor Valley Water District, and those comments do not reflect the need for curtailment of development at this time (17, 1). In response to the use of low flow plumbing fixtures, those are already required region-wide by the State Appliance Efficiency Standards in Title 20, thus ensuring this project, as well as all others within the Mojave River Basin, will reduce the water demand of new facilities. Additionally, the project area is not in an area of flood concern.

V. AIR QUALITY. *Would the proposal:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Violate any air quality standard or contribute to an existing or projected air quality violation? (12, 1)				X
b) Expose sensitive receptors to pollutants? (5)				X
c) Alter air movement, moisture, or temperature, or cause any changes in climate? (12, 1)				X
d) Create objectionable odors? (3, 1)				X

Comments: The project involves the reclassification of property. Air Quality will be addressed upon any application for a development on the site. The site is within the Mojave Desert Air Basin (MDAB) and is under the jurisdiction of the Mojave Desert Air Quality Management District (MDAQMD). The EPA designated most of the basin as being in nonattainment, based on federal standards, for PM10 based on violations of standards between 1989 and 1991. The MDAQMD prepared the Mojave Desert Planning Area (MDPA) Federal PM10 Attainment Plan in 1995 to provide dust control programs to meet the federal standards by the year 2000. The plan outlines a program for implementation and enforcement of dust control measures. The federal standard for PM10 has been met within the area for eight years and an evaluation is underway to determine if a change in status is appropriate. The Mojave Desert Air Quality Management District classifies all uses identified within the Victorville General Plan as area sources. Programs have been established in the 1991 Air Quality Attainment Plan which address emission caused area sources. Further, the proposed project does not meet any threshold that requires air quality analysis or mitigation under the Air Quality Attainment Plan. Therefore the impacts are considered by the Mojave Desert Air Quality Management District to be insignificant. No mitigation necessary at this time.

VI. TRANSPORTATION/CIRCULATION. *Would the proposal result in:*

a) Increased vehicle trips or traffic congestion? (3, 1)				X
b) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (3, 1)				X
c) Inadequate emergency access or access to nearby uses? (5)				X
d) Insufficient parking capacity onsite or offsite? (3, 1)				X
e) Hazards or barriers for pedestrians or bicyclists? (3, 1)				X
f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (3, 1)				X
g) Rail, waterborne or air traffic impacts? (3, 1)				X

Comments: The City of Victorville General Plan Circulation Element is designed so the master-planned roadways operate at a Level of Service of "C" or better at build-out (18, 8). In evaluating Level of Service, existing land use designations were applied. Once developed, the project will result in increased generation of vehicular trips, which will impact master planned roadways in the short term. However, this short-term increase will be mitigated through the assessment of development impact fees, which provides

funding for the construction of roadways to reduce the impacts of additional vehicular traffic. In addition, the project area abuts Nyack Road and Johnstown Road both uncompleted 60-foot wide Local Roadways, which will have the capacity to serve the site once completed.

VII. BIOLOGICAL RESOURCES. *Would the proposal result in impacts to*:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)? (14)				X
b) Locally designated species (e.g., heritage trees)? (15)				X
c) Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)? (5)				X
d) Wetland habitat (e.g., marsh, riparian, and vernal pool)? (5)				X
e) Wildlife dispersal or migration corridors? (14)				X

Comments: This project involves the reclassification of property. Any mitigation required for development on the property will be incorporated through the entitlement process for that development. Therefore, the proposal will not have an impact on biological resources.

VIII. ENERGY AND MINERAL RESOURCES. *Would the proposal*:

a) Conflict with adopted energy conservation plans? (4, 1)				X
b) Use nonrenewable resources in a wasteful and inefficient manner? (3)				X
c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? (4, 5)				X

Comments: The proposal will not increase the use of substantial amounts of fuel or energy, nor create the need to develop new sources of energy since no commercial or industrial development is proposed as part of this project.

IX. HAZARDS. *Would the proposal involve*:

a) A risk of accidental explosion or release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation)? (3)				X
b) Possible interference with an emergency response plan or emergency evacuation plan? (8, Figure 5)				X
c) The creation of any health hazard or potential health hazard? (3)				X
d) Exposure of people to existing sources of potential health				X

hazards? (3)			
e) Increased fire hazard in areas with flammable brush, grass, or trees? (3)			X

Comments: This proposed Zone Change and General Plan Amendment will not increase the risk of hazards in the vicinity of the site. It is only a change in a City of Victorville policy document.

X. NOISE. *Would the proposal result in*:

	Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Increases in existing noise levels? (3)				X
b) Exposure of people to severe noise levels? (3)				X

Comments: The proposal will not create either increased noise levels nor will it increase the number of people impacted by severe noise. It is only a change in a City of Victorville policy document.

XI. PUBLIC SERVICES. *Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas*:

a) Fire protection? (3)			X	
b) Police protection? (3)			X	
c) Schools? (3)			X	
d) Maintenance of public facilities, including roads? (3)			X	
e) Other government services? (3)			X	

Comments: The proposal may result in an increase in public services. Consequently, the public service agencies may need to provide additional services for any future proposed development, which may result in the need for increased budgets. With regard to capital facilities, development impact fees will be utilized by the public service agencies to ensure the appropriate levels of capital resources necessary to serve the development. Further, the development will be subject to other fees and assessments that will reduce the impact of this development to a level of non-significance (19, 314).

XII. UTILITIES AND SERVICE SYSTEMS. *Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities*:

a) Power or natural gas? (3)				X
b) Communications systems? (3)				X
c) Local or regional water treatment or distribution facilities? (3)				X
d) Sewer or septic tanks? (3)				X
e) Storm water drainage? (3)				X

f)	Solid waste disposal? (3)			X
g)	Local or regional water supplies? (3)			X

Comments: Inasmuch as utilities are already provided to the area, only minor extensions to the any future development would be required. Consequently, the need for altered utility systems would be insignificant, and no new systems will be necessary.

XIII. AESTHETICS. *Would the proposal:*

		Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a)	Affect a scenic vista or scenic highway? (3)				X
b)	Have a demonstrable negative aesthetic effect? (3)				X
c)	Create light or glare? (3)				X

Comments: This proposed Zone Change and General Plan Amendment will not have any impact upon the aesthetics in the area. It is only a change in a City of Victorville policy document. Any development issues for light or glare will be addressed in the future entitlement process.

XIV. CULTURAL RESOURCES. *Would the proposal:*

a)	Disturb paleontological resources? (5)				X
b)	Disturb archaeological resources? (5)				X
c)	Have the potential to cause a physical change, which would affect unique ethnic cultural values? (5)				X
d)	Restrict existing religious or sacred uses within the potential impact area? (5)				X

Comments: The site is not known to be within an area with existing religious or sacred uses. The City of Victorville is in a potential resource rich area as far as paleontological/archaeological resources are concerned. However, the proposal is for a land use change and any mitigation required will be a function of the future entitlement process.

XV. RECREATION. *Would the proposal:*

a)	Increase the demand for neighborhood or regional parks or other recreational facilities? (3)			X	
b)	Affect existing recreational opportunities? (3)				X

Comments: The project involves the reclassification of a portion of the property from high density residential to single-family residential with up to 5 dwelling units per acre. Therefore, the potential for an increase in population density may increase the demand upon existing recreational facilities or the need for future facilities.

XVI. MANDATORY FINDINGS OF SIGNIFICANCE.

a)	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b)	Does the project have the potential to achieve short-term, to the disadvantage or long-term, environmental goals?				X
c)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
d)	Does the project have environmental effects which will cause substantial adverse affects on human beings, either directly or indirectly?				X

Comments: With the increase in building activity recently experienced in the Victor Valley/High Desert area, it is reasonably foreseeable that a large portion of residentially zoned land will develop with single-family homes in the future. However, the City's General Plan anticipated such development and prescribed measures that have been implemented to provide adequate services within the City proper and its sphere of influence.

Regarding biological resources, the City is currently involved in a cumulative impact analysis through our active participation in the development of the West Mojave Habitat Conservation Plan. This plan will mitigate all future development of land within the City and the Victor Valley/High Desert in general through mitigation measures and/or fees that have been reviewed by the department of Fish and Game. The plan is in the last phase of the approval process. Until such plan is in effect, the City imposes mitigation measures, along with implementation of 2081 permits, results in the conservation of more suitable habitat outside the city limits of Victorville. In addition, recent biological surveys and trappings detected no Desert Tortoises or Mojave Ground Squirrels within the southern three-quarters of the City, where most of the development is occurring. Therefore, the cumulative impacts are considered less than significant.

XVII. EARLIER ANALYSES.

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). In this case a discussion identifies the following:

a) **Earlier analyses used.** Earlier analyses are identified and stated where they are available for review.

b) **Impacts adequately addressed.** Effects from the above checklist that were identified to be within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards are noted with a statement whether such effects were addressed by mitigation measures based on the earlier analysis.

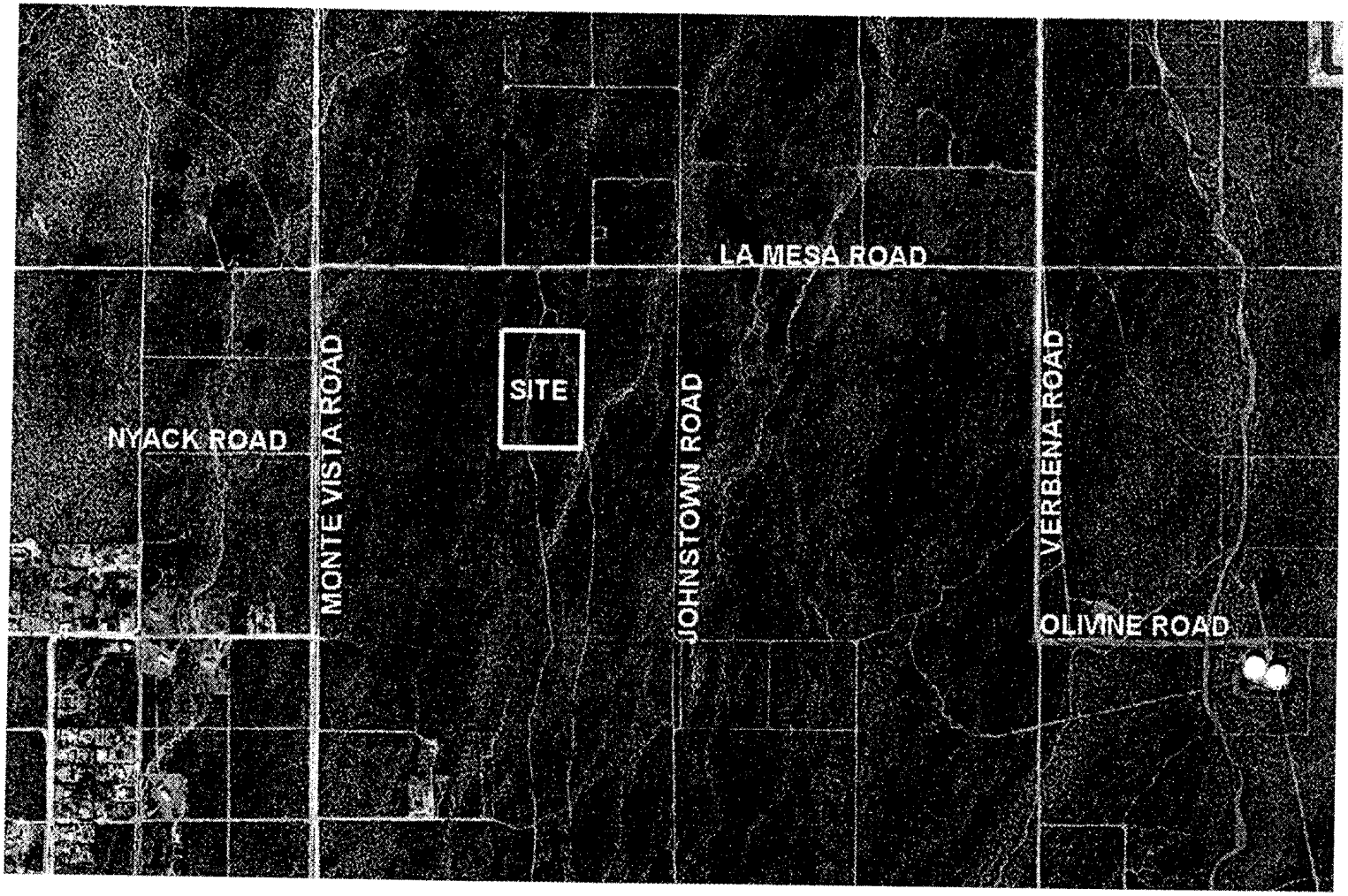
c) **Mitigation measures.** For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures which are incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project are described.

Authority: Public Resources Code Sections 21083 and 21087.

Reference: Public Resources Code Sections 21080(c), 21080.1, 21083, 21083.3, 21093, 21094, 21151; *Sundstrum v. County of Mendocino,* 202 CalApp 3d 296 (1988); *Leonoff v. Monterey Board of Supervisors,* 222 CalApp 3d 1337 (1990

REFERENCES

1. 1997 City of Victorville General Plan Land Use Element.
2. City of Victorville General Plan Land Use Policy Map.
3. Graphic of project site prepared as a function of General Plan Amendment GPA-06-002(C) & Zone Change ZC-06-007.
4. 1997 City of Victorville General Plan Resource Element.
5. Aerial photos of the City of Victorville, PhotoMapper 4.22, AirPhotoUSA, 2005.
6. United States Soil Conservation Service *Soil Survey of San Bernardino County, California.*
7. 1997 City of Victorville General Plan Housing Element.
8. 1997 City of Victorville General Plan Safety Element.
9. Mojave Water Agency letter dated July 13, 1993.
10. Mojave Water Agency letter dated March 27, 1996.
11. Memorandum from John R. Hnatek to the Planning Commission responding to comments made by the City of Adelanto regarding Site Plan SP-12-94 dated November 16, 1994.
12. Personal communication with Christian Ihenacho, Supervising Air Quality Planner, Mojave Desert Air Quality Management District on August 30, 1993.
13. 1997 City of Victorville General Plan Circulation Element.
14. United States Bureau of Land Management California Desert Conservation Area, 1988.
15. Chapter 13.33 of the Victorville Municipal Code.
16. Mojave Water Agency letter dated March 27, 1996.
17. Memorandum from John R. Hnatek to the Planning Commission responding to comments made by the City of Adelanto regarding Site Plan SP-12-94 dated November 16, 1994.
18. 1997 City of Victorville General Plan Circulation Element.
19. Victorville Municipal Code Buildings, and Construction Ordinance, Chapter 15.04.



General Plan Amendment GPA-06-002(C)
Zone Change ZC-06-007

CASE NO GPA-06-002(C) ZC-06-007

Tract/Parcel No. 3133-231-08

AGENCY CHECKLIST

Environmental Assessment Needed ☒

Class ___ Exemption ☐

AGENCY LETTERS TO BE SENT TO:	Sent	Rec'd		Sent	Rec'd
Engineering Department	☒	☒	**Ad Hoc Committees**	☐	☐
Fire Department	☒	☒	Eagle Ranch	☐	☐
Community Services Department	☒	☒	Golden Mesa	☐	☐
Building Department	☒	☒	Golden Triangle	☐	☐
Victorville Redevelopment Agency	☐	☐	Green Tree East	☐	☐
City Manager	☐	☐	Liberty Village	☐	☐
Police Department	☒	☒	Old Town VV Property Owners	☐	☐
Finance Department (Sanitation)	☐	☐	Raintree	☐	☐
Public Works	☐	☐	South Central #4	☐	☐
Information Services	☐	☐	Tatum	☐	☐
Verizon California, Inc.	☒	☐			
Southwest Gas Corporation	☒	☐	City of Hesperia	☐	☐
Southern California Edison	☒	☒	City of Adelanto	☐	☐
Victor Valley Water District	☐	☐	Town of Apple Valley	☐	☐
Baldy Mesa Water District	☒	☒	Mojave Regional Economic Development Council	☐	☐
Hesperia Water District	☐	☐	Victor Valley Board of Realtors	☐	☐
County Service Area 64	☐	☐	Building Industries Association	☐	☐
Mojave Water Agency	☐	☐	High Desert Council of Engineering	☐	☐
Charter Communications	☒	☐	Archaeological Information Center	☐	☐
			Local Agency Formation Commission (LAFCO)	☐	☐
Victor Elementary School District	☐	☐	Southern California Logistics Airport	☐	☐
VV Union High School District	☐	☐	Victorville Chamber of Commerce	☐	☐
Adelanto Elementary School District	☐	☐			
Snowline Joint Unified School District	☒	☐	**Indian Tribes**		
Hesperia Unified School District	☐	☐	Morongo Band of Mission Indians	☒	☒
Victor Valley College	☐	☐	San Fernando Band of Mission Indians	☒	☐
Victor Valley Wastewater Reclamation Authority	☐	☐	San Manuel Band of Mission Indians	☒	☐
Burrtec Waste Industries	☐	☐	Serrano Band of Indians	☒	☐
U.S. Post Office	☐	☐			
Caltrans	☐	☐	**Development Agreements**	☐	☐
Department of Fish and Game	☐	☐	Century-Crowell – Foxfire	☐	☐
Lahontan Water Quality Control Board	☐	☐	Inco Homes - Mesa Verde; Vista Verde	☐	☐
Flood Control District	☐	☐	Pacific Bay - Brentwood	☐	☐
Mojave Desert Air Quality Management District	☐	☐	Southdown - Southwestern Industrial Park	☐	☐
County Transportation	☐	☐			
County Health Department	☐	☐			
County Planning Department	☐	☐			
County Solid Waste Management Department	☐	☐			

Revised January 2006

MEMORANDUM

DATE May 24, 2006

FROM John A. McGlade, City Engineer BS for JAMES

TO Bill Webb
Director of Planning

SUBJECT **GENERAL PLAN AMENDMENT GPA-06-002(C) & ZONE CHANGE ZC-06-007, Global Legacy**

The Engineering Department has no comment on the captioned General Plan Amendment and Zone Change.

RECEIVED
MAY 24 2006
Planning Department

RECEIVED
APR - 4 2006
Planning Department

CUP-06-00021

Conditions:

- Shall comply with all Fire Department requirements based on occupancy classification.

SP-06-032, CUP-06-00023

Conditions:

- Approved water supply system, complete with fire hydrants complying with Fire Department Standard No. 5, shall be in place prior to any combustible construction.
- Interior/exterior Fire Department access roadways/fire lanes shall be required per Fire Department Standard. Access roadways shall not be blocked by gates, fences, etc.
- Shall comply with all Fire Department requirements based on occupancy classification.

GPA-06-002 (C), ZC-06-007

Conditions:

- Paved access from 2 points shall be required for completion and occupancy. Plans shall be submitted and approved prior to construction commencement.
- Shall comply with all Fire Department requirements based on occupancy classification.

Submitted by: David Leef, Division Chief

JB/ta

MEMORANDUM

DATE March 22, 2006

FROM Jon E. Gargan
Director of Community Services

TO Bill Webb
Director of Planning and Development

RECEIVED
MAR 22 2006
Planning Department

CITY OF VICTORVILLE
INCORPORATED SEPT. 21, 1962
HOME OF THE SAN BERNARDINO COUNTY FAIR
CALIFORNIA

SUBJECT **PLANNING COMMISSION MEETING OF APRIL 12, 2006**

Case No.: GPA-06-002(C) APN 3133-231-08
ZC-06-007

Applicant: Global Legacy, LLC

[X] The Community Services Department has no comments at this time regarding the above-referenced project.

[ ] All Landscape and Drainage Maintenance Assessment Districts must meet the requirements as described in the Community Services Department's LMAD and DFAD Specification and Details Booklet.

[ ] This project does not provide land for park development. It is recommended that a minimum of ten acres or greater be included for a future park site.

Should you have any questions regarding the above responses, please contact me or Becky Wasserman at extension 5275.

Submitted by: Ray Salberg
Golf Course and Grounds Manager

JEG:RAS:bw

MEMORANDUM

DATE: March 21, 2006

FROM: George E. Worley
Director of Building and Safety

TO: Planning Department

SUBJECT: General Plan Amendment and Zone Change GPA-06-002 (C) & ZC-06-007
Global Legacy, LLC, Parcel No. 3133-231-08

In response to your Request for Comments for the upcoming Planning Commission meeting on April 12, 2006, the Building and Safety Department responds as follows with regard to the above-entitled matter:

The Building and Safety Department has no comments at this time.

GEW/mmh

RECEIVED
MAR 22 2006
Planning Department

MEMORANDUM

DATE March 22, 2006

FROM **MARK A. TAYLOR,** Captain
Police Department

TO **BILL WEBB,** Director of Planning
Planning Department

RECEIVED
MAR 22 2006
Planning Department

SUBJECT **REQUEST FOR COMMENTS – PLANNING COMMISSION MTG. 04/12/06**

GPA-06-002(c) ZC-06-007

The police department's yearly statistical report indicates that the City of Victorville averages 1,500 calls for service per year for each 500 homes. On average, one deputy is able to adequately handle 1,500 calls for service per year. Therefore, adding 500 homes would require the addition of one deputy to the staffing level. The three projects listed by Victor Crossing LLC will add a combined total of 396 households to the city. This will require the addition of one deputy to our staffing level.

If you have any further questions regarding my position with the above planning commission issues, please contact me at the earliest convenience.

MAT/KL/pw

SOUTHERN CALIFORNIA
EDISON®
An EDISON INTERNATIONAL® Company

RECEIVED
APR 13 2006
Planning Department

City of Victorville
14343 Civic Drive
Victorville, CA 92392-2399

April 11, 2006

Attention: Planning Department

Subject: Zone Change No. 06-007

Please be advised that the division of the property shown on Zone Change No. 06-007 will not unreasonably interfere with the free and complete exercise of any easements and/or facilities held by Southern California Edison Company within the boundaries of said map.

This letter should not be construed as a subordination of the Company's rights, title and interest in and to said easement(s), nor should this letter be construed as a waiver of any of the provisions contained in said easement(s) or a waiver of costs for relocation of any affected facilities.

In the event that the development requires relocation of facilities, on the subject property, which facilities exist by right of easement or otherwise, the owner/developer will be requested to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (714) 934-0808.

Steven D. Lowry
Title and Real Estate Services
Corporate Real Estate Department

14799 Chestnut Street
Westminster, CA 92683

Baldy Mesa Water

RECEIVED
APR - 6 2006
Planning Department

Case No.: TT-06-020 (Tract 18058 – 115 Lots) **APN: Multiple**
Owner: Victor Crossing, LLC **Case Planner: Michael Szarzynski**

The proposed tentative tract would require construction of substantial off-site and on-site potable water facilities, and could require the installation of reclaimed water pipelines as required by Baldy Mesa Water District. The plans will need to be reviewed by the District, with all work to be completed and material installed per Baldy Mesa Water District standard drawings and specifications. Please keep in mind that we no longer allow dead end lines. The District may require property for facilities needed to serve this development. This project would also require the Developer to request a will-serve letter from the District.

Case No.: TT-06-021 (Tract 18059 – 94 Lots) **APN: Multiple**
Owner: Victor Crossing, LLC **Case Planner: Michael Szarzynski**

The proposed tentative tract would require construction of substantial off-site and on-site potable water facilities, and could require the installation of reclaimed water pipelines as required by Baldy Mesa Water District. The plans will need to be reviewed by the District, with all work to be completed and material installed per Baldy Mesa Water District standard drawings and specifications. Please keep in mind that we no longer allow dead end lines. The District may require property for facilities needed to serve this development. This project would also require the Developer to request a will-serve letter from the District.

Case No.: GPA-06-002(C) and ZC-06-007 **APN: 3133-231-08**
Owner: Global Legacy, LLC **Case Planner: Travis Clark**

Developer will be responsible for the design and construction of all on-site and off-site improvements necessary to meet fire flow requirements.

Should you have any questions or need additional information regarding these projects, please contact me at (760) 949-0332.

Sincerely,

Doug Mathews
Engineering Manager

DM/sc

MORONGO
BAND OF
MISSION
INDIANS

A SOVEREIGN NATION

RECEIVED
MAR 23 2006
Planning Department

March 21, 2006

Mr. Bill Webb
City of Victorville
P.O. Box 5001
Victorville, CA 92393-5001

Re: Proposed General Plan Amendment #GPA-06-002(C)

Dear Mr. Webb:

Thank you for your letter of March 17, 2006 which the Morongo Band of Mission Indians (the "Tribe") shall accept as an offer to consult under Government Code §65352.3 (SB18). As you know, the Tribe has 90 days in which to respond whether it wishes to consult; however, the Tribe wishes to work with the City and address any cultural issues immediately.

The Tribe has no knowledge of any specific cultural, ceremonial, or sacred resources on the site. From your letter, it is unclear if the City conducted either a Planning Review or Records Search at the San Bernardino County Museum. In the future, it would be extremely beneficial to provide the Tribe with that type of information, or at least a statement that indicates whether the site is in an archaeologically sensitive part of the city, based on your general plan/EIR studies. That information would allow us all to know more about the site and the probability of finding cultural resources on it. That notwithstanding, based on the Tribe's knowledge of the area and after viewing an aerial photograph of the site, the Tribe believes that there may be nothing on the site. Therefore, technically, there is nothing on which to consult.

SB18 consultation triggers when a city is processing a general or specific plan and it must follow a notification procedure and request consultation with the affected tribes. Consultation, however, is based upon cultural resources as defined in the Pubic Resources Code and those resources must either be sacred, religious or ceremonial sites of the Tribe or on the California Historical Register (CHR) or eligible for the Register. As indicated above, since there are no known Native American cultural resources on the site, there is nothing on which to consult.

That notwithstanding, the Tribe would like to request that the City voluntarily consider imposing the following conditions on the project:

- If human remains are encountered during grading and other construction excavation, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5.

245 N. MURRAY STREET, SUITE C - BANNING, CA 92220 - 951-849-8807 - FAX: 951-922-8146

- In the event that Native American cultural resources are discovered during project development/construction, all work in the immediate vicinity of the find shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the overall project may continue during this assessment period.

  If significant Native American cultural resources are discovered, for which a Treatment Plan must be prepared, the developer or his archaeologist shall contact the Morongo Band of Mission Indians ("Tribe")[1]. If requested by the Tribe, the developer or the project archaeologist shall, in good faith, consult on the discovery and its disposition (e.g. avoidance, preservation, return of artifacts to tribe, etc.).

As you know, the first condition is merely a reiteration of State law; the second condition is also consistent with state law that prohibits knowingly destroying an archaeological site. Therefore, the Tribe does not believe the City would be averse to imposing these conditions. The imposition of these conditions would also make up for, or balance out, the lack of cultural resources information on the site. The Tribe has no objection if the City has some other wording for these types of standard conditions but they should have the same salient points as in the above stated conditions.

The Tribe thanks the City for voluntarily considering the comments of the Tribe. As previously indicated, since there is technically nothing to consult on, the Tribe deems the consultation process complete.

Thank you for contacting the Tribe. If you have any questions, please contact me at (951) 755-5206 or Britt_wilson@morongo.org

Sincerely,

Britt W. Wilson, Project Manager/Cultural Resources Coordinator

c. Ann Brierty, San Manuel Band of Mission Indians

---

[1] The Morongo Band of Mission Indians realizes that there may be additional tribes claiming cultural affiliation to the area; however, Morongo can only speak for itself. The Tribe has no objection if the archaeologist wishes to consult with other tribes and if the city wishes to revise the condition to recognize other tribes.

CITY OF
VICTORVILLE

760-955-5000
FAX 760-245-8250
vville@ci.victorville.ca.us
14343 Civic Drive
P.O. Box 5001
Victorville, California 92393-5001

RECEIVED
JUL 10 2006
Planning Department

Date: July 6, 2006

NOTICE OF PUBLIC HEARING

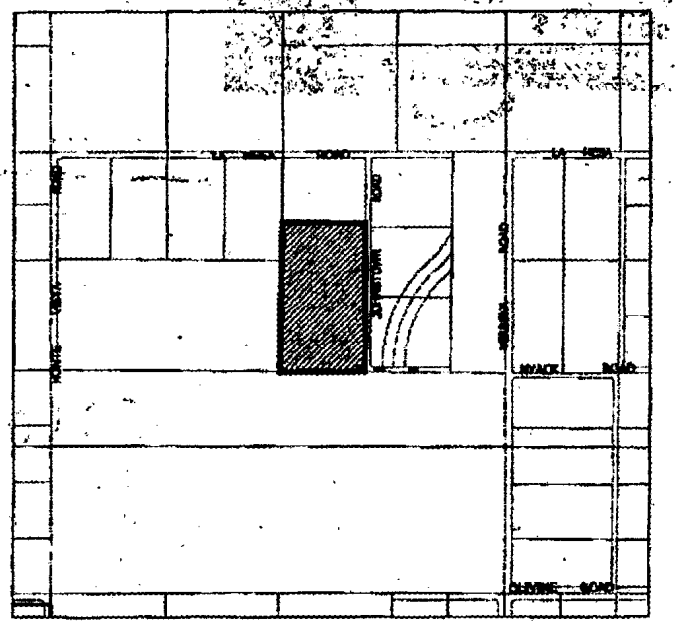
In reply refer to: Proposed General Plan Amendment & Zone Change

Case No.: GPA-06-002 (C) & ZC-06-007

Dear Property Owner:

Global Legacy is proposing the following projects:

1) An amendment to the Land Use Element of the General Plan and any other affected elements to re-designate approximately 2.5 acres from High Density Residential to Low Density Residential; and
2) To reclassify property from R-3 (High Density Residential – allowing a maximum fifteen dwelling units per gross acre) to R-1 (Single-Family Residential – allowing a maximum of five dwelling units per gross acre)



The proposed projects occur on property generally located at the northwest corner of Nyack Road and Johnstown Road..

Inasmuch as your property is located within a 300-foot radius of property directly affected by the project, and pursuant to State laws and/or local ordinances, you are being notified of the Public Hearing on this proposed project. For more details regarding this project, please call Travis Clark, Assistant Planner, at (760) 955-5135. The Public Hearing will be held on Tuesday, July 18, 2006, at the Mojave Desert AQMD, 14306 Park Avenue, Victorville, California, at 7:00 p.m.

If you do not plan to attend the Public Hearing and present your comments or wish to have your comments made part of the written record, please provide any comments and/or recommendations regarding the proposed project in the space below and return prior to July 14, 2006. All comments and/or recommendations will become public information and be provided to the City Council in its deliberations on this proposal. PLEASE RESPOND IN BLACK INK SO IT CAN BE REPRODUCED.

Opinions and/or recommendations: I oppose as this defeats purpose of transitional zoning corridors

Signature: W D [illegible] Assessor's Parcel No. 3133 231 11

Address: (Please Print) 12839 Trim Lane
VV CA 92392

EXECUTIVE SUMMARY

General Plan Amendment GPA-05-004 (D) and Zone Change ZC-05-029

PROJECT DESCRIPTION: A proposed General Plan Amendment to amend the Land Use Element and any other affected elements of the General Plan to redesignate property from Medium Density Residential to High Density Residential and a change of zone to reclassify property from R-2T (Medium Density Residential - Transitional) to R-4 (Very High-Density Residential) on property located north of La Mesa Road, south of Luna Road, east of and abutting Joshua Road and west of and abutting the logical extension of Aster Road.

APPLICANT:	American Heritage Communities, LLC
PLANNING COMMISSION PUBLIC HEARING DATES:	June 14, 2006
NUMBER OF PEOPLE SPEAKING IN FAVOR:	0
NUMBER OF PEOPLE SPEAKING OPPOSED:	0
NUMBER OF WRITTEN COMMENTS IN FAVOR:	0
NUMBER OF WRITTEN COMMENTS OPPOSED:	0
STAFF RECOMMENDATION:	Approval
PLANNING COMMISSION ACTION:	Recommend approval
PLANNING COMMISSION VOTE:	four ayes one absent

/pi

Public Hearing
#4A,B,C
7-18-06

MEMORANDUM

DATE: July 18, 2006

FROM: Bill Webb
Director of Planning

TO: Mayor and City Council Members

SUBJECT: PUBLIC HEARING - GENERAL PLAN AMENDMENT GPA-05-004 (D) AND ZONE CHANGE ZC-05-029 – AMERICAN HERITAGE COMMUNITIES, LLC – RESOLUTION NO. 06-112 AND ORDINANCE NO. 2154

At the regular meeting held June 14, 2006, the Planning Commission conducted a Public Hearing to hear arguments for or against a proposed amendment to the Land Use Element of the General Plan and any other affected elements to redesignate property from Medium Density Residential to High Density Residential and a change of zone to reclassify property from R-2T (Medium Density Residential - Transitional) to R-4 (Very High-Density Residential) on property generally located north of La Mesa Road, south of Luna Road, east of and abutting Joshua Road and west of and abutting the logical extension of Aster Road. An excerpt from the minutes of that meeting is as follows:

"Mr. Borchert outlined the staff report and noted that Engineering condition number thirteen should be deleted on SP-06-037.

Chairman McEachron opened the public hearing at 7:05 p.m. There being no testimony, Chairman McEachron closed the public hearing at 7:05 p.m.

A motion was made by Commissioner Kurth and seconded by Commissioner Hinojos to approve the Negative Declaration for GPA-05-004 (D), ZC-05-029 and SP-06-037 with all mitigation measurers and Resolutions P-06-125, P-06-126 and P-06-127 with conditions of Staff deleting Engineering condition thirteen for SP-06-037. The motion carried by unanimous vote of the Commission. The Resolutions were entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF GENERAL PLAN AMENDMENT GPA-05-004 (D), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO RE-DESIGNATE PROPERTY FROM MEDIUM DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF ZONE CHANGE ZC-05-029, A CHANGE OF ZONE TO RECLASSIFY PROPERTY FROM R-2T (MEDIUM DENSITY RESIDENTIAL – TRANSITION) TO R-4 (VERY HIGH-DENSITY RESIDENTIAL)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-037 TO ALLOW FOR A 400-UNIT APARTMENT COMPLEX"

Attached for Council's information is a copy of the Planning Staff Report together with other pertinent data. This matter is presented to the City Council for consideration at the close of the Public Hearing.

BW:pi

Attachments

RESOLUTION NO. 06-112

A RESOLUTION OF THE CITY OF VICTORVILLE APPROVING GENERAL PLAN AMENDMENT GPA-05-004 (D), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO REDESIGNATE PROPERTY FROM MEDIUM DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL – AMERICAN HERITAGE COMMUNITIES

WHEREAS, American Heritage Communities, has initiated an amendment to the Land Use Element of the General Plan and any other affected elements to redesignate property from Medium Density Residential to High Density Residential on property located in the City of Victorville, County of San Bernardino, State of California, particularly described as follows:

The North ½ of the East ½ of the Southeast ¼ of the Southeast ¼ of Section 30, Township 5 North, Range 5 West, San Bernardino Meridian, County of San Bernardino, State of California, and Parcels 1 and 2 of Parcel Map 2839 per map recorded in Book 26, page 53, inclusive, records in the City of Victorville, San Bernardino County, State of California; and

WHEREAS, pursuant to Title 7, Division I, Chapter 3 of the Government Code of the State of California, the Victorville Planning Commission held a public hearing on June 14, 2006, to hear arguments for and against the issue, and after hearing all testimony offered, the Commission approved Resolution No. P-06-125, which recommended approval to the City Council of the General Plan Amendment; and

WHEREAS, the City Council finds that the proposed amendment to the Land Use Element is consistent with the goals, policies and objectives of the General Plan and all other elements; and

WHEREAS, a Negative Declaration for the proposed General Plan Amendment has been presented to the Planning Commission, and each member having reviewed and considered the information contained therein, and the Planning Commission having determined that the proposed General Plan Amendment will not have a significant effect on the environment and therefore recommends adoption by the City Council,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY RESOLVE AS FOLLOWS:

SECTION I. That after holding a public hearing and considering all the testimony offered in compliance with Section 65357 of the Government Code of the State of California, the City Council hereby approves the General Plan Amendment to the Land Use Element of the General Plan and any other affected elements to redesignate property from Medium Density Residential to High Density Residential on property generally located north of La Mesa Road, south of Luna Road, east of and abutting Joshua Road and west of and abutting the logical extension of Aster Road.

ORDINANCE NO. 2154

AN ORDINANCE OF THE CITY OF VICTORVILLE APPROVING ZONE CHANGE ZC-05-029 TO RECLASSIFY PROPERTY FROM R-2T (MEDIUM DENSITY RESIDENTIAL – TRANSITIONAL) TO R-4 (VERY HIGH-DENSITY RESIDENTIAL) – AMERICAN HERITAGE COMMUNITIES, LLC

Pursuant to Title 7, Division I, Chapter 4, Article 2 of the Government Code of the State of California, a Public Hearing was held on the 14th day of June 2006, to hear arguments for and against the issue, and after hearing all testimony offered, the Planning Commission approved Resolution No. P-06-126, which recommended to the City Council the adoption of the zone change on property in the City of Victorville, County of San Bernardino, State of California hereinafter described as:

The North ½ of the East ½ of the Southeast ¼ of the Southeast ¼ of Section 30, Township 5 North, Range 5 West, San Bernardino Meridian, County of San Bernardino, State of California, and Parcels 1 and 2 of Parcel Map 2839 per map recorded in Book 26, page 53, inclusive, records in the City of Victorville, San Bernardino County, State of California; and

WHEREAS, The City Council finds that the proposed zone change is consistent with the General Plan; and

WHEREAS, The City Council finds that the site is adequate in size to accommodate the proposed land use; and

WHEREAS, The City Council finds that the proposed use will have no adverse effect upon abutting property; and

WHEREAS, a Negative Declaration for the proposed Zone Change has been presented to the Planning Commission, and each member having reviewed and considered the information contained therein, and the Planning Commission having determined that the proposed Zone Change will not have a significant effect on the environment and therefore recommends adoption by the City Council,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. That Zone Change ZC-05-029 be adopted, reclassifying property from R-2T (Medium Density Residential - Transitional) to R-4 (Very High-Density Residential) on property generally located north of La mesa Road, south of Luna Road, east of and abutting Joshua Road and west of and abutting the logical extension of Aster Road.

CITY OF VICTORVILLE PLANNING DEPARTMENT
14343 Civic Drive, Victorville, California 92392
(760) 955-5135 FAX (760) 245-8250

MITIGATED NEGATIVE DECLARATION

Preparation Date: April 17, 2006

Name or Title of Project: Proposed General Plan Amendment GPA-05-004(D), Zone Change ZC-05-029 and Site Plan SP-06-037.

Location: North of La Mesa Road, south of Luna Road, east of and abutting Joshua Road and west of and abutting the logical extension of Aster Road.

Entity or Person Undertaking Project: American Heritage Communities, LLC.

Description of Project:

GPA-05-004(A) – An amendment to the Land Use Element of the General Plan and any other affected elements to re-designate property from Medium Density Residential to High Density Residential, and

ZC-05-020 – to reclassify property from R-2T (Medium-Density Residential, Transitional) to R-4 (Very-High-Density Residential), and

SP-06-037 – to allow for the development of a 400-unit apartment complex.

Statement of Findings: The Planning Commission has reviewed the Initial Study for this proposed project and has found that there are no adverse environmental impacts to either the man-made or physical environmental setting if the following mitigation measures are implemented in conformance with the Mitigation Monitoring Policy, and does hereby direct staff to file a Notice of Determination, pursuant to the California Environmental Quality Act (CEQA).

A copy of the Initial Study and other applicable documents used to support the proposed Negative Declaration is available for review at the City of Victorville Planning Department.

Mitigation Measures:

NPDES Permit:

1. Prior to issuance of a grading permit the applicant shall obtain coverage under the statewide general National Pollutant Discharge Elimination System (NPDES) permit for control of construction and post-construction related storm water. In addition, the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) as required in the NPDES permit and identify site-specific best management practices that will be used.

Mohave ground squirrel:

2. The applicant shall provide mitigation lands at a ratio of 1:1. These lands will be purchased in an area known to support populations of the species. The mitigation lands will be evaluated to ensure they provide habitat equal to or better than the habitat that will be lost as a result of development of the project site. In addition, CDFG approval of the mitigation lands will be obtained before acquisition is completed, and an Incidental Take Permit will be applied for as part of the overall mitigation process.

3. Appropriate enhancement, endowment, and research fees will be provided by the project proponent as per CDFG requirements. These fees will be paid on a 1:1 basis prior to commencement of ground disturbing activities.

Burrowing Owl:

4. If owls are observed on the site during future surveys, mitigations which will be required to reduce impacts to less than significant will include the following:

a. Occupied burrows should not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by the Department verifies through non-invasive methods either: (1) the birds have not begun egg-laying and incubation; or (2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival;

b. To offset the loss of foraging and burrow habitat on the project site, a minimum of 6.5 acres of burrowing owl habitat per pair or unpaired birds should be acquired and permanently protected;

c. Existing unsuitable burrows should be enhanced or new burrows created at a ratio of 2:1 on the protected lands site; and

d. The project proponent should provide funding for long-term management and monitoring of the protected land. A monitoring plan for the protected land should be required which includes success criteria, remedial measures, and annual reports to the Department.

Other

5. The applicant shall provide for an on-site paleontological/archaeological inspector to monitor all grading operations, or a letter from said licensed professional indicating that monitoring is not necessary during grading. Further, if disturbed resources are required to be collected and preserved, the applicant shall be required to participate financially up to the limits imposed by Public Resources Code Section 21083.2. The results of said monitoring shall be filed with the Director of Planning or his designee prior to the final approval of the development.

Public Review Period: April 20, 2006, thru May 19, 2006.

Tentative Public Hearing Date: June 14, 2006.

Adopted by the Planning Commission on June 14, 2006.

RYAN McEACHRON, CHAIRMAN
VICTORVILLE PLANNING COMMISSION

Adopted by the City Council on July 18, 2006

MIKE ROTHSCHILD, MAYOR
CITY OF VICTORVILLE

BILL WEBB
DIRECTOR OF DEVELOPMENT

jd

PLANNING COMMISSION STAFF REPORT

DATE: June 14, 2006 **AGENDA NO.** 2

CASE: GPA-05-004(D), ZC-05-029 and SP-06-037

SUBJECT:
A. **General Plan Amendment** to the Land Use element of the General Plan and any other affected elements to re-designate property from Medium Density Residential to High Density Residential
B. **Zone Change** to reclassify property from R-2T (Medium-Density Residential – Transitional) to R-4 (Very-High-Density Multiple Residential)
C. **Site Plan** to allow for a 400-unit apartment complex

APPLICANT: American Heritage Communities, LLC

LOCATION: North of La Mesa Road, south of Luna Road, east of and abutting Joshua Road and west of and abutting the logical extension of Aster Road

I. STAFF RECOMMENDATION:

That the Planning Commission take the following actions:

1. **General Plan Amendment** – Adopt Resolution No. P-06-125, recommending approval of Case No. GPA-05-004(D); and
2. **Zone Change** – Adopt Resolution No. P-06-126, recommending approval of Case No. ZC-05-029; and
3. **Site Plan** – Adopt Resolution No. P-06-127, approving Case No. SP-06-037, and
4. **Environmental Assessment** – Adopt the attached Mitigated Negative Declaration.

II. SUMMARY:

The General Plan Amendment and Zone Change will change 20 acres of Medium Density Residential to High Density Residential. The proposal would allow for the development of a 400-unit apartment complex comprised of 30 2-story buildings and 16 3-story buildings with 216 2-bedroom units and 184 1-bedroom units. This proposal complies with the applicable development standards of Title 18 of the Victorville Municipal Code as discussed below.

III. STAFF ANALYSIS:

1. **GPA-05-004(D) and 2. ZC-05-029:**
Staff finds the proposed designations compatible with the surrounding area shown in the table below and consistent with the General Plan as amended and as discussed below.

The proposed R-4 zoning would act as a buffer between existing R-1 and C-2 zoning. Although the existing R-2 zoning would also act as a buffer, high-density residential zoning has been similarly utilized throughout the City to buffer single-family developments from commercial uses. In addition, and although the land to the north is currently vacant, Staff

recommends a 6-foot high block wall along the north property line for additional buffering (condition #3). The existing C-2 zoning to the south would allow office, retail, general commercial and various conditional uses.

Should this proposal be approved as requested, then the following modifications to the General Plan and Zoning Map would occur:

1. Table 5 entitled "Distribution of Land Use" on page 24 of the Land Use Element shall be amended to reduce the acreage of the Medium Density Residential land use designation by 20 acres within the Baldy Mesa Planning Area. A corresponding increase in High Density Residential acreage within the same planning area would also occur.

2. The Baldy Mesa Planning Area Land Use Policy Map (Figure 3) of the Land Use Element shall be updated in accordance with this proposal.

3. The Official Zoning Map of the City of Victorville shall also be updated in accordance with this proposal.

3. Site Plan:
Two building types with four floor plans each are proposed as follows:

- 30 exterior loop (perimeter) 2-story buildings each containing 8 units consisting of:
  2 each Plan 1 – 725sf, 1-bedroom, 1-bath, w/deck, 1-car garage and 1 open parking
  2 each Plan 2 – 830sf, 1-bedroom, 1-bath, den, w/deck, 1-car garage and 1 open parking
  2 each Plan 3 – 905sf, 2-bedroom, 2-bath, w/deck, 1-car garage and 1 open parking
  2 each Plan 4 – 1,070sf, 2-bedroom, 2-bath, den, w/deck, 1-car garage and 1 open parking

- 16 interior loop ("infield") 3-story buildings each containing 10 units consisting of:
  2 each Plan 1 – 725sf, 1-bedroom, 1-bath, w/deck, 1-car garage and 1 open parking
  2 each Plan 2 – 830sf, 1-bedroom, 1-bath, den, w/deck, 1-car garage and 1 open parking
  3 each Plan 3 – 905sf, 2-bedroom, 2-bath, w/deck, 1-car garage and 1 open parking
  3 each Plan 4 – 1,070sf, 2-bedroom, 2-bath, den, w/deck, 1-car garage and 1 open parking

A review of the plans submitted indicates that the elevations are enhanced by the proposed colors and interesting architectural features such as arches, shutters, stone wainscoting and courtyards. Staff has included condition #4 requiring that the development shall be in substantial conformance with the architectural elevations and renderings submitted with this application.

Recreational Living Space
Section 18.18.110 requires 350 square feet of recreational living space per unit; 249,720 square feet of recreational living space exists on site, or approximately 624 square feet per unit. In addition, each unit has a private deck area. Other site amenities include a swimming pool, spa, tot lot and recreational building.

Parking
Pursuant to Section 18.20.100 of the Victorville Municipal Code, the ratio of parking spaces shall be two per dwelling unit, at least one-half of which shall be covered. Since there are 400 units, 800 parking spaces are required with 400 of the spaces covered. The submitted graphic shows that there are 400 one-car garages and 416 uncovered spaces for a total of 816 parking spaces in compliance with Title 18.

Lot Merger
The project site is made up of three parcels, therefore, Staff has included condition #5 to require recordation of a lot merger prior to the issuance of any building permits.

4. **Environmental Assessment.** A Mitigated Negative Declaration has been prepared for this project in accordance with Section 15070 of the California Environmental Quality Act.

IV. SITE CHARACTERISTICS:

	Existing Land Use	General Plan	Zoning	Specific Plan
Site	Vacant	Medium Density Residential	R-2T[1]	NA
North	Vacant	Low Density Residential	R-1T[1]	NA
South	Vacant	Commercial	C-2T[1]	NA
East	Vacant	High Density Residential	R-1	NA
West	Vacant	High Density Residential	R-2T[1]	NA

[1] The following "T" standard was applied to the zoning:
1. Prior to grading of the site a biological survey shall be conducted to determine if the site contains habitat for the desert tortoise and/or Mojave ground squirrel.

NUMBER OF RADIUS LETTERS MAILED: 10

JD

GPA-05-004(D) and ZC-05-029. THE STAFF RECOMMENDATION MAY BE ACCEPTED OR REJECTED BY THE PLANNING COMMISSION AND CITY COUNCIL AFTER THEIR OWN ANALYSIS AND CONSIDERATION OF PUBLIC TESTIMONY PRESENTED AT THE HEARING. THE PLANNING COMMISSION ACTION IS A RECOMMENDATION TO THE CITY COUNCIL ONLY.

SP-06-037. STAFF RECOMMENDATION MAY BE ACCEPTED OR REJECTED BY THE PLANNING COMMISSION AFTER ITS OWN ANALYSIS AND CONSIDERATION OF PUBLIC TESTIMONY PRESENTED AT THE HEARING. THE PLANNING COMMISSION DECISION CAN BE APPEALED TO THE CITY COUNCIL WITHIN 10 DAYS OF THE PLANNING COMMISSION ACTION.

CONDITIONS OF APPROVAL
GPA-05-004(D), ZC-05-029 and SP-06-037
June 14, 2006

PLANNING CONDITIONS:

GPA-05-004(D):
None

ZC-05-029:
None

SP-06-037

1. The proposed development shall comply with all applicable development standards of Title 18.

2. The proposed development shall be in substantial conformity with the revised plans dated April 26, 2006, submitted as part of this Site Plan unless modification is required to comply with the applicable development standards of Title 18 and/or conditions of approval.

3. A six-foot high solid masonry wall is required along the north property line.

4. The development shall be in substantial conformance with the revised architectural elevations and renderings dated April 26, 2006, submitted as part of this application.

5. The applicant shall submit, gain approval of, and record a lot merger for parcels 3133-071-03, 05 and 06 prior to the issuance of any building permit.

6. The number and location of all handicap parking spaces shall be subject to Planning Staff review and approval.

7. The applicant shall provide trash enclosures in conformance with Section 18.58.130 of the Victorville Municipal Code. The enclosures shall be designed to include side or rear access. Said enclosures shall be subject to Staff review and approval.

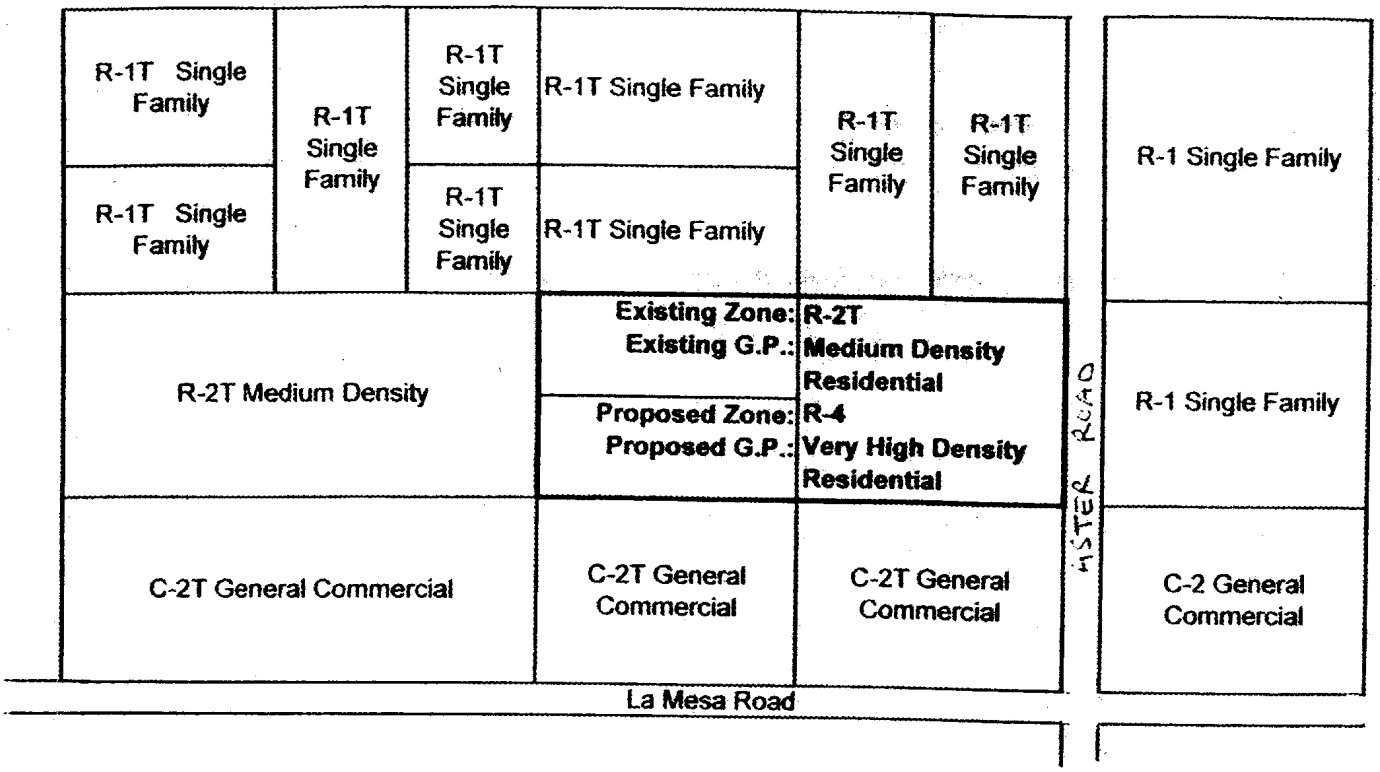
8. All proposed signs, including any freestanding signs, shall comply with Title 18. The applicant shall submit a sign package for review and must gain approval by the Planning Commission of any proposed signage that is inconsistent with Title 18. All signs shall be subject to Planning staff review and approval prior to obtaining a building permit.

9. All roof equipment shall be architecturally integrated into the buildings and screened from view from public rights-of-way.

10. All landscaping shall comply with the City of Victorville Water Conservation Ordinance.

11. The applicant shall file a Notice of Determination and pay the necessary filing fee to the County of San Bernardino pursuant to Public Resources Code Section 21089(b). This project is not effective until such time as this condition has been satisfied. The applicant shall submit evidence to the City that this condition has been satisfied. Any delay in the applicant's payment of the required fee shall not toll the lapse of approval date nor appeal period of this project.

12. The applicant shall indemnify, protect, and hold harmless the City from any lawsuit due to the applicant's failure to pay the fee imposed by Fish and Game Code Section 711.4.



RECORD OWNER

American Heritage Communities, LLC
15490 Civic Drive, Suite 206
Victorville, CA 92392

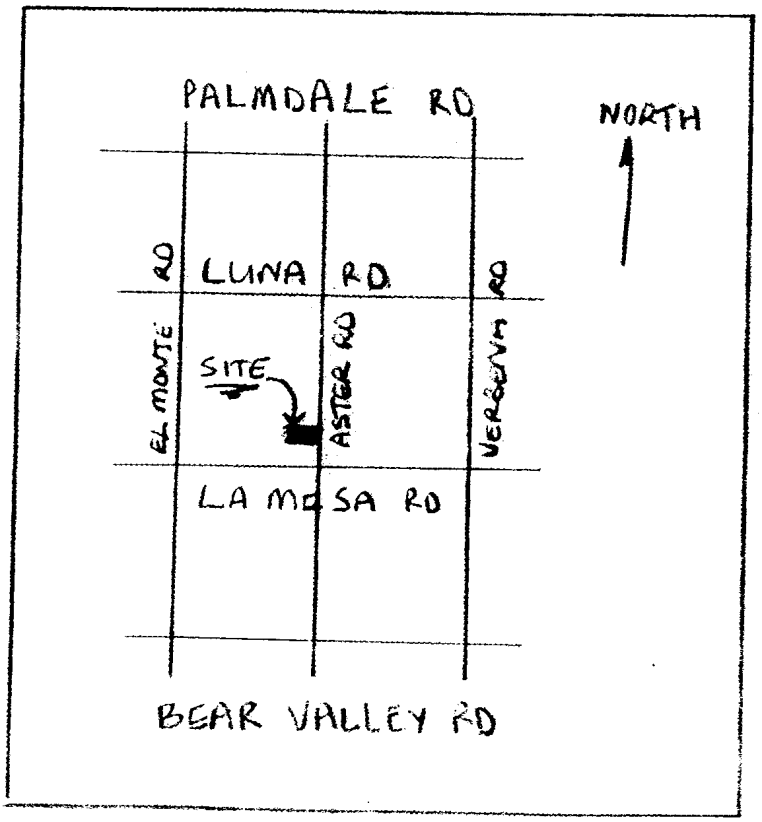
ASSESSORS PARCEL NO

3133-071-03, 06, 05

ZONING AND LAND USE

PRESENT: R-2
PROPOSED: R-4

GPA-05-004(D)
ZC-05-029



VICINITY MAP

SP-06-037 Revised 4/26/06

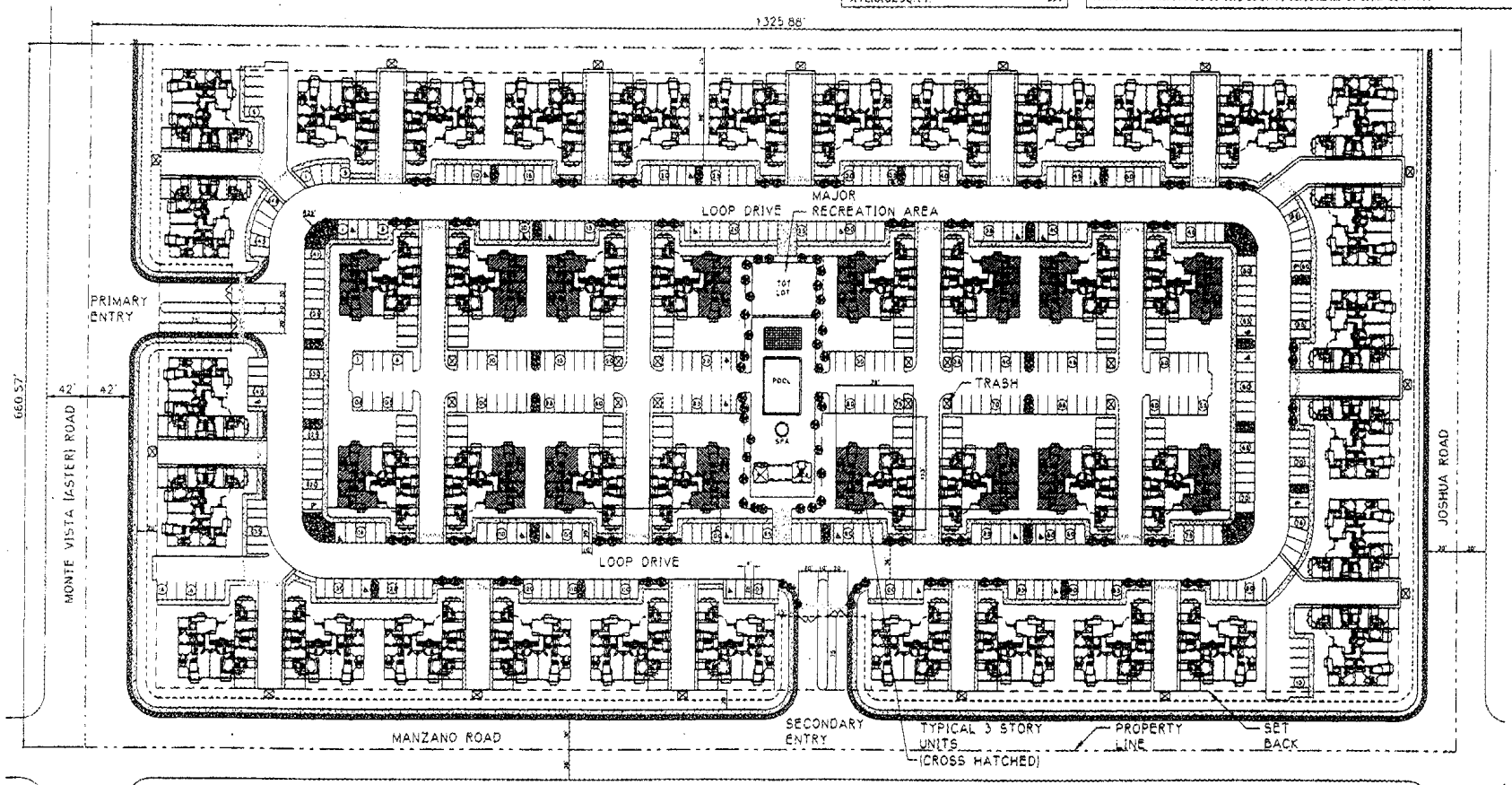
BUILDING TYPE	# OF BUILDS.	UNITS PER BUILDS.	PLAN 1 725 S.F.	PLAN 2 830 S.F.	PLAN 3 905 S.F.	PLAN 4 1,070 S.F.	TOTAL UNITS	TOTAL SQ. FT.
EXTERIOR LOOP	30	8	2 1,450 S.F.	2 1,660 S.F.	2 1,810 S.F.	2 2,140 S.F.	240	211,800
INTERIOR LOOP	16	10	2 1,450 S.F.	2 1,660 S.F.	3 2,715 S.F.	3 3,210 S.F.	160	144,560
						TOTAL UNITS	400	356,360
						AVERAGE SQ. FT.		891

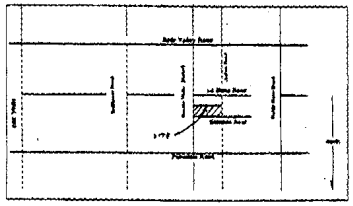
LEGAL DESCRIPTION

A.P.N.: 3133-071-03-0000 PARCEL 1 OF PACEL MAP 2839, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN BY MAP ON THE FILE IN BOOK 26, PAGE 53 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A.P.N.: 3133-071-03-0000 THE NORTH ½ OF THE EAST ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 5 WEST, CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, SAN BERNARDINO BASE AND MERIDIAN, AS PER GOVERNMENT SURVEY.

A.P.N.: 3133-071-06 PARCEL 2 OF PARCEL MAP 2839, AS PER MAP RECORDED IN BOOK 26, PAGE 53 IN THE OFFICE OF THE COUNTY RECORDED OF SAID COUNTY.





April 21, 2006

0 40 80

APARTMENT SITE

VICTORVILLE, CALIFORNIA

AMERICAN HERITAGE COMMUNITIES

15329 BONANZA, SUITE A
VICTORVILLE, CA 92392

SITE DATA	
20	AC
400	UNITS
20	DU/AC

PARKING	
149	OUTER PRIMETER
141	INNER PRIMETER
108	INTERIOR
18	BAY PARKING
400	BUILD. PARKING
816	TOTAL

UCILLA GROUP ARCHITECTURE

06012

DESIGN SUBMITTAL PHASE

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044

Serrano
Apartment Community

VICTORVILLE, CALIFORNIA

RECEIVED
APR 26 2006
Planning Department

SP-06-037

REVISED

American Heritage Communities

Bucilla Group Architecture, Inc.

April 25, 2006

APARTMENT COMMUNITY

VICTORVILLE, CALIFORNIA

AMERICAN HERITAGE COMMUNITIES

BUCILLA GROUP ARCHITECTURE

06012	1.0

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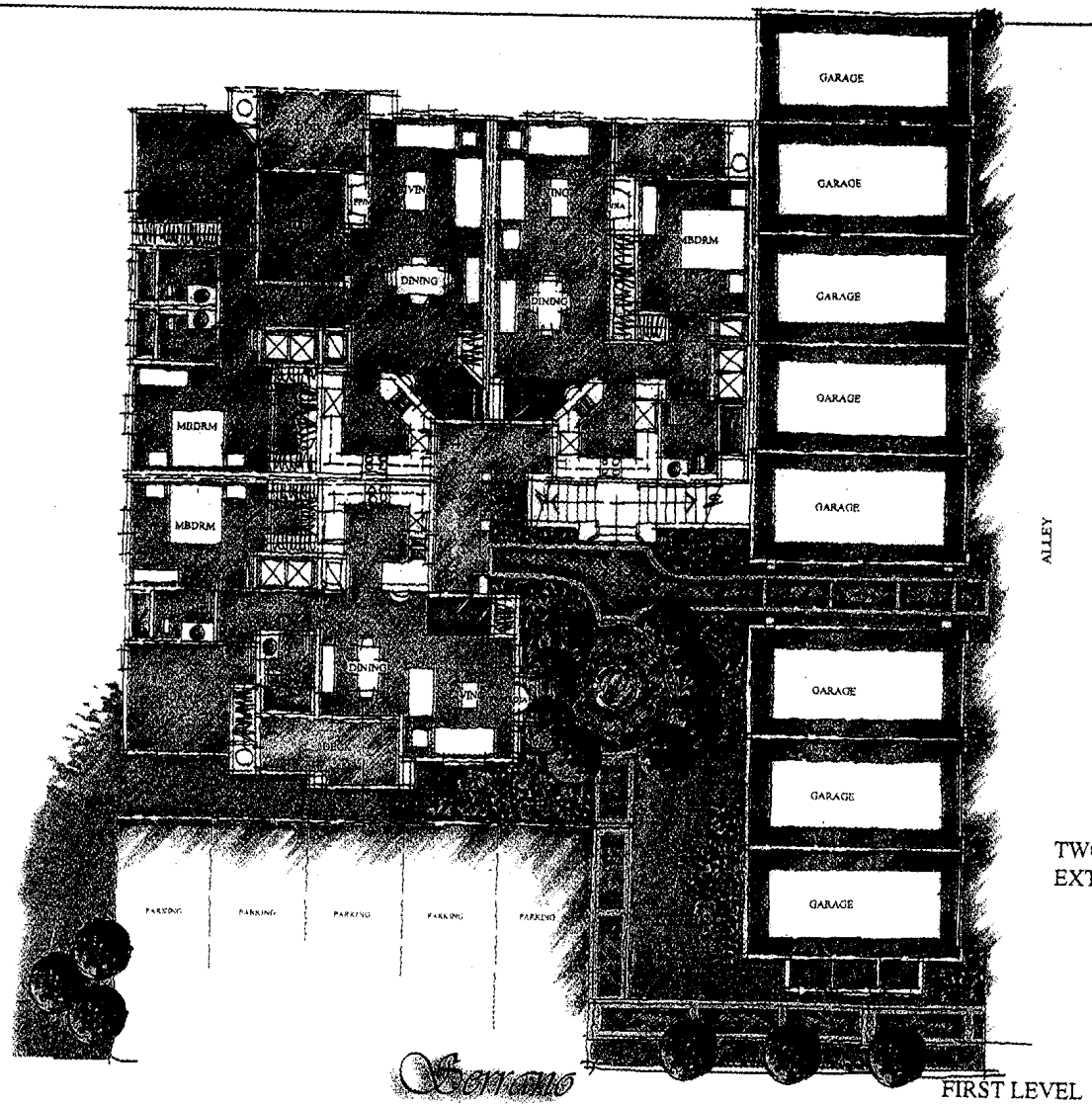

TWO STORY
EXTERIOR LOOP ROAD
BUILDING

FIRST LEVEL

April 25, 2006

APARTMENT COMMUNITY

VICTORVILLE, CALIFORNIA

AMERICAN HERITAGE COMMUNITIES

BUCILLA GROUP ARCHITECTURE

06012	2.0

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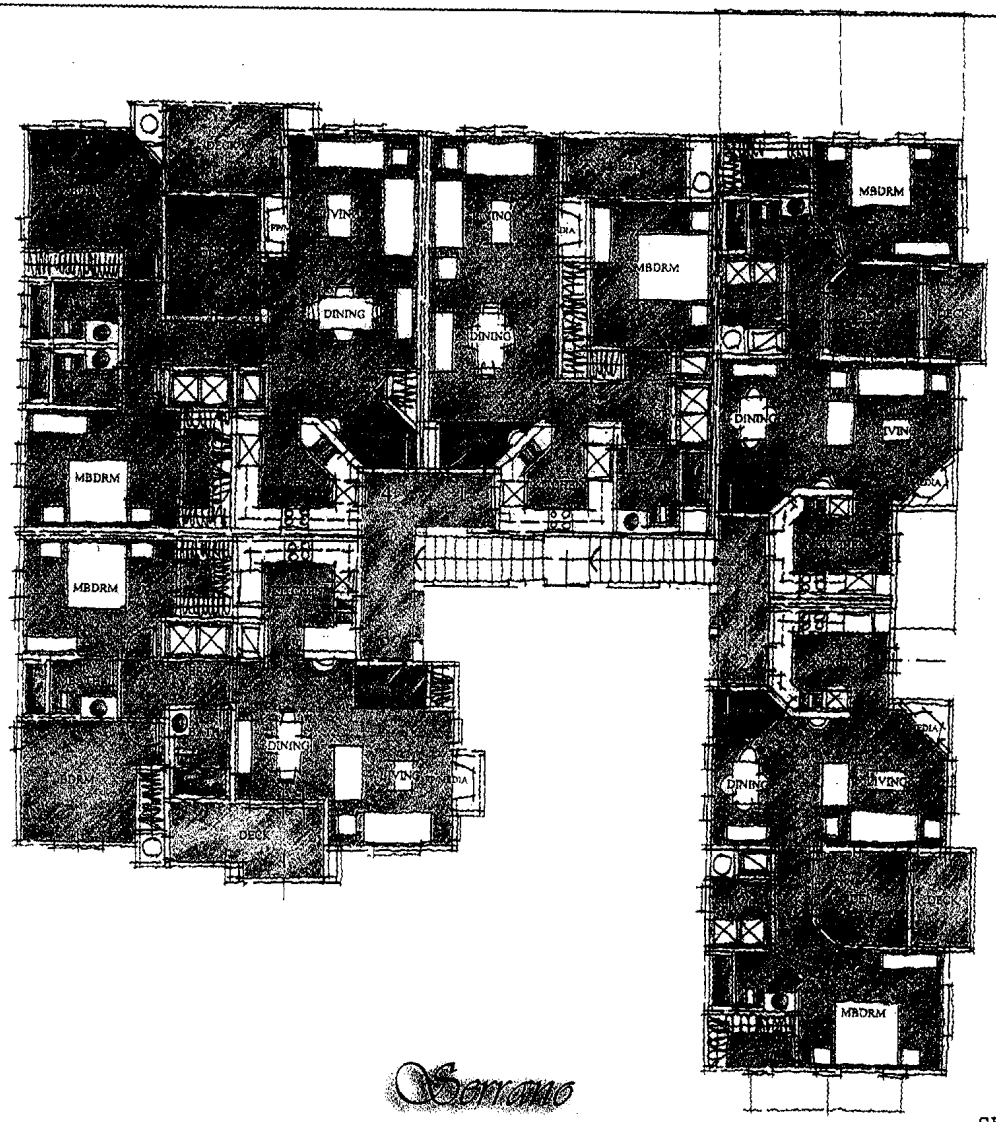

TWO STORY
EXTERIOR LOOP ROAD
BUILDING

Serrano

APARTMENT COMMUNITY

VICTORVILLE, CALIFORNIA

AMERICAN HERITAGE COMMUNITIES

SECOND LEVEL

April 25, 2006

BUCILLA GROUP ARCHITECTURE

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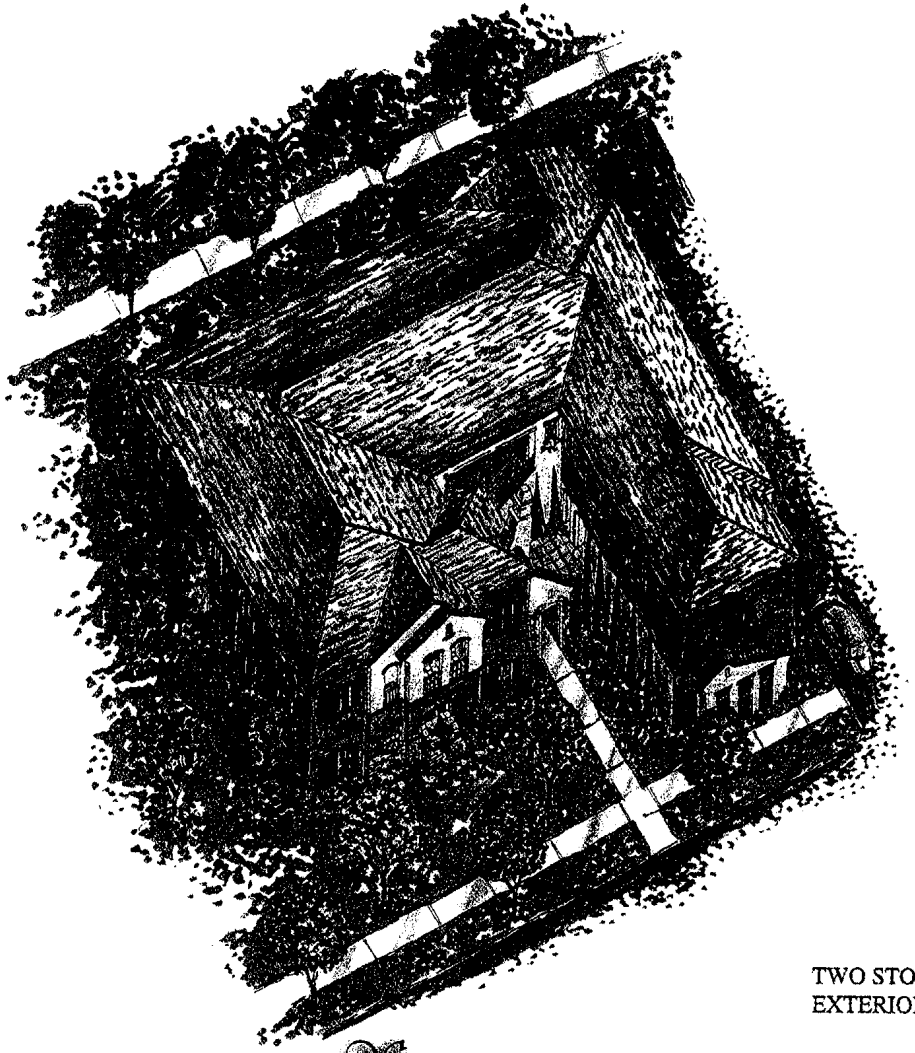

TWO STORY
EXTERIOR LOOP ROAD
BUILDING

April 25, 2006

APARTMENT COMMUNITY
VICTORVILLE, CALIFORNIA
AMERICAN HERITAGE COMMUNITIES

BUCILLA GROUP ARCHITECTURE

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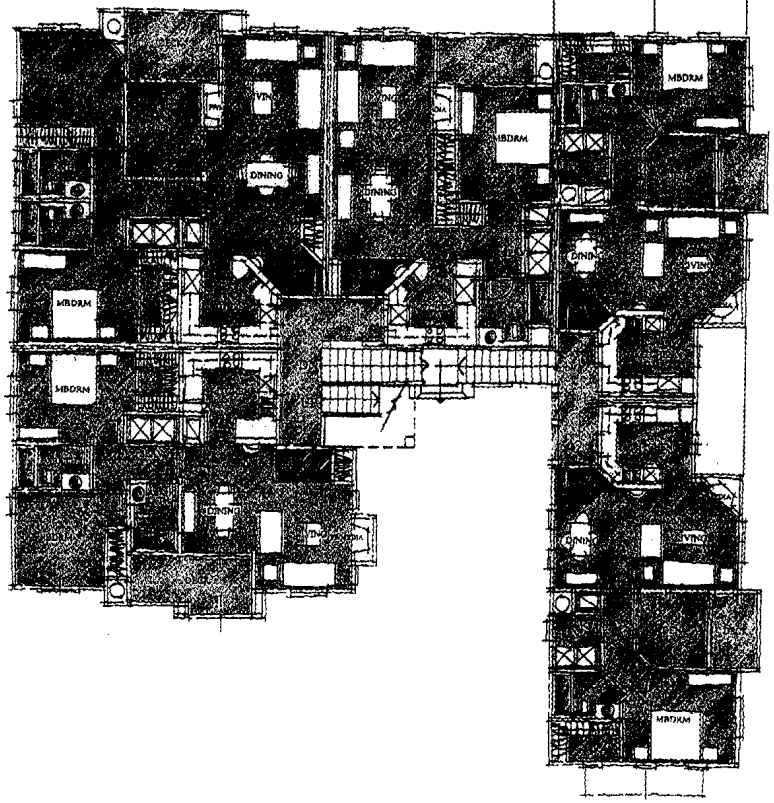

THREE STORY
INTERIOR LOOP ROAD
BUILDINGS

SECOND LEVEL

Serrano

APARTMENT COMMUNITY

VICTORVILLE, CALIFORNIA

AMERICAN HERITAGE COMMUNITIES

April 25, 2006

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INTERIOR LOOP ROAD
BUILDINGS

April 25, 2006

APARTMENT COMMUNITY

VICTORVILLE, CALIFORNIA

AMERICAN HERITAGE COMMUNITIES

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06012	8.0

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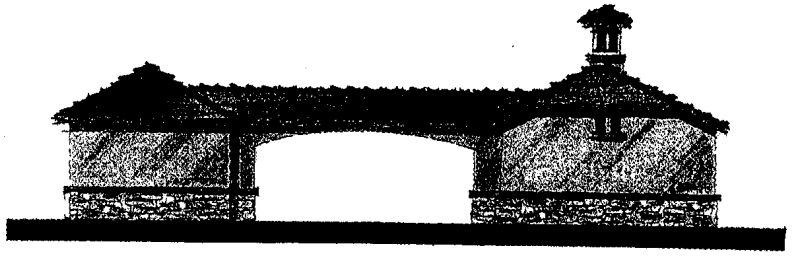
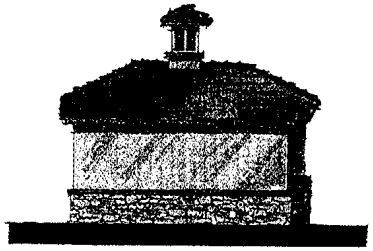
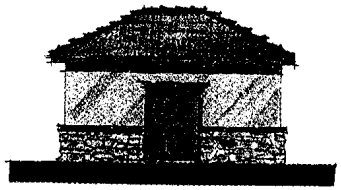


REAR ELEVATION



LEFT ELEVATION

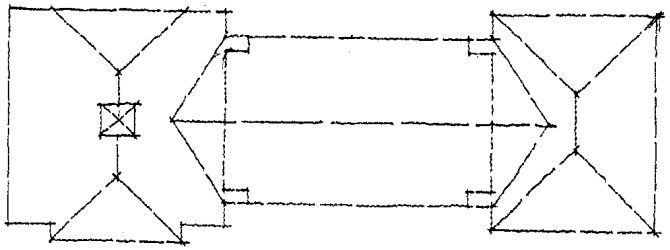


RIGHT ELEVATION

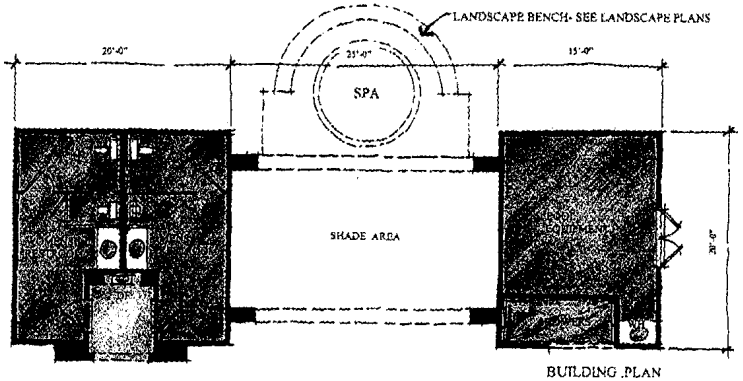
CRAFTSMAN

FLAT CONCRETE TILE
ROOF PITCH – 5:12
EAVE – 2 X 8 FASCIA WITH
24" OVERHANG
RAKE – 2 X 8 FASCIA WITH
12" OVERHANG
STONE BASE WITH STONE TRIM

BEAM AND KNEE BRACE ACCENT- WOOD
HORIZONTAL TRIM- STUCCO AND/OR WOOD
EXTERIOR LIGHTING
STUCCO EXTERIOR



ROOF PLAN



BUILDING PLAN

FRONT ELEVATION

CABANA BUILDING

Serano

APARTMENT COMMUNITY
VICTORVILLE, CALIFORNIA
AMERICAN HERITAGE COMMUNITIES

April 25, 2006

BUCILLA GROUP ARCHITECTURE

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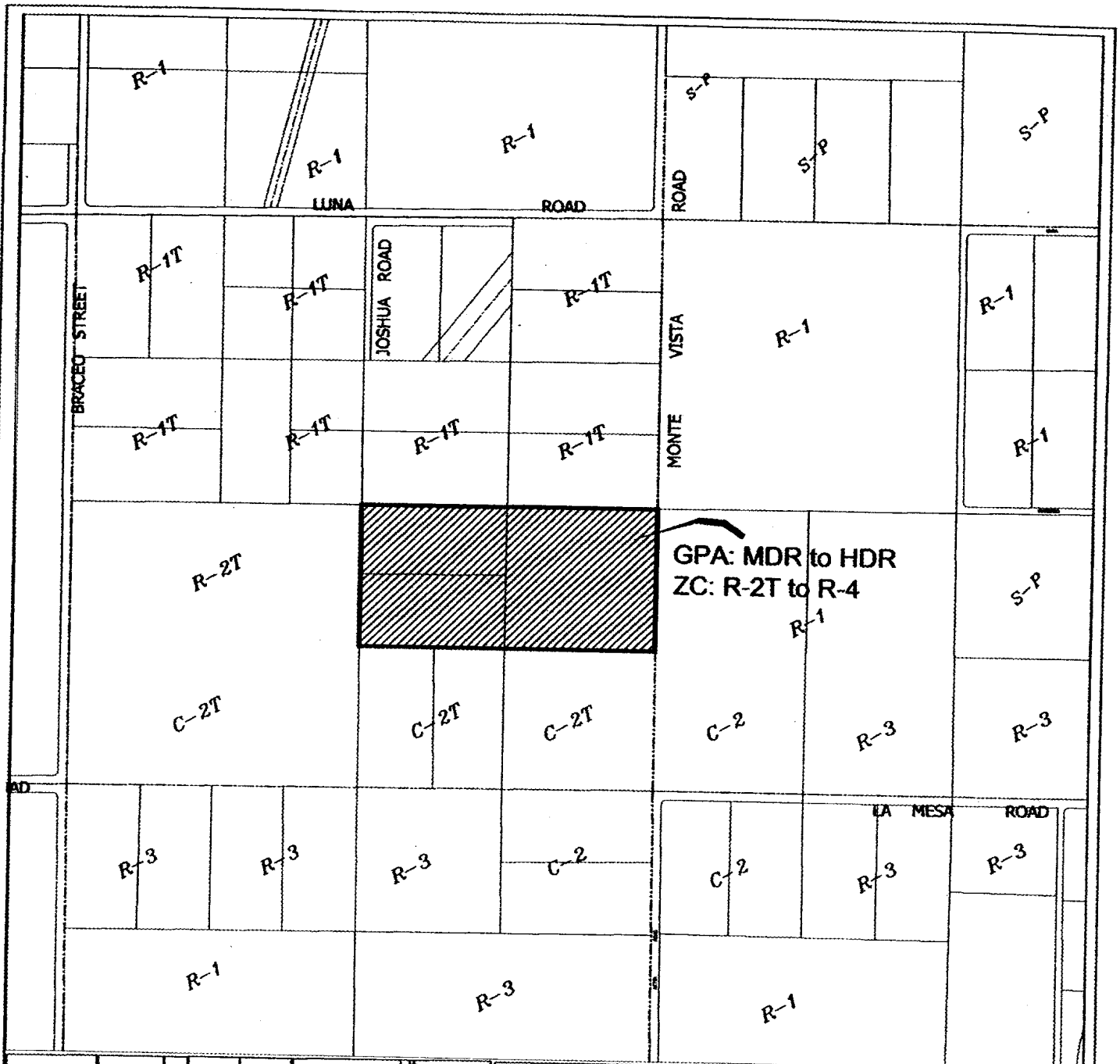
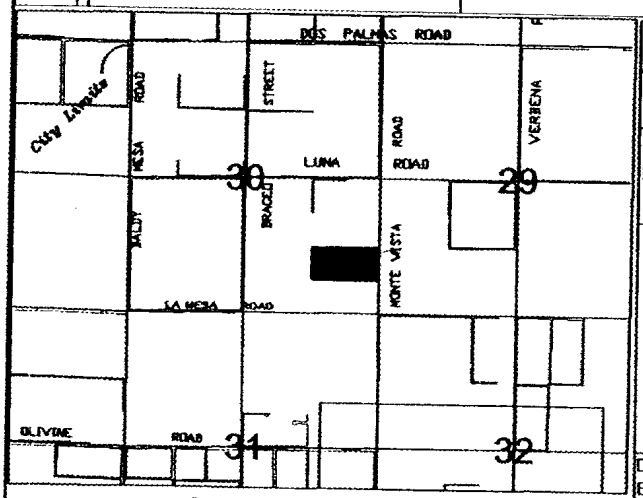


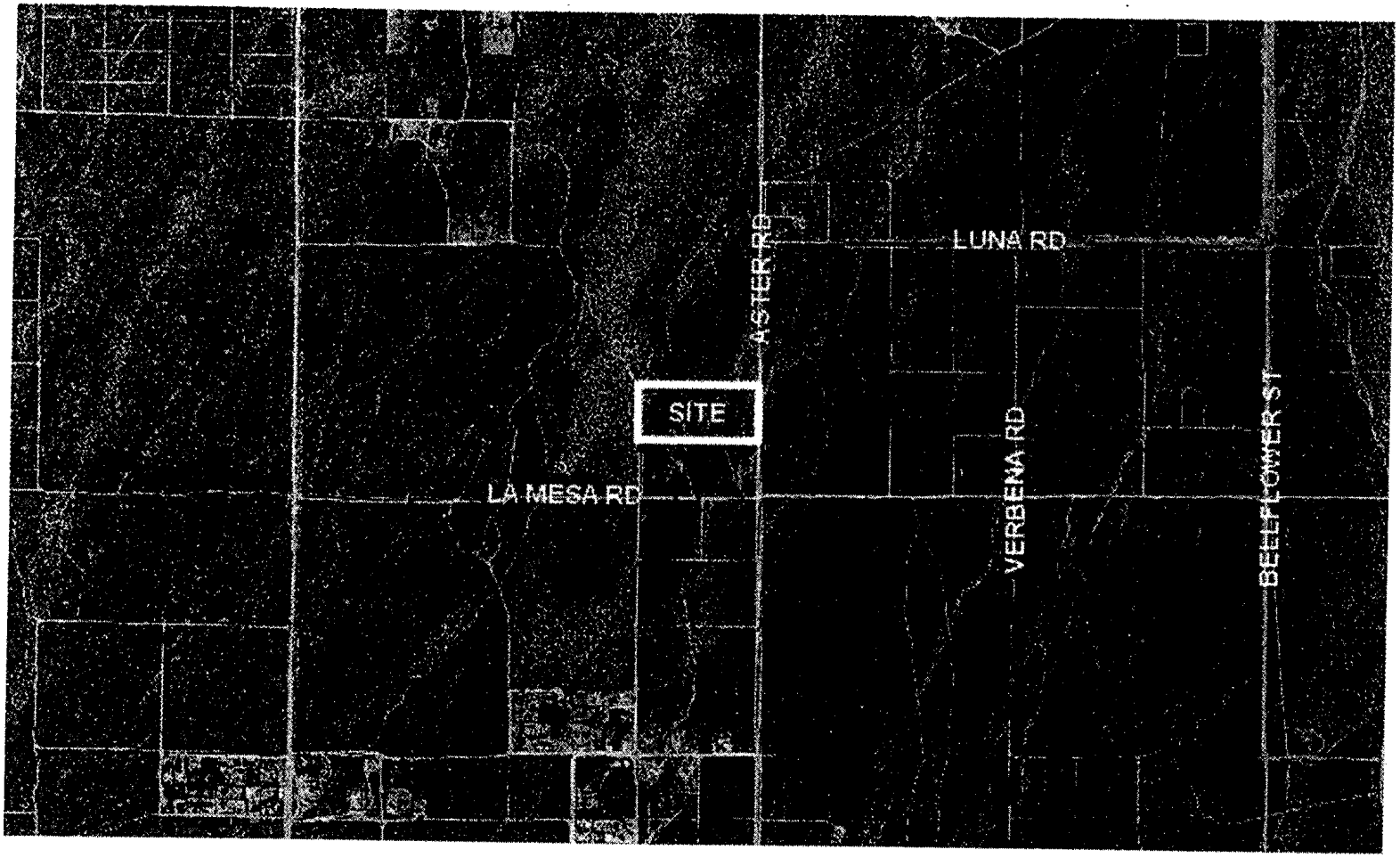


Vicinity Map

Graphics are diagramatic only - Not to Scale

Title: PROPERTY LOCATION MAP			
Zoning: R-2T to R-4		Area: ± 19.60 Acres	
Assessor Parcel Number: 3133-071-03, -05 & -06			
Location: North of La Mesa Road, south of Luna Road, east of and abutting Joshua Road, and west of and abutting the logical extension of Monte Vista Road.			
Drawn By: BD	Checked By:	Date: 05-23-06	Case Number: GPA-05-004(D), ZC-05-029 & SP-06-037

Prepared by: City of Victorville Planning Department



General Plan Amendment GPA-05-004(D),
Zone Change ZC-05-029 and Site Plan SP-06-037

INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM

1. **Project title:** Proposed General Plan Amendment GPA-05-004(D), Zone Change ZC-05-029 and Site Plan SP-06-037.

2. **Lead agency name and address:** City of Victorville Planning Department, PO Box 5001, Victorville, California 92393-5001.

3. **Contact person and phone number:** John Dubasik, Associate Planner 760-955-5135.

4. **Project location:** North of La Mesa Road, south of Luna Road, east of and abutting Joshua Road and west of and abutting the logical extension of Aster Road.

5. **Project sponsor's name and address:** American Heritage Communities, LLC, 15490 Civic Drive, Suite 206, Victorville, CA 92392.

6. **General Plan designation:** Medium Density Residential.

7. **Zoning:** R-2T (Medium-Density Residential - Transitional).

8. **Description of project:** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

   GPA-05-004(A) – An amendment to the Land Use Element of the General Plan and any other affected elements to re-designate property from Medium Density Residential to High Density Residential, and
   ZC-05-020 – to reclassify property from R-2T (Medium-Density Residential, Transitional) to R-4 (Very-High-Density Residential), and
   SP-06-037 – to allow for the development of a 400-unit apartment complex.

9. **Surrounding land uses and setting:** The proposed project is bounded on the north by vacant R-1T zoned land, on the south by vacant R-2T zoned land, on the east by vacant R-1 zoned land and on the west by vacant R-2T zoned land. The subject property is undeveloped.

10. **Other public agency whose approval is required** General construction storm water permit (NPDES) – State Water Resources Board, California Department of Fish and Game. Recordation of a final map, issuance of building permits and completion of structures to code is required by the City prior to establishment of the use.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTS:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Land Use and Planning	☐ Transportation/Circulation	☐ Public Services
☐ Population and Housing	☐ Biological Resources	☐ Utilities and Service Systems
☐ Geological Problems	☐ Energy and Mineral Resources	☐ Aesthetics
☐ Water	☐ Hazards	☐ Cultural Resources
☐ Air Quality	☐ Noise	☐ Recreation
	☐ Mandatory Findings of Significance	

GPA-05-004(D), ZC-05-029 and SP-06-037

DETERMINATION:

On the basis of this initial evaluation:

__ I find that the proposed project COULD NOT have significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. (De Minimis)

X I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.

__ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

__ I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated". An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

__ I find that the proposed project WILL NOT have a significant effect on the environment, because no new potentially significant effects have been identified beyond those previously analyzed adequately in an earlier EIR (Final Program Environmental Impact Report for the City's 1997 Comprehensive General Plan Update, State Clearinghouse No. 97011040), pursuant to applicable standards, and no additional mitigation measures beyond those imposed as part of that previous EIR are necessary to be imposed upon the proposed project to reduce mitigable impacts to a insignificant level. Therefore, no additional environmental documentation is necessary.

Signature: John Dubasik Date: April 17, 2006

John Dubasik, Associate Planner For: Victorville Planning Department

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is provided for all answers except "No Impact" answers that are adequately supported by the information sources the lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer is explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) "Potentially Significant Impact" is noted if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact". The lead agency describe the mitigation measures, and briefly explains how

they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses", may be cross-referenced).

5) Earlier analyses may be referenced where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist.

6) The lead agency incorporates into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document, where appropriate, includes a reference to the page or pages where the statement is substantiated. See the sample question below. A source list is attached, and other sources used or individuals contacted are cited in the discussion.

ENVIRONMENTAL IMPACTS:

	Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
I. LAND USE AND PLANNING. *Would the proposal*				
a) Conflict with general plan designation or zoning? (1, Figure 15 and 2, Sheet 4)				X
b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? (3, 1)				X
c) Be incompatible with existing land use in the vicinity? (4)				X
d) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)? (5)				X
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (4)				X

Comments: The proposed General Plan Land Use Designation for the project site is High Density Residential and the proposed zoning is R-4 (Very-High-Density Residential). Apartments are a permitted use. The proposed General Plan designation and zoning allow for a density of up to 20 dwelling units per gross acre for the project site. Since the proposed project has a density of 20 dwelling units per gross acre, the proposal is consistent with the Victorville General Plan and zoning and could provide additional opportunities for affordable housing. The Resource Element of the General Plan does not identify this site as having special environmental significance. The proposal does not create any land use incompatibilities since it is in compliance with the General Plan. While the vacant land could be used for agricultural purposes, the soil at this location is limited by the hazard of soil blowing, high water intake rate and low fertility. Further, the limited size of the property (approximately 20 acres) does not make this site viable for agricultural use. Consequently, the property's value for crop production is marginal. Further, the project would not disrupt or divide an established community. No mitigation necessary.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
II. POPULATION AND HOUSING. *Would the proposal:*				
a) Cumulatively exceed official regional or local population projections? (6, 4)				X
b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? (4)				X
c) Displace existing housing, especially affordable housing? (4)				X

Comments: The proposed project will increase the population by approximately 1,040 people based on 2.6 people per dwelling unit. The density of the proposal is consistent with the proposed General Plan and zoning designation and could provide additional opportunities for affordable housing. During the project's construction there will likely increase the need for housing within the community since these uses will employ workers. However, since several apartment complexes and rental units exist within the City, the demand for workers' housing would be satisfied (7, 41). The project site is currently undeveloped, however, because of its proximity to other proposed and approved developments, development of this project would not involve the major extension of infrastructure. Since the site is currently vacant, it will not displace existing housing. No mitigation necessary.

III. GEOLOGIC PROBLEMS. *Would the proposal result in or expose people to potential impacts involving:*				
a) Fault rupture? (8, Figure 1)				X
b) Seismic ground shaking? (8, Table 2)			X	
c) Seismic ground failure, including liquefaction? (5) and 8, 4 and Table 2)				X
d) Seiche, tsunami, or volcanic hazard? (8, Table 2)				X
e) Landslides or mudflows? (8, 7 and Figure 3)				X
f) Erosion, changes in topography or unstable soil conditions from excavation, grading or fill? (8, Figure 3)				X
g) Subsidence of land? (3, Figure 8)				X
h) Expansive soils? (5)				X
i) Unique geologic or physical features? (5)				X

Comments: There are no known or suspected fault traces located within the Victorville Planning Area. Additionally, the City Planning Area is not subject to the provisions of Alquist-Priolo Special Studies Zones. The City is located in an area with a high potential for severe ground shaking. However, as a function of development all buildings must comply with the Victorville Municipal Code and the latest adopted version of the Uniform Building Code, which will ensure that the buildings would adequately resist the forces of an earthquake (9, 1). No mitigation necessary.

IV. **WATER.** *Would the proposal result in:*	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (11)			X	
b) Exposure of people or property to water related hazards such as flooding? (10)				X
c) Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity? (4)				X
d) Changes in the amount of surface water in any water body? (4)				X
e) Changes in currents, or the course or direction of water movements? (4)				X
f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability? (11)				X
g) Altered direction or rate of flow of groundwater? (4)				X
h) Impacts to groundwater quality? (4)		X		
i) Substantial reduction in the amount of groundwater otherwise available for public water supplies? (11)			X	

Comments: The proposed development may significantly change absorption rates and potential drainage patterns, as well as affect the amount of surface water runoff. However, the project will connect to a storm drainage system that will alleviate any negative impacts due to the increased runoff. In addition, the City has adopted a flood drainage fee that is assessed on all properties in the City and is to be used for constructing drainage structures (20, 1).

Measures that achieve a reduction in pollutants generated by developments after construction will be integrated into the Storm Water Pollution Prevention Plan (SWPPP) that must be prepared for projects in accordance with National Pollutant Discharge Elimination System (NPDES) permitting procedures. All projects are required to comply with NPDES requirements, including permits, prior to issuance of a grading permit. Therefore, the following mitigation measure shall be incorporated to ensure the impact is less than significant:

NPDES Permit

1. Prior to issuance of a grading permit the applicant shall obtain coverage, if required, under the statewide general National Pollutant Discharge Elimination System (NPDES) permit for control of construction and post-construction related storm water. In addition, if coverage is required, the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) as required in the NPDES permit and identify site-specific best management practices that will be used.

Section 15206 of the CEQA Guidelines scales projects as to having regional significance. CEQA defines projects of state wide regional significance as a residential development of more than 500 dwelling units. The proposed 400-unit apartment complex does not meet the criteria identified in the CEQA guidelines as regionally significant. Any new construction shall employ all water conservation measures outlined in the State Appliance Efficiency Standards as enforced by the Building Department as part of obtaining a building permit for the development. In addition, all combustible liquids, oils and solvents used in conjunction with the facility shall be handled in accordance with the Uniform Fire Code, which will ensure that groundwater quality is not degraded by this facility (12, 125).

Although the actual water demand for the development is currently unknown, new development creates additional demand for the water purveyor. The Baldy Mesa Water District is the water purveyor for this site and as such may have to purchase replacement water if the district exceeds the free production allowance as stipulated in the final Judgment to the Mojave Basin Area Adjudication which was entered on January 10, 1996. The District charges connection fees based on the amount of usage to help provide for replacement water if needed.

V. AIR QUALITY. *Would the proposal:*

	Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Violate any air quality standard or contribute to an existing or projected air quality violation? (13, 1)				X
b) Expose sensitive receptors to pollutants? (4)				X
c) Alter air movement, moisture, or temperature, or cause any changes in climate? (13, 1)				X
d) Create objectionable odors? (11)				X

Comments: The project is consistent with the City's General Plan. All uses identified within the Victorville General Plan are classified as area sources by the Mojave Desert Air Quality Management District. Programs have been established in the 1991 Air Quality Attainment Plan that address emissions caused by area sources. Further, the proposed project does not meet any threshold that requires air quality analysis or mitigation under the Air Quality Attainment Plan. Therefore, the impacts are considered by the Mojave Desert Air Quality Management District to be insignificant (13, 1). Proposed is a 400-unit apartment complex, other than during construction and vehicular traffic, no permanent objectionable odors will be created. No mitigation necessary.

VI. TRANSPORTATION/CIRCULATION. *Would the proposal result in:*

a) Increased vehicle trips or traffic congestion? (11)			X	
b) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (11)				X
c) Inadequate emergency access or access to nearby uses? (4)				X
d) Insufficient parking capacity on-site or off-site? (11)				X
e) Hazards or barriers for pedestrians or bicyclists? (11)				X

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (11)				X
g) Rail, waterborne or air traffic impacts? (11)				X

Comments: The City of Victorville General Plan Circulation Element is designed so the master-planned roadways operate at a Level of Service of "C" or better at build-out (14, 8). In evaluating Level of Service, existing land use designations were applied. Development of the project will result in increased generation of vehicular trips; which will impact master planned roadways in the short term. However, this short-term increase will be mitigated through the assessment of development impact fees, which provides funding for the construction of roadways to reduce the impacts of additional vehicular traffic. A traffic impact analysis prepared by Urban Crossroads and dated March 18, 2005, identifies measures to reduce the level of impact to the level of service to "C" or better. Section 18.60.90 of the Victorville Municipal Code requires the proposed apartments to contain two parking spaces per dwelling unit, one of which shall be covered. The proposed 400-unit apartment complex would be required to have a minimum of 800 parking spaces. No mitigation necessary.

VII. BIOLOGICAL RESOURCES. *Would the proposal result in impacts to:*

a) Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)? (15)		X		
b) Locally designated species (e.g., heritage trees)? (15)			X	
c) Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)? (4)				X
d) Wetland habitat (e.g., marsh, riparian, and vernal pool)? (4)				X
e) Wildlife dispersal or migration corridors? (15)				X

Comments: Development of the site would consist of the removal of all vegetation and grading of the entire site for an apartment complex. According to the California Department of Fish and Game (CDFG), five listed or sensitive species, including the desert tortoise, Mohave ground squirrel, burrowing owl, sharp-shinned hawk, and loggerhead shrike may occur within the City limits. A biological survey dated November 2, 2005, was prepared for the project site by RCA Associates, Inc., that found no evidence of the above listed species on the project site. However, the site does support habitat for several sensitive species and, since the burrowing owl is migratory and could utilize existing burrows of other animals, the following mitigation measures shall be incorporated to ensure the impact is less than significant:

Mohave ground squirrel:

1. The applicant shall provide mitigation lands at a ratio of 1:1. These lands will be purchased in an area known to support populations of the species. The mitigation lands will be evaluated to ensure they provide habitat equal to or better than the habitat that will be lost as a result of development of the project site. In addition, CDFG approval of the mitigation lands will be obtained before acquisition is completed, and an Incidental Take Permit will be applied for as part of the overall mitigation process.

2. Appropriate enhancement, endowment, and research fees will be provided by the project proponent

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact

as per CDFG requirements. These fees will be paid on a 1:1 basis prior to commencement of ground disturbing activities.

Burrowing Owl:

3. If owls are observed on the site during future surveys, mitigations which will be required to reduce impacts to less than significant will include the following:

   a. Occupied burrows should not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by the Department verifies through non-invasive methods either: (1) the birds have not begun egg-laying and incubation; or (2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival;

   b. To offset the loss of foraging and burrow habitat on the project site, a minimum of 6.5 acres of burrowing owl habitat per pair or unpaired birds should be acquired and permanently protected;

   c. Existing unsuitable burrows should be enhanced or new burrows created at a ratio of 2:1 on the protected lands site; and

   d. The project proponent should provide funding for long-term management and monitoring of the protected land. A monitoring plan for the protected land should be required which includes success criteria, remedial measures, and annual reports to the Department.

Other

4. The applicant shall provide for an on-site paleontological/archaeological inspector to monitor all grading operations, or a letter from said licensed professional indicating that monitoring is not necessary during grading. Further, if disturbed resources are required to be collected and preserved, the applicant shall be required to participate financially up to the limits imposed by Public Resources Code Section 21083.2. The results of said monitoring shall be filed with the Director of Planning or his designee prior to the final approval of the development.

VIII. ENERGY AND MINERAL RESOURCES. *Would the proposal:*

a) Conflict with adopted energy conservation plans? (6, 36)				X
b) Use nonrenewable resources in a wasteful and inefficient manner? (11)				X
c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? (3, 10)				X

Comments: The proposed project will not significantly increase the use of substantial amounts of fuel or energy, nor create the need to develop new sources of energy since the site is in close proximity to existing development. Further, utilization of energy conservation measures required under the State Appliance Efficiency Standards in Title 20, such as efficient mechanical systems designed in accordance with heating calculations and other code regulations will reduce the use of energy. No mitigation necessary.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IX. HAZARDS. *Would the proposal:*				
a) A risk of accidental explosion or release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation)? (11)				X
b) Possible interference with an emergency response plan or emergency evacuation plan? (8, Figure 5)				X
c) The creation of any health hazard or potential health hazard? (11)				X
d) Exposure of people to existing sources of potential health hazards? (4)				X
e) Increased fire hazard in areas with flammable brush, grass, or trees? (11)				X

Comments: The proposed project poses a low probability of subjecting the public to health hazards due to its residential use and fire and building code requirements and does not interfere with existing emergency/evacuation plans (8, Figure 5). Prior to the development of the site the ground will be graded which removes all flammable brush, grass, and/or trees. No mitigation necessary.

X. NOISE. *Would the proposal result in:*				
a) Increases in existing noise levels? (11)			X	
b) Exposure of people to severe noise levels? (11)			X	

Comments: Since the site is vacant, the proposed development will increase local noise levels both during construction and following occupancy of the site. Residential uses do not create unacceptable noise levels or expose people to severe noise levels and the proposed residences will be constructed using normal noise reduction construction techniques. No mitigation necessary.

XI. PUBLIC SERVICES. *Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:*				
a) Fire protection? (11)			X	
b) Police protection? (11)			X	
c) Schools? (11)			X	
d) Maintenance of public facilities, including roads? (11)			X	
e) Other government services? (11)			X	

Comments: The proposed development may result in a need for increase in public services. Consequently, the public service agencies may need to increase budgets to commit to those increased services. With regard to capital facilities, development impact fees will be utilized by the public service agencies to ensure the appropriate levels of capital resources necessary to serve the development. Further, the development will be subject to other fees and assessments that will reduce the impact of this development to a level of non-significance (18, 314). No mitigation necessary.

XII. UTILITIES AND SERVICE SYSTEMS. *Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Power or natural gas? (11)				X
b) Communications systems? (11)				X
c) Local or regional water treatment or distribution facilities? (11)				X
d) Sewer or septic tanks? (11)				X
e) Storm water drainage? (11)				X
f) Solid waste disposal? (11)				X
g) Local or regional water supplies? (11)				X

Comments: Inasmuch as utilities are already provided near the area, only minor extensions to the proposed development would be required. Consequently, the need for altered utility systems would be insignificant, and no new systems will be necessary. Also see discussion under section **IV. WATER**. No mitigation necessary.

XIII. AESTHETICS. *Would the proposal:*

a) Affect a scenic vista or scenic highway? (11)				X
b) Have a demonstrable negative aesthetic effect? (11)				X
c) Create light or glare? (11)			X	

Comments: The proposed project will not affect any scenic vistas or scenic highways. The proposed project will not have any adverse impact to the aesthetics of the area as the development within the project area will be subject to compliance with the provisions of the Victorville Municipal Code which includes height limitations, landscaping and yard requirements, as well as any other design requirements imposed as part of the review process (19). Further, any light or glare produced shall be oriented so as not to create a nuisance. No mitigation necessary.

XIV. CULTURAL RESOURCES. *Would the proposal:*

a) Disturb paleontological resources? (4)		X		
b) Disturb archaeological resources? (4)		X		
c) Have the potential to cause a physical change which would affect unique ethnic cultural values? (4)				X
d) Restrict existing religious or sacred uses within the potential impact area? (4)				X

Comments: The site is not known to be within an area with existing religious or sacred uses. However, because the City of Victorville is in a potential resource rich area as far as paleontological resources are concerned, monitoring of grading activities is a necessary activity associated with any development. Therefore, the following mitigation measure shall be incorporated to ensure the impact is less than

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact

significant:

5. The applicant shall provide for an on-site paleontological/archaeological inspector to monitor all grading operations, or a letter from said licensed professional indicating that monitoring is not necessary during grading. Further, if disturbed resources are required to be collected and preserved, the applicant shall be required to participate financially up to the limits imposed by Public Resources Code Section 21083.2. The results of said monitoring shall be filed with the Director of Planning or his designee prior to the final approval of the development.

XV. RECREATION. *Would the proposal:*

a) Increase the demand for neighborhood or regional parks or other recreational facilities? (11)			X	
b) Affect existing recreational opportunities? (11)			X	

Comments: The proposed site will be used for a 400-unit apartment complex that may create additional demand on existing recreational facilities. Consequently, the project will be subject to payment of development impact fees, which will reduce its impact to a level of non-significance (18, 314). No mitigation necessary.

MANDATORY FINDINGS OF SIGNIFICANCE.

	Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b) Does the project have the potential to achieve short-term, to the disadvantage or long-term, environmental goals?				X
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
d) Does the project have environmental effects that will cause substantial adverse affects on human beings, either directly or indirectly?				X

Comments: c) With the increase in building activity recently experienced in the Victor Valley/High Desert area, it is reasonably foreseeable that a large portion of residentially zoned land will develop with single-family homes in the future. However, the City's General Plan anticipated such development and prescribed measures that have been implemented to provide adequate services within the City proper and its sphere of influence.

Regarding biological resources, the City is currently involved in a cumulative impact analysis through our active participation in the development of the West Mojave Habitat Conservation Plan. This plan will mitigate all future development of land within the City and the Victor Valley/High Desert in general through mitigation measures and/or fees that have been reviewed by the Department of Fish and Game. The plan is in the last phase of the approval process. Until such plan is in effect, the City imposes mitigation measures, which along with implementation of 2081 permits, results in the conservation of more suitable habitat outside the city limits of Victorville. In addition, recent biological surveys and trappings detected no Desert Tortoises or Mohave ground squirrels within the southern three-quarters of the City, where most of the development is occurring. Therefore, the cumulative impacts are considered less than significant.

XVII. EARLIER ANALYSES.

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). In this case a discussion identifies the following:

a) **Earlier analyses used.** Earlier analyses are identified and stated where they are available for review.

b) **Impacts adequately addressed.** Effects from the above checklist that were identified to be within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards are noted with a statement whether such effects were addressed by mitigation measures based on the earlier analysis.

c) **Mitigation measures.** For effects that are "Less than Significant with Mitigation Incorporated", describe the mitigation measures which are incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project are described.

Authority: Public Resources Code Sections 21083 and 21087.
Reference: Public Resources Code Sections 21080(c), 21080.1, 21083, 21083.3, 21093, 21094, 21151; *Sundstrum v. County of Mendocino,* 202 CalApp 3d 296 (1988); *Leonoff v. Monterey Board of Supervisors,* 222 CalApp 3d 1337 (1990.

REFERENCES

1. 1997 City of Victorville General Plan Land Use Element.
2. City of Victorville Official Zoning Map.
3. 1997 City of Victorville General Plan Resource Element.
4. Aerial photos of the City of Victorville.
5. United States Soil Conservation Service *Soil Survey of San Bernardino County, California.*
6. 1997 City of Victorville General Plan Housing Element.
7. California Department of Finance Demographic Research Unit Report E-5, January 1, 1999.
8. 1997 City of Victorville General Plan Safety Element.
9. Latest adopted version of the Uniform Building Code.
10. Flood Insurance Rate Map, Community Number 065068, Effective Date March 18, 1996, Federal Emergency Management Agency
11. GPA-05-004(D) and ZC-05-029 applications filed September 21, 2005, and SP-06-037 application filed April 10, 2006.
12. Personal communication with Christian Ihenacho, Supervising Air Quality Planner, Mojave Desert Air Quality Management District on August 30, 1993.
13. 1997 City of Victorville General Plan Circulation Element.
14. United States Bureau of Land Management California Desert Conservation Area, 1988.
15. Chapter 13.33 of the Victorville Municipal Code.
16. 1997 City of Victorville General Plan Noise Element.
17. Victorville Municipal Code Buildings, and Construction Ordinance, Chapter 15.04.
18. Victorville Municipal Code, Chapter 18.22.
19. Victorville Municipal Code, Chapter 6.30.

SP-06-037

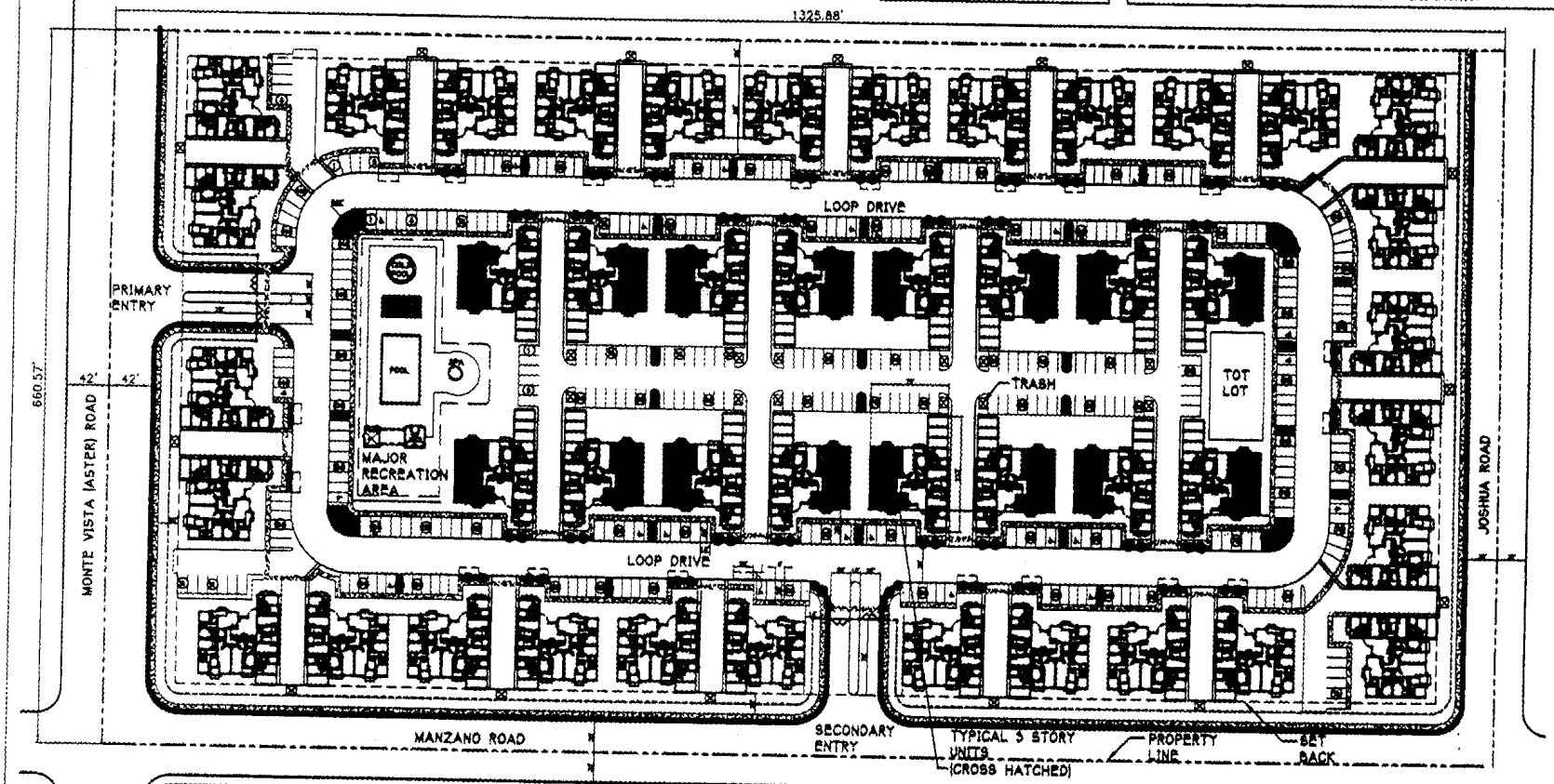
BUILDING TYPE	# OF BUILDS.	UNITS PER BUILDS.	PLAN 1 725 S.F.	PLAN 2 830 S.F.	PLAN 3 905 S.F.	PLAN 4 1,070 S.F.	TOTAL UNITS	TOTAL SQ. FT.
EXTERIOR LOOP	30	8	2 1,450 S.F.	2 1,660 S.F.	2 1,810 S.F.	2 2,140 S.F.	240	211,000
INTERIOR LOOP	16	10	2 1,450 S.F.	2 1,660 S.F.	3 2,715 S.F.	3 3,210 S.F.	160	144,560
						TOTAL UNITS	400	356,560
						AVERAGE SQ. FT.		891

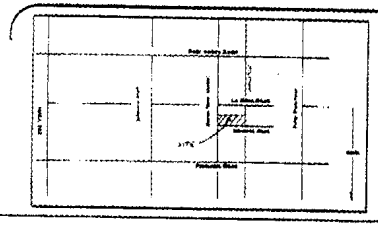
LEGAL DESCRIPTION

A.P.N.: 3133-071-05-0000 PARCEL 1 OF PACEL MAP 2839, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN BY MAP ON THE FILE IN BOOK 26, PAGE 53 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A.P.N.: 3133-071-03-0000 THE NORTH ½ OF THE EAST ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 5 WEST, CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, SAN BERNARDINO BASE AND MERIDIAN, AS PER GOVERNMENT SURVEY.

A.P.N.: 3133-071-06 PARCEL 2 OF PARCEL MAP 2839, AS PER MAP RECORDED IN BOOK 26, PAGE 53, IN THE OFFICE OF THE COUNTY RECORDED OF SAID COUNTY.





March 30, 2006

0 40 80

APARTMENT SITE

VICTORVILLE, CALIFORNIA

AMERICAN HERITAGE COMMUNITIES

15329 BONANZA, SUITE A

VICTORVILLE, CA 92392

SITE DATA	
20	AC
400	UNITS
20	DU/AC

PARKING	
149	OUTER PERIMETER
145	INNER PERIMETER
96	INTERIOR
21	STREET
18	BAY PARKING
400	BAY PARKING
829	TOTAL

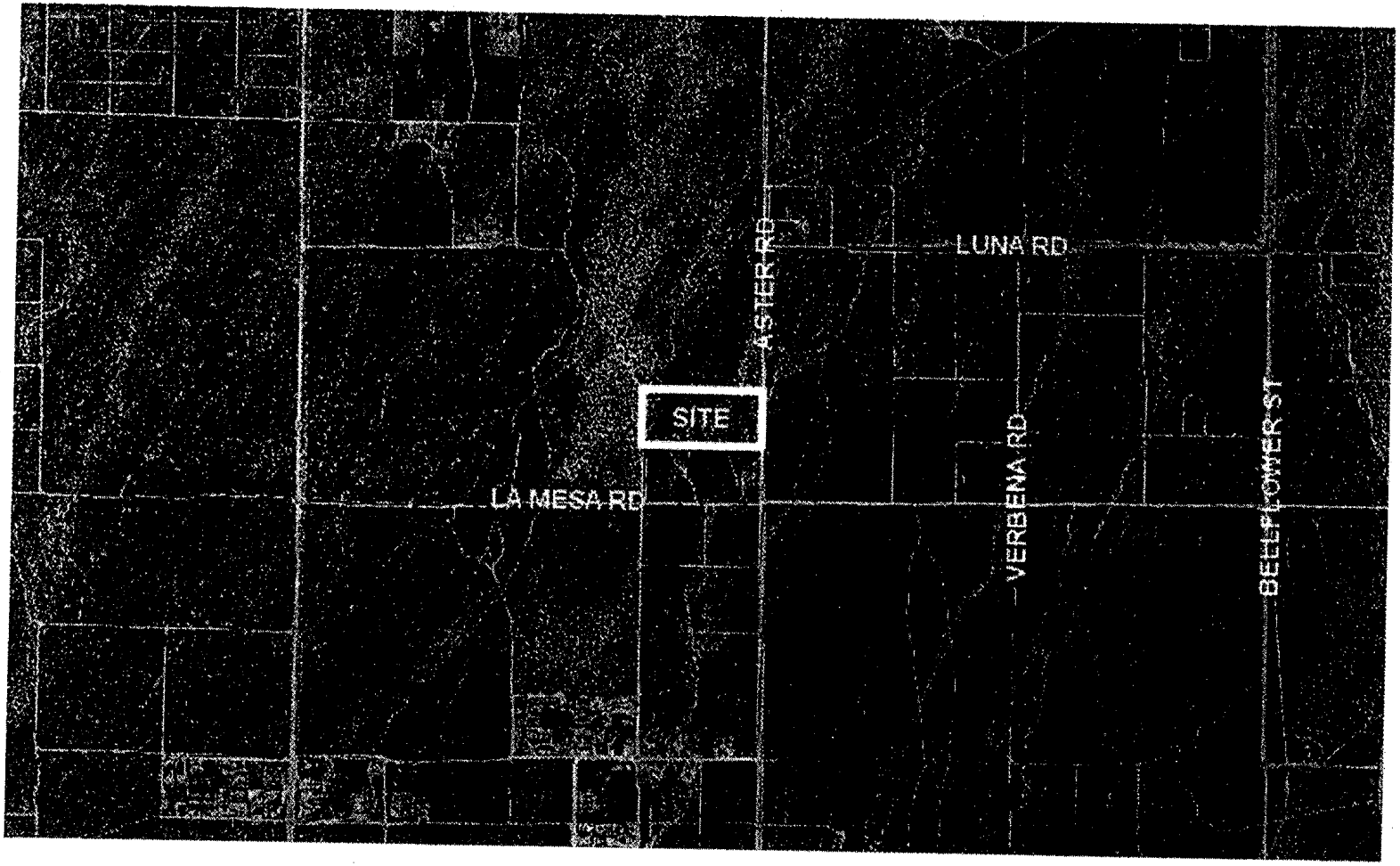
UCILLA GROUP ARCHITECTURE

06012

DESIGN SUBMITTAL PHASE

©2006 IUCILLA GROUP ARCHITECTURE, INC.

070



General Plan Amendment GPA-05-004(D),
Zone Change ZC-05-029 and Site Plan SP-06-037

CASE NO SP-06-037 GPA-05-004(D) ZC-05-029

Tract/Parcel No. 3133-071-03,05,06

AGENCY CHECKLIST

Environmental Assessment Needed ☒
Class ___ Exemption ☐

AGENCY LETTERS TO BE SENT TO:	Sent	Rec'd
Engineering Department	☒	☒
Fire Department	☒	☒
Community Services Department	☒	☒
Building Department	☒	☒
Victorville Redevelopment Agency	☐	☐
City Manager	☐	☐
Police Department	☒	☒
Finance Department (Sanitation)	☐	☐
Public Works	☐	☐
Information Services	☐	☐
Verizon California, Inc.	☒	☐
Southwest Gas Corporation	☒	☒
Southern California Edison	☒	☒
Victor Valley Water District	☐	☐
Baldy Mesa Water District	☒	☒
Hesperia Water District	☐	☐
County Service Area 64	☐	☐
Mojave Water Agency	☐	☐
Charter Communications	☒	☐
Victor Elementary School District	☐	☐
VV Union High School District	☐	☐
Adelanto Elementary School District	☐	☐
Snowline Joint Unified School District	☒	☐
Hesperia Unified School District	☐	☐
Victor Valley College	☐	☐
Victor Valley Wastewater Reclamation Authority	☐	☐
Burrtec Waste Industries	☐	☐
U.S. Post Office	☐	☐
Caltrans	☐	☐
Department of Fish and Game	☐	☐
Lahontan Water Quality Control Board	☐	☐
Flood Control District	☐	☐
Mojave Desert Air Quality Management District	☐	☐
County Transportation	☐	☐
County Health Department	☐	☐
County Planning Department	☐	☐
County Solid Waste Management Department	☐	☐

	Sent	Rec'd
Ad Hoc Committees	☐	☐
Eagle Ranch	☐	☐
Golden Mesa	☐	☐
Golden Triangle	☐	☐
Green Tree East	☐	☐
Liberty Village	☐	☐
Old Town VV Property Owners	☐	☐
Raintree	☐	☐
South Central #4	☐	☐
Tatum	☐	☐
City of Hesperia	☐	☐
City of Adelanto	☐	☐
Town of Apple Valley	☐	☐
Mojave Regional Economic Development Council	☐	☐
Victor Valley Board of Realtors	☐	☐
Building Industries Association	☐	☐
High Desert Council of Engineering	☐	☐
Archaeological Information Center	☐	☐
Local Agency Formation Commission (LAFCO)	☐	☐
Southern California Logistics Airport	☒	☒
Victorville Chamber of Commerce	☐	☐
Development Agreements	☐	☐
Century-Crowell – Foxfire	☐	☐
Inco Homes - Mesa Verde; Vista Verde	☐	☐
Pacific Bay - Brentwood	☐	☐
Southdown - Southwestern Industrial Park	☐	☐

Revised September 2004

MEMORANDUM

DATE May 24, 2006

FROM John A. McGlade, BG for JAMcG
City Engineer

TO Bill Webb
Director of Planning

RECEIVED
MAY 24 2006
Planning Department

CITY OF VICTORVILLE
INCORPORATED SEPT. 21, 1962
HOME OF THE SAN BERNARDINO COUNTY FAIR
CALIFORNIA

SUBJECT **GENERAL PLAN AMENDMENT GPA-05-004(D) & ZONE CHANGE ZC-05-029, American Heritage Communities, LLC**

The proposed zone change would allow for an increase of maximum density from 8 dwellings per acre to 20 dwellings per acre. This could result in an additional 230 homes above that allowed by the existing R-2 zoning, an increase of 150%.

The Planning Commission should be aware that existing infrastructure studies and plans were, and are, based on existing General Plan land use designations. Increases in density impact these planning efforts. This increase in density would impact traffic by creating an additional 1,610 one-way trips per day. This area was not included in sewer capacity of the masterplan. Trunk sewer capacity needs would increase by an 76,600 gallons per day if this area were to need the sewer service necessary for R-4 zoning. Additionally, stormwater runoff would increase with the greater percentage of impervious surfaces with the higher density.

Upzoning will place demands on the existing trunk sewer lines in excess of their design capacities.

Traffic studies now being reviewed for projects currently under consideration, at existing, planned densities, anticipate overcrowded intersections operating at reduced levels of service. Rezoning to higher densities will only hasten these traffic system problems.

Updating the master infrastructure plans for the City of Victorville, particularly to the west where most of the rezoning is requested and anticipated annexation will eventually occur, is only now beginning. A citywide traffic study to recommend changes to the Circulation Element of the General Plan is now underway. Similar studies to determine what changes are necessary for sewer capacity and storm drainage facilities will also need to occur. Comprehensive studies such as these are expensive and time consuming. The fees collected on projects at the current rate will not cover the costs of additional infrastructure needed to mitigate the additional sewer, drainage and traffic impacts.

Until the completion of the various studies to determine infrastructure required by the rezonings and anticipated annexations, the City is unable to obtain the appropriate rights-of-way and improvements necessary to service the needs of development at higher than currently planned densities.

While increasing the impact fees will help, certain infrastructure to serve these western areas, such as the "Western Addition Trunk Sewer", is already in place

and has insufficient capacity for the increases. The solution is to either build additional sewer mains, parallel with the existing sewers, or build a sub-regional treatment plant.

The Engineering Department is very concerned with General Plan Amendments and Zone Changes of this nature, due to the aforementioned impacts under the current impact fee rates.

MEMORANDUM

DATE May 24, 2006

FROM John A. McGlade, City Engineer BB for JAMG

TO Bill Webb
Director of Planning

RECEIVED JUN 07 2006 Planning Department

SUBJECT **SITE PLAN SP-06-037, American Heritage Communities, LLC**

The Engineering Department recommends that the following conditions be attached to the subject Site Plan:

1. That the applicant shall dedicate the following for street right-of-way in accordance with the requirements of the Motorized Circulation Element of the General Plan.

    a. Monte Vista Road – 12 feet
    b. 30-ft radius property return at intersection of Monte Vista Road & Manzano Road
    c. Manzano Road – 30 feet
    d. 20-ft radius property return at intersection of Joshua Road & Manzano Road

2. The applicant shall obtain additional off-site dedications from adjacent property owners for the north side of Manzano Road, the west side of Joshua Road and the intersection of Manzano Road with Joshua Road. **Construction on this project cannot commence until these off-site rights have been obtained.**

3. The applicant shall install fire hydrants and/or on site protection as required by the Fire Chief.

4. The applicant's Engineer shall submit a grading plan for the City Engineer's approval and signature. Said grading plan shall also address nuisance water.

5. The applicant's Engineer shall submit a grading plan for the City Engineer's approval and signature. Said grading plan shall address all drainage problems, including nuisance water, within the subject parcels and provide drainage structures of various types, including walls, to adequately handle the on site drainage, that to be accepted from upstream properties and that to be accepted by downstream properties. Hydrologic and hydraulic calculations shall be submitted to support the subdivider's Engineer's design.

6. The applicant's Engineer shall submit a grading plan for approval. Said grading plan shall also address nuisance water.

7. The applicant shall be responsible for any costs incurred in the relocation of existing utility facilities where such facilities conflict with the improvements required by these conditions of approval for this Site Plan.

8. The applicant shall install all improvements required by Sections 9.32.010 of the Victorville Municipal Code (curbs, gutters, sidewalks, drive approaches, pavement widening, and drainage facilities) along the street frontages of the subject Site Plan, in accordance with the Standard Specifications for Public Improvements for the City of Victorville.

9. That the applicant shall improve all the streets within and fronting on this Site Plan in accordance with the Standard Specification for Public Improvements for the City of Victorville.

10. The applicant shall install sewer, water, gas, underground electricity and telephone. Further the applicant shall install underground communications cable.

11. The applicant shall install streetlights on decorative marbelite standards and relocate existing streetlights as required by the City Engineer.

12. That the applicant shall install physically handicapped ramps at all intersections.

13. The applicant shall enter into a Street Improvement Construction Agreement for a suspension of the construction of public improvements required by Conditions Nos, , pursuant to Section 9.32.025(a) of the Victorville Municipal Code. In order to grant this suspension, the Planning Commission shall have made the finding that such action will not adversely affect the health, safety and welfare of the public.

14. The applicant shall agree in writing as a condition of this approval to pay any and all fees that shall become effective prior to obtaining a building permit and shall pay such fees as a condition of obtaining a building permit.

15. That the applicant shall pay all existing sewer or any other City of Victorville assessments against the subject property.

16. That the applicant shall provide improved secondary access as required by the Fire Chief.

17. The applicant shall conduct a grading operation on the subject property in a manner that will not cause sand or dust to blow onto the property of others. An adequate dust palliative shall be used at all times. Upon completion of grading the applicant shall maintain the site in a manner that will not cause sand or dust to blow onto the property of others.

18. The applicant shall provide temporary fencing as required by staff to prevent windblown construction debris from leaving the construction site.

19. That the applicant shall comply with Section 15.28.180 of the Victorville Municipal Code regarding the placing of utility lines underground.

20. The applicant or any successors in interest in this Site Plan shall connect to a public sewer system when it becomes available, and shall pay any and all fees related thereto.

21. Monte Vista will be required to be paved, a minimum of 26 feet wide, from project boundary north to Palmdale Road to Bear Valley Road.

22. The Applicant would be required to install a traffic signal and construct intersection improvements ath the intersection of Monte Vista Road and Palmdale Road. The traffic signal would be required to be operational prior to occupancy of any units in this subdivision, including model homes.

23. The applicant shall be required to obtain appropriate permits from Caltrans for work performed within Caltrans right-of-way (i.e. Palmdale Road).

24. The Monte Vista approach to Palmdale Road would require two northbound lanes.

25. Monte Vista will be required to be paved, a minimum of 26 feet wide, from project boundary south to Bear Valley Road.

26. The applicant would be required to install a traffic signal and construct intersection improvements ath the intersection of Monte Vista Road and Bear Valley Road. The traffic signal would be required to be operational prior to occupancy of any units in this subdivision, including model homes.

27. The driveway onto Monte Vista should include two egress lanes (a 12 ft and a 13 ft wide lane.)

28. This project will be subject to a per-unit, Traffic Mitigation fee as determined by the TIA.

JAMc:MRM:sg

MEMORANDUM

DATE: October 12, 2005

FROM: John Becker
Fire Chief

TO: Bill Webb
Director of Planning

RECEIVED
OCT 1 4 2005
Planning Department

CITY OF VICTORVILLE
INCORPORATED SEPT. 21, 1962
HOME OF THE SAN BERNARDINO COUNTY FAIR
CALIFORNIA

SUBJECT: PLANNING COMMISSION MEETING – OCTOBER 26, 2005

PM-05-030

No adverse impact.

TT-05-073 (TR17649)

- Approved water supply system, complete with fire hydrants complying with Fire Department Standard No. 5, shall be in place prior to any combustible construction.
- Paved access from 2 points shall be required for completion and occupancy. Plans shall be submitted and approved prior to construction commencement.
- Streets greater than 150' in length shall require cul-de-sacs or approved turnarounds per Fire Department standard. Any street exceeding 500' will require paved secondary access.
- Whenever construction phasing creates dead-end streets greater than 150 feet in length, temporary turnarounds complying with Fire Department Standard No. 1 shall be provided.
- Eighth Avenue street name to be changed.
- Winona shall be paved east to existing pavement, and Choctaw shall be paved west to existing pavement at Ninth Avenue.

ZC-05-028

No adverse impact.

PM-05-031

No adverse impact.

GPA-05-004 (D), ZC-05-029

No adverse impact.

MEMORANDUM

RECEIVED
MAY - 3 2006
Planning Department

DATE: May 2, 2006

FROM: John Becker
Fire Chief

TO: Bill Webb
Director of Planning

SUBJECT: SITE PLAN SP-06-037– AMERICAN HERITAGE COMMUNITIES

Below are revised comments on the revised graphic for the above-mentioned case which will be heard by the Planning Commission at its meeting June 14, 2006.

SP-06-037

Conditions:

- An approved on site fire protection water system, in accordance with Fire Department Standard No. 5, is required. The system is required to be in place and serviceable prior to building construction.
- Approved water supply system, complete with fire hydrants complying with Fire Department Standard No. 5, shall be in place prior to any combustible construction.
- Interior/exterior Fire Department access roadways/fire lanes shall be required per Fire Department Standard. Access roadways shall not be blocked by gates, fences, etc.
- Knox Box/Key Box is required, and shall be provided and installed in a location approved by the Fire Department.
- Monitored fire sprinkler and/or fire alarm system(s) are required for the proposed building(s). Plans shall be submitted prior to construction. (13 systems)
- Paved access from 2 points shall be required for completion and occupancy. Plans shall be submitted and approved prior to construction commencement.
- Whenever construction phasing creates dead-end streets greater than 150 feet in length, temporary turnarounds complying with Fire Department Standard No. 1 shall be provided.
- Monte Vista shall be paved from Bear Valley to Palmdale with signal.

Comments:

Development of this project will significantly increase the call volume for Engine 313.

Fire Department unable to provide a timely response to this area.

If approved, the City's overall ISO rating could be impacted, resulting in higher insurance rates.

This area is outside the ISO Class "3" Area.

Submitted by: David Leef, Division Chief

JB/ta

MEMORANDUM

DATE April 20, 2006

FROM Jon E. Gargan
Director of Community Services

TO Bill Webb
Director of Planning and Development

RECEIVED
APR 24 2006
Planning Department

CITY OF VICTORVILLE
INCORPORATED SEPT. 21, 1962
HOME OF THE SAN BERNARDINO COUNTY FAIR
CALIFORNIA

SUBJECT **PLANNING COMMISSION MEETING OF MAY 10, 2006**

GPA-05-004(D) ZC-05-029

Case No.: SP-06-037 Apartment Complex

Applicant: American Heritage

[X] The Community Services Department has no comments at this time regarding the above-referenced project.

[ ] All Landscape and Drainage Maintenance Assessment Districts must meet the requirements as described in the Community Services Department's LMAD and DFAD Specification and Details Booklet.

[ ] This project does not provide land for park development. It is recommended that a minimum of ten acres or greater be included for a future park site.

Should you have any questions regarding the above responses, please contact me or Becky Wasserman at extension 5275.

Submitted by: Ray Salberg
Golf Course and Grounds Manager

JEG:RAS:bw

MEMORANDUM

DATE: April 27, 2006

FROM: Kevin Collins, Senior Plan Checker
Building and Safety Department

TO: Planning Department

SUBJECT: Site Plan SP-06-037
American Heritage, Parcel Nos. 3133-071-03, 05 & 06

In response to your Request for Comments for the upcoming Planning Commission meeting on May 10, 2006, the Building and Safety Department responds as follows with regard to the above-entitled matter:

The plans shall comply with all building codes in effect at the time of plan submittal.

KC/mh

RECEIVED
MAY - 1 2006
Planning Department

MEMORANDUM

DATE October 5, 2005

FROM **GLEN PRATT,** Captain
Police Department

TO **BILL WEBB,** Director of Planning
Planning Department

RECEIVED
OCT - 5 2005
Planning Department

GPA-05-004(D)
ZC-05-029

SUBJECT **REQUEST FOR COMMENTS – PLANNING COMMISSION**

As per your request dated September 30, 2005, the Police Department has no comments regarding any of the cases to be heard at the upcoming Planning Commission Meeting on October 26, 2005.

If you have any further questions regarding my position with the above planning commission issues, please contact me at the earliest convenience.

GP/RW/pw

MEMORANDUM

RECEIVED
APR 19 2006
Planning Department

DATE April 19, 2006

FROM **MARK A. TAYLOR,** Captain
Police Department

TO **BILL WEBB,** Director of Development
Department of Development

SUBJECT **REQUEST FOR COMMENTS – PLANNING COMMISSION MTG. 05/10/06**

The Police Department's yearly statistical report indicates that the City of Victorville averages 1,500 calls for service per year for each 500 homes. On average, one deputy is able to adequately handle 1,500 calls for service per year. Therefore, adding 500 homes would require the addition of one deputy to the staffing level. The projects listed as American Heritage, Husan Kal, Poe-Horton One LLC, and Phoenix Asset Management Inc. will add a total of 474 homes to the city. This will require the addition of one deputy to our staffing level.

If you have any further questions regarding my position with the above planning commission issues, please contact me at the earliest convenience.

MAT/KL/pw

SP-06-037
TT-06-027
TT-06-028
- GPA-06-002(1)
ZC-06-013
SP-06-041

SOUTHWEST GAS CORPORATION

October 11, 2005

RECEIVED
OCT 17 2005
Planning Department

City of Victorville
The Planning Department
P.O. Box 5001
Victorville, CA 92393-5001

RE: Request for Information

Dear Sir or Madam,

Please find enclosed Southwest Gas Corporation (SWG) facility maps which detail gas structures in your project areas listed below:

PM-05-030 / APN#3096-581-1,2,32,33,34,35,36,37,38,39	GPA-05-004(D) / APN#3133-071-03, 05, 06
PM-05-031 / APN#3133-181-13	TT-05-073 / APN#3092-421-03, 04
ZC-05-029 / APN#3133-071-03, 05, 06	ZC-05-028 / APN#3092-401-04
CUP-05-052 / APN#0396-053-06	SP-05-045 / APN#0459-191-63
CUP-05-054 / APN#3093-141-01	SP-05-048 / APN#0396-111-37,38,39
CUP-05-053 / APN#0478-213-05	SP-05-046 / APN#3093-091-27 & APN#3093-101-04,05
SP-05-047 / APN#3093-091-27 & APN#3093-101-04,05	

This information is provided only for design purposes. Please forward a copy of the final design drawings for these projects when they are available. Possible conflicts must be field checked prior to a final solution. If a conflict in a specific site is anticipated, please contact SWG as soon as possible to allow us a **minimum of 90 days** to recommend a solution.

If you have any questions, please contact me at (760) 951-4033.

Best Regards,

Steven R. Payne
Supervisor/Engineering
Southern California Division
steven.payne@swgas.com

13471 Mariposa Road / Victorville, California 92392-0919 / (760) 241-9321
P.O. Box 1498 / Victorville, California 92393-1498 / FAX: (760) 951-4081

SOUTHERN CALIFORNIA
EDISON®
An EDISON INTERNATIONAL® Company

RECEIVED
NOV 16 2005
Planning Department

City of Victorville
14343 Civic Drive
Victorville, CA 92392-2399

November 14, 2005

Attention: Planning Department

Subject: General Plan Amendment No. 05-004(D) SP. 06-037
APN3133-071-03, -05, -06

Please be advised that the division of the property shown on General Plan Amendment No. 05-004(D) will not unreasonably interfere with the free and complete exercise of any easements held by Southern California Edison Company within the boundaries of said map.

This letter should not be construed as an subordination of the Company's rights, title and interest in and to said easement(s), nor should this letter be construed as a waiver of any of the provisions contained in said easement(s) or a waiver of costs for relocation of any affected facilities.

In the event that the development requires relocation of facilities, on the subject property, which facilities exist by right of easement or otherwise, the owner/developer will be requested to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (714) 934-0808.

Steven D. Lowry
Title and Real Estate Services
Corporate Real Estate Department

14799 Chestnut Street
Westminster, CA 92683

Baldy Mesa Water

RECEIVED
MAY - 8 2006
Planning Department

Case No.: PM-06-013
GPA-06-002(D)
ZC-06-008
SP-06-036
CUP-06-029

APN: 3072-251-29

Owner: Victorville Storage **Case Planner: Michael Szarzynski**

The proposed project would require construction of substantial off-site and on-site potable water facilities, and could require the installation of reclaimed water pipelines as required by Baldy Mesa Water District. The plans will need to be reviewed by the District, with all work to be completed and material installed per Baldy Mesa Water District standard drawings and specifications. Please keep in mind that we no longer allow dead end lines. This project would also require the Developer to request a will-serve letter from the District.

Case No.: SP-06-037

APN: 3133-071-03, 05 & 06

Owner: American Heritage **Case Planner: John Dubasik**

The proposed project would require construction of substantial off-site and on-site potable water facilities, and could require the installation of reclaimed water pipelines as required by Baldy Mesa Water District. The plans will need to be reviewed by the District, with all work to be completed and material installed per Baldy Mesa Water District standard drawings and specifications. Please keep in mind that we no longer allow dead end lines. The District may require property for facilities needed to serve this development. This project would also require the Developer to request a will-serve letter from the District.

Case No.: SP-06-038
CUP-06-034

APN: 0395-181-10

Owner: Norm Green Trust Fund **Case Planner: Alejandro Jauregui**

Out of District.

Case No.: GPA-06-002(G)
ZC-06-011

APN: 3072-211-02 & 03

Owner: Bear Valley 18 Investments **Case Planner: Scott Webb**

Developer will be responsible for the design and construction of all on-site and off-site improvements necessary to meet fire flow requirements.

Case No.: TT-06-028 (T18092 – 40 Lots)

APN: 3133-021-06 & 07

Owner: Poe-Horton One, LLC **Case Planner: Travis Clark**

The proposed tentative tract would require construction of substantial off-site and on-site potable water facilities, and could require the installation of reclaimed water pipelines as required by Baldy Mesa Water District. The plans will need to be reviewed by the District, with all work to be completed and material installed per Baldy Mesa Water District standard drawings and specifications. Please keep in mind that we no

GLOBAL ACCESS
@ SOUTHERN CALIFORNIA LOGISTICS AIRPORT

RECEIV
APR 24 2006
Planning Department

MEMORANDUM

DATE: April 18, 2006

TO: Bill Webb, Director, City of Victorville Planning Department

FROM: Peter R. Soderquist, Airport Director

SUBJECT: **SP-06-037**

This memo concerns the above referenced items which are scheduled to be heard at the **May 10, 2006** Planning Commission meeting.

Regarding **SP-06-037** the Southern California Logistics Airport requests these projects be conditioned to provide full disclosure as to the location of the airport. More specifically, purchasers of this land should be provided information relative to the direction and distance of the Southern California Logistics Airport. This disclosure should transition from owner to owner. Additionally, developers of this property should be encouraged to incorporate features into the design and construction of buildings were people live, work, or are otherwise received, to ensure that the interior noise of the structure is reduced to 45 decibels.

Peter Soderquist,
Director

SOUTHERN CALIFORNIA LOGISTICS AIRPORT
18374 PHANTOM, VICTORVILLE, CA 92394 USA
TEL USA 760.243.1900 FAX USA 760.243.1929
www.logisticsairport.com

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EXECUTIVE SUMMARY

General Plan Amendment GPA-05-004 (B), Zone Change ZC-05-022
and Specific Plan 05-002

PROJECT DESCRIPTION: A proposed General Plan Amendment to amend the Land Use Element and any other affected elements of the General Plan to redesignate property from Low Density Residential, Medium Density Residential and Commercial to Specific Plan; a change of zone to reclassify property from R-1T (Single-Family Residential – Transitional), R-2T (Medium-Density Residential – Transitional) and C-2T (General Commercial – Transitional) to Specific Plan; and a Specific Plan to allow for the development of a Master Planned Community comprised of up to 715 homes, an approximate 10-acre community park, an approximate 11-acre neighborhood commercial center and an approximate 12-acre site for a potential elementary school on property located at the northeast corner of Baldy Mesa Road and La Mesa Road.

APPLICANT:	LP High Desert Land Company, LLC
PLANNING COMMISSION PUBLIC HEARING DATES:	June 14, 2006
NUMBER OF PEOPLE SPEAKING IN FAVOR:	0
NUMBER OF PEOPLE SPEAKING OPPOSED:	0
NUMBER OF WRITTEN COMMENTS IN FAVOR:	0
NUMBER OF WRITTEN COMMENTS OPPOSED:	0
STAFF RECOMMENDATION:	Approval
PLANNING COMMISSION ACTION:	Recommend approval
PLANNING COMMISSION VOTE:	five ayes

/pi

Public Hearing
#5A,B,C,D
7-18-06

MEMORANDUM

DATE: July 18, 2006

FROM: Bill Webb
Director of Planning

TO: Mayor and City Council Members

SUBJECT: PUBLIC HEARING - GENERAL PLAN AMENDMENT GPA-05-004 (B), ZONE CHANGE ZC-05-022, AND SPECIFIC PLAN 05-002 – LP HIGH DESERT LAND COMPANY, LLC – RESOLUTION NO. 06-113, ORDINANCE NO. 2155 AND ORDINANCE NO. 2156

At the regular meeting held June 14, 2006, the Planning Commission conducted a Public Hearing to hear arguments for or against a proposed amendment to the Land Use Element of the General Plan and any other affected elements to redesignate property from Low Density Residential, Medium Density Residential and Commercial to Specific Plan, a change of zone to reclassify property from R-1T (Single-Family Residential - Transitional), R-2T (Medium-Density Residential – Transitional) and C-2T (General Commercial - Transitional to Specific Plan, and a specific plan to adopt the Parkview Specific Plan to allow for the development of a 177-acre community of single-family residential dwelling units and 12.89 acres of park/paseos on property located at the northeast corner of Baldy Mesa Road and La Mesa Road. An excerpt from the minutes of that meeting is as follows:

> "Mr. Webb outlined the staff report and noted that the applicant was requesting a continuance on the tentative tract map only to June 28, 2006.
>
> Chairman McEachron opened the public hearing at 7:12 p.m.
>
> Dave Crowder, Lewis Operating Company, 1156 Mountain Avenue, Upland, CA, addressed the Chair and stated he was available for questions.
>
> There being no further testimony, Chairman McEachron closed the public hearing at 7:12 p.m.
>
> A motion was made by Commissioner Kurth and seconded by Commissioner Metzler to approve the Negative Declaration for GPA-05-004 (B), ZC-05-022, Specific Plan 05-002, PM-06-011 and TT-06-025 with all mitigation measurers and Resolutions P-06-128, P-06-129, P-06-130 and P-06-131 with conditions of Staff. The motion carried by unanimous vote of the Commission. The Resolutions were entitled:
>
> A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF GENERAL PLAN AMENDMENT GPA-05-004 (B), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO RE-DESIGNATE PROPERTY FROM LOW DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL AND COMMERCIAL TO SPECIFIC PLAN TO ALLOW FOR THE DEVELOPMENT OF A 177-ACRE MASTER PLANNED COMMUNITY

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF ZONE CHANGE ZC-05-022, A CHANGE OF ZONE TO RECLASSIFY PROPERTY FROM R-1T (SINGLE-FAMILY RESIDENTIAL – TRANSITIONAL), R-2T (MEDIUM-DENSITY RESIDENTIAL – TRANSITIONAL) AND C-2T (GENERAL COMMERCIAL – TRANSITIONAL) TO SPECIFIC PLAN TO ALLOW FOR THE DEVELOPMENT OF A 177-ACRE MASTER PLANNED COMMUNITY

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF SPECIFIC PLAN 05-002, THE PARKVIEW SPECIFIC PLAN, TO ALLOW FOR THE DEVELOPMENT OF A MASTER PLANNED COMMUNITY COMPRISED OF UP TO 715 HOMES, AN APPROXIMATE 10-ACRE COMMUNITY PARK, AN APPROXIMATE 11-ACRE NEIGHBORHOOD COMMERCIAL CENTER, AND AN APPROXIMATE 12-ACRE SITE FOR A POTENTIAL ELEMENTARY SCHOOL

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING PARCEL MAP PM-06-011 TO ALLOW FOR THE CREATION OF FOUR PARCELS AND A REMAINDER PARCEL FROM ONE EXISTING PARCEL"

Attached for Council's information is a copy of the Planning Staff Report together with other pertinent data. This matter is presented to the City Council for consideration at the close of the Public Hearing.

BW:pi

Attachments

RESOLUTION NO. 06-113

A RESOLUTION OF THE CITY OF VICTORVILLE APPROVING GENERAL PLAN AMENDMENT GPA-05-004 (B), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO REDESIGNATE PROPERTY FROM LOW DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL AND COMMERCIAL TO SPECIFIC PLAN TO ALLOW FOR THE DEVELOPMENT OF A 177-ACRE MASTER PLANNED COMMUNITY – LP HIGH DESERT LAND COMPANY

WHEREAS, LP High Desert Land Company, has initiated an amendment to the Land Use Element of the General Plan and any other affected elements to redesignate property from Low Density Residential, Medium Density Residential and Commercial to Specific Plan to allow for a master planned community on property located in the City of Victorville, County of San Bernardino, State of California, particularly described as follows:

The Southwest ¼ of the Southeast ¼ of Section 30, Township 5 North, Range 5 West, San Bernardino Meridian, County of San Bernardino, State of California, and Government Lots 1 and 2 of the Southwest ¼ of Section 30, Township 5 North, Range 5 West, San Bernardino Meridian, County of San Bernardino, State of California; and

WHEREAS, pursuant to Title 7, Division I, Chapter 3 of the Government Code of the State of California, the Victorville Planning Commission held a public hearing on June 14, 2006, to hear arguments for and against the issue, and after hearing all testimony offered, the Commission approved Resolution No. P-06-128, which recommended approval to the City Council of the General Plan Amendment; and

WHEREAS, the City Council finds that the proposed amendment to the Land Use Element is consistent with the goals, policies and objectives of the General Plan and all other elements; and

WHEREAS, a Negative Declaration for the proposed General Plan Amendment has been presented to the Planning Commission, and each member having reviewed and considered the information contained therein, and the Planning Commission having determined that the proposed General Plan Amendment will not have a significant effect on the environment and therefore recommends adoption by the City Council,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY RESOLVE AS FOLLOWS:

SECTION I. That after holding a public hearing and considering all the testimony offered in compliance with Section 65357 of the Government Code of the State of California, the City Council hereby approves the General Plan Amendment to the Land Use Element of the General Plan and any other affected elements to redesignate property from Low Density Residential, Medium Density Residential and Commercial to Specific Plan to allow for the development of a 177-acre master planned community on property located at the northeast corner of Baldy mesa Road and La Mesa Road.

ORDINANCE NO. 2155

AN ORDINANCE OF THE CITY OF VICTORVILLE APPROVING ZONE CHANGE ZC-05-022 TO RECLASSIFY PROPERTY FROM R-1T (SINGLE-FAMILY RESIDENTIAL - TRANSITIONAL), R-2T (MEDIUM-DENSITY RESIDENTIAL – TRANSITIONAL) AND C-2T (GENERAL COMMERCIAL - TRANSITIONAL) TO SPECIFIC PLAN – LP HIGH DESERT LAND COMPANY, LLC

Pursuant to Title 7, Division I, Chapter 4, Article 2 of the Government Code of the State of California, a Public Hearing was held on the 14th day of June 2006, to hear arguments for and against the issue, and after hearing all testimony offered, the Planning Commission approved Resolution No. P-06-129, which recommended to the City Council the adoption of the zone change on property in the City of Victorville, County of San Bernardino, State of California hereinafter described as:

The Southwest ¼ of the Southeast ¼ of Section 30, Township 5 North, Range 5 West, San Bernardino Meridian, County of San Bernardino, State of California, and Government Lots 1 and 2 of the Southwest ¼ of Section 30, Township 5 North, Range 5 West, San Bernardino Meridian, County of San Bernardino, State of California; and

WHEREAS, The City Council finds that the proposed zone change is consistent with the General Plan; and

WHEREAS, The City Council finds that the site is adequate in size to accommodate the proposed land use; and

WHEREAS, The City Council finds that the proposed use will have no adverse effect upon abutting property; and

WHEREAS, a Negative Declaration for the proposed Zone Change has been presented to the Planning Commission, and each member having reviewed and considered the information contained therein, and the Planning Commission having determined that the proposed Zone Change will not have a significant effect on the environment and therefore recommends adoption by the City Council,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. That Zone Change ZC-05-022 be adopted, reclassifying property from R-1T (Single-Family Residential – Transitional), R-2T (Medium-Density Residential - Transitional) and C-2T (General Commercial – Transitional) to Specific Plan on property generally located at the northeast corner of Baldy Mesa Road and La Mesa Road.

ORDINANCE NO. 2156

AN ORDINANCE OF THE CITY OF VICTORVILLE GRANTING SPECIFIC PLAN 05-002 (PARKVIEW SPECIFIC PLAN), TO ALLOW FOR THE DEVELOPMENT OF A 177-ACRE COMMUNITY OF SINGLE-FAMILY RESIDENTIAL DWELLING UNITS AND 12.89 ACRES OF PARK/PASEOS – LP HIGH DESERT LAND COMPANY, LLC

LP High Desert Land Company, LLC has initiated a request for Specific Plan 05-002 to re-designate property from R-1T (Single-Family Residential – Transitional), R-2T (Medium-Density Residential - Transitional) and C-2T (General Commercial – Transitional) to Specific Plan to adopt the Parkview Specific Plan, a 177-acre community of single-family residential dwelling units and 12.89 acres of park/paseos on property in the City of Victorville, County of San Bernardino, State of California, particularly described as follows:

The Southwest ¼ of the Southeast ¼ of Section 30, Township 5 North, Range 5 West, San Bernardino Meridian, County of San Bernardino, State of California, and Government Lots 1 and 2 of the Southwest ¼ of Section 30, Township 5 North, Range 5 West, San Bernardino Meridian, County of San Bernardino, State of California; and; and

Pursuant to Title 7, Division I, Chapter 3 of the Government Code of the State of California, a public hearing was conducted on the 14th day of June, 2006, to hear arguments for and against the Specific Plan, and after hearing all testimony offered, the Planning Commission adopted Resolution No. P-06-130, which recommended to the City Council the adoption of Specific Plan 05-002.

WHEREAS, a Negative Declaration for the proposed Specific Plan has been presented to the Planning Commission, and each member having reviewed and considered the information therein, and the Planning Commission having determined that the proposed Specific Plan will not have an effect on the environment and therefore recommends adoption by the City Council.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. That the Parkview Specific Plan, a 177-acre community of single-family residential dwelling units and 12.89 acres of park/paseos on property generally located at the northeast corner of Baldy Mesa road and La Mesa Road, be adopted.

CITY OF VICTORVILLE PLANNING DEPARTMENT
14343 Civic Drive, Victorville, California 92392
(760) 955-5135 FAX (760) 245-8250

MITIGATED NEGATIVE DECLARATION

Preparation Date: April 20, 2006

Name or Title of Project: Parkview Specific Plan

Location: A 177-acre area located on the northeast corner of Baldy Mesa Road and La Mesa Road in the western portion of the City of Victorville, San Bernardino County, California

Entity or Person Undertaking Project: David Crowder, LP High Desert Land Company, LLC, 1156 North Mountain Avenue, Upland, California 91785

Description of Project: A master planned community comprised of up to 715 homes, an approximate 10-acre Community Park, an approximate 11-acre Neighborhood Commercial Center, and an approximate 12-acre site for a potential elementary school.

Statement of Findings: The Planning Commission has reviewed the Initial Study for this proposed project and has found that there are no adverse environmental impacts to either the man-made or physical environmental setting if the following mitigation measures are implemented in conformance with the Mitigation Monitoring Policy, and does hereby direct staff to file a Notice of Determination, pursuant to the California Environmental Quality Act (CEQA).

A copy of the Initial Study and other applicable documents used to support the proposed Negative Declaration is available for review at the City of Victorville Planning Department.

Mitigation Measures:

Air Quality

1. The construction contractor shall select commercially available and viable construction equipment to be used on site based on low emission factors and high energy efficiency. The construction contractor shall ensure that construction grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications.

2. The construction contractor shall utilize electric or diesel powered equipment in lieu of gasoline powered engines where feasible.

3. The construction contractor shall ensure that construction grading plans include a statement that work crews will shut off equipment when not in use.

4. The construction contractor shall time the construction activities so as not to interfere with peak hour traffic and to minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flagperson shall be retained to maintain safety adjacent to existing roadways.

5. The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew.

Biological Resources

6. Focused surveys for evening-primrose and short-joint beavertail shall be conducted in spring 2006.

7. A Phase II Burrow Survey shall be conducted within the project site to determine the presence of burrowing owl individuals, active burrowing owl burrows, or other burrowing owl sign. The Phase II Burrow Survey shall be conducted pursuant to The California Burrowing Owl Consortium's 1993 Burrowing Owl Survey Protocol and Mitigation Guidelines. In accordance with these guidelines, the Phase II Burrow Survey shall be conducted by walking through suitable habitat over the entire project site and in areas within 150 meters (approx 500 feet.) of the project impact zone. This 150-meter buffer zone is included to account for adjacent burrows and foraging habitat outside the project area and impacts from factors such as noise and vibration due to heavy equipment which could impact resources outside the project area.

   Pedestrian survey transects shall be spaced to allow 100 percent visual coverage of the ground surface. The distance between transect center lines shall be no more than 30 meters (approx. 100 ft.), and shall be reduced to account for differences in terrain, vegetation density, and ground surface visibility. To efficiently survey projects larger than 100 acres, it is recommended that two or more surveyors conduct concurrent surveys. Surveyors should maintain a minimum distance of 50 meters (approx. 160 ft.) from any owls or occupied burrows. It is important to minimize disturbance near occupied burrows during all seasons.

   If burrows or burrowing owls are recorded on the site, a map shall be prepared of the burrow concentration areas.

   Regardless of the results of the Phase II Burrow Survey, a preconstruction survey shall be conducted no more than 30 days prior to ground disturbing activities within the project site and within 500 feet of the project site boundaries. If ground disturbing activities are delayed for more than 30 days, additional surveys will be required.

8. Should active burrows or burrowing owls be observed within the project site during the Phase II Burrow Survey, a breeding season survey and census (Phase III) shall be conducted. Phase III of the protocol requires four site visits between April 15 and July 15. Phase III surveys will also be conducted in accordance with the guidelines previously mentioned. If owls are observed within the project site, the following mitigation measures shall be adhered to:

   - Occupied burrows shall not be disturbed during the nesting season unless a qualified biologist approved by the CDFG verifies through non-invasive methods either: 1) the birds have not begun egg-laying and incubation; or 2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.

   - Owls shall be passively relocated during the non-breeding season (September 1 through January 31).

- To off-set the loss of foraging and burrow habitat on the project site, a minimum of 6.5 acres of burrowing owl habitat per pair or unpaired birds shall be acquired and permanently protected.

- Existing unsuitable burrows shall be enhanced or new burrows created at a ratio of 2:1 on the protected lands site.

- The project proponent shall provide funding for long-term management and monitoring of the protected land. A monitoring plan for the protected land should be required which includes success criteria, remedial measures, and annual reports to the CDFG.

9. Focused trapping surveys shall be performed according to the CDFG protocol to determine the presence or absence of the Mohave ground squirrel within the project site. Protocol trapping surveys shall be conducted by permitted biologists prior to initial project grading. According to the protocol, if visual surveys do not detect Mohave ground squirrel within the project site, trapping grids shall be established and trapped by a qualified biologist who holds a current Memorandum of Understanding (MOU) from the CDFG. The protocol stipulates that three trapping bouts be conducted within designated survey periods between March 15 and July 15. If during any of the trapping bouts, Mohave ground squirrel are observed, the project site shall be considered to be occupied and the trapping ceased. If no Mohave ground squirrels are observed during the first trapping bout, then a second trapping bout shall be conducted. Likewise, if no Mohave ground squirrels are observed during the second trapping bout, then a third trapping bout shall be conducted. If no Mohave ground squirrels are observed after three trapping bouts, the CDFG typically will not consider this species absent from the project site but will acknowledge that the project site does not support Mohave ground squirrel at this time. Trapping surveys will be valid for one year. If presence is established during trapping or is assumed (alleviating the trapping requirement), the Project Applicant will apply for an incidental take permit under Section 2081 of the State Fish and Game Code from the CDFG. Compensatory mitigation measures for impacts to Mohave ground squirrel may include one or more of the following:

   - The provision of mitigation lands at a ratio of 1:1 for a total of 177 acres. These lands shall be purchased in an area known to support populations of the species. CDFG approval of the mitigation lands will be obtained before acquisition is completed, and an Incidental Take Permit shall be obtained as part of the overall process.

   - Appropriate enhancement, endowment, and research fees shall be provided by the project proponent per CDFG requirements.

   - An educational brochure shall be provided to all construction personnel regarding the Mohave ground squirrel prior to the start of ground disturbing activities.

   - Donation of funds to the Desert Tortoise Conservation Program.

10. A desert tortoise survey shall be conducted within 30 days of vegetation clearing to ensure that desert tortoise or desert tortoise sign does not occur within the project site. In the event that desert

tortoise is observed within the project site, one or more of the following mitigation measures shall apply:

- Consulting with the USFWS and CDFG and obtain an incidental take permit.
- Monitoring the desert tortoise within the project site and noting when they leave the site on their own.
- Installing fencing to ensure additional tortoises do not enter the project site.
- The provision of mitigation lands at a ratio of 1:1 for a total of 177 acres. These lands shall be purchased in an area known to support populations of the species. USFWS and CDFG approval of the mitigation lands will be obtained before acquisition is completed, and an Incidental Take Permit shall be obtained as part of the overall process.
- Donation of funds to the Desert Tortoise Conservation Program.

11. Prior to the issuance of a grading permit, the applicant shall obtain a completed Joshua Tree Inspection from the Parks Division of the City of Victorville which entails: a copy of the Joshua tree survey report with a completed application for a Joshua Tree Review and two sets of site plans with a vicinity map providing the inspector clear directions to the project site. The Joshua Tree Review application shall indicate the disposition of the Joshua trees (i.e., relocation on site, relocation to another property with that property owner's letter of authorization, or the establishment of a Joshua tree adoption program). Relocation of trees larger than eight feet in height and six inches in diameter shall be relocated by a professional tree remover. The 60-90 day adoption process shall include completion and signature of an owner's permission letter allowing access to the property. All associated advertising costs for public notification of the Joshua tree availability shall be paid by the developer/owner.

12. The Project Applicant shall make efforts to schedule all vegetation removal activities outside the nesting season, which typically occurs from February 15 to August 15, to avoid potential impacts to nesting birds. This would insure that no active nests would be disturbed and that habitat removal could proceed rapidly. If initial vegetation removal occurs during the nesting season, all suitable habitats shall be thoroughly surveyed for the presence of nesting birds by a qualified biologist before commencement of clearing. If any active nests are detected, a buffer of at least 100 feet (300 feet for raptors) shall be delineated, flagged, and avoided until the nesting cycle is complete as determined by the biological monitor to minimize impacts.

13. Should grading commence after August 1, 2006, a new biological survey shall be filed with the City of Victorville to determine the presence or absence of endangered species on the site. Said survey shall be filed with the Director of Planning or his designee prior to issuance of a grading permit.

Cultural Resources

14. The applicant shall provide for an on-site paleontological/archaeological inspector to monitor all grading operations, or a letter from said licensed professional indicating that monitoring is not

necessary during grading. Further, if disturbed resources are required to be collected and preserved, the applicant shall be required to participate financially up to the limits imposed by Public Resources Code Section 21083.2. The results of said monitoring shall be filed with the Director of Planning or his designee prior to the final approval of the development.

15. In the event that unanticipated discoveries of potential cultural resources are made during the course of project construction activities, construction work in the immediate vicinity of that discovery shall be temporarily suspended and the City's Planning Director shall be contacted within seventy-two hours from the time the site is found to evaluate the significance of the resources. The planning director, within five working days after receiving a discovery report, shall cause qualified professionals to conduct a preliminary investigation of the discovery site. The qualified professional shall evaluate all potential findings in accordance with standard practice, the requirements of the City of Victorville Municipal Code, and other applicable regulations. Consultation with the Native American Heritage Commission and data/artifact recovery, if deemed appropriate, shall be conducted. If the preliminary investigation confirms that the discovery site is or may be a significant archaeological, paleontological or historical site, the grading permit for the area in question shall remain suspended for a period not to exceed forty-five days from the date the discovery was reported. The suspension may exceed forty-five days under extraordinary circumstances if, upon application of the Planning Director to the City Council, the City Council concurs.

16. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC shall then identify the person(s) thought to be the Most Likely Descendent of the deceased Native American, who will then help determine what course of action should be taken in dealing with the remains.

Hydrology and Water Quality

17. Prior to grading permit issuance the applicant will obtain coverage under the statewide general NPDES permit for control of construction related stormwater. In addition, the applicant shall prepare a Stormwater Pollution Prevention Plan as required in the permit and shall identify site specific Best Management Practices that will be implemented.

18. Prior to grading permit issuance, the applicant shall submit erosion and sedimentation control plans to the City for approval. The plans shall address erosion or sedimentation potential during construction activities. Temporary erosion control measures to be implemented during construction may include the following:

    - Installation of a stabilized construction entry with a gravel surface.
    - Designation of a wash area for construction vehicles.
    - Installation of silt fencing and straw logs.
    - Construction of sandbag dams for all drainage inlets with a filter fabric covering the opening.
    - Placement of sandbag chevrons at specified intervals along rough grade street sections.

16. Prior to grading permit issuance, the applicant shall submit a Water Quality Management Plan (WQMP) to the City for approval. The WQMP would include source control and treatment Best Management Practices (BMPs) to address the manner in which pollutants generated by the proposed project would be treated. These measures may include the following:

    - Storm drain system stenciling or tiling and signage.
    - Installation of efficient irrigation systems.
    - Implementation of a Public Awareness Program for residents of the development (i.e. distribution of informative literature to homebuyers).
    - Construction of biofilters (i.e. grass swales, grass strips).
    - Construction of detention basins (i.e. extended/dry detention basins with grass lining).
    - Construction of catch basin drainage inserts.

Transportation/Traffic

20. The following on-site improvements and improvements adjacent to the site shall be constructed by the Project Applicant to ensure adequate on-site circulation:

    - Construct Baldy Mesa Road (half-section improvements plus 12 feet) as a Super Arterial along the project frontage.
    - Construct Luna Road (half-section improvements plus 12 feet) as a Collector along the project frontage.
    - Construct Braceo Street (full-section improvements within the project or half-section improvements plus 12 feet as appropriate) as a Collector along the project frontage.
    - Construct La Mesa Road (half-section improvements plus 12 feet) as a Residential Arterial along the project frontage.
    - Adequate sight distance at the project driveways shall be provided to meet the minimum City of Victorville/Caltrans requirements.

21. The Project shall contribute towards the cost of necessary study area improvements, as detailed in the Final Traffic Study on a fair share or "pro-rata" basis by paying development impact fees and/or additional fair share contributions towards improvements not included in the adopted fee program.

Utilities and Service Systems

22. Prior to recordation of final tract maps, the Project Applicant shall provide verification to the City Director of Public Works that financial arrangements and agreements necessary for water facility

improvements have been entered into with Baldy Mesa Water District (BMWD). Such financing mechanisms may include bonds, community facility district assessments, fees and developer construction as adopted by BMWD.

23. Prior to recordation of final tract maps, the Project Applicant shall provide verification to the City Director of Public Works that all applicable financial arrangements and agreements necessary for sewer services have been entered into with the City.

24. Prior to issuance of building permits, the Project Applicant shall demonstrate compliance with all applicable fees for plan check requirements and approval of public improvement plans associated with water and sewer service.

25. Prior to issuance of building permits, the Project Applicant shall demonstrate appropriate utilities on plans that reclaimed water will be used for landscape irrigation in parks, LMADs, etc. within the project site, when available.

Public Review Period: April 26, 2006 through May 26, 2006.

Public Hearing Date: June 14, 2006.

Adopted by the Planning Commission on June 14, 2006.

RYAN MC EACHRON, CHAIRMAN
VICTORVILLE PLANNING COMMISSION

Adopted by the City Council on July 18, 2006

MIKE ROTHSCHILD, MAYOR
CITY OF VICTORVILLE

BILL WEBB
DIRECTOR OF DEVELOPMENT

SW

PLANNING COMMISSION STAFF REPORT

DATE: June 14, 2006 **AGENDA NO.** 3A - E

CASES: GPA-05-004(B), ZC-05-022, S-P-05-002 (Parkview), PM-06-011 & TT-06-025

SUBJECT:

A. **General Plan Amendment** an amendment to the Land Use Element of the General Plan and any other affected elements to redesignate property from Low Density Residential, Medium Density Residential and Commercial to Specific Plan;

B. **Zone Change** To reclassify property from R-1T (Single Family Residential District Transitional), R-2T (Medium-Density Residential District Transitional) and C-2T (General Commercial Transitional) to Specific Plan;

C. **Specific Plan (Parkview)** To allow for a master planned community comprised of up to 715 homes, and approximate 10-acre community park, an approximate 11-acre neighborhood commercial center, and an approximate 12-acre site for a potential elementary school;

D. **Tentative Parcel Map** to allow for the creation of four parcels and a remainder parcel from one existing parcel; and

E. **Vesting Tentative Tract Map (Continuance Requested – June 28, 2006)** to allow for the development of a vested 417-lot subdivision within the Parkview Specific Plan to facilitate residential, commercial and public facility uses.

APPLICANT: LP High Desert Land Company, LLC

LOCATION: Northeast corner of Baldy Mesa Road and La Mesa Road

I. STAFF RECOMMENDATION:

That the Planning Commission take the following actions:

1. **General Plan Amendment** - Adopt Resolution No. P-06-128, recommending City Council approval of Case No. GPA-05-004(B);
2. **Zone Change** - Adopt Resolution No. P-06-129, recommending City Council approval of Case No. ZC-05-022;
3. **Specific Plan** - Adopt Resolution No. P-06-130, recommending City Council approval of Case No. S-P-05-002 subject to the recommended changes to the document;
4. **Tentative Parcel Map** - Adopt Resolution No. P-06-131, approving Case No. PM-06-011, subject to conditions of approval;
5. **Vesting Tentative Tract Map** – Continue Case No. TT-06-025 to the June 28th Planning Commission Hearing; and
6. **Environmental Assessment** - Recommend City Council approval of the attached Negative Declaration.

II. SUMMARY:

The applicant is requesting the approval of proposed General Plan Amendment GPA-05-004(B) and Zone Change ZC-05-022 to accommodate the proposed Parkview Specific Plan S-P-05-002. The proposal will redesignate approximately 177 acres from Low Density Residential, Medium Density Residential and Commercial to Specific Plan and will reclassify the property from R-1T (Single Family Residential – Transitional), R-2T (Medium-Density Residential District – Transitional), and C-2T (General Commercial – Transitional) to Specific Plan.

Staff has worked with the applicant over the past year to draft a Specific Plan that provides sufficient amenities to future residents, while situated in a functional and unique layout. Parkview is generally a residential community consisting of single family homes with minimum lot sizes ranging from 5,000 to 7,000 square feet and detached condominium developments with a maximum density of 12.5 units per acre. The plan also calls for a 10 acre community park, 12 acre school site, 11 acre neighborhood commercial center, and 4.3 acres of pedestrian trails. Parkview allows for a maximum of 715 residential units, which equates to 4.31 units per acre (refer to Attachment A for a density comparison with existing Specific Plans), which is a lower overall density than the current zoning mix allows. Staff finds that the proposal is well designed, compatible with the surrounding zoning, and consistent with the intent of Section 18.47 of the Victorville Municipal Code entitled Specific Plan District; therefore, Staff recommends approval of the General Plan Amendment, Zone Change, Specific Plan and associated Parcel Map for the reasons cited in this report, subject to conditions.

III. STAFF ANALYSIS:

1&2 General Plan Amendment & Zone Change: The following summarizes the proposed land use changes:

- The subject property currently consists of approximately 80 acres of Low Density Residential (R-1T), 60 acres of Medium Density Residential (R-2T) and 60 acres of Commercial (C-2T). 11 acres of the commercial will be maintained at the commercially viable corner of Baldy Mesa Road and La Mesa Road. However, the remaining 49 acres of commercial will be absorbed by residential uses. Refer to Section 3 of the Staff Analysis for a summary of land uses within the proposed Specific Plan.

- The removal of the "T" Transitional Designation on the subject property will not affect current development standards for the site. The transitional designation requires biological surveys for the Desert Tortoise and Mojave Ground Squirrel. These existing "T" standards are standard mitigations for any future development on site and have been provided as part of this proposal.

- Refer to Attachment B for a summary of the modifications to the General Plan and Zoning Map.

3. Specific Plan:

The Parkview Specific Plan is divided into seven land use districts each having specific development standards. The land uses consist of four residential districts, an open space district (park site), neighborhood commercial district and a public facility district (school site). Staff notes that the school site may convert to a residential use, if the Snowline Joint Unified School District does not wish to locate a school onsite and the applicant/developer completes the

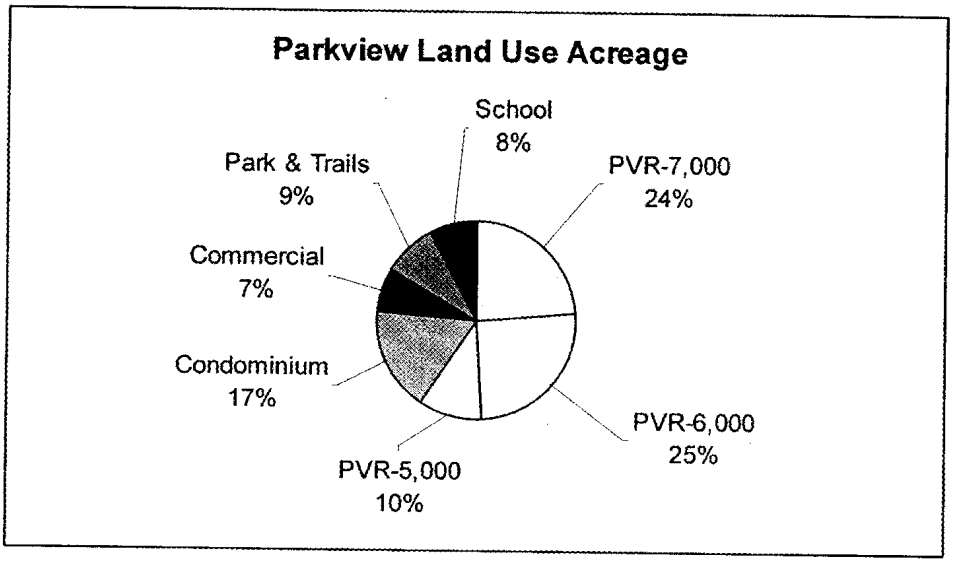
conversion process as stated in Section 6.3.4 of the Specific Plan (Page 6-4 & 6-5). The conversion would not allow for an increase in the overall maximum build-out of 715 units.

Single Family and Condominium developments are proposed within the Specific Plan. The condominium areas (PVC) consist of clustered detached dwellings that are alley loaded and front onto paseos, courtyards, green courts and/or neighborhood streets. The development standards for the PVC district require Site Plan approval from the Planning Commission at the time of development. The four residential districts are summarized in the following table:

Residential Land Uses

Land Use	Product Type	Density	Total Acres
PVR-7,000	Single Family	7,000 sq. ft. minimum lot size	39
PVR-6,000	Single Family	6,000 sq. ft. minimum lot size	41
PVR-5,000	Single Family	5,000 sq. ft. minimum lot size	18
PVC	Condominium	A maximum of 12.5 dwellings per acre	28

The specific plan allows for a maximum build-out of 715 residential units. This maximum density equates to 4.31 units per acre, exclusive of the commercial land. Attachment A provides a density comparison with the existing Specific Plans. Only Foxfire Ranch and West Creek Specific Plans have a lower density. Although these two plans indicate a lower density based on units divided by acres, they both have large utility corridors with limited recreational opportunities. Staff finds that the proposed land uses within the specific plan are proportionate and compatible with adjacent land use within the specific plan. For example, the condominium district, which has the highest density of the residential uses, is located adjacent to the park, school, and commercial site to encourage pedestrian activity. The following chart provides a percentage break down of the land uses within the specific plan based on the acreage of each land use:



The Parkview Specific Plan provides pedestrian connections from the residential areas to the park, school, and commercial site via street adjacent sidewalks and community trails. In addition, a view/pedestrian corridor will be provided from the neighborhood commercial center into the park area, this will allow visibility into the park and will encourage more pedestrian usage. The plan also includes quality design standards for the public streetscapes. In addition, the proposed housing types will be reviewed in accordance with the design standards as mentioned in Appendix B of the Specific Plan, prior to building permit issuance, to ensure quality housing with a variety of architectural styles and massing.

Recommended Changes

Staff is proposing several changes to the Specific Plan that were discovered after the applicant had completed the Commission's copies. These changes are recommended to be required prior to its adoption by the City Council and they include:

a) The Planning Commission has indicated that interior and exterior block walls are preferred within Planned Unit Developments and Specific Plans. Although, the Specific Plan calls for exterior block walls, it does not call for block walls along an interior lot line. The following bullet shall be added to Section 6.9.2 of the Design Guidelines (Page B-52):

   Interior walls that are not visible from the street are also considered product walls and shall be constructed of concrete masonry (CMU) block. These types of wall are located where two residential properties adjoin usually along the side and rear property lines.

   In addition, the wall detail within Exhibit 28 shall be removed.

b) Staff has concerns regarding the current wording of the Public Park Phasing as it relates to the sale of the park land to the City and is recommending the following change to the first paragraph of Section 4.4.5 of the Development Components (Page 4-18):

   Prior to a final map recordation within the Specific Plan, the applicant/developer shall enter into a development agreement with the City regarding the construction of the Park (Planning Area-8). Prior to the completion of construction the Park shall be granted in fee simple to the City of Victorville.

c) The Engineering Department has the following bullet addition to Section 6.2 of Landscape Architectural Design Guidelines (Page B-39):

   All landscaping in the sight-triangle of all road intersections shall not have trees or bushes, only low ground cover and low plants are permitted.

d) The Community Services Department indicated the following bullet to be implemented as part of Section 6.9.3 entitled "Retaining Walls" (Page B-53):

   Retaining walls located within Landscape Maintenance Assessment Districts (LMAD) areas shall not exceed 3 feet in height.

e) Due to winter temperatures the following plant material shall be removed from the plantlist on pages B-66 through B-69, based on Community Services comments:

Common Names: Purple-leaf Acacia, Bottle Tree, Weeping Bottle Brush, Blue Palo Verde, Desert Willow, Canary Island Pine, London Plane Tree, Bearberry, Japanese Barberry, Red-Hot Poker, N.C.N., Cape Plumbago, Dwarf Indian Hawthorne, Cape Honeysuckle – Shurb Listing, and Cape Honeysuckle – Vine Listing.

4. **Tentative Parcel Map:** The proposed parcel map allows for the creation of four parcels with one remainder parcel. This will allow for individual ownership of some of the planning areas for financing purposes, while the overall tract map is processed.

5. **Tentative Tract Map:** Staff is recommending a continuance to the June 28, 2006 Planning Commission Meeting to allow the applicant time to revised the map and to re-circulate public hearing notices to accommodate the increase in lots from 417 to 419.

6. **Environmental Assessment.** A Mitigated Negative Declaration has been prepared for the project in accordance with Section 15070 of the California Environmental Quality Act. Agencies provided comments on the proposed Mitigated Negative Declaration and Initial Study. The agencies comments are provided herein. Also, included herein is a response to each of the regulatory agencies' letters from the applicant's biologist. Mitigation Measures 18 and 19 have been added to the final draft mitigated negative declaration to provide further assurance that water quality standards will not be violated during construction and operation of the proposed project.

IV. SITE CHARACTERISTICS:

	Existing Land Use	General Plan	Zoning	Specific Plan
Site	Vacant	Low Density Residential, Medium Residential & Commercial	R-1T, R-2T & C-2T	N/A
North	Vacant	Very Low Density Residential & Low Density Residential	R-1TB½ & R-1T	N/A
South	Vacant	High Density Residential & Commercial	R-3 & C-2	N/A
East	Vacant	Low Density Residential, Medium Residential & Commercial	R-1T, R-2T & C-2T	N/A
West	Vacant	County	N/A	N/A

NUMBER OF RADIUS LETTERS MAILED: 18

SW

THE STAFF RECOMMENDATION MAY BE ACCEPTED OR REJECTED BY THE PLANNING COMMISSION AND CITY COUNCIL AFTER ITS OWN ANALYSIS AND CONSIDERATION OF PUBLIC TESTIMONY PRESENTED AT THE HEARING. THE PLANNING COMMISSION ACTION ON THE GENERAL PLAN AMENDMENT, ZONE CHANGE AND SPECIFIC PLAN IS A RECOMMENDATION TO THE CITY COUNCIL ONLY. THE PLANNING COMMISSION DECISION ON THE TENTITIVE PARCEL MAP CAN BE APPEALED TO THE CITY COUNCIL WITHIN 10 DAYS OF THE PLANNING COMMISSION ACTION.

CONDITIONS OF APPROVAL
Parcel Map PM-06-011
June 14, 2006

1. The proposed development shall comply with all applicable development standards of the Title 17 and Title 18 of the City of Victorville Municipal Code, as well as the Subdivision Map Act of the State of California.

2. The final map shall be in substantial conformance with the tentative map submitted as part of this application, unless modification is required to comply with Title 17 and Title 18 of the City of Victorville Municipal Code.

3. This tentative parcel map approval is contingent upon the approval of General Plan Amendment GPA-05-004(B), Zone Change ZC-05-022, and Specific Plan S-P-05-002.

4. The Certificate of Compliance COC-06-001 and Lot Line Adjustment LA-06-011 shall record prior to the final parcel map.

5. The final map shall be subject to Planning Staff review and approval prior to recordation.

6. The applicant shall provide the Planning Director or his designee with a lot closure list for all lots within the subdivision at the time of submission of maps for final approval.

7. The subdivider shall defend and hold harmless the City of Victorville, its agents, officers and employees from any claim, action or proceeding against the City, its agents, officers or employees to attack, set aside, void, or annul, this approval of the City pursuant to Government Code Section 66474.9. The City of Victorville shall promptly notify the subdivider of any claim, action or proceeding and shall cooperate fully in the defense.

8. The applicant shall file a Notice of Determination and pay the necessary filing fee to the County of San Bernardino pursuant to Public Resources Code Section 21089(b). This project is not effective until such time as this condition has been satisfied. The applicant shall submit evidence to the Director of Planning or his designee indicating that this condition has been satisfied. Any delay in the applicant's payment of the required fee shall not toll the lapse of approval date nor appeal period of this project.

9. The applicant/developer shall be responsible for obtaining all necessary permits from any affected regulatory agencies.

10. Any fees required by the City and payable at the time of the issuance of a building permit for any construction in this subdivision map shall be based on the rates in effect at the time of the issuance of the building permit.

ATTACHMENT A

Specific Plan Densities
(Excluding commercial areas of the Specific Plan)

Specific Plan	Density (d/u per acre)	Ranking (1 is highest)
The Crossings	**5.89**	**1**
Vista Verde	**4.87**	**2**
Brentwood	**4.67**	**3**
Mesa Verde	**4.54**	**4**
Talon Ranch	**4.41**	**5**
Rancho Tierra	**4.37**	**6**
Parkview	**4.31**	**7**
Foxfire	**3.93**	**8**
West Creek	**3.93**	**8**

ATTACHMENT B

Changes to General Plan & Zoning Map: Should the proposal be approved as requested, then the following modifications to the General Plan and Zoning Map would occur:

1. Table 1 entitled "Dwelling Unit and Population Build-Out Projections" on page 3 of the Land Use Element shall be amended to reduce the acreage, dwelling units and population of the Low Density Residential and Medium Density Residential land use designations. The Specific Plan land use designation shall be indicate an increase in acres, dwelling units, and population based on the proposed on the approved density.

2. Add "Parkview" as a listed Specific Plan on page 17 of the Land Use Element.

3. Add Parkview's land use designations and intensities to Table 4 of the Land Use Element.

4. Add Parkview's uses and approximate acreages to Table 7 on page 28 of the Land Use Element.

5. The following paragraph shall be added to the Baldy Mesa Planning Area description located on pages 28 and 29.

   Parkview Specific Plan
   The Parkview Specific Plan area is located within the Baldy Mesa Planning east of Monte Vista Road, north of La Mesa Road, west of Baldy Mesa Road and south of Luna Road. The area covered by this plan is approximately 177 acres. The plan consists of residential, commercial, a community park and school site. The specific plan allows for a maximum development of 715 residential units.

6. Table 5 entitled "Distribution of Land Use" and Table 6 entitled "Existing Land Uses" on pages 24 and 25 of the Land Use Element shall be amended to reduce the acreage of the Commercial, Low Density Residential, and Medium Residential within the Baldy Mesa Planning Area. A corresponding increase in Specific Plan acreage within the same planning area would also occur.

7. The Baldy Mesa Planning Area Land Use Policy Map (Figure 3) of the Land Use Element shall be updated in accordance with this proposal.

8. Table 17 and 18 of the Housing Element shall be revised to indicate a reduction in Low and Medium Density Residential with an increase in Specific Plan Acreage based on the total residential land within the Parkview Specific Plan.

9. Table 17b of the Hosing Element shall be updated to include the Parkview Specific Plan Residential Development Standards.

10. The Official Zoning Map of the City of Victorville shall also be updated in accordance with this proposal.

MEMORANDUM

DATE: June 14, 2006

FROM: Bill Webb
Director of Development

TO: Chairman and Planning Commissioners

SUBJECT: ADDITIONAL CHANGES TO THE PROPOSED PARKVIEW SPECIFIC PLAN S-P-05-002

LP HIGH DESERT LAND COMPANY, OWNER

AGENDA ITEM NO. 3C

Staff has discovered additional discrepancies within the Specific Plan document and is recommending the following changes to the document prior to its adoption by the City Council:

a) Revisions to the current wording of the Public Park Phasing (First paragraph of Section 4.4.5 of the Development Components, Page 4-18) have been recommended by Staff, as outlined in the Staff Report. In addition, Staff is recommending the following modifications to that wording:

Prior to a final map recordation within the Specific Plan, the applicant/developer shall enter into a development agreement with the City regarding the construction of the Park (Planning Area-8). Prior to the completion of construction the Park shall be granted in fee simple to the City of Victorville pursuant to the development agreement.

The construction of the Park shall commence prior to the issuance of the first residential certificate of occupancy, and the Park shall be completed within 18 months of the issuance of the first residential certificate of occupancy within The Parkview Specific Plan.

b) The Sewer and Drainage System Phasing (Sections 4.4.2 & 4.4.3, Page 4-18) requires the construction of all on-site drainage system facilities within the Specific Plan, prior to the first Certificate of Occupancy within the Specific Plan. Staff recommends the following changes to these sections, given that the development is likely to be phased:

These facilities and associated landscaping improvements shall be fully constructed and operational to facilitate the development of each planning area, as reviewed and approved by the City.

c) The Fire Department commented in a May 24, 2006 memorandum that the cluster condominium developments do not meet the required 30 feet in width (curb to curb), and the conceptual plan does not indicate the maximum depth of a private drive. To address these concerns, Staff is recommending the following note to be added to Exhibits B-3 through B-5:

Refer to Section 3.11 for the minimum width and depth of a private drive.

The first sentence of Section 3.11, entitled Streets and Private Drives, shall read as follows:

The width and depth of streets and/or private drives within the Parkview Condominium Land Use shall be subject City Standards and the review and approval of the City, during Site Plan review.

d) The wording in Section 4.5.7 Neighborhood Walls and Fences shall be removed and replaced with:

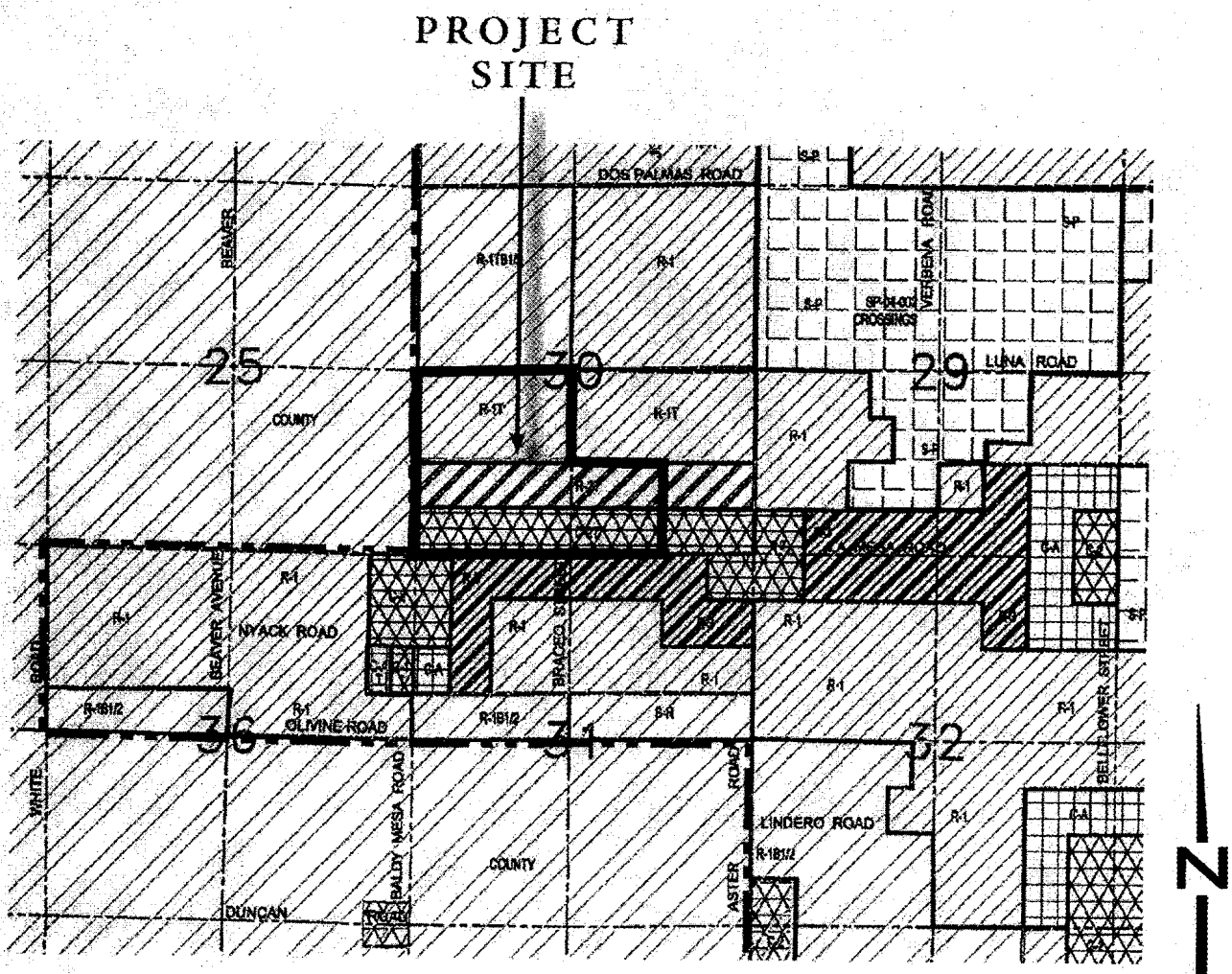
Refer to Section 6.9, Walls and Fencing, in Appendix B, Design Guidelines.

e) Section 5.2.3 Parkview Residential Condominium (PVC) currently requires a Conditional Use Permit for Condominiums, as stated in the Site Plan Review Requirement (page 5-13). Staff recommends the removal of the Conditional Use Permit requirement, since the use is a permitted use within the applicable planning areas. Condominium developments will still require a Site Plan review, pursuant to Section 18.71 of the Victorville Municipal Code.

f) A specific plan amendment application and filing fee shall be required and listed as part of the submittal requirements in Section 6.3.4, entitled Conversion of Public Facility Land Use to Residential Land Use (page 6-5).

Therefore, this matter is presented for consideration.

Submitted by: Scott Webb, Assistant Planner



general map legend

- RURAL RESIDENTIAL (1 DU/5AC)
- VERY LOW DENSITY RESIDENTIAL (2 DU/AC)
- LOW DENSITY RESIDENTIAL (5 DU/AC)
- MEDIUM DENSITY RESIDENTIAL (8 DU/AC)
- HIGH DENSITY RESIDENTIAL (15-25 DU/AC)
- MIXED DENSITY RESIDENTIAL
- OFFICE PROFESSIONAL
- COMMERCIAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- PUBLIC/INSTITUTIONAL
- OPEN SPACE
- URBAN CONSERVATION
- SPECIFIC PLAN

zoning legend

RESIDENTIAL:
- S-R Suburban Residential
- R-1 Single Family
- R-2 Medium Density
- R-3 High Density
- R-4 Very High Density
- MDR Mixed Density
- RMPD Mobile Home Planned Unit Development
- MDR Mixed Density Residential

COMMERCIAL:
- C-1 Neighborhood Retail
- C-2 General Commercial
- C-4 Highway & Service Commercial
- C-A Administrative Professional Offices
- C-M Commercial Manufacturing
- P Parking

INDUSTRIAL:
- IPD Industrial Park District
- M-1 Light Industrial
- M-2 Heavy Industrial

AGRICULTURAL:
- AE Exclusive Agriculture
- A Agriculture

OTHER:
- F-P Conservancy & Flood Plain
- H Historic
- P-C Public & Civic
- P-P Precise Plan
- PUD Planned Unit Development
- S-P Specific Plan
- *T Transitional

*All areas with a "T" designation may have additional development standards. Check with staff to determine if additional standards have been adopted on properties with such a designation.

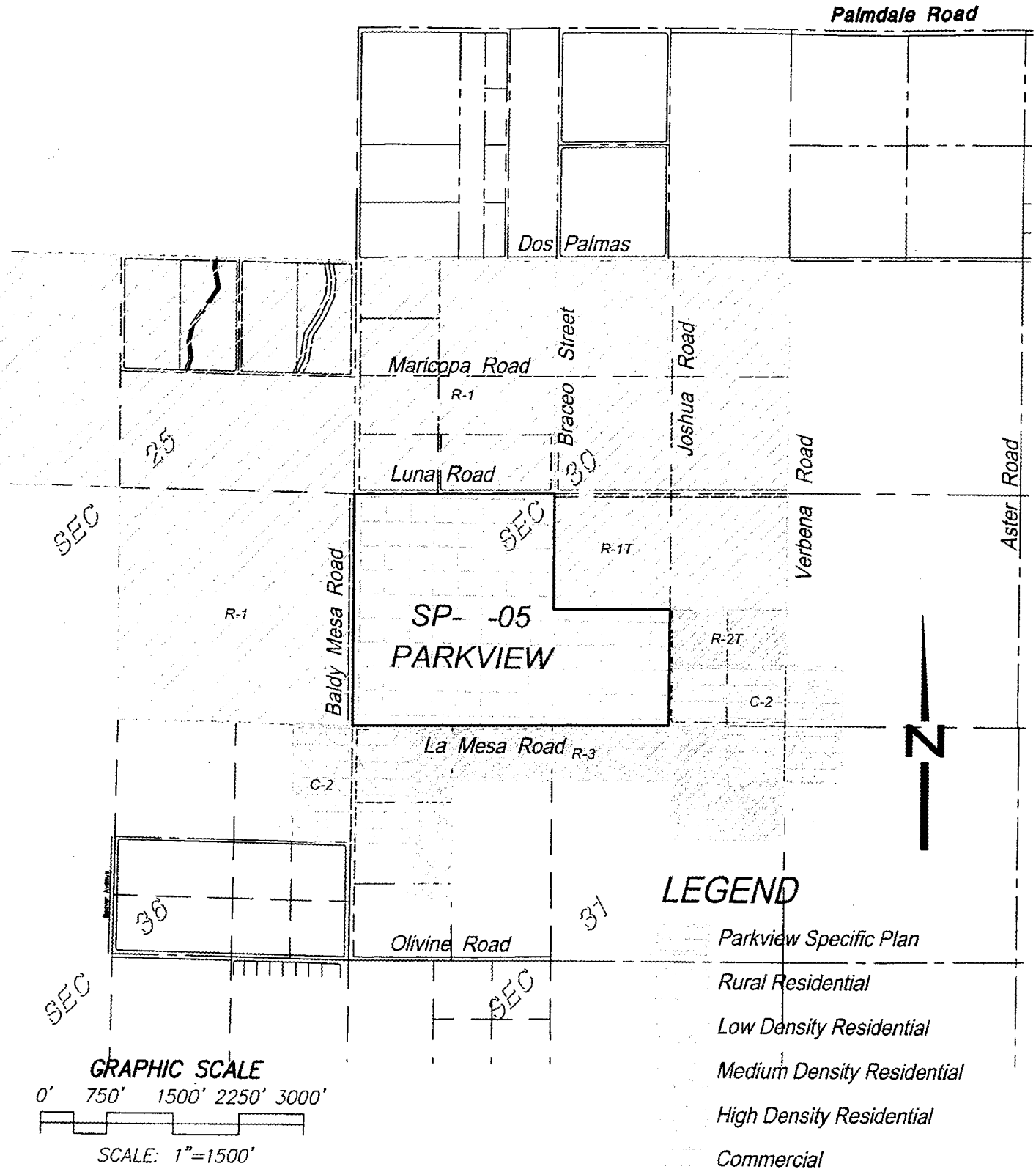
GRAPHIC SCALE

0' 1250' 2500' 3750' 5000'

SCALE: 1"=2500'

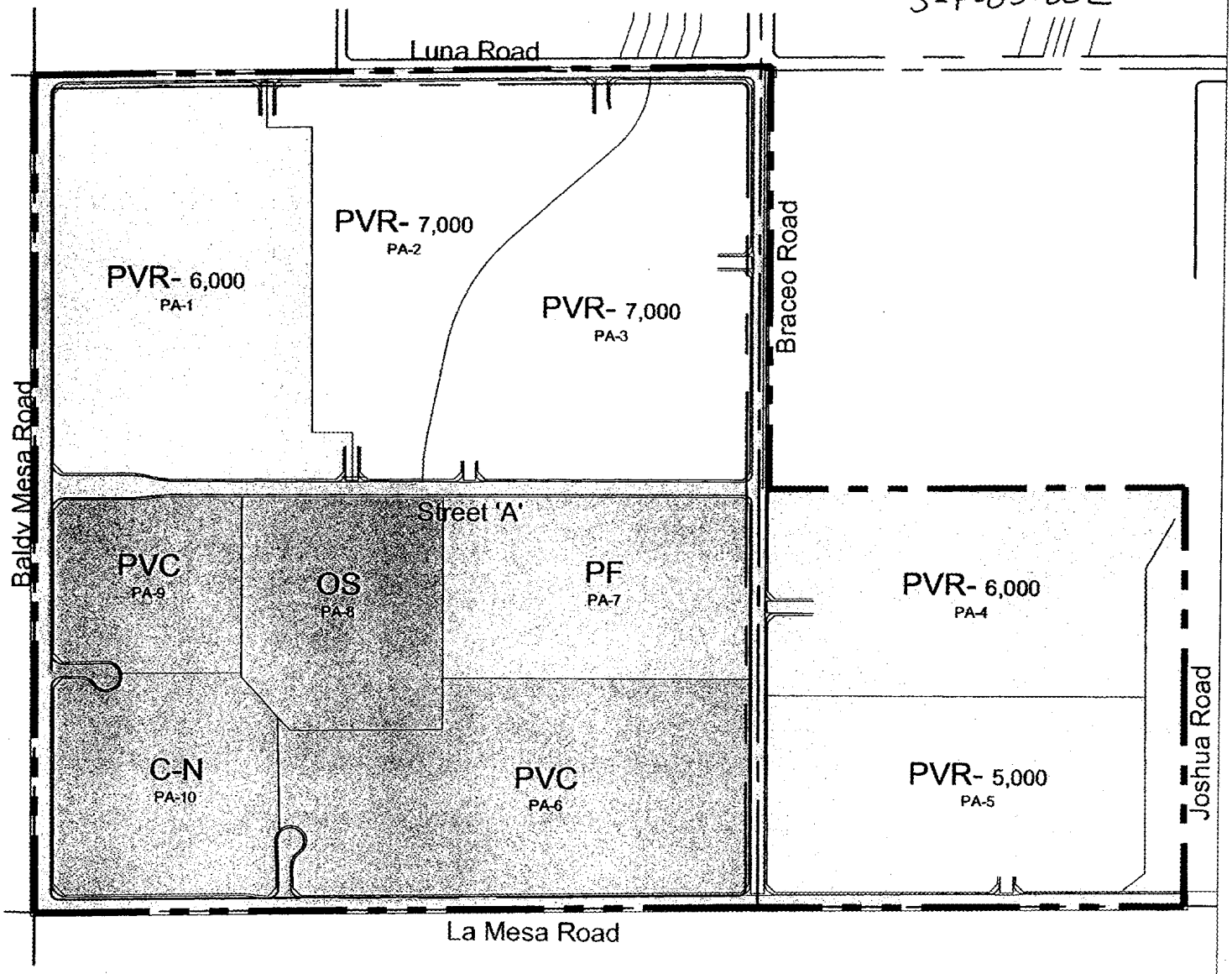
EXISTING ZONE/ LAND USE

S-P-05-002
GPA-05-003(B)
ZC-05-022



PROPOSED ZONE/ LAND USE

S-P-05-002



LEGEND

Land Uses

PVR	Parkview Residential 7,000 (4 du/ac)
PVR	Parkview Residential 6,000 (6 du/ac)
PVR	Parkview Residential 5,000 (6 du/ac)
PVC	Parkview Condominium (12.5 du/ac)
OS	Open Space
PF	Public Facility
C-N	Neighborhood Commercial
	Roadway

Other

—— - - ——	Specific Plan Boundary
PA-1	Planning Area #

Exhibit 8

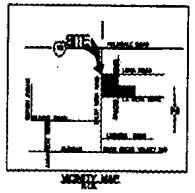
Parkview

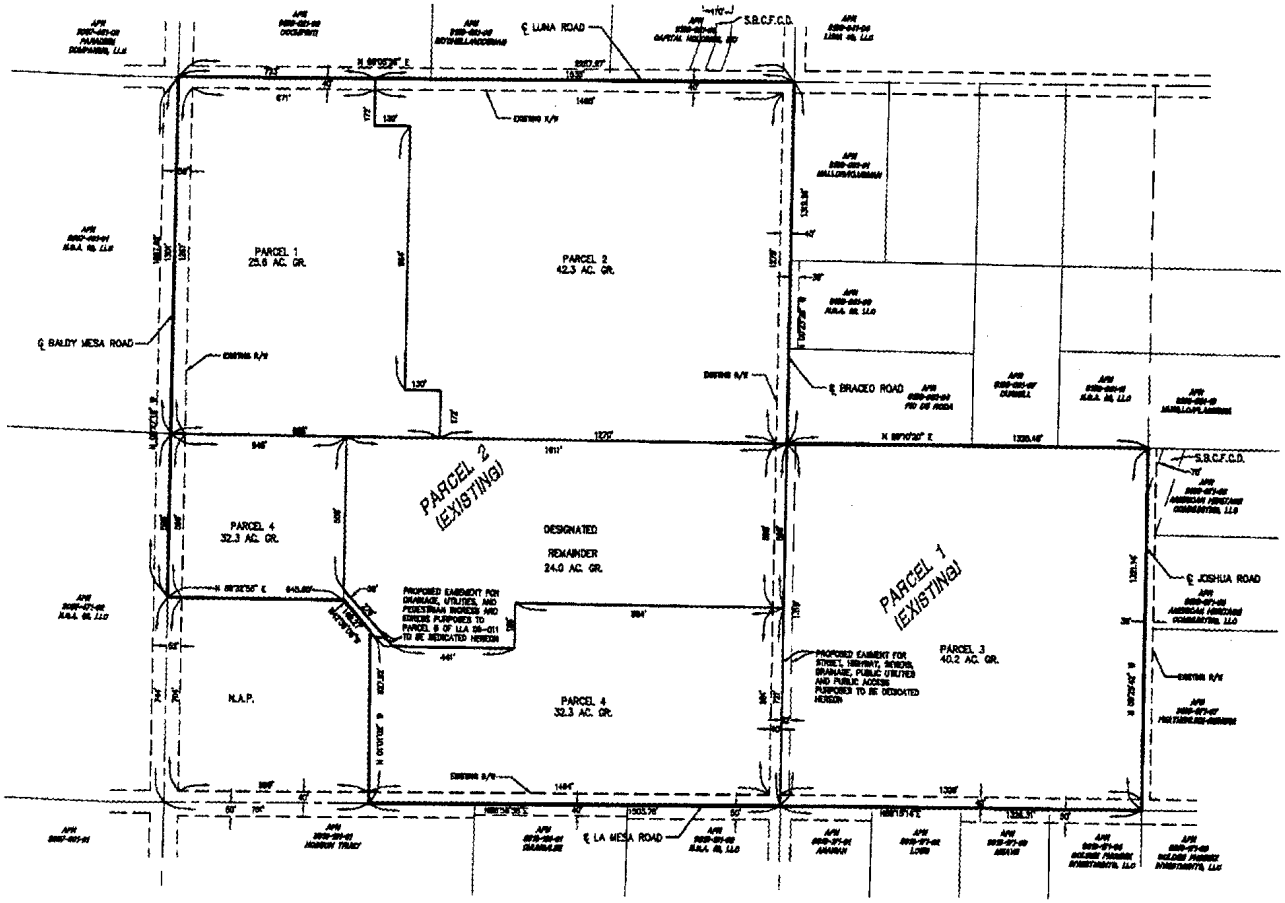
Lewis Operating Corp.

Land Use Plan

REVISED PM-06-011

TENTATIVE PARCEL MAP NO. 17662
IN THE CITY OF VICTORVILLE, CALIFORNIA





GRAPHIC SCALE
0' 200' 400'
SCALE 1" = 200'

LEGAL DESCRIPTION:

PARCEL 1 (EXISTING)
(APN 3133-271-01)

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL GOVERNMENT SURVEY ON FILE IN THE DISTRICT LAND OFFICE.

EXCEPTING AND RESERVING UNTO GRANTOR ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS LYING IN AND UNDER SAID LAND ABOVE RECOVERED OR PRODUCED AND SAVED THEREFROM, AND FURTHER EXCEPTING AND RESERVING TO GRANTOR THE SOLE AND EXCLUSIVE RIGHTS TO DRILL INTO, FROM AND THROUGH SAID LAND, AND ALL SUBSURFACE EASEMENTS NECESSARY OR CONVENIENT TO PROSPECTING FOR, PRODUCING AND DEVELOPING OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS BY MEANS OF SLANT DRILLING OPERATIONS CONDUCTED FROM SURFACE LOCATIONS OUTSIDE SAID LAND, INTO OR THROUGH SAID LAND, TO PRODUCING INTERVALS EITHER WITHIN OR BEYOND SAID LAND, ALL SUBJECT, HOWEVER, TO THE CONDITION THAT, IN THE EXERCISMENT OF SAID RESERVED AND EXCEPTED RIGHTS AND INTERESTS GRANTOR SHALL NOT ENTER UPON THE SURFACE OF SAID LAND OR INTO THE UPPER 500 FEET THEREOF MEASURED VERTICALLY FROM SAID SURFACE.

PARCEL 2 (EXISTING)
(APN 3133-291-01)

GOVERNMENT LOT 1 AND A PORTION OF GOVERNMENT LOT 2 OF THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL DATED MARCH 19, 1894.

EXCEPTING THEREFROM 1/16 OF ALL OIL, GAS AND OTHER MINERAL DEPOSITS, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE AND REMOVE THE SAME, AS RESERVED IN THE PATENT FROM THE STATE OF CALIFORNIA, RECORDED SEPTEMBER 29, 1966 IN BOOK 146, PAGE 26 OFFICIAL RECORDS.

GENERAL NOTES:

1. EXISTING GENERAL PLAN DESIGNATION: LOW DENSITY AND MEDIUM DENSITY RESIDENTIAL, COMMERCIAL
2. EXISTING ZONING: R-11, R-2T, C-2T
3. EXISTING LAND USE: VACANT
4. EXISTING SURROUNDING LAND USE: VACANT
5. PROPOSED ZONING: PARCHES SPECIFIC PLAN
6. PROPOSED LAND USE: RESIDENTIAL
7. TOTAL NUMBER OF PARCELS: 4
8. PROJECT ACREAGE: 124.37
9. PROJECT DENSITY: SUBJECT TO FUTURE TENTATIVE MAPS
10. THOMAS BROS. MAP: 3000, SAN BERNARDINO, PAGE 43M4, SECTION 04
11. UTILITY PURVEYORS:
    WATER: BALDY MESA WATER DISTRICT (760) 948-0538
    SEWER: CITY OF VICTORVILLE (760) 955-5001
    GAS: SOUTHWEST GAS COMPANY (760) 241-5321
    ELECTRIC: SCE CAL. EDISON (800) 655-4555
    TELEPHONE: VERIZON (800) 483-4000
    CABLE: CHARTER COMMUNICATIONS (760) 843-3000
    STORM DRAIN: CITY OF VICTORVILLE (760) 955-5001
12. SCHOOL DISTRICT: SNOWLINE UNIFIED SCHOOL DISTRICT (760) 956-0867
13. TOPOGRAPHY IS COMPILED FROM AERIAL SURVEY PERFORMED BY INLAND AERIAL SURVEYS IN MARCH OF 2004.
14. ALL STREETS ARE EXISTING DEDICATED TO THE CITY OF VICTORVILLE OR BEHALF OF THE PUBLIC
15. FEMA FLOOD ZONE "D": AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED

OWNER OF RECORD:

L.P. HIGH DESERT LAND COMPANY, LLC
A DELAWARE LIMITED LIABILITY COMPANY
1180 N. MOUNTAIN AVE.
UPLAND, CA 91786-0670
ATTN: DAVID CROWDER
PH. (909) 946-6701

SUBDIVIDER:

L.P. HIGH DESERT LAND COMPANY, LLC
A DELAWARE LIMITED LIABILITY COMPANY
1180 N. MOUNTAIN AVE.
UPLAND, CA 91786-0670
ATTN: DAVID CROWDER
PH. (909) 946-6701

DATE: 06/06/06	TMB: 3.30.24
DRAWN: EJM	REVISED:
PATH: J:\NOLTE\2005\JOBS\LEWIS\	
DRAWING NAME:	
PLOTTING NOTE: J.JOSLIN	
SCRIBER:	

NO.	BY	DATE	REMARKS

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

NOLTE
BEYOND ENGINEERING
306 EAST RINCON STREET, SUITE 102
909.793.8700 TEL 909.793.7100 FAX
CORONA, CA. 92879
WWW.NOLTE.COM

THIS MAP HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION.

JOHN S. BRUNER, JR. L.S. 4318 DATE

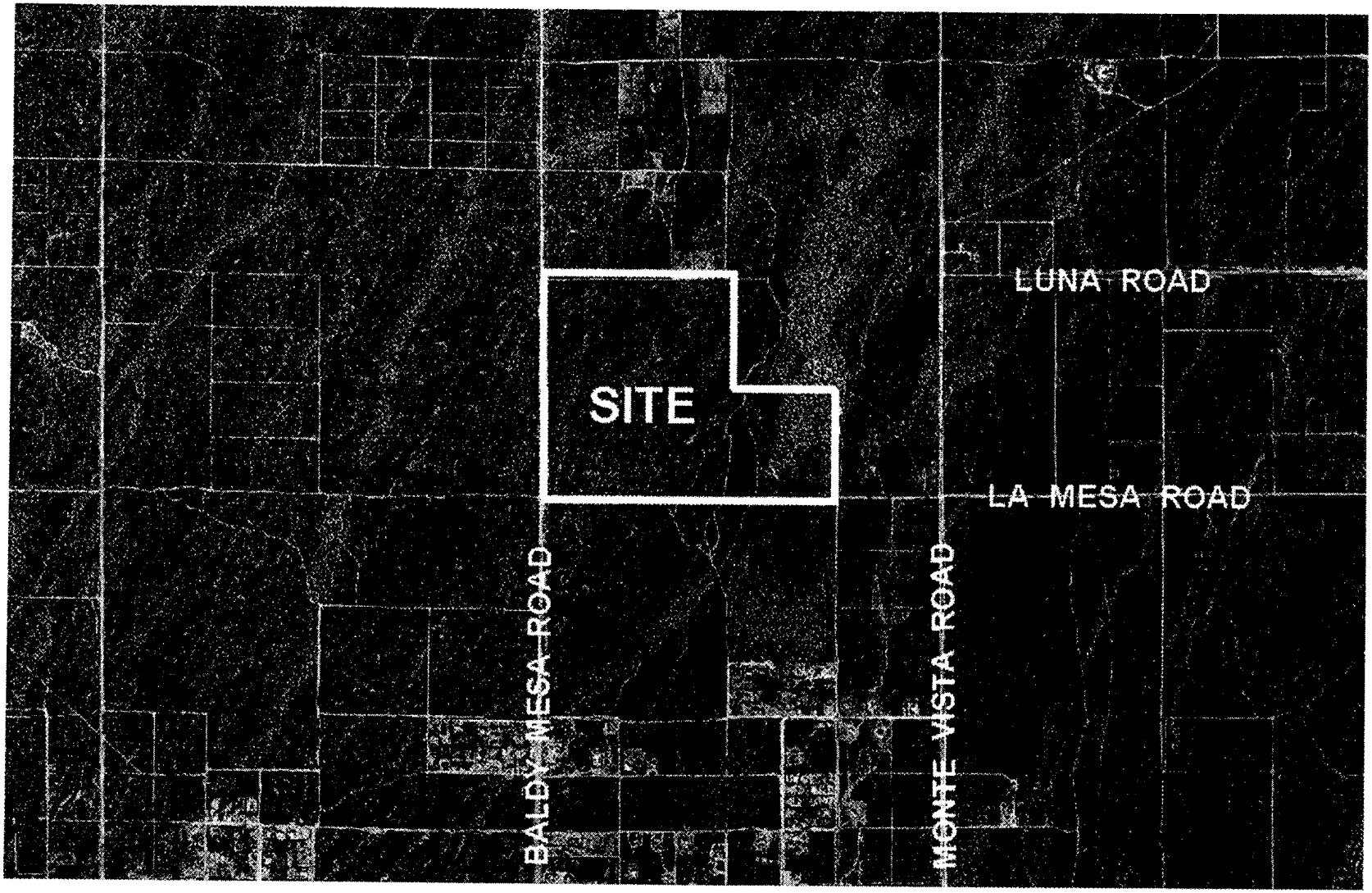
PREPARED FOR: LEWIS OPERATING CORP.

BENCHMARK: U-326
NGS BRASS DISK ON CONC. POST, 0.38 MI. N. ALONG STATE HWY. 18 FROM BALDY MESA RD. 38 FT S. OF HWY. 39 FT S/W OF PP-43. STAMPED "U-326, 1983" ELEV. = 3801.880 (NAVD29) = CITY OF VICTORVILLE BENCH "U-326" ELEV. = 3801.19

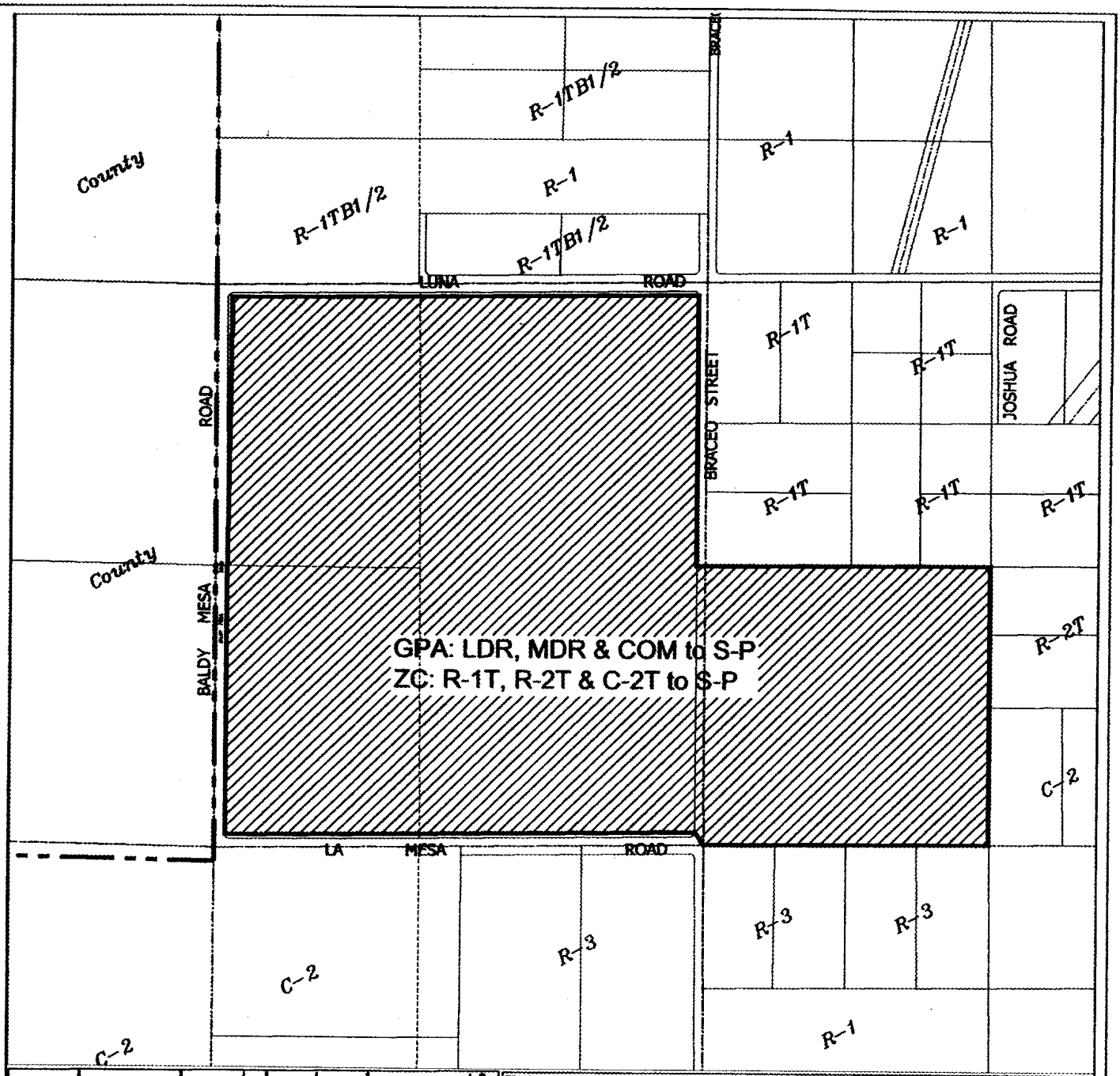
BASIS OF BEARINGS
BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF BALDY MESA ROAD AS BEING: N 00° 27' 16" W

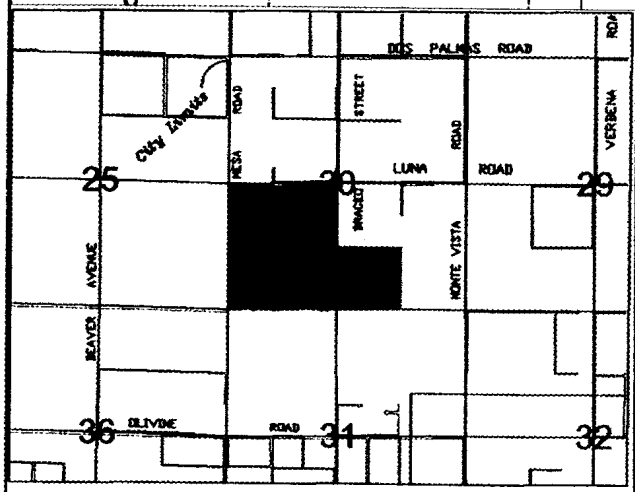
DATE SUBMITTED: 3/9/06

SHEET NUMBER 1 OF 1 SHEET(S)
SCALE HORIZONTAL: 1"=200'
JOB NUMBER 80502780D



Parkview Specific Plan
Specific Plan S-P-05-002, General Plan Amendment GPA-05-004(B), Zone Change ZC-05-022, Parcel Map PM-06-011 & Vesting Tentative Tract Map TT-06-025





Vicinity Map

Graphics are diagramatic only - Not to Scale

Title: **PROPERTY LOCATION MAP**

Zoning: R-1T, R-2T & C-2T to S-P

Area: ± 189.89 Acres

Assessor Parcel Number: 3133-051-01 & 3133-071-01 & -02

Location:

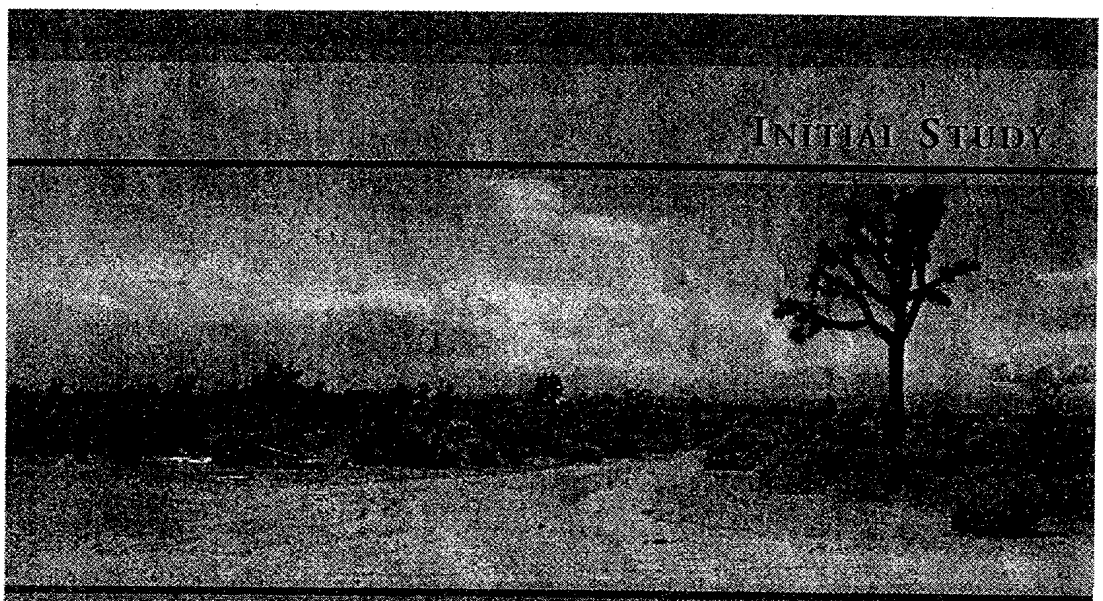
The northeast corner of Baldy Mesa Road and La Mesa Road.

*GPA-05-004(B), ZC-05-022, S-P 05-002, PM-06-011, TT-06-025

TR 18127
PM 17662

Drawn By:	Checked By:	Date:	Case Number:
BD		05-23-06	* see above left

Prepared by: City of Victorville Planning Department



INITIAL STUDY

PARKVIEW SPECIFIC PLAN

City of Victorville, California

April 2006

PCR

INITIAL STUDY

PARKVIEW SPECIFIC PLAN

City of Victorville, California

Prepared for:
Lewis Operating Corporation, Inc.
1156 North Mountain Avenue
Upland, California 91785

Prepared by:
PCR Services Corporation
One Venture, Suite 150
Irvine, California 92618
Tel: 949.753.7001

April 2006

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ENVIRONMENTAL CHECKLIST FORM

1. Project title: Parkview Specific Plan

2. Lead agency name and address: City of Victorville
14343 Civic Drive
Victorville, California 92393

3. Contact person and phone number: Scott Webb, Assistant Planner
(760) 955-5135

4. Project location: A 177-acre area located on the northeast corner of Baldy Mesa Road and La Mesa Road in the western portion of the City of Victorville, San Bernardino County, California

5. Project sponsor's name and address: David Crowder, Lewis Operating Corp.
1156 North Mountain Avenue
Upland, California 91785
(909) 985-0971

6. General plan designation: Low Density Residential
Medium Density Residential
Commercial

7. Zoning: Single-Family/Transitional (R-1T)
Medium Residential/Transitional (R-2T)
General Commercial/Transitional (C-2T)

8. Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

   Refer to Attachment A, Project Description

9. Surrounding land uses and setting: Briefly describe the project's surroundings:

   Refer to Attachment A, Project Description

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

    California Regional Water Quality Control Board (NPDES Permit), California Department of Fish and Game, U.S. Army Corps of Engineers

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture Resources	☒ Air Quality
☒ Biological Resources	☒ Cultural Resources	☐ Geology/Soils
☐ Hazards/Hazardous Materials	☒ Hydrology/Water Quality	☐ Land Use/Planning
☐ Mineral Resources	☐ Noise	☐ Population/Housing
☐ Public Services	☐ Recreation	☒ Transportation/Traffic
☒ Utilities/Service Systems	☒ Mandatory Findings of Significance	

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or

NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature	4/20/06 Date
SCOTT WEBB Printed Name	City of Victorville For

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue identify:

   a) the significance criteria or threshold, if any, used to evaluate each question; and

   b) the mitigation measure identified, if any, to reduce the impact to less than significance.

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS – Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
II. AGRICULTURE RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☒	☐	☐

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒
IV. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☒	☐	☐
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native nursery sites?	☐	☒	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐
VI. GEOLOGY AND SOILS – Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒
VIII. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alternation of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒
IX. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒
X. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
XI. NOISE – Would the project result in:				
a) Exposure of persons to or generation of noise level in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
XII. POPULATION AND HOUSING – Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐
XIV. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐
XV. TRANSPORTATION/TRAFFIC – Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☒	☐	☐
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☒	☐	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☒

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Result in inadequate parking capacity?	☐	☐	☐	☒
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒
XVI. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☒	☐	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐
XVII. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

ATTACHMENT A

Project Description

ATTACHMENT A
PROJECT DESCRIPTION

A. INTRODUCTION

The Project Applicant, LP High Desert Land Company, LLC, is requesting approval of the Parkview Specific Plan, Parcel Map No. 17662, and Tentative Map No. 18127 for development of a master planned community comprised of up to 715 homes, an approximate 10-acre Community Park, an approximate 11-acre Neighborhood Commercial Center, and an approximate 12-acre site for a potential elementary school (the "proposed project"). The Specific Plan and associated maps have been created to address the growing demand in Victorville for a variety of housing types in a well-designed community setting.

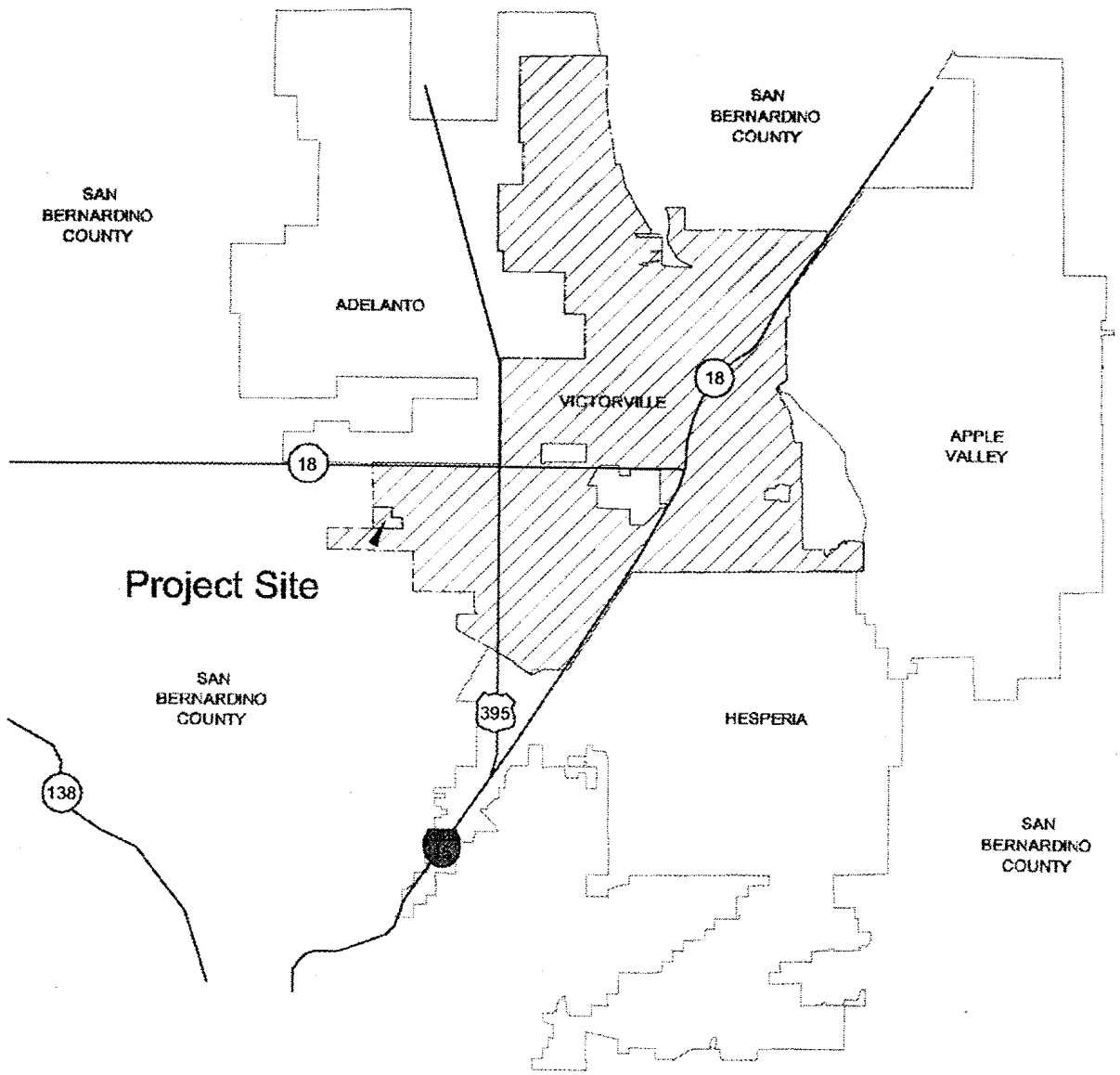
B. PROJECT LOCATION AND SURROUNDING USES

The Specific Plan area consists of 177 acres located in the western portion of the City of Victorville, California (project site). The site is also within the western portion of the Mojave Desert approximately 6.8 miles west of the Mojave River and 1.2 miles northeast of the California Aqueduct. U.S. Highway 395 is located approximately 2.3 miles east of the project site. Figure A-1 on page A-2 illustrates the project location from a regional prospective. The site is bounded by Luna Road to the north, Baldy Mesa Road to the west, La Mesa Road to the south, and Braceo Street and Joshua Road to the east. The project site is surrounded on all sides by vacant, undeveloped land. The Crossings residential community to the east represents the largest nearby proposed development. Several smaller existing and proposed residential projects are located within a several mile radius of the project site. Figure A-2 on page A-3 depicts the project site and surrounding areas in a local context.

C. EXISTING CHARACTERISTICS

1. General Plan and Zoning Designations

The project site is located within the City of Victorville Baldy Mesa Planning Area of the City General Plan. The northern half of the project site is designated as Low Density Residential (up to a maximum of five dwelling units per acre). The zoning for this area is Single-Family/Transitional (R-1T). The southern half of the site is designated for Medium Density Residential (up to a maximum of eight dwelling units per acre) and Commercial uses. The



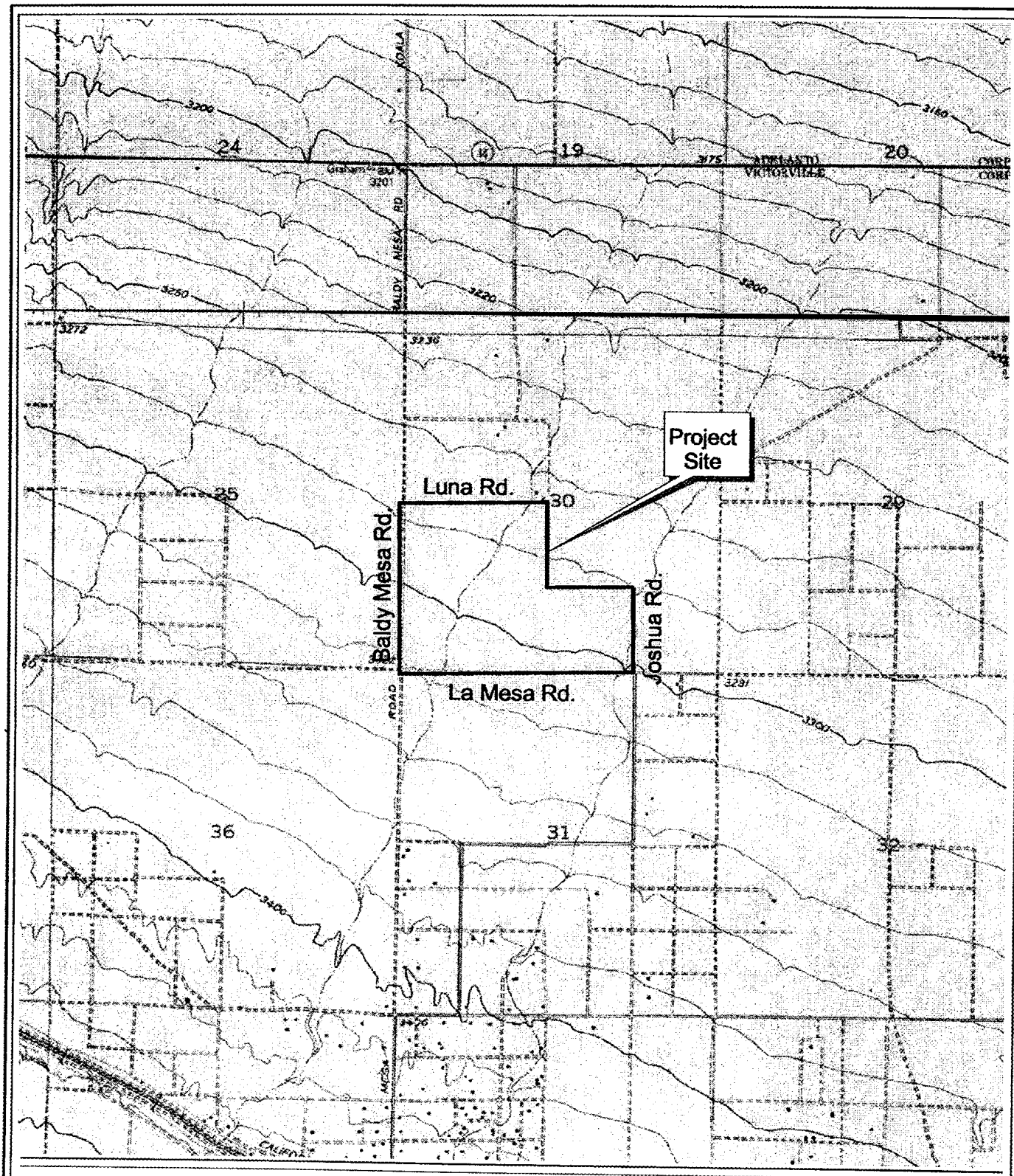
PCR

N

No scale

Source: Lewis Operating Corp., February 2004.

Figure A-1
Parkview Specific Plan
Regional Map



PCR

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2000 0 2000 Feet

Source: USGS Topographic Series (Baldy Mesa, CA, 1956); PCR Services Corporation, 2006.

Figure A-2
Parkview Specific Plan Vicinity Map

zoning designations for these areas are Medium Residential/Transitional (R-2T) and General Commercial/Transitional (C-2T), respectively.

To the north of the project site, the land is designated for Low Density Residential uses with a corresponding zoning of Single-Family (R-1). To the east, the land use designations include Low Density Residential, Medium Density Residential, and Commercial with the corresponding zoning of Single-Family/Transitional (R-1T), Medium Residential/Transitional (R-2T), and General Commercial/Transitional (C-2T), respectively. To the south, the land is primarily designated as High Density Residential (15 to 20 dwelling units per acre) with a corresponding zoning of High Density (R-3). On the southwest corner of the project site (near the intersection of La Mesa Road and Baldy Mesa Road), the area south of La Mesa Road is designated as Commercial with a corresponding zoning of General Commercial (C-2). The land located immediately west of the project site is under the jurisdiction of the County of San Bernardino, but located within the City's Sphere of Influence and designated as Rural Residential.

2. Land Use

The project site is currently an undeveloped, vacant lot. The project site is located on a gently sloping alluvial plain. The site slopes downhill to the northeast at roughly two (2) percent grade with elevations ranging from 3,325 (at the southern property line) to 3,265 (at the site's northern edge) feet above sea level. There are four ephemeral drainage washes crossing the site in a northeasterly direction. There are three distinct soil groups within the project site. They include Bryman loamy fine sand, zero (0) to two (2) percent slope; Cajun sand, zero (0) to (2) percent slopes; and Halendale-Bryman loamy sands, two (2) to five (5) percent slopes. All three of these soils are well-drained to excessively well-drained and are formed on alluvial fans and terraces. These soils are consistent with the Victorville area and the overall Mojave Desert alluvial plain areas. Groundwater depths are at approximately 400 feet. The project area is primarily composed of the creosote bush scrub plant community, which is dominated by the creosote bush. Other plants in the project area are Joshua trees, cholla cacti, wildflowers, and various grasses. Faunal resources include large and small mammals; birds, such as doves and quail; and a variety of reptiles, principally lizards and snakes.

D. DESCRIPTION OF THE PROPOSED PROJECT

1. Land Uses

The Parkview Specific Plan is a master planned community comprised of residential, recreation, education, and commercial land uses. A total of up to 715 homes are planned with a variety of styles and floor plans. Table A-1 on page A-5 provides a detailed summary of the

Table A-1

Parkview Land Use Summary Table

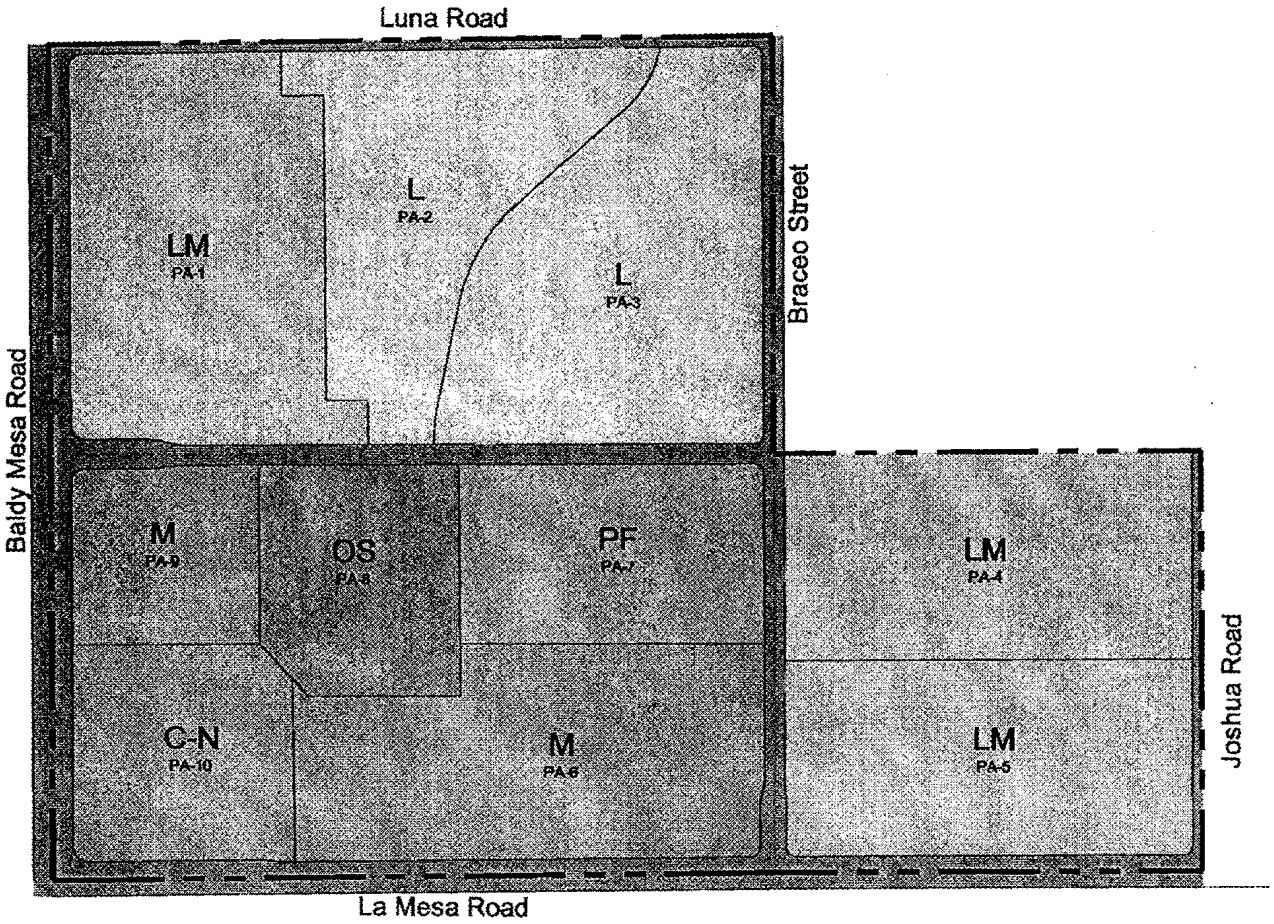
Specific Plan Land Use	Planning Area (PA)	Approximate Acres	Maximum Net Density (du/ac)	Planned Dwelling Units
Residential Land Uses				
Low Density (L)	2	18	4.0	65
	3	21	4.0	76
Low-Medium Density (LM)	1	22	6.0	110
	4	19	6.0	92
	5	18	6.0	88
Medium Density (M)	6	21	12.5	208
	9	7	12.5	76
Residential Subtotal		***126***		***715***

Specific Plan Land Use	Planning Area	Approximate Acreage Allocation
Non-Residential Land Uses		
Open Space Neighborhood Park	8	10
Neighborhood Commercial	10	11
Public Facility	7	12
Roads	--	18
Non-Residential Subtotal		***51***
Specific Plan Area Total		**177**

Source: Parkview Specific Plan, February 2006.

proposed Specific Plan land uses by Planning Area (PA). Figure A-3 on page A-6 illustrates the locations of the various Planning Areas within the project site.

As illustrated in Table A-1, the project proposes 126 acres of low and medium density residential uses in seven PAs. The low density residential uses (L) consist of 141 dwelling units on approximately 39 acres within PA-2 and PA-3. These units would be constructed at a density of approximately four dwelling units per acre. According to the development standards identified in the Specific Plan, the low density residential uses would be constructed on lot sizes of a minimum 7,000 square feet. These lots would consist of single-family, detached homes with garages. The building setbacks for each dwelling unit would be as follows: *frontyard setbacks* - front facing garages would be a minimum of 20 feet, side entry garages and the building face of a living area shall maintain a minimum of 15 feet; *sideyard setbacks* – five feet minimum, minimum streetside setback of 10 feet; and *rear setback* – 20 feet average. The maximum building height for the low density residences would be 35 feet, or 2.5 to 3 stories.



LEGEND

Land Uses

L	Low (4 du/ac)
LM	Low-Medium (6 du/ac)
M	Medium (12.5 du/ac)
OS	Open Space
PF	Public Facility
C-N	Neighborhood Commercial
	Roadway

Other

— - - —	Specific Plan Boundary
PA-1	Planning Area #

PCR

No scale

Source: Lewis Operating Corp., February 2004.

Figure A-3
Parkview Specific Plan
Land Use Plan

The low-medium density residential uses (LM) would consist of 290 dwelling units on 59 acres within PA-1, PA-4, and PA-5. These units would be constructed at a density of approximately 5.0 dwelling units per acre. These single-family detached homes, with 2 to 3-car garages, would be located on lot sizes between 5,000 and 6,000 square feet with a minimum of 5,000 square feet. The front and sideyard building setbacks would be the same as the low density dwelling units, however, the rear setback would be an average of 15 feet. The maximum building height would also be 35 feet. The medium density residential uses (M) would consist of 284 dwelling units on approximately 28 acres within PA-6 and PA-9. These units would be constructed at a density of up to 12.5 dwelling units per net acre with shared common open spaces. These cluster homes would be alley loaded, fronting onto paseos, courtyards, green courts, and/or neighborhood streets. As illustrated in Figure A-3 on page A-6, the Specific Plan includes 12 acres of land designated for Public Facility (PF) uses within PA-7. This area is intended to accommodate a potential elementary school to house grades K-5 with a student population of approximately 850 students. The Specific Plan also proposes a 10-acre park within PA-8 and an open space/paseo system. The park is expected to include parking lot(s), sports fields, trails and pathways, restroom facilities, and lighting for the fields and pathways. The paseo system will accentuate the open space element for the community and serve as a pedestrian link between the neighborhoods, the park, school and Commercial Center. The paseo system will include street adjacent and non-street adjacent bikeway/pedestrian pathways composed of paved concrete that will allow access throughout the community to the school, park, and commercial uses. These pathways will interconnect the majority of the neighborhoods and encourage pedestrian and bike uses to access the active parks. The trail system will likely be maintained by a City Landscape Maintenance Assessment District (LMAD). It is anticipated that there will be joint use between the school and the park.

Figure A-3 on page A-6 also illustrates that the Specific Plan includes approximately 11 acres within PA-10 at the northeast corner of the intersection at La Mesa Road and Baldy Mesa Road designated for Neighborhood Commercial (C-N) use. Although no commercial tenants have been identified for the project site, it is anticipated that a variety of retail shops, restaurants, and/or other commercial stores would occupy PA-10.

2. Circulation System

The City of Victorville General Plan Circulation element identifies planned roadway extensions to meet the future needs of the City in the Baldy Mesa Planning Area where the project is located. The project circulation system would be consistent with the City's roadway classification and cross-section standards. The following General Plan roadways would be constructed on the project boundaries:

- La Mesa Road, an east-west residential arterial, will be constructed along the south property frontage (1/2 section adjacent to the project plus 12 feet)

- Baldy Mesa Road, a north-south super arterial, will be constructed along the west property frontage (1/2 section adjacent to the project plus 12 feet)
- Braceo Road, a north-south major collector, will be constructed (full section) where the project is adjacent on both sides south of "A" Street
- Braceo Road, a north-south collector, will be constructed along the east property frontage (1/2 section adjacent to the project plus 12 feet) north of "A" Street
- Luna Road, an east-west major collector, will be constructed (1/2 section adjacent to the project plus 12 feet)

The primary access routes into the project area will be from La Mesa Road and Baldy Mesa Road. The internal streets would be designed to discourage through traffic within the residential neighborhoods. All internal streets will be improved to their full width. The project will also incorporate design amenities such as community theme walls, entry features, and expanded landscape treatment within major road rights-of-way.

3. Utilities

The project site is undeveloped; however infrastructure and dry utilities are available at or in the immediate vicinity of the proposed project. Two 12-inch water lines will be connected to two proposed water lines (north in Braceo from La Mesa Road to Maricopa Road and in La Mesa Road from Baldy Mesa Road to Aster/Monte Vista Road). Pursuant to Baldy Mesa Water District (BMWD) requirements, the project will also construct 12-inch water lines in Baldy Mesa Road and Luna Road and an internal water distribution system will be provided by a network of 8-inch water lines. The project will connect into the existing 15- or 18-inch sewer line in Luna Road and potentially the 18-inch sewer line in Baldy Mesa Road. Internal collection will be in a gravity network of 8-inch sewer pipes. Drainage facilities consisting of inlets and outlets, channels, storm drain pipes, and combination drainage swales/walkways would be constructed to accommodate stormwater flows. A detention facility would also be constructed as a joint use facility with the park.

4. Phasing

Parkview will generally be developed in three phases over an approximate two to three year period. The rate and spatial phasing will be determined by local and regional market demand. The following outlines the phasing requirements of all public and private facilities needed on- and off-site and how they will be phased in relationship to development.

(a) Water System Phasing

The water system will be constructed on-site on a phased basis as development progresses within each Planning Area. The portion of the water system to serve a given area would be operational for fire safety purposes prior to the delivery of combustible framing materials, or as approved by the Fire Department. Domestic service would be available prior to the Certificate of Occupancy for each home.

(b) Sewer System Phasing

On-site sewer system facilities required to serve a given area within the Specific Plan would be constructed and operational prior to the first Certificate of Occupancy for any permanent structure or dwelling on-site.

(c) Drainage System Phasing

The drainage system would be constructed and operational prior to the first Certificate of Occupancy for any permanent structure on-site.

(d) Street Improvement Phasing

All proposed streets within the Specific Plan area would be constructed to serve the proposed development and provide emergency access as required by the City. These improvements will be phased to facilitate the development.

(e) Public Park Phasing

The public park is to be completed after the 179th dwelling unit has received Certificate of Occupancy, pursuant to a Park Development/Fee Credit Agreement which is to be executed prior to commencement of grading. The park is also anticipated to be used for stormwater detention and water quality purposes. It is anticipated that the phasing and construction of stormwater and water quality features of the park may also need to be constructed on a temporary basis prior to development of the park.

E. NECESSARY APPROVALS

Approvals required for development of the proposed project include but are not limited to the following:

- City of Victorville – General Plan Amendment, Zone Change, Specific Plan Parcel Map No. 17662 and Vesting Tentative Tract Map No. 18127
- City of Victorville – Grading Permit(s) and Building Permit(s)
- City of Victorville – Street and Utility Improvement Plans
- California Regional Water Quality Control Board – NPDES Permit
- California Department of Fish and Game – 1602 Permit
- Regional Water Quality Control Board – 401 Permit
- U.S. Army Corps of Engineers – 404 Permit
- Such additional approvals as necessary to implement the project

ATTACHMENT B

Explanation of Checklist Determination

ATTACHMENT B
EXPLANATION OF CHECKLIST DETERMINATION

I. AESTHETICS

Would the project:

a. Have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. The project site is a 177-acre natural, undeveloped area located in the western portion of the City of Victorville, California. The site is generally flat and contains slightly rolling topography and shallow troughs typical of the terrain in this area. The site slopes to the northeast at an approximate two percent grade with the elevation ranging from approximately 3,265 feet above mean sea level (msl) in the north to 3,320 feet above msl in the southwest corner.

The project site is generally vegetated with native desert scrub including grasses, desert shrubs, creosote bushes, yucca and Joshua trees. Several dirt roads traverse the project site in a north-south direction. The areas directly adjacent to the existing dirt roads are more heavily disturbed. The site is surrounded on all sides by equally vacant, undeveloped land. The San Bernardino Mountains, which are located southwest of the project site, can be viewed from the project site.

Implementation of the proposed project would result in the development of up to 715 single-family residences, approximately 11 acres of commercial/retail uses, a 10-acre neighborhood park, a potential 12-acre school, and associated infrastructure (i.e., streets, utilities) on a site that is currently vacant and undeveloped. Although the proposed project would directly alter the existing view of the project site from adjacent uses and roadways, the project site is not considered a scenic vista by the City. Furthermore, the site does not contain any unique or unusual scenic resources that would be lost with implementation of the project.

The proposed project would not have a substantial effect on the view of the San Bernardino Mountains. The project does not propose to significantly alter the current elevation of the site, and the mountains to the southwest would still be visible from the project site and surrounding area after the site is developed. For the reasons described above, the proposed project would not have a substantial adverse effect on a scenic vista. No mitigation measures are required.

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway?

No Impact. None of the roadways adjacent to and in the vicinity of the project site are designated as a state scenic highway. The nearest designated state scenic highway is Route 38, which is the U.S. Forest Service Scenic Byway and State Scenic Highway that crosses the San Bernardino Mountains at Onyx Summit and features forested mountainsides with far-off desert vistas near the summit. This scenic route is located approximately 25 miles from the project site such that current views experienced from this roadway would not be affected by any development that would occur on the project site. Therefore, the proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcrops, and historic buildings within a state scenic highway. No mitigation measures are required.

c. Substantially degrade the existing visual character or quality of the site and its surroundings?

Less Than Significant Impact. Implementation of the proposed project would alter the existing visual character of the project site. The native desert scrub and Joshua trees located on the site would be removed and replaced with a master-planned community that would include up to 715 single-family residences, approximately 11 acres of commercial/retail uses, a 10-acre neighborhood park, a 12-acre school, and associated infrastructure (i.e., streets, utilities). While the proposed development would be in vivid contrast to the existing visual character of the site and surrounding uses (i.e., vacant, undeveloped land), the City had not intended for this particular area to remain vacant and undeveloped. Currently, approximately 57 acres of the project site is zoned low density residential, 60 acres is zoned medium density residential, and the remaining 60 acres of the site is zoned commercial. Areas surrounding the project site are similarly zoned.

In addition, the Parkview Specific Plan includes Design Guidelines with which future builders within the Parkview Specific Plan area must comply. The Design Guidelines document, which is appended to the Specific Plan, outlines fundamental guidelines and concepts with respect to neighborhood design, direction for plotting and massing, architecture, and landscape for the Parkview Specific Plan area. The document includes sections describing the intended overall Parkview community theme, site planning guidelines, architectural design guidelines, and landscape architectural design guidelines.

Site development standards for each residential planning area within the Parkview community are outlined within the Design Guidelines including building separation, setbacks, maximum encroachments, and minimum private outdoor space per home. In addition, the Design Guidelines identifies a varied palette of regional and style-appropriate colors and materials for the homes in Parkview. This palette would enhance the architectural character, and

provide the variety required for visual interest as well as a sense of unity within the neighborhoods. Guidelines for the commercial area of the Specific Plan are also identified to establish the ambiance and appearance that the commercial area should possess. These guiding principles include building types, sidewalk and streetscape elements, design of the building façade, design of shop spaces, and how the community center is to connect with the adjacent park as well as provide a visual corridor through to the park.

The landscape architectural design guidelines have been established as part of the overall Parkview Specific Plan Design Guidelines program to ensure connectivity and cohesiveness between the individual neighborhoods and to synchronize the community within its natural setting. The overall landscape theme of development within the Specific Plan would work to bring the high-desert environment into Parkview. Desert themed landscape elements such as colored gravel and rock, natural boulders, Joshua trees and other appropriate plant materials would be utilized. In addition, the landscape guidelines address issues such as community, neighborhood, and commercial entry points, streetscape design, residential landscape design, and commercial landscape design. Lastly, the Specific Plan incorporates a network of landscaped pathways that would provide a walkable connection for the residents through landscaped areas to the park, school, and commercial center. The establishment of such pedestrian environments within the community provides for aesthetic appeal throughout.

While the proposed development differs from its current undeveloped character, it would not be in direct conflict with the overall intended character of the area. Through incorporation of the Parkview Specific Plan development standards and design guidelines as described above, the proposed project would not substantially degrade the existing visual character or quality of the project site and its surroundings. No mitigation measures are required.

d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact. The project site is unlit, as it is currently undeveloped. The proposed project would provide illumination to the site and surrounding area due to the addition of streetlights, security lighting, lighting within the residences, park, school and commercial, as well as transient vehicular lighting from cars traveling on adjacent roadways.

Light sources associated with development in the Specific Plan area would be shielded and directed downward to preclude night-time illumination from spilling over onto the adjacent areas. As described in the Architectural Design Guidelines section of the Specific Plan, "lighting used on walls and walkways shall focus light down and provide appropriate down-casting hardware to minimize glare," and "ambient light shall be cast downward to reduce the impact on the neighborhood." Transient sources of light associated with the proposed project (i.e., automobile lights) would be similar to that which occurs on the adjacent streets. With regard to

glare, the proposed project is not expected to create unusual or isolated glare impacts since the buildings would be constructed of materials that provide for minimal glare potential. The use of neon or glare-generating materials is not proposed. Therefore, the proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Impacts would be less than significant. No mitigation measures are required.

II. AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The project site is presently a vacant, undeveloped area within the western portion of the Mojave Desert. According to the 2002 Important Farmland Maps prepared by the Department of Conservation's Farmland Mapping and Monitoring Program, the project site is designated as Grazing Land. It is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses. Furthermore, the conversion of Grazing Land was analyzed in the Final Environmental Impact Report (FEIR) prepared for the City's General Plan, which included conversion of areas within the City, including the project site, to more urban uses such as those being proposed. No mitigation measures are required.

b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

No Impact. The project site is zoned for residential and commercial uses. No agricultural zoning is present in the surrounding area, and neither the project nor nearby lands are enrolled under the Williamson Act. Therefore, no conflict would occur with agricultural zoning or Williamson Act contracts. No mitigation measures are necessary.

c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

No Impact. Since there are no agricultural uses or related operations on or near the project site, the proposed project would not involve the conversion of farmland to other uses, either directly or indirectly. No impacts to agricultural land or uses would occur and no mitigation measures would be necessary.

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a. Conflict with or obstruct implementation of the applicable air quality plan?

No Impact. The project site is located within the Mojave Desert Air Basin (Basin). The basin includes the high desert regions of Los Angeles County, San Bernardino County, and eastern Riverside County. Depending on location, air quality regulation in the Basin is administered by one of four air quality control districts. The proposed project site is located within the jurisdictional area of the Mojave Desert Air Quality Management District (MDAQMD), a regional agency created within the Basin.

The MDAQMD and the Southern California Association of Governments (SCAG) are responsible for formulating and implementing the Air Quality Attainment Plan (AQAP) for the Basin. Regional AQAPs were adopted in 1991, 1994, and 1997. Currently approved AQAPs for the region include the 1997 State Implementation Plan (SIP) and the 1997 Air AQAP for ozone, PM_{10}, and nitrogen dioxides.

The project would be subject to the MDAQMD's AQAP. The AQAP contains a comprehensive list of pollution control strategies directed at reducing emissions and achieving ambient air quality standards. These strategies are developed, in part, based on regional population, housing, and employment projections prepared by SCAG.

SCAG is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino, and Imperial Counties and serves as a forum for regional issues relating to transportation, the economy, community development, and the environment. SCAG serves as the federally designated metropolitan planning organization (MPO) for the southern California region. With regard to air quality planning, SCAG has prepared the Regional Comprehensive Plan and Guide (RCPG), which includes Growth Management and Regional Mobility chapters

that form the basis for the land use and transportation control portions of the AQAP, and are utilized in the preparation of air quality forecasts and consistency analysis included in the AQAP. Both the RCPG and AQAP strategy incorporate projections from local planning documents.

Local general plan land use assumptions and regional growth projections developed by SCAG are used to estimate stationary and mobile source emissions associated with projected population and planned land uses. The type and density of development proposed is consistent with the City's General Plan. All uses identified within the Victorville General Plan are classified as area sources by the MDAQMD. Programs have been established in the AQAP that address emissions generated by area sources. In addition, the Final Environmental Impact Report (FEIR) prepared for the General Plan concluded that development in conjunction with the land use policy proposed in the General Plan would, "...continue to produce significant amounts of pollutants." The project proposes up to 715 residential homes, which is approximately 60 fewer than allowed in the City's General Plan. While the air quality emissions associated with the construction and occupation of the proposed project will contribute to potentially significant air quality impacts in the Basin, because of the proposed project's consistency with the General Plan, the severity of the short-term, long-term, and cumulative air quality impacts are no more significant than those that have already been previously addressed in the FEIR. No significant impact related to this issue will occur.

b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Potentially Significant Impact Unless Mitigation Incorporated. Fugitive dust emissions are generally associated with demolition, land clearing, exposure, and cut and fill operations. Dust generated daily during construction would vary substantially, depending on the level of activity, the specific operations, and weather conditions. A standard requirement for all development within the Basin is compliance with regional rules, which would assist in reducing the short-term air pollutant emissions. MDAQMD Rule 403.2 has established requirements for the reduction and control of fugitive dust. Adherence to Rule 403.2 will reduce the significance of fugitive dust emissions generated during on-site construction activities and potential exceedances of ambient air quality standards. Furthermore, implementation of Mitigation Measures AQ-1 through AQ-5 as listed below would further reduce the short-term construction-related effects to air quality.

Carbon monoxide (CO) is the preferred pollutant for assessing local area air quality impacts from motor vehicle operations. Based on methodologies set forth by the MDAQMD, one measure of local area air quality impacts that can indicate whether the proposed Project would cause or affect a violation of an air quality standard would be based on the estimated CO concentrations at selected receptor locations located in close proximity to the project site. The

MDAQMD recommends a hot-spot evaluation of potential localized CO impacts for intersections with a level of service (LOS) of E or worse with a substantial contribution from project-related traffic. Based on the Traffic Impact Study prepared by Urban Crossroads for the Parkview Specific Plan project (dated December 20, 2005), none of the roadway intersections would require further analysis with implementation of traffic improvements.[1] Since a significant impact would not occur at the intersections which operate at the highest LOS, no significant impact would occur at any other analyzed roadway intersections as a result of project-generated traffic volumes. Thus, the proposed project would not cause any new or exacerbate any existing CO hotspots, and, as a result, impacts related to localized emissions would be less than significant. No mitigation measures required to address CO hotspots.

AQ-1 The construction contractor shall select commercially available and viable construction equipment to be used on site based on low emission factors and high energy efficiency. The construction contractor shall ensure that construction grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications.

AQ-2 The construction contractor shall utilize electric or diesel powered equipment in lieu of gasoline powered engines where feasible.

AQ-3 The construction contractor shall ensure that construction grading plans include a statement that work crews will shut off equipment when not in use.

AQ-4 The construction contractor shall time the construction activities so as not to interfere with peak hour traffic and to minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flagperson shall be retained to maintain safety adjacent to existing roadways.

AQ-5 The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew.

[1] *While implementation of traffic improvements are anticipated, an analysis of the most congested intersection without traffic improvements was conducted. Based on this analysis, local CO concentrations would be a maximum of 8.1 ppm for the 1-hr concentration and 5.4 ppm for the 8-hr concentration. In comparison to the most restrictive standard for 1-hour CO concentrations of 20 ppm and for 8-hour concentrations is 9.0 ppm, CO concentrations would be well below the applicable standards.*

c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Less Than Significant Impact. As discussed in Response No. III. a) above, the project would be consistent with the AQAP, which is intended to bring the Basin into attainment for all criteria pollutants. As such, cumulative impacts would be less than significant and no mitigation measures would be necessary.

d. Expose sensitive receptors to substantial pollutant concentrations?

No Impact. Sensitive receptors are defined as populations that are more susceptible to the effects of pollution than the population at large, such as: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, schools, playgrounds, child care centers, and athletic facilities. The project is located in an area predominantly surrounded by undeveloped land. No identified sensitive receptors are located in close proximity to the project site. No impact related with this impact will occur; therefore, no mitigation is required.

e. Create objectionable odors affecting a substantial number of people?

No Impact. During construction, diesel-powered vehicles and equipment in use on the site would create odors. Additionally, the application of architectural coatings and installation of asphalt may generate odors. These odors are temporary and not likely to be noticeable beyond the project boundaries. Standard MDAQMD standards regarding the application of architectural coatings and the installation of asphalt surfaces are sufficient to ensure such temporary odor impacts are less than significant. No mitigation is required.

IV. BIOLOGICAL RESOURCES

Would the project:

a. Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

PCR Services Corporation conducted a Biological Resources Study and a Biological Constraints Analysis for the project site[2,3]. The studies consisted of: a literature review; a biological constraints analysis and habitat assessments for the Mohave ground squirrel (*Spermophilus mohavensis*), desert tortoise (*Gopherus agassizii*), burrowing owl (*Athene cunicularia*), and several sensitive plant species; a jurisdictional delineation; and a Joshua tree (*Yucca brevifolia*) survey in accordance with the City's Plant Protection Ordinance.

Potentially Significant Impact Unless Mitigation Incorporated. The majority of the project site is undisturbed and supports Mojave creosote bush scrub and Joshua tree woodland. The vegetation includes well-spaced arborescent Joshua trees (*Yucca brevifolia*) and a well-developed understory of various desert shrubs, forbs, and grasses. Native shrub species observed within this community include creosote bush (*Larrea tridentata*), burrow weed (*Ambrosia dumosa*), ephedra (*Ephedra* sp.), indigo bush (*Psorothamnus* sp.), buckwheat (*Eriogonum* sp.), and wishbone bush (*Mirabilis* sp.). Ground cover species include common fiddleneck (*Amsinckia menziesii*), phacelia (*Phacelia* sp.), lupine (*Lupinus* sp.), and desert mariposa lily (*Calochortus kennedyi*). Non-native species observed include foxtail chess (*Bromus madritensis* ssp. *madritensis*), cheat grass (*Bromus tectorum*), filaree (*Erodium* sp.), and barley (*Hordeum* sp.). Some disturbance, in the form of trash dumping and dirt roads, was observed scattered throughout the project site. Topography is relatively flat with an average elevation of 3,300 feet.

Sensitive Plant Species

The California Natural Diversity Database (CNDDB), a California Department of Fish and Game (CDFG) (Natural Heritage Division) species account database, was reviewed for information regarding sensitive species and habitats known to occur in the area surrounding the project site. In addition, literature reviewed included species data provided by the U.S. Fish and

[2] *PCR Services Corporation. July 15, 2005. Results of a Biological Constraints Analysis for the 169-ACRE APNS 3133-051-01 AND 3133-071-01 in the City of Victorville, San Bernardino County, California. Prepared for Lewis Operating Corporation.*

[3] *PCR Services Corporation. August 2005. Biological Resources Study, Parkview, City of Victorville, California. Prepared for Lewis Operating Corporation.*

Wildlife Service (USFWS), CDFG, and the Final Environmental Impact Report and Statement for the West Mojave Plan[4].

Of the species determined to potentially occur within the area, small-flowered androstephium (*Androstephium brevifolium*) and southern skullcap (*Scutellaria bolanderi* ssp. *austromontana*) are not expected to occur on the project site due to the lack of sand dunes and stream banks with riparian habitat, respectively. Booth's evening-primrose (*Camissonia boothii* ssp. *boothii*) and short-joint beavertail (*Opuntia basilaris* var. *brachyclada*) have the potential to occur due to the presence of suitable Mojave creosote bush scrub and Joshua tree woodland habitats. Therefore, a focused survey shall be conducted during the spring of 2006 to address potential presence/absence of the evening-primrose and short-joint beavertail within the project site (see Mitigation Measure BR-1 below). With the incorporation of Mitigation Measure BR-1, impacts to evening-primrose and short-joint beavertail would be reduced to a less than significant level.

BR-1 Focused surveys for evening-primrose and short-joint beavertail shall be conducted in spring 2006.

Sensitive Wildlife Species

No sensitive wildlife species were observed. Common wildlife species observed within the project site include common raven (*Corvus corax*), house finch (*Carpodacus mexicanus*), cactus wren (*Campylorhynchus brunneicapillus*), and turkey vulture (*Cathartes aura*). Several sensitive wildlife species were reported in the CNDDB from the vicinity. Based on the habitat present on the site and sensitive species distribution, the following sensitive species may potentially occur on the project site: Cooper's hawk (*Accipiter cooperi*) [California Special Concern Species (CSC)], burrowing owl (CSC), San Diego black-tailed jackrabbit (*Lepus californicus bennettii*) (CSC), coast horned lizard (*Phrynosoma coronatum*) (CSC), Mohave ground squirrel [State Threatened (ST)], and Le Conte's thrasher (*Toxostoma lecontei*) (CSC).

Burrowing Owl

The burrowing owl is not listed as threatened or endangered but is a State species of concern. A Phase I Habitat Assessment for the burrowing owl was conducted by PCR on the project site in accordance with The California Burrowing Owl Consortium Survey Protocol and

[4] *U.S. Department of the Interior, Bureau of Land Management. 2005. Final Environmental Impact Report and Statement for the West Mojave Plan. A Habitat Conservation Plan and California Desert Conservation Area Plan Amendment.*

Mitigation Guidelines[5]. Key indicators of burrowing owl include the presence of low growing vegetation within grassland, desert, and scrublands, small fossorial mammals, and isolated features such as cement or wood debris piles, and/or cement culverts. The project site contains fossorial mammal burrows as well as areas of disturbed, low growing vegetation. Therefore, burrowing owl may occur on the project site. A Phase II Burrow Survey is recommended (see Mitigation Measure BR-2 below). If burrowing owl or burrowing owl signs are observed during the Phase II Burrow Survey, then a Phase III Census and Mapping survey shall be conducted to determine the extent of use of the project site by burrowing owl (see Mitigation Measure BR-3 below). Mitigation has been incorporated into Mitigation Measure BR-3 in the event that burrowing owls are observed within the project site. With the incorporation of Mitigation Measures BR-2 and BR-3, potential impacts to burrowing owls would be reduced to a less than significant level.

BR-2 A Phase II Burrow Survey shall be conducted within the project site to determine the presence of burrowing owl individuals, active burrowing owl burrows, or other burrowing owl sign. The Phase II Burrow Survey shall be conducted pursuant to The California Burrowing Owl Consortium's 1993 Burrowing Owl Survey Protocol and Mitigation Guidelines. In accordance with these guidelines, the Phase II Burrow Survey shall be conducted by walking through suitable habitat over the entire project site and in areas within 150 meters (approx 500 feet.) of the project impact zone. This 150-meter buffer zone is included to account for adjacent burrows and foraging habitat outside the project area and impacts from factors such as noise and vibration due to heavy equipment which could impact resources outside the project area.

- Pedestrian survey transects shall be spaced to allow 100 percent visual coverage of the ground surface. The distance between transect center lines shall be no more than 30 meters (approx. 100 ft.), and shall be reduced to account for differences in terrain, vegetation density, and ground surface visibility. To efficiently survey projects larger than 100 acres, it is recommended that two or more surveyors conduct concurrent surveys. Surveyors should maintain a minimum distance of 50 meters (approx. 160 ft.) from any owls or occupied burrows. It is important to minimize disturbance near occupied burrows during all seasons.

- If burrows or burrowing owls are recorded on the site, a map shall be prepared of the burrow concentration areas.

[5] *The California Burrowing Owl Consortium. April 1993. Burrowing Owl Survey Protocol and Mitigation Guidelines.*

- Regardless of the results of the Phase II Burrow Survey, a preconstruction survey shall be conducted no more than 30 days prior to ground disturbing activities within the project site and within 500 feet of the project site boundaries. If ground disturbing activities are delayed for more than 30 days, additional surveys will be required.

BR-3 Should active burrows or burrowing owls be observed within the project site during the Phase II Burrow Survey, a breeding season survey and census (Phase III) shall be conducted. Phase III of the protocol requires four site visits between April 15 and July 15. Phase III surveys will also be conducted in accordance with the guidelines previously mentioned. If owls are observed within the project site, the following mitigation measures shall be adhered to:[6]

- Occupied burrows shall not be disturbed during the nesting season unless a qualified biologist approved by the CDFG verifies through non-invasive methods either: 1) the birds have not begun egg-laying and incubation; or 2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.

- Owls shall be passively relocated during the non-breeding season (September 1 through January 31).

- To off-set the loss of foraging and burrow habitat on the project site, a minimum of 6.5 acres of burrowing owl habitat per pair or unpaired birds shall be acquired and permanently protected.

- Existing unsuitable burrows shall be enhanced or new burrows created at a ratio of 2:1 on the protected lands site.

- The project proponent shall provide funding for long-term management and monitoring of the protected land. A monitoring plan for the protected land should be required which includes success criteria, remedial measures, and annual reports to the CDFG.

Mohave Ground Squirrel

The Mohave ground squirrel is a State-listed threatened species. On May 18, 2005, O'Farrell Biological Consulting conducted a Mohave ground squirrel habitat assessment/visual survey to determine the potential for this species to occur within the project site. The project site

[6] *Borchert, Chris. City of Victorville. February 15, 2006. E-mail communication with PCR Senior Biologist Kristin Szabo.*

is located within the known range of the Mohave ground squirrel (at the extreme southern boundary). The nearest location documented by the CNDDB is approximately 2.3 miles to the southeast. The visual habitat assessment concluded that this species may occur on the project site due to the presence of suitable habitat (i.e., Mojave creosote bush scrub)[7]. Due to the potential for Mohave ground squirrel to occur and its listed status, trapping surveys are recommended to determine the presence or absence of the Mohave ground squirrel within the project site (see Mitigation Measure BR-4 below). If the Mohave ground squirrel is determined to be present, impacts would be potentially significant. Mitigation has been incorporated into Mitigation Measure BR-4 in the event that the Mohave ground squirrel is present on the project site. With the incorporation of Mitigation Measure BR-4, impacts to the Mohave ground squirrel would be reduced to a less than significant level. Alternatively, the Project Applicant may wish to assume presence of Mohave ground squirrel, thereby bypassing the time and expense of protocol surveys, and apply for an incidental-take permit from the CDFG.

BR-4 Focused trapping surveys shall be performed according to the CDFG protocol to determine the presence or absence of the Mohave ground squirrel within the project site. Protocol trapping surveys shall be conducted by permitted biologists prior to initial project grading. According to the protocol, if visual surveys do not detect Mohave ground squirrel within the project site, trapping grids shall be established and trapped by a qualified biologist who holds a current Memorandum of Understanding (MOU) from the CDFG. The protocol stipulates that three trapping bouts be conducted within designated survey periods between March 15 and July 15. If during any of the trapping bouts, Mohave ground squirrel are observed, the project site shall be considered to be occupied and the trapping ceased. If no Mohave ground squirrels are observed during the first trapping bout, then a second trapping bout shall be conducted. Likewise, if no Mohave ground squirrels are observed during the second trapping bout, then a third trapping bout shall be conducted. If no Mohave ground squirrels are observed after three trapping bouts, the CDFG typically will not consider this species absent from the project site but will acknowledge that the project site does not support Mohave ground squirrel at this time. Trapping surveys will be valid for one year. If presence is established during trapping or is assumed (alleviating the trapping requirement), the Project Applicant will apply for an incidental take permit under Section 2081 of the State Fish and Game Code from the CDFG. Compensatory mitigation measures for impacts to Mohave ground squirrel may include one or more of the following:[8]

[7] *O'Farrell Biological Consulting. May 18, 2005. Mohave Ground Squirrel Habitat Assessment for the Victorville 169 Site.*

[8] *Borchert, Chris. City of Victorville. February 15, 2006. E-mail communication with PCR Senior Biologist Kristin Szabo.*

- The provision of mitigation lands at a ratio of 1:1 for a total of 177 acres. These lands shall be purchased in an area known to support populations of the species. CDFG approval of the mitigation lands will be obtained before acquisition is completed, and an Incidental Take Permit shall be obtained as part of the overall process.

- Appropriate enhancement, endowment, and research fees shall be provided by the project proponent per CDFG requirements.

- An educational brochure shall be provided to all construction personnel regarding the Mohave ground squirrel prior to the start of ground disturbing activities.

- Donation of funds to the Desert Tortoise Conservation Program.

Desert Tortoise

The desert tortoise is a Federally and State threatened species. The project site supports suitable habitat for this species which includes desert scrub habitat with friable soils for burrowing. However, the project site is located outside of the 2002 known range of the desert tortoise (Map 3-10 of the West Mojave Plan) and within the "no survey" area (Map 2-9 of the West Mojave Plan). The "no survey" areas are areas outside of Desert Wildlife Management Areas (DWMAs) where the available data indicate that desert tortoise has been extirpated or would not normally occur. The CNDDB identifies no occurrences of the desert tortoise within the vicinity of the project site. The nearest location documented by the CNDDB is approximately four miles northwest of the project site. Furthermore, the project site is outside of the desert tortoise critical habitat designated by the USFWS[9]. The closest critical habitat is Unit 3 located over 13 miles to the north. Based on the foregoing information, focused surveys are not deemed to be necessary. Nonetheless, a presence/absence survey is recommended (see Mitigation Measure BR-5 below). If desert tortoise are determined to be present, impacts would be potentially significant. Mitigation has been incorporated into Mitigation Measure BR-5 in the event that desert tortoise are present on the project site. With the incorporation of Mitigation Measure BR-5, potential impacts to desert tortoise would be reduced to a less than significant level.

BR-5 A desert tortoise survey shall be conducted within 30 days of vegetation clearing to ensure that desert tortoise or desert tortoise sign does not occur

[9] *U.S. Department of Interior, Fish and Wildlife Service (USFWS). March 10, 1994. Endangered and Threatened Wildlife and Plants; Final Determination of Critical Habitat for the Mojave Population of the Desert Tortoise; Final Rule. 50CFR Part 17. Federal Register Vol. 59, No. 26: 5820-5866.*

within the project site. In the event that desert tortoise is observed within the project site, one or more of the following mitigation measures shall apply:

- Consulting with the USFWS and CDFG and obtain an incidental take permit.
- Monitoring the desert tortoise within the project site and noting when they leave the site on their own.
- Installing fencing to ensure additional tortoises do not enter the project site.
- The provision of mitigation lands at a ratio of 1:1 for a total of 177 acres. These lands shall be purchased in an area known to support populations of the species. USFWS and CDFG approval of the mitigation lands will be obtained before acquisition is completed, and an Incidental Take Permit shall be obtained as part of the overall process.
- Donation of funds to the Desert Tortoise Conservation Program.

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Potentially Significant Impact Unless Mitigation Incorporated. The general biological survey and jurisdictional delineation conducted concluded that the project site does not support riparian habitat. The project site supports Mojave creosote bush scrub and Joshua tree woodland. Mojave creosote bush scrub is not considered sensitive. However, Joshua tree woodland is a high priority for inventory community in the CNDDB. The high priority for inventory designation indicates that this community is rare or its existence is threatened within California. Furthermore, Joshua trees are regulated by the City of Victorville's Joshua Tree Ordinance (No. 1224). A survey of all Joshua trees on the project site was conducted by PCR biologists and certified arborist on July 25 and 26, 2005. A subsequent survey of a 300-foot buffer zone beyond the project site boundaries was conducted by PCR on August 8, 2005. A total of 492 Joshua trees were counted, recorded, and assessed on the project site and within the 300-foot buffer. Of the 492 Joshua trees, a total of 110 are considered transferable. The remaining 382 trees on the project site were recorded as non-transferable or potentially transferable due to their size and/or health condition. The details of the Joshua tree survey are

included in the *Joshua Tree Survey Report for the Parkview Project Site*[10]. The 382 trees considered non-transferable would be removed with the prior written consent of the Director of Parks and Recreation or his designee pursuant to the City's Joshua Tree Ordinance (No. 1224). With regard to the 110 trees considered transferable, the project may incorporate within the Specific Plan area some of these trees. The remaining transferable trees would be put up for adoption in accordance with the City's adoption process. The 60-90 day adoption process requires the completion and signature of an owner's permission letter allowing access to the property. After the end of the adoption process, any transferable trees remaining would be removed.

With the incorporation of Mitigation Measure BR-6, impacts to Joshua trees and Joshua tree woodland would be reduced to a less than significant level.

BR-6 Prior to the issuance of a grading permit, the applicant shall obtain a completed Joshua Tree Inspection from the Parks Division of the City of Victorville which entails: a copy of the Joshua tree survey report with a completed application for a Joshua Tree Review and two sets of site plans with a vicinity map providing the inspector clear directions to the project site. The Joshua Tree Review application shall indicate the disposition of the Joshua trees (i.e., relocation on site, relocation to another property with that property owner's letter of authorization, or the establishment of a Joshua tree adoption program). Relocation of trees larger than eight feet in height and six inches in diameter shall be relocated by a professional tree remover. The 60-90 day adoption process shall include completion and signature of an owner's permission letter allowing access to the property. All associated advertising costs for public notification of the Joshua tree availability shall be paid by the developer/owner.

c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. A jurisdictional delineation was conducted by PCR ecologist and regulatory specialists on July 25, 2005. The assessment was conducted on the project site to determine whether or not on-site drainages are subject to the jurisdiction of the U.S. Army Corps of Engineers (ACOE), the Regional Water Quality Control Board (RWQCB), and/or the CDFG, and to determine the extent of any jurisdiction on the project site. A subsequent survey of a 300-

[10] *PCR Services Corporation. September 2005. Joshua Tree Report, Parkview, City of Victorville, California. Prepared for Lewis Operating Corporation.*

foot buffer zone beyond the northern, eastern, and southern property boundary was conducted by PCR biologists on August 8, 2005. Jurisdictional features on-site include four ephemeral drainages and two tributaries that total approximately 8,230 linear feet of streambed and includes 0.85 acre of ACOE jurisdictional "waters of the U.S.," 0.88 acre of RWQCB jurisdictional "waters of the State," and approximately 2.18 acres of CDFG jurisdictional streambed. None of the areas met the three-parameter test for wetlands. Therefore, no impacts would occur to federally protected wetlands. The details of the jurisdictional delineation are included in the *Investigation of Jurisdictional Wetlands and Waters of the U.S., Parkview (APN 3133-051-01, 3133-071-01 and -02), City of Victorville, San Bernardino County, California*[11].

Although no impacts will occur to wetlands due to their absence from the project site, impacts to jurisdictional features will require permits from the ACOE, RWQCB, and CDFG. If less than 0.50 acre of the 0.85 acre of ACOE jurisdiction on the project site will be impacted, the project will qualify for a Nationwide Permit under Section 404 of the Clean Water Act (CWA). If impacts are greater than 0.50 acre, the project shall apply for an Individual Permit from the ACOE. Additionally, water quality certification shall be obtained from the RWQCB under Section 401 of the CWA and a Streambed Alteration Agreement shall be obtained from the CDFG pursuant to Section 1602 of the State Fish and Game Code.

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Potentially Significant Impact Unless Mitigation Incorporated. The project site does not support wildlife corridors or nursery sites; however, it does support vegetation that may be used by breeding birds. Disturbing or destroying active nests is a violation of the federal Migratory Bird Treaty Act. In addition, nests and eggs are protected under Fish and Game Code Section 3503. Mitigation Measure BR-7 below is recommended. With the incorporation of Mitigation Measure BR-7 below, potential impacts would be reduced to a less than significant level.

BR-7 The Project Applicant shall make efforts to schedule all vegetation removal activities outside the nesting season, which typically occurs from February 15 to August 15, to avoid potential impacts to nesting birds. This would insure that no active nests would be disturbed and that habitat removal could proceed rapidly. If initial vegetation removal occurs during the nesting season, all suitable habitats shall be thoroughly surveyed for the presence of nesting birds by a qualified biologist before commencement of clearing. If any active nests

[11] *PCR Services Corporation. August 23, 2005. Investigation of Jurisdictional Wetlands and Waters of the U.S., Parkview, San Bernardino County, California. Prepared for Lewis Operating Corporation, Inc.*

are detected, a buffer of at least 100 feet (300 feet for raptors) shall be delineated, flagged, and avoided until the nesting cycle is complete as determined by the biological monitor to minimize impacts.

e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?

Potentially Significant Impact Unless Mitigation Incorporated. As discussed in Response No. IV. b) above, City Ordinance No. 1224 protects Joshua trees and requires that a permit be obtained from the City for impacts to Joshua trees. As stated previously, a total of 492 Joshua trees would be impacted by the proposed project. With the incorporation of BR-6 above, impacts to Joshua trees and Joshua tree woodland would be reduced to a less than significant level. No additional mitigation measures are required.

f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The project site is within the West Mojave Plan (WMP) area. The WMP consists of two components: a Federal component that will amend the existing 1980 California Desert Conservation Area Plan, and a Habitat Conservation Plan (HCP) that will cover development on private lands. The BLM and 27 other Federal and State agencies, cities, and counties are planning to address the management of the desert tortoise and a number of other special status plants and animals found within the 9.4 million acre WMP area in the proposed West Mojave Habitat Conservation Plan (HCP). Their stated goal is to provide conservation solutions for all the plants and animals in a single plan, while allowing development to occur "in a responsible manner." The HCP component of the Plan is still being formulated and is expected to take two more years. The CDFG are working with cities and counties to develop conservation measures that will be sufficient for the HCP to fulfill the "fully mitigated" requirement of the California Endangered Species Act (http://www.tortoise.org/conservation/wmp.html). Because this HCP is not yet being implemented, the proposed project does not conflict with it. Therefore, no impact would occur and no mitigation measures are required.

Because the biological survey is valid for one year for any of the above-mentioned species, the following mitigation measure has been included:

BR-8 Should grading commence after August 1, 2006, a new biological survey shall be filed with the City of Victorville to determine the presence or absence of endangered species on the site. Said survey shall be filed with the Director of Planning or his designee prior to issuance of a grading permit.

V. CULTURAL RESOURCES

Would the project:

a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Potentially Significant Impact Unless Mitigation Incorporated. The following analysis of cultural resources is based on the *Cultural Resources Survey of APNs 3133-051-01 and 3133-071-01* ("Cultural Resources Survey"), prepared Statistical Research, Inc. in December 2005.

A historical resource is defined in Section 15064.5(a)(3) of the CEQA Guidelines as any object, building, structure, site, area, place, record, or manuscript determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Historical resources are further defined as being associated with significant events, important persons, or distinctive characteristics of a type, period or method of construction; representing the work of an important creative individual; or possessing high artistic values.

An archeological resource is defined as an archaeological artifact object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
- Has a special and particular quality such as being the oldest of its type or the best available example of its type.
- Is directly associated with a scientifically recognized important prehistoric event or person [PRC 21083.2(g)].

In addition to having significance, resources must have integrity for the period of significance. Integrity is the authenticity of a historical resource's physical identity as evidenced by the survival of characteristics or historic fabric that existed during the resource's period of significance. The period of significance is the date or span of time within which significant events transpired, or significant individuals made their important contributions. Simply,

resources must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance (CCR 4852).

Cultural Setting

As described in the Cultural Resources Survey, the general pattern of cultural development in the region is one of early hunting cultures beginning more than 8,000 years ago. This period was followed by the Archaic period populations that depended on plants for subsistence and gradually developed a diversified hunting and gathering subsistence system. Over time, the emphasis on plant-food resources increased with a generalized hunting and gathering way of life persisting into historical times that characterized the lifeway of the ethnographic inhabitants of the region, who were known as the Serrano Indians.

The Serrano were hunters and gatherers who used both large and small game, as well as numerous plant resources. Large game such as deer, pronghorn sheep, and bighorn sheep were hunted with bows and arrows, whereas smaller animals, such as rabbits and rodents, were felled with throwing sticks, nets, and snares. Acorns (obtained from several species of oak), piñon nuts, and mesquite beans formed the staples of the diet, which was supplemented by roots, tubers, greens, and seeds such as chia. The settlement pattern for the Serrano consisted of permanent villages located close to reliable water sources and within range of a variety of floral and faunal food resources, which were exploited from temporary camp locations surrounding the main village.

Historical-period use of the project region began during the Spanish Mission period, with the earliest reference to the project region being the result of an expedition by Spanish soldier Captain Pedro Fages in 1772, which passed through Cajon Pass. Subsequent passages through the area were recorded by Spanish missionaries Francisco Garcés in 1776, José María Zalvidea in 1806, Joaquin Nuez in 1819, and by American Captain John C. Frémont in 1844. None of these early expeditions made specific reference to the project area. Additionally, the region was home to the first permanent settler on the High Desert, Captain Aaron G. Lane, who founded Lane's Crossing in 1858, approximately 1/2 mile south of the lower narrows of the Mojave River (approximately 9 miles northeast of the project area). Lane's Crossing, which changed hands numerous times from its founding until 1883, was a major center of activity for the region until 1885, when activity switched to the train depot of the new town of Victor.

Records Search

A records search was conducted at the San Bernardino Archeological Information Center (SBAIC) of the California Historical Resources Information System to determine if the project area had been previously surveyed and if any known cultural resources are reported in or near the

project site. The records search area included APNs 3133-051-01 and 3133-071-01, the surrounding one-mile radius, and a review of the SBAIC files for all previously recorded historical-period and prehistoric resources. Other resources consulted at the SBAIC included the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), California State Landmarks, and historical maps.

According to SBAIC records, two previous surveys were conducted within and along the project area. Two archaeological sites were previously recorded within the project area. The first, Baldy Mesa Road (SBR-4252H), is a historical-period road that runs in a north-south direction and delineates the western boundary of the project area. Established in 1916, this road connects Baldy Mesa at the State Route 138 and Interstate 15 interchange with the Cajon Pass to the north and is presently still in use. Once Baldy Mesa Road passes Pearblossom Road, it becomes Koala Road. Baldy Mesa Road runs along a section line, which is common in the Western Mojave Desert. This site is not considered NRHP-eligible due to the loss of integrity from previous disturbances that have altered the initial alignment.

The second site, Tejon Road–Lane's Cutoff (SBR-4418H), is a historic wagon route that crosses the project area from the northeast corner near Joshua Road, to the southern boundary approximately half way between Baldy Mesa Road and Joshua Road. The road extends beyond the project boundaries to the northeast and southwest, respectively. This route connected Lane's Crossing on the Mojave River with Sheep Creek Road. As described previously, Lane's Crossing was named for a way station built in 1858, approximately 1/2 mile south of the lower narrows of the Mojave River (approximately 9 miles northeast of the project area) by Captain Aaron G. Lane, first permanent settler on the High Desert.

The association with Lane, however, is questionable with regards to Lane's Cutoff. Lane's Cutoff most likely represents a shortcut that was used by individuals who preferred not to pay the toll required to use the nearby Brown's Toll Road, and no evidence exists that states that Lane was involved in the establishment of the road. The 1902 edition of the USGS Hesperia topographic quadrangle shows the road as one of several intertwined and connecting roads passing through the general vicinity at that time, but this road was probably only in use until the establishment of Baldy Mesa Road, probably between ca. 1859–1880s. In 1993, Tejon Road–Lane's Cutoff was assessed and found to be ineligible for listing in the NRHP.

Field Survey

A field survey of the project site was conducted on June 30 and July 1, 2005. Special attention was directed to areas in the vicinity of previously recorded archaeological sites SBR-4252H and SBR-4418H, as described above, as well as to erosional exposures and areas of rodent disturbance, to observe any exposed cultural materials. Wildcat dumps consisting of concentrations of modern debris, such as housing material, tires, and domestic refuse, were

found scattered throughout the project area. These were mostly found along the established roads bordering and running through the project area (La Mesa Road, Baldy Mesa Road, Braceo Road, and Joshua Road), as well as along off highway- vehicle (OHV) roads and other informal roads that wind through the property. Modern refuse was also found in ephemeral washes that drain the area during the rainy seasons. These washes, along with wind, and to a lesser degree, scavenger activity, act as forces that disperse many of the smaller objects away from the refuse concentrations to less accessible areas.

During the course of the survey, two new historical-period sites, SBR-12115H (Primary No. [P] 36-012114) and SBR-12116H (P 36-012115), were found. Additionally, seven modern refuse deposits of ambiguous age were located throughout the project area. Though these deposits could not be concluded as historical-period sites, their location was recorded should a compelling reason, such as a significant passage of time, warrant a return. Furthermore, the two previously recorded historical-period sites, SBR-4252H and SBR-4418H, within the project area were revisited to record the current state of the sites.

SBR-12115H and SBR-12116H both represent wildcat refuse dumping. The simple artifact assemblages at both sites are common to a wide range of activities. It is unlikely that archival research or other sources will allow researchers to associate use of these sites with a specific person or group of people. Wildcat dumps like these are ubiquitous across the Mojave Desert, and the inability to precisely date these sites makes it difficult to associate them with important trends in land use of this area. Finally, there is limited potential for either site to be associated with significant buried features or artifacts, and current analysis of the surface artifacts has likely exhausted their research potential. Therefore, SBR-12115H and SBR-12116H are not recommended as eligible for listing in the CRHR and are not historic or unique archaeological resources as defined by CEQA.

The segment of SBR-4252H, Baldy Mesa Road, borders the western project boundary. Though Baldy Mesa Road represents an example of an early-twentieth-century road that runs along a section line, examples are common throughout the Western Mojave Desert. Furthermore, SBR-4252H is not associated with a significant person in the history of California, nor does it embody a distinctive time or method of construction. Also having been sufficiently recorded, SBR-4252H will not reveal any new information that will enhance future research. Furthermore, this segment has undergone extensive alteration from heavy machinery and no longer is representative of its former alignment or condition. For these reasons, SBR-4252H was previously recorded as ineligible for inclusion in the CRHR. Observations recorded during the recent survey conducted concur with the original assessment. Therefore, it is concluded that SBR-4252H is not a historic or unique archaeological resource as defined by CEQA.

Finally, a segment of SBR-4418H, the Tejon Road–Lane's Cutoff, located within the project area was recommended as not eligible for listing in the NRHP during a previous study.

Though Captain Aaron G. Lane lent his name to the Tejon Road–Lane's Cutoff, the road does not embody distinctive characteristics of a particular time period or represent the work of an important creative person. The road has been recorded in detail, the appropriate records have been filed with the SBAIC, and the site's research potential has been exhausted. Thus, it is concluded that this segment of SBR-4418H is not eligible for listing in the CRHR. SBR-4252H also is not a historic or unique archaeological resource as defined by CEQA.

In conclusion, no known historic or archaeological resources would be affected as a result of project development. Nevertheless, mitigation has been prescribed in accordance with the City's Municipal Code indicating that in the event that unanticipated discoveries of potential cultural resources are made during the course of project implementation, construction work shall be temporarily suspended and a qualified archaeologist shall be contacted to evaluate the significance of discovered resources. Implementation of Mitigation Measure CR-1 & CR-2 would ensure that potentially significant impacts to unknown historic and/or archaeological resources are reduced to a less than significant level.

CR-1 The applicant shall provide for an on-site paleontological/archaeological inspector to monitor all grading operations, or a letter from said licensed professional indicating that monitoring is not necessary during grading. Further, if disturbed resources are required to be collected and preserved, the applicant shall be required to participate financially up to the limits imposed by Public Resources Code Section 21083.2. The results of said monitoring shall be filed with the Director of Planning or his designee prior to the final approval of the development.

CR-2 In the event that unanticipated discoveries of potential cultural resources are made during the course of project construction activities, construction work in the immediate vicinity of that discovery shall be temporarily suspended and the City's Planning Director shall be contacted within seventy-two hours from the time the site is found to evaluate the significance of the resources. The planning director, within five working days after receiving a discovery report, shall cause qualified professionals to conduct a preliminary investigation of the discovery site. The qualified professional shall evaluate all potential findings in accordance with standard practice, the requirements of the City of Victorville Municipal Code, and other applicable regulations. Consultation with the Native American Heritage Commission and data/artifact recovery, if deemed appropriate, shall be conducted. If the preliminary investigation confirms that the discovery site is or may be a significant archaeological, paleontological or historical site, the grading permit for the area in question shall remain suspended for a period not to exceed forty-five days from the date the discovery was reported. The suspension may exceed forty-five days

under extraordinary circumstances if, upon application of the Planning Director to the City Council, the City Council concurs.

c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Potentially Significant Impact Unless Mitigation Incorporated. The project site is currently an undeveloped, vacant area. No known paleontological resources, sites, or unique geologic features are known to exist within the project site. Notwithstanding, future development on the project site could yield fossil remains, which are valuable for paleo-biological, paleo-environmental, and paleo-climatological studies. Grading associated with future development could lead to the loss of valuable fossil resources or limit scientific knowledge regarding the geologic past of the site and surrounding area. Specifically, grading associated with construction activities could unearth fossil resources, which may not have been discovered otherwise. The proposed project would be required to comply with all applicable State and Federal regulations concerning preservation, salvage, or handling of paleontological resources. In consideration of these regulations and with the implementation of Mitigation Measure CR-1 listed above, potential impacts upon unknown paleontological resources would be reduced to less than significant level. No additional mitigation measures are required.

d. Disturb any human remains, including those interred outside of formal cemeteries?

Potentially Significant Impact Unless Mitigation Incorporated. According to the Cultural Resources Survey, no known Native American burial grounds are located within close proximity to the project area. A field survey effort was conducted, which did not find any surface manifestation of a burial ground. Despite the findings of the field survey effort, the potential does exist for human remains to occur that cannot be visibly detected. This potential impact can be considered significant and would require that all proper notification actions be taken in the event that human remains are discovered during construction/earth-moving activities. Implementation of the recommended Mitigation Measure CR-2 would reduce the significance of potential impacts to a less than significant level.

CR-2 If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC shall then identify the person(s) thought to be the Most Likely Descendent of the deceased Native

American, who will then help determine what course of action should be taken in dealing with the remains.

VI. GEOLOGY AND SOILS

Would the project:

a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:

i. The rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Less Than Significant Impact. The following analysis of geology and soils impacts is based on the *Geotechnical Investigation for 169 Acres Victorville Site APN 3313-051-01, 071-01* ("Geological Report"), prepared by RMA Group Geotechnical Consultants, Inc. in October 2005. The project site is located in the seismically active Southern California region, which is characterized by major faults and fault zones. Faults are classified as active, potentially active, or inactive. For the purposes of the Alquist-Priolo Earthquake Fault Zoning Map Act, the State of California defines active faults as faults that have historically produced earthquakes or shown evidence of movement within the past 11,000 years (during the Holocene Epoch).[12] Active faults may be designated as Earthquake Fault Zones under the Alquist-Priolo Earthquake Fault Zoning Act, which includes standards regulating development adjacent to active faults.

No known active faults cross the project site. The nearest earthquake fault zone is located approximately 12 miles to the southwest of the site along the Cleghorn Fault. The site is not located in an Alquist-Priolo Fault Study Zone; however, the proposed project would be subject to similar seismic risks as other development throughout the City of Victorville.

The project would comply with the California Geological Survey (CGS) *Special Publications 117, Guidelines for Evaluating and Mitigating Seismic Hazards in California* (1997), which provides guidance for evaluation and mitigation of earthquake-related hazards, and with the seismic safety requirements in the Uniform Building Code (UBC) and the Victorville Municipal Code. Additionally, the project would be developed in accordance with

[12] *California Department of Conservation, Division of Mines and Geology. Potentially active faults have demonstrated displacement within the last 1.6 million years (during the Pleistocene Epoch), but do not displace Holocene Strata. Inactive faults do not exhibit displacement younger than 1.6 million years before the present.*

the site-specific design requirements set forth in the Final Geological Report prepared for the project. With adherence to applicable safety requirements and construction in accordance with the Geological Report, implementation of the proposed project would not expose people or structures to substantial adverse effects associated with fault rupture. Impacts would be less than significant and no mitigation measures are necessary.

ii. Strong seismic ground shaking?

Less Than Significant Impact. Although the project site is not located on any active faults, there are faults in the region capable of seismic activity. Consequently, the potential for the project site to be subject to periodic seismic ground shaking, including events of considerable magnitude, exists. The proposed project would be designed and constructed in accordance with State and local building and safety codes, as well as the site-specific design requirements set forth in the Final Geological Report prepared for the project, as described above, to reduce the potential for exposure of people or structures to seismic risks to the extent possible. Thus, potential impacts associated with seismic ground shaking would be minimized to less than significant levels, and no mitigation measures would be required.

iii.Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Liquefaction is a form of earthquake-induced ground failure that occurs primarily in relatively shallow, loose, granular, water-saturated soils. Liquefaction can occur when these types of soils lose their inherent shear strength due to excess water pressure that builds up during repeated movement from seismic activity. A shallow groundwater table and the presence of loose to medium dense sand and silty sand are factors that could contribute to the potential for liquefaction.

The project site is underlain by wash alluvium, alluvium and older alluvium. The wash alluvium consists of light brown fine to coarse sand with trace to minor amounts of gravel and is generally loose to slightly dense to depths of approximately one to three feet. It is confined to active drainage bottoms. The alluvium is composed primarily of light brown silty sand underlain by light brown to brown sand with occasional minor gravel. In general, the upper silty sand alluvial is loose to slightly dense to three to five feet and non-to-slightly porous. The sand encountered is generally medium dense to dense and subject to slight caving. The older alluvium is composed primarily of reddish-brown silty sand, gray silt and sandy silt, and gray sand and silty sand with occasional minor gravel. The older alluvium is generally dense and was encountered at the surface of the northern half of the site and at depths of three to 12 feet in the southern half of the site.

No springs or areas of natural seepage were identified in the Final Geological Report. Additionally, groundwater was not encountered during subsurface explorations as part of the Geological Report. According to the Mojave Water Agency, the depth to groundwater is approximately 400 feet.

Considering the seismic and geologic conditions as currently known, the potential for secondary seismic hazards at the site is considered low. Furthermore, due to the depth to groundwater, liquefaction is considered unlikely. Nonetheless, the proposed project shall be designed and constructed in accordance with State and local building and safety codes, as well as the site-specific design requirements set forth in the Final Geological Report prepared for the project, as described above, to reduce the potential for exposure of people or structures to seismic risks to the extent possible. Thus, potential impacts associated with liquefaction would be minimized to less than significant levels, and no mitigation measures would be required.

iv. Landslides?

No Impact. Due to the low gradient of the site and surrounding area, landsliding is not a hazard within the project site. Thus, the proposed project would not be expected to expose people or structures to substantial adverse effects associated with landslides. No mitigation measures are necessary.

b. Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. Although the topography of the site would be minimally altered during grading activities, there is the potential for soil erosion or loss of topsoil. However, grading activity that would occur on-site would conform to the local grading guidelines and National Pollutant Discharge Elimination System (NPDES) requirements under the Federal Clean Water Act, Section 402. As part of these requirements, Best Management Practices (BMPs) will be implemented during construction to reduce soil erosion and the loss of topsoil to less-than-significant levels.

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Less Than Significant Impact. As stated in Response to Checklist Question VI.a.(iii), subsurface investigations indicate that the site is underlain by wash alluvium, alluvium, and older alluvium. Groundwater is present at approximately 400 feet below ground surface (bgs). Due to the low gradient of the site and surrounding area, landsliding is not a hazard within the project site. The site has not been identified as having the potential for soil liquefaction. Potential

geologic impacts associated with landslides and liquefaction are discussed in Response Nos. VI.a.(iii) and (iv), above. Liquefied soils that are adjacent to slopes or "free-faces" (i.e., steep slopes or embankments) may be subject to flow failure. Since the project site does not contain free-faces, the potential for lateral spreading to occur is low.

Subsidence is a localized mass movement that involves the gradual downward settling or sinking of the ground, resulting from the extraction of mineral resources, subsurface oil, groundwater, or other subsurface liquids, such as natural gas. The proposed project does not include the extraction of oil or groundwater from aquifers under the project site. As such, the potential for subsidence to occur on-site is low.

Since project implementation would incorporate the design recommendations in the Final Geological Report prepared for the project site and would comply with all applicable State and City building and safety guidelines, restrictions, and permit requirements, no significant impacts related to unstable soil or geologic conditions are expected to occur. Therefore, impacts would be less than significant and no mitigation measures are necessary.

d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Less Than Significant Impact. Expansive soils are typically associated with fine-grained clayey soils that have the potential to shrink and swell with repeated cycles of wetting and drying. In contrast, the project site is underlain by wash alluvium, alluvium and older alluvium, which generally consist of fine to coarse sand and silty sand, with occasional minor gravel. Site surficial soils are classified in the very low to low expansion category. Compliance with local and State building code requirements, the Uniform Building Code, California Geological Survey guidelines, and Structural Engineers' Association of California, would limit significant impacts associated with expansive soils to less-than-significant levels. As part of these requirements, should any on-site soils be determined to have substantial shrink-swell potential, appropriate engineering solutions would be incorporated into the project to avoid any potential impacts. Thus, impacts are concluded to be less than significant and no mitigation measures are required.

e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact. The project will be served by area sewer infrastructure provided by the Victorville Sanitary District. No septic tanks or alternative wastewater disposal systems are proposed. Since the project would not involve the use of septic tanks or alternative wastewater

disposal systems, whether local soils are suitable to support such systems is not relevant. No impact would occur and no mitigation measures would be necessary.

VII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. The following analysis is based on the *Phase I Environmental Site Assessment*, prepared by LOR Geotechnical Group, Inc. on May 27, 2005. The Phase I report analyzes whether the project site contains any recognized environmental conditions (RECs), which are defined by the ASTM Standard Practice E1527- 00 as the presence or likely presence of any hazardous substances or petroleum products under conditions that indicate an existing release, a past release, or a material threat of a release into structures on the property or into the ground, groundwater, or surface water of the property. The Phase I report concludes that no on-site RECs were identified during the course of the investigation.

The Phase I report also evaluated whether the project site contained any historical RECs, which are defined by the ASTM Standard Practice E1527-00 as an environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. The Phase I report concluded that no on-site RECs were identified during the course of the investigation.

Project construction activities would involve the use of potentially hazardous materials including vehicle fuels, oils, and transmission fluids. All potentially hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. Any associated risk would thus be adequately reduced to a less than significant level through compliance with these standards and regulations.

Operation of residential and commercial uses such as those proposed typically involve the use and storage of small quantities of potentially hazardous materials in the form of cleaning solvents and pesticides for landscaping. All potentially hazardous materials would be contained, stored, and used in accordance with manufacturer's instructions and handled in compliance with applicable standards and regulations. Thus, operation of the proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Operational impacts would be less than significant and no mitigation measures are necessary.

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant Impact. As discussed in Response to Checklist Question VII.a, above, the transport and use of hazardous construction materials and fuels would be contained or consumed on site, and disposed of off site in accordance with manufacturer's instructions, and handled in compliance with applicable standards and regulations routinely applied in existing, adjacent residential developments. Hazardous materials incidental to residential and neighborhood commercial construction and uses would not be of sufficient quantities or toxicity, or at risk of upset or accident, to be a reasonably foreseeable significant hazard to public health or the environment. Thus, impacts would be less than significant and no mitigation measures are necessary.

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact. No existing schools are located within one-quarter mile of the project site. However, the project does propose the development of an elementary school within the Specific Plan area. Although the school would be located within the project area, the limited quantities and prescribed handling procedures of hazardous materials, as described above, would not pose a risk at the school. In addition, none of the hazardous materials anticipated to be used at the project site are considered acutely hazardous in the small quantities in which they would be handled and used. Thus, it is concluded that the project would have a less than significant hazardous materials impact at the proposed school site located within the project site. No mitigation measures are necessary.

d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact. As part of the Phase I prepared for the project site, a review of regulatory databases was conducted to determine any potential hazards associated with landfills, underground storage tanks, hazardous waste generators, etc., on the site and surrounding properties in accordance with American Society for Testing and Materials (ASTM) Standards. The search radius was expanded 0.5 miles due to the size of the site. The database search included a search of the California State Water Resources Control Board online database, Geotracker, for underground storage tank (UST) and leaking underground storage tank (LUST) sites. The site and immediate surrounding properties did not appear in the database as either UST or LUST sites. The Orphan Summary, which is a list of all sites whose location is not readily identified and may be near the site, was also reviewed. The review of this list indicated

there were no listed sites on or adjacent to the subject site, and there should be no impact from these sites due to their distance from the subject site. Based on the information provided by the public, regulatory, and governmental agencies, and information obtained during the records search and site reconnaissance, the site is not a hazardous waste property or border zone property as defined in Section 25221 of the State of California's Health and Safety.

The Phase I concluded that there are no properties listed with the regulatory agencies within a one-mile radius of the subject site, which might pose an adverse environmental impact to the subject site. Therefore, development of the site would not create a significant hazard to the public or the environment as a result of being located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

No Impact. The project site is not located within an airport land use plan or within two miles of an airport. The closest airport is the Adelanto Airport, located approximately three miles north of the project site. Therefore, the project would not result in an airport-related safety hazard and no mitigation measures are necessary.

f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for the people residing or working in the project area?

No Impact. There are no private airstrips in the vicinity of the project site, and the site is not located within a designated airport hazard area. Therefore, the proposed project would not result in airport-related safety hazards for the people residing or working in the area. No impact would occur and no mitigation measures are necessary.

g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. Project development includes numerous improvements to the circulation system, including improvements to La Mesa Road, Baldy Mesa Road, Luna Road, and Braceo Road. The primary access routes into the project will be from La Mesa Road and Baldy Mesa Road. City building and safety codes will require adequate access for fire personnel and equipment in to and out of the proposed development. Additionally, roadways would not be blocked during project construction. Thus, the project would not interfere with an

adopted emergency response or evacuation plan. Impacts would be less than significant and no mitigation measures are necessary.

h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

No Impact. The project site consists of an undeveloped, vacant lot, which contains sparse native and non-native vegetation. The site and surrounding area have been relatively undisturbed and contain vegetation that could potentially fuel a fire. However, due to the limited amount of vegetation on the site and within the surrounding area, people or structures would not be exposed to a significant risk of risk of loss, injury, or death involving wildland fires and no mitigation measures are necessary.

VIII. HYDROLOGY AND WATER QUALITY

Would the project:

a. Violate any water quality standards or waste discharge requirements?

Less Than Significant Impact. Under the authority of the Clean Water Act, the U.S. Environmental Protection Agency (USEPA) established the National Pollutant Discharge Elimination System (NPDES) Program which is designed to reduce pollutants in storm water runoff. In the State of California, the NPDES Program is overseen by the State Regional Water Quality Control Board which is divided into nine regions. The City of Victorville is located within Region 6 (Lahontan Regional Water Quality Control Board).

The proposed project has the potential to result in soil erosion during construction activities particularly from grading operations. However, soil erosion would be minimized through implementation of BMPs in accordance with NPDES requirements. BMPs implemented during construction activities may include but are not limited to the following:

- Installation of a stabilized construction entry with a gravel surface.
- Designation of a wash area for construction vehicles.
- Construction of sandbag dams for all drainage inlets with a filter fabric covering the opening.

- Placement of sandbag chevrons at specified intervals along rough grade street sections.

Runoff from residential developments have the potential to contain contaminants such as trash, sediment, nutrients, pathogens, organics, heavy metals, and hydrocarbons among other pollutants. However, pollutants would be minimized through implementation of BMPs. BMPs implemented during operation of the proposed project may include but are not limited to the following:

Source Control BMPs

- Storm drain system stenciling or tiling and signage.
- Installation of efficient irrigation systems.
- Implementation of a Public Awareness Program for residents of the development (i.e., distribution of informative literature to homebuyers).

Treatment BMPs

- Construction of biofilters (i.e., grass swales, grass strips).
- Construction of detention basins (i.e., extended/dry detention basins with grass lining).
- Construction of drainage inserts (i.e., oil/water separators, catch basin inserts).
- Construction of a filtration system (i.e., sand filtration).

The proposed project would be constructed and operated in compliance with all Regional Water Quality Control Board and City of Victorville policies regarding runoff such that impacts would be less than significant. With the incorporation of Mitigation Measure WQ-1, potential impacts to water quality standards or waste discharge requirements during construction and operation would be less than significant.

WQ-1 Prior to grading permit issuance the applicant will obtain coverage under the statewide general NPDES permit for control of construction related stormwater. In addition, the applicant shall prepare a Stormwater Pollution Prevention Plan as required in the permit and shall identify site specific Best Management Practices that will be implemented.

b. Substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned land uses for which permits have been granted)?

Less Than Significant Impact. The Baldy Mesa Water District (BMWD) would be the water provider for the Specific Plan area. Groundwater depths vary, increasing in depth when further away from the Mojave River. The depth to groundwater at the site exceeds 100 feet, and soil borings did not make contact with groundwater. In addition, according to BMWD, the project would not substantially deplete groundwater supplies or interfere with groundwater recharge.[13] Furthermore, due to the expected growth in the City, it is the desire of BMWD to have a reclaimed water system in the area. This system, once operational, would provide water for landscaping purposes in the parks, Landscape Maintenance Assessment Districts (LMAD), etc. Once in place, the reclaimed water system will take a considerable burden off of the potable water supply within the region. Therefore, impacts due to interference with groundwater recharge would be less than significant. No mitigation measures are required.

Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off site?

Less Than Significant Impact. The proposed development is located within an alluvial fan near the base of a small mountain range in San Bernardino County. The alluvial fan causes runoff to sheet flow in a fairly unpredictable pattern across the terrain. The FEMA flood zone designation for this area is a Zone D which corresponds to areas where flood hazards are undetermined, but possible. The existing watershed is largely undeveloped and ground cover is limited to low-lying brush.

Under existing conditions, sheet flow splits into four ephemeral drainage courses that convey offsite storm flows from the south onto the project site. From west to east, the existing condition 100-year peak flows for these four drainage courses are approximately 460 cubic feet per second (cfs), 900 cfs, 750 cfs, and 3300 cfs, as presented by the San Bernardino County

[13] *Water Supply Assessment, Baldy Mesa Water District, March 2006.*

Flood Control Agency. The ephemeral streams may show drainage flows during and after seasonal storms. No standing surface water exists on the site.

Construction activities would temporarily alter the existing drainage pattern of the project site as there would be areas of exposed soil during grading and excavation. If a storm event were to occur during construction activities, exposed sediments may be carried off-site and into the local storm drain system increasing siltation. However, as discussed in Response No. VIII a) above, the project would implement construction BMPs in compliance with NPDES requirements to eliminate or reduce erosion and polluted runoff.

The proposed development would create impervious surfaces at the project site thus altering its overall drainage pattern. Instead of permeating into the ground or flowing naturally within existing drainages, runoff would accumulate on the impervious surfaces. A study is currently underway that is recommending upstream basins to be installed. If this occurs, the use of detention basins would effectively reduce 100-year peak flows that travel on to the project site.

Offsite flows from the four drainage courses could be conveyed onto the Parkview Development through culverts under La Mesa Road. These culverts would be designed to convey the developed condition 100-year peak flow. The Specific Plan proposes implementation of a detention basin/park facility designed to capture up to two of the four major drainageways (likely the two most western drainageways). The park detention basin could be up to 10.0 acres with an average water depth of 5 feet. The side slopes could be as steep as 2:1. This detention basin has the potential to reduce 100-year peak flows from the two drainageways by almost 25 percent. In addition, the outlet structure for this detention basin would be designed to control exit velocities to a non-erosive state.

The drainageway along Braceo would be captured and may be conveyed within a storm drain facility (a box culvert, open channel, or combination). Riprap protection would be installed at the outlet within the limits of the project. Design features would effectively reduce 100-year velocities to non-erosive conditions downstream of the project limits.

The drainageway along Joshua Road is proposed for conveyance in an open channel with a natural bottom through the development and exit through box culverts under Joshua Road. Drop structures may need to be constructed along the channel reach to help reduce 100-year exit velocities. Riprap protection would be placed at the outlet within the limits of the drainage easement to further mitigate exit velocities. These design features also would effectively reduce 100-year velocities to non-erosive conditions downstream of the project limits.

The proposed off-site improvements and on-site drainage system would reduce the potential for erosion, siltation, and flooding. Therefore, the impacts from erosion, siltation, and flooding due to the change in drainage patterns would be less than significant. No mitigation measures are required.

e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Less Than Significant Impact. Under existing conditions, sheet flow splits into four ephemeral drainage courses that convey offsite storm flows from the south onto the project site. From west to east, the existing condition 100-year peak flows for these four drainage courses are approximately 460 cubic feet per second (cfs), 900 cfs, 750 cfs, and 3300 cfs, as presented by the San Bernardino County Flood Control Agency. In addition, ephemeral streams may show drainage flows during and after seasonal storms; however, no standing surface water exists on the site. A basin within the development is anticipated within the proposed park. As discussed above, a study is currently underway recommending that upstream basins be installed. If this occurs, 100-year peak flows that travel on to the project site would effectively be reduced.

With the proposed development project, operations would generate pollution constituents in surface water runoff that are typical of urban uses that require implementation of water quality control measures, as described in Response to Checklist Question VIII.a. Therefore, the project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Impacts would be less than significant and no mitigation measures are necessary.

f. Otherwise substantially degrade water quality?

Less Than Significant Impact. As discussed above, project-related construction activities have the potential to result in adverse effects on surface water quality as the result of minor soil erosion (during grading and soil stockpiling), subsequent siltation, and conveyance of other pollutants into municipal storm drains during the project construction phase. In addition, project operations would generate pollution constituents in surface water runoff that are similar to previous on-site uses and typical of urban uses, such as minor amounts of oil and grease generated by automobiles, in addition to limited amounts of fertilizers and pesticides used for landscaping maintenance.

Construction activities would occur in accordance with City requirements which require necessary permits, plans, plan checks, and inspections to reduce the effects of sedimentation and erosion. As part of the City's requirements, BMPs will be implemented during construction to

reduce pollution in stormwater discharge to levels that comply with applicable water quality standards. In addition, project operation would comply with the City requirements to minimize potential water quality impacts associated with project operations. Consequently, project construction and operation would not substantially degrade water quality, and no mitigation measures are necessary.

g. Place housing within a 100-year flood hazard area as mapped on federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact. The project site is not located within a 100-year flood plain. Therefore, the proposed project would not place structures within a 100-year flood hazard area. No mitigation measures are required.

h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact. The project site is not located within a 100-year flood plain. Therefore, the proposed project would not place structures within a 100-year flood hazard area which would impede or redirect flood flows. No mitigation measures are required.

i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

No Impact. As indicated above, the project site is not located within a 100-year flood plain. In addition, the project site is not located within an inundation area associated with the failure of a levee or dam. As such, impacts associated with the exposure of people or structures to a significant risk of loss, injury, or death involving flooding would not occur, and no mitigation measures are necessary.

j. Inundation by seiche, tsunami, or mudflow?

No Impact. A seiche is an oscillation of a body of water in an enclosed or semi-enclosed basin, such as a reservoir, harbor, lake, or storage tank. A tsunami is a great sea wave, commonly referred to as a tidal wave, produced by a significant undersea disturbance such as tectonic displacement of the sea floor associated with large, shallow earthquakes. Mudflows result from the downslope movement of soil and/or rock under the influence of gravity.

The project site does not lie in close proximity to an enclosed body of water. In addition, the project site is not located within an inundation or tsunami hazard area as determined by the

City of Victorville. Therefore, the potential for exposure of people to a seiche or tsunami would be nil. As the project site and surrounding area are flat, the potential for a mudflow to occur on-site is also minimal. As such, no impacts would occur associated with the inundation of seiche, tsunami, or mudflows, and no mitigation measures are necessary.

IX. LAND USE AND PLANNING

Would the project:

a. Physically divide an established community?

No Impact. The project site is an undeveloped area surrounded on all sides by undeveloped land. Although the proposed project would develop a planned community on an undeveloped site, it would not divide any established residential communities in the area as they function independently of the project site. Rather, the proposed project would complement the existing pattern of residential development in the overall area by constructing residential units of a comparable size. The proposed project would not physically divide an established community, and no mitigation measures are required.

b. Conflict with applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact. The project site is located within the City of Victorville. The Land Use Element of the City of Victorville General Plan identifies the general locations and intensities of land uses within the City. The General Plan Land Use Policy Map designates approximately 57 acres of the project site as Low Density Residential (5 dwelling units per acre), 60 acres as Medium Density Residential (8 dwelling units per acre), and 60 acres as Commercial. The Commercial land use designation allows for a wide range of retail commercial, service commercial, and office commercial activities. The Low Density Residential, Medium Density Residential, and Commercial land use designations correspond to the R-1 (Single-Family Residential), R-2 (Multi-Family Residential), and C-2 zoning designations, respectively. In addition, the zoning designations have a "T" designation, which may carry additional development standards per City staff.

Based on the current land use designations and zoning on the site, up to approximately 285 single family detached homes, 480 multi-family attached homes, and 653,400 square feet of commercial could be developed on the project site. The Specific Plan would allow development of up to 715 residential homes and an 11-acre Neighborhood Commercial Center, which would

result in a net reduction in land use intensity compared to allowable density. In addition, the Specific Plan provides for development of a 10-acre neighborhood park and a 12-acre site for an elementary school. The policies, plans, and programs of the City's General Plan establish the basic framework for development of the Parkview Specific Plan, and the primary purpose of the proposed Specific Plan is to implement the goals and policies of the City on a specific planning area basis. To allow for the adoption of the Specific Plan, a General Plan Amendment (from Low and Medium Density Residential and Commercial to Specific Plan) and Zone Change (from R-1T, R-2T, and C-2T) are required. The proposed Parkview Specific Plan conforms to the overall residential land use densities allowed for this area provided within the current City General Plan and Zoning designations. Therefore, potential impacts would be less than significant and no mitigation measures are required.

c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. The project site and surrounding areas are not part of an approved habitat conservation plan. Therefore, the proposed project would not conflict with any applicable habitat conservation plan or natural community conservation plan. No mitigation measures are required.

X. MINERAL RESOURCES

Would the project:

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. According to the City of Victorville General Plan Mineral Classification Map, the project site is located in Mineral Resource Zone-3a, which is defined as an area potentially containing undetermined mineral resources. The site is not designated as a locally important mineral resource site in the City's General Plan, and no known mineral resources have been identified within the project area. Therefore, project implementation would not result in the loss of availability of a known mineral resource and no impact would occur.

b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

No Impact. As described above, the project site is not located in an area containing a known mineral resource that would be of value to the region and the residents of the state. Furthermore, the site is not designated as a locally important mineral resource site on a local

general plan, specific plan, or other land use plan. Therefore, the proposed project would not result in the loss of availability of a locally important mineral resource recovery site and no impact would occur.

XI. NOISE

Would the project:

a. Expose persons to or generate noise level in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less Than Significant Impact. Construction activity typically represents one of the highest potentials for noise impacts. The project site is predominantly surrounded by undeveloped land, with no noise "sensitive" use located within the project vicinity. In the absence of any such receptors, the potential noise impacts resulting from project construction are not anticipated to be significant.

The project site is currently undeveloped. The occupation of residential and commercial uses will increase local existing ambient noise levels. Likely sources of future noise include: outdoor activities (children playing); vehicle ingress and egress from the project area; pet activity; loading dock activities, parking activities, and landscaping equipment and similar uses. The City has identified interior and exterior noise standards of 45 dB and 65 dB (respectively) as acceptable for single-family residential development. As stated in the City's General Plan, future increases in traffic on local roadways will result in an incremental increase in noise. Future increases in traffic noise on local roadways are not anticipated to be generated by on-site residential uses in excess of this standard. The proposed project includes the installation of a perimeter wall. Such a feature typically reduces noise by 5 dB. Typical building construction in the City achieves an additional 20 dB reduction (exterior to interior noise level). The noise resulting from the long-term occupation of the proposed project is anticipated to be similar to that which is occurring within nearby planned community developments in the City, and the proposed project would need to satisfy all applicable City requirements (including the incorporation of necessary noise attenuation features). Therefore, no significant operational noise impacts will result. No mitigation is required.

b. Expose people to or generate excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact. The project would be constructed using typical construction techniques and driven piles would not be required. As such, it is not anticipated that construction equipment used during project construction would generate excessive groundborne

vibration or noise. Post-construction on-site activities would be limited to land uses that do not generate excessive groundborne vibration or noise. As such, impacts associated with the project would be less than significant, and no mitigation measures would be required.

c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Less Than Significant Impact. Refer to Response No. XI. a) above.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The project site is located approximately three miles south of Adelanto Airport and seven miles south of Southern California Logistics Airport. However, the project site is located well outside the 65 dBA CNEL Noise Contour for either of the airports. As such, airport noise exposure at the project site would be compatible with the California Department of Health "normally acceptable" community noise exposure level for noise sensitive uses of equal to or below 65 dBA CNEL.[14] No impact would occur, and no mitigation would be required.

f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. There are no private airstrips within the vicinity of the project site. As such, construction or operation of the project would not expose people residing or working in such an area to excessive noise levels. No mitigation measures would be required.

[14] *As indicated above, CNEL is typically used to describe noise levels from aircraft operations. In addition, the California Department of Health provides land use compatibility guidelines in terms of CNEL.*

XII. POPULATION AND HOUSING

Would the project:

a. Induce substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less Than Significant Impact. The current population of Victorville is approximately 80,000 people. The proposed project includes up to 715 single-family units that would introduce a new residential population into the area. According to 2000 US Census data, the average household size for residences located in Census Tract 91.05, in which the project is located, is 3.29 persons per household.[15] Based on this estimated household size, the proposed project would generate approximately 2,352 new residents at full occupancy. The project site and immediate surrounding area are currently undeveloped. However, the project area, as well as the surrounding areas to the north, east, and south of the project site in the City of Victorville are designated for residential uses by the City's General Plan and Zoning Map.[16] Overall, the number of proposed dwelling units would be within the number of anticipated dwelling units for the project site by the General Plan. The new roads (excluding internal roads) to be constructed as part of the project have been identified as General Plan roadways. Additionally, the project's infrastructure would connect to existing and/or planned utility lines.

Furthermore, the City's General Plan Housing Element provides goals and guidelines to meet federal, state and regional housing needs. The primary housing goals that directly relate to the Parkview Specific Plan include: 1) Encouraging a wide variety of housing by location, type of unit, and price; 2) To provide for all persons regardless of race, religion, sex, marital status, ancestry, national origin or color; and 3) Encourage the proper utilization of undeveloped residential areas of the City. The Parkview Specific Plan fulfills these needs by providing a variety of housing types, densities, and process open to all individuals in a cohesively designed master planned setting. As such, impacts would be less than significant and no mitigation measures are necessary.

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[15] *US Census, American FactFinder, accessed online via http://factfinder.census.gov, February 2006.*

[16] *The area directly west of the project site is located within the jurisdiction of the County of San Bernardino. The San Bernardino County General Plan designates the area as Vacant.*

b. Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?

No Impact. The project site is currently an undeveloped, vacant lot. Development of the proposed commercial and residential uses, therefore, would not displace any existing residences, but rather would add to the City's housing supply. No impact would occur and no mitigation measures are necessary.

c. Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?

No Impact. As discussed above, the project site is currently an undeveloped, vacant lot. As such, project implementation would not displace any residents, but rather would provide new housing in the area. No impact would occur, and no mitigation measures are necessary.

XIII. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a. Fire protection?

Less Than Significant Impact. Fire protection and emergency medical services would be provided to the project site by the City of Victorville Fire Department (VFD). Fire Station No. 313 at 13086 Amethyst Road is located closest to the project site (approximately 4.5 miles east). The proposed project would add up to 715 homes to the area as well as other commercial, recreational, and institutional uses that would require fire protection services. Accordingly, the proposed project would increase demands on existing fire protection services of the VFD. However, the Project Applicant would be required to pay development impact fees to VFD to help fund the construction of new facilities as the need arises. Furthermore, the proposed project would comply with all applicable federal, state, and local codes, ordinances, and requirements so as to reduce the potential for fire hazards (i.e., installation of fire hydrants, fire flow requirements, etc). Therefore, impacts on fire protection services would be less than significant. No mitigation measures are required.

b. Police protection?

Less Than Significant Impact. Police protection services in the City of Victorville are provided by the San Bernardino County Sheriff's Department (SBCSD). SBCSD's Victorville Station is located at 14200 Amargosa Road. The station has a total of 71 employees, 56 of which are sworn officers. Additionally, there are 37 Citizen on Patrol Members, 23 Explorer Scouts, and 8 Reserve Deputies. The proposed project would add up to 715 homes to the area as well as other commercial, recreational, and institutional uses that would require police protection services. Accordingly, the proposed project would increase demands on existing police protection services of the SBCSD. However, the Project Applicant would be required to pay development impact fees to SBCSD to help fund the construction of new facilities as the need arises. Therefore, impacts on police protection services would be less than significant. No mitigation measures are required.

c. Schools?

Less Than Significant Impact. The project site is located within the jurisdiction of Snowline Joint Unified School District (District). The Parkview Specific Plan area is located within the attendance boundaries of Baldy Mesa Elementary School (K-5) located at 10376 Baldy Mesa Road in Baldy Mesa, Quail Valley Middle School (6-8) located at 10058 Arrowhead Road in Baldy Mesa, and Serrano High School (9-12) located at 9292 Sheepcreek Road in Phelan. However, a new elementary school (Vista Verde Elementary School) is being constructed near the project site. It is expected to be complete and operational by August 2006. At build-out, Vista Verde Elementary School would accommodate approximately 750 students. Once the school is complete and operational, the attendance boundaries could be adjusted such that the Parkview Specific Plan area could be located within the attendance boundaries of Vista Verde Elementary School.[17,18] Furthermore, per the District's request, the Project Applicant is proposing to allocate approximately 12 acres of land within the project site (Planning Area 7) for school uses. The new school would accommodate 850 to 950 students. Quail Valley Middle School has a capacity of 1,200 students and Serrano High School has a capacity of 2,400 students. Both schools are currently operating below capacity.

To estimate the number of students the proposed project would add to each of these schools, the following student generation factors were utilized: 0.4095 for grades K-5; 0.2036 for grades 6-8; and 0.2185 for grades 9-12.[19] Based on these generation factors, the proposed project

[17] *Attendance boundaries are subject to change based on other development occurring in the area.*

[18] *Personal communication with Ray Coco, Facilities Director, Snowline Joint Unified School District, February 24, 2006.*

[19] *Ibid.*

is estimated to add approximately 293, 146, and 156 students to Vista Verde Elementary School, Quail Valley Middle School, and Serrano High School, respectively. Although the proposed project would increase demands on existing schools within the District, as discussed above, these schools are currently operating below capacity. Therefore, the proposed project would have a less than significant impact on schools. The Project Applicant would also be required to pay development impact fees to the District to help fund the construction of new facilities as the need arises. No mitigation measures are required.

d. Parks?

Less Than Significant Impact. Park facilities and services are provided by the City of Victorville Parks Department. Existing public neighborhood/community parks located in the vicinity of the project site include Eagle Ranch Park (6.5 acres) and Mesa Linda Park (10.0 acres). Eagle Ranch Park, located at 12587 Eagle Ranch Parkway, contains a ball field, an open grass area, picnic tables with barbecues, play equipment, and restrooms. Mesa Linda Park, located at 13151 Mesa Linda Road, contains two lighted soccer fields, two half-court basketball courts, a sand volleyball court, picnic tables with barbecues, play equipment, and restrooms. Both parks are located approximately 3.5 miles east of the project site. To ensure sufficient recreational opportunities throughout the City, the City has established a parkland standard of 3 acres per 1,000 residents, or 0.003 acres per resident. Based on this parkland standard, the proposed project would be required to provide 7.1 acres of parkland for the 2,352 residents estimated to inhabit the project site.[20] The Project Applicant is proposing to allocate approximately 10 acres of land within the project site (Planning Area 8) for park uses. The park would include parking lot(s), sports fields, trails and pathways, restroom facilities, and lighting. The park would include an extensive open space/paseo system. The paseo system would include street adjacent and non-street adjacent bikeway/pedestrian pathways that would allow access throughout the community and would be in excess of the 10-acre park. Because the proposed project would create active and passive recreational opportunities for its residences within the Specific Plan area itself, the use of existing public parks in the area would be minimized. Furthermore, as demonstrated above, the proposed project would exceed the City's parkland standard by approximately 3.0 acres. Therefore, the proposed project would have a less than significant impact on parks. No mitigation measures are required.

e. Other public services?

Less Than Significant Impact. The proposed project would potentially increase the City's population by approximately 2,352 people. This increase would result in demands on

[20] *Based on a generation factor of 3.29 persons per household as indicated by 2000 US Census data for residences located in Census Tract 91.05. Refer to Response No. XII. a) in Population and Housing above.*

other government services and public facilities such as libraries, hospitals, and post offices. However, the Project Applicant would be required to pay development impact fees to the City to help fund the construction of these new facilities as the need arises. Therefore, impacts on other public services would be less than significant. No mitigation measures are required.

XIV. RECREATION

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less Than Significant Impact. As discussed in Response No. XIII a)-iv) above, existing public neighborhood/community parks located in the vicinity of the project site include Eagle Ranch Park (6.5 acres) and Mesa Linda Park (10.0 acres). Both provide active recreational opportunities and are located approximately 3.5 miles east of the project site. To ensure sufficient recreational opportunities throughout the City, the City has established a parkland standard of 3 acres per 1,000 residents, or 0.003 acres per resident. Based on this parkland standard, the proposed project would be required to provide 7.1 acres of parkland for the 2,352 residents estimated to inhabit the project site.[21] The Specific Plan allocates approximately 10 acres of land within the project site (Planning Area 8 of the Specific Plan) for park uses. The park would include parking lot(s), sports fields, trails and pathways, restroom facilities, and lighting. The park would include an extensive open space/paseo system. The paseo system would include street adjacent and non-street adjacent bikeway/pedestrian pathways that would allow access throughout the community. Because the proposed project would create active and passive recreational opportunities for its residences within the Specific Plan area itself, the use of existing public parks in the area would be minimized. Furthermore, as demonstrated above, the proposed project would exceed the City's parkland requirement by approximately 3.0 acres. Therefore, the proposed project would have a less than significant impact on parks. No mitigation measures are required.

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less Than Significant Impact. The Specific Plan allocates approximately 10 acres of land within the project site (Planning Area 8 of the Specific Plan) for park uses. The park would include parking lot(s), sports fields, trails and pathways, restroom facilities, and lighting. The

[21] *Based on a generation factor of 3.29 persons per household as indicated by 2000 US Census data for residences located in Census Tract 91.05. Refer to Response No. XII. a) in Population and Housing above.*

park would include an extensive open space/paseo system. The paseo system would include street adjacent and non-street adjacent bikeway/pedestrian pathways that would allow access throughout the community. Construction of these recreational facilities would not have an adverse physical effect on the environment. No mitigation measures are required.

XV. TRANSPORTATION AND CIRCULATION

Urban Crossroads prepared *the Parkview Mixed-Use Development Traffic Study* ("Traffic Study") for the project in December 2005. The Traffic Study evaluated development of 780 dwelling units, a 108,900 square-foot shopping center, a 650-student elementary school and a 5-acre park within the current site location. The project was subsequently refined by reducing the number of dwelling units and slightly increasing the non-residential uses. Specifically, the project proposes to include 715 dwelling units, a 119,800 square-foot shopping center, a 780-student elementary school, and a 10-acre active park. Such refinements to the proposed project have resulted in an overall 8 to 10 percent decrease in projected traffic generated by the proposed project compared to what was originally evaluated in the Traffic Study. This is unlikely to have any effect on the identified improvements under either near-term or long-range conditions. The only substantial change to the Traffic Study resulting from the refinements to the project description would be to the project fair share calculations presented in Section 7.0 of the Traffic Study. However, the conclusions rendered in Section 7.0 do not affect the analysis of future traffic conditions and potential impacts as a result of project implementation. Furthermore, the identified traffic improvements would not be affected. The following discussion of traffic impacts is based upon the December 2005 Traffic Study. The preparation of the Traffic Study is in conformance with the requirements of the San Bernardino County Congestion Management Program (CMP).

Would the project:

a. **Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to ratio capacity on roads, or congestion at intersections)?**

b. **Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?**

Potentially Significant Impact Unless Mitigation Incorporated. Regional access to the site is provided by the I-15 Freeway. Local access is provided by various arterial roadways in the vicinity of the site. The east-west arterial which will be most affected by the project is

Palmdale Road (SR-18) and Bear Valley Road. North-south arterials expected to provide local access include, US-395, Baldy Mesa Road, Monte Vista Road, and Bellflower Street.

The following analysis years were analyzed in the Traffic Study:

- Existing Conditions - 2005
- Opening Year – 2010
- Mid-Term Conditions - 2020
- CMP Horizon Year – 2030

1. Analysis Methodologies

Traffic impacts to signalized intersections are based on the use of Webster based signal timing evaluation routine (Webster) for signalized intersections. The Webster program determines the level of service (LOS) based on the 2000 Highway Capacity Manual (HCM) (Transportation Research Board Special Report 209). The HCM defines level of service as a qualitative measure which describes operational conditions within a traffic stream, generally in terms of such factors as speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience, and safety. The criteria used to evaluate LOS conditions vary based on the type of roadway and whether the traffic flow is considered interrupted or uninterrupted.

The definitions of level of service for uninterrupted flow (flow unrestrained by the existence of traffic control devices) are:

- LOS "A" represents free flow. Individual users are virtually unaffected by the presence of others in the traffic stream.
- LOS "B" is in the range of stable flow, but the presence of other users in the traffic stream begins to be noticeable. Freedom to select desired speeds is relatively unaffected, but there is a slight decline in the freedom to maneuver.
- LOS "C" is in the range of stable flow, but marks the beginning of the range of flow in which the operation of individual users becomes significantly affected by interactions with others in the traffic stream.
- LOS "D" represents high-density but stable flow. Speed and freedom to maneuver are severely restricted, and the driver experiences a generally poor level of comfort and convenience.

- LOS "E" represents operating conditions at or near the capacity level. All speeds are reduced to a low, but relatively uniform value. Small increases in flow will cause breakdowns in traffic movement.

- LOS "F" is used to define forced or breakdown flow. This condition exists wherever the amount of traffic approaching a point exceeds the amount that can traverse the point. Queues form behind such locations.

Uninterrupted flow is generally found only on limited access (freeway) facilities in urban areas. For signalized intersections and all way stop (AWS) controlled intersections, average total delay per vehicle for the overall intersection is used to determine level of service. The level of service for unsignalized intersections with stop control on the minor street is based on the stopped delay per vehicle or the worst minor street movement(s). The levels of service are defined in terms of average delay for the intersection analysis methodology as are presented in Table B-1 on page B-50.

A level of service analysis was conducted on all existing and future segments and intersections on the CMP network potentially impacted by the project. City of Victorville guidelines indicate that peak hour intersection operations of LOS "D" or better are considered acceptable. Therefore, any City of Victorville intersection operating at LOS "E" or LOS "F" is considered deficient. Per updated CALTRANS guidelines, the LOS threshold for state highway facilities will be the same as the jurisdiction (City of Victorville) where the facility is located but not greater than a 45 second average delay per vehicle in the peak hour (middle of LOS "D"). Impacts are considered potentially significant if the intersection operates at a deficient level. In such cases, transportation improvements to restore traffic operations to an acceptable LOS with respect to CMP and local jurisdiction LOS standards are analyzed.

A traffic impact is considered significant and unmitigable if the project both: i) contributes measurable traffic to and ii) substantially and adversely changes the level of service at any off-site location projected to experience deficient operations under foreseeable cumulative conditions, where feasible improvements consistent with the City of Victorville General Plan cannot be constructed.

2. Project Generated Traffic

Based on trip generation factors from the most recent *Institute of Transportation Engineers Trip Generation Rates, 7th Edition*, the project would generate 14,582 trip-ends per day with 972 vehicles per hour during the A.M. peak hour and 1,414 vehicles per hour during the P.M. peak hour during the 2010 Interim Year (10% pass-by). The project is also projected to generate 13,380 trip-ends per day with 940 vehicles per hour during the A.M. peak hour and 1,302 vehicles per hour during the P.M. peak hour for 2030 conditions (25% pass-by). As

Table B-1

Level of Service Definitions

Level of Service	Average Total Delay Per Vehicle (Seconds)	
	Signalized	Unsignalized
A	0 to 10.00	0 to 10.00
B	10.01 to 20.00	10.01 to 15.00
C	20.01 to 35.00	15.01 to 25.00
D	35.01 to 55.00	25.01 to 35.00
E	55.01 to 50.00	35.01 to 50.00
F	50.01 and up	50.01 and up

Source: Parkview Mixed-Use Development Traffic Study, prepared by Urban Crossroads, December 20, 2005.

discussed in Section 2.0 of the Traffic Study, the project site was divided into Traffic Analysis Zones (TAZ) to address the project distribution on the roadway network. Trip distribution is heavily influenced by the geographical location of the site, the location of surrounding uses, and the proximity to the regional freeway system. Please refer to Section 2.0 of the Traffic Study for further discussion and illustrations of the project trip distribution and assignment.

3. Traffic Conditions

(a) Existing Traffic Conditions

(1) Existing Levels of Service

Existing and future peak hour traffic operations have been evaluated for both the A.M. and P.M. peak hours of traffic throughout the study area. Actual traffic counts were conducted to quantify existing traffic conditions. Table B-2 on page B-51 provides the delay and LOS for each of the study area intersections under existing conditions.

As indicated in Table B-2, the study area intersections currently operate at acceptable levels of service during the peak hours except the following intersections per the City of Victorville criteria:

- Verbena Road (NS) at:
  - Palmdale Road (EW) (A.M. only)
- Bellflower Street (NS) at:
  - Palmdale Road (EW) (A.M. and P.M.)

Table B-2

Intersection Analysis Summary

INTERSECTION	Existing			2010			2020			2030		
Description	Traffic Control[2]	Delay[1]/LOS A.M.	Delay[1]/LOS P.M.	Traffic Control[2]	Delay[1]/LOS A.M.	Delay[1]/LOS P.M.	Traffic Control[2]	Delay[1]/LOS A.M.	Delay[1]/LOS P.M.	Traffic Control[2]	Delay[1]/LOS A.M.	Delay[1]/LOS P.M.
Baldy Mesa Rd (NS) at:												
• Palmdale Rd. (SR-18) (EW)	CSS	16.0/C	19.6/B	CSS	98.5/F	--[3]/F	CSS	--[3]/F	--[3]/F	CSS	--[3]/F	--[3]/F
-With Improvements	--	--/--	--/--	**TS**	28.0/C	40.0/D	**TS**	31.0/C	45.0/D[4]	**TS**	34.0-C[4]	41.0/D[4]
• Luna Rd. (EW)	--	--/--	--/--	--	--/--	--/--	--	--/--	--/--	--	--/--	--/--
-With Improvements	--	--/--	--/--	**CSS**	9.9/A	9.8/A	**TS**	26.0/C	28.0/C	**CSS**	14.6/B	31.6/D
• Braceo Rd (EW)	--	--/--	--/--	--	--/--	--/--	--	--/--	--/--	--	--/--	--/--
-With Improvements	--	--/--	--/--	**CSS**	11.6/B	12.8/B	--	--/--	--/--	**TS**	20.0/B	22.0/C
• Commercial North Access (EW)	--	--/--	--/--	--	--/--	--/--	--	--/--	--/--	--	--/--	--/--
-With Improvements	--	--/--	--/--	**CSS**	9.9/A	12.4/B	--	--/--	--/--	**CSS**	15.6/C	29.4/D
• Commercial South Access (EW)	--	--/--	--/--	--	--/--	--/--	--	--/--	--/--	--	--/--	--/--
-With Improvements	--	--/--	--/--	**CSS**	8.9/A	9.5/A	--	--/--	--/--	**CSS**	15.6/C	28.6/D
• La Mesa Rd. (EW)	--	--/--	--/--	--	--/--	--/--	--	--/--	--/--	--	--/--	--/--
-With Improvements	--	--/--	--/--	CSS	15.8/C	28.3/D	--	--/--	--/--	**TS**	33.0/C	50.0/D
-With Warranted Traffic Signal	--	--/--	--/--	**TS**	21.0/C	20.0/B	--	--/--	--/--	--	--/--	--/--
• Bear Valley Rd. (EW)	AWS	11.2/B	9.4/A	AWS	--[3]/F	--[3]/F	AWS	--[3]/F	--[3]/F	AWS	--[3]/F	--[3]/F
-With Improvements	--	--/--	--/--	**TS**	37.0/D	47.0/D	**TS**	44.0/D	36.0/D	**TS**	53.0/D	37.0/D
Commercial West Access (NS) at:												
• La Mesa Rd. (EW)	--	--/--	--/--	--	--/--	--/--	--	--/--	--/--	--	--/--	--/--
-With Improvements	--	--/--	--/--	**CSS**	9.8/A	10.0/B	--	--/--	--/--	**CSS**	10.3/B	13.8/B
Commercial Access (NS) at:												
• La Mesa Rd. (EW)	--	--/--	--/--	--	--/--	--/--	--	--/--	--/--	--	--/--	--/--
-With Improvements	--	--/--	--/--	**CSS**	9.8/A	9.8/A	--	--/--	--/--	**CSS**	10.4/B	13.8/B
Commercial East Access (NS) at:												
• La Mesa Rd. (EW)	--	--/--	--/--	--	--/--	--/--	--	--/--	--/--	--	--/--	--/--
-With Improvements	--	--/--	--/--	**CSS**	21.1/B	10.4/B	--	--/--	--/--	**AWS**	25.0/D	16.1/C
Braceo St. (NS) at:												
• Palmdale Rd. (SR-18) (EW)	--	--/--	--/--	--	--/--	--/--	--	--/--	--/--	--	--/--	--/--

Table B-2

Intersection Analysis Summary

INTERSECTION	Existing			2010			2020			2030		
	Traffic	Delay[1]/LOS		Traffic	Delay[1]/LOS		Traffic	Delay[1]/LOS		Traffic	Delay[1]/LOS	
Description	Control[2]	A.M.	P.M.	Control[2]	A.M.	P.M.	Control[2]	A.M.	P.M.	Control[2]	A.M.	P.M.
-With Improvements	--	--/--	--/--	TS	16.0/B	20.0/C	TS	20.0/C	48.0/C	TS	15.0/B[4]	47.0/D[4]
• Luna Rd. (EW)	--	--/--	--/--	--	--/--	--/--	--	--/--	--/--	--	--/--	--/--
-With Improvements	--	--/--	--/--	CSS	9.3/A	9.2/A	--	--/--	--/--	AWS	11.7/B	28.2/D
• Braceo South (EW)	--	--/--	--/--	--	--/--	--/--	--	--/--	--/--	--	--/--	--/--
-With Improvements	--	--/--	--/--	CSS	10.5/B	9.1/A	--	--/--	--/--	TS	32.0/C	24.0/C
• La Mesa Rd. (EW)	--	--/--	--/--	--	--/--	--/--	--	--/--	--/--	--	--/--	--/--
-With Improvements	--	--/--	--/--	CSS	10.6/B	10.5/B	TS	38.0/D	39.0/D	TS	42.0/D	49.0/D
Monte Vista Rd. (NS) at:												
• Palmdale Rd. (SR-18) (EW)	CSS	15.8/A	0.0/A	CSS	--[3]/F	--[3]/F	CSS	--[3]/F	--[3]/F	CSS	--[3]/F	--[3]/F
-With Improvements	--	--/--	--/--	TS	19.0/B	30.0/C	TS	24.0/C	53.0/D	TS	27.0/C	49.0/D
• La Mesa Rd. (EW)	--	--/--	--/--	--	--/--	--/--	--	--/--	--/--	--	--/--	--/--
-With Improvements	--	--/--	--/--	CSS	8.5/A	8.6/A	TS	27.0/C	28.0/C	TS	48.0/D	41.0/D
Verbena Rd. (NS) at:												
• Palmdale Rd. (SR-18) (EW)	CSS	--[3]/F	32.1/D	CSS	--[3]/F	--[3]/F	CSS	--[3]/F	--[3]/F	CSS	--[3]/F	--[3]/F
-With Improvements	--	--/--	--/--	TS	44.0/D	42.0/D	TS	37.0/D	38.0/D	TS	41.0/D	38.0/D
• La Mesa Rd. (EW)	--	--/--	--/--	--	--/--	--/--	--	--/--	--/--	--	--/--	--/--
-With Improvements	--	--/--	--/--	CSS	9.6/A	10.4/B	TS	52.0/D	52.0/D	TS	28.0/C	52.0/D
• Bear Valley Rd. (EW)	--	--/--	--/--	--	--/--	--/--	--	--/--	--/--	--	--/--	--/--
-With Improvements	--	--/--	--/--	TS	23.0/C	24.0/C	TS	27.0/C[4]	36.0/D[4]	TS	29.0/C[4]	42.0/D[4]
Bellflower St. (NS) at:												
• Palmdale Rd. (SR-18) (EW)	CSS	--[3]/F	--[3]/F	CSS	--[3]/F	--[3]/F	CSS	--[3]/F	--[3]/F	CSS	--[3]/F	--[3]/F
-With Improvements	--	--/--	--/--	TS	45.0/C[4]	37.0/D[4]	TS	34.0/C	37.0/D	TS	34.0/C	30.0/C[4]
• La Mesa Rd. (EW)	--	--/--	--/--	--	--/--	--/--	--	--/--	--/--	--	--/--	--/--
-With Improvements	--	--/--	--/--	TS[5]	18.0/B	21.0/C	TS	26.0/C	29.0/C	TS	37.0/D	30.0/C
US-395 (NS) at:												
• Seneca Rd. (EW)	CSS	--[3]/F	--[3]/F	CSS	--[3]/F	--[3]/F	CSS	--[3]/F	--[3]/F	CSS	--[3]/F	--[3]/F
-With Improvements	--	--/--	--/--	TS	29.0/C	33.0/C	TS	33.0/C	27.0/C[4]	TS	37.0/D[4]	28.0/C[4]

Table B-2

Intersection Analysis Summary

INTERSECTION	Existing			2010			2020			2030		
	Traffic	Delay[1]/LOS		Traffic	Delay[1]/LOS		Traffic	Delay[1]/LOS		Traffic	Delay[1]/LOS	
Description	Control[2]	A.M.	P.M.	Control[2]	A.M.	P.M.	Control[2]	A.M.	P.M.	Control[2]	A.M.	P.M.
• Palmdale Rd. (SR-18) (EW)	TS	31.0/C	31.0/C	TS	--[3]/F	--[3]/F	TS	--[3]/F	--[3]/F	TS	--[3]/F	--[3]/F
-with maximum feasible improvements	--	--/--	--/--	TS	41.0/D	44.0/D[4]	**TS**	30.0/C[4]	40.0/D[4]	TS	55.0/E	--[3]/F
-with single point intersection improvements	--	--/--	--/--	--	--/--	--/--	--	--/--	--/--	*TS*	*20.0/B*	*28.0/C*
• La Mesa Rd. (EW)	--	--/--	--/--	--	--/--	--/--	--	--/--	--/--	--	--/--	--/--
-with maximum feasible improvements	--	--/--	--/--	**TS**	21.0/C	27.0/C	**TS**	35.0/D[4]	36.0/D	**TS**	33.0/C[4]	43.0/D[4]
• Bear Valley Rd. (EW)	TS	44.0/D	38.0/D	TS	--[3]/F	--[3]/F	TS	--[3]/F	--[3]/F	TS	--[3]/F	--[3]/F
-with maximum feasible improvements	--	--/--	--/--	TS	33.0/C[4]	39.0/D[4]	TS	--[3]/F	--[3]/F	TS	--[3]/F	--[3]/F
-with single point intersection improvements	--	--/--	--/--	--	--/--	--/--	*TS*	*21.0/C*	*23.0/C*	*TS*	*31.0/C[4]*	*29.0/C*
• Smoketree Rd. (EW)	CSS	60.7/F	--[3]/F	CSS	--[3]/F	--[3]/F	CSS	--[3]/F	--[3]/F	CSS	--[3]/F	--[3]/F
-With Improvements	TS	24.0/C	28.0/C	**TS**[5]	23.0/C[4]	36.0/D[4]	**TS**[5]	6.0/A	6.0/A	**TS**	12.0/B[4]	9.0/A[4]
• Phelan Rd./Main St.	--	--/--	--/--	TS	--[3]/F	--[3]/F	TS	--[3]/F	--[3]/F	TS	--[3]/F	--[3]/F
-with maximum feasible improvements	--	--/--	--/--	TS	39.0/D[4]	32.0/C[4]	TS	--[3]/F	--[3]/F	TS	--[3]/F	--[3]/F
-with single point intersection improvements	--	--/--	--/--	--	--/--	--/--	TS	*10.0/B*	*13.0/B*	*TS*	*24.0/C*	*29.0/C*
Emerald (Topaz) Rd. (NS) at:												
• Palmdale Rd. (SR-18) (EW)	CSS	29.4/D	32.0/D	CSS	--[3]/F	--[3]/F	CSS	--[3]/F	--[3]/F	CSS	--[3]/F	--[3]/F
-With Improvements	--	--/--	--/--	**TS**[5]	17.0/B	20.0/C	**TS**	28.0/C	29.0/C	**TS**	38.0/D	39.0/D
• La Mesa Rd. (EW)	AWS	11.8/B	9.6/A	AWS	11.9/B	9.9/A	AWS	--[3]/F	--[3]/F	AWS	--[3]/F	--[3]/F
-With Improvements	--	--/--	--/--	**TS**	18.0/B	18.0/B	**TS**	35.0/D	35.0/D	**TS**	44.0/D	41.0/D
• Bear Valley Rd. (EW)	CSS	56.7/F	--[3]/F	CSS	--[3]/F	--[3]/F	CSS	--[3]/F	--[3]/F	CSS	--[3]/F	--[3]/F
-With Improvements	--	--/--	--/--	**TS**	26.0/C	41.0/D	**TS**	40.0/D	33.0/C	**TS**	43.0/D	45.0/D
Amethyst Rd. (NS) at:												
• Palmdale Rd. (SR-18) (EW)	CSS	--[3]/F	--[3]/F	CSS	--[3]/F	--[3]/F	CSS	--[3]/F	--[3]/F	CSS	--[3]/F	--[3]/F
-With Improvements	--	--/--	--/--	**TS**	35.0/D	44.0/D	**TS**	36.0/C	34.0/C[4]	**TS**	36.0/D	44.0/D
• La Mesa Rd. (EW)	TS	24.0/C	21.0/C	TS	27.0/C	24.0/C	TS	29.0/C	30.0/C	TS	45.0/D	51.0/D
• Bear Valley Rd. (EW)	TS	41.0/D	30.0/C	TS	35.0/D[4]	36.0/D[4]	TS	--[3]/F	--[3]/F	TS	--[3]/F	--[3]/F
-With Improvements	--	--/--	--/--	--	--/--	--/--	TS	43.0/D	35.0/D	TS	39.0/D[4]	36.0/C[4]

Table B-2

Intersection Analysis Summary

INTERSECTION	Existing			2010			2020			2030		
	Traffic	Delay[1]/LOS		Traffic	Delay[1]/LOS		Traffic	Delay[1]/LOS		Traffic	Delay[1]/LOS	
Description	Control[2]	A.M.	P.M.	Control[2]	A.M.	P.M.	Control[2]	A.M.	P.M.	Control[2]	A.M.	P.M.
Amargosa Rd. (NS) at:												
• Bear Valley Rd. (EW)	TS	28.0/C	53.0/D	TS	32.0/C	--[3]/F	TS	25.0/C	--[3]/F	TS	32.0/C	--[3]/F
-With Improvements	--	--/--	--/--	TS	3.0./C	45.0/D[4]	TS	26.0/C[4]	39.0/D[4]	TS	22.0/C[4]	36.0/D[4]

[1] *Delay and level of service calculated using the following analysis software: Traffix, Version 7.6 (2003). Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for worst individual movement (or movements sharing a single lane) are shown.*

[2] *TS = Traffic Stop*
AWS = All Way Stop
CSS = Cross Street Stop

[3] *= Delay High, Intersection Unstable, Level of Service "F"*

[4] *Minimum pedestrian timing requirements are not satisfied.*

[5] *Traffic signal is not warranted at this location and no other physical improvements will provide acceptable Level of Service (LOS) operation. It is therefore recommended that volumes be monitored at this location and a traffic signal should be installed when it is warranted.*

Source: Urban Crossroads and PCR Services Corporation, February 2006.

- US-395 (NS) at:
  - Seneca Road (EW) (A.M. and P.M.)
  - Smoketree Road (EW) (A.M. and P.M.)Emerald Road (NS) at:
  - Bear Valley (EW) (A.M. and P.M.)
- Amethyst Road (NS) at:
  - Palmdale Road (EW) (A.M. and P.M.)

(2) Existing Stacking Levels

In addition to calculating the LOS for the study area intersections, the Traffic Study compared the storage provided for each left-turn movement to the 95th percentile queue lengths for existing conditions. Table 3-2 in the Traffic Study provides a complete listing of the study intersections analyzed as part the existing conditions stacking analysis. Under existing conditions, in 39 of the 48 cases, adequate storage is provided to satisfy the demand during the peak hours. The following intersections have stacking distances that exceed the peak hour stacking distance provided:

- US-395 (NS) at:
  - Palmdale Road (SR-18)
    - Northbound Lane (P.M. only)
  - Southbound Lane (A.M. and P.M.)Bear Valley Road
    - Southbound Lane (A.M. only)
    - Westbound Lane (A.M. only)
- Amethyst Road (NS) at:
  - Bear Valley Road
    - Southbound Lane (A.M. only)
- Amargosa Road (NS) at:
  - Bear Valley Road
    - Northbound, Southbound and Westbound Lanes (P.M. only)

(3) Existing Traffic Signal Warrants

A traffic signal warrant analysis indicates that the following intersections appear to currently warrant a traffic signal:

- Verbena Road (NS) at:
  - Palmdale Road (EW)
- Bellflower Street (NS) at:
  - Palmdale Road (EW)
- US-395 (NS) at
  - Seneca Road (EW)
- Emerald Road (NS) at:
  - Bear Valley (EW)
- Amethyst Road (NS) at:
  - Palmdale Road (EW)

Additional signal warrant analysis (also included in Appendix "C" of the Traffic Study) has been conducted for intersections potentially requiring traffic signal installation. The additional analysis indicates that no other traffic signals are currently warranted.

(4) Planned Transportation Improvements

The long-range transportation system within the study area is expected to undergo significant improvements to provide the ultimate system planned by Caltrans, the City of Victorville, the City of Hesperia and the City of Adelanto. Section 7.0 of the Traffic Study provides a summary of the anticipated traffic improvements within the surrounding circulation network. The following analysis of future traffic conditions acknowledges such improvements and provides the anticipated level of service with the anticipated improvements, as appropriate.

(b) Future Traffic Conditions

The Traffic Study analyzed future "With" and "Without" project traffic for 2010 Opening Year, 2020 Mid-Term Year and 2030 CMP Horizon Year traffic scenarios. The following

presents the analysis for the "With" project traffic scenarios. Please refer to the Traffic Study for the "Without" project traffic scenarios.

(1) Opening Year 2010 With Project Traffic

(i) Opening Year 2010 With Project Levels of Service

Volumes for the 2010 Opening Year With Project have been determined by summing the 2005 existing traffic volumes plus the 2005 to 2010 area-wide background growth (2% per year) volumes plus the known cumulative development volume plus the project traffic. Table B-2 provides the delay and LOS for each of the study area intersections under 2010 Opening Year With Project conditions. As indicated in Table B-2, the study area intersections would operate at acceptable levels of service during the peak hours except the following intersections per the City of Victorville criteria:

- Baldy Mesa Road (NS) at:
  - Palmdale Road (SR-18) (EW) (A.M. and P.M.)
  - Bear Valley Road (EW) (A.M. and P.M.)
- Monte Vista Road (Aster Road) (NS) at:
  - Palmdale Road (EW) (SR-18) (A.M. and P.M.)
- Verbena Road (NS) at:
  - Palmdale Road (SR-18) (EW) (A.M. and P.M.)
- Bellflower Street (NS) at:
  - Palmdale Road (SR-18) (EW) (A.M. and P.M.)
- US-395 (NS) at:
  - Seneca Road (EW) (A.M. and P.M.)
  - Palmdale Road (SR-18) (EW) (A.M. and P.M.)
  - Bear Valley Road (EW) (A.M. and P.M.)
  - Smoketree Road (EW) (A.M. and P.M.)
  - Phelan Road/Main Street (EW) (A.M. and P.M.)

- Emerald Road (NS) at:
  - Palmdale Road (SR-18) (EW) (A.M. and P.M.)
  - Bear Valley Road (EW) (A.M. and P.M.)
- Amethyst Road (NS) at:
  - Palmdale Road (SR-18) (EW) (A.M. and P.M.)
- Amargosa Road (NS) at:
  - Bear Valley Road (SR-18) (EW) (P.M. only)

As shown in Table B-2, all study area intersections are projected to operate at acceptable levels of service during the peak hours with improvements.

(ii) Opening Year 2010 With Project Stacking Levels

Table 5-4 in the Traffic Study provides a complete listing of the study intersections analyzed as part the Opening Year 2010 With Project stacking analysis. Under such conditions, in 148 of the 166 cases, adequate storage is provided to satisfy the demand during the peak hours. The following intersections have stacking distances that exceed the peak hour stacking distance provided:

- Monte Vista Road (NS) at:
  - Palmdale Road (SR-18) (EW)
    - Southbound Lane (P.M. only)
- Verbena Road (NS) at:
  - Palmdale Road (SR-18) (EW)
    - Southbound Lane (A.M. only)
- US-395 (NS) at:
  - Seneca Road (EW)
    - Northbound Lane (P.M. only)

- Palmdale Road (SR-18) (EW)
  - Northbound, Eastbound and Westbound Lanes (A.M. and P.M.)
  - Southbound Lane (A.M. only)
- Bear Valley Road (EW)
  - Northbound Lane (P.M. only)
  - Southbound Lane (A.M. only)
- Phelan Road/Main Street (EW)
  - Southbound and Eastbound Lanes (A.M. only)

- Amethyst Road (NS) at:
  - Palmdale Road (SR-18) (EW)
    - Westbound Lane (P.M. only)
- Amargosa Road (NS) at:
  - Bear Valley Road (EW)
    - Southbound, Eastbound and Westbound Lanes (P.M. only)

(iii) Opening Year 2010 With Project Traffic Signal Warrants

For 2010 (without Project traffic conditions), the following additional study area intersections are projected to warrant a traffic signal (in addition to those intersections that warrant a traffic signal under existing conditions):

- Baldy Mesa Road (NS) at:
  - Duncan (Bear Valley) Road (EW)
- Braceo Street (NS) at:
  - Palmdale Road (EW)
- Monte Vista Road (NS) at
  - Palmdale Road (EW)

- Verbena Road (NS) at:
  - Duncan Road (EW)
- US-395 (NS) at:
  - La Mesa Road (EW)
- Emerald Road (NS) at:
  - La Mesa Road (EW)

For 2010 With Project traffic conditions, the following two additional intersections are projected to warrant a traffic signal (besides those intersections that warrant a traffic signal under existing and 2010 Without Project conditions):

- Baldy Mesa Road (NS) at:
  - Palmdale Road (EW)
  - La Mesa Road (EW)

(2) Mid-Term Year 2020 With Project Traffic

(i) Mid-Term Year 2020 With Project Levels of Service

Traffic volumes for Mid-Term With Project traffic conditions have been determined by taking the average of Opening Year 2010 Without Project and CMP Horizon 2030 Without Project volumes and adding these volumes to 2030 Project Only volumes. Table B-2 provides the delay and LOS for each of the study area intersections under Mid-Term Year 2020 With Project conditions. As indicated in Table B-2, all of the study area intersections are projected to experience unacceptable levels of service (without improvements) during the peak hours and are, therefore, deficient per the City of Victorville criteria with the exception of the following intersection:

- Amethyst Rd. (NS) at
  - La Mesa Road (EW)

However, as shown in Table B-2, all study area intersections are projected to operate at acceptable levels of service during the peak hours with improvements. In general, the number of through lanes needed to provide acceptable traffic operations are consistent with the General

Plan Circulation Element roadway designations. However, spot widening to accommodate additional turn lanes are required at numerous intersections.

(ii) Mid Year 2020 With Project Stacking Levels

Table 6-2 in the Traffic Study provides a complete listing of the study intersections analyzed as part the Mid-Term Year 2020 With Project stacking analysis. Under such conditions, adequate storage is provided to satisfy the demand in 176 of the 200 cases. The following intersections have stacking distances that exceed the peak hour stacking distance provided:

- Monte Vista Road (NS) at:
  - Palmdale Road (SR-18) (EW)
    - Northbound Lane (P.M. only)
- US-395 (NS) at:
  - Palmdale Road (SR-18) (EW)
    - Southbound Lane (A.M. only)
    - Northbound, Eastbound and Westbound Lanes (A.M. and P.M.)
  - Bear Valley Road (EW)
    - Northbound and Eastbound Lanes (P.M. only)
    - Southbound and Westbound Lanes (A.M. only)
  - Phelan Road/Main Street (EW)
    - Northbound, Eastbound and Westbound Lanes (P.M. only)
    - Southbound Lane (A.M. and P.M.)
- Amethyst Road (NS) at:
  - Bear Valley Road
    - Southbound and Westbound Lanes (A.M. only)
- Amargosa Road (NS) at:
  - Bear Valley Road (EW)

- Northbound and Westbound Lanes (A.M. and P.M.)
- Southbound Lane (P.M. only)

(iii) Mid-Term Year 2020 With Project Traffic Signal Warrants

For Mid-Term Year 2020 With Project traffic conditions, the following additional study area intersections are projected to warrant a traffic signal (in addition to those intersections that warrant a traffic signal under Existing, 2010 Without Project, or 2010 With Project conditions):

- Braceo Street (NS) at:
  - La Mesa Road (EW)
- Monte Vista Road (NS) at
  - La Mesa Road (EW)
- Verbena Road (NS) at:
  - La Mesa Road (EW)
- Bellflower Street (NS) at:
  - La Mesa Road (EW)
- Emerald Road (NS):
  - Palmdale Road (SR-18) (EW)

(3) CMP Horizon Year 2030 With Project Traffic

(i) CMP Horizon Year 2030 With Project Levels of Service

As described within Section 1.3.1 of the Traffic Study, the CMP Horizon Year 2030 ADT volume forecasts without project are developed using a growth increment process based on volumes predicted by the CTP traffic model 2000 and 2030 models. The growth increment for CMP Horizon Year 2030 on each roadway segment is the increase in CTP traffic model volume from existing 2005 conditions to 2030. The final 2030 roadway segment volume used for analysis purposes is then determined by adding the 2030 growth increment volume to the existing counted volume. Then, the project traffic volumes were added to determine the CMP Horizon Year 2030 With Project traffic conditions.

Table B-2 provides the delay and LOS for each of the study area intersections under CMP Horizon Year 2030 With Project conditions. As indicated in Table B-2, all of the study area intersections are projected to experience unacceptable levels of service (without improvements) during the peak hours and are, therefore, deficient per the City of Victorville criteria with the exception of the following intersection:

- Amethyst Rd. (NS) at
  - La Mesa Road (EW)

However, as shown in Table B-2, all study area intersections are projected to operate at acceptable levels of service during the peak hours with improvements. In general, the number of through lanes needed to provide acceptable traffic operations are consistent with the General Plan Circulation Element roadway designations. However, spot widening to accommodate additional turn lanes are required at numerous intersections.

(ii) CMP Horizon Year 2030 With Project Stacking Levels

Table 5-8 in the Traffic Study provides a complete listing of the study intersections analyzed as part the CMP Horizon Year 2030 With Project stacking analysis. Under such conditions, adequate storage is provided to satisfy demand during the peak hours in 174 of the 208 cases. The following intersections have stacking distances that exceed the peak hour stacking distance provided:

- Braceo Street (NS) at:
  - Palmdale Road (SR-18) (EW)
    - Northbound and Westbound Lanes (P.M. only)
  - Braceo Street (SR-18) (EW)
    - Westbound Lane (P.M. only)
- Monte Vista Road (NS) at:
  - La Mesa Road (EW)
    - Southbound Lane (A.M. only)
- Verbena Road (NS) at:
  - Bear Valley Road (EW)

    - Southbound Lane (P.M. only)

- US-395 (NS) at:
  - Seneca Road (EW)
    - Northbound Lane (P.M. only)
  - Palmdale Road (SR-18) (EW)
    - Northbound Lane (P.M. only)
    - Southbound and Eastbound Lanes (A.M. only)
    - Westbound Lane (A.M. and P.M.)
  - La Mesa Road (EW)
    - Northbound Lane (P.M. only)
  - Bear Valley Road (EW)
    - Northbound Lane (P.M. only)
    - Southbound and Westbound Lanes (A.M. only)
    - Eastbound Lane (A.M. and P.M.)
  - Phelan Road/Main Street (EW)
    - Northbound, Southbound, Eastbound and Westbound Lanes (A.M. and P.M.)
- Amethyst Road (NS) at:
  - Bear Valley Road
    - Southbound Lane (A.M. only)
    - Eastbound Lane (P.M. only)
- Amargosa Road (NS) at:
  - Bear Valley Road (EW)
    - Northbound and Westbound Lanes (A.M. and P.M.)
    - Southbound and Eastbound Lanes (P.M. only)

In cases where the storage is not satisfied, appropriate improvements were recommended in Section 6.0 of the Traffic Study which analyzes the Mid-Term Year 2020 traffic scenario.

(iii) CMP Horizon Year 2030 With Project Traffic Signal Warrants

For 2030 Without Project traffic conditions, the following additional study area intersections are projected to warrant a traffic signal (in addition to those intersections that warrant a traffic signal under existing, 2010 Without Project, 2010 With Project or Mid-Term With Project conditions):

- US-395 (NS) at:
  - Smoketree Road (EW)
- Emerald Road (NS):
  - La Mesa Road (EW)

For 2030 With Project traffic conditions, the following two additional intersections are projected to warrant a traffic signal (besides those intersections that warrant a traffic signal under existing, 2010 Without Project, 2010 With Project, Mid-Term With Project, and 2030 Without Project conditions):

- Baldy Mesa Road (NS) at:
  - Braceo Road (EW)
- Braceo Road (NS) at:
  - Braceo Road South (EW)

3. Traffic Improvements

(a) On-Site Traffic Improvements

As illustrated in Exhibit 8-A of the Traffic Study, on-site improvements and improvements adjacent to the site have been recommended to address on-site circulation requirements of the proposed site. Mitigation Measure T-1 includes the proposed improvements to ensure adequate circulation within the project itself. With implementation of the recommended mitigation measure, potentially significant traffic impacts to the on-site circulation network and adjacent roadways would be reduced to a less than significant level.

(b) Off-Site Traffic Improvements

Section 7.0 of the Traffic Study includes off-site traffic improvements to improve levels of service and lessen stacking distances at the study area intersections to acceptable levels. A number of new roadways are anticipated by 2030, per the funded system included in the regional long-range travel demand model. The primary funding source in the study area is the City of Victorville fee program. To ensure that project-related traffic does not cause an increase in traffic that is substantial in relation to the traffic load and capacity of the street system and/or exceed, either individually or cumulatively, an established level of service standard, mitigation has been prescribed. The prescribed mitigation requires the project to contribute towards the cost of necessary study area improvements on a fair share or "pro-rata" basis (see Section 7.0 of the Traffic Study) by paying development impact fees and/or additional fair share contributions towards improvements not included in the adopted fee program. Implementation of the prescribed mitigation would ensure that potentially significant project-related traffic impacts to the surrounding circulation network are reduced to a less than significant level.

T-1 The following on-site improvements and improvements adjacent to the site shall be constructed by the Project Applicant to ensure adequate on-site circulation:

- Construct Baldy Mesa Road (half-section improvements plus 12 feet) as a Super Arterial along the project frontage.
- Construct Luna Road (half-section improvements plus 12 feet) as a Collector along the project frontage.
- Construct Braceo Street (full-section improvements within the project or half-section improvements plus 12 feet as appropriate) as a Collector along the project frontage.
- Construct La Mesa Road (half-section improvements plus 12 feet) as a Residential Arterial along the project frontage.
- Adequate sight distance at the project driveways shall be provided to meet the minimum City of Victorville/Caltrans requirements.

T-2 The Project shall contribute towards the cost of necessary study area improvements, as detailed in the Final Traffic Study on a fair share or "pro-rata" basis by paying development impact fees and/or additional fair share contributions towards improvements not included in the adopted fee program.

c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact. The project site is not located within an airport land use plan or within two miles of an airport or private airstrip. Additionally, the proposed project does not propose any uses that would change air traffic patterns or generate air traffic. As such, safety risks associated with a change in air traffic patterns would not occur and no mitigation measures are necessary.

d. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact. There are no existing hazardous design features such as sharp curves or dangerous intersections on-site or within the project vicinity, and project implementation would not create hazards relative to design features. In addition, the surrounding area consists of undeveloped, vacant land that will eventually be developed with commercial and/or residential uses, and the proposed project would be compatible with these future uses. As such, implementation of the proposed project would not create or increase hazards relative to a design feature or incompatible uses, and no mitigation measures are necessary.

e. Result in inadequate emergency access?

No Impact. Project implementation would provide roadways within the project site and connecting to the surrounding roads. Such roadways will be designed and constructed per County and City Codes for adequate emergency access. In addition, construction activities including staging would occur in accordance with City requirements, which would ensure that adequate emergency access would be provided during construction of the project. Thus, the project would have no significant impact to emergency access.

f. Result in inadequate parking capacity?

No Impact. The project will provide requisite commercial, resident and guest parking spaces within the proposed development, in compliance with Victorville Municipal Code provisions. Thus, the project would have no significant impact upon area parking.

g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

No Impact. Currently, there are no paved roadways that directly border the project site. Development of the project site would not conflict with any alternative transportation facilities or plans along this roadway. The future roads (i.e., Luna Road, Baldy Mesa Road, La Mesa Road)

to be constructed as part of the project are anticipated under the Circulation Element of the General Plan. These roadways would be constructed and operated in compliance with adopted policies, plans or programs supporting alternative transportation. The final design of the roadways would be reviewed and approved by the City of Victorville Public Works Department. Thus, the proposed project would not conflict with adopted policies, plans, or programs supporting alternative transportation. No impacts would occur and no mitigation measures are necessary.

XVI. UTILITIES AND SERVICE SYSTEMS

Would the project:

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Less Than Significant Impact. The Victor Valley Wastewater Reclamation Authority (VVWRA) is the regional sewage facility responsible for servicing the project area. The project would not exceed the demand planned for in the General Plan. Furthermore, as discussed in Section VIII., Hydrology and Water Quality, the proposed project would implement BMPs at the project site to minimize any potential impacts. Therefore, the proposed project would not exceed the wastewater treatment requirements of the Lahontan Regional Water Quality Control Board. No mitigation measures are required.

b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Potentially Significant Impact Unless Mitigation Incorporated. The project site is located within the jurisdiction of Baldy Mesa Water District (BMWD) which provides potable water service. Specifically, the proposed project is located within the Lower Pressure Zone of the BMWD. Because the project site is undeveloped, no water service is currently provided to the project site. BMWD projects the project will require 583 AFY of average daily demand. Senate Bill 610 and 221 require projects with specified criteria to furnish water supply assessments or written verification of sufficient water supply to the respective Lead Agency. The criterion for residential developments is the construction of 500 or more dwelling units. The proposed project meets this criterion and therefore subject to Senate Bill 610 and 221, a water supply assessment or written verification of sufficient water supply is required for the proposed project. As described in the Water Supply Assessment prepared for the proposed project, BMWD water supply is currently provided from groundwater. In the years 1995, 2004, and 2005, BMWD pumped approximately 2,777, 4,574, and 5,469 acre-feet of ground water,

respectively. The overall total water supply demand for Years 2005, 2010, 2015, 2020, and 2025-26 is estimated at 4,397, 5,413, 6429, 7443, and 8,460 acre-feet per year, respectively. BMWD expects to continue to pump groundwater to substantially meet its overall water supply demand. Specifically, for Years 2005, 2010, 2015, 2020, and 2025-26 BMWD projects 5,469, 6,066, 7,281, 8,497, and 9,713 acre-feet of water to be pumped, respectively. Based on estimates of water demand, supply and considerations for drought as further detailed in the Water Supply Assessment, the BMWD water system is capable of supplying water to the proposed project.

While BMWD has stated that there is adequate supply of domestic water for the proposed development, major water distribution lines will be required to serve this area. The Parkview Specific Plan identifies the major water distribution lines required to serve this area. Water lines will be constructed from the Specific Plan area to two existing points of connection on Braceo Road and Aster/Monte Vista Road. A 12-inch water line will be extended north in Braceo from La Mesa Road to Maricopa Road. A 12-inch line will be constructed in La Mesa Road from Baldy Mesa Road to a second point of connection at Aster/Monte Vista Road. BMWD will also require subsequent tentative tracts to construct 12-inch water lines in Baldy Mesa Road and Luna Road and an 8-inch line in Joshua Road along the Specific Plan areas frontage. Internal distribution will be provided by a looped network of 8-inch water lines to provide adequate pressure and fire flow to meet the demands of the planned community. [The necessary water lines shall be in place in advance of grading for subsequent tentative tract maps.]

The project site is located within the jurisdiction of the Victorville Sanitation District. The District operates the local sewage collection system which conveys sewage to an interceptor pipeline. The interceptor pipeline takes sewage to a regional sewage treatment facility operated by the Victor Valley Wastewater Reclamation Authority (VVWRA). The District is within the service area of the VVWRA. There is an existing sewer line along Baldy Mesa Road (18-inch), and another along Luna Road (15-inch and 18-inch), which are adjacent to the project site. Because the project site is undeveloped, no wastewater service is currently provided to the project site.

Subsequent tentative tract maps would connect to these existing sewer lines, and the internal collection system will consist of 8-inch lines. Prior to recordation of any final tract maps agreements with the City of Victorville for sewer service shall be completed. With the incorporation of Mitigation Measures U-1 through U-4 below, potential impacts to water and wastewater treatment facilities would be reduced to a less than significant level.

U-1 Prior to recordation of final tract maps, the Project Applicant shall provide verification to the City Director of Public Works that financial arrangements and agreements necessary for water facility improvements have been entered into with Baldy Mesa Water District (BMWD). Such financing mechanisms

may include bonds, community facility district assessments, fees and developer construction as adopted by BMWD.

U-2 Prior to recordation of final tract maps, the Project Applicant shall provide verification to the City Director of Public Works that all applicable financial arrangements and agreements necessary for sewer services have been entered into with the City.

U-3 Prior to issuance of building permits, the Project Applicant shall demonstrate compliance with all applicable fees for plan check requirements and approval of public improvement plans associated with water and sewer service.

U-4 Prior to issuance of building permits, the Project Applicant shall demonstrate appropriate utilities on plans that reclaimed water will be used for landscape irrigation in parks, LMADs, etc. within the project site, when available.

c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less Than Significant Impact. As discussed in Section VIII., Hydrology and Water Quality, anticipated off-site improvements to the drainage system would effectively reduce 100-year peak flows that travel on to the project site. [In addition, the increase in runoff that would occur with development of the site (i.e., difference between the historical flow and post development flow) would be detained on site in a joint use park/basin facility and released at an appropriate time when capacity in the drainage system and existing down stream drainage exists.] Therefore, while the proposed project would require the construction of new stormwater drainage facilities or expansion of existing facilities, such construction would not cause significant environmental effects. No mitigation measures are required.

d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Less Than Significant Impact. As discussed in Response No. XVI b) above, the project site is located within the jurisdiction of Baldy Mesa Water District. Because the project site is undeveloped, no water service is currently provided to the project site. BMWD has stated that there is adequate supply of domestic water to be furnished to the project. Therefore, with the incorporation of Mitigation Measures U-1 and U-3, the proposed project would have sufficient water supplies available to serve the project from existing entitlements and resources, and no new or expanded entitlements would be needed. Any potential impacts would be reduced to a less than significant level. No additional mitigation measures are required.

e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less Than Significant Impact. As discussed in Response No. XVI b) above, the project site is located within the jurisdiction of the Victorville Sanitary District. Because the project site is undeveloped, no wastewater service is currently provided to the project site. With the incorporation of Mitigation Measures U-2 and U-3, the proposed project would result in a determination by the Victorville Sanitary District that it has adequate capacity to serve the project's projected demand. Any potential impacts would be reduced to a less than significant level. No additional mitigation measures are required.

f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Less Than Significant Impact. The City of Victorville is under contract with the ADCO for solid waste disposal for the Parkview Specific Plan area. Because the project site is undeveloped, no solid waste is currently generated at the project site. Although the new land uses would increase the demand for landfill services, this demand was accounted for in the City General Plan. In addition, as described in the General Plan, the City will continue its efforts to comply with state mandates to reduce the amount of solid waste disposal in landfills. Therefore, construction and operation of the proposed project would have a less than significant impact on the capacity of existing landfills. No mitigation measures are required.

g. Comply with federal, state, and local statutes and regulations related to solid waste?

Less Than Significant Impact. The proposed project would comply with all local, state, and federal requirements for integrated waste management (i.e., recycling) and solid waste disposal. Therefore, no mitigation measures are required.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Potentially Significant Impact Unless Mitigation Incorporated. The preceding analysis does not reveal any significant unmitigable impacts to the environment. Based on these findings, the proposed project is not expected to degrade the quality of the environment. The existing site is an undeveloped, vacant lot. As discussed in Section IV, mitigation is proposed to address sensitive biological species. Thus, the proposed project would not substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. As discussed above in Section V.a., the project site does not contain any known historical structures or unique archaeological sites as defined by the CEQA Guidelines since there are no extant buildings, structures, objects, or sites with any historical associations or significance necessary for California Register eligibility. Therefore, impacts would be less than significant, and no mitigation measures are necessary.

b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

Less Than Significant Impact. As the City of Victorville is continuously growing and expanding into currently undeveloped areas designated for urban uses, such as the project site, the project could have impacts that are individually limited, but cumulatively considerable. The potential for cumulative impacts occurs when the proposed project in conjunction with one or more related projects would yield an impact that is greater than what would occur with the development of only the proposed project. Compliance with applicable regulations would preclude cumulative impacts for a number of environmental issues. Cumulative impacts are concluded to be less than significant for those issues for which it has been determined that the proposed project would have no impact. The issue of Agricultural Resources meets this criterion.

Compliance with applicable federal, state and City regulations would preclude significant cumulative impacts with regard to geology and soils, hazards and hazardous materials, and hydrology and water quality.

The proposed project and the related projects could have a cumulative aesthetic impact. However, as described in Section I. Aesthetics, through incorporation of the Parkview Specific Plan development standards and design guidelines, the proposed project would not substantially degrade the existing visual character or quality of the project site and its surroundings. Furthermore, the City requires that related projects be subject to similar guidelines to ensure that potential impacts for other projects are appropriately addressed. Thus no significant cumulative aesthetic impacts are expected.

Implementation of the proposed project and the related projects could have a cumulative impact relative to consistency with applicable land use plans, policies, or regulations. Those related projects that are consistent with applicable land use plans, policies, or regulations would not contribute to a cumulative impact. However, those related projects whose implementation is contingent upon modifications to adopted land use plans, policies, or regulations have the potential to contribute to a cumulative impact. Notwithstanding, each of these related projects would be subject to discretionary review by the City in order to address and resolve any land use impacts on an individual and cumulative basis. As such, cumulative land use impacts are concluded to be less than significant.

The increase in area population and employment resulting from the proposed project and the related projects would have a less than significant cumulative impact as these increases would be within City and SCAG growth forecasts. In addition, the proposed project provides housing opportunities to accommodate the future population of the area. No significant cumulative impacts to population or housing are expected.

The increase in area population resulting from the proposed project would place new demands on public services such as fire protection, police protection, schools and parks. Development of the proposed project and related projects would increase the demand for public services. As the service providers monitor growth and adjust their resources accordingly, subject to City Council support, cumulative impacts on City services would be less than significant. Cumulative development will increase the demand for educational facilities within the project area. However, the project proposes the development of an elementary school (K-5) to accommodate the project's anticipated elementary school students. Additionally, the Snowline Unified School District is currently expanding their facilities to accommodate future increases in student enrollments. These additional facilities may not be sufficient to accommodate the cumulative increase in student enrollments. Nonetheless, pursuant to the provisions of SB50, all school impacts are considered reduced to less than significant levels through the payment of mandatory school impact fees. Thus, cumulative impacts on school facilities resulting from

development of the project together with other related projects are concluded to be less than significant.

The proposed project would include a 10-acre public park and open space paseo system that would provide recreational and park facilities to future residents of Parkview. Thus, although the project would increase the City's residential population, estimated at 2,352 residents at full occupancy, the proposed project when combined with other future projects would not cause or accelerate substantial physical deterioration of any local or regional parks or recreational facilities. Thus, cumulative impacts on parks and recreation facilities resulting from development of the project together with other related projects are concluded to be less than significant.

As indicated in Section XV, above, to ensure that project-related traffic does not cause an increase in traffic that is substantial in relation to the traffic load and capacity of the street system and/or exceed, either individually or cumulatively, an established level of service standard, mitigation has been prescribed. The prescribed mitigation requires the project to contribute towards the cost of necessary study area improvements on a fair share or "pro-rata" basis by paying development impact fees and/or additional fair share contributions towards improvements not included in the adopted fee program. Implementation of the prescribed mitigation would ensure that the project's contribution to overall cumulative effects is reduced to a less than significant level.

Due to the shared urban infrastructure, the wastewater generation, stormwater discharge and water consumption associated with the proposed project and the related projects could have a cumulative impact. During the approval process for each related project, utility system capacity must be demonstrated. As the service providers conduct ongoing evaluations to ensure facilities are adequate to serve the forecasted growth of the community, cumulative impacts on utilities are concluded to be less than significant.

As discussed in Section III.c, although the project site is located in a region that is in non-attainment for ozone and PM_{10}, the emissions associated with the project would not be cumulatively considerable. In addition, the project would be consistent with the AQAP, which is intended to bring the Basin into attainment for all criteria pollutants. As such, cumulative impacts on air quality are concluded to be less than significant.

Potential noise impacts of the project are related to construction activity, project-related traffic and on-site stationary sources. No future projects are located immediately adjacent to the project site. Thus, individual construction noise levels are not expected to have cumulative effects. Nevertheless, all future development projects would comply with the applicable provisions of the Municipal Code, thereby precluding the potential for significant construction noise impacts. Operational noise associated with the project would likely occur from the

commercial, parks, and schools uses. However, on-site noise sources associated with the project and all related projects are subject to the provisions of the Municipal Code, and, as such, compliance with the regulations established therein will preclude any significant impacts on an individual basis. Thus, cumulative impacts from on-site sources are anticipated to be less than significant.

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

No Impact. Based on the documentation provided above, implementation of the proposed project would not cause environmental effects that cause substantial direct or indirect adverse effects on human beings.

ATTACHMENT C

References

ATTACHMENT C
REFERENCES

1. City of Victorville, General Plan, 1997.

2. City of Victorville, Official Zoning Map.

3. City of Victorville, Municipal Code Zoning Ordinance.

4. Lewis Operating Corporation, Parkview Specific Plan, February 2006.

5. California Department of Conservation, Important Farmland Maps for San Bernardino County, 2002.

6. Mojave Desert Air Quality Management District, Air Quality Attainment Plan, 1997.

7. PCR Services Corporation, Biological Constraints Analysis for the 169-Acre APNs 3133-051-01 and 3133-071-01 in the City of Victorville, July 15, 2005.

8. PCR Services Corporation, Biological Resources Study for Parkview in the City of Victorville, August 2005.

9. U.S. Department of the Interior, Bureau of Land Management, Final Environmental Impact Report and Statement for the West Mojave Plan, A Habitat Conservation Plan and California Desert Conservation Area Plan Amendment, 2005.

10. City of Victorville Joshua Tree Ordinance No. 1224.

11. PCR Services Corporation, Joshua Tree Report for Parkview in the City of Victorville, September 2005.

12. PCR Services Corporation, Investigation of Jurisdictional Wetlands and Waters of the U.S. for Parkview in San Bernardino County, August 23, 2005.

13. Statistical Research, Inc., Cultural Resources Survey of APNs 3133-051-01 and 3133-071-01, December 2005.

14. RMA Group Geotechnical Consultants, Inc., Geotechnical Investigation for 169 Acres Victorville Site APN 3313-051-01, 071-01, October 2005.

15. California Geological Survey Special Publications 117, Guidelines for Evaluating and Mitigating Seismic Hazards in California, 1997.

16. LOR Geotechnical Group, Inc., Phase I Environmental Site Assessment, May 27, 2005.

17. Urban Crossroads, Parkview Mixed-Use Development Traffic Study, December 2005.

18. So & Associates Engineers, Inc., Baldy Mesa Water District Water Supply Assessment Under SB 610/SB 221 for Parkview Community, April 2006.

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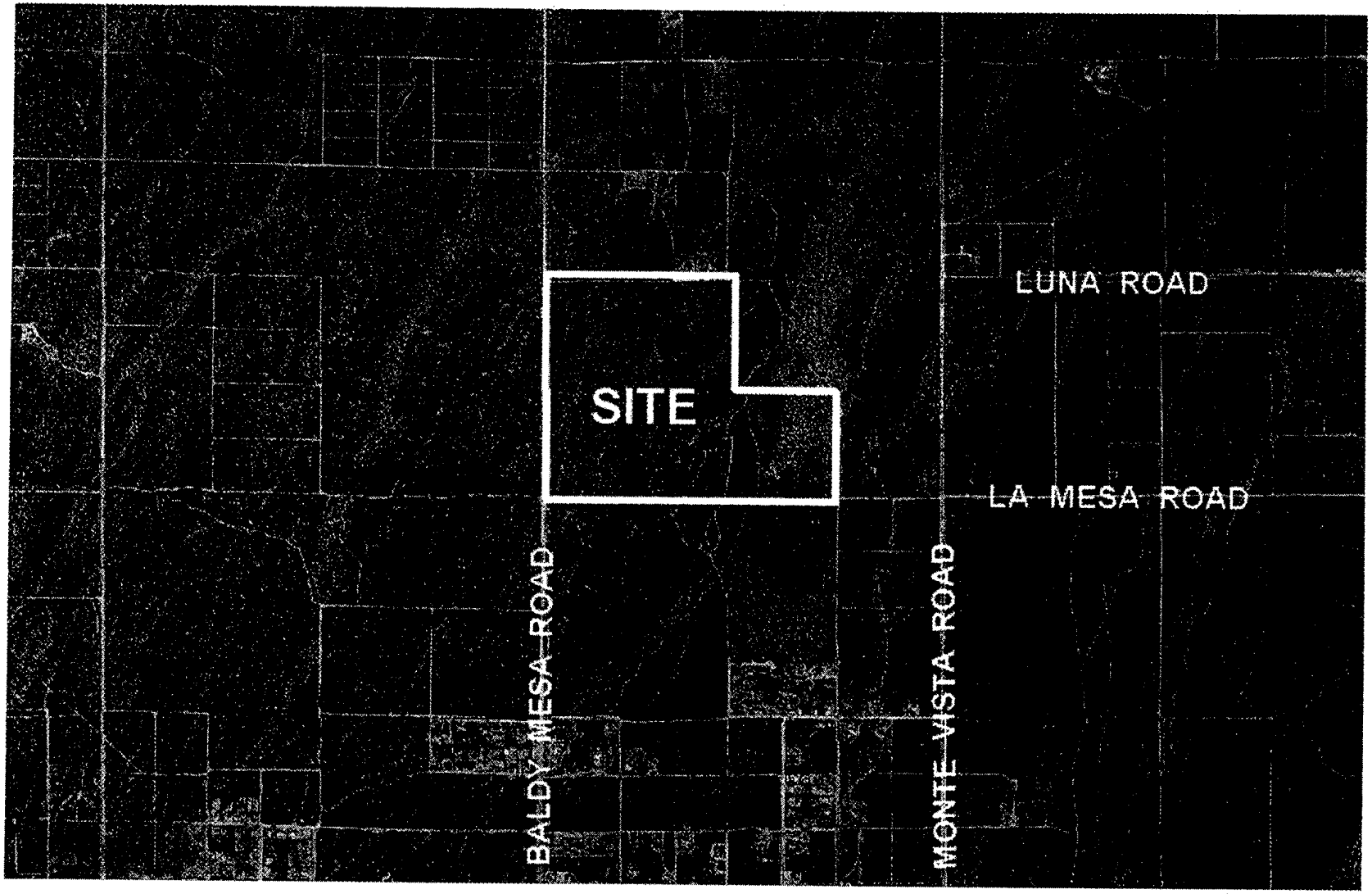
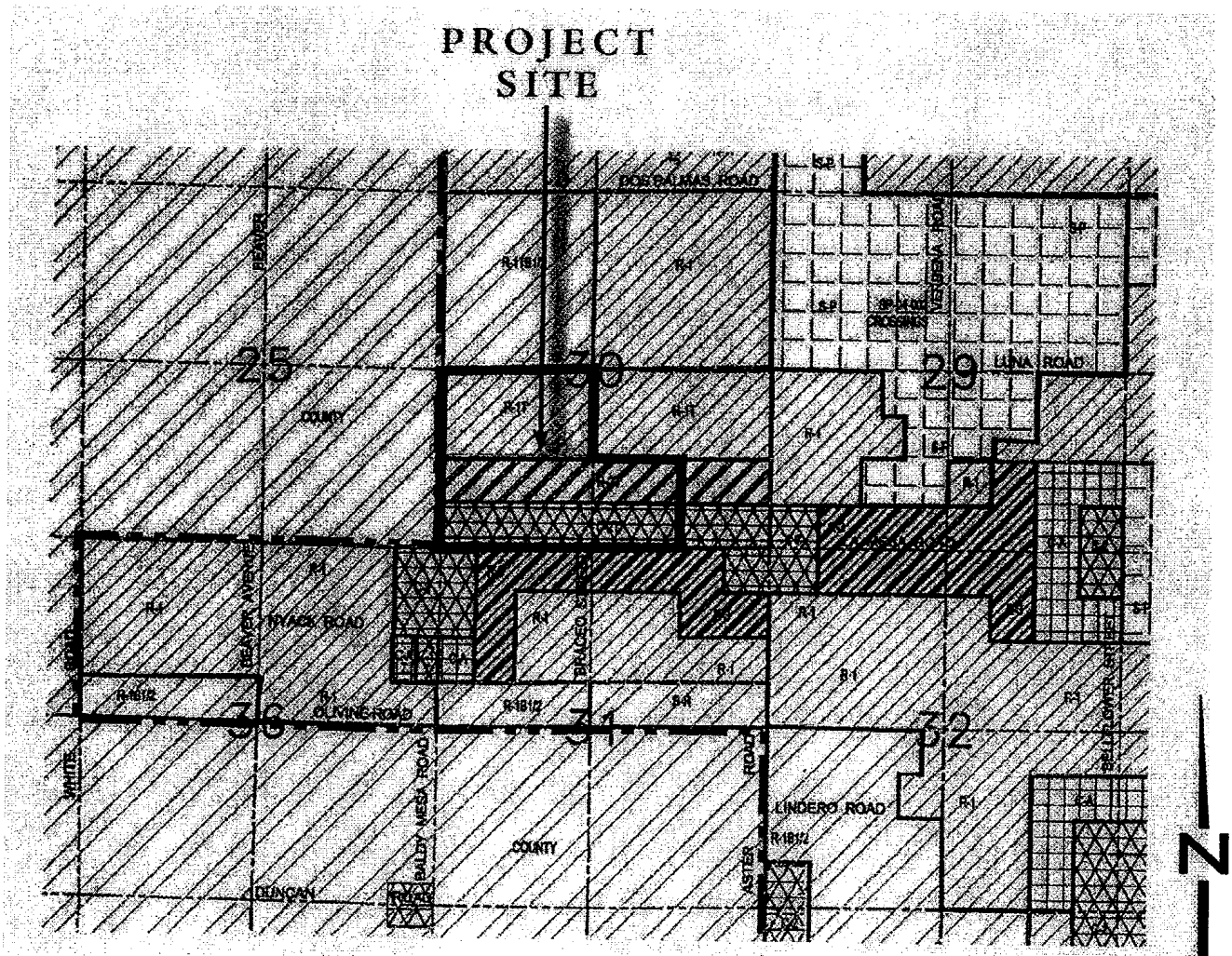


Parkview Specific Plan
Specific Plan S-P-05-002, General Plan Amendment GPA-05-004(B), Zone Change ZC-05-022, Parcel Map PM-06-011 & Vesting Tentative Tract Map TT-06-025



general map legend

- RURAL RESIDENTIAL (1 DU/5AC)
- VERY LOW DENSITY RESIDENTIAL (2 DU/AC)
- LOW DENSITY RESIDENTIAL (5 DU/AC)
- MEDIUM DENSITY RESIDENTIAL (8 DU/AC)
- HIGH DENSITY RESIDENTIAL (15-20 DU/AC)
- MIXED DENSITY RESIDENTIAL
- OFFICE PROFESSIONAL
- COMMERCIAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- PUBLIC/INSTITUTIONAL
- OPEN SPACE
- URBAN CONSERVATION
- SPECIFIC PLAN

zoning legend

RESIDENTIAL:
- S-R Suburban Residential
- R-1 Single Family
- R-2 Medium Density
- R-3 High Density
- R-4 Very High Density
- MDR Mixed Density
- RMPD Mobile Home Planned Unit Development
- MDR Mixed Density Residential

INDUSTRIAL:
- IPD Industrial Park District
- M-1 Light Industrial
- M-2 Heavy Industrial

AGRICULTURAL:
- AE Exclusive Agriculture
- A Agriculture

COMMERCIAL:
- C-1 Neighborhood Retail
- C-2 General Commercial
- C-4 Highway & Service Commercial
- C-A Administrative Professional Offices
- C-M Commercial Manufacturing
- P Parking

OTHER:
- F-P Conservancy & Flood Plain
- H Historic
- P-C Public & Civic
- P-P Parcel Plan
- PUD Planned Unit Development
- S-P Specific Plan
- *T Transitional

*All areas with a "T" designation may have additional development standards. Check with staff to determine if additional standards have been adopted on properties with such a designation.

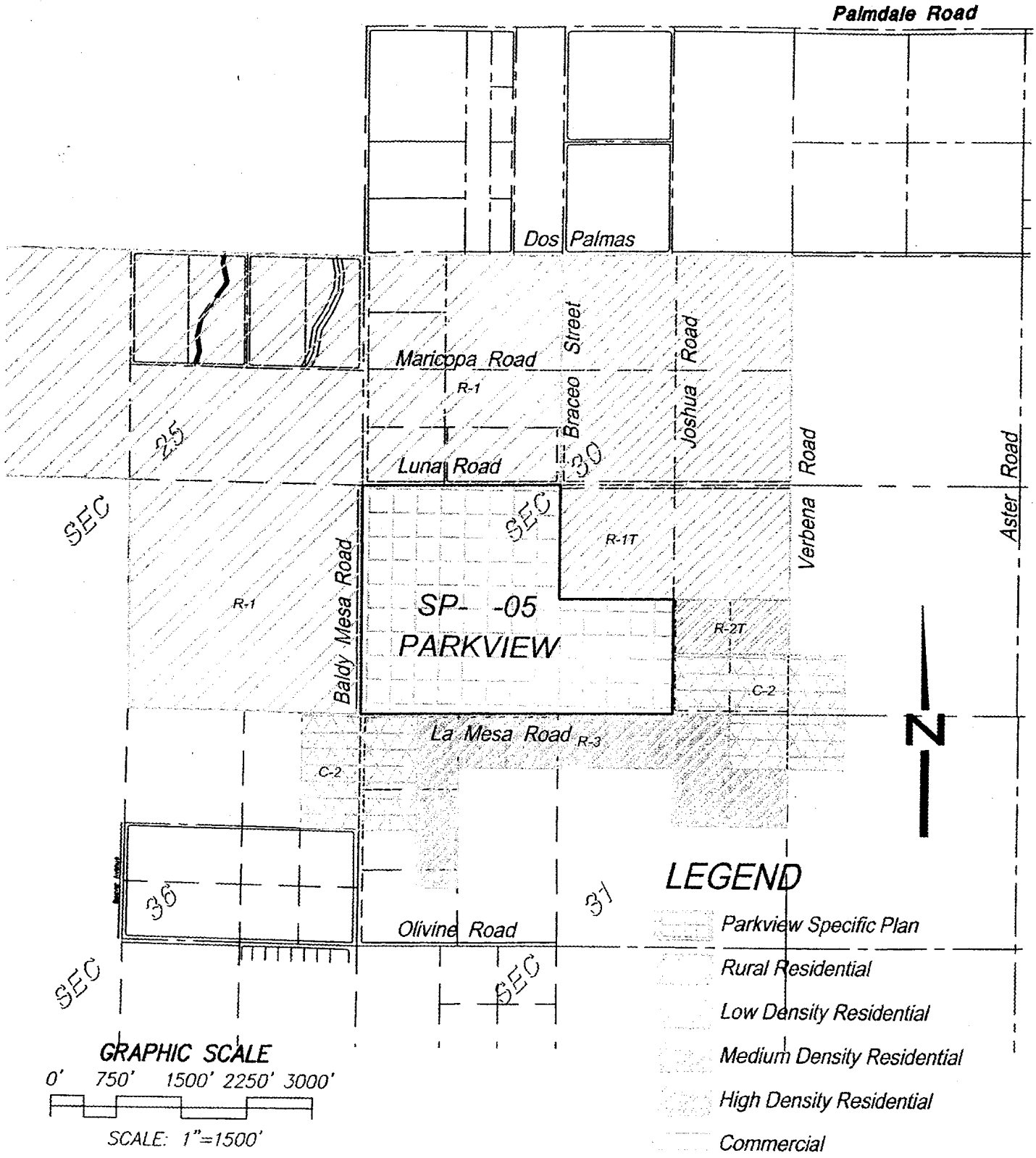
GRAPHIC SCALE

0' 1250' 2500' 3750' 5000'

SCALE: 1"=2500'

EXISTING ZONE/ LAND USE

S-P-05-002
GPA-05-003(B)
ZC-05-022

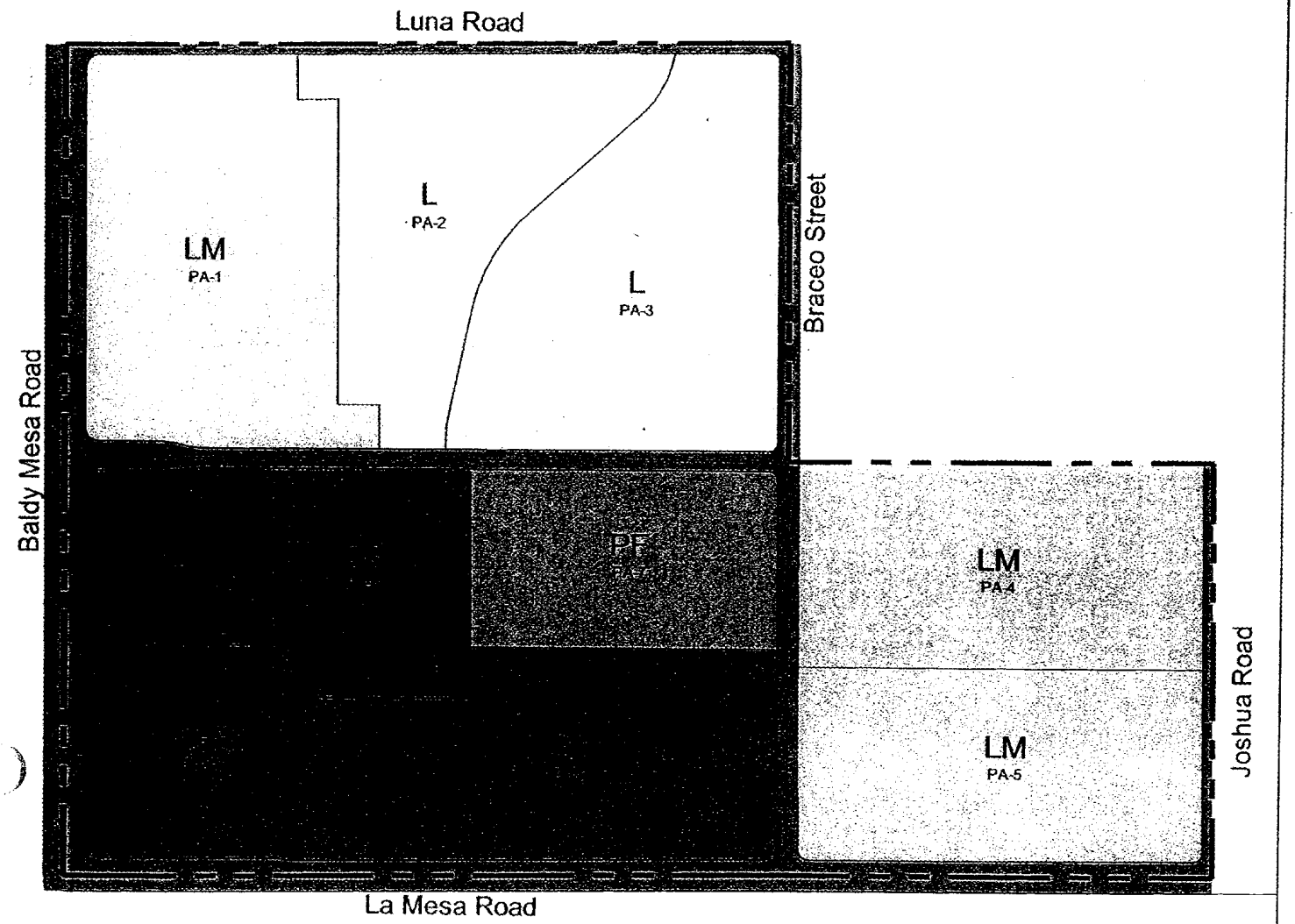


PROPOSED ZONE/ LAND USE

Table 1. Parkview Land Use Summary Table

Specific Plan Land Use	Planning Area	Approximate Acres	Maximum Net Density (du/ac)	Planned Dwelling Units
Residential Land Uses				
Low	2	18	4.0	65
	3	21	4.0	76
Low-Medium	1	22	6.0	110
	4	19	6.0	92
	5	18	6.0	88
Medium	6	21	12.5	208
	9	7	12.5	76
Residential Subtotals		***126***		***715***

Specific Plan Land Use	Planning Area	Approximate Acreage Allocation
Non- Residential Land Uses		
Open Space Neighborhood Park	8	10
Neighborhood Commercial	10	11
Public Facility	7	12
Roads		18
Non- Residential Subtotals		***51***
Total		**177**



LEGEND

Land Uses

L	Low (4 du/ac)
LM	Low-Medium (6 du/ac)
M	Medium (12.5 du/ac)
OS	Open Space
PF	Public Facility
C-N	Neighborhood Commercial
R	Roadway

Other

— - - —	Specific Plan Boundary
PA-1	Planning Area #

Parkview

Lewis Operating Corp.

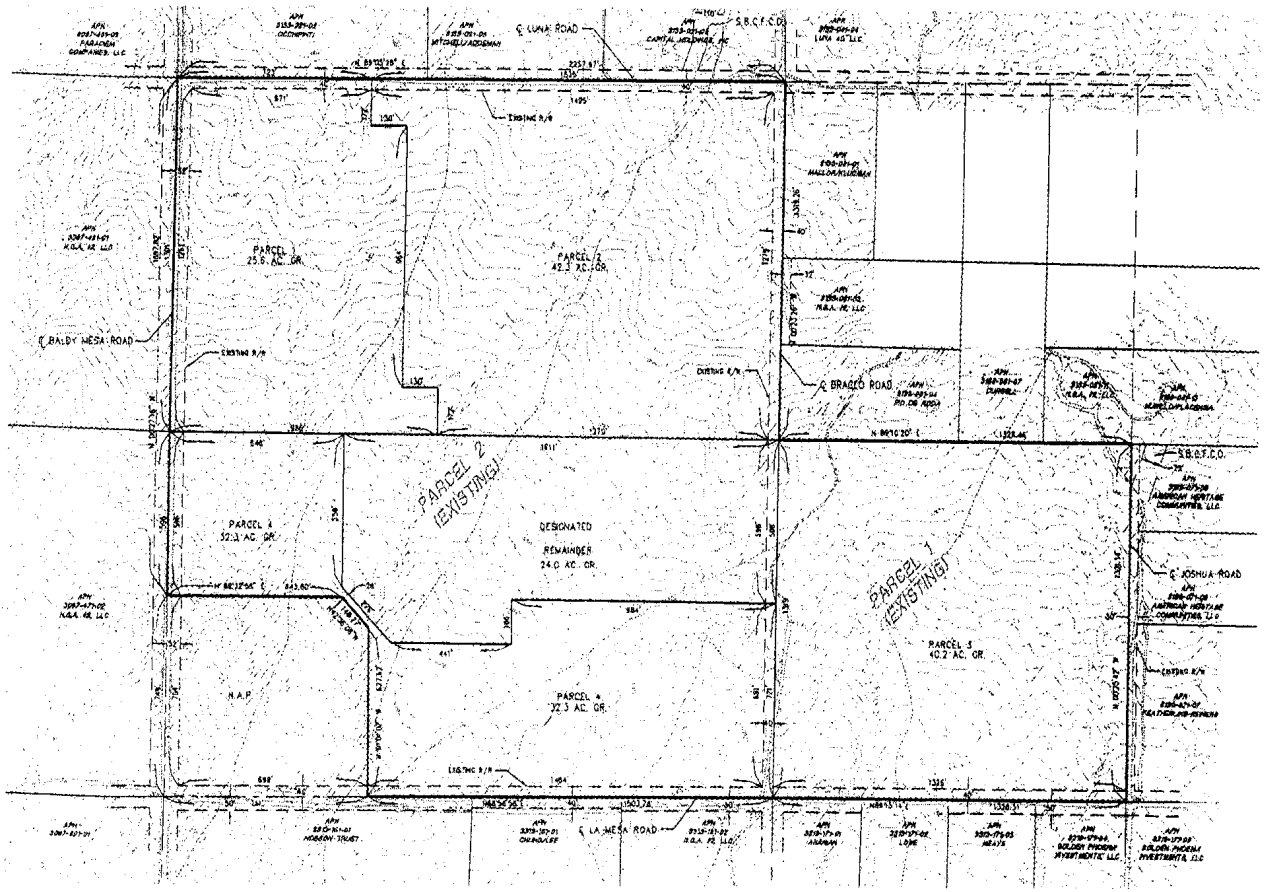
Exhibit 8

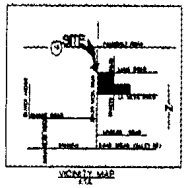
Land Use Plan

February 2006

PM-06-011

TENTATIVE PARCEL MAP NO. 17662
IN THE CITY OF VICTORVILLE, CALIFORNIA





VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

PARCEL 1 (EXISTING)
(APN 3133-071-01)

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA ACCORDING TO THE OFFICIAL GOVERNMENT SURVEY ON FILE IN THE DISTRICT LAND OFFICE.

EXCEPTING AND RESERVING UNTO GRANTOR ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS LYING IN AND UNDER SAID LAND ABOVE DESCRIBED OR PRODUCED AND SAVED THEREFROM; AND FURTHER EXCEPTING AND RESERVING TO GRANTOR THE SOLE AND EXCLUSIVE RIGHTS TO DRILL INTO, FROM AND THROUGH SAID LAND, AND ALL SUBSURFACE EASEMENTS NECESSARY OR CONVENIENT TO PROSPECTING FOR, PRODUCING AND DEVELOPING OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS BY MEANS OF SLANT DRILLING OPERATIONS CONDUCTED FROM SURFACE LOCATIONS OUTSIDE SAID LAND, INTO OR THROUGH SAID LAND, TO PRODUCING INTERVALS EITHER WITHIN OR BEYOND SAID LAND; ALL SUBJECT, HOWEVER, TO THE CONDITION THAT, IN THE ENJOYMENT OF SAID RESERVED AND EXCEPTED RIGHTS AND INTERESTS GRANTOR SHALL NOT ENTER UPON THE SURFACE OF SAID LAND OR INTO THE UPPER 500 FEET THEREOF MEASURED VERTICALLY FROM SAID SURFACE.

PARCEL 2 (EXISTING)
(APN 3133-051-01)

GOVERNMENT LOT 1 AND A PORTION OF GOVERNMENT LOT 2 OF THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL DATED MARCH 19, 1856.

EXCEPTING THEREFROM 1/16 OF ALL OIL, GAS AND OTHER MINERAL DEPOSITS, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE AND REMOVE THE SAME, AS RESERVED IN THE PATENT FROM THE STATE OF CALIFORNIA, RECORDED SEPTEMBER 26, 1928 IN BOOK 149, PAGE 98 OFFICIAL RECORDS.

GENERAL NOTES

1. EXISTING GENERAL PLAN DESIGNATION: LOW DENSITY AND MEDIUM DENSITY RESIDENTIAL, COMMERCIAL
2. EXISTING ZONING: R-11, R-2T, C-2T
3. EXISTING LAND USE: VACANT
4. EXISTING SURROUNDING LAND USE: VACANT
5. PROPOSED ZONING: PARCHER SPECIFIC PLAN
6. PROPOSED LAND USE: RESIDENTIAL
7. TOTAL NUMBER OF PARCELS: 4
8. PROJECT ACREAGE: 164.37
9. PROJECT DENSITY: SUBJECT TO FUTURE TENTATIVE MAPS.
10. THOMAS BROS. MAP: 3306, SAN BERNARDINO, PAGE 4,3A4, SECTION B4
11. UTILITY PURVEYORS:

WATER:	BALDY MESA WATER DISTRICT	(760) 948-0338
SEWER:	CITY OF VICTORVILLE	(760) 953-5101
GAS:	SOUTHWEST GAS COMPANY	(760) 241-9321
ELECTRIC:	SO. CAL. EDISON	(800) 655-4555
TELEPHONE:	VERIZON	(800) 483-4000
CABLE:	CHARTER COMMUNICATIONS	(760) 843-3000
STORM DRAIN:	CITY OF VICTORVILLE	(760) 955-5101

12. SCHOOL DISTRICT: SNOWLINE UNIFIED SCHOOL DISTRICT... (760) 995-8817
13. TOPOGRAPHY IS COMPILED FROM AERIAL SURVEY PERFORMED BY PLANO AERIAL SURVEYS IN MARCH OF 2004
14. ALL STREETS ARE EXISTING DEDICATED TO THE CITY OF VICTORVILLE ON BEHALF OF THE PUBLIC
15. FEMA FLOOD ZONE "D" - AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED

OWNER OF RECORD

L.P. HIGH DESERT LAND COMPANY, LLC
A DELAWARE LIMITED LIABILITY COMPANY
1158 N. MOUNTAIN AVE.
UPLAND, CA 91786-2670
ATTN: DAVID CROMDER
PH. (909) 949-6701

SUBDIVIDER

L.P. HIGH DESERT LAND COMPANY, LLC
A DELAWARE LIMITED LIABILITY COMPANY
1158 N. MOUNTAIN AVE.
UPLAND, CA 91786-2670
ATTN: DAVID CROMDER
PH. (909) 949-6701

GRAPHIC SCALE
0 200 400'
SCALE 1" = 200'

DATE: 03/06/08	TIME: 3:16 PM	NO.	BY	DATE	REVISIONS
MAKER: CRM	SERVICE:				
PATH: N:\50827600\DRAWING\TM					
DRAWING NAME: TM-50827600					
PLOTTING VIEW: MODEL					
DESIGNER: KCM	REV: VER:				

CAUTION: The engineer preparing these plans will not be responsible for or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

NOLTE
BEYOND ENGINEERING
845 EAST FOREIGN STREET, SUITE 110
CORONA, CA. 92879
951.296.5700 TEL 951.296.5710 FAX
WWW.NOLTE.COM

THIS MAP WAS NOW PREPARED BY ME OR UNDER MY DIRECTION.

REVIN D. MINNICH, JR. L.S. 8300 DATE

BENCHMARK: U-308
NGS BRASS DISK ON CONC. POST, 0.30 MI. N. ALONG STATE HWY. 18 FROM BALDY MESA RD. 30 FT. S. OF HWY. 28 FT S/W OF PP#8-45, STAMPED "U-308, 1935" ELEV. = 3201.080 (NGVD29) = CITY OF VICTORVILLE BENCH "U-308" ELEV. = 3201.19

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF BALDY MESA ROAD AS BEING N 00° 27' 18" W.

SHEET NUMBER 1 OF 1 SHEETS
SCALE
HORIZONTAL: 1"=200'
JOB NUMBER 50827600

PREPARED FOR: LEWIS OPERATING CORP.

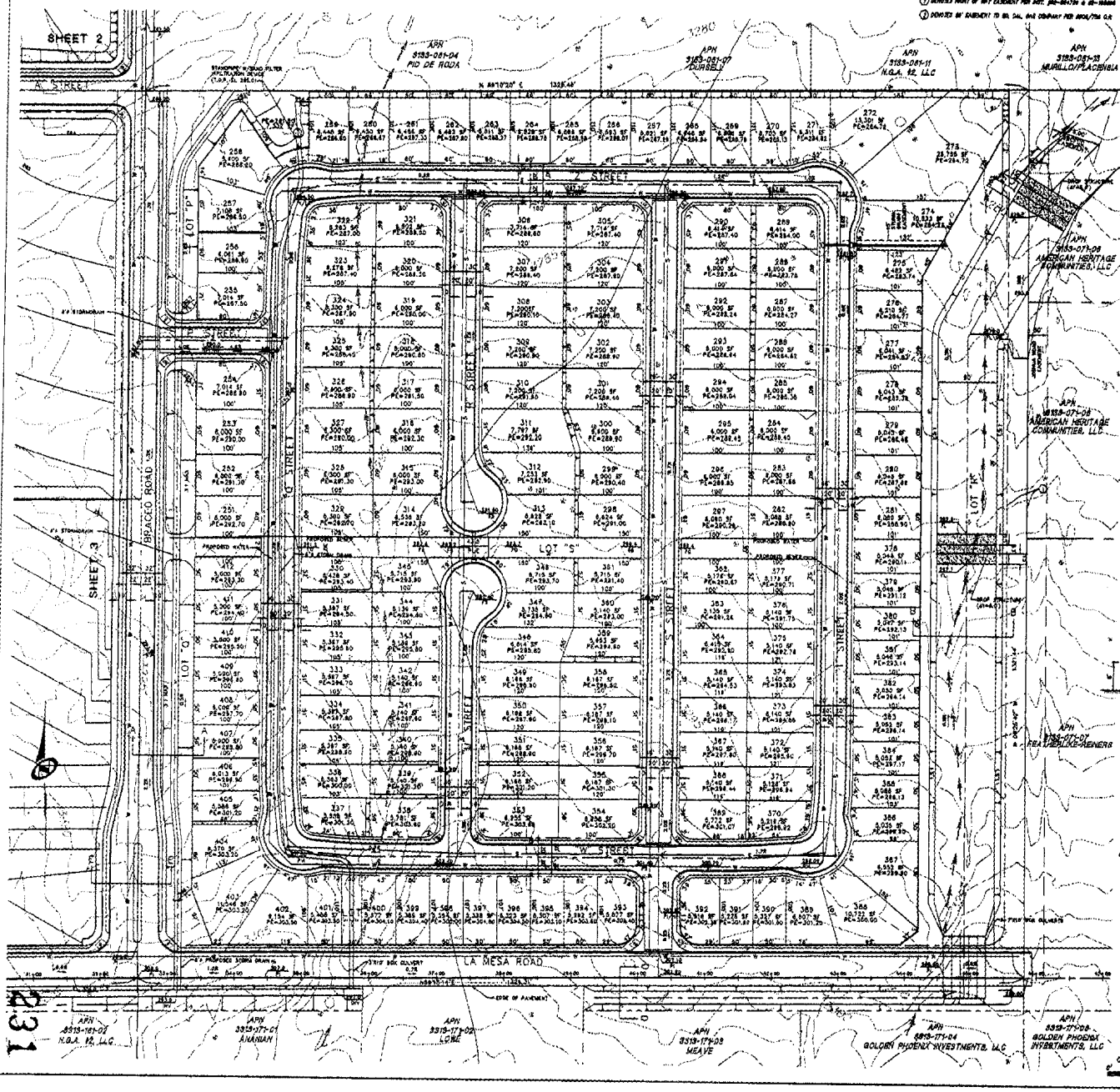
DATE SUBMITTED: 2/8/08

C3

TT-06-025

VESTING TENTATIVE TRACT MAP NO. 18127

IN THE CITY OF VICTORVILLE, CALIFORNIA



GENERAL NOTES

1. EXISTING GENERAL PLAN DESIGNATION: LOW DENSITY AND MEDIUM DENSITY RESIDENTIAL, COMMERCIAL
2. EXISTING ZONING: R-1E, R-2T, C-2T
3. EXISTING LAND USE: VACANT
4. EXISTING SURROUNDING LAND USE: VACANT
5. PROPOSED ZONING: PARKVIEW SPECIFIC PLAN
6. PROPOSED LAND USE: RESIDENTIAL, PARK, COMMERCIAL
7. PROJECT AGREAGE: 76.37
8. PROJECT DENSITY: 4.3 DU/ACRE
9. SCHOOL FEES: SCHOOL LAND DEDICATION, PAGE 4.8.8A, SECTION 04
10. UTILITY PURVEYORS:
    - WATER: BAILEY WORK WATER DISTRICT (760) 948-8120
    - SEWER: CITY OF VICTORVILLE (760) 955-5131
    - GAS: SOUTHWEST GAS COMPANY (760) 241-3300
    - ELECTRIC: SO. CAL. EDISON (800) 655-1441
    - TELEPHONE: VERIZON (800) 483-1000
    - CABLE: CHARTER COMMUNICATIONS (760) 843-3000
    - STORM DRAIN: CITY OF VICTORVILLE (760) 955-5131
11. SCHOOL DISTRICT: VICTORVILLE UNIFIED SCHOOL DISTRICT (760) 955-5411
12. TOPOGRAPHY IS COMPILED FROM AERIAL SURVEY PERFORMED BY PACIFIC AERIAL SURVEYS IN MARCH OF 2004
13. ALL CURVE LENGTHS ARE REFERRED TO THE CITY OF VICTORVILLE ON BEHALF OF THE PUBLIC
14. FEMA FLOOD ZONE "X1" AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED
15. THE WATER REFERENCE ARE RIGHT TO RECORD MULTIPLE MAPS
16. LOTS "L" AND "M" ARE FOR CONDOMINIUM PURPOSES
17. OFF-SITE PARCELS TO BE CONSTRUCTED WITH PHASES
18. MINIMUM RESIDENTIAL LOT AREA = 6000 SQFT
19. MEDIUM RESIDENTIAL LOT AREA = 7200 SQFT
20. MINIMUM LOT WIDTH (INTERIOR LOT) = 60FT. (INTERIOR), 65 FT. (CORNER)
21. MINIMUM LOT WIDTH (INTERIOR LOT) = 100 FT. (INTERIOR), 105 FT. (CORNER)
22. TENTATIVE MAP CONSISTS OF 413 RESIDENTIAL LOTS, 2 CONDOMINIUM, 2 PUBLIC FACILITY, 1 COMMERCIAL LOT, AND 13 LETTERED LOTS.
23. ACCESS POINTS SUBJECT TO CHANGE BASED ON THE PROGRESS OF SURROUNDING DEVELOPMENTS

EASEMENTS

(1) DENOTES RIGHT OF WAY EASEMENT PER DOCT. 2004-064736 & 05-160866

(2) DENOTES 50' EASEMENT TO SO. CAL. GAS COMPANY PER BOOK/PGS G.R.

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, BEING ALL OF GOVT. LOT 1 AND A PORTION OF GOVT. LOT 2 OF THE SOUTHWEST ¼ OF SECTION 36 TOGETHER WITH THE SOUTHEAST ¼ OF SOUTHEAST ¼ OF SECTION 26, T.3 N., R.5 W., S.B.M., ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND IN THE DISTRICT LAND OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE ALONG THE WEST LINE OF SAID SECTION 36 AND THE CENTERLINE OF BAILEY MESA ROAD, NORTH 00°27'17" WEST 2633.53 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE AND SAID CENTERLINE, NORTH 00°27'17" WEST 1460.66 FEET TO THE WEST ¼ CORNER OF SAID SECTION 36; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST ¼ OF SECTION 36, NORTH 89°59'50" EAST 2607.21 FEET TO THE CENTER OF SAID SECTION 36; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST ¼, SOUTH 00°26'24" EAST 1316.16 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 36; THENCE ALONG THE NORTH, EAST AND SOUTH LINES OF SAID SOUTHEAST ¼ OF THE SOUTHEAST ¼, THROUGH THE FOLLOWING COURSES: NORTH 89°59'50" EAST 1306.46 FEET; THENCE SOUTH 00°26'14" EAST 1321.14 FEET; THENCE SOUTH 89°59'14" WEST 1306.15 FEET TO THE SOUTH ¼ CORNER OF SAID SECTION 36; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST ¼, SOUTH 89°59'24" WEST 2606.78 FEET; THENCE NORTH 01°00'36" WEST 437.84 FEET; THENCE NORTH 41°39'32" WEST 1486.94 FEET; THENCE SOUTH 89°54'47" WEST 446.66 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 164.371 ACRES, MORE OR LESS.

OWNER/ SUBDIVIDER

L.A. MESA SCHOOL LAND COMPANY, LLC
A DELAWARE LIMITED LIABILITY COMPANY
1156 N. MOUNTAIN AVE.
UPLAND, CA 91786-8679
ATTN: DAVID GROSSMAN
PH. (909) 946-8791

PREPARED BY

NOLTE ASSOCIATES, INC.
999 EAST ORANGE STREET, SUITE 110
CORONA, CA 92879
TEL: 951-736-2080
FAX: 951-736-7510

ASSESSOR'S PARCEL NUMBER

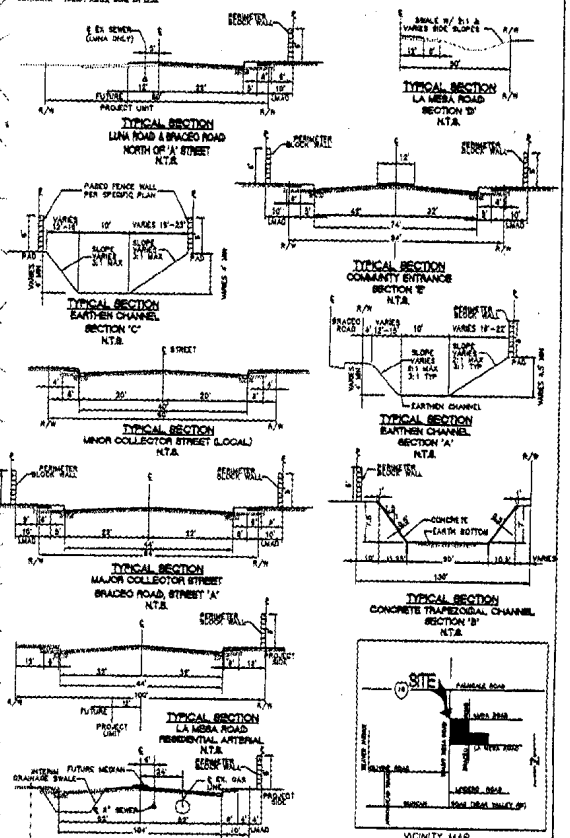
3133-071-01, 3133-081-01

SOILS ENGINEER

NINA GOULD
10885 SHANNON COURT
RANCHO CUCAMONGA, CA 91730
TEL: 909-466-1751
FAX: 909-466-1247

LEGEND

- EXISTING CONTOUR
- 2 — LOT NUMBER
- LOT LINE
- EASEMENT BOUNDARY
- PC= 1385.1 — PROPOSED PAVE ELEVATION
- PROPOSED ON SITE DRAIN (IF DOUBLE BOOK STANDARD 30.02)
- PROPOSED SEWER
- DIRECTION OF DRAINAGE FLOW
- 6' HIGH CMU PERIMETER WALL
- 6' HIGH DECORATIVE IRON WITH PILASTERS



TENTATIVE TRACT MAP
PARKVIEW
CITY OF VICTORVILLE

NOLTE
ASSOCIATES

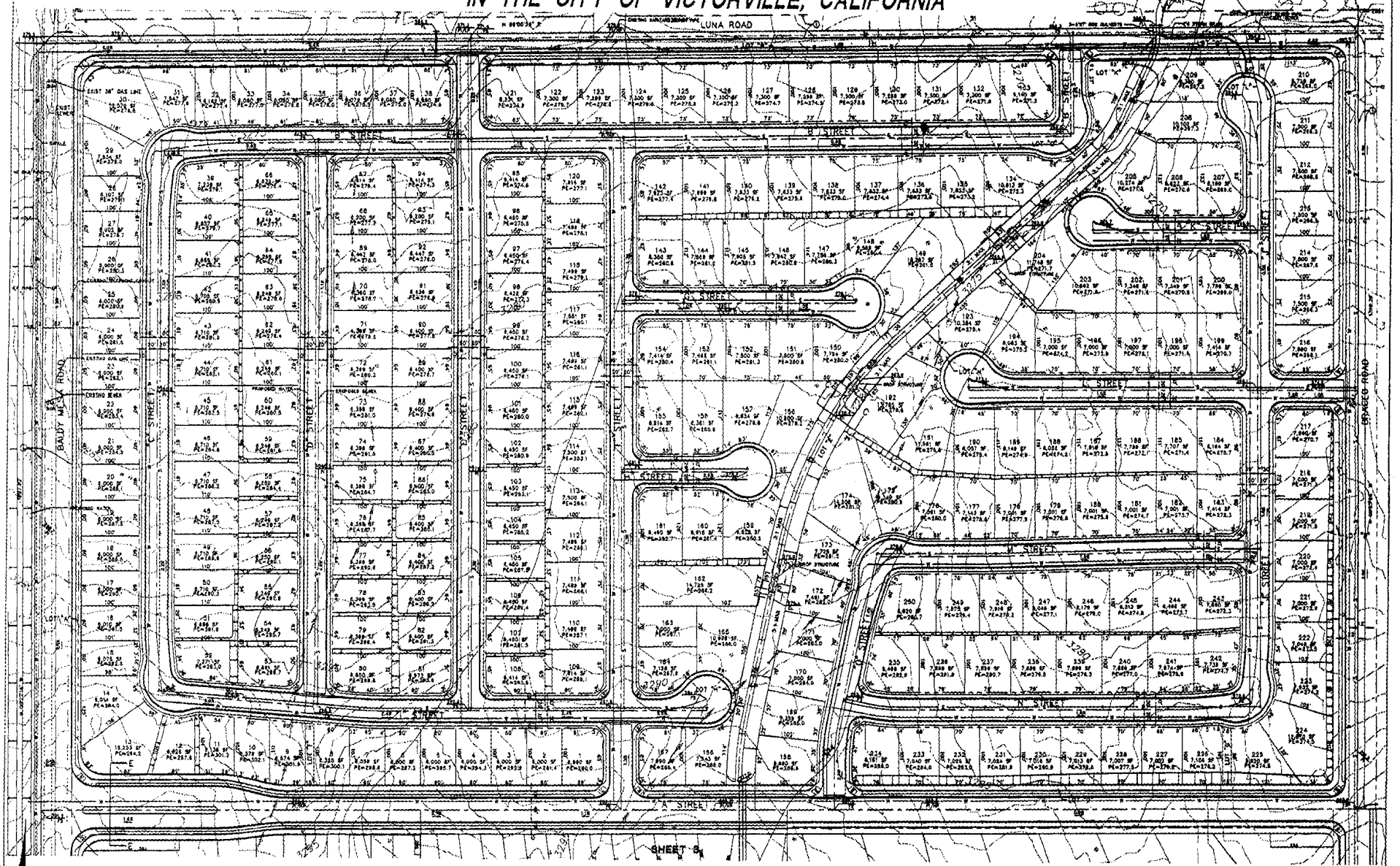
SHEET 1 OF 3 SHEETS

231

TT-06-025

VESTING TENTATIVE TRACT MAP NO. 18127

IN THE CITY OF VICTORVILLE, CALIFORNIA



GRAPHIC SCALE

0 60' 120' 180' 240'

SCALE: 1" = 60'

TENTATIVE TRACT MAP
PARKVIEW
CITY OF VICTORVILLE

NOLTE

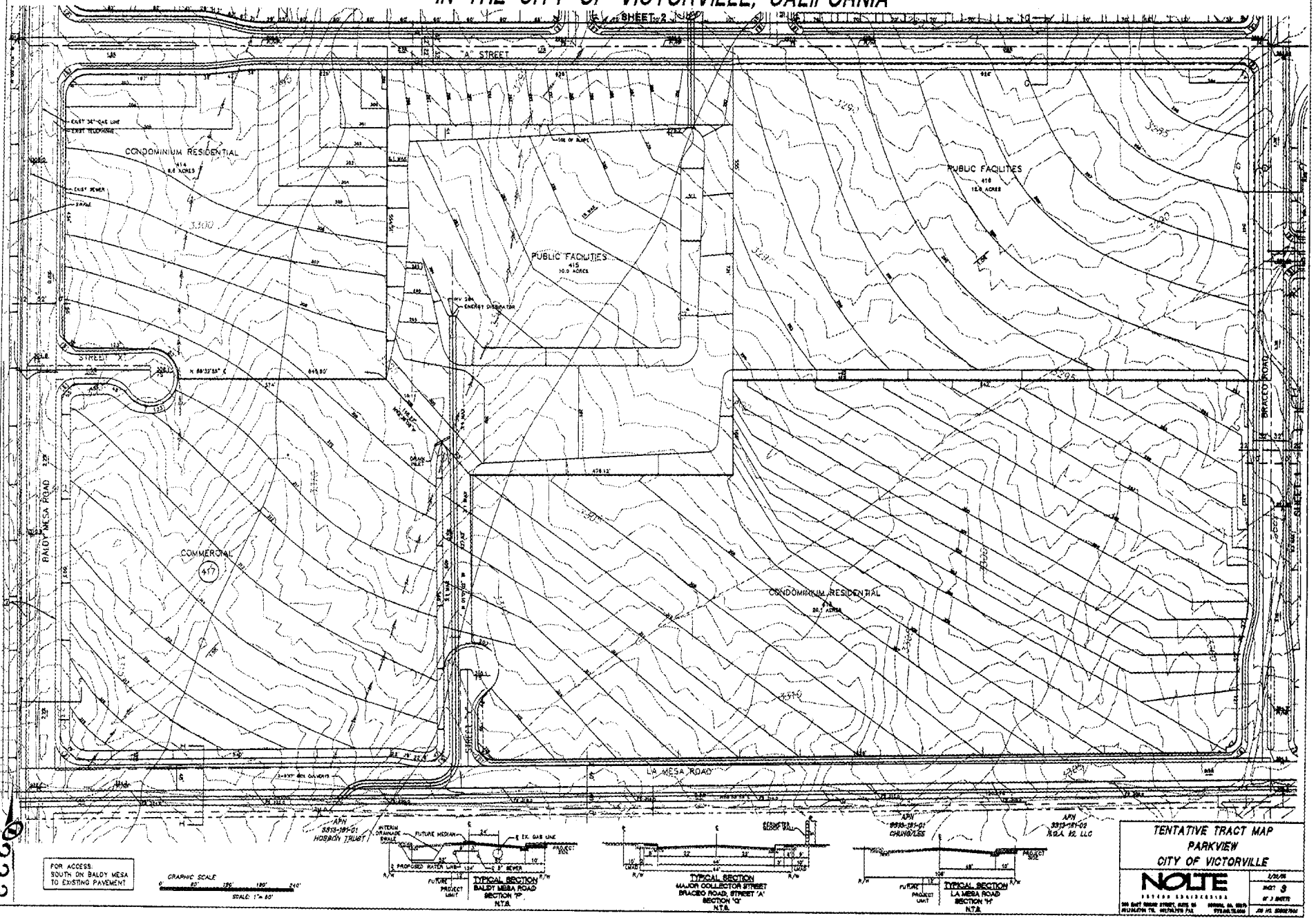
SHEET 2 OF 3 SHEETS

232

TT-06-025

VESTING TENTATIVE TRACT MAP NO. 18127

IN THE CITY OF VICTORVILLE, CALIFORNIA



California Regional Water Quality Control Board
Lahontan Region

Dan Skopec
Acting Secretary

Victorville Office
14440 Civic Drive, Suite 200, Victorville, California 92392
Phone (760) 241-6583 • FAX (760) 241-7308
http://www.waterboards.ca.gov/lahontan

Arnold Schwarzenegger
Governor

May 30, 2006

File: San Bernardino County

RECEIVED
JUN 0 1 2006
Planning Department

Mr. Scott Webb, Assistant Planner
City of Victorville – Planning Department
P.O. Box 5001
Victorville, CA 92393-5001
FAX (760) 269-0070

COMMENTS ON THE NOTICE OF COMPLETION OF A MITIGATED NEGATIVE DECLARATION FOR THE PARKVIEW SPECIFIC PLAN (S-P-05-002), GENERAL PLAN AMENDMENT (GPA-05-004(B)) ZONE CHANGE (ZC-05-022), PARCEL MAP (PM-06-011, AND VESTING TENTATIVE TRACT (TT-06-025) FOR THE DEVELOPMENT OF A MASTER PLANNED COMMUNITY COMPRISED OF UP TO 715 HOMES, AN APPROXIMATE 10-ACRE COMMUNITY PARK, AN APPROXIMATE 11-ACRE NEIGHBORHOOD COMMERCIAL CENTER, AND AN APPROXIMATE 12-ACRE SITE FOR A POTENTIAL ELEMENTARY SCHOOL (SCH #2006041152), ON A 177-ACRE AREA LOCATED ON THE NORTHEAST CORNER OF BALDY MESA ROAD AND LA MESA ROAD IN THE WESTERN PORTION OF THE CITY OF VICTORVILLE, APN 3133-071-01 & 02, 3133-051-01

California Regional Water Quality Control Board staff (Board staff) has reviewed the Initial Study and Draft Negative Declaration dated April 20, 2006 for the above-referenced Project proposed by the City of Victorville. We apologize that the comment will be received after the requested response date of May 26, 2006. Please consider these comments if possible when preparing the environmental review documents.

Project Description

The City of Victorville is proposing a project to develop the proposed Parkview Specific Plan (the Project), which provides for the development of a master planned community comprised of up to 715 homes, an approximate 10-acre community park, an approximate 11-acre neighborhood commercial center, and an approximate 12-acre site for a potential elementary school, on a 177-acre area.

The Initial Study And Draft Mitigated Negative Declaration (Negative Declaration) does not state when development will ultimately occur, but does state the Project will be implemented over an approximate 2-3 year period in three phases.

General Comments

The mitigation measures included in the Negative Declaration should be very specific in nature and should have adequate detail. The mitigation measures include general statements regarding obtaining permits and preparing a Stormwater Pollution Prevention Plan. All mitigation measures required for the project should be specifically described in the Project description. It is not sufficient to state that mitigation will be accomplished through obtaining permits. The evaluation included in the Initial Study and Draft Negative Declaration does not completely

evaluate the potential cumulative impacts of the project considering other existing and potential projects.

The environmental document states that there is potential for impacts to hydrology and water quality, and to utilities and service systems although these are described as less than significant with mitigation. The mitigation measures included with the Project description are not specific with respect to how the resulting impacts are lessened to an insignificant level. An Environmental Impact Report (EIR) would have allowed us the opportunity to evaluate various alternatives that would have been analyzed, examined, and quantified further in an EIR. A project of this size makes it difficult to mitigate all impacts to a level of less than significant. This Project deserves careful consideration.

Item VIII. Hydrology and Water Quality, pages B-32 – B38

The environmental document needs to provide information on how changes that may occur as part of the proposed land uses will impact hydrology and water quality with regard to changes in groundwater recharge, due to creation of impervious surface and alteration of existing drainage patterns. Impacts that should be evaluated include changes in surface water flow that could cause erosion or siltation on- or off-site or result in flooding on- or off-site, or provide substantial additional sources of polluted runoff, or otherwise substantially degrade surface or ground water quantity or quality.

The mitigation measures for this project identifies both source control and treatment Best Management Practices (BMPs) for the post-construction period that will manage stormwater to protect water quality. Additional BMPs might include principles of LID, such as

- Maintaining natural drainage paths and landscape features to slow and filter runoff and maximize groundwater recharge,
- Reducing the impervious cover created by development and the associated transportation network, and
- Managing runoff as close to the source as possible.

We understand that LID development practices that would maintain aquatic values could also reduce local infrastructure requirements and could benefit energy conservation, air quality, open space, and habitat. Many planning tools exist to implement the above principles, and a number of recent reports and manuals provide specific guidance regarding LID.

It appears that vegetated areas will be incorporated into the proposed project design for stormwater management and infiltration on-site. We request natural drainage patterns be maintained to the extent feasible.

The Project should include post-construction topographic maps identifying any drainages and other relevant features. Please consider avoiding drainage channels, or developing broad crossings if necessary, to minimize any unavoidable impacts. Please identify short-term (construction) vs. long-term (post-construction) implementation of Best Management Practices (BMPs), and provide appropriate mitigation and monitoring of mitigation measures.

The Project may require a Federal Clean Water Act Section 401 Water Quality Certification from the Regional Board. Application forms can be found at our web site (www.swrcb.ca.gov/rwqcb6)

The Project does not provide specific information on impacts to surface Waters of the State and/or Waters of the U.S. These surface waters include, but are not limited to, drainages, streams, washes, ponds, pools or wetlands. Waters of the State or Waters of the U.S. may be permanent or intermittent. The Project needs to quantify these impacts. Discuss purpose of project, need for surface water disturbance, and alternatives (avoidance, minimize disturbances and mitigation). Mitigation must be identified in the environmental document including timing of construction.

The Project may impact and alter drainages. The Project needs to identify mitigation for drainage channel work unless the drainage channel is avoided. Please inform project proponent to consult with Army Corps of Engineers, and Department of Fish and Game prior to issuing a grading permit. Additionally, the proposed activity may be subject to the Water Board's General Construction Permit, accessible on the State Board's Homepage (www.swrcb.ca.gov).

Please clearly show how water flows will be redirected. We encourage the project proponent to keep redirected flows, if any, in drainages that appear and function as natural drainages to the greatest extent feasible.

Item XVI, Utilities and Service Systems – pages B-68 – B-71

Please verify the determination that the wastewater treatment facility that serves or may serve the Project has adequate capacity to serve the Project's expected demand in addition to the provider's existing commitments.

Thank you for the opportunity to comment on your project. If you should have any questions regarding our above or attached comments, please contact me at (760) 241-7366 or Cindi Mitton at (760) 241-7413.

Sincerely,

Judith Keir

Judith Keir
Environmental Scientist

cc: Attached Mailing List

JMK/2006-04-1152-NOC-Parkview Specific Plan.doc

MAILING LIST
INITIAL STUDY AND DRAFT NEGATIVE DECLARATION OF THE PARKVIEW SPECIFIC PLAN, CITY OF VICTORVILLE

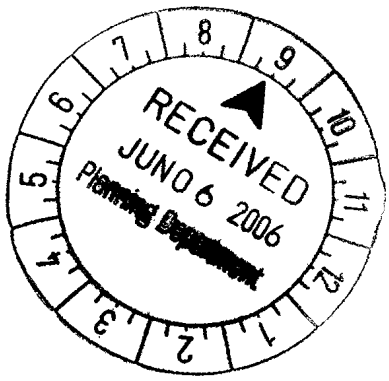
SCOTT MORGAN
STATE CLEARINGHOUSE
PO BOX 3044
SACRAMENTO, CA 95812-3044

DENYSE RACINE
CALIF DEPT OF FISH & GAME
407 WEST LINE STREET
BISHOP CA 93515

DANA DIFFERDING
DWR - SWRCB
CAL/EPA HEADQUARTERS
1001 "I" STREET, 14TH FLOOR
SACRAMENTO CA 95814-2828

KIRBY BRILL, GEN MGR
MOJAVE WATER AGENCY
22450 HEADQUARTERS Drive
APPLE VALLEY, CA 92307

S-P-05-002



June 05, 2006

Mr. Scott Webb
CITY OF VICTORVILLE
P.O. Box 5001
Victorville, California 92393-5001

Re: RESPONSE TO COMMENTS FOR THE PARKVIEW PROJECT LOCATED IN THE CITY OF VICTORVILLE, SAN BERNARDINO COUNTY, CALIFORNIA

Dear Scott:

This letter is in response to the May 30, 2006 California Regional Water Quality Board Control (RWQCB) letter that was submitted to the City. The RWQCB letter provided comments on the Initial Study/Mitigated Negative Declaration for the Parkview Specific Plan. PCR has reviewed the RWQCB's comments and herein provides responses to the respective comments raised. To assist in your review of our responses to the RWQCB comments, we have scanned the letter and numbered each particular comment (refer to Attachment A). PCR's responses to RWQCB comments are below:

Response to Comment No. 1

Section VIII. Hydrology and Water Quality in Attachment B of the Draft Initial Study (page B-32) acknowledged that construction and operation of the proposed project could potentially impact water quality. As described in the document, the project has the potential to result in soil erosion during construction activities particularly through grading. Exposure of surface soils could result in soil erosion and subsequent deposition of particles into the drainage areas. Prior to construction, the Applicant would be required to develop and submit a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) to the RWQCB – Lahontan Region for compliance with the Statewide NPDES permit for construction activity. The preparation and implementation of the SWPPP would effectively address control of pollutants from the construction activities. The SWPPP would establish effective Best Management Practices (BMPs) that would control pollutants during all stages of construction. The Draft Initial Study identified typical BMPs that would be considered in the project SWPPP to address construction activities, including but not necessarily limited to stabilized construction entry, designated wash area, conveyance controls, and filters.

With respect to operations activities associated with the project, the Draft Initial Study acknowledged that runoff associated with the development has the potential to contain contaminants such as trash, sediment, nutrients, pathogens, organics, heavy metals, and hydrocarbons among other pollutants. These contaminants could result in the subsequent deposition of pollutants in drainage areas and ultimately the degradation of downstream receiving water bodies. The Draft Initial Study identified source control and treatment BMPs that would be considered to address operations activities, including but not necessarily limited to storm drain system stenciling or tiling, irrigation system installation, public awareness program, biofilters, detention basins, drainage inserts, and construction of a filtration system. As part of the NPDES permit process, submittal of a Water Quality Management Plan (WQMP) would be required for the proposed project, which would include source control and

One Venture, Suite 150, Irvine, California 92618 INTERNET www.pcrnet.com TEL 949.753.7001 FAX 949.753.7002

treatment BMPs (including those described in the Draft Initial Study) to address the manner in which pollutants generated by the residential development would be treated.

Mitigation Measure WQ-1 requires the attainment of appropriate permits and submittal of a Storm water Pollution Prevention Plan including identification of site specific Best Management Practices (BMPs) to address water quality are implemented, subject to the approval of the City and RWQCB – Lahontan Region. Implementation of this mitigation would ensure that construction of the proposed project would not violate any water quality standards or waste discharge requirements.

Mitigation Measures WQ-2 and WQ-3 have been added to provide further assurance that construction and operation of the proposed project would not violate any water quality standards or waste discharge requirements. See below:

WQ-2 Prior to grading permit issuance, the applicant shall submit erosion and sedimentation control plans to the City for approval. The plans shall address erosion or sedimentation potential during construction activities. Temporary erosion control measures to be implemented during construction may include the following:

- Installation of a stabilized construction entry with a gravel surface.
- Designation of a wash area for construction vehicles.
- Installation of silt fencing and straw logs.
- Construction of sandbag dams for all drainage inlets with a filter fabric covering the opening.
- Placement of sandbag chevrons at specified intervals along rough grade street sections.

WQ-3 Prior to grading permit issuance, the applicant shall submit a Water Quality Management Plan (WQMP) to the City for approval. The WQMP would include source control and treatment Best Management Practices (BMPs) to address the manner in which pollutants generated by the proposed project would be treated. These measures may include the following:

- Storm drain system stenciling or tiling and signage.
- Installation of efficient irrigation systems.
- Implementation of a Public Awareness Program for residents of the development (i.e., distribution of informative literature to homebuyers).

- Construction of biofilters (i.e., grass swales, grass strips).
- Construction of detention basins (i.e., extended/dry detention basins with grass lining).
- Construction of catch basin drainage inserts.

The additional mitigation measures identified above do not change the overall conclusions of the Draft Initial Study.

With respect to cumulative impacts to water quality, cumulative water quality impacts are regulated through Federal, State, and regional requirements. The Clean Water Act requires that all construction projects comply with NPDES requirements, limiting the amount of discharge into waters of the United States. In addition, all construction projects greater than one acre in size must prepare a SWPPP that is to be submitted to the RWQCB. Finally, the City of Victorville requires the preparation of a WQMP to incorporate BMPs designed to improve water quality and minimize pollution in surface water runoff. Therefore, compliance with Federal, State, and local requirements ensures that cumulative water quality impacts remain below a level of significance.

Response to Comment No. 2

As indicated in the Draft Initial Study, the project would not substantially interfere with groundwater recharge. The project proposes a storm water detention facility near the southern portion of the site. This detention facility will be used to accommodate proposed flows so that the result is a net increase of zero flow at the downstream outlets of the site. In the detention facility, a portion of runoff will infiltrate into the ground which will assist in recharging the groundwater table.

Response to Comment No. 3

Please refer to Responses to Comment Nos. 1 and 2 above.

Response to Comment No. 4

The RWQCB requests that natural drainage patterns be maintained to the extent feasible. The comment is noted. This project proposes to channelize water at the southern border (upstream) and pass water through the site in the same drainage pattern as currently exists on site. Storm water would be released at those points along the northern border of the project that exist as drainage channels today.

Response to Comment No. 5

Please refer to Responses to Comment Nos. 1 and 2 above.

Response to Comment No. 6

As noted on page B-16 of the Draft Initial Study, a jurisdictional delineation of the on-site drainages was conducted on July 25, 2005. A copy of the jurisdictional delineation was sent to Ms. Tobi Tyler of the RWQCB Lahontan Region in October 2005. The Draft Initial Study indicated that jurisdictional features on-site include four ephemeral drainages and two tributaries that total approximately 8,230 linear feet of streambed including 0.85 acre of ACOE jurisdictional "waters of the U.S.," 0.88 acre of RWQCB jurisdictional "waters of the State," and approximately 2.18 acres of CDFG jurisdictional streambed. However as described in the Draft Initial Study, no wetlands exist on site and therefore, the project would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act.

PCR is aware that the project will require a Federal Clean Water Act Section 401 Water Quality Certification from the RWQCB. This project proposes a system that would not affect off-site drainage paths. Within the project site, the project proposes drainage paths that are channelized in the same general path as the existing flows, and while modifications to slope and conveyance have been made, the system returns the waters back to their original locations upon exit. As described in the Biological Resources Assessment (dated August 2005), it was anticipated that the entire 177-acre project site (including 0.85 acre of ACOE jurisdictional "waters of the U.S.," 0.88 acre of RWQCB jurisdictional "waters of the State," and approximately 2.18 acres of CDFG jurisdictional streambed) would be impacted. Preparation of the 401 Water Quality Certification application is currently underway. Impacts to the jurisdictional waters would be addressed at an approximate 2:1 ratio through either: (1) enhancement, restoration or creation; (2) purchase into an agency-approved mitigation bank; or (3) payment into an agency-approved in-lieu fee agreement.

With regard to RWQCB suggestion to consult with the U.S. Army Corps of Engineers (ACOE) and the California Department of Fish and Game (CDFG), ACOE representative Dan Swenson and CDFG representative Tonya Moore met with PCR on-site on November 15, 2005 to verify the jurisdictional delineation. Preparation of ACOE and CDFG permit applications are currently underway.

Response to Comment No. 7

As demonstrated in the responses above, measures to keep redirected flows in drainages that appear and function as natural drainages to the greatest extent feasible have been followed.

Response to Comment No. 8

As indicated on page B-69 of the Draft Initial Study, the project is located within the jurisdiction of the Victorville Sanitation District and Victor Valley Wastewater Reclamation Authority (VVWRA). An existing sewer line runs immediately adjacent to the project site along Baldy Mesa Road and Luna Road (15-inch and 18-inch). The Sanitation District has indicated that the existing lines would be able to accommodate the proposed development. Treatment capacity has been planned for by

PCR

VVWRA to include projected growth anticipated in the City, consistent with the General Plan. It should be noted that the proposed development would result in a net reduction in land use intensity compared to allowable density under the existing general plan and zoning. Therefore, the proposed project is consistent with VVWRA's plans and would contribute less flows to the sewer system than was anticipated in the City's General Plan.

If you should have any questions, please do not hesitate to contact me at 949-753-7001.

Sincerely,
PCR SERVICES CORPORATION

Sally Salavea

Sally Salavea
Associate Principal

Attachment: Attachment A – RWQCB Letter (bracketed)

California Regional Water Quality Control Board
Lahontan Region

Dan Skopec
Acting Secretary

Victorville Office
14440 Civic Drive, Suite 200, Victorville, California 92392
Phone (760) 241-6583 • FAX (760) 241-7308
http://www.waterboards.ca.gov/lahontan

Arnold Schwarzenegger
Governor

May 30, 2006 File: San Bernardino County

Mr. Scott Webb, Assistant Planner
City of Victorville – Planning Department
P.O. Box 5001
Victorville, CA 92393-5001
FAX (760) 269-0070

COMMENTS ON THE NOTICE OF COMPLETION OF A MITIGATED NEGATIVE DECLARATION FOR THE PARKVIEW SPECIFIC PLAN (S-P-05-002), GENERAL PLAN AMENDMENT (GPA-05-004(B)) ZONE CHANGE (ZC-05-022), PARCEL MAP (PM-06-011, AND VESTING TENTATIVE TRACT (TT-06-025) FOR THE DEVELOPMENT OF A MASTER PLANNED COMMUNITY COMPRISED OF UP TO 715 HOMES, AN APPROXIMATE 10-ACRE COMMUNITY PARK, AN APPROXIMATE 11-ACRE NEIGHBORHOOD COMMERCIAL CENTER, AND AN APPROXIMATE 12-ACRE SITE FOR A POTENTIAL ELEMENTARY SCHOOL (SCH #2006041152), ON A 177-ACRE AREA LOCATED ON THE NORTHEAST CORNER OF BALDY MESA ROAD AND LA MESA ROAD IN THE WESTERN PORTION OF THE CITY OF VICTORVILLE, APN 3133-071-01 & 02, 3133-051-01

California Regional Water Quality Control Board staff (Board staff) has reviewed the Initial Study and Draft Negative Declaration dated April 20, 2006 for the above-referenced Project proposed by the City of Victorville. We apologize that the comment will be received after the requested response date of May 26, 2006. Please consider these comments if possible when preparing the environmental review documents. 1

Project Description

The City of Victorville is proposing a project to develop the proposed Parkview Specific Plan (the Project), which provides for the development of a master planned community comprised of up to 715 homes, an approximate 10-acre community park, an approximate 11-acre neighborhood commercial center, and an approximate 12-acre site for a potential elementary school, on a 177-acre area.

The Initial Study And Draft Mitigated Negative Declaration (Negative Declaration) does not state when development will ultimately occur, but does state the Project will be implemented over an approximate 2-3 year period in three phases.

General Comments

The mitigation measures included in the Negative Declaration should be very specific in nature and should have adequate detail. The mitigation measures include general statements regarding obtaining permits and preparing a Stormwater Pollution Prevention Plan. All mitigation measures required for the project should be specifically described in the Project description. It is not sufficient to state that mitigation will be accomplished through obtaining permits. The evaluation included in the Initial Study and Draft Negative Declaration does not completely

evaluate the potential cumulative impacts of the project considering other existing and potential projects. 1 cont

The environmental document states that there is potential for impacts to hydrology and water quality, and to utilities and service systems although these are described as less than significant with mitigation. The mitigation measures included with the Project description are not specific with respect to how the resulting impacts are lessened to an insignificant level. An Environmental Impact Report (EIR) would have allowed us the opportunity to evaluate various alternatives that would have been analyzed, examined, and quantified further in an EIR. A project of this size makes it difficult to mitigate all impacts to a level of less than significant. This Project deserves careful consideration.

Item VIII. Hydrology and Water Quality, pages B-32 – B38 2

The environmental document needs to provide information on how changes that may occur as part of the proposed land uses will impact hydrology and water quality with regard to changes in groundwater recharge, due to creation of impervious surface and alteration of existing drainage patterns. Impacts that should be evaluated include changes in surface water flow that could cause erosion or siltation on- or off-site or result in flooding on- or off-site, or provide substantial additional sources of polluted runoff, or otherwise substantially degrade surface or ground water quantity or quality.

The mitigation measures for this project identifies both source control and treatment Best Management Practices (BMPs) for the post-construction period that will manage stormwater to protect water quality. Additional BMPs might include principles of LID, such as 3

- Maintaining natural drainage paths and landscape features to slow and filter runoff and maximize groundwater recharge,
- Reducing the impervious cover created by development and the associated transportation network, and
- Managing runoff as close to the source as possible.

We understand that LID development practices that would maintain aquatic values could also reduce local infrastructure requirements and could benefit energy conservation, air quality, open space, and habitat. Many planning tools exist to implement the above principles, and a number of recent reports and manuals provide specific guidance regarding LID.

It appears that vegetated areas will be incorporated into the proposed project design for stormwater management and infiltration on-site. We request natural drainage patterns be maintained to the extent feasible. 4

The Project should include post-construction topographic maps identifying any drainages and other relevant features. Please consider avoiding drainage channels, or developing broad crossings if necessary, to minimize any unavoidable impacts. Please identify short-term (construction) vs. long-term (post-construction) implementation of Best Management Practices (BMPs), and provide appropriate mitigation and monitoring of mitigation measures. 5

The Project may require a Federal Clean Water Act Section 401 Water Quality Certification from the Regional Board. Application forms can be found at our web site (www.swrcb.ca.gov/rwqcb6) 6

The Project does not provide specific information on impacts to surface Waters of the State and/or Waters of the U.S. These surface waters include, but are not limited to, drainages, streams, washes, ponds, pools or wetlands. Waters of the State or Waters of the U.S. may be permanent or intermittent. The Project needs to quantify these impacts. Discuss purpose of project, need for surface water disturbance, and alternatives (avoidance, minimize disturbances and mitigation). Mitigation must be identified in the environmental document including timing of construction. 6 cont

The Project may impact and alter drainages. The Project needs to identify mitigation for drainage channel work unless the drainage channel is avoided. Please inform project proponent to consult with Army Corps of Engineers, and Department of Fish and Game prior to issuing a grading permit. Additionally, the proposed activity may be subject to the Water Board's General Construction Permit, accessible on the State Board's Homepage (www.swrcb.ca.gov).

Please clearly show how water flows will be redirected. We encourage the project proponent to keep redirected flows, if any, in drainages that appear and function as natural drainages to the greatest extent feasible. 7

Item XVI. Utilities and Service Systems – pages B-68 – B-71 8

Please verify the determination that the wastewater treatment facility that serves or may serve the Project has adequate capacity to serve the Project's expected demand in addition to the provider's existing commitments.

Thank you for the opportunity to comment on your project. If you should have any questions regarding our above or attached comments, please contact me at (760) 241-7366 or Cindi Mitton at (760) 241-7413.

Sincerely,

Judith Keir

Judith Keir
Environmental Scientist

cc: Attached Mailing List

JMK/2006-04-1152-NOC-Parkview Specific Plan.doc

State of California - The Resources Agency
ARNOLD SCHWARZENEGGER, Governor
DEPARTMENT OF FISH AND GAME
http://www.dfg.ca.gov
Eastern Sierra - Inland Deserts Region (ESIDR)
407 West Line Street
Bishop, CA 93514
(760) 872-1171
(760) 872-1284 - FAX

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STATE CLEARING HOUSE

Clear 5-25-06 latoe

May 22, 2006

Mr. Scott Webb
City of Victorville
PO Box 5001
Victorville, CA 92393-5001

Subject: Proposed Initial Study and Negative Declaration for Proposed Tentative Tract TT-06-025 Parkview Specific Plan SCH # 2006041152

Dear Mr. Webb:

The Department of Fish and Game (Department) has reviewed the Initial Study (IS) and Negative Declaration (ND) for the above referenced project. The proposed project is for the development of a master planned community comprised of up to 715 homes, an approximately 10-acre Community Park, an approximately 11-acre Neighborhood Commercial Center and an approximate 12-acre site for a potential elementary school on 177-acre located on the northeast corner of Baldy Mesa Road and La Mesa Road in the city of Victorville.

The Department is providing comments on the IS/ND as the State agency which has the statutory and common law responsibilities with regard to fish and wildlife resources and habitats. California's fish and wildlife resources, including their habitats, are held in trust for the people of the State by the Department (Fish and Game Code §711.7). The Department has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and the habitats necessary for biologically sustainable populations of those species (Fish and Game Code §1802). The Department's Fish and wildlife management functions are implemented through its administration and enforcement of Fish and Game Code (Fish and Game Code §702). The Department is a trustee agency for fish and wildlife under the California Environmental Quality Act (see CEQA Guidelines, 14 Cal. Code Regs. §15386(a)). The Department is providing these comments in furtherance of these statutory responsibilities, as well as its common law role as trustee for the public's fish and wildlife

The Department is concerned with the adequacy of the biological impact analysis and proposed mitigation measures intended to reduce potential impacts to less than significant levels. The proposed project is within the range of the desert tortoise. The IS/ND states that the proposed site supports suitable habitat for the desert tortoise but then proceeds to determine that focused surveys are not necessary. The Department does not concur with this determination that focused surveys are unnecessary. The

rationale presented is because the location is in a "no survey" area within the West Mojave Plan. The West Mojave Plan has not been approved and cannot be used to determine potential impacts and mitigation. Since focused surveys are not being performed, the mitigation proposed is to perform a 30 day pre-construction survey for the desert tortoise. If a desert tortoise is found at that time then a list of mitigation measures are presented. The Department believes that the mitigation measures as proposed are inadequate and present the following reasons why:

(1) *Consulting with the USFWS and CDFG and obtain an incidental take permit.*
This process takes longer than 30 days and is must be completed prior to construction.

(2) *Monitoring the desert tortoise within the project site and noting when they leave the site on their own.*
There are many reasons why this measure is not adequate. First, there are no provisions for ensuring that the construction crew is trained in what to do if a tortoise is found. Second, desert tortoise monitoring requires training and certification and there are no provisions requiring a qualified desert tortoise biologist to be on site. Third, this measure assumes the tortoise is not a resident of the site. It is feasible that the tortoise could reside within the large parcel and would not leave the site on its own. There is no mitigation measure for that situation.

(3) *Installing fencing to ensure additional tortoise do not enter the project site.*
Although this measure may be appropriate with additional mitigation measures it is not adequate as presented in this document. Provisions would have to be taken to ensure that there are no desert tortoises within the fenced area.

(4) *The provision of mitigation lands at a ratio of 1:1 for a total 177 acres. The lands shall be purchased in an area known to support populations of the species. USFWS and CDFG approval of the mitigation lands will be obtained before acquisition is completed, and an Incidental Take Permit shall be obtained as part of the overall process.*
First, it should be noted that the desert tortoise is a Federal listed species as well as state listed and would require an approval document from the USFWS **and** an Incidental Take Permit from the Department. Second, the Department evaluates each individual project site's impact on the species. This project may require mitigation at a higher ratio then 1:1 if desert tortoise were found. Also see comments on Mitigation Measure #1.

(5) *Donation of funds to the Desert Tortoise Conservation Program.*
We assumedthat this mitigation measure is referring to the Desert Tortoise Preserve (Preserve) in Kern County. The Preserve committee does not take donations for Department mitigation lands. Instead the Preserve helps the project proponent with acquiring mitigation land that is acceptable to the Department. The Preserve is not a mitigation bank.

The above mitigation measures are not adequate as written to ensure that the proposed project impacts would be less than significant to the desert tortoise if found. If the Lead Agency determines that the mitigation measures as proposed are adequate and desert tortoise are found onsite, then the Lead Agency and the project proponent could both be at risk of violation of Federal and state laws and regulations that could cause the project an unnecessarily long delay. The Department recommends environmental impacts be evaluated to determine the level of significance by having all projects within potential desert tortoise habitat be surveyed to avoid take. This is especially important on project sites such as this project where there is currently a large tract of undisturbed desert tortoise habitat which could support this species.

In addition, since there are desert washes on site, the project may require a Streambed Alteration Agreement pursuant to Fish and Game Code §1600 et. seq. The Department has direct authority under Fish and Game Code §1600 et. seq. in regard to any proposed activity that would divert, obstruct, or affect the natural flow or change the bed, channel, or bank of any waterway. Departmental jurisdiction under §1600 et. seq. may apply to all lands within the 100-year floodplain. Early consultation is recommended, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources.

In conclusion, the Department believes the IS/ND is inadequate as written. A finding that any potentially significant impacts would be mitigated to less than significant levels or that no potentially significant impacts would occur as a result of the project is not supported by evidence presented in the document. The proposed document should be revised to include an adequate discussion of biological resources potentially affected by the project, an analysis of potential impacts to these biological resources, and adequate mitigation measure to offset any identified impacts. The revised document should be re-circulated including submission of the document to the State Clearinghouse.

Questions regarding this letter and further coordination on these issues should be directed to Ms. Tonya Moore, Environmental Scientist at (760) 955-8139.

Sincerely,

Denyse Racine

Denyse Racine
Senior Environmental Scientist
Habitat Conservation Program

cc: Tonya Moore, DFG
State Clearinghouse
Chron Files

PCR

May 31, 2006

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JUN 0 1 2006
Planning Department

Mr. Scott Webb
CITY OF VICTORVILLE
P.O. Box 5001
Victorville, California 92393-5001

Re: RESPONSE TO COMMENTS FOR THE PARKVIEW PROJECT LOCATED IN THE CITY OF VICTORVILLE, SAN BERNARDINO COUNTY, CALIFORNIA

Dear Mr. Webb:

This letter is in response to the May 22, 2006 California Department of Fish and Game (CDFG) letter that was submitted to the City. The CDFG letter provided comments on the Tentative Tract TT-06-025 Parkview Specific Plan Draft Initial Study/Mitigated Negative Declaration (SCH #2006041152). PCR has reviewed CDFG's comments and herein provides responses to the respective comments raised. To assist in your review of our responses to the CDFG comments, we have scanned the letter and numbered each particular comment (refer to Attachment A). PCR's responses to CDFG comments are below:

Response to Comment No. 1

Although the Draft Initial Study states that protocol presence/absence surveys for the desert tortoise are not recommended, protocol surveys were subsequently conducted per the recommendation of Ms. Tonya Moore of the CDFG. Protocol presence/absence surveys for the desert tortoise (*Gopherus agassizi*) were conducted on April 25, 2006 by PCR biologists Linda Robb, Jason Berkley, Ryan Henry, and Joseph Platt, Ph.D. Each of these biologists has extensive experience in surveying for the desert tortoise. A letter report dated May 23, 2006 was prepared and submitted to the U.S. Fish and Wildlife Service office in Ventura.[1] A letter to the Department is in process. The presence/absence surveys and letter report was prepared in accordance with the U.S. Fish and Wildlife Service (USFWS) *Field Survey Protocol for Any Federal Action that May Occur Within the Range of the Desert Tortoise.*[2]

Survey methods employed were in conformance with USFWS *Field Survey Protocol for Any Federal Action that May Occur within the Range of the Desert Tortoise* issued January 1992.[3] The entire Site was surveyed using belt transects 30 feet wide. In addition, Zone of Influence areas adjacent to the Site were surveyed at 100, 300, 600, 1,200, and 2,400-foot intervals from and parallel to the edge of the Site. Global positioning system (GPS) units and aerial photographs were utilized to ensure accuracy of coverage. All accessible desert tortoise habitats within the Zone of Influence areas were surveyed. Access was limited within the 2,400-foot interval Zone of Influence area due to residential development in the

[1] *PCR Services Corporation. 2006. Results of a Presence/Absence Desert Tortoise (Gopherus agassizi) Survey for the Approximately 177-acre Parkview Project Site, City of Victorville, San Bernardino County, California. May 23, 2006.*
[2] *U.S. Fish and Wildlife Service. 1992. Field Survey Protocol for Any Federal Action That May Occur Within the Range of the Desert Tortoise.*
[3] *USFWS 1992*

One Venture, Suite 150, Irvine, California 92618 INTERNET www.pcrnet.com TEL 949.753.7001 FAX 949.753.7002

northeast corner and southern boundary within this interval (please see Attachment B Presense/Absence report).

Diagnostic sign of the desert tortoise within the Site was explored. Diagnostic signs include live tortoises, shells, bones, scutes, limbs, scats, burrows, pallets, tracks, egg shell fragments, courtship rings, drinking sites, and mineral licks. During the survey, habitat conditions were noted, including vegetation type, substrate, topography, and weather conditions. Field notes are included as Appendix B, *Field Data Sheet*, within the attached report. Temperatures during the survey ranged between 60 and 72 degrees Fahrenheit with 0% cloud cover, and winds at zero to two miles per hour.

No desert tortoise or desert tortoise sign was detected during the presence/absence surveys conducted for the Site.

Response to Comment No. 2

PCR acknowledges that obtaining an incidental take permit would take longer than 30 days in the event a desert tortoise is found. As described above, no desert tortoise or desert tortoise sign was detected during the presence/absence surveys conducted on the Site.

Response to Comment No. 3 and No. 4

PCR is still recommending that a 30-day pre-construction survey be conducted for desert tortoise. If desert tortoise is observed during the 30-day pre-construction survey, construction shall cease until consultation is complete and an incidental take permit is issued. A certified/qualified desert tortoise biologist will be retained to conduct construction monitoring and to oversee the proper and appropriate placement of exclusionary fencing.

Response to Comment No. 5 and No. 6

If an incidental take permit is necessary, the mitigation ratio would be as required by the incidental take permit. In addition, the Applicant would work with the Desert Tortoise Preserve Committee in acquiring agency approved mitigation land for any desert tortoise to be impacted, if observed.

Response to Comment No. 7

PCR has prepared a jurisdictional delineation report dated October 2005. PCR biologists met with Ms. Tonya Moore of the CDFG on November 15, 2005 for verification of our jurisdictional delineation. Hence, we are aware of the Streambed Alteration Agreement (SAA) application and are currently preparing the SAA application. Except as identified in our jurisdictional delineation, CDFG jurisdiction does not extend to other land within the 100-year flood plain that is not within a bed, channel, or waterway.

Response to Comment No. 8

In response to CDFG's opinion that the IS/MND is inadequate as written and should be re-circulated, we respectfully disagree. In accordance with Section 15073.5(a) of the CEQA Guidelines, "A lead agency is required to re-circulate a negative declaration when the document must be substantially revised after public notice of its availability has previously been given pursuant to Section 15072, but prior to its adoption." According to Section 15073.5(b) of the CEQA Guidelines, a "substantial revision" of the negative declaration shall mean: (1) A new, avoidable, significant effect is identified and mitigation measures or project revisions must be added in order to reduce the effect to insignificance; or (2) the lead agency determines that the proposed mitigation measures or project revisions will not reduce potential effects to less than significance and new measures or revisions must be required."

In accordance with Section 15073.5(c) of the CEQA Guidelines, re-circulation is not required under the following circumstances: (1) Mitigation measures are replaced with equal or more effective measures pursuant to Section 15074.1; (2) New project revisions are added in response to written or verbal comments on the project's effects identified in the proposed negative declaration which are not new avoidable significant effects; (3) Measures or conditions of project approval are added after circulation of the negative declaration which are not required by CEQA, which do not create new significant environmental effects and are not necessary to mitigate an avoidable significant effect; or (4) New information is added to the negative declaration which merely clarifies, amplifies, or makes insignificant modifications to the negative declaration.

The added information to address the desert tortoise in response to CDFG's comment letter would not be considered a substantial revision requiring re-circulation. The information merely provides further clarification and does not result in identification of a new, avoidable, significant effect. Therefore, re-circulation of the Draft Initial Study is not warranted.

If you should have any questions, please do not hesitate to contact Joe Platt or Steve Nelson at 949-753-7001.

Sincerely,
PCR SERVICES CORPORATION

Joseph B. Platt, Ph.D.
Principal Ecologist

Sally M. Salavea
Associate Principal

Cc: Ms. Denyse Racine and Ms. Tonya Moore, California Department of Fish and Game

ATTACHMENT A

State of California - The Resources Agency
ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF FISH AND GAME
http://www.dfg.ca.gov
Eastern Sierra - Inland Deserts Region (ESIDR)
407 West Line Street
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RECEIVED
MAY 24 2006
Planning Department

May 22, 2006

Mr. Scott Webb
City of Victorville
PO Box 5001
Victorville, CA 92393-5001

Subject: Proposed Initial Study and Negative Declaration for Proposed Tentative Tract TT-06-025 Parkview Specific Plan SCH # 2006041152

Dear Mr. Webb:

The Department of Fish and Game (Department) has reviewed the Initial Study (IS) and Negative Declaration (ND) for the above referenced project. The proposed project is for the development of a master planned community comprised of up to 715 homes, an approximately 10-acre Community Park, an approximately 11-acre Neighborhood Commercial Center and an approximate 12-acre site for a potential elementary school on 177-acre located on the northeast corner of Baldy Mesa Road and La Mesa Road in the city of Victorville. 1

The Department is providing comments on the IS/ND as the State agency which has the statutory and common law responsibilities with regard to fish and wildlife resources and habitats. California's fish and wildlife resources, including their habitats, are held in trust for the people of the State by the Department (Fish and Game Code §711.7). The Department has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and the habitats necessary for biologically sustainable populations of those species (Fish and Game Code §1802). The Department's Fish and wildlife management functions are implemented through its administration and enforcement of Fish and Game Code (Fish and Game Code §702). The Department is a trustee agency for fish and wildlife under the California Environmental Quality Act (see CEQA Guidelines, 14 Cal. Code Regs. §15386(a)). The Department is providing these comments in furtherance of these statutory responsibilities, as well as its common law role as trustee for the public's fish and wildlife

The Department is concerned with the adequacy of the biological impact analysis and proposed mitigation measures intended to reduce potential impacts to less than significant levels. The proposed project is within the range of the desert tortoise. The IS/ND states that the proposed site supports suitable habitat for the desert tortoise but then proceeds to determine that focused surveys are not necessary. The Department does not concur with this determination that focused surveys are unnecessary. The

rationale presented is because the location is in a "no survey" area within the West Mojave Plan. The West Mojave Plan has not been approved and cannot be used to determine potential impacts and mitigation. Since focused surveys are not being performed, the mitigation proposed is to perform a 30 day pre-construction survey for the desert tortoise. If a desert tortoise is found at that time then a list of mitigation measures are presented. The Department believes that the mitigation measures as proposed are inadequate and present the following reasons why: 1 cont. 2

(1) *Consulting with the USFWS and CDFG and obtain an incidental take permit.*
This process takes longer than 30 days and is must be completed prior to construction.

(2) *Monitoring the desert tortoise within the project site and noting when they leave the site on their own.* 3
There are many reasons why this measure is not adequate. First, there are no provisions for ensuring that the construction crew is trained in what to do if a tortoise is found. Second, desert tortoise monitoring requires training and certification and there are no provisions requiring a qualified desert tortoise biologist to be on site. Third, this measure assumes the tortoise is not a resident of the site. It is feasible that the tortoise could reside within the large parcel and would not leave the site on its own. There is no mitigation measure for that situation.

(3) *Installing fencing to ensure additional tortoise do not enter the project site.* 4
Although this measure may be appropriate with additional mitigation measures it is not adequate as presented in this document. Provisions would have to be taken to ensure that there are no desert tortoises within the fenced area.

(4) *The provision of mitigation lands at a ratio of 1:1 for a total 177 acres. The lands shall be purchased in an area known to support populations of the species. USFWS and CDFG approval of the mitigation lands will be obtained before acquisition is completed, and an Incidental Take Permit shall be obtained as part of the overall process.* 5
First, it should be noted that the desert tortoise is a Federal listed species as well as state listed and would require an approval document from the USFWS **and** an Incidental Take Permit from the Department. Second, the Department evaluates each individual project site's impact on the species. This project may require mitigation at a higher ratio then 1:1 if desert tortoise were found. Also see comments on Mitigation Measure #1.

(5) *Donation of funds to the Desert Tortoise Conservation Program.* 6
We assumedthat this mitigation measure is referring to the Desert Tortoise Preserve (Preserve) in Kern County. The Preserve committee does not take donations for Department mitigation lands. Instead the Preserve helps the project proponent with acquiring mitigation land that is acceptable to the Department. The Preserve is not a mitigation bank.

The above mitigation measures are not adequate as written to ensure that the proposed project impacts would be less than significant to the desert tortoise if found. If the Lead Agency determines that the mitigation measures as proposed are adequate and desert tortoise are found onsite, then the Lead Agency and the project proponent could both be at risk of violation of Federal and state laws and regulations that could cause the project an unnecessarily long delay. The Department recommends environmental impacts be evaluated to determine the level of significance by having all projects within potential desert tortoise habitat be surveyed to avoid take. This is especially important on project sites such as this project where there is currently a large tract of undisturbed desert tortoise habitat which could support this species. 6 cont.

In addition, since there are desert washes on site, the project may require a Streambed Alteration Agreement pursuant to Fish and Game Code §1600 et. seq. The Department has direct authority under Fish and Game Code §1600 et. seq. in regard to any proposed activity that would divert, obstruct, or affect the natural flow or change the bed, channel, or bank of any waterway. Departmental jurisdiction under §1600 et. seq. may apply to all lands within the 100-year floodplain. Early consultation is recommended, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources. 7

In conclusion, the Department believes the IS/ND is inadequate as written. A finding that any potentially significant impacts would be mitigated to less than significant levels or that no potentially significant impacts would occur as a result of the project is not supported by evidence presented in the document. The proposed document should be revised to include an adequate discussion of biological resources potentially affected by the project, an analysis of potential impacts to these biological resources, and adequate mitigation measure to offset any identified impacts. The revised document should be re-circulated including submission of the document to the State Clearinghouse. 8

Questions regarding this letter and further coordination on these issues should be directed to Ms. Tonya Moore, Environmental Scientist at (760) 955-8139.

Sincerely,

Denyse Racine

Denyse Racine
Senior Environmental Scientist
Habitat Conservation Program

cc: Tonya Moore, DFG
State Clearinghouse
Chron Files

ATTACHMENT B

PCR

May 31, 2006

Mr. Robert McMorran
U.S. FISH AND WILDLIFE SERVICE
2493 Portola Road, Suite B
Ventura, CA 93003

Re: RESULTS OF A PRESENCE/ABSENCE DESERT TORTOISE (*GOPHERUS AGASSIZI*) SURVEY FOR THE APPROXIMATELY 177-ACRE PARKVIEW PROJECT SITE, CITY OF VICTORVILLE, SAN BERNARDINO COUNTY, CALIFORNIA

Dear Mr. McMorran:

This letter report summarizes the methodology and findings of presence/absence surveys for the desert tortoise (*Gopherus agassizi*) conducted by **PCR Services Corporation (PCR)** on the approximately 177-acre Parkview Project Site (formerly Victorville 169) (the "Site") located in the City of Victorville, San Bernardino County, California. The surveys were conducted to determine the presence and location or absence of desert tortoise within the Site in accordance with the U.S. Fish and Wildlife Service (USFWS) *Field Survey Protocol for Any Federal Action that May Occur Within the Range of the Desert Tortoise.*[1] No desert tortoises were observed or otherwise detected on-site during the survey efforts.

SITE DESCRIPTION

The Site is located in northwestern San Bernardino County, in the City of Victorville (City). The City is within the western Mojave Desert, which is bounded by the San Gabriel Mountains to the south as shown in Figure 1, *Regional Map*, attached. The Site is located west of Interstate 15 and 395, south of Highway 18 (Palmdale Road), and north of Bear Valley Road as shown in Figure 2, *Vicinity Map*, attached[2]. Topography within the Site is relatively flat with the elevation ranging from approximately 3,280 feet above mean sea level (msl) in the north to 3,320 feet above msl in the southwest corner. The Site can be found on the U.S. Geological Survey (USGS) 7.5-minute Baldy Mesa topographic quadrangle map, Section 30, T. 5 N., R. 5 W.

VEGETATION

The majority of the Site is characterized as Mojave creosote bush scrub and Joshua tree woodland (Figure 3, *Site Photographs* and Figure 4, *Vegetation Communities*, attached). Vegetation community boundaries were delineated directly onto a 1"=200' scale aerial photograph while in the field and then digitized using Geographic Information System (GIS) technology to calculate acreage. The discussion of vegetation community names and hierarchical structure follows the California Department of Fish and Game's (CDFG) *List of California Terrestrial Natural Communities Recognized by the Natural*

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[1] *U.S. Fish and Wildlife Service. 1992. Field Survey Protocol for Any Federal Action That May Occur Within the Range of the Desert Tortoise.*

[2] *U.S. Geological Survey (USGS). 1956. Baldy Mesa, California 7.5-minute Topographic Quadrangle. Photo revised 1988.*

Diversity Database.[3] Plant community descriptions were based on PCR findings and descriptions contained in Sawyer and Keeler-Wolfe's *A Manual of California Vegetation* and Holland's *Preliminary Descriptions of the Terrestrial Natural Communities of California.*[4,5] Scientific names are employed upon initial mention of each species; common names are employed thereafter. Details of each vegetation community in which presence/absence surveys for the desert tortoise were conducted is discussed below. A list of all plant species observed within the Site is included in Appendix A, *Floral and Faunal Compendium*, attached.

Within the **Mojave creosote bush scrub** on-site, native shrub species observed included creosote bush (*Larrea tridentata*), burrobush (*Ambrosia dumosa*), ephedra (*Ephedra* sp.), California wishbone bush (*Mirabilis californica*), and California buckwheat (*Eriogonum fasciculatum*). Other species observed include fiddleneck (*Amsinckia* sp.), foxtail chess (*Bromus madritensis*), cheat grass (*Bromus tectorum*), and red-stemmed filaree (*Erodium cicutarium*).

Joshua tree woodland is characterized by open woodland dominated by Joshua trees usually as the only arborescent species, with little or no herbaceous understory. The surrounding ground layer may include cacti, perennial grass, and numerous shrub species. Additional plant species that may occur in the community include big sagebrush (*Artemisia tridentata*), Anderson box thorn (*Lycium andersonii*), California buckwheat, creosote bush, and cheesebush (*Hymenoclea salsola*). Joshua tree woodland typically occurs on sandy, loamy, or gravelly, well-drained, gentle alluvial slopes.

Within the Joshua tree woodland community on-site, the dominant plant species include burrobush, creosote bush, and Joshua tree. Additional species found on-site include chia (*Salvia columbariae*), fiddleneck, thistle sage (*Salvia carduacea*), cheat grass, rubber rabbitbrush (*Chrysothamnus nauseosus*), sweetbush (*Bebbia juncea*), California wishbone bush, horsebrush (*Tetradymia* sp.), pectocarya (*Pectocarya* sp.), paper bag bush (*Salazaria mexicana*), tidy-tips (*Layia platyglossa*), red-stemmed filaree, interior goldenbush (*Ericameria linearifolia*), coast goldfields (*Lasthenia californica*), lycium (*Lycium* sp.), California buckwheat, checker fiddleneck (*Amsinckia tessellata*), ephedra, needlegrass (*Achnatherum* sp.) Oriental mustard (*Sisymbrium orientale*), primrose (*Camisonia* sp.), Mediterranean schismus (*Schismus barbatus*), foxtail chess, cheesebush, and buckhorn cholla (*Opuntia acanthocarpa*).

METHODOLOGY

Survey methods employed were in conformance with USFWS *Field Survey Protocol for Any Federal Action that May Occur within the Range of the Desert Tortoise* issued January 1992.[6] Accordingly, the presence-absence survey was performed on April 25, 2006. The entire Site was surveyed using belt

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[3] *State of California. Department of Fish and Game. Wildlife & Habitat Data Analysis Branch. California Natural Diversity Database. October 13, 2000. List of Terrestrial Natural Communities Recognized by the California Natural Diversity Database. 65pp.*

[4] *Sawyer, John O. and T. Keeler-Wolf. 1995. A Manual of California Vegetation. Sacramento: California Native Plant Society.*

[5] *Holland, R. F. 1986. Preliminary Descriptions of the Terrestrial Natural Communities of California. State of California Resources Agency. Department of Fish and Game. Non-Game Heritage Program. Sacramento, California.*

[6] *USFWS 1992*

transects 30 feet wide. In addition, Zone of Influence areas adjacent to the Site were surveyed at 100, 300, 600, 1,200, and 2,400-foot intervals from and parallel to the edge of the Site. Global positioning system (GPS) units and aerial photographs were utilized to ensure accuracy of coverage. All accessible desert tortoise habitat within the Zone of Influence areas was surveyed. Access was limited within the 2,400-foot interval Zone of Influence area due to residential development in the northeast corner and southern boundary within this interval (Figure 5, *Project Site and Zone of Influence Survey Areas*, attached).

Any diagnostic sign within the Site was recorded on standardized data sheets and mapped. Diagnostic signs include live tortoises, shells, bones, scutes, limbs, scats, burrows, pallets, tracks, egg shell fragments, courtship rings, drinking sites, and mineral licks. If a burrow was observed, a mirror was utilized to reflect sunlight into the burrow to detect any tortoises within the burrow. During the survey, habitat conditions were noted, including vegetation type, substrate, topography, and weather conditions. Field notes are included as Appendix B, *Field Data Sheet*, attached. Temperatures during the survey ranged between 60 and 72 degrees Fahrenheit with 0% cloud cover, and winds at zero to two miles per hour.

RESULTS

Surveys for the desert tortoise were conducted by PCR biologists Linda Robb, Jason Berkley, Ryan Henry, and Joseph Platt, Ph.D. on April 25, 2006. The entire area of the Site and the Zone of Influence areas surrounding the Site were searched for signs of desert tortoise presence. Approximately five percent of the Zone of Influence surrounding the Site was inaccessible and, therefore, was not examined. No desert tortoise sign was detected during the presence/absence surveys conducted for the Site. A list of all wildlife and plant species observed within the Site is included in *Appendix A, Floral and Faunal Compendium*, attached.

Should you have any questions regarding the methodology or findings in this report, please do not hesitate to contact Linda Robb at (949) 753-7001.

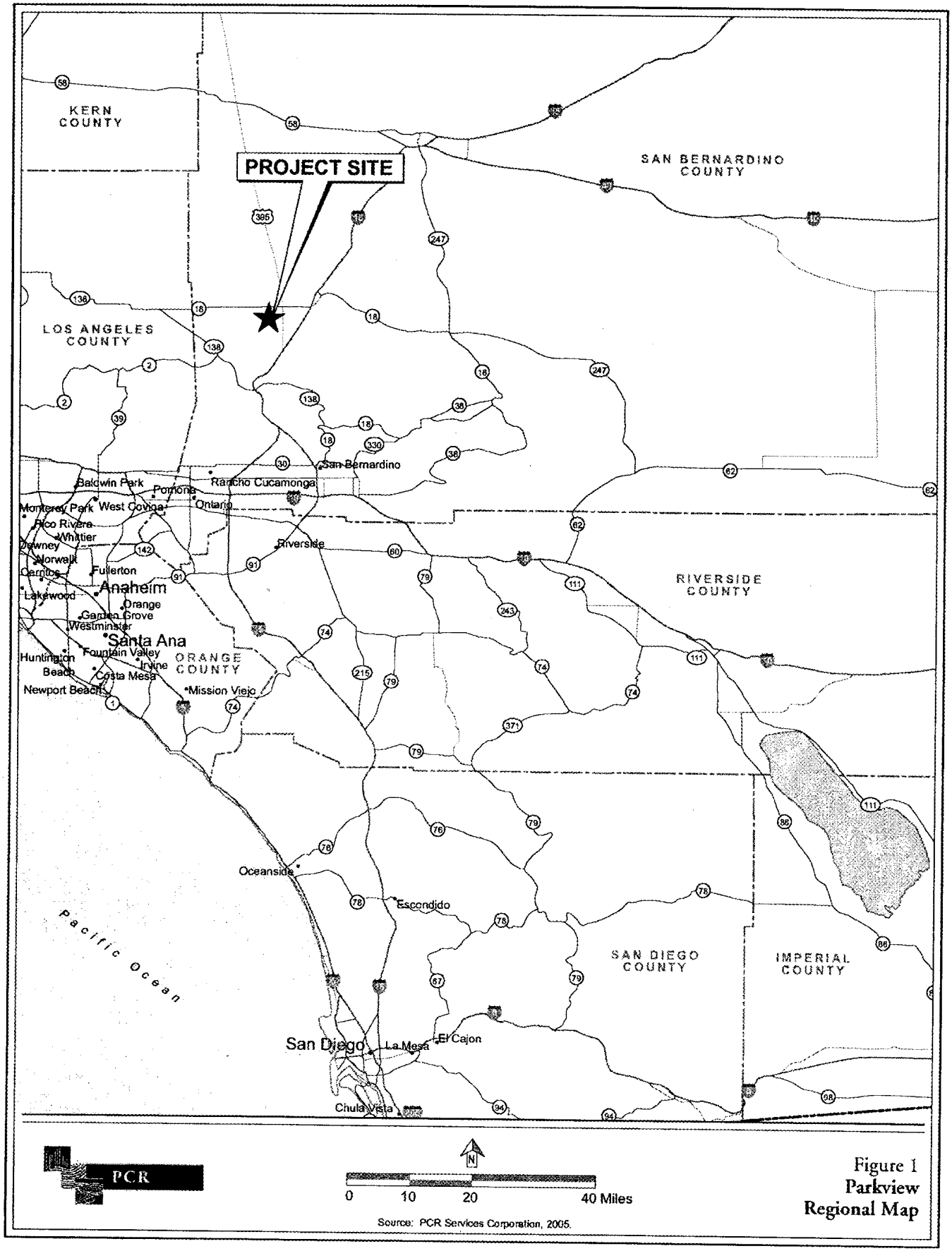
Sincerely,
PCR SERVICES CORPORATION

Linda Robb
Linda Robb
Senior Biologist

Joanna Nigro
Joanna Nigro
Associate Biologist

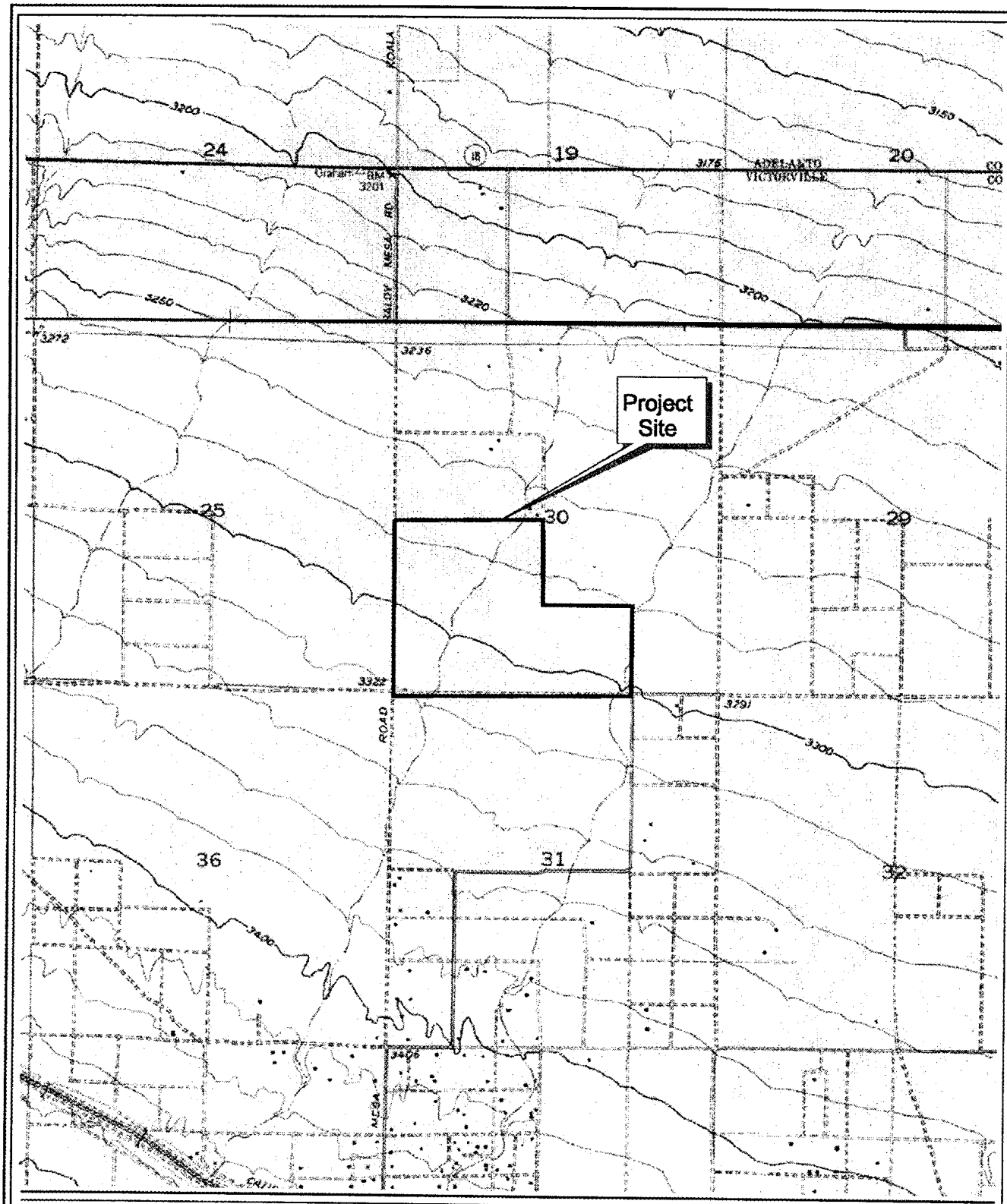
CC: David Crowder – Lewis Operating Corporation, Inc.

Attachments



Source: PCR Services Corporation, 2005.

Figure 1
Parkview Regional Map



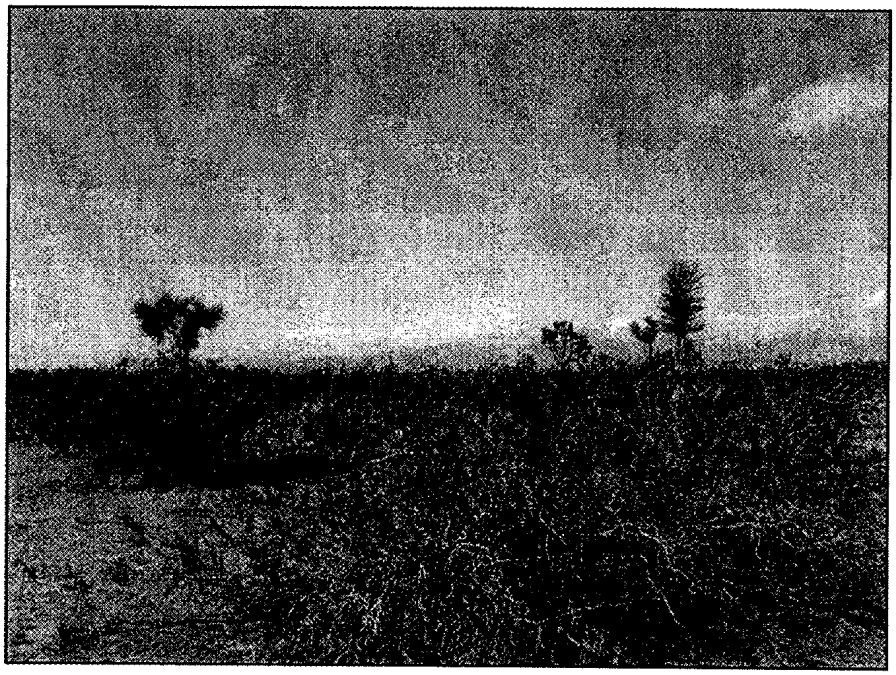
PCR

N

2000 0 2000 Feet

Source: USGS Topographic Series (Adelanto, Baldy Mesa, CA); PCR Services Corporation, 2005.

Figure 2
Parkview
Vicinity Map

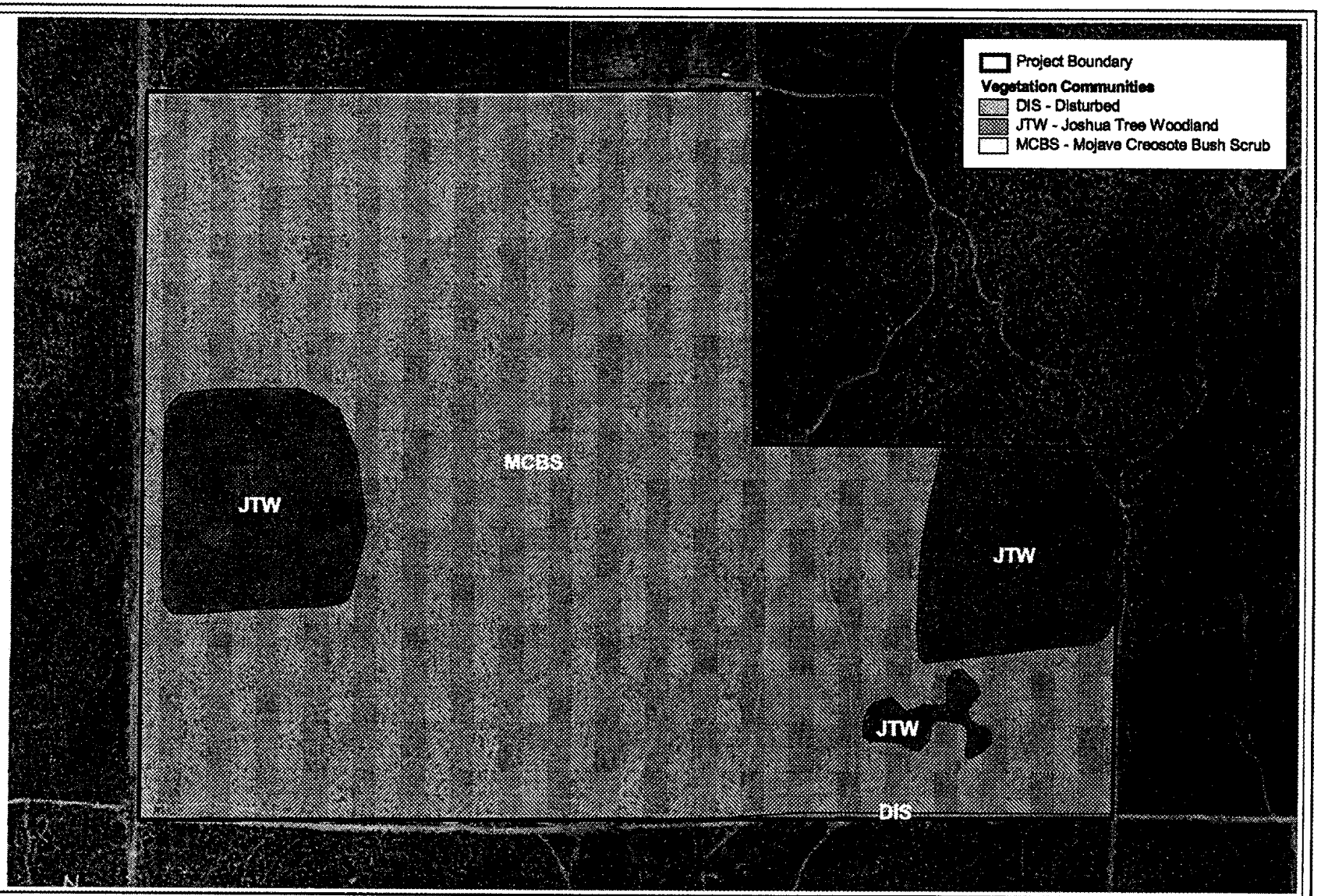


Photograph 1: View of the Site standing along the northwestern boundary looking in a southeast direction.

PCR

Figure 3
Parkview
Site Photograph

Source: PCR Services Corporation, 2006.



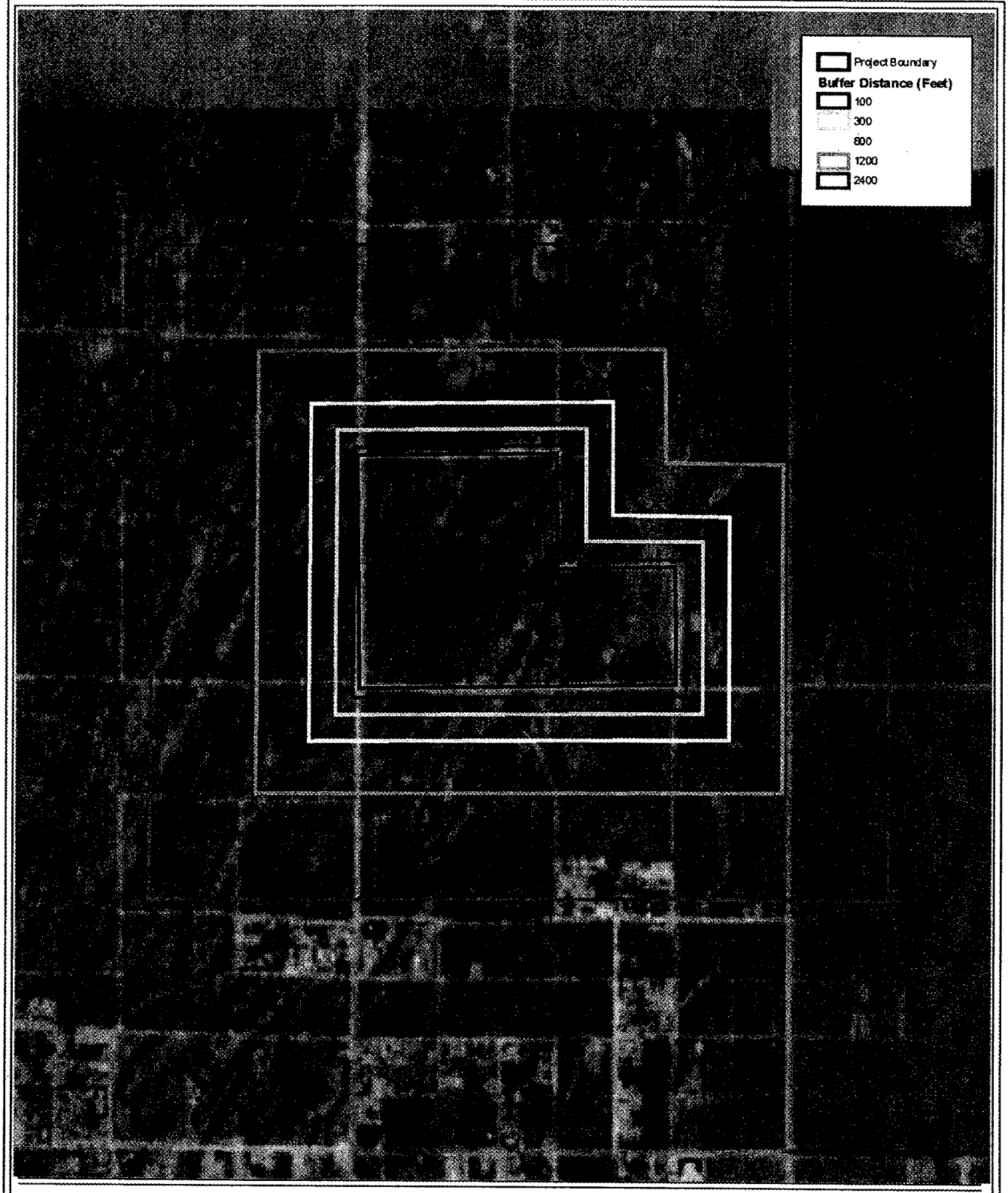
PCR

N

500 0 500 Feet

Source: AirPhoto USA, 2002; PCR Services Corporation, 2005.

Figure 4
Parkview
Vegetation Communities



PCR

N

1,500 0 1,500 Feet

Source: USGS DOQQ; PCR Services Corporation, 2006.

Figure 5
Parkview
Project Site and Zone of
Influence Survey Areas

APPENDIX A: FLORAL AND FAUNAL COMPENDIUM

ANGIOSPERMS (DICOTYLEDONS)

SCIENTIFIC NAME	COMMON NAME
Asteraceae	**Sunflower Family**
Ambrosia dumosa	burrobush
Bebbia juncea	sweetbush
Chrysothamnus nauseosus	rubber rabbitbrush
Ericameria linearifolia	interior goldenbush
Hymenodea salsola	cheesebush
Lasthenia californica	coast goldfields
Layia platyglossa	tidy-tips
Tetradymia sp.	horsebrush
Boraginaceae	**Borage Family**
Amsinckia sp.	fiddleneck
Amsinckia tessellata	checker filddleneck
Pectocarya sp.	pectocarya
Brassicaceae	**Mustard Family**
2* *Sisymbrium orientale*	Oriental mustard
Cactaceae	**Cactus Family**
Opuntia acanthocarpa	buckhorn cholla
Chenopodiaceae	**Goosefoot Family**
* *Salsola tragus*	Russian thistle
Geraniaceae	**Geranium Family**
* *Erodium cicutarium*	red-stemmed filaree
Lamiaceae	**Mint Family**
Salazaria mexicana	paper bag bush
Salvia columbariae	chia
Salvia carduacea	thistle sage
Nyctaginaceae	**Four O'Clock Family**
Mirabilis californica	California wishbone bush
Onagraceae	**Evening Primrose Family**
Camissonia sp.	primrose
Camissonia californica	California evening primrose

* *Non-native Species*
? Potentially Present

ANGIOSPERMS (DICOTYLEDONS)

SCIENTIFIC NAME	COMMON NAME
Polygonaceae	**Buckwheat Family**
Eriogonum fasciculatum	California buckwheat
Solanaceae	**Nightshade Family**
Lycium sp.	lycium
Zygophyllaceae	**Caltrop Family**
Larrea tridentata	creosote bush

* *Non-native Species*
? Potentially Present

ANGIOSPERMS (MONOCOTYLEDONS)

SCIENTIFIC NAME	COMMON NAME
Agavaceae	**Agave Family**
Yucca brevifolia	Joshua tree
Poaceae	**Grass Family**
Achnatherum sp.	needlegrass
* *Bromus madritensis*	foxtail chess
2 *Bromus tectorum*	cheat grass
* *Schismus barbatus*	Mediterranean schismus

* *Non-native Species*
? Potentially Present

GYMNOSPERMS

SCIENTIFIC NAME	COMMON NAME
Ephedraceae	**Ephedra Family**
Ephedra sp.	ephedra

* *Non-native Species*
? Potentially Present

BIRDS

Scientific Name	Common Name
Accipitridae	**Hawks**
Accipiter cooperii	Cooper's hawk
Buteo jamaicensis	red-tailed hawk
Strigidae	**True Owls**
Bubo virginianus	great horned owl
Corvidae	**Jays and Crows**
Corvus corax	common raven
Sylviidae	**Old World Warblers, Gnatcatchers**
Polioptila caerulea	blue-gray gnatcatcher
Mimidae	**Thrashers**
Mimus polyglottos	northern mockingbird
Oreo Scontes montanus	Sage thrasher
Emberizidae	**Emberizids**
Amphispiza bilineata	black-throated sparrow
Zonotrichia leucophrys	white-crowned sparrow

* *Non-native Species*
? Potentially Present

MAMMALS

Scientific Name	Common Name
Leporidae	**Hares and Rabbits**
Sylvilagus audubonii	desert cottontail
Lepus sp.	jackrabbit
Sciuridae	**Squirrels**
Ammospermophilus sp.	antelope squirrel
Geomyidae	**Pocket Gophers**
Thomomys sp.	pocket gopher
Canidae	**Wolves and Foxes**
Canis latrans	coyote

* *Non-native Species*
? Potentially Present

REPTILES

SCIENTIFIC NAME	COMMON NAME
Phrynosomatidae	**Zebra-tailed, Earless, Fringe-toed, Spiny, Tree,**
Callisaurus sp.	zebra-tailed lizard
Phrynosoma platyrhinos	desert horned lizard

* *Non-native Species*
? Potentially Present

APPENDIX B: FIELD DATA SHEETS

Parkview - Victorville 169

Figure 4. Desert tortoise summary form for Presence-or-Absence and Clearance Surveys

(place a 4 X 6 photograph showing the area where the transect was conducted)

This form should be completed for those transects that contain one or more desert tortoise sign. After the project site and Zone of Influence have been surveyed for tortoise sign, the results from the transect forms should be compiled on a summary form.

If no tortoise sign occurs on the project site or Zone of Influence, the summary form should be completed. Please fill in all sections on the top 2/3 of the page of the summary form.

Date 4/25/06 (M/D/Y)
Transect No._____
State_____
County_____
City_____
Recorder_____
Address_____
Project Name_____
Type of Project _____
_____
Quad Name_____
Scale_____
Site Name_____
T_____ R_____ Sec_____
1/4 Sec____ 1/4 1/4 Sec____
UTM Zone_____
Northing_____
Easting_____
Parcel No._____

DESERT TORTOISE HANDBOOK 1992:
FORM FOR PRESENCE-OR-ABSENCE AND CLEARANCE SURVEYS
Project Site | | Zone of Influence | | ___ft from Project Site

Transect Length: _____ft Width: 30 ft Other _____ft Time 8:35am
Weather: Airtemp at : 5 cm 60 °F Surface 62 °F Cloud cover 0 %
Rainfall____in Wind speed 0-2 mph Rainfall in last 30 days_____in
Land Form (e.g., mesa, bajada, wash) mesa
% Slope: high_____ low ✓ Aspect_____ Elevation 3318 ft
Joshua tree woodland → Vegetation: dominant perennials Yucca brevifolia, Ambrosia dumosa, Larrea tridentata, Ericameria linearifolia, Eriogonum fasciculatum
dominant annuals Erodium cicutarium, Salvia
Adjacent Land Use: up to 1 mi undeveloped
Soils Coarse sandy loam

Vegetation Joshua tree woodland

Corrected Sign	TOTAL Live Tortoises Adult/Juv.	NUMBER Shelter Sites Pallet/Burrow/Den Active/Inactive(1)	OF Scats(2)	Shell Remains(3)
	A= J=	M=	A= J= F= Unk=	Unk=

Tracks	Eggshell Fragments	Drinking Sites	Courtship Rings	Other	Neotoma Middens w/ sign	w/o sign

SIGNS OF HUMAN DISTURBANCE - NUMBER AND TYPES SEEN

Tire Tracks	Human Footprints	Dog Sign	Trash	Dump Sites	Shotgun/ Rifle Shells	Blading	Ravens	Other

SUMMARY FORM (CONTINUED)
FOR PRESENCE-OR-ABSENCE AND CLEARANCE SURVEYS
FOR DESERT TORTOISE SIGN

Comments/Drawings

Department of Toxic Substances Control

Dan Skopec
Acting Secretary
Cal/EPA

Maureen F. Gorsen, Director
5796 Corporate Avenue
Cypress, California 90630

Arnold Schwarzenegger
Governor

May 24, 2006

RECEIVED
MAY 30 2006
Planning Department

Mr. Scott Webb
City of Victorville
P.O. Box 5001
Victorville, California 92393-5001

NEGATIVE DECLARATION (ND) FOR PARKVIEW SPECIFIC PLAN PROJECT
(SCH# 2006041152)

S-P-05-002

Dear Mr. Webb:

The Department of Toxic Substances Control (DTSC) has received your submitted document for the above-mentioned project. As stated in your document: "A master planned community comprised of up to 715 homes, an approximate 10 acres Community Park, an approximate 11 acres Neighborhood Commercial Center, and an approximate 12 acres site for a potential elementary school".

Based on the review of the submitted document DTSC has comments as follows:

1) The ND should identify and determine whether current or historic uses at the project site may have resulted in any release of hazardous wastes/substances.

2) The document states that the ND would identify any known or potentially contaminated sites within the proposed Project area. For all identified sites, the ND should evaluate whether conditions at the site may pose a threat to human health or the environment. A Phase I Assessment may be sufficient to identify these sites. Following are the databases of some of the regulatory agencies:

   - National Priorities List (NPL): A list maintained by the United States Environmental Protection Agency (U.S.EPA).

   - Site Mitigation Program Property Database (formerly CalSites): A Database primarily used by the California Department of Toxic Substances Control.

Printed on Recycled Paper

- Resource Conservation and Recovery Information System (RCRIS): A database of RCRA facilities that is maintained by U.S. EPA.

- Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS): A database of CERCLA sites that is maintained by U.S.EPA.

- Solid Waste Information System (SWIS): A database provided by the California Integrated Waste Management Board which consists of both open as well as closed and inactive solid waste disposal facilities and transfer stations.

- Leaking Underground Storage Tanks (LUST) / Spills, Leaks, Investigations and Cleanups (SLIC): A list that is maintained by Regional Water Quality Control Boards.

- Local Counties and Cities maintain lists for hazardous substances cleanup sites and leaking underground storage tanks.

- The United States Army Corps of Engineers, 911 Wilshire Boulevard, Los Angeles, California, 90017, (213) 452-3908, maintains a list of Formerly Used Defense Sites (FUDS).

3) The ND should identify the mechanism to initiate any required investigation and/or remediation for any site that may be contaminated, and the government agency to provide appropriate regulatory oversight. If hazardous materials or wastes were stored at the site, an environmental assessment should be conducted to determine if a release has occurred. If so, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. It may be necessary to determine if an expedited response action is required to reduce existing or potential threats to public health or the environment. If no immediate threat exists, the final remedy should be implemented in compliance with state laws, regulations and policies.

4) Proper investigation, sampling and remedial actions overseen by the appropriate agency, if necessary, should be conducted at the site prior to the new development or any construction.

5) If any property adjacent to the project site is contaminated with hazardous chemicals, and if the proposed project is within 2,000 feet from a contaminated site, then the proposed development may fall within the "Border Zone of a Contaminated Property." Appropriate precautions should be taken prior to construction if the proposed project is within a "Border Zone Property."

6) If building structures, asphalt or concrete-paved surface areas or transportation structures are planned to be demolished, an investigation should be conducted for the presence of lead-based paints or products, asbestos containing materials (ACMs), biohazards and other waste water chemicals of concern. If lead-based paints or products or ACMs, or other chemicals of concern are identified, proper precautions should be taken during demolition activities. Additionally, the contaminants should be remediated in compliance with California environmental regulations and policies.

7) The project construction may require soil excavation and soil filling in certain areas. Appropriate sampling is required prior to disposal of the excavated soil. If the soil is contaminated, properly dispose of it rather than placing it in another location. Land Disposal Restrictions (LDRs) may be applicable to these soils. Also, if the project proposes to import soil to backfill the areas excavated, proper sampling should be conducted to make sure that the imported soil is free of contamination.

8) Human health and the environment of sensitive receptors should be protected during the construction or demolition activities. A study of the site overseen by the appropriate government agency might have to be conducted to determine if there are, have been, or will be, any releases of hazardous materials that may pose a risk to human health or the environment.

9) Certain hazardous waste treatment processes may require authorization from the local Certified Unified Program Agency (CUPA). Information about the requirement for authorization can be obtained by contacting your local CUPA.

10) If during construction/demolition of the project, soil and/or groundwater contamination is suspected, construction/demolition in the area should cease and appropriate health and safety procedures should be implemented. If it is determined that contaminated soil and/or groundwater exist, the ND should identify how any required investigation and/or remediation will be conducted, and the appropriate government agency to provide regulatory oversight.

11) If the site was used for agricultural purposes or if weed abatement occurred, onsite soils may contain pesticide and agricultural chemical residue. If the project area was used for poultry, dairy and/or cattle industry operations, the soil may contain related dairy, animal, or hazardous waste. If so, activities at the site may have contributed to soil and groundwater contamination. Proper investigation and remedial actions, if necessary, should be conducted at the site prior to construction of the project.

If you have any questions regarding this letter, please contact Mr. Al Shami, Project Manager, at (714) 484-5472.

Sincerely,

Greg Holmes
Unit Chief
Southern California Cleanup Operations Branch - Cypress Office

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044

Mr. Guenther W. Moskat, Chief
Planning and Environmental Analysis Section
CEQA Tracking Center
Department of Toxic Substances Control
P.O. Box 806
Sacramento, California 95812-0806

CEQA #1401

S-P-05-002

RECEIVED
JUN 06 2006
Planning Department

PCR

June 5, 2006

Mr. Scott Webb
CITY OF VICTORVILLE
P.O. Box 5001
Victorville, California 92393-5001

Re: RESPONSE TO DTSC COMMENTS ON THE PARKVIEW PROJECT IS//MND

Dear Scott:

This letter is in response to the May 24, 2006 California Department of Toxic Substances Control (DTSC) letter that was submitted to the City. The DTSC letter provided comments on the Initial Study/Mitigated Negative Declaration for the Parkview Specific Plan Project (SCH #2006041152). PCR has reviewed DTSC's comments and herein provides responses to the respective comments raised. To assist in your review of our responses to the DTSC comments, we have scanned the letter and numbered each particular comment (refer to Attachment A). PCR's responses to DTSC comments are below:

Response to Comment No. 1

As noted on page B-29 of Attachment B of the Draft Initial Study, the Phase I Environmental Site Assessment (Phase I) prepared for the project site did not identify any current or historic uses that may have resulted in a release of hazardous waste and/or substances at the project site. The project site has been vacant, undeveloped land since at least 1953.

Response to Comment No. 2

As noted on page B-30 of Attachment B of the Draft Initial Study, the Phase I conducted a regulatory database review. Neither the project site nor any sites within a half-mile radius of the project site were listed on a regulatory database.

Response to Comment No. 3 and No. 4

The Phase I did not identify any past or present sources of potential contamination on the project site. Therefore, no further investigation is necessary.

Response to Comment No. 5

The area surrounding the project site consists of vacant, undeveloped land. Furthermore, no sites within a half-mile radius of the project site were listed on any regulatory databases. Therefore, the project site is not located within a border zone of a known contaminated property.

One Venture, Suite 150, Irvine, California 92618 INTERNET www.pcrnet.com TEL 949.753.7001 FAX 949.753.7002

PCR

Response to Comment No. 6

The project site is vacant, undeveloped land and therefore does not contain any building structures, paved surfaces, or transportation structures which may contain lead-based paint, asbestos, biohazards, or other wastes of potential concern.

Response to Comment No. 7

The project has been designed to balance mass cut and fills.

Response to Comment No. 8

As discussed on page B-29 of Attachment B of the Draft Initial Study, construction of the proposed project would involve minimal use of hazardous materials. All hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. Furthermore, there are no sensitive receptors located near the project site as it is surrounded by vacant, undeveloped land.

Response to Comment No. 9

The project proposes the development of residential, commercial, recreational, and institutional uses on the project site, none of which would involve the treatment of hazardous waste.

Response to Comment No. 10

As discussed on page B-29 of Attachment B of the Draft Initial Study, the Phase I prepared for the project site did not identify any current or historic uses that may have resulted in a release of hazardous waste and/or substances at the project site. The project site has been vacant, undeveloped land since at least 1953. Therefore, no soil and/or groundwater contamination is anticipated.

Response to Comment No. 11

Historical photographs of the project site were reviewed during the Phase I. The photographs, which spanned from 1953 to 1989, did not indicate that the project site was utilized for agricultural, poultry, dairy, and/or cattle operations.

If you should have any questions, please do not hesitate to contact me at 949-753-7001.

Sincerely,
PCR SERVICES CORPORATION

Sally Salavea

Sally Salavea, Associate Principal

Department of Toxic Substances Control

Dan Skopec
Acting Secretary
Cal/EPA

Maureen F. Gorsen, Director
5796 Corporate Avenue
Cypress, California 90630

Arnold Schwarzenegger
Governor

RECEIVED
MAY 30 2006
Planning Department

May 24, 2006

Mr. Scott Webb
City of Victorville
P.O. Box 5001
Victorville, California 92393-5001

NEGATIVE DECLARATION (ND) FOR PARKVIEW SPECIFIC PLAN PROJECT (SCH# 2006041152)

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2) The document states that the ND would identify any known or potentially contaminated sites within the proposed Project area. For all identified sites, the ND should evaluate whether conditions at the site may pose a threat to human health or the environment. A Phase I Assessment may be sufficient to identify these sites. Following are the databases of some of the regulatory agencies: 2

- National Priorities List (NPL): A list maintained by the United States Environmental Protection Agency (U.S.EPA).
- Site Mitigation Program Property Database (formerly CalSites): A Database primarily used by the California Department of Toxic Substances Control.

- Resource Conservation and Recovery Information System (RCRIS): A database of RCRA facilities that is maintained by U.S. EPA. **2 cont**

- Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS): A database of CERCLA sites that is maintained by U.S.EPA.

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- Local Counties and Cities maintain lists for hazardous substances cleanup sites and leaking underground storage tanks.

- The United States Army Corps of Engineers, 911 Wilshire Boulevard, Los Angeles, California, 90017, (213) 452-3908, maintains a list of Formerly Used Defense Sites (FUDS).

3) The ND should identify the mechanism to initiate any required investigation and/or remediation for any site that may be contaminated, and the government agency to provide appropriate regulatory oversight. If hazardous materials or wastes were stored at the site, an environmental assessment should be conducted to determine if a release has occurred. If so, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. It may be necessary to determine if an expedited response action is required to reduce existing or potential threats to public health or the environment. If no immediate threat exists, the final remedy should be implemented in compliance with state laws, regulations and policies. **3**

4) Proper investigation, sampling and remedial actions overseen by the appropriate agency, if necessary, should be conducted at the site prior to the new development or any construction. **4**

5) If any property adjacent to the project site is contaminated with hazardous chemicals, and if the proposed project is within 2,000 feet from a contaminated site, then the proposed development may fall within the "Border Zone of a Contaminated Property." Appropriate precautions should be taken prior to construction if the proposed project is within a "Border Zone Property." **5**

6) If building structures, asphalt or concrete-paved surface areas or transportation structures are planned to be demolished, an investigation should be conducted for the presence of lead-based paints or products, asbestos containing materials (ACMs), biohazards and other waste water chemicals of concern. If lead-based paints or products or ACMs, or other chemicals of concern are identified, proper precautions should be taken during demolition activities. Additionally, the contaminants should be remediated in compliance with California environmental regulations and policies. **6**

7) The project construction may require soil excavation and soil filling in certain areas. Appropriate sampling is required prior to disposal of the excavated soil. If the soil is contaminated, properly dispose of it rather than placing it in another location. Land Disposal Restrictions (LDRs) may be applicable to these soils. Also, if the project proposes to import soil to backfill the areas excavated, proper sampling should be conducted to make sure that the imported soil is free of contamination. **7**

8) Human health and the environment of sensitive receptors should be protected during the construction or demolition activities. A study of the site overseen by the appropriate government agency might have to be conducted to determine if there are, have been, or will be, any releases of hazardous materials that may pose a risk to human health or the environment. **8**

9) Certain hazardous waste treatment processes may require authorization from the local Certified Unified Program Agency (CUPA). Information about the requirement for authorization can be obtained by contacting your local CUPA. **9**

10) If during construction/demolition of the project, soil and/or groundwater contamination is suspected, construction/demolition in the area should cease and appropriate health and safety procedures should be implemented. If it is determined that contaminated soil and/or groundwater exist, the ND should identify how any required investigation and/or remediation will be conducted, and the appropriate government agency to provide regulatory oversight. **10**

11) If the site was used for agricultural purposes or if weed abatement occurred, onsite soils may contain pesticide and agricultural chemical residue. If the project area was used for poultry, dairy and/or cattle industry operations, the soil may contain related dairy, animal, or hazardous waste. If so, activities at the site may have contributed to soil and groundwater contamination. Proper investigation and remedial actions, if necessary, should be conducted at the site prior to construction of the project. 11

If you have any questions regarding this letter, please contact Mr. Al Shami, Project Manager, at (714) 484-5472.

Sincerely,

Greg Holmes
Unit Chief
Southern California Cleanup Operations Branch - Cypress Office

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044

Mr. Guenther W. Moskat, Chief
Planning and Environmental Analysis Section
CEQA Tracking Center
Department of Toxic Substances Control
P.O. Box 806
Sacramento, California 95812-0806

CEQA #1401

GPA-05-004 (03)
ZC-05-022
S-P 05-002
PM-06-011

CASE NO TT-06-025 (18127)

AGENCY CHECKLIST

Environmental Assessment Needed [X]
Class ___ Exemption [ ]

Tract/Parcel No. 3133-051-01
3133-071-01 & 02

AGENCY LETTERS TO BE SENT TO:	Sent	Rec'd		Sent	Rec'd
Engineering Department	X	X	**Ad Hoc Committees**		
Fire Department	X	X	Eagle Ranch		
Community Services Department	X	X	Golden Mesa		
Building Department	X	X	Golden Triangle		
Victorville Redevelopment Agency			Green Tree East		
City Manager			Liberty Village		
Police Department	X		Old Town VV Property Owners		
Finance Department (Sanitation)			Raintree		
Public Works	X		South Central #4		
Information Services			Tatum		
Verizon California, Inc.	X				
Southwest Gas Corporation	X		City of Hesperia		
Southern California Edison	X	X	City of Adelanto		
Victor Valley Water District			Town of Apple Valley		
Baldy Mesa Water District	X	X	Mojave Regional Economic Development Council		
Hesperia Water District			Victor Valley Board of Realtors		
County Service Area 64			Building Industries Association		
Mojave Water Agency	X		High Desert Council of Engineering		
Charter Communications	X		Archaeological Information Center		
			Local Agency Formation Commission (LAFCO)		
Victor Elementary School District			Southern California Logistics Airport	X	X
VV Union High School District			Victorville Chamber of Commerce		
Adelanto Elementary School District					
Snowline Joint Unified School District	X		**Indian Tribes**		
Hesperia Unified School District			Morongo Band of Mission Indians		
Victor Valley College			San Fernando Band of Mission Indians		
Victor Valley Wastewater Reclamation Authority	X		San Manuel Band of Mission Indians		
Burrtec Waste Industries	X		Serrano Band of Indians		
U.S. Post Office	X				
Caltrans			**Development Agreements**		
Department of Fish and Game			Century-Crowell – Foxfire		
Lahontan Water Quality Control Board			Inco Homes - Mesa Verde; Vista Verde		
Flood Control District			Pacific Bay - Brentwood		
Mojave Desert Air Quality Management District			Southdown - Southwestern Industrial Park		
County Transportation					
County Health Department					
County Planning Department					
County Solid Waste Management Department					

Revised January 2006

Agenda # 3

MEMORANDUM

DATE June 13, 2006

FROM John A. McGlade, BB for JAMcG
City Engineer

TO Bill Webb
Director of Planning

RECEIVED
JUN 14 2006
Planning Department

SUBJECT **GENERAL PLAN AMENDMENT GPA-05-004(B) & ZONE CHANGE ZC-05-022, LP High Desert Land Company**

The proposed zone change would provide for approximately the same number, or slightly less, housing units than are currently allowed. The amount of commercial land is being reduced. Park and school sites are being proposed.

Traffic should remain about the same, with the exceptions of peaks generated by the school. Sewer demand would probably be no greater and stormwater runoff would most likely decrease over what would be generated if developed at current zoning.

The Engineering Department has no other comments on this proposed General Plan Amendment and Zone Change.

MEMORANDUM

DATE June 1, 2006

FROM John A. McGlade, City Engineer *BG for JAMcG*

TO Bill Webb
Director of Planning

RECEIVED
JUN 0 5 2006
Planning Department

CITY OF VICTORVILLE
INCORPORATED SEPT. 21, 1962
CALIFORNIA

SUBJECT **SPECIFIC PLAN S-P-05-002, LP High Desert Land Company**

The Engineering Department has a few comments/corrections on the captioned Specific Plan.

1. Exhibit 11 , Street Sections, in the Development Components section should show the Collector Street as a 64-foot wide overall Right-Of-Way, with 44 feet from curb to curb.

2. The last paragraph on page 4-8 should refer to 26', not 24', for functional connectivity.

3. All landscaping in the sight-triangle of all road intersections shall not have trees or bushes, only low ground cover and low plants.

4. Line of Sight analysis will be required at the intersections with the perimeter roads.

5. Subdivisions within the Specific Plan will be required to construct Baldy Mesa Road, 26 feet in width when not adjacent to the subdivision, from Palmdale Road to Bear Valley Road, with signals and intersection improvements at the intersections of Baldy Mesa Road with Palmdale Road and with Bear Valley Road.

6. A signal at the intersection of Baldy Mesa Road and La Mesa Road when warrants are met.

JAMc:MRM:mrm

Agenda #3

MEMORANDUM

DATE June 13, 2006

FROM John A. McGlade, City Engineer BS for JAMcG

TO Bill Webb
Director of Planning

RECEIVED JUN 13 2006 Planning Department

SUBJECT **PARCEL MAP PM-06-011, LP High Desert Land Company**

(Conditions 11, 14 & 15 were modified from the June 5, 2006 memo.)

The Engineering Department recommends that the following conditions be attached to the subject Parcel Map:

1. The applicant shall provide a parcel map in accordance with the provisions of the Subdivision Map Act, as amended January 1, 2006, and all applicable provisions of Title 17 of the Victorville Municipal Code.

2. That the applicant shall comply with all applicable provisions of Title 17 of the Victorville Municipal Code.

3. The subdivision map shall show any easement of record traversing the subject property.

4. The tentative map approval for this subdivision shall expire three (3) years from the date of said approval.

5. The subdivider shall be required to provide public utility, sewer, and/or drainage easements as required by the City Engineer.

6. That the applicant shall dedicate all of the streets shown on the approved tentative map.

7. The applicant shall install all improvements required by Section 17.64.010, 17.64.020, 17.64.030, and 17.64.040 of the Victorville Municipal Code along the frontage of subject property in accordance with the requirements of the City Engineer and the Standard Specifications for Public Works Improvements of the City of Victorville.

8. The applicant shall install sewer, water, gas, underground electricity and telephone. Further the applicant shall install underground communications cable.

9. The applicant shall install streetlights on decorative marbelite standards and relocate existing streetlights as required by the City Engineer.

10. The applicant shall install fire hydrants and/or on site protection as required by the Fire Chief.

11. The applicant's Engineer shall submit a grading plan for the City Engineer's approval and signature prior to any development of any parcel of this subdivision. Said grading plan shall address all drainage problems, including nuisance water, within the subject parcels and provide drainage structures of various types, including walls, to adequately handle the on site drainage, that to be accepted from upstream properties and that to be accepted by downstream properties. Hydrologic and hydraulic calculations shall be submitted to support the subdivider's Engineer's design.

12. That the applicant shall install physically handicapped ramps at all intersections.

13. That the subdivider or any successor in interest of any of the parcels to be created by this subdivision shall be responsible for any costs incurred in the relocation of existing utility facilities where such facilities conflict with street improvements installed within offers of dedication required by these conditions of approval when said improvements are caused to be installed.

14. With regard to proposed Conditions of Approval, No,s. 7 – 10, 12 & 17, it is not the intent to require that improvements be installed at this time. Section 66411.1 of the Subdivision Map Act provides that the installation of improvements can only be required at this time if the Planning Commission makes a finding that their installation is necessary for reasons of 1) the public health and safety, or 2) the required construction is a necessary prerequisite to the orderly development of the surrounding area.

15. That the applicant shall enter into a Land Division Improvement Construction Agreement for the improvements required in Condition No.s 7 – 10, 12 & 17, pursuant to Section 17.64.050 of the Victorville Municipal Code and Sections 66411.1 of the Subdivision Map Act.

16. That the applicant shall pay all existing sewer or any other City of Victorville assessments against the subject property.

17. That the applicant shall provide improved secondary access as required by the Fire Chief.

18. The minimum width for any peripheral street shall be the half width plus 12' of pavement plus a standard parkway on the development side.

19. The subdivider shall conduct a grading operation on the subject property in a manner that will not cause sand or dust to blow onto the property of others. An adequate dust palliative shall be sued at all times. Upon completion of grading the subdivider shall maintain the site in a manner that will not cause sand or dust to blow onto the property of others until such a time as the subdivision is finaled and the lots are occupied.

20. The applicant shall provide temporary fencing as required by staff to prevent windblown construction debris from leaving the construction site.

21. Applicant shall file a conditional Certificate of Compliance on the remainder parcel concurrently with the parcel map. Said conditional Certificate of

Compliance shall contain a listing of all conditions of approval to this lot split not met.

22. The applicant shall, prior to the final approval and recordation of the subdivision, make application and gain approval of a development agreement as it relates to fees, including but not limited to sewer and storm drain.

23. That the applicant shall comply with Section 15.28.180 of the Victorville Municipal Code regarding the placing of utility lines underground.

24. Lot Line Adjustment LA-06-011 must be recorded prior to recordation of this Parcel Map.

25. Dedicate 12 additional feet along Baldy Mesa Road to provide a 62-foot, half-width right-of-way.

JAMc:MRM:mm

Agenda #3

MEMORANDUM

DATE June 13, 2006

FROM John A. McGlade, City Engineer BB for JAMcG

TO Bill Webb
Director of Planning

RECEIVED JUN 13 2006 Planning Department

SUBJECT **TENTATIVE TRACT, TT-06-025, LP High Desert Land Company**

(Condition No.s 12, 30 & 32 have been modified from the June 5, 2006 memo.)

The Engineering Department recommends that the following conditions be attached to the subject Tentative Tract:

1. The applicant shall provide a final map in accordance with the provisions of the Subdivision Map Act, as amended January 1, 2006, and all applicable provisions of Title 17 of Victorville Municipal Code.

2. That the applicant shall comply with all applicable provisions of Title 17 of the Victorville Municipal Code.

3. The subdivision map shall show any easement of record traversing the subject property.

4. The tentative map approval for this subdivision shall expire three (3) years from the date of said approval.

5. The subdivider shall be required to provide public utility, sewer, and/or drainage easements as required by the City Engineer.

6. That the applicant shall dedicate all of the streets shown on the approved tentative map.

7. That the applicant shall install physically handicapped ramps at all intersections.

8. The applicant shall install all improvements required by Section 17.64.010, 17.64.020, 17.64.030, and 17.64.040 of the Victorville Municipal Code along the frontage of subject property in accordance with the requirements of the City Engineer and the Standard Specifications for Public Works Improvements of the City of Victorville.

9. The applicant shall install sewer, water, gas, underground electricity and telephone. Further the applicant shall install underground communications cable.

10. The applicant shall install streetlights on decorative marbelite standards and relocate existing streetlights as required by the City Engineer.

11. The applicant shall install fire hydrants and/or on site protection as required by the Fire Chief.

12. The applicant's Engineer shall submit a grading plan for the City Engineer's approval and signature. Said grading plan shall address all drainage problems, including nuisance water, within the subject parcels and provide drainage structures of various types, including walls, to adequately handle the on site drainage, that to be accepted from upstream properties and that to be accepted by downstream properties. Hydrologic and hydraulic calculations shall be submitted to support the subdivider's Engineer's design. **This drainage study shall be compatible with the best available information at the time of submittal, acceptable to the City of Victorville, for the master drainage study being submitted for this area by the Victor Valley Developer's Association.**

13. The applicant shall file a Conditional Letter of Map Revision (CLOMR) with the Federal Emergency Management Agency (FEMA) for the property included in this subdivision.

14. That the subdivider or any successor in interest of any of the parcels to be created by this subdivision shall be responsible for any costs incurred in the relocation of existing utility facilities where such facilities conflict with street improvements installed within offers of dedication required by these conditions of approval when said improvements are caused to be installed.

15. That the applicant shall pay all existing sewer or any other City of Victorville assessments against the subject property.

16. That the applicant shall provide improved secondary access as required by the Fire Chief.

17. The subdivider shall be required to enter into a subdivision agreement as approved by the City of Victorville.

18. The minimum width for any peripheral street shall be the half width plus 12' of pavement plus a standard parkway on the development side.

19. The subdivider shall conduct a grading operation on the subject property in a manner that will not cause sand or dust to blow onto the property of others. An adequate dust palliative shall be used at all times. Upon completion of grading the subdivider shall maintain the site in a manner that will not cause sand or dust to blow onto the property of others until such a time as the subdivision is finaled and the lots are occupied.

20. The applicant shall provide temporary fencing as required by staff to prevent windblown construction debris from leaving the construction site.

21. The applicant shall, prior to the final approval and recordation of the subdivision, make application and gain approval of a development agreement as it relates to fees, including but not limited to sewer and storm drain.

22. That the applicant shall annex this subdivision into the existing Street Lighting District.

23. All horizontal curves on local streets shall have a minimum 200-foot radius.

24. The intersection of King Street and Cathedral Street shall intersect at a right angle, plus or minus 10 degrees (80° to 100°), as approved by the City Engineer.

25. All landscaping in the sight-triangle of all road intersections shall not have trees or bushes, only low ground cover and low plants.

26. Line of Sight analysis will be required at the intersections with the perimeter roads and with Parkview Drive.

27. The boundaries, designation and use of lettered lots shall be as approved by the City Engineer and the Development Department.

28. Lots, lettered or otherwise, used for drainage facilities shall be included in a Drainage Facility Assessment District (DFAD), or maintenance assessment district acceptable to the City Engineer.

29. Baldy Mesa Road shall be paved 26 feet in width, from the subdivision boundary north to Palmdale Road.

30. A traffic signal at the intersection of Baldy Mesa Road and Palmdale Road shall be operational at the time that the connection to Palmdale Road is required.

31. Baldy Mesa Road shall be paved 26 feet in width, from the subdivision boundary south to Bear Valley Road & obtain all appropriate permits from the County of San Bernardino.

32. A traffic signal at the intersection of Baldy Mesa Road and Bear Valley Road shall be operational at the time that the connection to Bear Valley Road is required.

33. La Mesa Road shall be paved 26 feet in width, from the subdivision boundary east to existing pavement.

34. Luna Road shall be paved 26 feet in width, from the subdivision boundary east to existing pavement.

35. Review of the drainage study, once submitted, may require the redesign of the drainage channels, and may require the redesign of adjacent lots.

36. The applicant shall comply with all mitigation requirements from the Traffic Impact Analysis (TIA) submitted for this project, and pay the "per lot" traffic mitigation fee determined from that TIA.

37. Property return radii at intersections to comply with City of Victorville standards and policies.

JAMc:MRM:mrm

Agenda #3

MEMORANDUM

RECEIVED
JUN 13 2006
Planning Department

CITY OF VICTORVILLE
INCORPORATED SEPT. 21, 1962
HOME OF THE SAN BERNARDINO COUNTY FAIR
CALIFORNIA

DATE: June 13, 2006

FROM: John Becker
Fire Chief

TO: Bill Webb
Director of Development

SUBJECT: **DESIGN GUIDELINES FOR PARKVIEW SPECIFIC PLAN S-P-05-002**

Below are revised comments on the Design Guidelines Appendix B for the above-mentioned case which will be heard by the Planning Commission at its meeting June 14, 2006.

S-P-05-002

Conditions:

The Fire Department recommends that the following conditions be attached to the subject Tentative Tract:

- All homes exceeding 5,000 square feet in area (including attached garages) must be protected by automatic fire sprinkler systems.
- Approved water supply system, complete with fire hydrants complying with Fire Department Standard No. 5, shall be in place prior to any combustible construction.
- Interior/exterior Fire Department access roadways/fire lanes shall be required per Fire Department Standard. If gates installed, must comply with Fire Department Standards.
- Paved access from 4 points shall be required for completion and occupancy. Plans shall be submitted and approved prior to construction commencement.
    - First access and water released to drop lumber
    - Second access for occupancy of homes
    - Third access if more than 250 homes
    - Fourth access if more than 350 homes
- Required fire flow for residential project is 1,500 gpm @ 20 psi at furthest remote hydrant. Contact Water District to assure availability of required fire flow. Commercial demand may be higher.
- Streets greater than 150' in length shall require cul-de-sacs or approved turnarounds per Fire Department standard. Any street exceeding 500' will require paved secondary access.

- Tracts with more than 100 homes shall have a water system feed from two different distribution lines.
- Shall comply with all Fire Department requirements based on occupancy classification.
- Baldy Mesa shall be paved Bear Valley to Palmdale with signal.
- Luna shall be paved east to existing.
- La Mesa shall be paved east to Bellflower.

Comments:

Tentative Tract Map must have notes indicating Primary and Secondary Emergency Access routes to existing pavement for plan check review.

Development of this project will significantly increase the call volume for Engine 313.

Fire Department unable to provide a timely response to this area.

If approved, the City's overall ISO rating could be impacted, resulting in higher insurance rates.

This area is outside the ISO Class "3" Area.

Submitted by: David Leef, Division Chief

JB/ta

RECEIVED
APR 18 2006
Planning Department

- Whenever construction phasing creates dead-end streets greater than 150 feet in length, temporary turnarounds complying with Fire Department Standard No. 1 shall be provided.
- La Mesa Road shall be paved east to 395 with traffic signal.
- Pena shall be paved north to existing.

Comments:

Tentative Tract Map must have notes indicating Primary and Secondary Emergency Access routes to existing pavement for plan check review.

Development of this project will significantly increase the call volume for Engine 313.

Fire Department unable to provide a timely response to this area.

If approved, the City's overall ISO rating could be impacted, resulting in higher insurance rates.

This area is outside the ISO Class "3" Area.

PM-06-011

Conditions:

The Fire Department recommends that the following conditions be attached to the subject Tentative Tract:

- All parcels require paved access from 2 points for development. Plans shall be submitted and approved prior to construction commencement.

TT-03-005 (TRACT 14863)

Conditions:

The Fire Department recommends that the following conditions be attached to the subject Tentative Tract:

- Approved water supply system, complete with fire hydrants complying with Fire Department Standard No. 5, shall be in place prior to any combustible construction.

MEMORANDUM

DATE: May 24, 2006

FROM: John Becker
Fire Chief

TO: Bill Webb
Director of Development

RECEIVED
MAY 26 2006
Planning Department

CITY OF VICTORVILLE
CALIFORNIA

SUBJECT: TENTATIVE TRACT TT-06-025 – LP HIGH DESERT LAND COMPANY – TRACT 18127

Below are revised comments on the revised graphics for the above-mentioned case which will be heard by the Planning Commission at its meeting June 14, 2006.

TT-06-025 (TRACT 18127)

Conditions:

The Fire Department recommends that the following conditions be attached to the subject Tentative Tract:

- Approved water supply system, complete with fire hydrants complying with Fire Department Standard No. 5, shall be in place prior to any combustible construction.
- Paved access from 4 points shall be required for completion and occupancy. Plans shall be submitted and approved prior to construction commencement.
- All homes exceeding 5,000 square feet in area (including attached garages) must be protected by automatic fire sprinkler systems.
- Streets greater than 150' in length shall require cul-de-sacs or approved turnarounds per Fire Department standard. Any street exceeding 500' will require paved secondary access.
- Tracts with more than 100 homes shall have a water system feed from two different distribution lines.
- Whenever construction phasing creates dead-end streets greater than 150 feet in length, temporary turnarounds complying with Fire Department Standard No. 1 shall be provided.
- Baldy Mesa shall be paved from Bear Valley to Palmdale with signal.
- La Mesa shall be paved east to Bellflower.
- Luna shall be paved east to existing.

Comments:

Tentative Tract Map must have notes indicating Emergency Access routes to existing pavement for plan check review.

Development of this project will significantly increase the call volume for Engine 313.

Fire Department unable to provide a timely response to this area.

If approved, the City's overall ISO rating could be impacted, resulting in higher insurance rates.

This area is outside the ISO Class "3" Area.

Submitted by: David Leef, Division Chief

JB/ta

MEMORANDUM

DATE May 23, 2006

FROM Jon E. Gargan
Director of Community Services

TO Bill Webb
Director of Development

RECEIVED
MAY 25 2006
Planning Department

SUBJECT **PLANNING COMMISSION MEETING OF JUNE 14, 2006**

Case No.: SP-05-002 Parkview Specific Plan
TT-06-025

Applicant: LP High Desert Land Company, LLC

This Specific Plan includes proposals for a 10-acre park, 2.9 acres of pocket parks, medians and paseos, and landscape assessment areas on collectors as well as arterials.

PARK

The 10-acre park meets the minimum requirement for a community park. A significant detention basin area is within the park and would need to be taken into consideration if DIF credits are granted. There would be a maintenance and usage impact due to periodic flooding. Also, the park would need to be constructed to meet City standards and specifications and should include a combined restroom and maintenance storage facility.

Page B-53 - Block walls are preferred adjacent to the park. If wrought iron is used, minimum 12 gauge is required.

LANDSCAPING

Any Landscape/Drainage Maintenance Assessment District areas (LMAD/DFAD) would need to meet the requirements as described in the Community Services Department's LMAD/DFAD Specification and Detail Booklet. A minimum 6' block is specified for LMAD areas. Also, landscaping between a sidewalk and the street is not acceptable.

Page B-53 - Retaining walls are not to exceed 3 feet in height.

PLANT MATERIAL

Due to prior experience as well as local winter temperatures, staff recommends the deletion of several plants on the Appendix - Plant List on pages B-66 through B-69. A deletion list is attached.

POCKET PARKS & PASEOS

These areas would be beyond the normal LMAD/DFAD parameters. The developer would need to indicate a maintenance-funding source or request a new LMAD assessment fee be established.

Page B-49 – Trails are to be concrete. Decomposed granite is unacceptable.

Page B-62 – Extensive vandalism has been experienced with bollard lighting. Recommend usage of vandal resistant lighting on standards.

Should you have any questions regarding the above responses, please contact me or Becky Wasserman at extension 5275.

Submitted by: Ray Salberg, Golf Course and Grounds Manager

JEG:RAS:bw

Attachment

MEMORANDUM

DATE: August 24, 2005

FROM: George E. Worley
Director of Building and Safety

TO: Planning Department

SUBJECT: General Plan Amendment, Zone Change & Specific Plan
GPA-05-004(B), ZC-05-022 & SP 05-002
LP Highland Land Company, LLC, Parcels 3133-051-01-02; 071-01
Case Planner, Scott Webb

In response to Request for Comments dated August 19, 2005 and with regard to the above-entitled matter, the Building and Safety Department responds as follows:

The Building and Safety Department has no comments at this time.

GEW/lpb

RECEIVED
AUG 29 2005
Planning Department

MEMORANDUM

DATE: April 3, 2006

FROM: George E. Worley
Director of Building and Safety

TO: Planning Department

SUBJECT: Tentative Parcel Map PM-06-011
LP High Desert Land Company, LLC, Parcel Nos. 3133-071-01, 3133-071-02 & 3133-051-01

In response to your Request for Comments for the upcoming Planning Commission meeting on April 26, 2006, the Building and Safety Department responds as follows with regard to the above-entitled matter:

The Building and Safety Department has no comments at this time.

GEW/mmh

RECEIVED
APR - 5 2006
Planning Department

MEMORANDUM

DATE: April 27, 2006

FROM: Kevin Collins, Senior Plan Checker
Building and Safety Department

TO: Planning Department

SUBJECT: Vested Tentative Tract Map TT-06-025 (18127)
LP High Desert Land Company, LLC, Parcel Nos. 3133-071-01/-02, & 3133-051-01

In response to your Request for Comments for the upcoming Planning Commission meeting on May 10, 2006, the Building and Safety Department responds as follows with regard to the above-entitled matter:

The Building and Safety Department has no comments at this time.

KC/mh

RECEIVED
MAY - 1 2006
Planning Department

MEMORANDUM

DATE August 22, 2005

FROM **GLEN PRATT,** Captain
Police Department

TO **BILL WEBB,** Director of Planning
Planning Department

GPA-05-004(B)
ZC-05-022
S-P-05-002

SUBJECT **REQUEST FOR COMMENTS – PLANNING COMMISSION**

As per your request dated August 19, 2005, the Police Department has no comments regarding any of the cases to be heard at the upcoming Planning Commission Meeting on September 14, 2005.

If you have any further questions regarding my position with the above planning commission issues, please contact me at the earliest convenience.

GP/RW/pw

RECEIVED
AUG 25 2005
Planning Department

SOUTHWEST GAS CORPORATION

August 31, 2005

RECEIVED
SEP - 6 2005
Planning Department

City of Victorville
The Planning Department
P.O. Box 5001
Victorville, CA 92393-5001

RE: Request for Information

Dear Sir or Madam,

Please find enclosed Southwest Gas Corporation (SWG) facility maps which detail gas structures in your project areas listed below:

TT-05-065 / APN#3105-201-16	ZC-05-022 / APN#3133-051-02
CUP-05-046 / APN3071-531-10	SP-05-002 / APN#3133-071-01
TT-04-084(M) / APN#3091-391-01	SP-05038 / APN#3097-611-06
TT-05-066 / APN#0472-061-23	CUP-05-048 /APN#3097-611-06
SP-05-037 / APN#3072-251-30	SP-05-039 / APN#0395-361-26
GPA-05-004(A) / APN#0478-021-17	CUP-05-049 / APN#0395-361-26
ZC-05-020 / APN#0478-031-10	SP-05-040 / APN#0478-215-15
SP-05-001 / APN#0478-051-02	GPA-05-003(C) / APN#3096-551-03
PUD-05-001 / APN#0477-241-06-08	ZC-05-023 / APN#3096-561-02
DP-05-003 / APN#0477-241-11-13, 38	GPA-05-003(D) /APN#3092-391-02
TT-05-067 / APN#0477-241-39	ZC-05-024 / APN#3092-391-03
GPA-05-003(A) / APN#3103-341-01	GPA-05-003(E) / APN#472-061-25
ZC-05-021 / APN#3103-341-01	ZC-05-025 / APN#472-061-25
TT-05-068 / APN#0394-011-13, 15	GPA-05-003(F) / APN#0472-14,44,45,61
TT-05-069 / APN#0394-011-14,16	ZC-05-026 / APN#0472-14,44,45,61
GPA-05-004(B) / APN#3133-051-01	

13471 Mariposa Road / Victorville, California 92392-0919 / (760) 241-9321
P.O. Box 1498 / Victorville, California 92393-1498 / FAX: (760) 951-4081

This information is provided only for design purposes. Please forward a copy of the final design drawings for these projects when they are available. Possible conflicts must be field checked prior to a final solution. If a conflict in a specific site is anticipated, please contact SWG as soon as possible to allow us a **minimum of 90 days** to recommend a solution.

If you have any questions, please contact me at (760) 951-4033.

Best Regards,

Steven R. Payne
Supervisor/Engineering
Southern California Division
steven.payne@swgas.com

SRP/skr

SOUTHERN CALIFORNIA
EDISON
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NOV 17 2005
Planning Department

City of Victorville
14343 Civic Drive
Victorville, CA 92392-2399

November 15, 2005

Attention: Planning Department

Subject: General Plan Amendment No. 05-004(B) / Zone Change No. 05-022 / Site Plan No. 05-002
APN3133-051-02, -02; -71-01

Please be advised that the division of the property shown on General Plan Amendment No. 05-004(B) / Zone Change No. 05-022 / Site Plan No. 05-002 will not unreasonably interfere with the free and complete exercise of any easements and/or facilities held by Southern California Edison Company within the boundaries of said map.

This letter should not be construed as an subordination of the Company's rights, title and interest in and to said easement(s), nor should this letter be construed as a waiver of any of the provisions contained in said easement(s) or a waiver of costs for relocation of any affected facilities.

In the event that the development requires relocation of facilities, on the subject property, which facilities exist by right of easement or otherwise, the owner/developer will be requested to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (714) 934-0808.

Steven D. Lowry
Title and Real Estate Services
Corporate Real Estate Department

14799 Chestnut St.
Westminster, CA 92683
800-817-3677
Fax 714-934-0837

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APR 27 2006
Planning Department

City of Victorville
14343 Civic Drive
Victorville, CA 92392-2399

April 24, 2006

Attention: Scott Webb
Planning Department

Subject: Parcel Map No. 17662
APN3133-071-01 & -02

TT-06-025
PM-06-011

Please be advised that the division of the property shown on Parcel Map No. 17662 will not unreasonably interfere with the free and complete exercise of any easements and/or facilities held by Southern California Edison Company within the boundaries of said map.

This letter should not be construed as a subordination of the Company's rights, title and interest in and to said easement(s), nor should this letter be construed as a waiver of any of the provisions contained in said easement(s) or a waiver of costs for relocation of any affected facilities.

In the event that the development requires relocation of facilities, on the subject property, which facilities exist by right of easement or otherwise, the owner/developer will be requested to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (714) 934-0808.

Steven D. Lowry
Title and Real Estate Services
Corporate Real Estate Department

14799 Chestnut Street
Westminster, CA 92683

Baldy Mesa Water District

RECEIVED
SEP - 2 2005
Planning Department

September 2, 2005

Bill Webb
Planning Department
City of Victorville
14343 Civic Drive
Victorville, CA 92393-2399

Dear Mr. Webb,

Enclosed are comments regarding projects that will go before the Planning Commission on September 14, 2005.

Case No.: CUP-05-046 — **APN No.: 3071-531-10**
Owner: Bear Valley West — **Case Planner: Michael Szarzynski**
No Comment.

Case No.: SP-05-037 — **APN No.: 3072-251-30**
Owner: Moniz Investment Properties, LLC — **Case Planner: Michael Szarzynski**
No Comment.

Case No.: GPA-05-003(A) — **APN No.: 3103-341-01**
Owner: William & Kwang Clooten — **Case Planner: Travis Clark**
No Comment.

Case No.: ZC-05-021 — **APN No.: 3103-341-01**
Owner: William & Kwang Clooten — **Case Planner: Travis Clark**
No Comment.

Case No.: GPA-05-004(B) ← — **APN No.: 3133-051-01, 02; 071-01**
Owner: LP Highland Land Co. — **Case Planner: Scott Webb**
No Comment.

Case No.: ZC-05-022 — **APN No.: 3133-051-01, 02; 071-01**
Owner: LP Highland Land Co. — **Case Planner: Scott Webb**
No Comment.

Case No.: SP-05-002 — **APN No.: 3133-051-01, 02; 071-01**
Owner: LP Highland Land Co. — **Case Planner: Scott Webb**
No Comment.

10313 DUNCAN ROAD, VICTORVILLE, CA 92392-0832
PHONE: (760) 949-0332 FAX: (760) 949-7563

Baldy Mesa W.D.

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APR-6 2006
Planning Department

Case No.: PM-06-011 **APN: 3133-071-01, 02 & 3133-051-01**
Owner: LP High Desert Land Company, LLC **Case Planner: Scott Webb**
Developer will be responsible for the design and construction of all on-site and off-site improvements necessary to meet fire flow requirements.

Should you have any questions or need additional information regarding these projects, please contact me at (760) 949-0332.

Sincerely,

Doug Mathews
Engineering Manager

DM/sc

Baldy Mesa Water District

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MAY - 8 2006
Planning Department

May 2, 2006

Bill Webb
Planning Department
City of Victorville
14343 Civic Drive
Victorville, CA 92393-2399

Dear Mr. Webb,

Enclosed are comments regarding projects that will go before the Planning Commission on May 10, 2006.

Case No.: PM-06-012 **APN: 3072-231-29, 45, 46 & 50**
SP-06-035
CUP-06-027
Owner: Development Resource Consultants **Case Planner: MJS**

The proposed project would require construction of substantial off-site and on-site potable water facilities, and could require the installation of reclaimed water pipelines as required by Baldy Mesa Water District. The plans will need to be reviewed by the District, with all work to be completed and material installed per Baldy Mesa Water District standard drawings and specifications. Please keep in mind that we no longer allow dead end lines. This project would also require the Developer to request a will-serve letter from the District.

Case No.: TT-06-25 (T18127 – 417 Lots) **APN: 3133-071-01, 02 & 3133-051-01**
Owner: LP High Desert Land Company **Case Planner: SW**

The proposed tentative tract would require construction of substantial off-site and on-site potable water facilities, and could require the installation of reclaimed water pipelines as required by Baldy Mesa Water District. The plans will need to be reviewed by the District, with all work to be completed and material installed per Baldy Mesa Water District standard drawings and specifications. Please keep in mind that we no longer allow dead end lines. The District may require property for facilities needed to serve this development. This project would also require the Developer to request a will-serve letter from the District.

10313 DUNCAN ROAD, VICTORVILLE, CA 92392-0832
PHONE: (760) 949-0332 FAX: (760) 949-7563

JOINT UNIFIED SCHOOL DISTRICT* FACILITIES DEPARTMENT
P.O. BOX 296000 * 101 STADIUM WAY * PHELAN CA. 92329-6000
(760) 868-3486 FAX (760) 868-1115

Believe and Succeed

S-P-05-002
GPA-05-004(B)
ZC-05-022

RECEIVED
AUG 31 2005
Planning Department

August 29, 2005

City of Victorville
P.O. Box 5001
Victorville, CA 92393-5001

Attn: The Planning Department

In reference to the notification of the pending meeting to amend the Land Use Element of the General Plan, I am writing this correspondence on behalf of the Snowline Joint Unified School District, specifically regarding The Parkview Specific Plan to allow for the development of a 177-acre community of single-family residential dwelling units. Snowline Joint Unified School District has serious concerns regarding the approval and the subsequent development of the project.

Currently, Snowline Joint Unified School District is experiencing severe difficulties in meeting the needs of its existing constituency. This has resulted in impacted sites. Developers have encroached into our district, building at an accelerated pace without any consideration to assisting the District in housing students. State statue fees collected are inadequate in the best of times and with today's spiraling market conditions, the fees continue to fall far short in providing adequate schooling facilities.

A Plan of this size could yield approximately 885 dwelling units and approximately 516 children. And while the Plan has an additional 12.89 acres for park/paseos, no where is there identified a school or portion thereof to educate the children that the Plan will generate. We the District then must pick up the bouncing ball with no help from your office. And once again the District bears the burden of housing these children.

I know you are aware of the financial constraints and budget issues facing every public entity. We as a public agency, unlike Vegas magic acts, cannot pull that rabbit out of the hat. Builders who develop projects without additional considerations, financially or in offering structural incentives to school districts, only serve to diminish and destroy good educational practices. This disparity would further exacerbate the District's ability to serve its existing constituency as well as the new students generated by the new Specific Plan.

Snowline Joint Unified School District has always demonstrated great pride in our ability to provide the best educational arena, fostered by safe and adequate housing, for the students we serve. As a result of developers, we are currently experiencing difficulty in maintaining that and surely will be unable to provide such opportunities with the approval of this continued growth.

We respectfully request that you deny this application and put education back in the fore front of decisions that are in the best interest of our students and future adults.

Sincerely,

Ray Coco
Director Facilities/Planning

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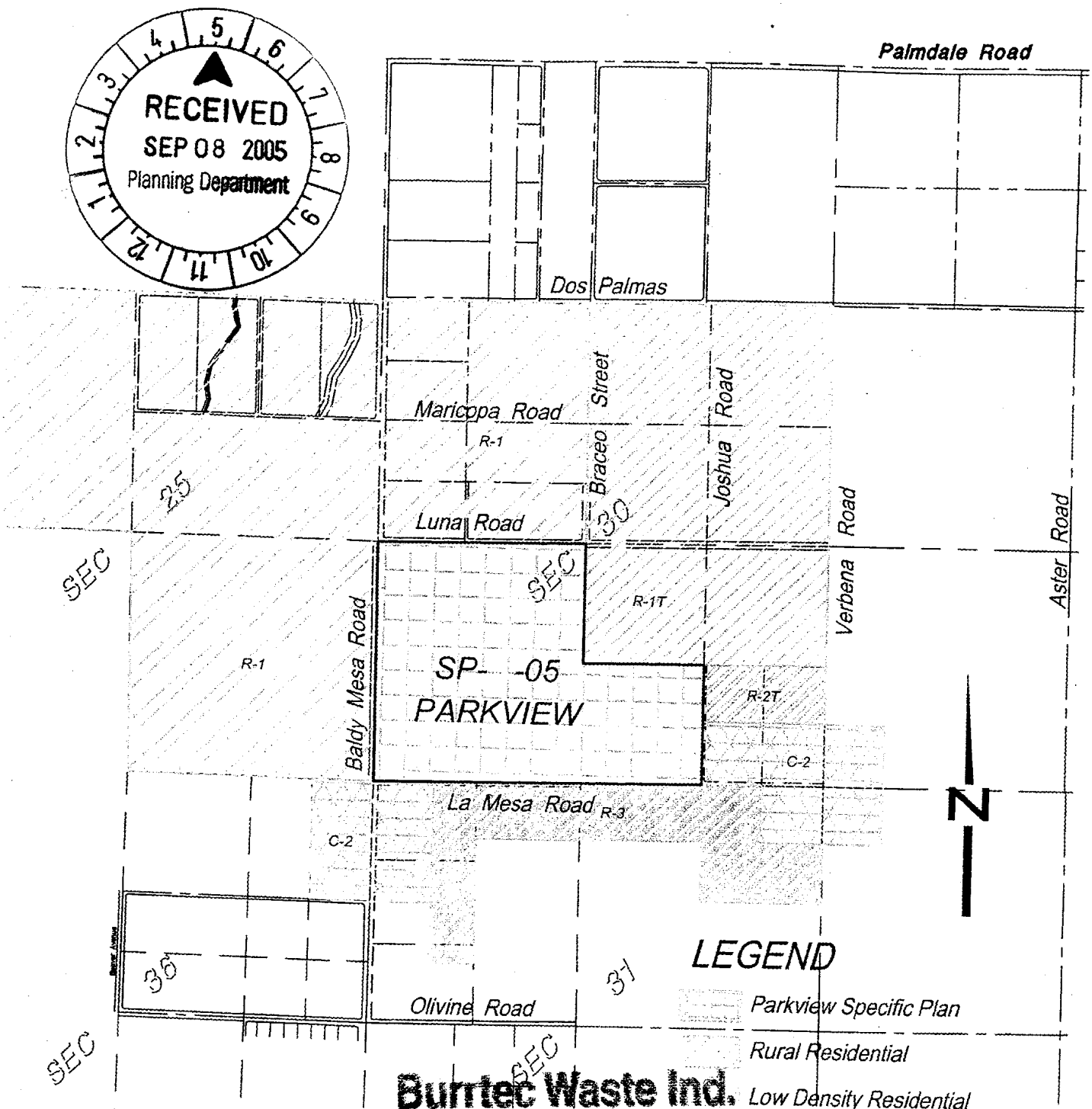
Planning Department



LEGEND

- Parkview Specific Plan
- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial

GRAPHIC SCALE

0' 750' 1500' 2250' 3000'

SCALE: 1"=1500'

Burrtec Waste Ind.

Approved by

Date 9-8-05

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SANITATION

S-P-05-002
GPA-05-004(B)
ZC-05-022

PROPOSED ZONE/ LAND USE

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@ SOUTHERN CALIFORNIA LOGISTICS AIRPORT

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AUG 2 3 2005
Planning Department

MEMORANDUM

DATE: August 22, 2005

TO: Bill Webb, Director, City of Victorville Planning Department

FROM: Peter R. Soderquist

SUBJECT: **TT-05-065; TT-05-066; GPA-05-004(A), ZC-05-020, S-P 05-001; PUD-05-001, DP-05-003, TT-05-067; TT-05-068; TT-05-069; (GPA-05-004(B), ZC-05-022, S-P 05-002)**

This memo concerns the above referenced items which are scheduled to be heard at the September 14, 2005 Planning Commission meeting.

The Southern California Logistics Airport has no comments relative to **TT-05-065; TT-05-066; GPA-05-004(A), ZC-05-020, S-P 05-001; PUD-05-001, DP-05-003, TT-05-067; GPA-05-004(B), ZC-05-022, S-P 05-002**

Regarding **TT-05-068** and **TT-05-069**, the Southern California Logistics Airport requests this project be conditioned to provide full disclosure as to the location of the airport. More specifically, purchasers of this land should be provided information relative to the direction and distance of the Southern California Logistics Airport. This disclosure should transition from owner to owner. Additionally, developers of this property should be encouraged to incorporate features into the design and construction of buildings were people live, work, or are otherwise received, to ensure that the interior noise of the structure is reduced to 45 decibels.

Peter Soderquist,
Director

SOUTHERN CALIFORNIA LOGISTICS AIRPORT AUTHORITY
18374 PHANTOM, VICTORVILLE, CA 92394
TEL 760.246-6115 FAX 760.246.3108
www.logisticsairport.com

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@ SOUTHERN CALIFORNIA LOGISTICS AIRPORT

RECEIV
APR 24 2006
Planning Department

MEMORANDUM

DATE: April 17, 2006

TO: Bill Webb, Director, City of Victorville Planning Department

FROM: Peter R. Soderquist, Airport Director

SUBJECT: **TT-06-025 (18127)**

This memo concerns the above referenced items which are scheduled to be heard at the **May 10, 2006** Planning Commission meeting.

Regarding **TT-06-025 (18127)** the Southern California Logistics Airport requests these projects be conditioned to provide full disclosure as to the location of the airport. More specifically, purchasers of this land should be provided information relative to the direction and distance of the Southern California Logistics Airport. This disclosure should transition from owner to owner. Additionally, developers of this property should be encouraged to incorporate features into the design and construction of buildings were people live, work, or are otherwise received, to ensure that the interior noise of the structure is reduced to 45 decibels.

Peter Soderquist,
Director

SOUTHERN CALIFORNIA LOGISTICS AIRPORT
18374 PHANTOM, VICTORVILLE, CA 92394 USA
TEL USA 760.243.1900 FAX USA 760.243.1929
www.logisticsairport.com

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EXECUTIVE SUMMARY

General Plan Amendment GPA-06-002 (L) and Zone Change ZC-06-019

PROJECT DESCRIPTION: A proposed General Plan Amendment to amend the Land Use Element and any other affected elements of the General Plan to redesignate property from Very Low Density Residential to Low Density Residential and a change of zone to reclassify property from R-1TB1/2 (Single-Family Residential - Transitional) to R-1 (Single-Family Residential) on property located at the southwest corner of Maricopa Road and Braceo Street.

APPLICANT:	GBR Development Co., LLC
PLANNING COMMISSION PUBLIC HEARING DATES:	June 14, 2006
NUMBER OF PEOPLE SPEAKING IN FAVOR:	0
NUMBER OF PEOPLE SPEAKING OPPOSED:	0
NUMBER OF WRITTEN COMMENTS IN FAVOR:	0
NUMBER OF WRITTEN COMMENTS OPPOSED:	0
STAFF RECOMMENDATION:	Approval
PLANNING COMMISSION ACTION:	Recommend approval
PLANNING COMMISSION VOTE:	five ayes

/pi

Public Hearing
#6A,B,C
7-18-06

MEMORANDUM

DATE: July 18, 2006

FROM: Bill Webb
Director of Planning

TO: Mayor and City Council Members

SUBJECT: PUBLIC HEARING - GENERAL PLAN AMENDMENT GPA-06-002 (L) AND ZONE CHANGE ZC-06-019 – GBR DEVELOPMENT CO., LLC – RESOLUTION NO. 06-114 AND ORDINANCE NO. 2157

At the regular meeting held June 14, 2006, the Planning Commission conducted a Public Hearing to hear arguments for or against a proposed amendment to the Land Use Element of the General Plan and any other affected elements to redesignate property from Very Low Density Residential to Low Density Residential and a change of zone to reclassify property from R-1TB1/2 (Single-Family Residential – Transitional – ½ Acre Minimum Building Site) to R-1 (Single-Family Residential) on property located at the southwest corner of Maricopa Road and Braceo Street. An excerpt from the minutes of that meeting is as follows:

"Mr. Borchert outlined the staff report.

Chairman McEachron opened the public hearing at 7:15 p.m. There being no testimony, Chairman McEachron closed the public hearing at 7:16 p.m.

A motion was made by Commissioner Hinojos and seconded by Commissioner Porter to approve the Negative Declarations for GPA-06-002 (L), ZC-06-019 and TT-06-028 with all mitigation measurers and Resolutions P-06-133, P-06-134 and P-06-135 with conditions of Staff. The motion carried by unanimous vote of the Commission. The Resolutions were entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF GENERAL PLAN AMENDMENT GPA-06-002 (L), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO RE-DESIGNATE PROPERTY FROM VERY LOW DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF ZONE CHANGE ZC-06-019, A CHANGE OF ZONE TO RECLASSIFY PROPERTY FROM R-1TB1/2 (SINGLE-FAMILY RESIDENTIAL TRANSITIONAL) TO R-1 (SINGLE-FAMILY RESIDENTIAL)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING TENTATIVE TRACT TT-06-028 TO ALLOW FOR THE DEVELOPMENT OF A 40-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION"

Attached for Council's information is a copy of the Planning Staff Report together with other pertinent data. This matter is presented to the City Council for consideration at the close of the Public Hearing.

BW:pi

Attachments

RESOLUTION NO. 06-114

A RESOLUTION OF THE CITY OF VICTORVILLE APPROVING GENERAL PLAN AMENDMENT GPA-06-002 (L), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO REDESIGNATE PROPERTY FROM VERY LOW DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL – GBR DEVELOPMENT CO., LLC

WHEREAS, GBR Development Co., LLC, has initiated an amendment to the Land Use Element of the General Plan and any other affected elements to redesignate property from Very Low Density Residential to Low Density Residential on property located in the City of Victorville, County of San Bernardino, State of California, particularly described as follows:

Parcels 1 and 2 of Parcel Map 14290 per map recorded in Book 174, pages 57 and 58, inclusive, records in the City of Victorville, San Bernardino County, State of California; and

WHEREAS, pursuant to Title 7, Division I, Chapter 3 of the Government Code of the State of California, the Victorville Planning Commission held a public hearing on June 14, 2006, to hear arguments for and against the issue, and after hearing all testimony offered, the Commission approved Resolution No. P-06-133, which recommended approval to the City Council of the General Plan Amendment; and

WHEREAS, the City Council finds that the proposed amendment to the Land Use Element is consistent with the goals, policies and objectives of the General Plan and all other elements; and

WHEREAS, a Negative Declaration for the proposed General Plan Amendment has been presented to the Planning Commission, and each member having reviewed and considered the information contained therein, and the Planning Commission having determined that the proposed General Plan Amendment will not have a significant effect on the environment and therefore recommends adoption by the City Council,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY RESOLVE AS FOLLOWS:

SECTION I. That after holding a public hearing and considering all the testimony offered in compliance with Section 65357 of the Government Code of the State of California, the City Council hereby approves the General Plan Amendment to the Land Use Element of the General Plan and any other affected elements to redesignate property from Very Low Density Residential to Low Density Residential on property located at the southwest corner of Maricopa Road and Braceo Street.

ORDINANCE NO. 2157

AN ORDINANCE OF THE CITY OF VICTORVILLE APPROVING ZONE CHANGE ZC-06-019 TO RECLASSIFY PROPERTY FROM R-1TB1/2 (SINGLE-FAMILY RESIDENTIAL – TRANSITIONAL – ½ ACRE MINIMUM BUILDING SITE) TO R-1 (SINGLE-FAMILY RESIDENTIAL) – GBR DEVELOPMENT CO., LLC

Pursuant to Title 7, Division I, Chapter 4, Article 2 of the Government Code of the State of California, a Public Hearing was held on the 14th day of June 2006, to hear arguments for and against the issue, and after hearing all testimony offered, the Planning Commission approved Resolution No. P-06-137, which recommended to the City Council the adoption of the zone change on property in the City of Victorville, County of San Bernardino, State of California hereinafter described as:

The Southwest ¼ of the Southeast ¼ of Section 30, Township 5 North, Range 5 West, San Bernardino Meridian, County of San Bernardino, State of California, and Government Lots 1 and 2 of the Southwest ¼ of Section 30, Township 5 North, Range 5 West, San Bernardino Meridian, County of San Bernardino, State of California; and

WHEREAS, The City Council finds that the proposed zone change is consistent with the General Plan; and

WHEREAS, The City Council finds that the site is adequate in size to accommodate the proposed land use; and

WHEREAS, The City Council finds that the proposed use will have no adverse effect upon abutting property; and

WHEREAS, a Negative Declaration for the proposed Zone Change has been presented to the Planning Commission, and each member having reviewed and considered the information contained therein, and the Planning Commission having determined that the proposed Zone Change will not have a significant effect on the environment and therefore recommends adoption by the City Council,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. That Zone Change ZC-06-005 be adopted, reclassifying property from R-1TB1/2 (Single-Family Residential – Transitional – ½ Acre Minimum Building Site) to R-1 (Single-Family Residential) on property generally located at the southwest corner of Maricopa Road and Braceo Street.

CITY OF VICTORVILLE PLANNING DEPARTMENT
14343 Civic Drive, Victorville, California 92392
(760) 955-5135 FAX (760) 245-8250

NEGATIVE DECLARATION – with a de minimis finding
Preparation Date: May 12, 2006

Name or Title of Project: Proposed General Plan Amendment GPA-06-002(L) and Zone Change ZC-06-019.

Location: On property located at the southwest corner of Maricopa Road and Braceo Street.

Entity or Person Undertaking Project: GBR Development Co., LLC. Owner (Poe-Horton One, LLC)

Description of Project:

A. **General Plan Amendment** to the Land Use Element of the General Plan and any other affected elements to re-designate property from Very Low Density Residential to Low Density Residential on 10 acres.

B. **Zone Change** to reclassify property from R-1TB½ (Single-Family Residential – Transitional – Building Site ½ Acre Minimum) to R-1 (Single-Family Residential).

Statement of Findings: The Planning Commission has reviewed the Initial Study for this proposed project and has found that there are no adverse environmental impacts to either the man-made or physical environmental setting and does hereby direct staff to file a Notice of Determination, pursuant to the California Environmental Quality Act (CEQA).

Further, pursuant to Fish and Game Code Section 711.4, a "de minimis" finding is hereby made based upon the fact that the site on which the project is proposed will not be disturbed/developed at this time.

A copy of the Initial Study and other applicable documents used to support the proposed Negative Declaration is available for review at the City of Victorville Planning Department.

Public Review Period: May 25, 2006 through June 14, 2006.

Public Hearing Date: June 14, 2006.

Adopted by the Planning Commission on June 14, 2006.

RYAN McEACHRON, CHAIRMAN
VICTORVILLE PLANNING COMMISSION

Adopted by the City Council on July 18, 2006

MIKE ROTHSCHILD, MAYOR
CITY OF VICTORVILLE

_____

BILL WEBB,
DIRECTOR OF DEVELOPMENT

TC

PLANNING COMMISSION STAFF REPORT

DATE: June 14, 2006 **AGENDA NO.** 4 A-C

CASES: GPA-06-002(L), ZC-06-019 and TT-06-028

SUBJECT:

A. **General Plan Amendment** an amendment to the Land Use Element of the General Plan and any other affected elements to re-designate property from Very Low Density Residential to Low Density Residential.
B. **Zone Change** to re-designate property from R-1TB½ (Single-Family Residential – Transitional – Building Site ½ Acre Minimum) to R-1 (Single-Family Residential).
C. **Tentative Tract Map** to allow for the development of a 40-lot single-family residential subdivision.

APPLICANT: GBR Development Company, LLC., Owner (Poe-Horton One, LLC)

LOCATION: Located at the southeast corner of Maricopa Road and Braceo Street.

I. STAFF RECOMMENDATION:

That the Planning Commission take the following actions:

1. **General Plan Amendment** - Adopt Resolution No. P-06-133, recommending City Council approval of Case No. GPA-06-002(L);
2. **Zone Change** - Adopt Resolution No. P-06-134, recommending City Council approval of Case No. ZC-06-019;and
3. **Tentative Tract Map** – Adopt Resolution No. P-06-135, approving Case No. TT-06-028, subject to the attached conditions of approval; and
4. **Environmental Assessment** – Recommend the Issuance of a Negative Declaration for the project.

II. SUMMARY:

The applicant has requested approval of this General Plan Amendment, Zone Change and Tentative Tract Map to reclassify 10-acres of land to Low Density Residential and R-1 (Single-Family Residential) to accommodate the development of a 40-lot single-family residential subdivision.

III. STAFF ANALYSIS:

1. **General Plan Amendment and Zone Change.** Staff finds the proposed General Plan Amendment and Zone Change to be appropriate and recommends approval for the following reasons:

   - Staff considers the development consistent with recent density increases within the area and the proposed re-designation from Very Low Density Residential to Low Density

Residential and the Zone Change from R-1TB½ to R-1 will not create inconsistencies with surrounding development is as much as the subject site and adjacent parcels are currently vacant.

- Indicated in the table below the zoning on the abutting parcels to the south, east and west consists of R-1 single-family residential. Staff notes due to the concentration of low density residential and the approval of Tentative Tract Maps at a density up to five units per acre to the south, east and west that the proposed density increase is consistent with the surrounding approvals.

- The proposal would create land use inconsistencies with the property to the north, which permits single-family development at a density of 2-units per acre. However, Staff anticipates development to the north and within the immediate area to develop at a density of five units per acre however should the property to the north develop at a lower density than anticipated, Maricopa Road would act as a sufficient buffer to future development.

Should this proposal be approved, then the following modifications to the General Plan and General Plan Land Use Policy Map would occur:

- Table 5 entitled "Distribution of Land Use" on page 24 of the Land Use Element shall be amended to reduce the acreage of the Very Low Density Residential land use designation within the Baldy Mesa Planning Area by approximately 10 acres. A corresponding increase in Low Density Residential acreage within the same planning area would also occur.

- The Baldy Mesa Planning Area Land Use Policy Map (Figure 3) of the Land Use Element shall be updated in accordance with this proposal.

- The General Plan Land Use Policy Map of the City of Victorville shall also be updated in accordance with this proposal.

2. **Tentative Tract.** To allow for the development of a 40-lot single-family residential subdivision on 10-acres of land.

- The proposed subdivision falls within the maximum allowable density as prescribed by the R-1 zoning district. The subdivision contains an overall density of four dwelling units per gross acre and a minimum lot size of 7,563 square feet both of which are in compliance with the underlying zoning district.

- All roadways indicated within this tract align with previously established roadways.

- No reverse corner lots or through lots were indicated on the map which is in conformance with Title 17 and Title 18.

- All lots within the proposed subdivision comply with Title 18 requirements concerning the required lot width, depth, minimum square footage and usable area.

3. **Environmental Assessment.**

A Mitigated Negative Declaration has been prepared for these projects in accordance with Section 15070 of the California Environmental Quality Act.

IV. SITE CHARACTERISTICS:

	Existing Land Use	General Plan	Zoning	Specific Plan
Site	Vacant	Very Low Density Residential	R-1TB½	NA
North	Vacant	Very Low Density Residential	R-1TB½	NA
South	Vacant	Low Density Residential	R-1	NA
East	Vacant	Low Density Residential	R-1	NA
West	Vacant	Low Density Residential	R-1	NA

NUMBER OF RADIUS LETTERS MAILED: 6

TC

GPA-06-002(L) AND ZC-06-019 - THE STAFF RECOMMENDATION MAY BE ACCEPTED OR REJECTED BY THE PLANNING COMMISSION AFTER THEIR OWN ANALYSIS AND CONSIDERATION OF PUBLIC TESTIMONY PRESENTED AT THE HEARING. THE PLANNING COMMISSION ACTION IS A RECOMMENDATION TO THE CITY COUNCIL ONLY.

TT-06-028 – THE STAFF RECOMMENDATION MAY BE ACCEPTED OR REJECTED BY THE PLANNING COMMISSION AFTER THEIR OWN ANALYSIS AND CONSIDERATION OF PUBLIC TESTIMONY PRESENTED AT THE HEARING. THE PLANNING COMMISSION DECISION CAN BE APPEALED TO THE CITY COUNCIL WITHIN 10 DAY OF THE PLANNING COMMISSION ACTION.

CONDITIONS OF APPROVAL
Tentative Tract TT-06-028 (18092)
June 14, 2006

PLANNING CONDITIONS:

1. The proposed development shall comply with all applicable development standards of Title 17 and Title 18 of the City of Victorville Municipal Code, as well as the Subdivision Map Act of the State of California.

2. The final map shall be in substantial conformance with the tentative maps submitted as part of this application, unless modification is required to comply with Title 17 and Title 18 of the City of Victorville Municipal Code.

3. The applicant shall provide the Planning Director or his designee with a lot closure list for all lots within the subdivisions at the time of submission of maps for final approval.

4. The final map shall be subject to review and approval by the Director of Planning or his designee prior to recordation.

5. All lots shall have a pad area equal to minimum required lot width and depth, which is exclusive of slopes, open drainage and unusable easements. All required yard areas shall also be free from these obstructions.

6. The Applicant and/or Developer shall incorporate drought tolerant landscaping in accordance with Water Conservation Ordinance No. 2114.

7. The applicant/developer shall be responsible for obtaining all necessary permits from any affected regulatory agencies.

8. The City of Victorville's name shall not be used in any Conditions, Covenants, and Restrictions (CC&Rs) associated with this development to which it is not a party.

9. The subdivider shall defend and hold harmless the City of Victorville, its agents, officers and employees from any claim, action or proceeding against the City, its agents, officers or employees to attack, set aside, void, or annul, this approval of the City pursuant to Government Code Section 66474.9. The City of Victorville shall promptly notify the subdivider of any claim, action or proceeding and shall cooperate fully in the defense.

10. The establishment of any landscape easement within the project area shall be subject to Planning Director review and approval prior to recordation of any final map.

11. The applicant shall indemnify, protect, and hold harmless the City from any lawsuit filed due to the applicant's failure to pay the fee imposed by Fish and Game Code Section 711.4.

12. In accordance with section 13.60.195 of the Victorville Municipal Code, all new residential tract development shall provide for the installation of reclaimed water pipelines, to the extent required by the responsible water purveyor. Such pipelines shall be connected to the water purveyor's reclaimed water system. The foregoing requirements are not applicable to individual residential lots.

13. The applicant shall file a Notice of Determination and pay the necessary filing fee to the County of San Bernardino pursuant to Public Resources Code Section 21089(b). The project is not effective until such time as this condition has been satisfied. The applicant shall submit evidence to the

Director of Planning or his designee indicating that this condition has been satisfied. Any delay in the applicant's payment of the required fee shall not toll the lapse of approval date nor appeal period of this project.

14. Prior to issuance of a grading permit the applicant shall obtain coverage, if required, under the statewide general NPDES permit for control of construction and post-construction related storm water. In addition, if coverage is required, the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) as required in the NPDES permit and shall identify site-specific best management practices that will be implemented.

15. Pre-construction surveys for the Burrowing Owl on the site and in the surrounding area out to 500 feet should be conducted no more than 30-days prior to ground disturbing activities. If ground-disturbing activities are delayed for more than 30 days, additional surveys will be required.

    If owls are observed on the site during future surveys, mitigations shall be required to reduce impacts to less than significant and will include the following:

    a. Occupied burrows should not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by the Department verifies through non-invasive methods either: (1) the birds have not begun egg-laying and incubation; or (2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival;

    b. To off-set the loss of foraging and burrowing habitat on the project site, a minimum of 6.5 acres of burrowing owl habitat per pair or unpaired birds shall be acquired and permanently protected;

    c. Existing unsuitable burrows shall be enhanced or new burrows created at a ratio of 2:1 on the protected lands and;

    d. The project proponent shall provide funding for long-term management and monitoring of the protected land. A monitoring plan for the protected land shall be required which includes success criteria, remedial measures, and annual reports to the California Department of Fish and Game (CDFG).

16. Should grading commence after March 28, 2007, a new biological survey shall be filed with the City of Victorville to determine the presence or absence of endangered species on the site. Said survey shall be filed with the Director of Planning or his designee prior to issuance of a grading permit. The survey shall be valid for a period of one year.

17. The applicant shall provide for an on-site paleontological/archaeological inspector to monitor all grading operations, or a letter from said licensed professional indicating that monitoring is not necessary during grading. Further, if disturbed resources are required to be collected and preserved, the applicant shall be required to participate financially up to the limits imposed by Public Resources Code Section 21083.2. The results of said monitoring shall be filed with the Director of Planning or his designee prior to the final approval of the development.

GPA-06-002(L)
ZC-06-019

CITY OF VICTORVILLE
Change of Zone and General Plan Amendment Exhibit

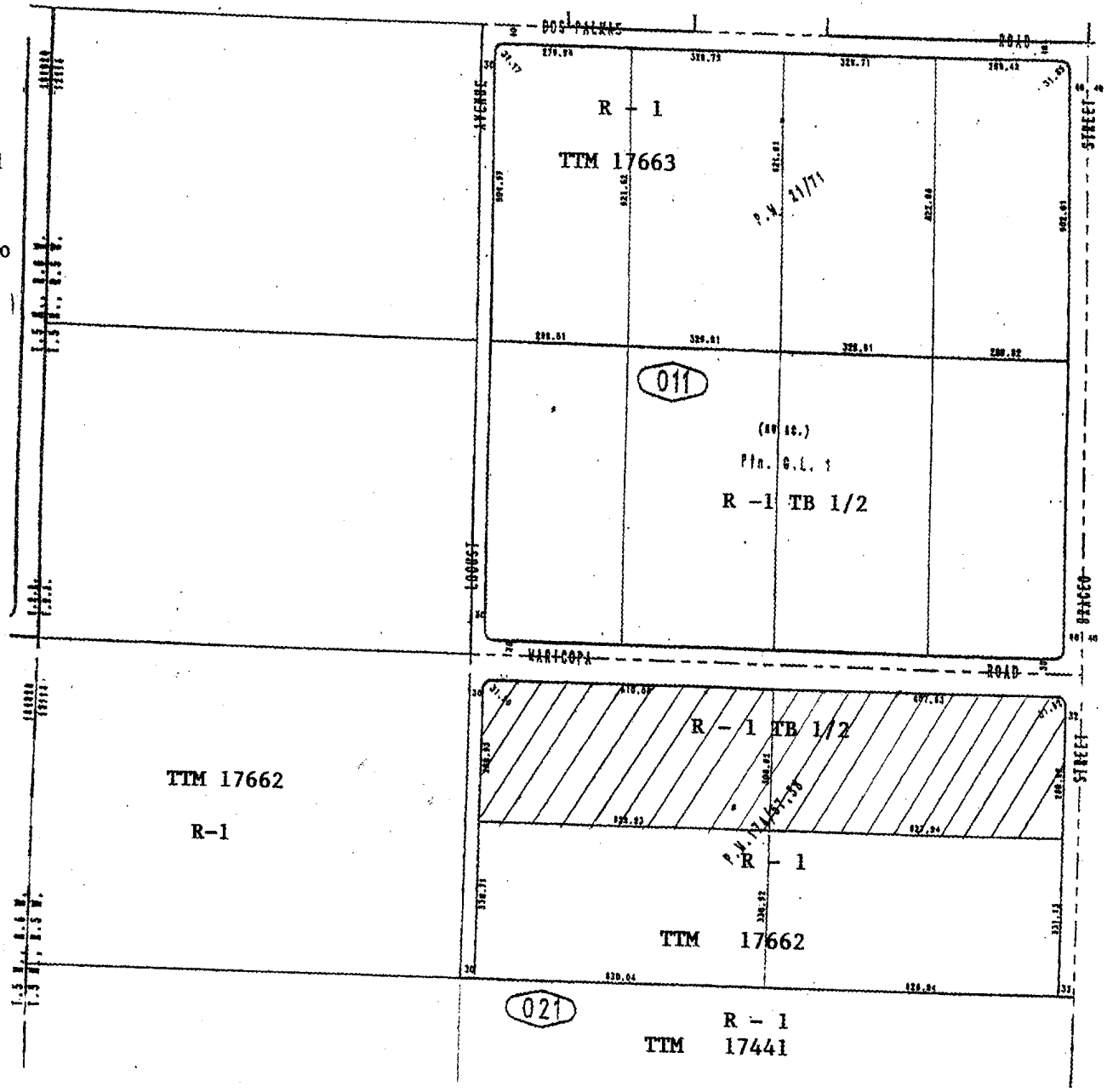
Legend

= R-1TB1/2 to be re-zoned to R-1

= Changing G.P. From Very Low to Low Density

Applicant
GBR Development
9037 Arrow Route Suite 140
Rancho Cucamonga, CA 91730
909-945-9547
Attn: Gerald Rauch

Parcel
APN: 3133-021-06,07
Land Use: Present, Vacant
Future, Residential Sub-Division



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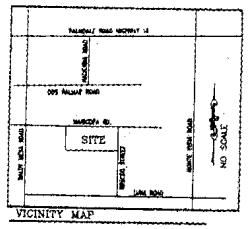
SHEET 1 OF 1
MARCH 09, 2006

TENTATIVE TRACT MAP No. 18092

In the City of Victorville, County of San Bernardino, State of California

Parcels 1 and 2 of Parcel Map No. 14290, P.M. Bk. 174, Pgs. 57-58, O.R.

TT-06-028



AREA SUMMARY:

NOTES:

PROPERTY OWNER/APPLICANT

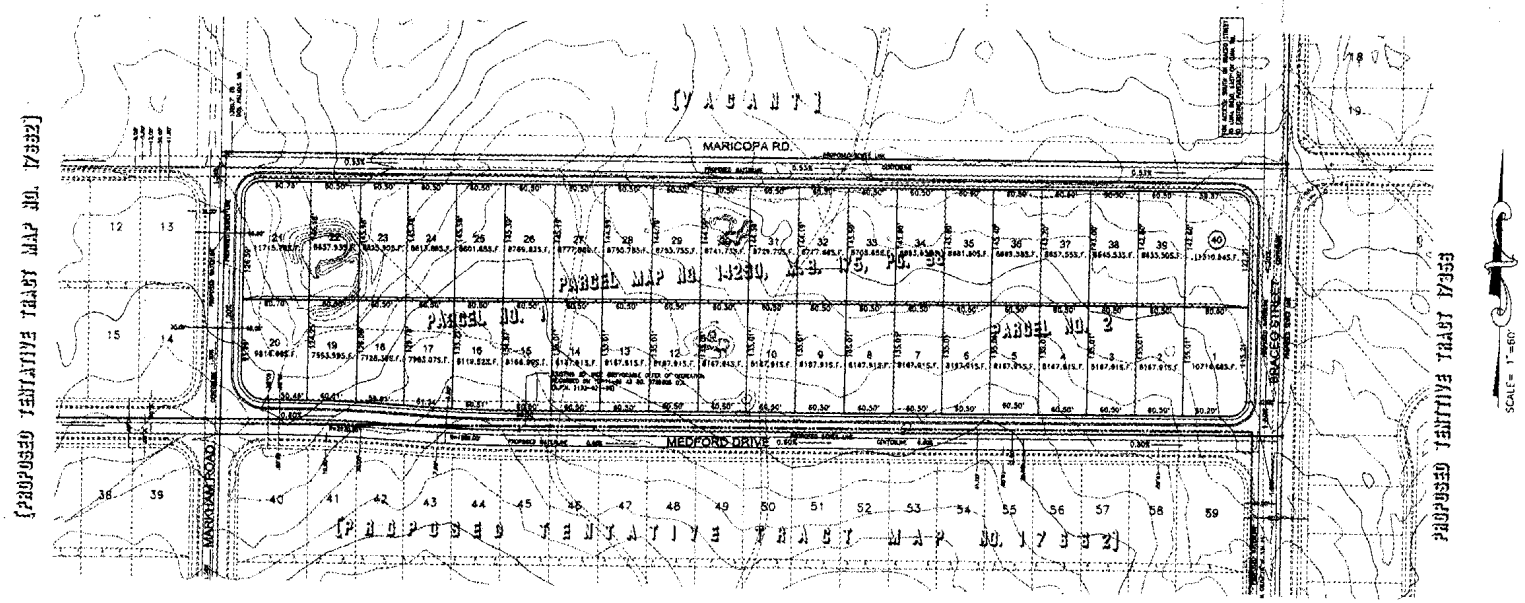
BIOLOGIST:

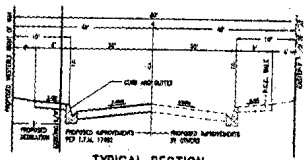
SOILS ENGINEER:

ZONING AND LAND USE:

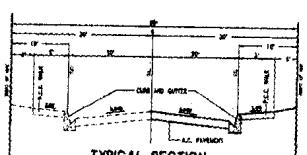
ASSESSOR'S PARCEL NOs.

UTILITIES:

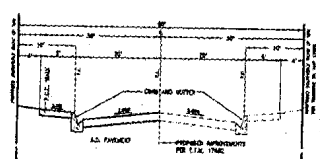




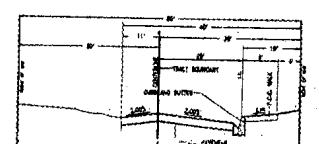
TYPICAL SECTION
BRACEO STREET



TYPICAL SECTION
MARKHAM ROAD



TYPICAL SECTION
MEDFORD DR.

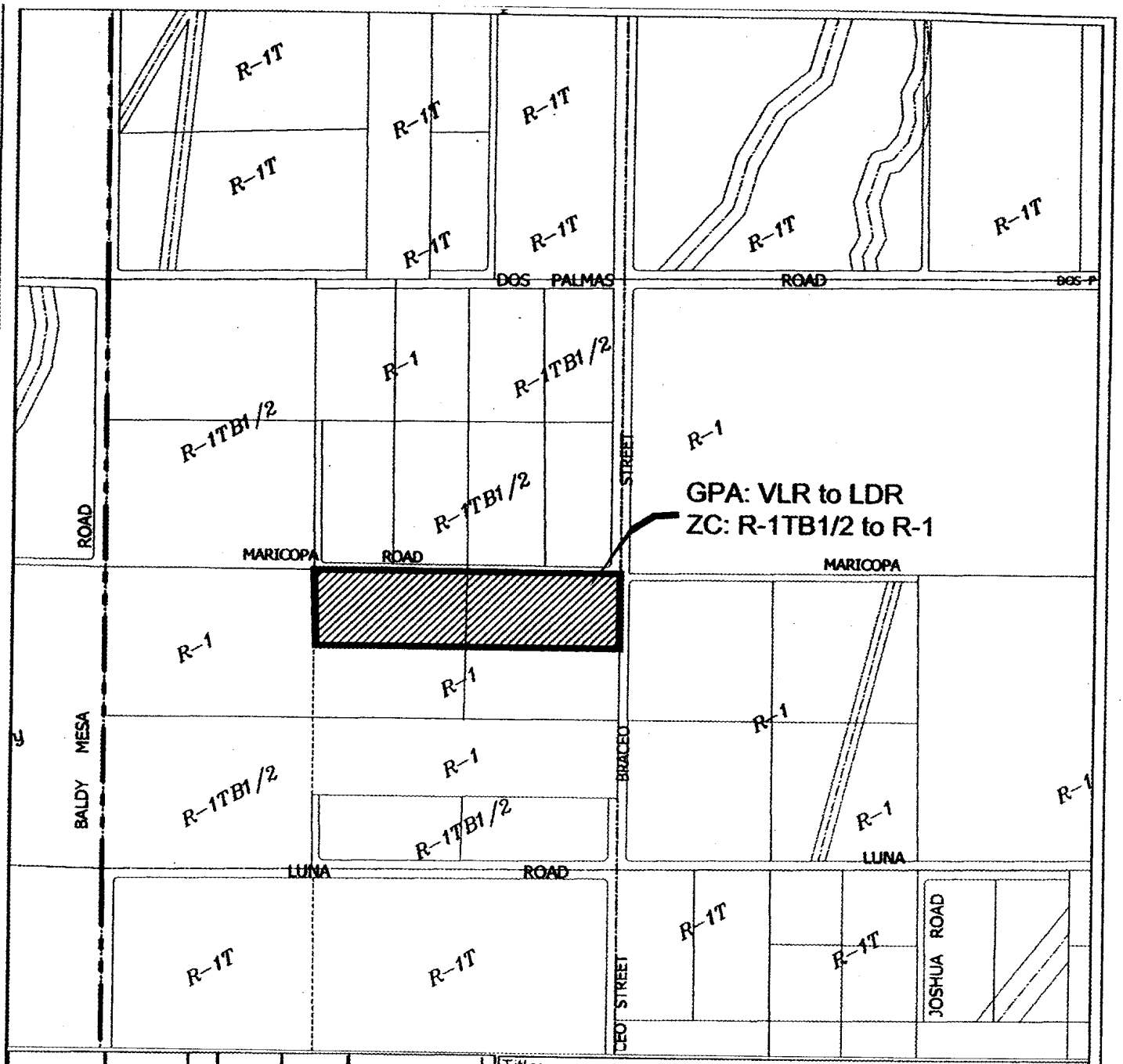


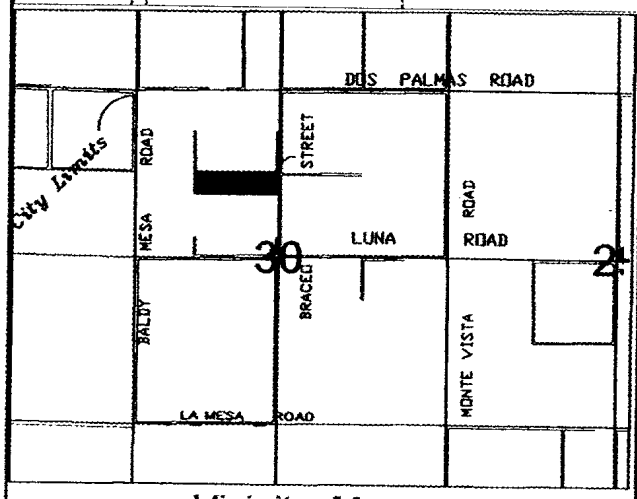
TYPICAL SECTION
MARICOPA RD.

TM 18092

PLAN PREPARED BY:
SANDERSON-GUTIERREZ
CIVIL ENGINEERS & LAND SURVEYORS INC.
10050-A 6th. STREET, RANCHO CUCAMONGA, CA 91730
(909) 980-1311 PH. - (909) 980-6474 FAX

GARY T. SANDERSON, P.L.S. 4452 DATE 3-9-06



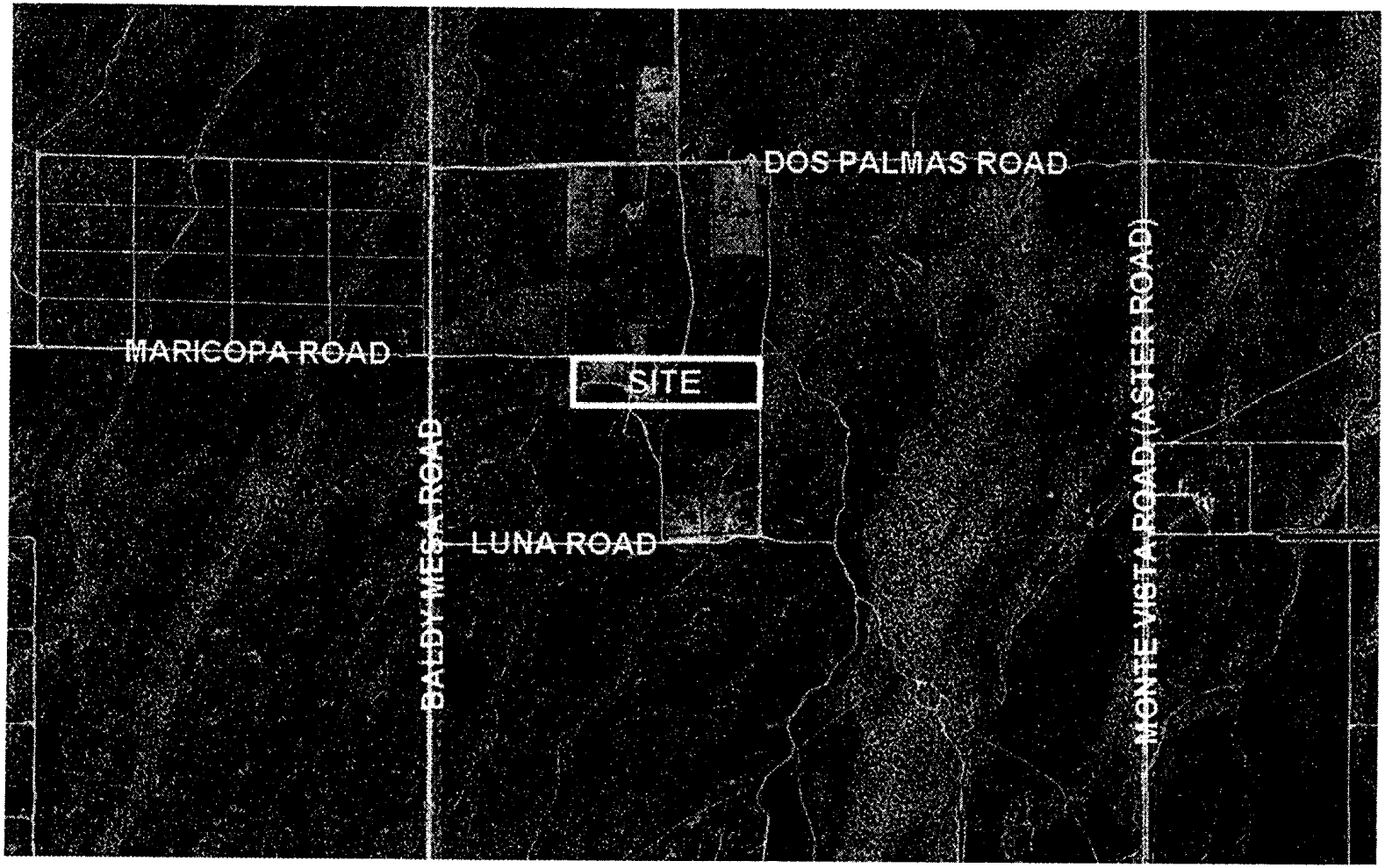


Vicinity Map

Graphics are diagramatic only - Not to Scale

Title: PROPERTY LOCATION MAP			
Zoning: R-1TB1/2 to R-1		Area: ± 8.69 Acres	
Assessor Parcel Number: 3133-021-06 & -07			
Location: The southwest corner of Maricopa Road and Braceo Street. TR 18092			
Drawn By: BD	Checked By: TC	Date: 05-23-06	Case Number: GPA-06-002(L), ZC-06-019 & TT-06-028

Prepared by: City of Victorville Planning Department



General Plan Amendment GPA-06-002(L)
Zone Change ZC-06-019
Tentative Tract Map TT-06-028

INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM

1. **Project title:** Proposed General Plan Amendment GPA-06-001(L) and Zone Change ZC-06-019.

2. **Lead agency name and address:** City of Victorville Planning Department, PO Box 5001, Victorville, California 92793-5001.

3. **Contact person and phone number:** Travis Clark, Assistant Planner, (760) 955-5135.

4. **Project location:** On property located at the southwest corner of Maricopa Road and Braceo Street.

5. **Project sponsor's name and address:** GBR Development Co., LLC. 9037 Arrow Route, Suite 140, Rancho Cucamonga, CA 91730

6. **General plan designation:** Very Low Density Residential.

7. **Zoning:** R-1TB½ (Single-Family Residential – Transitional – Building site Minimum ½ Acre)

8. **Description of project:**
   A. **General Plan Amendment** to the Land Use Element of the General Plan and any other affected elements to re-designate property from Very Low Density Residential to Low Density Residential on 10 acres.
   B. **Zone Change** to reclassify property from R-1TB½ (Single-Family Residential – Transitional – Building Site ½ Acre Minimum) to R-1 (Single-Family Residential).

9. **Surrounding land uses and setting:** The proposed project area is surrounded by vacant land with scattered residences within the area. To the north is R-1TB½ (Single-Family Residential – Transitional – Building Site ½ Acre Minimum), while the adjacent zoning to the south, east and west is R-1 (Single-Family Residential).

10. **Other public agency whose approval is required** (e.g., permits, financing approval, or participation agreement.) None. No development is proposed at this time.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTS:
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Land Use and Planning		Transportation/Circulation		Public Services
	Population and Housing		Biological Resources		Utilities and Service Systems
	Geological Problems		Energy and Mineral Resources		Aesthetics
	Water		Hazards		Cultural Resources
	Air Quality		Noise		Recreation
			Mandatory Findings of Significance		

DETERMINATION:

On the basis of this initial evaluation:

_X_ I find that the proposed project COULD NOT have significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. (De Minimis)

____ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.

____ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

____ I find that the proposed project WILL NOT have a significant effect on the environment, because no new potentially significant effects have been identified beyond those previously analyzed adequately in an earlier EIR (Final Program Environmental Impact Report for the City's 1997 Comprehensive General Plan Update (State Clearinghouse No. 97011040), pursuant to applicable standards, and no additional mitigation measures beyond those imposed as part of that previous EIR are necessary to be imposed upon the proposed project to reduce mitigable impacts to a insignificant level. Therefore, no additional environmental documentation is necessary.

Signature: _____ Date: May 12, 2006

Travis Clark, Assistant Planner For: Victorville Planning Department

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is provided for all answers except "No Impact" answers that are adequately supported by the information sources the lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer is explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) "Potentially Significant Impact" is noted if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact." The lead agency describes the mitigation measures, and briefly explains how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be referenced where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist.

6) The lead agency incorporates into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document, where appropriate, includes a reference to the page or pages where the statement is substantiated. See the sample question below. A source list is attached, and other sources used or individuals contacted are cited in the discussion.

ENVIRONMENTAL IMPACTS:

I. **LAND USE AND PLANNING.** *Would the proposal:*	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Conflict with general plan designation or zoning? (1, Figure 3; 2)			X	
b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? (4, 1)				X
c) Be incompatible with existing land use in the vicinity? (5)			X	
d) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)? (6)				X
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (5)				X

Comments: The General Plan Land Use Designation for the subject area is Very Low Density Residential and the zoning of R-1TB½ (Single-Family Residential – Transitional – Building Site Minimum ½ Acre). Single-Family Residential uses are currently permitted on the site and approval of the proposed General Plan amendment to Low Density Residential and zone change to R-1 (Single-Family Residential) would allow for future residential development at a greater density (5 units per acre maximum) than currently permitted. The Resource Element of the General Plan does not identify this site as having special environmental significance. The site is encompassed by residentially zoned land, whereas minor land use incompatibilities would result because of varying residential densities. Further, the project would not disrupt or divide an established community, inasmuch as the surrounding property is generally vacant, excepting for a few scattered residences. Existing residences on larger lots exist in the area and a minor disruption to these residences may result. However, the scattered arrangement of the residences and the vacant land in the area does not qualify this area as an established community.

II. **POPULATION AND HOUSING.** *Would the proposal:*				
a) Cumulatively exceed official regional or local population projections? (7, 4)			X	
b) Induce substantial growth in an area either directly or indirectly			X	

(e.g., through projects in an undeveloped area or extension of major infrastructure)? (5)				
c) Displace existing housing, especially affordable housing? (5)				X

Comments: Reclassification of the current land use will not significantly affect population projections. However, the proposed reclassification of the current land use will potentially increase the population within the City of Victorville by approximately 78 people above the current zoning based on 2.6 people per dwelling unit if the site is developed to a maximum density of 5 units per gross acre. The project abuts Maricopa Road, an uncompleted 60-foot wide Local Roadway and Braceo Street an uncompleted 64-foot wide Collector Roadway, which both have the capacity to serve the site once completed. Consequently, development of this project would not involve the extension of major infrastructure. Since the site is currently vacant, it will not displace existing housing.

III. GEOLOGIC PROBLEMS. *Would the proposal result in or expose people to potential impacts involving:*	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Fault rupture? (8, Figure 1)				X
b) Seismic ground shaking? (8, Table 2)			X	
c) Seismic ground failure, including liquefaction? (8, 4 and Table 2)				X
d) Seiche, tsunami, or volcanic hazard? (8, Table 2)				X
e) Landslides or mudflows? (8, 7 and Figure 3)				X
f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill? (8, Figure 3)				X
g) Subsidence of land? (4, Figure 8)				X
h) Expansive soils? (6)				X
i) Unique geologic or physical features? (6)				X

Comments: There are no known or suspected fault traces located within the Victorville Planning Area. Additionally, the City Planning Area is not subject to the provisions of Alquist-Priolo Special Studies Zones. The City is located in an area with a high potential for severe ground shaking. The project involves a reclassification of property. Consequently, the project would not have the potential to impact earth conditions adversely.

IV. WATER. *Would the proposal result in:*				
a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (5)				X
b) Exposure of people or property to water related hazards such as flooding? (8, Figure 2)				X

c) Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity? (5)				X
d) Changes in the amount of surface water in any water body? (5)				X
e) Changes in currents, or the course or direction of water movements? (5)				X
f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability? (5)				X
g) Altered direction or rate of flow of groundwater? (5)				X
h) Impacts to groundwater quality? (5)				X
i) Substantial reduction in the amount of groundwater otherwise available for public water supplies? (5)				X

Comments: The proposal is a reclassification of the land use. Consequently, the proposal would not have an impact on drainage, surface runoff, or groundwater quality. However, although unknown at this time, the potential future water demand will increase once a project is built on the site, resulting in an additional demand for the water purveyor. The Baldy Mesa Water District is the water purveyor for this site and as such may have to purchase replacement water if the district exceeds the free production allowance as stipulated in the final Judgment to the Mojave Basin Area Adjudication that was entered on January 10, 1996 (17). At the present time the area under the jurisdiction of the Mojave Water Agency (MWA) by existing contract is entitled to 50,800 acre feet per year of supplemental water from the California aqueduct. This entitlement has been available for decades. Only 7,000 acre feet per year of the 50,800 acre feet has been committed to the Morongo Basin, leaving 43,800 acre feet available to supplement water resources for water purveyors under the jurisdiction of the MWA. In addition, MWA approved a water transfer on March 26, 1996, which increased the entitlement for this area to 75,800 acre-feet per year (16, 1). Further, this department has received comments both from the MWA and the Baldy Mesa Water District, and those comments do not reflect the need for curtailment of development at this time (17, 1). In response to the use of low flow plumbing fixtures, those are already required region-wide by the State Appliance Efficiency Standards in Title 20, thus ensuring this project, as well as all others within the Mojave River Basin, will reduce the water demand of new facilities. Additionally, the project area is not in an area of flood concern.

V. **AIR QUALITY.** *Would the proposal:*	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Violate any air quality standard or contribute to an existing or projected air quality violation? (12, 1)				X
b) Expose sensitive receptors to pollutants? (5)				X
c) Alter air movement, moisture, or temperature, or cause any changes in climate? (12, 1)				X
d) Create objectionable odors? (3, 1)				X

Comments: The project involves the reclassification of property. Air Quality will be addressed upon any application for a development on the site. The site is within the Mojave Desert Air Basin (MDAB) and is under the jurisdiction of the Mojave Desert Air Quality Management District (MDAQMD). The EPA designated most of the basin as being in nonattainment, based on federal standards, for PM10 based on violations of standards between 1989 and 1991. The MDAQMD prepared the Mojave Desert Planning Area (MDPA) Federal PM10 Attainment Plan in 1995 to provide dust control programs to meet the federal standards by the year 2000. The plan outlines a program for implementation and enforcement of dust control measures. The federal standard for PM10 has been met within the area for eight years and an evaluation is underway to determine if a change in status is appropriate. The Mojave Desert Air Quality Management District classifies all uses identified within the Victorville General Plan as area sources. Programs have been established in the 1991 Air Quality Attainment Plan which address emission caused area sources. Further, the proposed project does not meet any threshold that requires air quality analysis or mitigation under the Air Quality Attainment Plan. Therefore the impacts are considered by the Mojave Desert Air Quality Management District to be insignificant. No mitigation necessary at this time.

VI. TRANSPORTATION/CIRCULATION. *Would the proposal result in:*	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Increased vehicle trips or traffic congestion? (3, 1)				X
b) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (3, 1)				X
c) Inadequate emergency access or access to nearby uses? (5)				X
d) Insufficient parking capacity onsite or offsite? (3, 1)				X
e) Hazards or barriers for pedestrians or bicyclists? (3, 1)				X
f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (3, 1)				X
g) Rail, waterborne or air traffic impacts? (3, 1)				X

Comments: The City of Victorville General Plan Circulation Element is designed so the master-planned roadways operate at a Level of Service of "C" or better at build-out (18, 8). In evaluating Level of Service, existing land use designations were applied. Once developed, the project will result in increased generation of vehicular trips, which will impact master planned roadways in the short term. However, this short-term increase will be mitigated through the assessment of development impact fees, which provides funding for the construction of roadways to reduce the impacts of additional vehicular traffic. In addition, the project abuts Maricopa Road, an uncompleted 60-foot wide Local Roadway and Braceo Street an uncompleted 64-foot wide Collector Roadway, which both have the capacity to serve the site once completed.

VII. BIOLOGICAL RESOURCES. *Would the proposal result in impacts to:*				
a) Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and				X

	birds)? (14)			
b)	Locally designated species (e.g., heritage trees)? (15)			X
c)	Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)? (5)			X
d)	Wetland habitat (e.g., marsh, riparian, and vernal pool)? (5)			X
e)	Wildlife dispersal or migration corridors? (14)			X

Comments: This project involves the reclassification of property. Any mitigation required for development on the property will be incorporated through the entitlement process for that development. Therefore, the proposal will not have an impact on biological resources.

VIII. ENERGY AND MINERAL RESOURCES. *Would the proposal:*

		Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a)	Conflict with adopted energy conservation plans? (4, 1)				X
b)	Use nonrenewable resources in a wasteful and inefficient manner? (3)				X
c)	Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? (4, 5)				X

Comments: The proposal will not increase the use of substantial amounts of fuel or energy, nor create the need to develop new sources of energy since no commercial or industrial development is proposed as part of this project.

IX. HAZARDS. *Would the proposal involve:*

a)	A risk of accidental explosion or release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation)? (3)				X
b)	Possible interference with an emergency response plan or emergency evacuation plan? (8, Figure 5)				X
c)	The creation of any health hazard or potential health hazard? (3)				X
d)	Exposure of people to existing sources of potential health hazards? (3)				X
e)	Increased fire hazard in areas with flammable brush, grass, or trees? (3)				X

Comments: This proposed Zone Change and General Plan Amendment will not increase the risk of hazards in the vicinity of the site. It is only a change in a City of Victorville policy document.

X. **NOISE.** *Would the proposal result in:*	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Increases in existing noise levels? (3)				X
b) Exposure of people to severe noise levels? (3)				X

Comments: The proposal will not create either increased noise levels nor will it increase the number of people impacted by severe noise. It is only a change in a City of Victorville policy document.

XI. **PUBLIC SERVICES.** *Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:*				
a) Fire protection? (3)			X	
b) Police protection? (3)			X	
c) Schools? (3)			X	
d) Maintenance of public facilities, including roads? (3)			X	
e) Other government services? (3)			X	

Comments: The proposal may result in an increase in public services. Consequently, the public service agencies may need to provide additional services for any future proposed development, which may result in the need for increased budgets. With regard to capital facilities, development impact fees will be utilized by the public service agencies to ensure the appropriate levels of capital resources necessary to serve the development. Further, the development will be subject to other fees and assessments that will reduce the impact of this development to a level of non-significance (19, 314).

XII. **UTILITIES AND SERVICE SYSTEMS.** *Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:*				
a) Power or natural gas? (3)				X
b) Communications systems? (3)				X
c) Local or regional water treatment or distribution facilities? (3)				X
d) Sewer or septic tanks? (3)				X
e) Storm water drainage? (3)				X
f) Solid waste disposal? (3)				X
g) Local or regional water supplies? (3)				X

Comments: Inasmuch as utilities are already provided to the area, only minor extensions to the any future development would be required. Consequently, the need for altered utility systems would be insignificant, and no new systems will be necessary.

XIII. AESTHETICS. *Would the proposal:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Affect a scenic vista or scenic highway? (3)				X
b) Have a demonstrable negative aesthetic effect? (3)				X
c) Create light or glare? (3)				X

Comments: This proposed Zone Change and General Plan Amendment will not have any impact upon the aesthetics in the area. It is only a change in a City of Victorville policy document. Any development issues for light or glare will be addressed in the future entitlement process.

XIV. CULTURAL RESOURCES. *Would the proposal:*

a) Disturb paleontological resources? (5)				X
b) Disturb archaeological resources? (5)				X
c) Have the potential to cause a physical change, which would affect unique ethnic cultural values? (5)				X
d) Restrict existing religious or sacred uses within the potential impact area? (5)				X

Comments: The site is not known to be within an area with existing religious or sacred uses. The City of Victorville is in a potential resource rich area as far as paleontological/archaeological resources are concerned. However, the proposal is for a land use change and any mitigation required will be a function of the future entitlement process.

XV. RECREATION. *Would the proposal:*

a) Increase the demand for neighborhood or regional parks or other recreational facilities? (3)			X	
b) Affect existing recreational opportunities? (3)				X

Comments: The project involves the reclassification of property from single-family residential with ½ acre minimum lot sizes to single-family residential with up to 5 dwelling units per acre. Therefore, the potential for an increase in population density may increase the demand upon existing recreational facilities or the need for future facilities.

XVI. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or				X

prehistory?			
b) Does the project have the potential to achieve short-term, to the disadvantage or long-term, environmental goals?			X
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		X	
d) Does the project have environmental effects which will cause substantial adverse affects on human beings, either directly or indirectly?			X

Comments: With the increase in building activity recently experienced in the Victor Valley/High Desert area, it is reasonably foreseeable that a large portion of residentially zoned land will develop with single-family homes in the future. However, the City's General Plan anticipated such development and prescribed measures that have been implemented to provide adequate services within the City proper and its sphere of influence.

Regarding biological resources, the City is currently involved in a cumulative impact analysis through our active participation in the development of the West Mojave Habitat Conservation Plan. This plan will mitigate all future development of land within the City and the Victor Valley/High Desert in general through mitigation measures and/or fees that have been reviewed by the department of Fish and Game. The plan is in the last phase of the approval process. Until such plan is in effect, the City imposes mitigation measures, along with implementation of 2081 permits, results in the conservation of more suitable habitat outside the city limits of Victorville. In addition, recent biological surveys and trappings detected no Desert Tortoises or Mojave Ground Squirrels within the southern three-quarters of the City, where most of the development is occurring. Therefore, the cumulative impacts are considered less than significant.

XVII. EARLIER ANALYSES.

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). In this case a discussion identifies the following:

a) **Earlier analyses used.** Earlier analyses are identified and stated where they are available for review.

b) **Impacts adequately addressed.** Effects from the above checklist that were identified to be within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards are noted with a statement whether such effects were addressed by mitigation measures based on the earlier analysis.

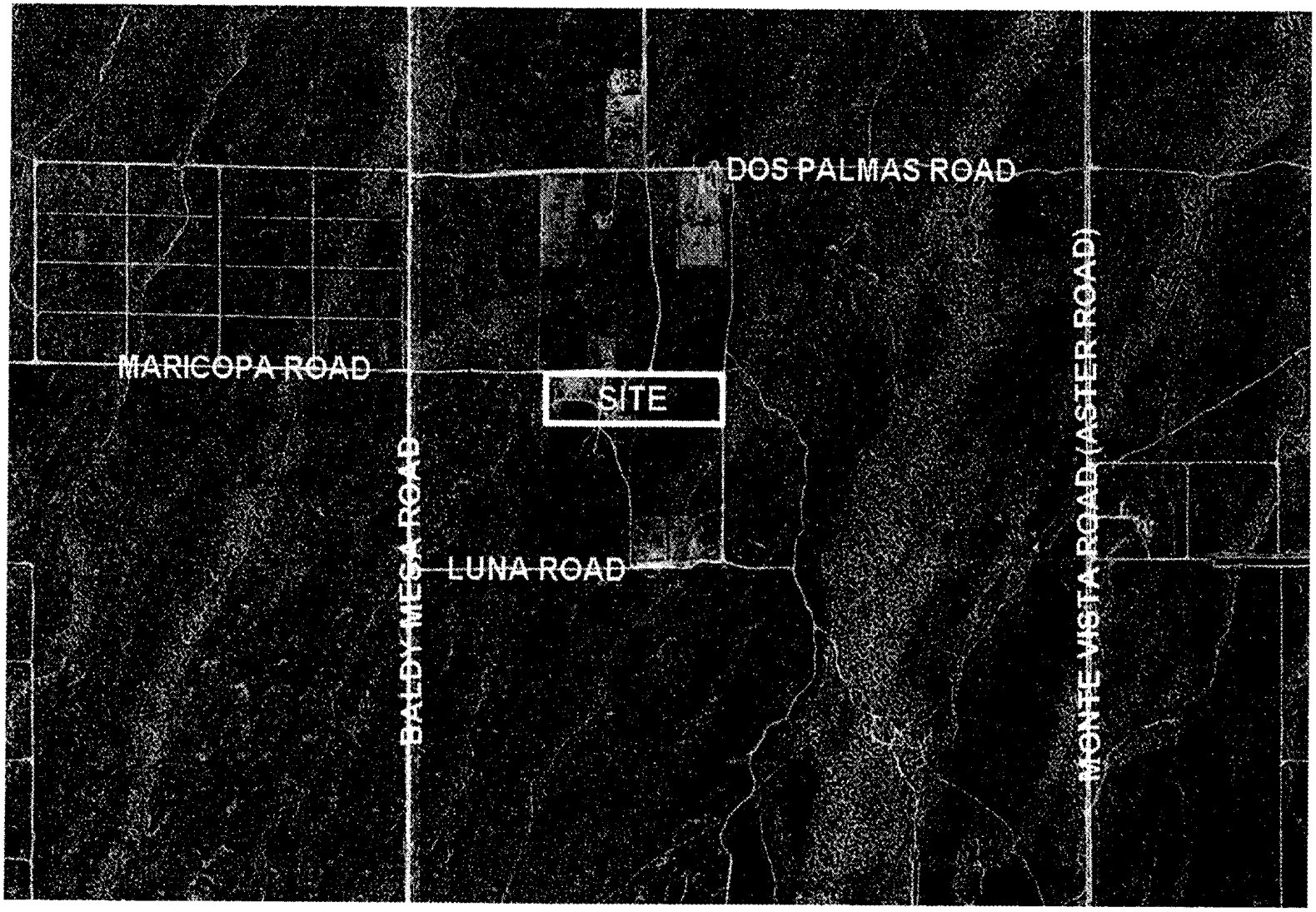
c) **Mitigation measures.** For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures which are incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project are described.

Authority: Public Resources Code Sections 21083 and 21087.

Reference: Public Resources Code Sections 21080(c), 21080.1, 21083, 21083.3, 21093, 21094, 21151; *Sundstrum v. County of Mendocino,* 202 CalApp 3d 296 (1988); *Leonoff v. Monterey Board of Supervisors,* 222 CalApp 3d 1337 (1990

REFERENCES

1. 1997 City of Victorville General Plan Land Use Element.
2. City of Victorville General Plan Land Use Policy Map.
3. Graphic of project site prepared as a function of General Plan Amendment GPA-06-002(L) & Zone Change ZC-06-019.
4. 1997 City of Victorville General Plan Resource Element.
5. Aerial photos of the City of Victorville, PhotoMapper 4.22, AirPhotoUSA, 2005.
6. United States Soil Conservation Service *Soil Survey of San Bernardino County, California.*
7. 1997 City of Victorville General Plan Housing Element.
8. 1997 City of Victorville General Plan Safety Element.
9. Mojave Water Agency letter dated July 13, 1993.
10. Mojave Water Agency letter dated March 27, 1996.
11. Memorandum from John R. Hnatek to the Planning Commission responding to comments made by the City of Adelanto regarding Site Plan SP-12-94 dated November 16, 1994.
12. Personal communication with Christian Ihenacho, Supervising Air Quality Planner, Mojave Desert Air Quality Management District on August 30, 1993.
13. 1997 City of Victorville General Plan Circulation Element.
14. United States Bureau of Land Management California Desert Conservation Area, 1988.
15. Chapter 13.33 of the Victorville Municipal Code.
16. Mojave Water Agency letter dated March 27, 1996.
17. Memorandum from John R. Hnatek to the Planning Commission responding to comments made by the City of Adelanto regarding Site Plan SP-12-94 dated November 16, 1994.
18. 1997 City of Victorville General Plan Circulation Element.
19. Victorville Municipal Code Buildings, and Construction Ordinance, Chapter 15.04.



General Plan Amendment GPA-06-002(L)
Zone Change ZC-06-019

INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM

1. **Project title:** Tentative Tract TT-06-028 (TR 18092).

2. **Lead agency name and address:** City of Victorville Planning Department, PO Box 5001, Victorville, California 92393-5001.

3. **Contact person and phone number:** Travis Clark (760) 955-5135.

4. **Project location:** Located on the southwest corner of Braceo Street and Maricopa Road.

5. **Project sponsor's name and address:** GBR Development Company, LLC., 9037 Arrow Route, Suite 140, Rancho Cucamonga, CA 91730

6. **General plan designation:** Low Density Residential.

7. **Zoning:** R-1 (Single-Family Residential).

8. **Description of project:** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary). To allow for the development of a 40-lot single-family residential subdivision, on 10 gross acres of primarily disturbed vacant land.

9. **Surrounding land uses and setting:** (Briefly describe the project's surroundings.) The proposed project area is bordered on the north by R-1TB½ (Single Family Residential – Transitional, building site ½ acre minimum), on the south by R-1 (Single Family Residential), to the east by R-1 (Single-Family Residential) and on the west by the County of San Bernardino, all of which are currently vacant land.

10. **Other public agency whose approval is required:** (e.g., permits, financing approval, or participation agreement). Recordation of a final map, issuance of building permits and the completion of structures to code is required by the City prior to establishment of the subdivision. In addition, approval by the Baldy Mesa County Water District, Mojave Water Agency, VV Wastewater Reclamation Authority, Department of Fish and Game, Snowline Joint Unified School District, Southern California Edison, and Southwest Gas would also be required.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Land Use and Planning		Transportation/Circulation		Public Services
	Population and Housing		Biological Resources		Utilities and Service Systems
	Geological Problems		Energy and Mineral Resources		Aesthetics
	Water		Hazards		Cultural Resources
	Air Quality		Noise		Recreation
			Mandatory Findings of Significance		

DETERMINATION:

On the basis of this initial evaluation:

___ I find that the proposed project COULD NOT have significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. (De Minimis)

X I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.

___ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

___ I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated". An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

___ I find that the proposed project WILL NOT have a significant effect on the environment, because no new potentially significant effects have been identified beyond those previously analyzed adequately in an earlier EIR (Final Program Environmental Impact Report for the City's 1997 Comprehensive General Plan Update, State Clearinghouse No. 97011040), pursuant to applicable standards, and no additional mitigation measures beyond those imposed as part of that previous EIR are necessary to be imposed upon the proposed project to reduce mitigable impacts to a insignificant level. Therefore, no additional environmental documentation is necessary.

Signature: _____ Date: April 19, 2006

Travis Clark, Assistant Planner For: Victorville Planning Department

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is provided for all answers except "No Impact" answers that are adequately supported by the information sources the lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer is explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) "Potentially Significant Impact" is noted if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact". The lead agency describes the mitigation measures, and briefly explains how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses", may be cross-referenced).

5) Earlier analyses may be referenced where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist.
6) The lead agency incorporates into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document, where appropriate, includes a reference to the page or pages where the statement is substantiated. See the sample question below. A source list is attached, and other sources used or individuals contacted are cited in the discussion.

ENVIRONMENTAL IMPACTS:

I. LAND USE AND PLANNING. *Would the proposal:*	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Conflict with general plan designation or zoning? (1, Figure 3 and 2)				X
b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? (3, 1)				X
c) Be incompatible with existing land use in the vicinity? (4)				X
d) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)? (5,pg 43 and Map 30)				X
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (4)				X

Comments: The General Plan Land Use Designation for the project site is Low Density Residential and the zoning is R-1 (Single-Family Residential). Single-family residences are a permitted use pursuant to the zoning district. The General Plan for Low Density Residential allows for a density of up to five dwelling units per gross acre and the zoning designation of R-1 (Single-Family Residential) allows for a density of five dwelling units per gross acre for the project site. Since the proposed project has a density of approximately 4.0 dwelling units per gross acre, the proposal is consistent with the General Plan and the zoning district. The Resource Element of the General Plan does not identify this site as having special environmental significance. The proposal does not create any land use incompatibilities since it is in compliance with the General Plan. The soil at this site consists of *Helendale-Bryman loamy sands, 2 to 5 percent slope. Helendale-Bryman loamy sands* are suitable for grazing. However, the location is limited by the hazard of soil blowing, low precipitation and low water capacity. Consequently, the property's value for crop production is marginal. Further, the project would not disrupt or divide an established community, inasmuch as the subject property and surrounding properties are currently vacant.

II. POPULATION AND HOUSING. *Would the proposal:*	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Cumulatively exceed official regional or local population projections? (6, 4)				X
b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? (4)			X	
c) Displace existing housing, especially affordable housing? (4)				X

Comments: The proposed project will increase the population within the City of Victorville by approximately 104 people based on 2.6 people per dwelling unit. However, the residential project area is designated as Low Density Residential in the General Plan and zoned R-1 (Single-Family Residential), which allows up to 5 units per gross acre. The density of the proposal is approximately 4.0 dwelling units per gross acre, less than is otherwise permitted. Therefore, the proposed subdivision does not exceed official regional or local population projections. The project abuts Maricopa Road, an uncompleted 60-foot wide Local Roadway and Braceo Street an uncompleted 64-foot wide Collector Roadway, which both have the capacity to serve the site once completed. Consequently, development of this project would not involve the extension of major infrastructure. Since the site is currently vacant, it will not displace existing housing.

III. GEOLOGIC PROBLEMS. *Would the proposal result in or expose people to potential impacts involving:*				
a) Fault rupture? (8, Figure 1)				X
b) Seismic ground shaking? (8, Table 2)			X	
c) Seismic ground failure, including liquefaction? (5,pg 43 and Map 30 and 8, 4 and Table 2)				X
d) Seiche, tsunami, or volcanic hazard? (8, Table 2)				X
e) Landslides or mudflows? (8, 7 and Figure 3)				X
f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill? (8, Figure 3)				X
g) Subsidence of land? (3, Figure 8)				X
h) Expansive soils? (5,pg 43 and Map 30)			X	
i) Unique geologic or physical features? (5,pg 43 and Map 30)				X

Comments: There are no known or suspected fault traces located within the Victorville Planning Area. Additionally, the City Planning Area is not subject to the provisions of Alquist-Priolo Special Studies Zones. The City is located in an area with a high potential for severe ground-shaking. However, as a function of development all buildings must comply with the Victorville Municipal Code and the latest adopted version of the Uniform Building Code, which will ensure that the buildings would adequately resist the forces of an earthquake (9, 1). Additionally, the developable area of the site contains slopes of 2 to 5%. Grading for the project will minimize any hazards from the existing slopes.

IV. **WATER.** *Would the proposal result in:*	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (11, graphic)			X	
b) Exposure of people or property to water related hazards such as flooding? (10, Panel 6475)				X
c) Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity?) (4)				X
d) Changes in the amount of surface water in any water body? (4)				X
e) Changes in currents, or the course or direction of water movements? (4)				X
f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability? (11)				X
g) Altered direction or rate of flow of groundwater? (4)				X
h) Impacts to groundwater quality? (4)				X
i) Substantial reduction in the amount of groundwater otherwise available for public water supplies? (11)				X

Comments: The proposed development may change absorption rates and potential drainage patterns, as well as affect the amount of surface water runoff. However, the project will connect to a storm drainage system, which will alleviate any negative impacts due to the increased runoff. In addition, the City has adopted a flood drainage fee, which is assessed on all properties in the City and is to be used for constructing drainage structures (23, 1).

At the present time the area under the jurisdiction of the Mojave Water Agency (MWA) by existing contract is entitled to 50,800 acre feet per year of supplemental water from the California aqueduct. This entitlement has been available for decades. Only 7,000 acre feet per year of the 50,800 acre feet has been committed to the Morongo Basin, leaving 43,800 acre feet available to supplement water resources for water purveyors under the jurisdiction of the MWA. In addition, MWA approved a water transfer on March 26, 1996, which increased the entitlement for this area to 75,800 acre-feet per year (13, 1). Further, this department has received comments both from the MWA and the Baldy Mesa Water District, and those comments do not reflect the need for curtailment of development at this time (14, 1). In response to the use of low flow plumbing fixtures, those are already required region-wide by the State Appliance Efficiency Standards in Title 20, thus ensuring this project, as well as all others within the Mojave River Basin, will reduce the water demand of new facilities.

The water demand for the future 40-lot single-family residential subdivision is approximately 31 acre-feet per year based on 0.7785 acre-feet per year per dwelling unit assuming 695 gallons per day per dwelling unit. New development creates additional demand for the water purveyor. The Baldy Mesa Water District is the water purveyor for this site and as such may have to purchase replacement water if the district exceeds the free production allowance as stipulated in the final Judgment to the Mojave Basin Area Adjudication that was entered on January 10, 1996 (14). Additionally, the applicant will need a will serve

letter from the Baldy Mesa Water District. However, inasmuch as the project is less than 500 units the development is not subject to SB 610 and SB 221. Further, all projects are required to comply with National Pollutant Discharge Elimination System (NPDES) requirements, including permits prior to grading permit issuance. **Mitigation Measure:**

1. **Prior to grading permit issuance the applicant will obtain coverage under the statewide general NPDES permit for control of construction related stormwater. In addition, the applicant shall prepare a Stormwater Pollution Prevention Plan as required in the permit and shall identify site specific Best Management Practices that will be implemented.**

Additionally, the project area is not in an area of flood concern and the project will not discharge into or affect any bodies of water. The project will not impact or alter the quality or rate of flow of groundwater.

In Section 15206 of the CEQA Guidelines projects are scaled as to having regional significance. Those projects are:

(A) A proposed residential development of more than 500 dwelling units.

(B) A proposed shopping center or business establishment employing more than 1,000 persons or encompassing more than 500,000 square feet of floor space.

(C) A proposed commercial office building employing more than 1,000 persons or encompassing more than 250,000 square feet of floor space.

(D) A proposed hotel/motel development of more than 500 rooms.

(E) A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or encompassing more than 650,000 square feet of floor area."

Consequently, CEQA defines projects of statewide regional significance as a residential development of more than 500 dwelling units. The proposed 40-lot single-family residential subdivisions do not meet the criteria identified in the CEQA guidelines as regionally significant. Any new construction shall employ all water conservation measures outlined in the State Appliance Efficiency Standards as enforced by the Building Department as part of obtaining a building permit for the development.

V. **AIR QUALITY.** *Would the proposal:*	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Violate any air quality standard or contribute to an existing or projected air quality violation? (16, 1)				X
b) Expose sensitive receptors to pollutants? (4)				X
c) Alter air movement, moisture, or temperature, or cause any changes in climate? (16, 1)				X
d) Create objectionable odors? (11)				X

Comments: The project is consistent with the City's General Plan. The site is within the Mojave Desert Air Basin (MDAB) and is under the jurisdiction of the Mojave Desert Air Quality Management District (MDAQMD). The EPA designated most of the basin as being in nonattainment, based on federal standards, for PM10 and ozone. The Mojave Desert Air Quality Management District classifies all uses identified within the Victorville General Plan as area sources. Programs have been established in the 1991 Air Quality Attainment Plan that addresses emissions caused area sources. Further, the proposed project does not meet any threshold that requires air quality analysis or mitigation under the Air Quality Attainment Plan. Therefore the impacts are considered by the Mojave Desert Air Quality Management District to be insignificant. A residential project such as the proposed 40-lot single-family residential subdivision does not emit toxic air pollutants and does not cause changes in area climate. No mitigation necessary.

VI. TRANSPORTATION/CIRCULATION. *Would the proposal result in:*	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Increased vehicle trips or traffic congestion? (11, graphic)			X	
b) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (11, graphic)				X
c) Inadequate emergency access or access to nearby uses? (4)			X	
d) Insufficient parking capacity on-site or off-site? (11, graphic)				X
e) Hazards or barriers for pedestrians or bicyclists? (11, graphic)				X
f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (11, graphic)				X
g) Rail, waterborne or air traffic impacts? (11, graphic)				X

Comments: The City of Victorville General Plan Circulation Element is designed so the master-planned roadways operate at a Level of Service of "C" or better at build-out (17, 8). In evaluating Level of Service, existing land use designations were applied. Development of the project will result in increased generation of vehicular trips; which will impact master planned roadways in the short term. However, this short-term increase will be mitigated through the assessment of development impact fees, which provides funding for the construction of roadways to reduce the impacts of additional vehicular traffic. In addition, the project abuts Maricopa Road, an uncompleted 60-foot wide Local Roadway and Braceo Street an uncompleted 64-foot wide Collector Roadway, which both have the capacity to serve the site once completed. Section 18.60.090 of the Victorville Municipal Code requires the proposed single-family residences to contain two covered parking spaces per dwelling unit. The proposed 40-lot single-family residential subdivision would be required to have a minimum of 80 parking spaces.

VII. BIOLOGICAL RESOURCES. *Would the proposal result in impacts to:*	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)? (18)		X		
b) Locally designated species (e.g., heritage trees)? (18)			X	
c) Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)? (4)			X	
d) Wetland habitat (e.g., marsh, riparian, and vernal pool)? (4)				X
e) Wildlife dispersal or migration corridors? (18)		X		

Comments: A biological survey was prepared on March 28, 2006 by RCA Associates, Inc., which found no presence of endangered, threatened or rare species. In addition, the site does not support typical plant food utilized by the Mojave Ground Squirrel (MGS) (Spermophilus mohavensis), a state-listed threatened species and a special concern species according to the USFWS. The project site does support some native vegetation; however, the site has been disturbed by past human activities and appears to have been cleared several years ago. In addition, the typical food sources utilized by Mojave Ground Squirrels such as winterfat and spiny-hop-sage, were both absent for the property. Furthermore, there are no documented sightings of the species within the immediate surrounding area, and the property does not support suitable habitat for the Mojave Ground Squirrel. Therefore, no mitigation measures are required.

The Western Burrowing Owl (Athene cunicularia), a migratory bird species, is protected by international treaty under the Migratory Bird Treaty Act of 1918 and it is identified as a California state sensitive species and a Federal special concern species. Sections 3503, 3503.5 and 3800 of the California Fish and Game Code prohibit the take, possession, or destruction of these birds and their nests or eggs. The DFG has indicated that the Department protocol requires that wintering, nesting and preconstruction surveys be conducted. No burrowing owls were encountered on the site. However, the species is known to occur on the surrounding region. Additionally, the absence of the species during these surveys does not preclude the species from utilizing the site in the future. Therefore, certain mitigation measures need to be incorporated into the project to help protect the migratory bird during the nesting season and reduce impacts to the owls to a level less than significant. This is necessary because the conversion of desert habitats contribute to the species habitat destruction. **Mitigation Measure:**

2. **Pre-construction surveys for the Burrowing Owl on the site and in the surrounding area out to 500 feet should be conducted no more than 30-days prior to ground disturbing activities. If ground-disturbing activities are delayed for more than 30 days, additional surveys will be required.**

3. **If owls are observed on the site during future surveys, mitigations shall be required to reduce impacts to less than significant and may include the following:**

   a. **Occupied burrows should not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by the Department verifies through non-invasive methods either: (1) the birds have not begun egg-laying and incubation; or (2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.**

b. **To off-set the loss of foraging and burrow habitat on the project site, a minimum of 6.5 acres of burrowing owl habitat per pair or unpaired birds shall be acquired and permanently protected.**

c. **Existing unsuitable burrows shall be enhanced or new burrows created at a ratio of 2:1 on the protected lands site.**

d. **The project proponent shall provide funding for long-term management and monitoring of the protected land. A monitoring plan for the protected land shall be required which includes success criteria, remedial measures, and annual reports to the CDFG.**

The project site is located in an area listed as Category 3 habitat for the desert tortoise (Gopherus agassizii), a threatened species listed by the CDFG and the USFWS, by the United States Bureau of Land Management. This classification indicates a low probability of tortoises occurring in the area and no desert tortoises were found during this survey. Therefore, no mitigations are recommended for these species at this time. However, the nearest documented habitat occurs several miles north of the site and if the species is observed on the site during any future surveys or development activities, the CDFG and the USFWS shall be contacted to discuss appropriate mitigations.

The sharp-shinned hawk (Accipiter Striatus) and the loggerhead shrike (Lanius ludovicianus) are both indicated as California special concern species. Neither species were observed on the property or within the immediate area, therefore no mitigations are recommended at this time. Population levels for this species are expected to be relatively low in the high desert based on current data, and the project is not expected to have any effect on this species. However, the mobility of this species does not preclude it from occurring on the site in the future. If sharp shinned hawks or loggerhead shrikes are detected on the site during future surveys, CDFG should be contacted to discuss applicable mitigation measures for this species.

Because the biological survey is valid for one year for any of the above-mentioned species, the following mitigation measure has been included: **Mitigation Measure:**

4. **Should grading commence after March 28, 2007, a new biological survey shall be filed with the City of Victorville to determine the presence or absence of endangered species on the site. Said survey shall be filed with the Director of Planning or his designee prior to issuance of a grading permit. The survey shall be valid for a period of one year.**

Additionally, see the cumulative discussion under section XVI. Further, the City also enforces a Joshua tree (Yucca Brevifolia) preservation ordinance, which prohibits the removal of the trees without the proper procedure and consent of the City (19, 287).

VIII. ENERGY AND MINERAL RESOURCES. *Would the proposal:*	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Conflict with adopted energy conservation plans? (6, 36)				X
b) Use nonrenewable resources in a wasteful and inefficient manner? (11, graphic)				X
c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? (3, 10)				X

Comments: The proposed project will not significantly increase the use of substantial amounts of fuel or energy, nor create the need to develop new sources of energy since the site is in a developed area of the City. Further, utilization of energy conservation measures required under the State Appliance Efficiency Standards in Title 20, such as efficient mechanical systems designed in accordance with heating calculations and other code regulations will reduce the use of energy.

IX. **HAZARDS.** *Would the proposal:*	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) A risk of accidental explosion or release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation)? (11)				X
b) Possible interference with an emergency response plan or emergency evacuation plan? (8, Figure 5)				X
c) The creation of any health hazard or potential health hazard? (11)				X
d) Exposure of people to existing sources of potential health hazards? (4)				X
e) Increased fire hazard in areas with flammable brush, grass, or trees? (11)				X

Comments: The proposed project poses a low probability of subjecting the public to health hazards inasmuch as the project does not involve the use of hazardous substances, nor does it interfere with existing emergency/evacuation plans (8, Figure 5).

X. **NOISE.** *Would the proposal result in:*				
a) Increases in existing noise levels? (11)			X	
b) Exposure of people to severe noise levels? (11)			X	

Comments: The City of Victorville General Plan Noise Element identifies residential land uses as being sensitive to noise. Noise levels of up to 65 decibels (dB) are considered normally acceptable without any special noise insulation requirements since normal construction techniques reduce the exterior noise level by 20 decibels (dB).

XI. **PUBLIC SERVICES.** *Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:*	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Fire protection? (11)			X	
b) Police protection? (11)			X	
c) Schools? (11)			X	
d) Maintenance of public facilities, including roads? (11)			X	

e)	Other government services? (11)			X	

Comments: The proposed development will result in an increase in public services. Consequently, the public service agencies may need to provide additional services for the proposed development, which may result in the need for increased budgets. With regard to capital facilities, development impact fees will be utilized by the public service agencies to ensure the appropriate levels of capital resources necessary to serve the development. Further, the development will be subject to other fees and assessments that will reduce the impact of this development to a level of non-significance (21, 314).

XII. UTILITIES AND SERVICE SYSTEMS. *Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:*

a)	Power or natural gas? (11)				X
b)	Communications systems? (11)				X
c)	Local or regional water treatment or distribution facilities? (11)			X	
d)	Sewer or septic tanks? (11)				X
e)	Storm water drainage? (11)			X	
f)	Solid waste disposal? (11)			X	
g)	Local or regional water supplies? (11)			X	

Comments: Inasmuch as utilities are already provided within the area, only minor extensions to the proposed development would be required. Consequently, the need for altered utility systems would be insignificant, and no new systems will be necessary. However, existing systems will be impacted by the development. Additionally, see the water discussion in the comment section under item IV.

XIII. AESTHETICS. *Would the proposal:*

a)	Affect a scenic vista or scenic highway? (11)				X
b)	Have a demonstrable negative aesthetic effect? (11)				X
c)	Create light or glare? (11)			X	

Comments: The proposed project will not have any adverse impact to the aesthetics of the area as the development within the project area will be subject to compliance with the R-1 (Single-Family Residential) zoning regulations, which includes height limitations and yard requirements. Further, any light or glare produced shall be oriented so as not to create a nuisance.

XIV. CULTURAL RESOURCES. *Would the proposal:*

		Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a)	Disturb paleontological resources? (4)		X		
b)	Disturb archaeological resources? (4)		X		

c) Have the potential to cause a physical change that would affect unique ethnic cultural values? (4)				X
d) Restrict existing religious or sacred uses within the potential impact area? (4)				X

Comments: The site is not known to be within an area with existing religious or sacred uses. However, because the City of Victorville is in a potential resource rich area as far as paleontological resources are concerned, monitoring of grading activities is a necessary activity associated with any development. **Mitigation Measure:**

5. **The applicant shall provide for an on-site paleontological/archaeological inspector to monitor all grading operations, or a letter from said licensed professional indicating that monitoring is not necessary during grading. Further, if disturbed resources are required to be collected and preserved, the applicant shall be required to participate financially up to the limits imposed by Public Resources Code Section 21083.2. The results of said monitoring shall be filed with the Director of Planning or his designee prior to the final approval of the development.**

XV. RECREATION. *Would the proposal:*

a) Increase the demand for neighborhood or regional parks or other recreational facilities? (11)			X	
b) Affect existing recreational opportunities? (11)			X	

Comments: The proposed site will be used for a 40-lot single-family residential subdivision, which will create additional demand upon existing recreational facilities. Consequently, the project will be subject to payment of development impact fees, which will reduce its impact to a level of non-significance (21, 314).

XVI. MANDATORY FINDINGS OF SIGNIFICANCE.	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b) Does the project have the potential to achieve short-term, to the disadvantage or long-term, environmental goals?				X

c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
d) Does the project have environmental effects that will cause substantial adverse affects on human beings, either directly or indirectly?				X

Comments: With the increase in building activity recently experienced in the Victor Valley/High Desert area, it is reasonably foreseeable that a large portion of residentially zoned land will develop with single-family homes in the future. However, the City's General Plan anticipated such development and prescribed measures that have been implemented to provide adequate services within the City proper and its sphere of influence.

Regarding biological resources, the City is currently involved in a cumulative impact analysis through our active participation in the development of the West Mojave Habitat Conservation Plan. This plan will mitigate all future development of land within the City and the Victor Valley/High Desert in general through mitigation measures and/or fees that have been reviewed by the Department of Fish and Game. The plan is in the last phase of the approval process. Until such plan is in effect, the City imposes mitigation measures, which along with implementation of 2081 permits, results in the conservation of more suitable habitat outside the city limits of Victorville. In addition, recent biological surveys and trappings detected no Desert Tortoises or Mohave ground squirrels within the southern three-quarters of the City, where most of the development is occurring. Therefore, the cumulative impacts are considered less than significant.

XVII. EARLIER ANALYSES.

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). In this case a discussion identifies the following:

a) **Earlier analyses used.** Earlier analyses are identified and stated where they are available for review.

b) **Impacts adequately addressed.** Effects from the above checklist that were identified to be within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards are noted with a statement whether such effects were addressed by mitigation measures based on the earlier analysis.

c) **Mitigation measures.** For effects that are "Less than Significant with Mitigation Incorporated", describe the mitigation measures which are incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project are described.

Authority: Public Resources Code Sections 21083 and 21087.
Reference: Public Resources Code Sections 21080(c), 21080.1, 21083, 21083.3, 21093, 21094, 21151; *Sundstrum v. County of Mendocino,* 202 CalApp 3d 296 (1988); *Leonoff v. Monterey Board of Supervisors,* 222 CalApp 3d 1337 (1990.

REFERENCES

1. 1997 City of Victorville General Plan Land Use Element.
2. City of Victorville Official General Plan Land Use Policy Map.
3. 1997 City of Victorville General Plan Resource Element.
4. Aerial photos of the City of Victorville, PhotoMapper 4.22, AirPhotoUSA, 2005.
5. United States Soil Conservation Service *Soil Survey of San Bernardino County, California.*
6. 1997 City of Victorville General Plan Housing Element.
7. California Department of Finance Demographic Research Unit Report E-5, January 1, 1999.
8. 1997 City of Victorville General Plan Safety Element.
9. Latest adopted version of the Uniform Building Code.
10. Flood Insurance Rate Map, Community Number 065 068, Effective Date March 18, 1996, Federal Emergency Management Agency.
11. TT-06-028 application filed April 10, 2006.
12. Mojave Water Agency letter dated July 13, 1993.
13. Mojave Water Agency letter dated March 27, 1996.
14. Memorandum from the Director of Planning to the Planning Commission responding to comments made by the City of Adelanto regarding Site Plan SP-12-94 dated November 16, 1994.
15. 1991 Uniform Fire Code.
16. Personal communication with Christian Ihenacho, Supervising Air Quality Planner, Mojave Desert Air Quality Management District on August 30, 1993.
17. 1997 City of Victorville General Plan Circulation Element.
18. United States Bureau of Land Management California Desert Conservation Area, 1988.
19. Chapter 13.33 of the Victorville Municipal Code.
20. 1997 City of Victorville General Plan Noise Element.
21. Victorville Municipal Code Buildings, and Construction Ordinance, Chapter 15.04.
22. Victorville Municipal Code Zoning Ordinance, Chapter 18.16.
23. Victorville Municipal Code, Chapter 6.30.

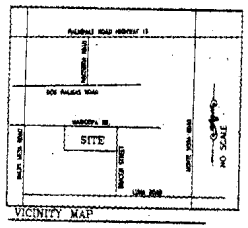
TENTATIVE TRACT MAP No. 18092

In the City of Victorville, County of San Bernardino, State of California

Parcels 1 and 2 of Parcel Map No. 14290, P.M. Bk. 174, Pgs. 57-58, O.R.

SHEET 1 OF 1
MARCH 09, 2006

TT-06-028



AREA SUMMARY:

NOTES:

PROPERTY OWNER/APPLICANT

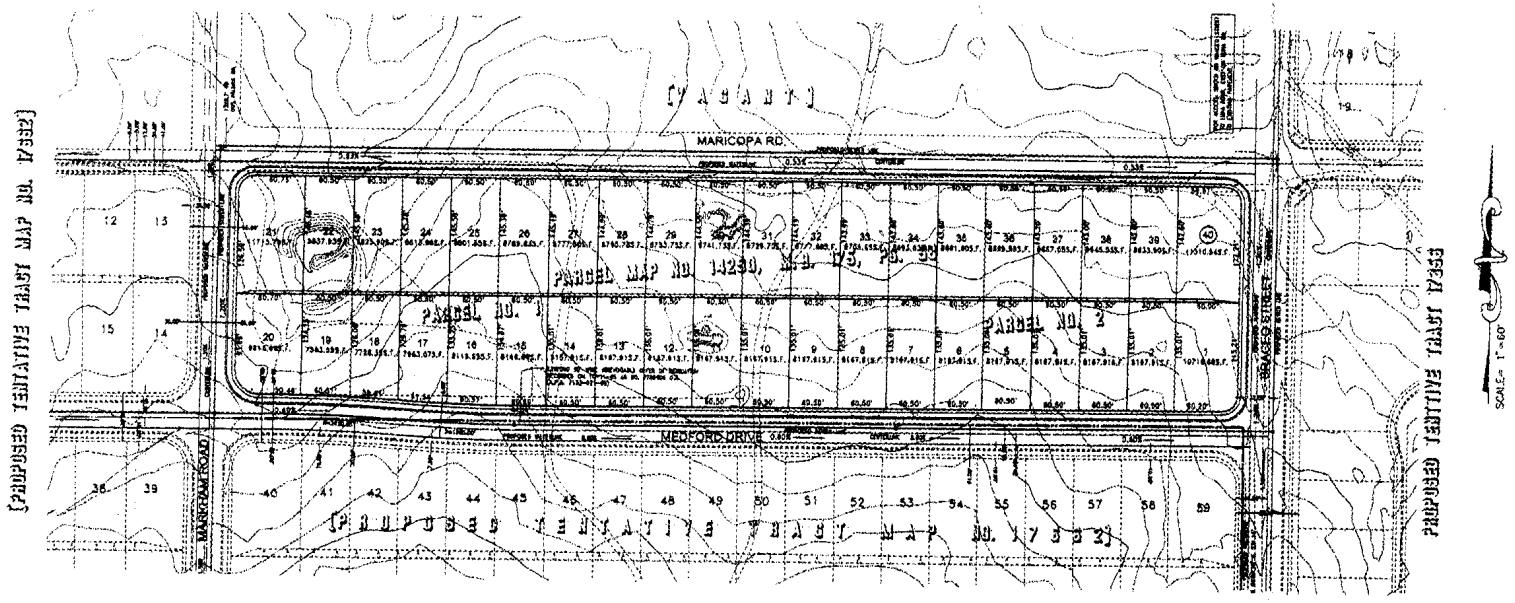
BIOLOGIST:

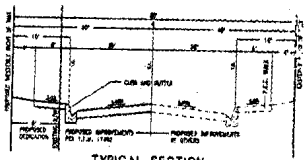
SOILS ENGINEER:

ZONING AND LAND USE:

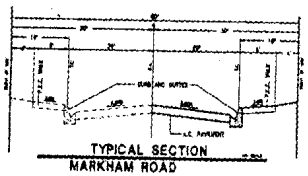
ASSESSOR'S PARCEL NOs.

UTILITIES:

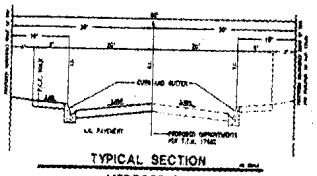




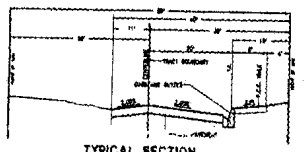
TYPICAL SECTION
BRACEO STREET



TYPICAL SECTION
MARKHAM ROAD



TYPICAL SECTION
MEDFORD DR.

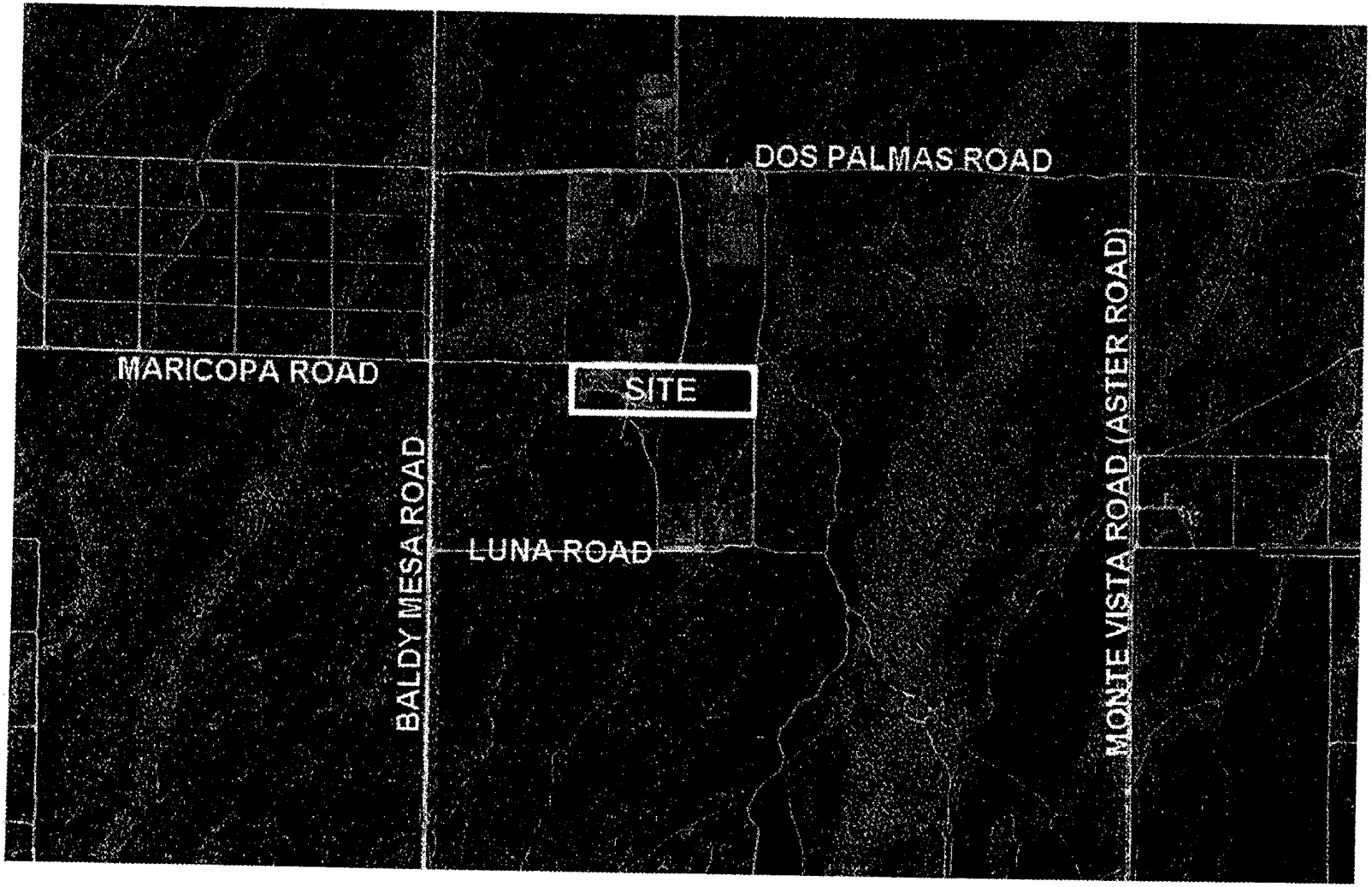


TYPICAL SECTION
MARICOPA RD.

PLAN PREPARED BY:
SANDERSON-GUTIERREZ
CIVIL ENGINEERS & LAND SURVEYORS INC.
10030-A 6th. STREET, RANCHO CUCAMONGA, CA 91730
(909) 980-1211 PH. - (909) 980-9824 FAX

Gary T. Sanderson
GARY T. SANDERSON, P.L.S. 4452
DATE 3-9-06

TM 18092



Tentative Tract Map TT-06-028

State of California - The Resources Agency
ARNOLD SCHWARZENEGGER, Governor
DEPARTMENT OF FISH AND GAME
http://www.dfg.ca.gov
Eastern Sierra - Inland Deserts Region (ESIDR)
407 West Line Street
Bishop, CA 93514
(760) 872-1171

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STATE CLEARING HOUSE

Clear 5-22-06 Cate e

May 17, 2006

Mr. Travis Clark
City of Victorville
PO Box 5001
Victorville, CA 92393-5001

Subject: Proposed Initial Study and Negative Declaration for Proposed Tentative Tract TT-06-028 (TR 18092) SCH # 2006041132

Dear Mr. Clark:

The Department of Fish and Game (Department) has reviewed the Initial Study (IS) and Negative Declaration (ND) for the above referenced project. The proposed project is for the development of a 40-lot single family residential subdivision on approximately 10 acres located on the southwest corner of Braceo Street and Maricopa Road in the city of Victorville.

The Department is providing comments on the IS/ND as the State agency which has the statutory and common law responsibilities with regard to fish and wildlife resources and habitats. California's fish and wildlife resources, including their habitats, are held in trust for the people of the State by the Department (Fish and Game Code §711.7). The Department has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and the habitats necessary for biologically sustainable populations of those species (Fish and Game Code§1802). The Department's Fish and wildlife management functions are implemented through its administration and enforcement of Fish and Game Code (Fish and Game Code§702). The Department is a trustee agency for fish and wildlife under the California Environmental Quality Act (see CEQA Guidelines, 14 Cal. Code Regs.§15386(a)). The Department is providing these comments in furtherance of these statutory responsibilities, as well as its common law role as trustee for the public's fish and wildlife

The proposed project is within the range of the Mohave ground squirrel (MGS). Not all lands within the range are potential habitat for the MGS. The Department reviews the potential for MGS habitat on a site specific basis. The IS/ND states that the proposed site is not Mohave ground squirrel habitat. The Department has not concurred with this determination. A habitat analysis with documentation stating why the lands are not considered MGS habitat should be submitted to the Department for our concurrence, and be available for public review. The Department will use the information to determine if it concurs with the analysis. CEQA requires the lead agency to support their finding that the project will not have a significant impact on the environment. Without this documentation, the finding is not supported. In addition, if the

site does contain occupied habitat, the developer is at risk of taking a Threatened species without an Incidental Take Permit, which is a violation of Fish and Game Code §2080.

Questions regarding this letter and further coordination on these issues should be directed to Ms. Tonya Moore, Environmental Scientist at (760) 955-8139.

Sincerely,

Denyse Racine

Denyse Racine
Senior Environmental Scientist

cc: Tonya Moore, DFG
State Clearinghouse
Chron Files

California Regional Water Quality Control Board
Lahontan Region

Dan Skopec
Acting Secretary

Victorville Office
14440 Civic Drive, Suite 200, Victorville, California 92392
(760) 241-6583 • Fax (760) 241-7308
http://www.waterboards.ca.gov/lahontan

Arnold Schwarzenegger
Governor

Date: May 22, 2006

File: Environmental Doc Review
San Bernardino County

To: Mr. Travis Clark, Assistant Planner
City of Victorville – Planning Department
P.O. Box 5001
Victorville, CA 92393-5001
FAX (760) 245-8250

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COMMENTS ON THE TENTATIVE TRACT 06-028 TO ALLOW FOR THE DEVELOPMENT OF A 40-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION ON APPROXIMATELY 10.0 ACRES OF PARTIALLY DISTURBED LAND, LOCATED ON THE SOUTHWEST CORNER OF BRACEO STREET AND MARICOPA ROAD, IN THE CITY OF VICTORVILLE, APN 3133-021-06, 07

Please refer to the items checked for staff comments on the above-referenced project:

[X] The site plan for this project does not specifically identify features for the post-construction period that will control stormwater on-site or prevent pollutants from non-point sources from entering and degrading surface or ground waters. The foremost method of reducing impacts to watersheds from urban development is "Low Impact Development" (LID), the goals of which are maintaining a landscape functionally equivalent to predevelopment hydrologic conditions and minimal generation of nonpoint source pollutants. LID results in less surface runoff and potentially less impacts to receiving waters. Principles of LID include:

- Maintaining natural drainage paths and landscape features to slow and filter runoff and maximize groundwater recharge,
- Reducing the impervious cover created by development and the associated transportation network, and
- Managing runoff as close to the source as possible.

We understand that LID development practices that would maintain aquatic values could also reduce local infrastructure requirements and maintenance costs, and could benefit air quality, open space, and habitat. Planning tools to implement the above principles and manuals are available to provide specific guidance regarding LID.

We request you require these principles to be incorporated into the proposed project design. We request natural drainage patterns be maintained to the extent feasible.

[X] The project requires development of a Stormwater Pollution Prevention Plan and
[X] a NPDES General Construction Stormwater Permit and/or
[ ] a NPDES General Industrial Stormwater Permit

These permits are accessible on the State Board's Homepage (www.swrcb.ca.gov). Best Management Practices must be used to mitigate project impacts. The environmental document must describe the mitigation measures or Best Management Practices.

[ ] The project may require a Federal Clean Water Act Section 401 Water Quality Certification from the Regional Board. Application forms can be found at our web site (www.swrcb.ca.gov/rwqcb6)

[ ] The proposal does not provide specific information on impacts to surface Waters of the State and/or Waters of the U.S. These surface waters include, but are not limited to, drainages, streams, washes, ponds, pools or wetlands. Waters of the State or Waters of the US may be permanent or intermittent. The Environmental Document needs to quantify these impacts. Discuss purpose of project, need for surface water disturbance, and alternatives (avoidance, minimize disturbances and mitigation). Mitigation must be identified in the environmental document including timing of construction.

Mitigation must replace functions and values of wetlands lost. For more information see the Lahontan Region Basin Plan http://www.waterboards.ca.gov/lahontan/BPlan/BPlan_Index.htm.

[ ] Other

Please note that obtaining a permit and conducting monitoring does not constitute adequate mitigation. Development and implementation of acceptable mitigation is required.

Sincerely Kein for
Print Name Cindi Mitton
Title Supervising Engineer
Phone No. (760) 241-7413
E-Mail cmitton@waterboards.ca.gov

RC:\CEQA /JMK/VV 3133-021-06.doc

CASE NO GPA-06-002(L) ZC-06-19

Tract/Parcel No. TT-06-028(18092) 3133-021-06+07

AGENCY CHECKLIST

Environmental Assessment Needed ☒

Class ___ Exemption ☒

AGENCY LETTERS TO BE SENT TO:	Sent	Rec'd		Sent	Rec'd
Engineering Department	☒	☒	**Ad Hoc Committees**	☐	☐
Fire Department	☒	☒	Eagle Ranch	☐	☐
Community Services Department	☒	☒	Golden Mesa	☐	☐
Building Department	☒	☒	Golden Triangle	☐	☐
Victorville Redevelopment Agency	☐	☐	Green Tree East	☐	☐
City Manager	☐	☐	Liberty Village	☐	☐
Police Department	☒	☒	Old Town VV Property Owners	☐	☐
Finance Department (Sanitation)	☐	☐	Raintree	☐	☐
Public Works	☐	☐	South Central #4	☐	☐
Information Services	☐	☐	Tatum	☐	☐
Verizon California, Inc.	☒	☐			
Southwest Gas Corporation	☒	☐	City of Hesperia	☐	☐
Southern California Edison	☒	☒	City of Adelanto	☐	☐
Victor Valley Water District	☐	☐	Town of Apple Valley	☐	☐
Baldy Mesa Water District	☒	☒	Mojave Regional Economic Development Council	☐	☐
Hesperia Water District	☐	☐	Victor Valley Board of Realtors	☐	☐
County Service Area 64	☐	☐	Building Industries Association	☐	☐
Mojave Water Agency	☒	☐	High Desert Council of Engineering	☐	☐
Charter Communications	☒	☐	Archaeological Information Center	☐	☐
			Local Agency Formation Commission (LAFCO)	☐	☐
Victor Elementary School District	☐	☐	Southern California Logistics Airport	☒	☒
VV Union High School District	☐	☐	Victorville Chamber of Commerce	☐	☐
Adelanto Elementary School District	☐	☐			
Snowline Joint Unified School District	☒	☐	**Indian Tribes**		
Hesperia Unified School District	☐	☐	Morongo Band of Mission Indians	☒	☒
Victor Valley College	☐	☐	San Fernando Band of Mission Indians	☒	☐
Victor Valley Wastewater Reclamation Authority	☒	☐	San Manuel Band of Mission Indians	☒	☐
Burrtec Waste Industries	☒	☐	Serrano Band of Indians	☒	☐
U.S. Post Office	☒	☐			
Caltrans	☐	☐	**Development Agreements**	☐	☐
Department of Fish and Game	☐	☐	Century-Crowell – Foxfire	☐	☐
Lahontan Water Quality Control Board	☐	☐	Inco Homes - Mesa Verde; Vista Verde	☐	☐
Flood Control District	☐	☐	Pacific Bay - Brentwood	☐	☐
Mojave Desert Air Quality Management District	☐	☐	Southdown - Southwestern Industrial Park	☐	☐
County Transportation	☐	☐			
County Health Department	☐	☐			
County Planning Department	☐	☐			
County Solid Waste Management Department	☐	☐			

Revised January 2006

MEMORANDUM

DATE June 5, 2006

FROM John A. McGlade, City Engineer *BG for JAMG*

TO Bill Webb
Director of Planning

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JUN 0 5 2006
Planning Department

CITY OF VICTORVILLE
INCORPORATED SEPT. 21, 1962
HOME OF THE SAN BERNARDINO COUNTY FAIR
CALIFORNIA

SUBJECT **GENERAL PLAN AMENDMENT GPA-06-002(L) & ZONE CHANGE ZC-06-019, GBR Development Co., LLC**

The proposed General Plan Amendment and Zone Change will increase the maximum density from 2 per acre to 5 per acre. The proposed zoning would allow the creation of 26 more lots than would be allowed under the current zoning. This relates to 260 additional trip ends per day in traffic, 6,500 gallons per day more sewage, and an increase in drainage runoff during storms.

Existing studies for traffic, sewer and drainage were based on general plan designations and zoning at the time of the studies. As more and more properties are zoned with increasing densities, these studies become invalid.

Approval of this General Plan Amendment and Zone Change will result in impacts that will need to be addressed in revised, masterplan studies.

MEMORANDUM

DATE June 5, 2006

FROM John A. McGlade, BB for JAMcG
City Engineer

TO Bill Webb
Director of Planning

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Planning Department

SUBJECT **TENTATIVE TRACT TT-06-028 , GBR Development Co., LLC**

The Engineering Department recommends that the following conditions be attached to the subject Tentative Tract:

1. The applicant shall provide a final map in accordance with the provisions of the Subdivision Map Act, as amended January 1, 2006, and all applicable provisions of Title 17 of Victorville Municipal Code.

2. That the applicant shall comply with all applicable provisions of Title 17 of the Victorville Municipal Code.

3. The subdivision map shall show any easement of record traversing the subject property.

4. The tentative map approval for this subdivision shall expire three (3) years from the date of said approval.

5. The subdivider shall be required to provide public utility, sewer, and/or drainage easements as required by the City Engineer.

6. That the applicant shall dedicate all of the streets shown on the approved tentative map.

7. That the applicant shall install physically handicapped ramps at all intersections.

8. The applicant shall install all improvements required by Section 17.64.010, 17.64.020, 17.64.030, and 17.64.040 of the Victorville Municipal Code along the frontage of subject property in accordance with the requirements of the City Engineer and the Standard Specifications for Public Works Improvements of the City of Victorville.

9. The applicant shall install sewer, water, gas, underground electricity and telephone. Further the applicant shall install underground communications cable.

10. The applicant shall install streetlights on decorative marbelite standards and relocate existing streetlights as required by the City Engineer.

11. The applicant shall install fire hydrants and/or on site protection as required by the Fire Chief.

12. The applicant's Engineer shall submit a grading plan for the City Engineer's approval and signature. Said grading plan shall address all drainage problems, including nuisance water, within the subject parcels and provide drainage structures of various types, including walls, to adequately handle the on site drainage, that to be accepted from upstream properties and that to be accepted by downstream properties. Hydrologic and hydraulic calculations shall be submitted to support the subdivider's Engineer's design.

13. That the subdivider or any successor in interest of any of the parcels to be created by this subdivision shall be responsible for any costs incurred in the relocation of existing utility facilities where such facilities conflict with street improvements installed within offers of dedication required by these conditions of approval when said improvements are caused to be installed.

14. That the applicant shall pay all existing sewer or any other City of Victorville assessments against the subject property.

15. That the applicant shall provide improved secondary access as required by the Fire Chief.

16. The subdivider shall be required to enter into a subdivision agreement as approved by the City of Victorville.

17. The minimum width for any peripheral street shall be the half width plus 12' of pavement plus a standard parkway on the development side.

18. The subdivider shall conduct a grading operation on the subject property in a manner that will not cause sand or dust to blow onto the property of others. An adequate dust palliative shall be used at all times. Upon completion of grading the subdivider shall maintain the site in a manner that will not cause sand or dust to blow onto the property of others until such a time as the subdivision is finaled and the lots are occupied.

19. The applicant shall provide temporary fencing as required by staff to prevent windblown construction debris from leaving the construction site.

20. The applicant shall, prior to the final approval and recordation of the subdivision, make application and gain approval of a development agreement as it relates to fees, including but not limited to sewer and storm drain.

21. That the applicant shall annex this subdivision into the existing Street Lighting District.

22. Pave Braceo Street 26 feet wide, from the subdivision boundary south to Luna Road.

23. Pave Luna Road 26 feet wide, from the intersection with Braceo Street east to existing pavement.

24. Pave Maricopa Road 26 feet wide, from the subdivision boundary east to Monte Vista Road.

25. Pave Monte Vista Road 26 feet wide, from the intersection with Maricopa Road north to Palmdale Road.

26. A traffic signal shall be operational at the intersection of Monte Vista Road and Palmdale Road prior to occupancy of any buildings in this subdivision, including model homes.

JAMc:MRM:mrm

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- Knox Box/Key Box is required, and shall be provided and installed in a location approved by the Fire Department.
- Monitored fire sprinkler and/or fire alarm system(s) are required for the proposed building(s). Plans shall be submitted prior to construction.
- Paved access from 2 points shall be required for completion and occupancy. Plans shall be submitted and approved prior to construction commencement.
- Required fire flow for this project is 1,500 gpm @ 20 psi at furthest remote hydrant. Contact Water District to assure availability of required fire flow.
- Shall comply with all Fire Department requirements based on occupancy classification.
- Will require owner assurance for maintenance of fire sprinklers, fire alarm, and on-site water system.

CUP-06-039

Conditions:

The Fire Department recommends that the following conditions be attached to the subject Tentative Tract:

- Approved water supply system, complete with fire hydrants complying with Fire Department Standard No. 5, shall be in place prior to any combustible construction.
- Knox Box/Key Box is required, and shall be provided and installed in a location approved by the Fire Department.
- Monitored fire sprinkler and/or fire alarm system(s) are required for the proposed building(s). Plans shall be submitted prior to construction.
- Shall comply with all Fire Department requirements based on occupancy classification.

GPA-06-002 (L), ZC-06-019

Conditions:

- Shall comply with all Fire Department requirements based on occupancy classification.

Submitted by: David Leef, Division Chief
JB/ta

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GPA-06-002 (G), ZC-06-011

Conditions:

- Shall comply with all Fire Department requirements based on occupancy classification.

TT-06-028 (TRACT 18092)

Conditions:

The Fire Department recommends that the following conditions be attached to the subject Tentative Tract:

- Approved water supply system, complete with fire hydrants complying with Fire Department Standard No. 5, shall be in place prior to any combustible construction.
- Paved access from 2 points shall be required for completion and occupancy. Plans shall be submitted and approved prior to construction commencement.
- Single story buildings exceeding 5,000 square feet in area or multi-story buildings having a gross floor area exceeding 4,000 square feet must be protected by automatic fire sprinkler systems.
- Whenever construction phasing creates dead-end streets greater than 150 feet in length, temporary turnarounds complying with Fire Department Standard No. 1 shall be provided.
- Braceo shall be paved south to Luna, Luna east to existing pavement.
- Maricopa shall be paved east to Monte Vista and Monte Vista north to Palmdale with signal.

Comments:

Tentative Tract Map must have notes indicating Emergency Access routes to existing pavement for plan check review.

Development of this project will significantly increase the call volume for Engine 313.

Fire Department unable to provide a timely response to this area.

If approved, the City's overall ISO rating could be impacted, resulting in higher insurance rates.

This area is outside the ISO Class "3" Area.

MEMORANDUM

DATE April 26, 2006

FROM Jon E. Gargan
Director of Community Services

TO Bill Webb
Director of Planning and Development

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APR 27 2006
Planning Department

CITY OF VICTORVILLE
INCORPORATED SEPT. 21, 1962
HOME OF THE SAN BERNARDINO COUNTY FAIR
CALIFORNIA

SUBJECT **PLANNING COMMISSION MEETING OF MAY 10, 2006**

Case No.: TT-06-028 Tract 18092
Four side yards abut collectors – no LMAD

Applicant: Poe-Horton One, LLC

[X] The Community Services Department has no comments at this time regarding the above-referenced project.

[ ] All Landscape and Drainage Maintenance Assessment Districts must meet the requirements as described in the Community Services Department's LMAD and DFAD Specification and Details Booklet.

[ ] This project does not provide land for park development. It is recommended that a minimum of ten acres or greater be included for a future park site.

Should you have any questions regarding the above responses, please contact me or Becky Wasserman at extension 5275.

Submitted by: Ray Salberg
Golf Course and Grounds Manager

JEG:RS:bw

MEMORANDUM

DATE: May 2, 2006

FROM: Kevin Collins, Senior Plan Checker
Development Department, Building Division

TO: Development Department, Planning Division

SUBJECT: General Plan Amendment & Zone Change GPA-06-002 (L) & ZC-06-019
GBR Development Co., LLC, Parcel Nos. 3133-021-06, 07

In response to your Request for Comments for the upcoming Planning Commission meeting on May 24, 2006, listed below are comments with regard to the above-entitled matter:

The Building Division has no comments at this time.

KC/mh

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MAY - 8 2006
Planning Department

MEMORANDUM

RECEIVED
APR 19 2006
Planning Department

DATE April 19, 2006

FROM **MARK A. TAYLOR,** Captain
Police Department

TO **BILL WEBB,** Director of Development
Department of Development

SUBJECT **REQUEST FOR COMMENTS – PLANNING COMMISSION MTG. 05/10/06**

The Police Department's yearly statistical report indicates that the City of Victorville averages 1,500 calls for service per year for each 500 homes. On average, one deputy is able to adequately handle 1,500 calls for service per year. Therefore, adding 500 homes would require the addition of one deputy to the staffing level. The projects listed as American Heritage, Husan Kal, Poe-Horton One LLC, and Phoenix Asset Management Inc. will add a total of 474 homes to the city. This will require the addition of one deputy to our staffing level.

If you have any further questions regarding my position with the above planning commission issues, please contact me at the earliest convenience.

MAT/KL/pw

SP-06-037
TT-06-027
TT-06-028
- GPA-06-002(1)
ZC-06-013
SP-06-041

 Baldy Mesa Water

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MAY 23 2006
Planning Department

Case No.: PM-06-015 **APN: 3103-351-06**
Owner: Global Legacy LLC & HCP Victorville **Case Planner: Scott Webb**
The proposed project would require construction of substantial off-site and on-site potable water facilities, and could require the installation of reclaimed water pipelines as required by Baldy Mesa Water District. The plans will need to be reviewed by the District, with all work to be completed and material installed per Baldy Mesa Water District standard drawings and specifications. Please keep in mind that we no longer allow dead end lines. This project would also require the Developer to request a will-serve letter from the District.

Case No.: GPA-06-002 (L) **APN: 3133-021-06, 07**
ZC-06-019
Owner: GBR Development **Case Planner: Travis Clark**
Developer will be responsible for the design and construction of all on-site and off-site improvements necessary to meet fire flow requirements.

Should you have any questions or need additional information regarding these projects, please contact me at (760) 949-0332.

Sincerely,

Doug Mathews
Engineering Manager

DM/sc

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EDISON®
An EDISON INTERNATIONAL® Company

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MAY - 3 2006
Planning Department

City of Victorville
14343 Civic Drive
Victorville, CA 92392-2399

April 28, 2006

Attention: Planning Department

Subject: Tract Map No. 06-028 aGPA-06-002(L)

Please be advised that the division of the property shown on Tract Map No. 06-028 will not unreasonably interfere with the free and complete exercise of any easements and/or facilities held by Southern California Edison Company within the boundaries of said map.

This letter should not be construed as a subordination of the Company's rights, title and interest in and to said easement(s), nor should this letter be construed as a waiver of any of the provisions contained in said easement(s) or a waiver of costs for relocation of any affected facilities.

In the event that the development requires relocation of facilities, on the subject property, which facilities exist by right of easement or otherwise, the owner/developer will be requested to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (714) 934-0808.

Steven D. Lowry
Title and Real Estate Services
Corporate Real Estate Department

14799 Chestnut Street
Westminster, CA 92683

Baldy Mesa Water

RECEIVED
MAY - 8 2006
Planning Department

Case No.: PM-06-013
GPA-06-002(D)
ZC-06-008
SP-06-036
CUP-06-029
APN: 3072-251-29
Owner: Victorville Storage **Case Planner: Michael Szarzynski**

The proposed project would require construction of substantial off-site and on-site potable water facilities, and could require the installation of reclaimed water pipelines as required by Baldy Mesa Water District. The plans will need to be reviewed by the District, with all work to be completed and material installed per Baldy Mesa Water District standard drawings and specifications. Please keep in mind that we no longer allow dead end lines. This project would also require the Developer to request a will-serve letter from the District.

Case No.: SP-06-037 **APN: 3133-071-03, 05 & 06**
Owner: American Heritage **Case Planner: John Dubasik**

The proposed project would require construction of substantial off-site and on-site potable water facilities, and could require the installation of reclaimed water pipelines as required by Baldy Mesa Water District. The plans will need to be reviewed by the District, with all work to be completed and material installed per Baldy Mesa Water District standard drawings and specifications. Please keep in mind that we no longer allow dead end lines. The District may require property for facilities needed to serve this development. This project would also require the Developer to request a will-serve letter from the District.

Case No.: SP-06-038
CUP-06-034
APN: 0395-181-10
Owner: Norm Green Trust Fund **Case Planner: Alejandro Jauregui**

Out of District.

Case No.: GPA-06-002(G)
ZC-06-011
APN: 3072-211-02 & 03
Owner: Bear Valley 18 Investments **Case Planner: Scott Webb**

Developer will be responsible for the design and construction of all on-site and off-site improvements necessary to meet fire flow requirements.

Case No.: TT-06-028 (T18092 – 40 Lots) **APN: 3133-021-06 & 07**
Owner: Poe-Horton One, LLC **Case Planner: Travis Clark**

The proposed tentative tract would require construction of substantial off-site and on-site potable water facilities, and could require the installation of reclaimed water pipelines as required by Baldy Mesa Water District. The plans will need to be reviewed by the District, with all work to be completed and material installed per Baldy Mesa Water District standard drawings and specifications. Please keep in mind that we no

longer allow dead end lines. This project would also require the Developer to request a will-serve letter from the District.

Case No.: GPA-06-002(K) **APN: 3105-201-01**
ZC-06-015
Owner: Palmdale Commerce Center, LLC **Case Planner: Alejandro Jauregui**
Out of District.

Should you have any questions or need additional information regarding these projects, please contact me at (760) 949-0332.

Sincerely,

Doug Mathews
Engineering Manager

DM/sc

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MAY - 8 2006
Planning Department

GLOBAL ACCESS
@ SOUTHERN CALIFORNIA LOGISTICS AIRPORT

RECEIVED
APR 24 2006
Planning Department

MEMORANDUM

DATE: April 18, 2006

TO: Bill Webb, Director, City of Victorville Planning Department

FROM: Peter R. Soderquist, Airport Director

SUBJECT: **TT-06-028 (18092)**

This memo concerns the above referenced items which are scheduled to be heard at the **May 10, 2006** Planning Commission meeting.

Regarding **TT-06-028 (18092)** the Southern California Logistics Airport requests these projects be conditioned to provide full disclosure as to the location of the airport. More specifically, purchasers of this land should be provided information relative to the direction and distance of the Southern California Logistics Airport. This disclosure should transition from owner to owner. Additionally, developers of this property should be encouraged to incorporate features into the design and construction of buildings were people live, work, or are otherwise received, to ensure that the interior noise of the structure is reduced to 45 decibels.

Peter Soderquist,
Director

SOUTHERN CALIFORNIA LOGISTICS AIRPORT
18374 PHANTOM, VICTORVILLE, CA 92394 USA
TEL USA 760.243.1900 FAX USA 760.243.1929
www.logisticsairport.com

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May 16, 2006

RECEIVED
MAY 18 2006
Planning Department

MORONGO
BAND OF
MISSION
INDIANS
A SOVEREIGN NATION

Mr. Bill Webb
City of Victorville
P.O. Box 5001
Victorville, CA 92393-5001

Re: Proposed General Plan Amendments; 06-003(A) & 06-002(L), April 28, 2006 Letter/Notice

Dear Mr. Webb:

Thank you for your letter of April 28, 2006 which the Morongo Band of Mission Indians (the "Tribe") shall accept as an offer to consult under Government Code §65352.3 (SB18).

The Tribe has no knowledge of any specific cultural, ceremonial, or sacred resources on the sites. From the City's letter, it is unclear if the City conducted either a Planning Review or Records Search at the San Bernardino County Museum. In the future, it would be extremely beneficial to provide the Tribe with that type of information. At least the site is not shown on your archaeological sensitivity map to be in a high probably area for cultural resources. That notwithstanding, based on the Tribe's knowledge of the area and after viewing an aerial photograph of the site, the Tribe believes that there may be nothing on the sites. Therefore, technically, there is nothing on which to consult.

SB18 consultation triggers when a city is processing a general or specific plan and it must follow a notification procedure and request consultation with the affected tribes. Consultation, however, is based upon cultural resources as defined in the Pubic Resources Code and those resources must either be sacred, religious or ceremonial sites of the Tribe or on the California Historical Register (CHR) or eligible for the Register. As indicated above, since there are no known Native American cultural resources on the site, there is nothing on which to consult.

That notwithstanding, the Tribe would like to request that the City voluntarily consider imposing the following conditions on the project or any subsequent development:

- If human remains are encountered during grading and other construction excavation, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5.

- In the event that Native American cultural resources are discovered during project development/construction, all work in

245 N. MURRAY STREET, SUITE C - BANNING, CA 92220 - 951-849-8807 - FAX: 951-922-8146

> the immediate vicinity of the find shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the overall project may continue during this assessment period.
>
> If significant Native American cultural resources are discovered, for which a Treatment Plan must be prepared, the developer or his archaeologist shall contact the Morongo Band of Mission Indians ("Tribe")[1]. If requested by the Tribe, the developer or the project archaeologist shall, in good faith, consult on the discovery and its disposition (e.g. avoidance, preservation, return of artifacts to tribe, etc.).

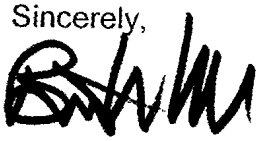
As you know, the first condition is merely a reiteration of State law; the second condition is also consistent with state law that prohibits knowingly destroying an archaeological site. Therefore, the Tribe does not believe the City would be averse to imposing these conditions. The imposition of these conditions would also make up for, or balance out, the lack of cultural resources information on the site. The Tribe has no objection if the City has some other wording for these types of standard conditions but they should have the same salient points as in the above stated conditions.

The Tribe also hopes that you will submit these projects to the County Museum for their review and recommendation on whether a cultural resources survey is appropriate for these parcels for any future development projects.

The Tribe thanks the City for voluntarily considering the comments of the Tribe. As previously indicated, since there is technically nothing to consult on, the Tribe deems the consultation process complete.

Thank you for contacting the Tribe. If you have any questions, please contact me at (951) 755-5206 or Britt_wilson@morongo.org

Sincerely,



Britt W. Wilson
Project Manager/Cultural Resources Coordinator

---

[1] The Morongo Band of Mission Indians realizes that there may be additional tribes claiming cultural affiliation to the area; however, Morongo can only speak for itself. The Tribe has no objection if the archaeologist wishes to consult with other tribes and if the city wishes to revise the condition to recognize other tribes.

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EXECUTIVE SUMMARY

General Plan Amendment GPA-06-002 (B) and Zone Change ZC-06-005

PROJECT DESCRIPTION: A proposed General Plan Amendment to amend the Land Use Element and any other affected elements of the General Plan to redesignate property from High Density Residential to Low Density Residential and a change of zone to reclassify property from R-3T (High Density Residential - Transitional) to R-1 (Single-Family Residential) on property located at the southwest corner of Hesperia Road and Chalon Road.

APPLICANT:	Cornerstone Development Company, LLC
PLANNING COMMISSION PUBLIC HEARING DATES:	June 14, 2006
NUMBER OF PEOPLE SPEAKING IN FAVOR:	0
NUMBER OF PEOPLE SPEAKING OPPOSED:	0
NUMBER OF WRITTEN COMMENTS IN FAVOR:	0
NUMBER OF WRITTEN COMMENTS OPPOSED:	0
STAFF RECOMMENDATION:	Approval
PLANNING COMMISSION ACTION:	Recommend approval
PLANNING COMMISSION VOTE:	five ayes

/pi

MEMORANDUM

DATE: July 18, 2006

FROM: Bill Webb
Director of Planning

TO: Mayor and City Council Members

SUBJECT: PUBLIC HEARING - GENERAL PLAN AMENDMENT GPA-06-002 (B) AND ZONE CHANGE ZC-06-005 – CORNERSTONE DEVELOPMENT COMPANY, LLC – RESOLUTION NO. 06-115 AND ORDINANCE NO. 2158

At the regular meeting held June 14, 2006, the Planning Commission conducted a Public Hearing to hear arguments for or against a proposed amendment to the Land Use Element of the General Plan and any other affected elements to redesignate property from High Density Residential to Low Density Residential and a change of zone to reclassify property from R-3T (High Density Residential – Transitional – Maximum of 15 Dwelling Units per Acre) to R-1 (Single-Family Residential – Maximum of 5 Dwelling Units per Acre) on property located on the southwest corner of Hesperia Road and Chalon Road. An excerpt from the minutes of that meeting is as follows:

"Mr. Borchert outlined the staff report.

Chairman McEachron opened the public hearing at 7:17 p.m. There being no testimony, Chairman McEachron closed the public hearing at 7:18 p.m.

A motion was made by Commissioner Porter and seconded by Commissioner Metzler to approve the Negative Declarations for GPA-06-002 (B), ZC-06-005 and TT-06-016 with all mitigation measurers and Resolutions P-06-136, P-06-137 and P-06-138 with conditions of Staff. The motion carried by unanimous vote of the Commission. The Resolutions were entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF GENERAL PLAN AMENDMENT GPA-06-002 (B), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO RE-DESIGNATE PROPERTY FROM HIGH DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF ZONE CHANGE ZC-06-005, A CHANGE OF ZONE TO RECLASSIFY PROPERTY FROM R-3T (HIGH DENSITY RESIDENTIAL – TRANSITIONAL) TO R-1 (SINGLE-FAMILY RESIDENTIAL)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING TENTATIVE TRACT TT-06-016 TO ALLOW FOR THE DEVELOPMENT OF A 13-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION"

Attached for Council's information is a copy of the Planning Staff Report together with other pertinent data. This matter is presented to the City Council for consideration at the close of the Public Hearing.

BW:pi

Attachments

RESOLUTION NO. 06-115

A RESOLUTION OF THE CITY OF VICTORVILLE APPROVING GENERAL PLAN AMENDMENT GPA-06-002 (B), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO REDESIGNATE PROPERTY FROM HIGH DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL – CORNERSTONE DEVELOPMENT COMPANY, LLC

WHEREAS, Cornerstone Development Company, LLC, has initiated an amendment to the Land Use Element of the General Plan and any other affected elements to redesignate property from High Density Residential to Low Density Residential on property located in the City of Victorville, County of San Bernardino, State of California, particularly described as follows:

The Southwest ¼ of the Southeast ¼ of Section 30, Township 5 North, Range 5 West, San Bernardino Meridian, County of San Bernardino, State of California, and Government Lots 1 and 2 of the Southwest ¼ of Section 30, Township 5 North, Range 5 West, San Bernardino Meridian, County of San Bernardino, State of California; and

WHEREAS, pursuant to Title 7, Division I, Chapter 3 of the Government Code of the State of California, the Victorville Planning Commission held a public hearing on June 14, 2006, to hear arguments for and against the issue, and after hearing all testimony offered, the Commission approved Resolution No. P-06-136, which recommended approval to the City Council of the General Plan Amendment; and

WHEREAS, the City Council finds that the proposed amendment to the Land Use Element is consistent with the goals, policies and objectives of the General Plan and all other elements; and

WHEREAS, a Negative Declaration for the proposed General Plan Amendment has been presented to the Planning Commission, and each member having reviewed and considered the information contained therein, and the Planning Commission having determined that the proposed General Plan Amendment will not have a significant effect on the environment and therefore recommends adoption by the City Council,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY RESOLVE AS FOLLOWS:

SECTION I. That after holding a public hearing and considering all the testimony offered in compliance with Section 65357 of the Government Code of the State of California, the City Council hereby approves the General Plan Amendment to the Land Use Element of the General Plan and any other affected elements to redesignate property from High Density Residential to Low Density Residential on property located at the southwest corner of Hesperia Road and Chalon Road.

ORDINANCE NO. 2158

AN ORDINANCE OF THE CITY OF VICTORVILLE APPROVING ZONE CHANGE ZC-06-005 TO RECLASSIFY PROPERTY FROM R-3T (HIGH-DENSITY RESIDENTIAL – TRANSITIONAL – MAXIMUM OF 15 DWELLING UNITS PER ACRE) TO R-1 (SINGLE-FAMILY RESIDENTIAL – MAXIMUM OF 5 DWELLING UNITS PER ACRE) – CORNERSTONE DEVELOPMENT COMPANY, LLC

Pursuant to Title 7, Division I, Chapter 4, Article 2 of the Government Code of the State of California, a Public Hearing was held on the 14th day of June 2006, to hear arguments for and against the issue, and after hearing all testimony offered, the Planning Commission approved Resolution No. P-06-137, which recommended to the City Council the adoption of the zone change on property in the City of Victorville, County of San Bernardino, State of California hereinafter described as:

The Southwest ¼ of the Southeast ¼ of Section 30, Township 5 North, Range 5 West, San Bernardino Meridian, County of San Bernardino, State of California, and Government Lots 1 and 2 of the Southwest ¼ of Section 30, Township 5 North, Range 5 West, San Bernardino Meridian, County of San Bernardino, State of California; and

WHEREAS, The City Council finds that the proposed zone change is consistent with the General Plan; and

WHEREAS, The City Council finds that the site is adequate in size to accommodate the proposed land use; and

WHEREAS, The City Council finds that the proposed use will have no adverse effect upon abutting property; and

WHEREAS, a Negative Declaration for the proposed Zone Change has been presented to the Planning Commission, and each member having reviewed and considered the information contained therein, and the Planning Commission having determined that the proposed Zone Change will not have a significant effect on the environment and therefore recommends adoption by the City Council,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. That Zone Change ZC-06-005 be adopted, reclassifying property from R-3T (High-Density Residential – Transitional – Maximum of 15 Dwelling Units per Acre) to R-1 (Single-Family Residential – Maximum of 5 Dwelling Units per Acre) on property generally located on the southwest corner of Hesperia Road and Chalon Road.

CITY OF VICTORVILLE PLANNING DEPARTMENT
14343 Civic Drive, Victorville, California 92392
(760) 955-5135 FAX (760) 245-8250

NEGATIVE DECLARATION – with a de minimis finding
Preparation Date: May 18, 2006

Name or Title of Project: Proposed General Plan Amendment GPA-06-002(B) and Zone Change ZC-06-005.

Location: On property located at the southwest corner of Hesperia Road and Chalon Road.

Entity or Person Undertaking Project: Cubit Engineering. Owner (Cornerstone Development Company LLC.)

Description of Project:

A. **General Plan Amendment** to the Land Use Element of the General Plan and any other affected elements to re-designate a portion of the 3.4 acres of land (approximately ½ acre) from High Density Residential to Low Density Residential.

B. **Zone Change** to reclassify property from R-3 (High Density Residential) to R-1 (Single-Family Residential).

Statement of Findings: The Planning Commission has reviewed the Initial Study for this proposed project and has found that there are no adverse environmental impacts to either the man-made or physical environmental setting and does hereby direct staff to file a Notice of Determination, pursuant to the California Environmental Quality Act (CEQA).

Further, pursuant to Fish and Game Code Section 711.4, a "de minimis" finding is hereby made based upon the fact that the site on which the project is proposed will not be disturbed/developed at this time.

A copy of the Initial Study and other applicable documents used to support the proposed Negative Declaration is available for review at the City of Victorville Planning Department.

Public Review Period: May 25, 2006 through June 14, 2006.

Public Hearing Date: June 14, 2006.

Adopted by the Planning Commission on June 14, 2006.

RYAN McEACHRON, CHAIRMAN
VICTORVILLE PLANNING COMMISSION

Adopted by the City Council on July 18, 2006

MIKE ROTHSCHILD, MAYOR
CITY OF VICTORVILLE

BILL WEBB,
DIRECTOR OF DEVELOPMENT

TC

PLANNING COMMISSION STAFF REPORT

DATE: June 14, 2006 **AGENDA NO.** 5 A-C

CASES: GPA-06-002(B), ZC-06-005 and TT-06-016

SUBJECT:

A. **General Plan Amendment** an amendment to the Land Use Element of the General Plan and any other affected elements to re-designate property from High Density Residential to Low Density Residential on ½ an acre of a 3.4-acre parcel.

B. **Zone Change** to re-designate property from R-3 (High Density Residential) and R-1T (Single-Family Residential – Transitional) to R-1 (Single-Family Residential).

C. **Tentative Tract Map** to allow for the development of a 13-lot single-family residential subdivision

APPLICANT: Cornerstone Development Company, LLC.

LOCATION: Located at the southeast corner of Hesperia Road and Chalon Road.

I. STAFF RECOMMENDATION:

That the Planning Commission take the following actions:

1. **General Plan Amendment** - Adopt Resolution No. P-06-136, recommending City Council approval of Case No. GPA-06-002(L);
2. **Zone Change** - Adopt Resolution No. P-06-137, recommending City Council approval of Case No. ZC-06-005;
3. **Tentative Tract Map** – Adopt Resolution No. P-06-138, approving Case No. TT-06-016, subject to the attached conditions of approval; and
4. **Environmental Assessment** – Recommend the Issuance of a Negative Declaration for the project.

II. SUMMARY:

The applicant has requested approval of this General Plan Amendment, Zone Change and Tentative Tract Map to reclassify the properties current multiple land use designations to Low Density Residential to accommodate the development of a 13-lot single-family residential subdivision on the 3.4 acre parcel.

III. STAFF ANALYSIS:

1. **General Plan Amendment and Zone Change.** Staff finds the proposed General Plan Amendment and Zone Change to be appropriate and recommends approval for the following reasons:

- The parcel currently has two differing General Plan designations and two differing zoning classifications. Approval of this proposal would allow for a consistent designation and zoning on the subject parcel. Additionally, the applicant is requesting approval of this proposal to accommodate a single-family residential subdivision.

- The proposal would create land use inconsistencies with the properties to the west and a portion of the property to the south. However, future development will be subject to buffering requirements.

- This proposal will decrease the amount of multi-family dwellings in the High Density Residential land use category by approximately 10 units. Although this amount would not significantly affect the City's ability to provide affordable housing to the community or effect the five-year Regional Housing Needs Assessment (RHNA) figure, the Commission should be aware that the cumulative effect of eliminating this land use category may in the future affect said ability.

- The proposed General Plan Amendment and Zone Change will decrease the permitted density on the subject property and allow for the development of single-family homes which will create less of a demand on infrastructure than was forecasted in the previous zoning density.

Should this proposal be approved, then the following modifications to the General Plan and General Plan Land Use Policy Map would occur:

- Table 5 entitled "Distribution of Land Use" on page 24 of the Land Use Element shall be amended to reduce the acreage of the High Density Residential land use designation within the Central City Planning Area by approximately ½-acre. A corresponding increase in Low Density Residential acreage within the same planning area would also occur.

- The Central City Planning Area Land Use Policy Map (Figure 4) of the Land Use Element shall be updated in accordance with this proposal.

- The General Plan Land Use Policy Map of the City of Victorville shall also be updated in accordance with this proposal.

2. **Tentative Tract.** To allow for the development of a 13-lot single-family residential subdivision on 3.4-acres of land.

- The proposed subdivision falls within the maximum allowable density as prescribed by the R-1 zoning district. The subdivision contains an overall density of 3.8 dwelling units per gross acre and a minimum lot size of 7,323 square feet both of which are in compliance with the underlying zoning district.

- The applicant has reserved the street name "Esther Court" from the City Approved Master Street Name list.

- One reverse corner lot is indicated on the graphic or less than one percent which is consistent with recent Commission approvals.

- A Landscape Maintenance Assessment District (LMAD) is required along Hesperia Road (100-foot wide Major Arterial Roadway); Staff has included condition number 6 to insure its permanent maintenance.

- In an effort to screen the proposed single-family subdivision from the existing multi-family development to the west, a block wall at 7 feet in height shall be provided along the western property line of lot 1 and the rear property line for lots 1 through 7 where said lots abut High Density Residential. Staff has included condition number nine requiring said wall.

- All lots within the proposed subdivision comply with Title 18 requirements concerning the required lot width, depth, minimum square footage and usable area.

3. **Environmental Assessment.** A Mitigated Negative Declaration has been prepared for these projects in accordance with Section 15070 of the California Environmental Quality Act.

IV. SITE CHARACTERISTICS:

	Existing Land Use	General Plan	Zoning	Specific Plan
Site	Vacant	Low Density Residential - Transitional & High Density Residential - Transitional	R-1T & R-3T	NA
North	Vacant	Low Density Residential	R-1	NA
South	Vacant	Low Density Residential	R-1	NA
East	Single-Family Residences	Low Density Residential	R-1	NA
West	Multi-Family Residential	High Density Residential - Transitional	R-3T	NA

NUMBER OF RADIUS LETTERS MAILED: 21

TC

GPA-06-002(B) AND ZC-06-005 - THE STAFF RECOMMENDATION MAY BE ACCEPTED OR REJECTED BY THE PLANNING COMMISSION AFTER THEIR OWN ANALYSIS AND CONSIDERATION OF PUBLIC TESTIMONY PRESENTED AT THE HEARING. THE PLANNING COMMISSION ACTION IS A RECOMMENDATION TO THE CITY COUNCIL ONLY.

TT-06-016 – THE STAFF RECOMMENDATION MAY BE ACCEPTED OR REJECTED BY THE PLANNING COMMISSION AFTER THEIR OWN ANALYSIS AND CONSIDERATION OF PUBLIC TESTIMONY PRESENTED AT THE HEARING. THE PLANNING COMMISSION DECISION CAN BE APPEALED TO THE CITY COUNCIL WITHIN 10 DAY OF THE PLANNING COMMISSION ACTION.

CONDITIONS OF APPROVAL
Tentative Tract TT-06-016 (17451)
June 14, 2006

PLANNING CONDITIONS:

1. The proposed development shall comply with all applicable development standards of Title 17 and Title 18 of the City of Victorville Municipal Code, as well as the Subdivision Map Act of the State of California.

2. The final map shall be in substantial conformance with the tentative map submitted as part of this application, unless modification is required to comply with Title 17 and Title 18 of the City of Victorville Municipal Code.

3. The applicant shall provide the Planning Director or his designee with a lot closure list for all lots within the subdivision at the time of submission of maps for final approval.

4. The final map shall be subject to review and approval by the Director of Planning or his designee prior to recordation.

5. All lots shall have a pad area equal to minimum required lot width and depth, which is exclusive of slopes, open drainage and unusable easements. All required yard areas shall also be free from these obstructions.

6. All areas within the public right-of-way of Hesperia Road not improved with pavement, curbs, gutters or sidewalks shall be landscaped. The developer shall provide a means to insure their permanent maintenance as approved by the Director of Parks, Recreation and Community Services or his designee.

7. A six-foot high masonry block shall be provided along Hesperia Road where the subject properties abut said right-of-way. The actual location of said wall shall be subject to Staff review and approval.

8. The Applicant and/or Developer shall incorporate drought tolerant landscaping in accordance with Water Conservation Ordinance No. 2114.

9. A 7-foot block wall shall be provided along the western property line of lot 1 and the rear property line for lots 1-7 where said lots abut High Density Residential.

10. In accordance with section 13.60.195 of the Victorville Municipal Code, all new residential tract development shall provide for the installation of reclaimed water pipelines, to the extent required by the responsible water purveyor. Such pipelines shall be connected to the water purveyor's reclaimed water system. The foregoing requirements are not applicable to individual residential lots.

11. The City of Victorville's name shall not be used in any Conditions, Covenants, and Restrictions (CC&Rs) associated with this development to which it is not a party.

12. The establishment of any landscape easement within the project area shall be subject to Planning Director review and approval prior to recordation of any final map.

13. The subdivider shall defend and hold harmless the City of Victorville, its agents, officers and employees from any claim, action or proceeding against the City, its agents, officers or employees to attack, set aside, void, or annul, this approval of the City pursuant to Government Code Section 66474.9. The City of Victorville shall promptly notify the subdivider of any claim, action or proceeding and shall cooperate fully in the defense.

14. The applicant/developer shall be responsible for obtaining all necessary permits from any affected regulatory agencies.

15. Prior to issuance of a grading permit the applicant shall obtain coverage, if required, under the statewide general NPDES permit for control of construction and post-construction related storm water. In addition, if coverage is required, the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) as required in the NPDES permit and shall identify site-specific best management practices that will be implemented.

16. Pre-construction surveys for the Burrowing Owl on the site and in the surrounding area out to 500 feet should be conducted no more than 30-days prior to ground disturbing activities. If ground-disturbing activities are delayed for more than 30 days, additional surveys will be required. If owls are observed on the site during future surveys, CDFG should be contacted to discuss potential mitigation measures, which may be required.

17. Should grading commence after January 31, 2007, a new biological survey shall be filed with the City of Victorville to determine the presence or absence of endangered species on the site. Said survey shall be filed with the Director of Planning or his designee prior to issuance of a grading permit. The survey shall be valid for a period of one year.

18. The applicant shall provide for an on-site paleontological/archaeological inspector to monitor all grading operations, or a letter from said licensed professional indicating that monitoring is not necessary during grading. Further, if disturbed resources are required to be collected and preserved, the applicant shall be required to participate financially up to the limits imposed by Public Resources Code Section 21083.2. The results of said monitoring shall be filed with the Director of Planning or his designee prior to the final approval of the development.

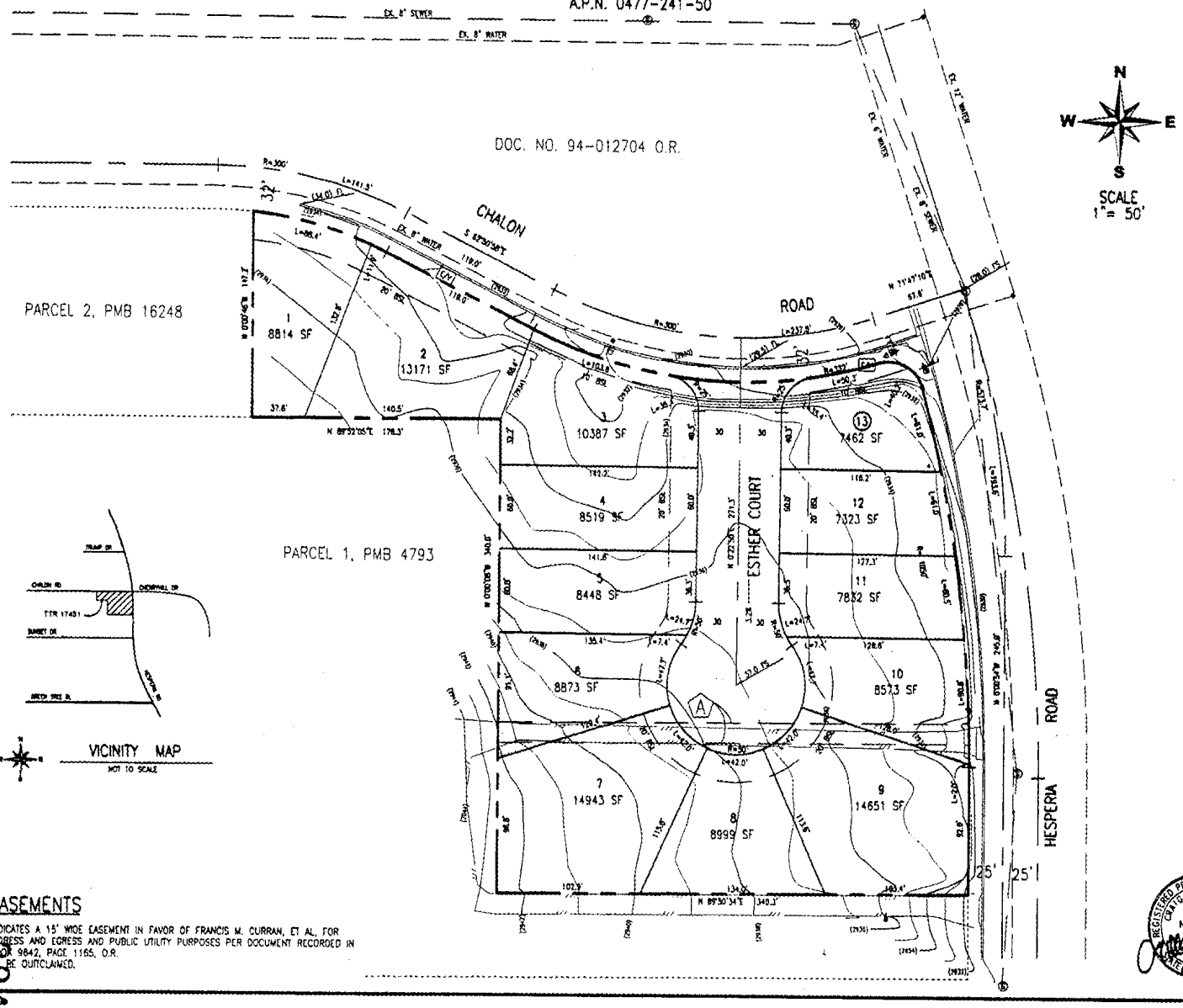
TT-06-016

IN THE CITY OF VICTORVILLE

TENTATIVE TRACT MAP NO. 17451

BEING A DIVISION OF PARCEL 3 AS SHOWN ON PARCEL MAP NO. 16248 FILED IN BOOK 201 AT PAGES 78 THROUGH 81, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

A.P.N. 0477-241-50



OWNER/APPLICANT

CORNERSTONE DEVELOPMENT
1355 SOUTH 5TH STREET, SUITE 1
OAKDALE, CA 95361
(209) 848-8421

PUBLIC UTILITIES

ELECTRICITY: SOUTHERN CALIFORNIA EDISON
12323 HESPERIA ROAD
VICTORVILLE, CALIF. 92392
760-241-3805

GAS : SOUTHWEST GAS COMPANY
P.O. BOX 1498
VICTORVILLE, CA 92393
760-241-9321

WATER : VICTOR VALLEY WATER DISTRICT
17185 YUMA STREET
VICTORVILLE, CA 92395
760-245-8424

SEWER : CITY OF VICTORVILLE
PUBLIC WORKS DEPT.
14343 CIVIC DRIVE
P.O. BOX 5001
VICTORVILLE, CA 92393-5001
760-95-5000

ZONING & LAND USE

PRESENT ON SITE :	R-1T/R-3T	VACANT
PROPOSED ON SITE :	R-1T	SINGLE FAMILY RES.
NORTH :	R-1T	VACANT
SOUTH :	R-1T	SINGLE FAMILY RES.
EAST :	R-1T	SINGLE FAMILY RES.
WEST :	R-3T	APARTMENTS

PARCEL HAS DUAL ZONING. ZONE CHANGE AND GENERAL PLAN AMMENDMENT TO BE FILED CONCURRENTLY WITH MAP.

NOTES

NO PROPOSED GRADING AT THIS TIME.

271 L.F. NEW STREETS

13 NUMBERED LOTS
0.3 AC. GROSS MAXIMUM
0.2 AC. GROSS MINIMUM
0.2 AC. GROSS AVERAGE

3.4 AC. GROSS AREA BEING DIVIDED.

AVERAGE SLOPE OF BOTH FEASIBLE ACCESS ROUTES AND FEASIBLE BUILDING SITES DOES NOT EXCEED TEN PERCENT (10%).

ALTERNATE STREET NAMES:
CHARLES PLACE
ADAMS WAY
EZRA WAY

DATE: FEBRUARY 2006

EASEMENTS

(A) INDICATES A 15' WIDE EASEMENT IN FAVOR OF FRANCIS M. CURRAN, ET AL, FOR INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES PER DOCUMENT RECORDED IN BOOK 9842, PAGE 1165, O.R. TO BE QUITCLAIMED.

CUBIT ENGINEERING INCORPORATED
16490 WALNUT ST.
UNIT B-3
HESPERIA, CA 92345
(760) 244-2247
cubiteng@verizon.net

VV02490205

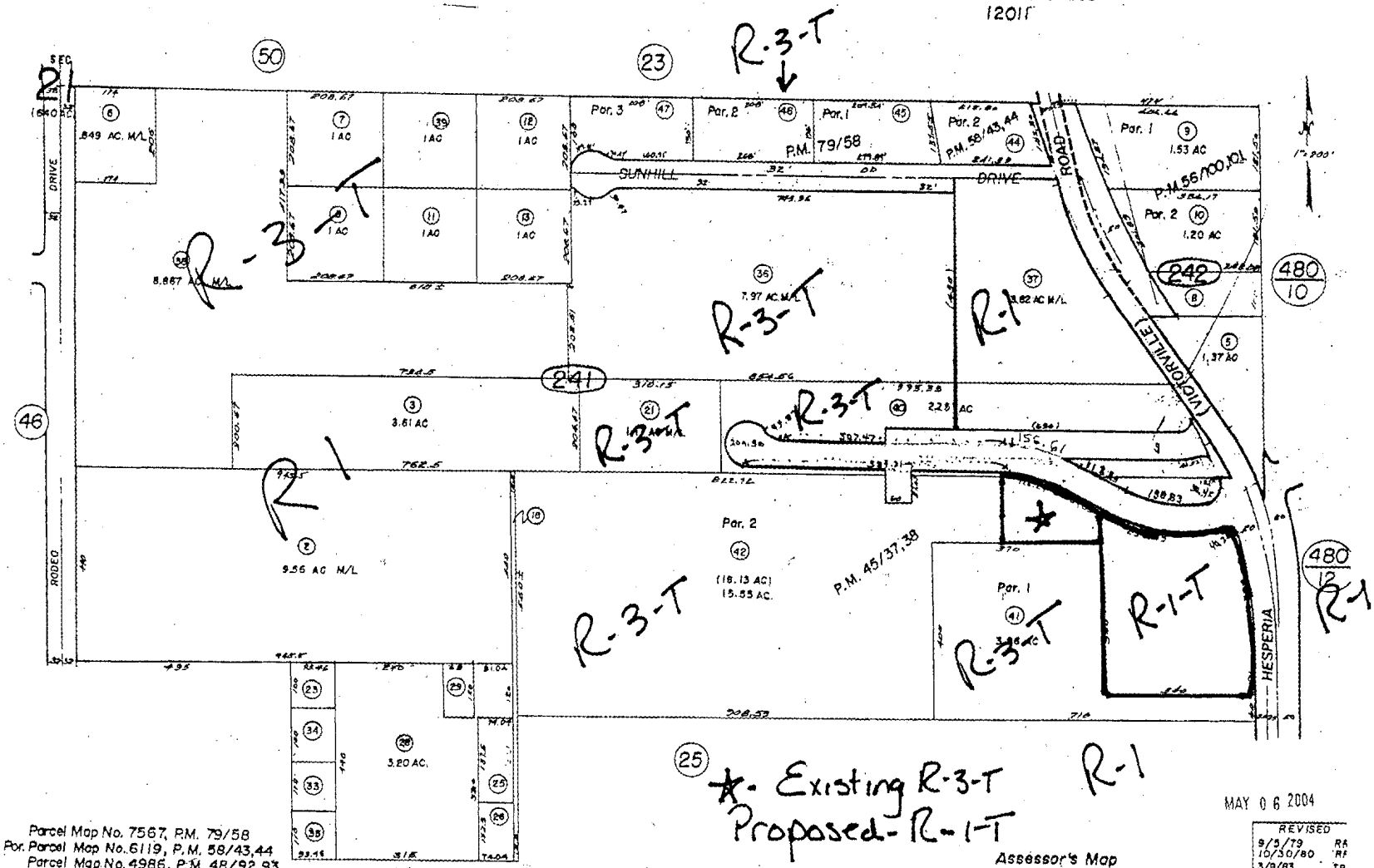
General Plan Map

GPA-06-002(13)
ZC-06-005

Por. S.E. 1/4 Sec. 21, T.5N, R.4W., S.B.B.&M.

City of Victorville
Tax Rate Area
12011

477 – 24



★ - Existing R-3-T
Proposed - R-1-T

Parcel Map No. 7567, P.M. 79/58
Por. Parcel Map No. 6119, P.M. 58/43,44
Parcel Map No. 4986, P.M. 48/92,93
Parcel Map No. 4793, P.M. 45/37,38

Amending Parcel Map Map No. 4986, P.M. 56/100,101

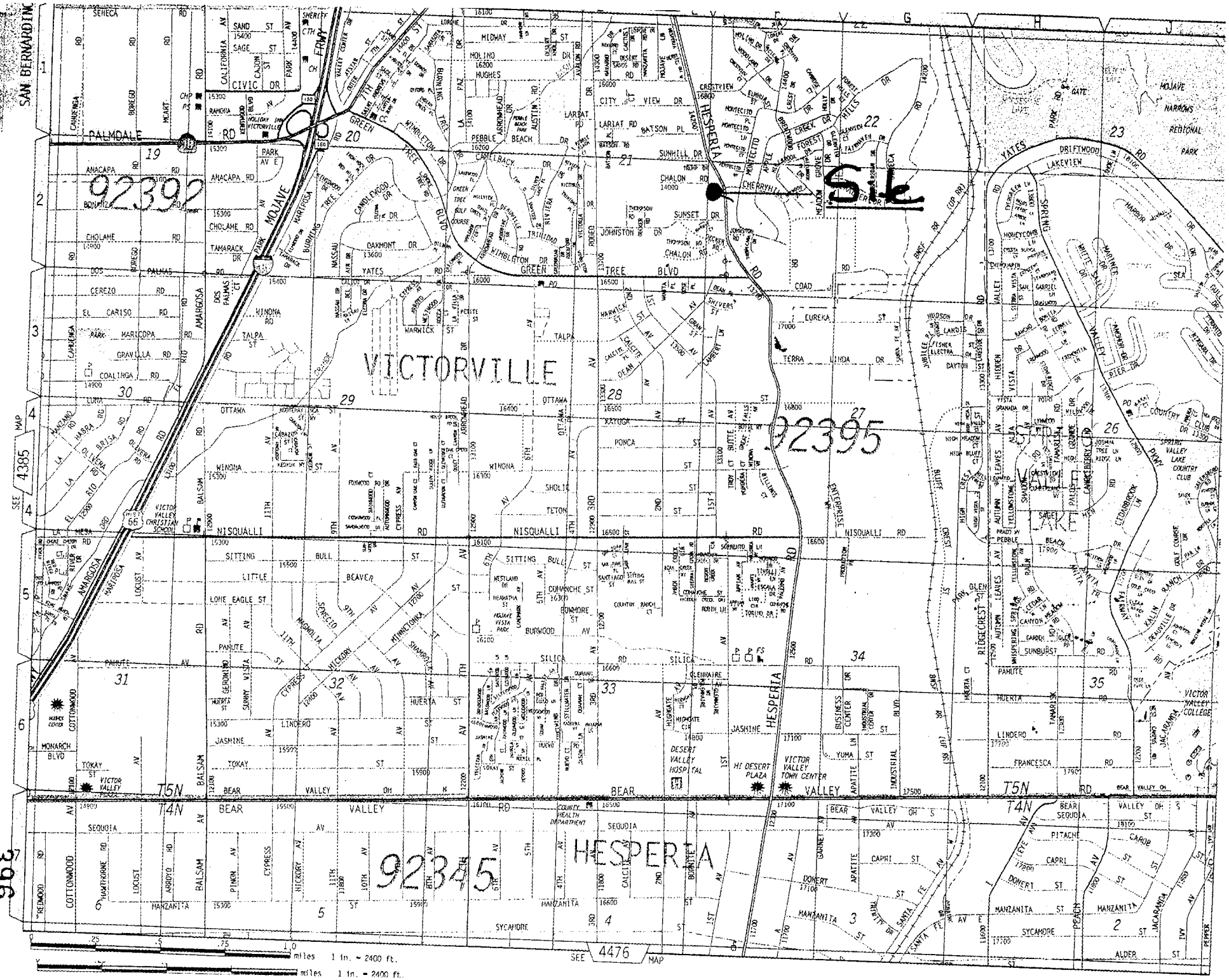
Assessor's Map
Book 477, Page 24
San Bernardino County

MAY 0 6 2004

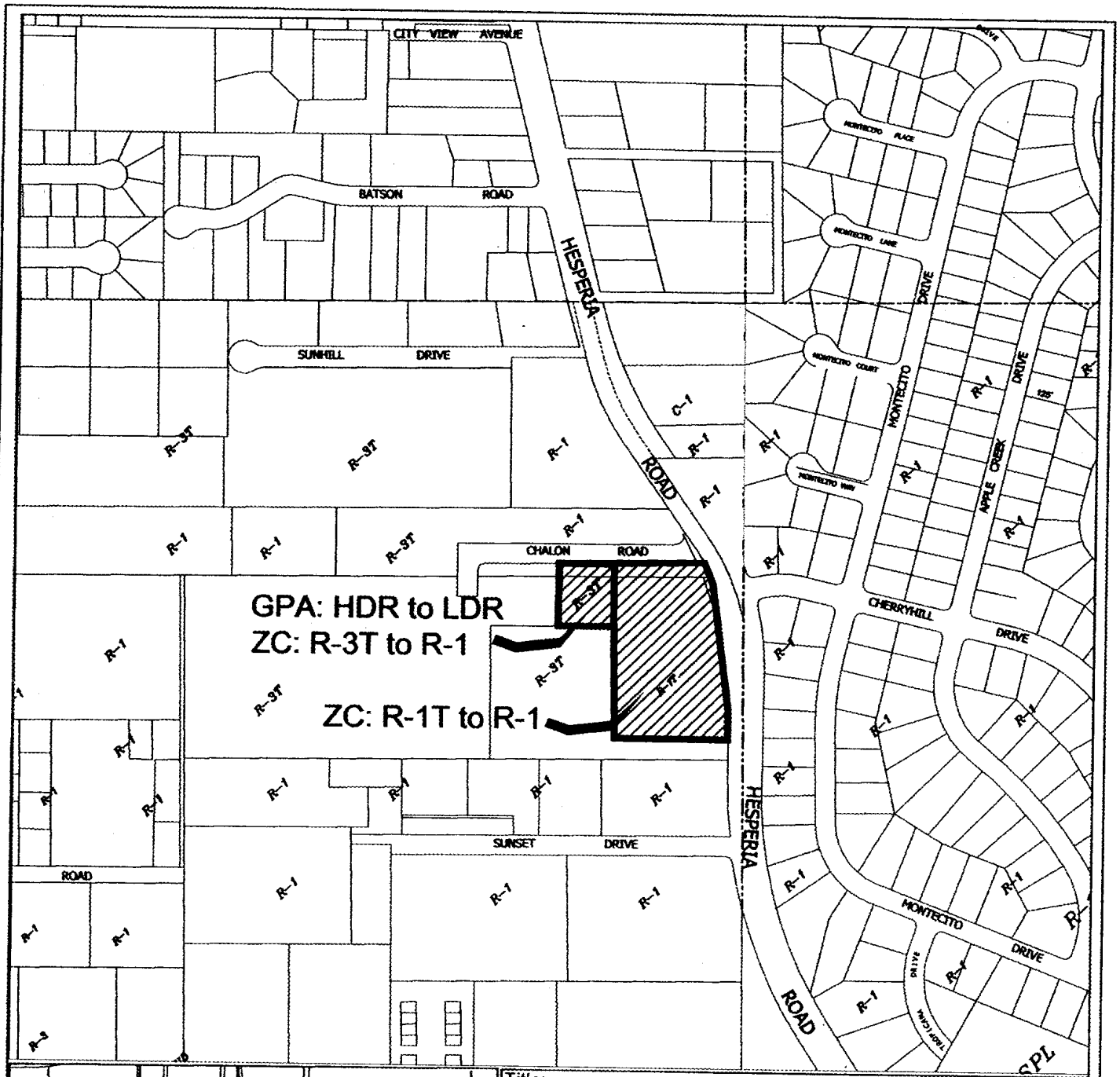
REVISED	
9/5/79	RA
10/30/80	RF
3/9/83	TB
6/20/83	R
6 26 89	NI
12/21/00	GH
4/16/04	RLU

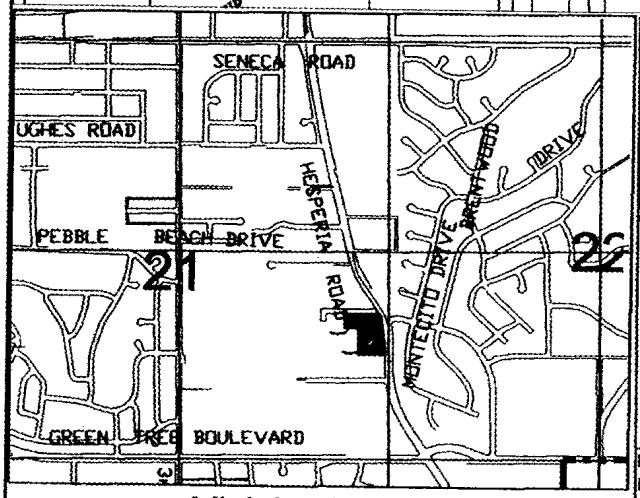
October 1957.

395



SAN BERNARDINO
PALMDALE
92392
VICTORVILLE
92395
HESPERIA
92345
Site
MOJAVE
HESPERIA
NISQUALLI
BEAR VALLEY
T5N
T4N
SEE 4385 MAP
SEE 4476 MAP
miles 1 in. = 2400 ft.





Vicinity Map

Title: PROPERTY LOCATION MAP

Zoning: R-1T & R-3T to R-1

Area: ± 3.4 Acres

Assessor Parcel Number: 0477-241-50

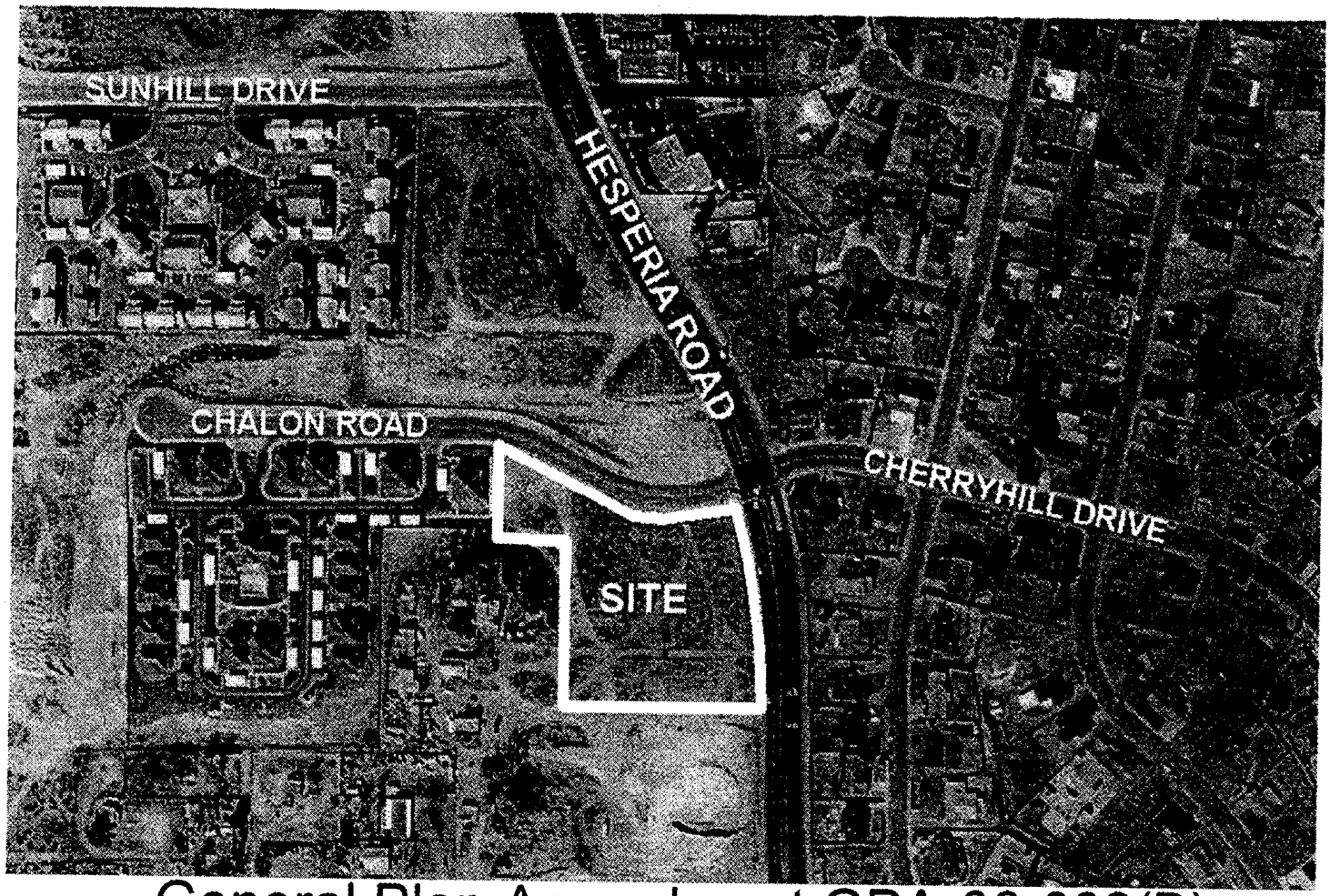
Location: The southwest corner of Hesperia Road and Chalon Road.

TR 17451

Drawn By:	Checked By:	Date:	Case Number:
BD	TC	05-25-06	GPA-06-002(B), ZC-06-005 & TT-06-016

Graphics are diagramatic only - Not to Scale

Prepared by: City of Victorville Planning Department



General Plan Amendment GPA-06-002(B)
Zone Change ZC-06-005
Tentative Tract Map TT-06-016

CITY OF VICTORVILLE PLANNING DEPARTMENT
14343 Civic Drive, Victorville, California 92392
(760) 955-5135 FAX (760) 245-8250

NEGATIVE DECLARATION – with a de minimis finding
Preparation Date: May 18, 2006

Name or Title of Project: Proposed General Plan Amendment GPA-06-002(B) and Zone Change ZC-06-005.

Location: On property located at the southwest corner of Hesperia Road and Chalon Road.

Entity or Person Undertaking Project: Cubit Engineering. Owner (Cornerstone Development Company LLC.)

Description of Project:

A. **General Plan Amendment** to the Land Use Element of the General Plan and any other affected elements to re-designate a portion of the 3.4 acres of land (approximately ½ acre) from High Density Residential to Low Density Residential.

B. **Zone Change** to reclassify property from R-3 (High Density Residential) to R-1 (Single-Family Residential).

Statement of Findings: The Planning Commission has reviewed the Initial Study for this proposed project and has found that there are no adverse environmental impacts to either the man-made or physical environmental setting and does hereby direct staff to file a Notice of Determination, pursuant to the California Environmental Quality Act (CEQA).

Further, pursuant to Fish and Game Code Section 711.4, a "de minimis" finding is hereby made based upon the fact that the site on which the project is proposed will not be disturbed/developed at this time.

A copy of the Initial Study and other applicable documents used to support the proposed Negative Declaration is available for review at the City of Victorville Planning Department.

Public Review Period: May 25, 2006 through June 14, 2006.

Public Hearing Date: June 14, 2006.

Adopted by the Planning Commission on June 14, 2006.

RYAN McEACHRON, CHAIRMAN
VICTORVILLE PLANNING COMMISSION

BILL WEBB,
DIRECTOR OF PLANNING

TC

INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM

1. **Project title:** Proposed General Plan Amendment GPA-06-002(B) and Zone Change ZC-06-005.

2. **Lead agency name and address:** City of Victorville Planning Department, PO Box 5001, Victorville, California 92793-5001.

3. **Contact person and phone number:** Travis Clark, Assistant Planner, (760) 955-5135.

4. **Project location:** On property located on the southwest corner of Hesperia Road and Chalon Road.

5. **Project sponsor's name and address:** Cubit Engineering. 16490 Walnut Street, Suite B3, Hesperia, CA 92345

6. **General plan designation:** High Density Residential and Low Density Residential.

7. **Zoning:** R-3 (High Density Residential) and R-1 (Single-Family Residential)

8. **Description of project:**
   A. **General Plan Amendment** to the Land Use Element of the General Plan and any other affected elements to re-designate a portion of the 3.4 acres of land (approximately ½ acre) from High Density Residential to Low Density Residential.
   B. **Zone Change** to reclassify a portion of the property from R-3 (High Density Residential) to R-1 (Single-Family Residential).

9. **Surrounding land uses and setting:** The proposed project area is surrounded by scattered single-family residences and multi-family developments. The proposed project area is bordered on the north by R-1 (Single Family Residential), which is currently vacant land, on the south and east by single-family homes zoned R-1 (Single-Family Residential), and on the west by R-3T (High Density Residential – Transitional) zoned land.

10. **Other public agency whose approval is required** (e.g., permits, financing approval, or participation agreement.) None. No development is proposed at this time.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTS:
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Land Use and Planning		Transportation/Circulation		Public Services
	Population and Housing		Biological Resources		Utilities and Service Systems
	Geological Problems		Energy and Mineral Resources		Aesthetics
	Water		Hazards		Cultural Resources
	Air Quality		Noise		Recreation
			Mandatory Findings of Significance		

DETERMINATION:

On the basis of this initial evaluation:

_X_ I find that the proposed project COULD NOT have significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. (De Minimis)

____ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.

____ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

____ I find that the proposed project WILL NOT have a significant effect on the environment, because no new potentially significant effects have been identified beyond those previously analyzed adequately in an earlier EIR (Final Program Environmental Impact Report for the City's 1997 Comprehensive General Plan Update (State Clearinghouse No. 97011040), pursuant to applicable standards, and no additional mitigation measures beyond those imposed as part of that previous EIR are necessary to be imposed upon the proposed project to reduce mitigable impacts to a insignificant level. Therefore, no additional environmental documentation is necessary.

Signature: _____ Date: May 18, 2006

Travis Clark, Assistant Planner For: Victorville Planning Department

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is provided for all answers except "No Impact" answers that are adequately supported by the information sources the lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer is explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) "Potentially Significant Impact" is noted if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact." The lead agency describes the mitigation measures, and briefly explains how

they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be referenced where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist.

6) The lead agency incorporates into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document, where appropriate, includes a reference to the page or pages where the statement is substantiated. See the sample question below. A source list is attached, and other sources used or individuals contacted are cited in the discussion.

ENVIRONMENTAL IMPACTS:

I. **LAND USE AND PLANNING.** *Would the proposal:*	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Conflict with general plan designation or zoning? (1, Figure 3; 2)			X	
b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? (4, 1)				X
c) Be incompatible with existing land use in the vicinity? (5)			X	
d) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)? (6)				X
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (5)				X

Comments: The General Plan Land Use Designation for the subject area is Low Density Residential and High Density Residential with a zoning of R-1 (Single-Family Residential) and R-3 (High Density Residential). Single-Family Residential uses are currently permitted on a portion of the site and approval of the proposed General Plan amendment to Low Density Residential and zone change to R-1 (Single-Family Residential) would allow for future residential development at a lower density (5 units per acre maximum) than currently is permitted. The Resource Element of the General Plan does not identify this site as having special environmental significance. The site is encompassed by residentially zoned land, whereas minor land use incompatibilities would result because of varying residential densities. Further, the project would not disrupt or divide an established community, inasmuch as the surrounding property is developed with scattered single-family residences and multi-family residences. However, the scattered arrangement of the residences and the vacant land in the area does not qualify this area as an established community.

II. POPULATION AND HOUSING. *Would the proposal:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cumulatively exceed official regional or local population projections? (7, 4)			X	
b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? (5)			X	
c) Displace existing housing, especially affordable housing? (5)				X

Comments: Reclassification of the current land use will not significantly affect population projections. In fact, the proposed reclassification of the current land use will decrease the projected population within the City of Victorville by approximately 14 people below the current zoning based on 2.0 people per dwelling unit if the site was to developed to a maximum density of 15 units per gross acre. The project abuts Hesperia Road, a completed 100-foot wide Major Arterial Roadway and Chalon Road a completed 60-foot wide Local Roadway, which both have the capacity to serve the site. Consequently, development of this project would not involve the extension of major infrastructure. Since the site is currently vacant, it will not displace existing housing.

III. GEOLOGIC PROBLEMS. *Would the proposal result in or expose people to potential impacts involving:*

a) Fault rupture? (8, Figure 1)				X
b) Seismic ground shaking? (8, Table 2)			X	
c) Seismic ground failure, including liquefaction? (8, 4 and Table 2)				X
d) Seiche, tsunami, or volcanic hazard? (8, Table 2)				X
e) Landslides or mudflows? (8, 7 and Figure 3)				X
f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill? (8, Figure 3)				X
g) Subsidence of land? (4, Figure 8)				X
h) Expansive soils? (6)				X
i) Unique geologic or physical features? (6)				X

Comments: There are no known or suspected fault traces located within the Victorville Planning Area. Additionally, the City Planning Area is not subject to the provisions of Alquist-Priolo Special Studies Zones. The City is located in an area with a high potential for severe ground shaking. The project involves a reclassification of property. Consequently, the project would not have the potential to impact earth conditions adversely.

IV. WATER. *Would the proposal result in:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (5)				X
b) Exposure of people or property to water related hazards such as flooding? (8, Figure 2)				X
c) Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity? (5)				X
d) Changes in the amount of surface water in any water body? (5)				X
e) Changes in currents, or the course or direction of water movements? (5)				X
f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability? (5)				X
g) Altered direction or rate of flow of groundwater? (5)				X
h) Impacts to groundwater quality? (5)				X
I) Substantial reduction in the amount of groundwater otherwise available for public water supplies? (5)				X

Comments: The proposal is a reclassification of the land use. Consequently, the proposal would not have an impact on drainage, surface runoff, or groundwater quality. However, although unknown at this time, the potential future water demand will increase once a project is built on the site, resulting in an additional demand for the water purveyor. The Victor Valley Water District is the water purveyor for this site and as such may have to purchase replacement water if the district exceeds the free production allowance as stipulated in the final Judgment to the Mojave Basin Area Adjudication that was entered on January 10, 1996 (17). At the present time the area under the jurisdiction of the Mojave Water Agency (MWA) by existing contract is entitled to 50,800 acre feet per year of supplemental water from the California aqueduct. This entitlement has been available for decades. Only 7,000 acre feet per year of the 50,800 acre feet has been committed to the Morongo Basin, leaving 43,800 acre feet available to supplement water resources for water purveyors under the jurisdiction of the MWA. In addition, MWA approved a water transfer on March 26, 1996, which increased the entitlement for this area to 75,800 acre-feet per year (16, 1). Further, this department has received comments both from the MWA and the Victor Valley Water District, and those comments do not reflect the need for curtailment of development at this time (17, 1). In response to the use of low flow plumbing fixtures, those are already required region-wide by the State Appliance Efficiency Standards in Title 20, thus ensuring this project, as well as all others within the Mojave River Basin, will reduce the water demand of new facilities. Additionally, the project area is not in an area of flood concern.

V. AIR QUALITY. *Would the proposal:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Violate any air quality standard or contribute to an existing or projected air quality violation? (12, 1)				X
b) Expose sensitive receptors to pollutants? (5)				X
c) Alter air movement, moisture, or temperature, or cause any changes in climate? (12, 1)				X
d) Create objectionable odors? (3, 1)				X

Comments: The project involves the reclassification of property. Air Quality will be addressed upon any application for a development on the site. The site is within the Mojave Desert Air Basin (MDAB) and is under the jurisdiction of the Mojave Desert Air Quality Management District (MDAQMD). The EPA designated most of the basin as being in nonattainment, based on federal standards, for PM10 based on violations of standards between 1989 and 1991. The MDAQMD prepared the Mojave Desert Planning Area (MDPA) Federal PM10 Attainment Plan in 1995 to provide dust control programs to meet the federal standards by the year 2000. The plan outlines a program for implementation and enforcement of dust control measures. The federal standard for PM10 has been met within the area for eight years and an evaluation is underway to determine if a change in status is appropriate. The Mojave Desert Air Quality Management District classifies all uses identified within the Victorville General Plan as area sources. Programs have been established in the 1991 Air Quality Attainment Plan which address emission caused area sources. Further, the proposed project does not meet any threshold that requires air quality analysis or mitigation under the Air Quality Attainment Plan. Therefore the impacts are considered by the Mojave Desert Air Quality Management District to be insignificant. No mitigation necessary at this time.

VI. TRANSPORTATION/CIRCULATION. *Would the proposal result in:*

a) Increased vehicle trips or traffic congestion? (3, 1)				X
b) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (3, 1)				X
c) Inadequate emergency access or access to nearby uses? (5)				X
d) Insufficient parking capacity onsite or offsite? (3, 1)				X
e) Hazards or barriers for pedestrians or bicyclists? (3, 1)				X
f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (3, 1)				X
g) Rail, waterborne or air traffic impacts? (3, 1)				X

Comments: The City of Victorville General Plan Circulation Element is designed so the master-planned roadways operate at a Level of Service of "C" or better at build-out (18, 8). In evaluating Level of Service, existing land use designations were applied. Once developed, the project will result in increased generation of vehicular trips, which will impact master planned roadways in the short term. However, this short-term increase will be mitigated through the assessment of development impact fees, which provides

funding for the construction of roadways to reduce the impacts of additional vehicular traffic. In addition, the project abuts Hesperia Road, a completed 100-foot wide Major Arterial Roadway and Chalon Road a completed Local Roadway, which both have the capacity to serve the site.

VII. BIOLOGICAL RESOURCES. *Would the proposal result in impacts to:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)? (14)				X
b) Locally designated species (e.g., heritage trees)? (15)				X
c) Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)? (5)				X
d) Wetland habitat (e.g., marsh, riparian, and vernal pool)? (5)				X
e) Wildlife dispersal or migration corridors? (14)				X

Comments: This project involves the reclassification of property. Any mitigation required for development on the property will be incorporated through the entitlement process for that development. Therefore, the proposal will not have an impact on biological resources.

VIII. ENERGY AND MINERAL RESOURCES. *Would the proposal:*

a) Conflict with adopted energy conservation plans? (4, 1)				X
b) Use nonrenewable resources in a wasteful and inefficient manner? (3)				X
c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? (4, 5)				X

Comments: The proposal will not increase the use of substantial amounts of fuel or energy, nor create the need to develop new sources of energy since no commercial or industrial development is proposed as part of this project.

IX. HAZARDS. *Would the proposal involve:*

a) A risk of accidental explosion or release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation)? (3)				X
b) Possible interference with an emergency response plan or emergency evacuation plan? (8, Figure 5)				X
c) The creation of any health hazard or potential health hazard? (3)				X
d) Exposure of people to existing sources of potential health				X

	hazards? (3)			
e)	Increased fire hazard in areas with flammable brush, grass, or trees? (3)			X

Comments: This proposed Zone Change and General Plan Amendment will not increase the risk of hazards in the vicinity of the site. It is only a change in a City of Victorville policy document.

		Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
X.	**NOISE.** *Would the proposal result in:*				
a)	Increases in existing noise levels? (3)				X
b)	Exposure of people to severe noise levels? (3)				X

Comments: The proposal will not create either increased noise levels nor will it increase the number of people impacted by severe noise. It is only a change in a City of Victorville policy document.

XI.	**PUBLIC SERVICES.** *Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:*				
a)	Fire protection? (3)			X	
b)	Police protection? (3)			X	
c)	Schools? (3)			X	
d)	Maintenance of public facilities, including roads? (3)			X	
e)	Other government services? (3)			X	

Comments: The proposal may result in an increase in public services. Consequently, the public service agencies may need to provide additional services for any future proposed development, which may result in the need for increased budgets. With regard to capital facilities, development impact fees will be utilized by the public service agencies to ensure the appropriate levels of capital resources necessary to serve the development. Further, the development will be subject to other fees and assessments that will reduce the impact of this development to a level of non-significance (19, 314).

XII.	**UTILITIES AND SERVICE SYSTEMS.** *Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:*				
a)	Power or natural gas? (3)				X
b)	Communications systems? (3)				X
c)	Local or regional water treatment or distribution facilities? (3)				X
d)	Sewer or septic tanks? (3)				X
e)	Storm water drainage? (3)				X

f)	Solid waste disposal? (3)			X
g)	Local or regional water supplies? (3)			X

Comments: Inasmuch as utilities are already provided to the area, only minor extensions to the any future development would be required. Consequently, the need for altered utility systems would be insignificant, and no new systems will be necessary.

XIII. AESTHETICS. *Would the proposal:*

		Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a)	Affect a scenic vista or scenic highway? (3)				X
b)	Have a demonstrable negative aesthetic effect? (3)				X
c)	Create light or glare? (3)				X

Comments: This proposed Zone Change and General Plan Amendment will not have any impact upon the aesthetics in the area. It is only a change in a City of Victorville policy document. Any development issues for light or glare will be addressed in the future entitlement process.

XIV. CULTURAL RESOURCES. *Would the proposal:*

a)	Disturb paleontological resources? (5)				X
b)	Disturb archaeological resources? (5)				X
c)	Have the potential to cause a physical change, which would affect unique ethnic cultural values? (5)				X
d)	Restrict existing religious or sacred uses within the potential impact area? (5)				X

Comments: The site is not known to be within an area with existing religious or sacred uses. The City of Victorville is in a potential resource rich area as far as paleontological/archaeological resources are concerned. However, the proposal is for a land use change and any mitigation required will be a function of the future entitlement process.

XV. RECREATION. *Would the proposal:*

a)	Increase the demand for neighborhood or regional parks or other recreational facilities? (3)			X	
b)	Affect existing recreational opportunities? (3)				X

Comments: The project involves the reclassification of a portion of the property from high density residential to single-family residential with up to 5 dwelling units per acre. Therefore, the potential for an increase in population density may increase the demand upon existing recreational facilities or the need for future facilities.

XVI. MANDATORY FINDINGS OF SIGNIFICANCE.

a)	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b)	Does the project have the potential to achieve short-term, to the disadvantage or long-term, environmental goals?				X
c)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
d)	Does the project have environmental effects which will cause substantial adverse affects on human beings, either directly or indirectly?				X

Comments: With the increase in building activity recently experienced in the Victor Valley/High Desert area, it is reasonably foreseeable that a large portion of residentially zoned land will develop with single-family homes in the future. However, the City's General Plan anticipated such development and prescribed measures that have been implemented to provide adequate services within the City proper and its sphere of influence.

Regarding biological resources, the City is currently involved in a cumulative impact analysis through our active participation in the development of the West Mojave Habitat Conservation Plan. This plan will mitigate all future development of land within the City and the Victor Valley/High Desert in general through mitigation measures and/or fees that have been reviewed by the department of Fish and Game. The plan is in the last phase of the approval process. Until such plan is in effect, the City imposes mitigation measures, along with implementation of 2081 permits, results in the conservation of more suitable habitat outside the city limits of Victorville. In addition, recent biological surveys and trappings detected no Desert Tortoises or Mojave Ground Squirrels within the southern three-quarters of the City, where most of the development is occurring. Therefore, the cumulative impacts are considered less than significant.

XVII. EARLIER ANALYSES.

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). In this case a discussion identifies the following:

a) **Earlier analyses used.** Earlier analyses are identified and stated where they are available for review.

b) **Impacts adequately addressed.** Effects from the above checklist that were identified to be within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards are noted with a statement whether such effects were addressed by mitigation measures based on the earlier analysis.

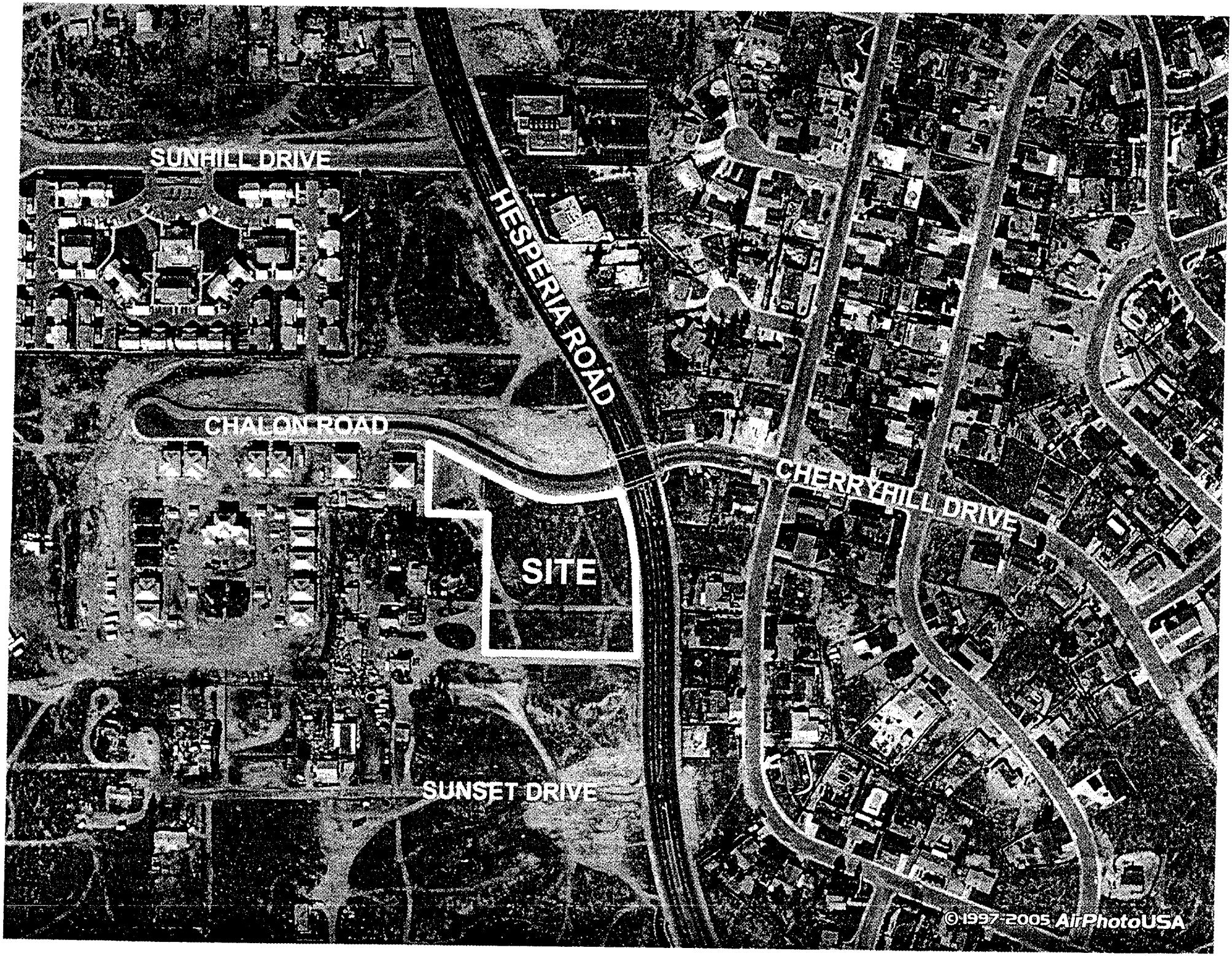
c) **Mitigation measures.** For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures which are incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project are described.

Authority: Public Resources Code Sections 21083 and 21087.

Reference: Public Resources Code Sections 21080(c), 21080.1, 21083, 21083.3, 21093, 21094, 21151; *Sundstrum v. County of Mendocino,* 202 CalApp 3d 296 (1988); *Leonoff v. Monterey Board of Supervisors,* 222 CalApp 3d 1337 (1990

REFERENCES

1. 1997 City of Victorville General Plan Land Use Element.
2. City of Victorville General Plan Land Use Policy Map.
3. Graphic of project site prepared as a function of General Plan Amendment GPA-06-002(B) & Zone Change ZC-06-005.
4. 1997 City of Victorville General Plan Resource Element.
5. Aerial photos of the City of Victorville, PhotoMapper 4.22, AirPhotoUSA, 2005.
6. United States Soil Conservation Service *Soil Survey of San Bernardino County, California.*
7. 1997 City of Victorville General Plan Housing Element.
8. 1997 City of Victorville General Plan Safety Element.
9. Mojave Water Agency letter dated July 13, 1993.
10. Mojave Water Agency letter dated March 27, 1996.
11. Memorandum from John R. Hnatek to the Planning Commission responding to comments made by the City of Adelanto regarding Site Plan SP-12-94 dated November 16, 1994.
12. Personal communication with Christian Ihenacho, Supervising Air Quality Planner, Mojave Desert Air Quality Management District on August 30, 1993.
13. 1997 City of Victorville General Plan Circulation Element.
14. United States Bureau of Land Management California Desert Conservation Area, 1988.
15. Chapter 13.33 of the Victorville Municipal Code.
16. Mojave Water Agency letter dated March 27, 1996.
17. Memorandum from John R. Hnatek to the Planning Commission responding to comments made by the City of Adelanto regarding Site Plan SP-12-94 dated November 16, 1994.
18. 1997 City of Victorville General Plan Circulation Element.
19. Victorville Municipal Code Buildings, and Construction Ordinance, Chapter 15.04.


SUNHILL DRIVE
HESPERIA ROAD
CHALON ROAD
CHERRYHILL DRIVE
SITE
SUNSET DRIVE
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INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM

1. **Project title:** Tentative Tract TT-06-016 (TR 17451).

2. **Lead agency name and address:** City of Victorville Planning Department, PO Box 5001, Victorville, California 92393-5001.

3. **Contact person and phone number:** Travis Clark (760) 955-5135.

4. **Project location:** At the southwest corner of Hesperia Road and Chalon Road.

5. **Project sponsor's name and address:** Cubit Engineering, 16490 Walnut Street, B-3, Hesperia, CA 92345

6. **General plan designation:** Low Density Residential.

7. **Zoning:** R-1T (Single-Family Residential – Transitional)

8. **Description of project:** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary). To allow for the development of a 13-lot single-family residential subdivision, on 3.4 gross acres of primarily undisturbed vacant land.

9. **Surrounding land uses and setting:** (Briefly describe the project's surroundings.) The proposed project area is bordered on the north by R-1 (Single Family Residential), which is currently vacant land, on the south and east by single-family homes zoned R-1 (Single-Family Residential), and on the west by R-3T (High Density Residential – Transitional) zoned land.

10. **Other public agency whose approval is required:** (e.g., permits, financing approval, or participation agreement). Recordation of a final map, issuance of building permits and the completion of structures to code is required by the City prior to establishment of the subdivision. In addition, approval by the Victor Valley County Water District, Mojave Water Agency, VV Wastewater Reclamation Authority, Department of Fish and Game, Victor Elementary School District, Southern California Edison, and Southwest Gas would also be required.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐	Land Use and Planning	☐	Transportation/Circulation	☐	Public Services
☐	Population and Housing	☐	Biological Resources	☐	Utilities and Service Systems
☐	Geological Problems	☐	Energy and Mineral Resources	☐	Aesthetics
☐	Water	☐	Hazards	☐	Cultural Resources
☐	Air Quality	☐	Noise	☐	Recreation
		☐	Mandatory Findings of Significance		

TT-06-016

DETERMINATION:

On the basis of this initial evaluation:

— I find that the proposed project COULD NOT have significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. (De Minimis)

X I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.

— I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

— I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated". An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

— I find that the proposed project WILL NOT have a significant effect on the environment, because no new potentially significant effects have been identified beyond those previously analyzed adequately in an earlier EIR (Final Program Environmental Impact Report for the City's 1997 Comprehensive General Plan Update, State Clearinghouse No. 97011040), pursuant to applicable standards, and no additional mitigation measures beyond those imposed as part of that previous EIR are necessary to be imposed upon the proposed project to reduce mitigable impacts to a insignificant level. Therefore, no additional environmental documentation is necessary.

Signature: _____ Date: April 12, 2006

Travis Clark, Assistant Planner For: Victorville Planning Department

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is provided for all answers except "No Impact" answers that are adequately supported by the information sources the lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer is explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) "Potentially Significant Impact" is noted if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact". The lead agency describes the mitigation measures, and briefly explains how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses", may be cross-referenced).

5) Earlier analyses may be referenced where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist.
6) The lead agency incorporates into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document, where appropriate, includes a reference to the page or pages where the statement is substantiated. See the sample question below. A source list is attached, and other sources used or individuals contacted are cited in the discussion.

ENVIRONMENTAL IMPACTS:

		Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
I.	**LAND USE AND PLANNING.** *Would the proposal:*				
a)	Conflict with general plan designation or zoning? (1, Figure 3 and 2)				X
b)	Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? (3, 1)				X
c)	Be incompatible with existing land use in the vicinity? (4)				X
d)	Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)? (5,pg 22 and Map 25)				X
e)	Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (4)				X

Comments: The General Plan Land Use Designation for the project site is Low Density Residential the zoning is R-1T (Single-Family Residential – Transitional). Single-family residences are a permitted use pursuant to the zoning district. The General Plan for Low Density Residential allows for a density of up to five dwelling units per gross acre and the zoning designation for R-1T (Single-Family Residential – Transitional) allows for a density of five dwelling units per gross acre for the project site. Since the proposed project has a density of approximately 3.8 dwelling units per gross acre, the proposal is consistent with the General Plan and the zoning district. The Resource Element of the General Plan does not identify this site as having special environmental significance. The proposal does not create any land use incompatibilities since it is in compliance with the General Plan. The soil at this site consists of *Bryman Loamy fine sand, 2 to 5 percent slope. Bryman Loamy* soils are suitable for grazing. However, the location is limited by the hazard of soil blowing, low precipitation and low water capacity. Consequently, the property's value for crop production is marginal. Further, the project would not disrupt or divide an established community, inasmuch as the subject property and surrounding properties are currently vacant.

II. POPULATION AND HOUSING. *Would the proposal:*	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Cumulatively exceed official regional or local population projections? (6, 4)				X
b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? (4)			X	
c) Displace existing housing, especially affordable housing? (4)				X

Comments: The proposed project will increase the population within the City of Victorville by approximately 34 people based on 2.6 people per dwelling unit. However, the residential project area is designated as Low Density Residential in the General Plan and zoned R-1T (Single-Family Residential – Transitional), which allows up to 5 units per gross acre. The density of the proposal is approximately 3.8 dwelling units per gross acre, less than is otherwise permitted. Therefore, the proposed subdivision does not exceed official regional or local population projections. The project abuts Hesperia Road, a completed 100-foot wide Major Arterial Roadway and Chalon Road a completed 60-foot wide Local Roadway, which both have the capacity to serve the site. Consequently, development of this project would not involve the extension of major infrastructure. Since the site is currently vacant, it will not displace existing housing.

III. GEOLOGIC PROBLEMS. *Would the proposal result in or expose people to potential impacts involving:*				
a) Fault rupture? (8, Figure 1)				X
b) Seismic ground shaking? (8, Table 2)			X	
c) Seismic ground failure, including liquefaction? (5,pg 22 and Map 25 and 8, 4 and Table 2)				X
d) Seiche, tsunami, or volcanic hazard? (8, Table 2)				X
e) Landslides or mudflows? (8, 7 and Figure 3)				X
f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill? (8, Figure 3)				X
g) Subsidence of land? (3, Figure 8)				X
h) Expansive soils? (5,pg 22 and Map 25)			X	
i) Unique geologic or physical features? (5,pg 22 and Map 25)				X

Comments: There are no known or suspected fault traces located within the Victorville Planning Area. Additionally, the City Planning Area is not subject to the provisions of Alquist-Priolo Special Studies Zones. The City is located in an area with a high potential for severe ground-shaking. However, as a function of development all buildings must comply with the Victorville Municipal Code and the latest adopted version of the Uniform Building Code, which will ensure that the buildings would adequately resist the forces of an earthquake (9, 1). Additionally, the developable area of the site contains slopes of 2 to 5%. Grading for the project will minimize any hazards from the existing slopes.

IV. **WATER.** *Would the proposal result in:*	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (11, graphic)			X	
b) Exposure of people or property to water related hazards such as flooding? (10, Panel 5820)				X
c) Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity?) (4)				X
d) Changes in the amount of surface water in any water body? (4)				X
e) Changes in currents, or the course or direction of water movements? (4)				X
f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability? (11)				X
g) Altered direction or rate of flow of groundwater? (4)				X
h) Impacts to groundwater quality? (4)				X
i) Substantial reduction in the amount of groundwater otherwise available for public water supplies? (11)				X

Comments: The proposed development may change absorption rates and potential drainage patterns, as well as affect the amount of surface water runoff. However, the project will connect to a storm drainage system, which will alleviate any negative impacts due to the increased runoff. In addition, the City has adopted a flood drainage fee, which is assessed on all properties in the City and is to be used for constructing drainage structures (23, 1).

At the present time the area under the jurisdiction of the Mojave Water Agency (MWA) by existing contract is entitled to 50,800 acre feet per year of supplemental water from the California aqueduct. This entitlement has been available for decades. Only 7,000 acre feet per year of the 50,800 acre feet has been committed to the Morongo Basin, leaving 43,800 acre feet available to supplement water resources for water purveyors under the jurisdiction of the MWA. In addition, MWA approved a water transfer on March 26, 1996, which increased the entitlement for this area to 75,800 acre-feet per year (13, 1). Further, this department has received comments both from the MWA and the Baldy Mesa Water District, and those comments do not reflect the need for curtailment of development at this time (14, 1). In response to the use of low flow plumbing fixtures, those are already required region-wide by the State Appliance Efficiency Standards in Title 20, thus ensuring this project, as well as all others within the Mojave River Basin, will reduce the water demand of new facilities.

The water demand for the future 13-lot single-family residential subdivision is approximately 10.0 acre-feet per year based on 0.7785 acre-feet per year per dwelling unit assuming 695 gallons per day per dwelling unit. New development creates additional demand for the water purveyor. The Victor Valley Water District is the water purveyor for this site and as such may have to purchase replacement water if the district exceeds the free production allowance as stipulated in the final Judgment to the Mojave Basin Area Adjudication that was entered on January 10, 1996 (14). Additionally, the applicant will need a will

serve letter from the Victor Valley Water District. However, inasmuch as the project is less than 500 units the development is not subject to SB 610 and SB 221. Further, all projects are required to comply with National Pollutant Discharge Elimination System (NPDES) requirements, including permits prior to grading permit issuance. **Mitigation Measure:**

1. **Prior to grading permit issuance the applicant will obtain coverage under the statewide general NPDES permit for control of construction related stormwater. In addition, the applicant shall prepare a Stormwater Pollution Prevention Plan as required in the permit and shall identify site specific Best Management Practices that will be implemented.**

Additionally, the project area is not in an area of flood concern and the project will not discharge into or affect any bodies of water. The project will not impact or alter the quality or rate of flow of groundwater.

In Section 15206 of the CEQA Guidelines projects are scaled as to having regional significance. Those projects are:

"(A) A proposed residential development of more than 500 dwelling units.

(B) A proposed shopping center or business establishment employing more than 1,000 persons or encompassing more than 500,000 square feet of floor space.

(C) A proposed commercial office building employing more than 1,000 persons or encompassing more than 250,000 square feet of floor space.

(D) A proposed hotel/motel development of more than 500 rooms.

(E) A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or encompassing more than 650,000 square feet of floor area."

Consequently, CEQA defines projects of statewide regional significance as a residential development of more than 500 dwelling units. The proposed 13-lot single-family residential subdivision does not meet the criteria identified in the CEQA guidelines as regionally significant. Any new construction shall employ all water conservation measures outlined in the State Appliance Efficiency Standards as enforced by the Building Department as part of obtaining a building permit for the development.

V. **AIR QUALITY.** *Would the proposal:*	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Violate any air quality standard or contribute to an existing or projected air quality violation? (16, 1)				X
b) Expose sensitive receptors to pollutants? (4)				X
c) Alter air movement, moisture, or temperature, or cause any changes in climate? (16, 1)				X
d) Create objectionable odors? (11)				X

Comments: The project is consistent with the City's General Plan. The site is within the Mojave Desert Air Basin (MDAB) and is under the jurisdiction of the Mojave Desert Air Quality Management District (MDAQMD). The EPA designated most of the basin as being in nonattainment, based on federal standards, for PM10 and ozone. The Mojave Desert Air Quality Management District classifies all uses identified within the Victorville General Plan as area sources. Programs have been established in the 1991 Air Quality Attainment Plan that addresses emissions caused area sources. Further, the proposed project does not meet any threshold that requires air quality analysis or mitigation under the Air Quality Attainment Plan. Therefore the impacts are considered by the Mojave Desert Air Quality Management District to be insignificant. A residential project such as the proposed 13-lot single-family residential subdivision does not emit toxic air pollutants and does not cause changes in area climate. No mitigation necessary.

VI. TRANSPORTATION/CIRCULATION. *Would the proposal result in:*	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Increased vehicle trips or traffic congestion? (11, graphic)			X	
b) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (11, graphic)				X
c) Inadequate emergency access or access to nearby uses? (4)			X	
d) Insufficient parking capacity on-site or off-site? (11, graphic)				X
e) Hazards or barriers for pedestrians or bicyclists? (11, graphic)				X
f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (11, graphic)				X
g) Rail, waterborne or air traffic impacts? (11, graphic)				X

Comments: The City of Victorville General Plan Circulation Element is designed so the master-planned roadways operate at a Level of Service of "C" or better at build-out (17, 8). In evaluating Level of Service, existing land use designations were applied. Development of the project will result in increased generation of vehicular trips; which will impact master planned roadways in the short term. However, this short-term increase will be mitigated through the assessment of development impact fees, which provides funding for the construction of roadways to reduce the impacts of additional vehicular traffic. In addition, the project abuts Hesperia Road, a completed 100-foot wide Major Arterial Roadway and Chalon Road a completed Local Roadway, which both have the capacity to serve the site. Section 18.60.090 of the Victorville Municipal Code requires the proposed single-family residences to contain two covered parking spaces per dwelling unit. The proposed 13-lot single-family residential subdivision would be required to have a minimum of 26 parking spaces.

VII. BIOLOGICAL RESOURCES. *Would the proposal result in impacts to:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)? (18)		X		
b) Locally designated species (e.g., heritage trees)? (18)			X	
c) Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)? (4)			X	
d) Wetland habitat (e.g., marsh, riparian, and vernal pool)? (4)				X
e) Wildlife dispersal or migration corridors? (18)		X		

Comments: A biological survey was prepared on January 31, 2007 by RCA Associates, Inc., which found no presence of any state sensitive species. Additionally, the site does not support the typical plant food utilized by the Mojave Ground Squirrel (MGS) (Spermophilus mohavensis), a state-listed threatened species and a special concern species according to the USFWS. The project site does support some native vegetation; however, the site has been disturbed by past human activities, and winterfat and spiny-hop-sage were absent from the property. In addition, existing housing surrounds the project site, with the exception of a lot to the north. Furthermore, there are no documented sightings of the species within the immediate surrounding area, and the property does not support suitable habitat for the Mojave Ground Squirrel. Therefore, no mitigation measures are required.

The Western Burrowing Owl (Athene cunicularia), a migratory bird species, is protected by international treaty under the Migratory Bird Treaty Act of 1918 and it is identified as a California state sensitive species and a Federal special concern species. Sections 3503, 3503.5 and 3800 of the California Fish and Game Code prohibit the take, possession, or destruction of these birds and their nests or eggs. The DFG has indicated that the Department protocol requires that wintering, nesting and preconstruction surveys be conducted. No burrowing owls were encountered on the site. However, the species is known to occur on the surrounding region. Additionally, the absence of the species during these surveys does not preclude the species from utilizing the site in the future. Therefore, certain mitigation measures need to be incorporated into the project to help protect the migratory bird during the nesting season and reduce impacts to the owls to a level less than significant. This is necessary because the conversion of desert habitats contribute to the species habitat destruction. **Mitigation Measure:**

2. **Pre-construction surveys for the Burrowing Owl on the site and in the surrounding area out to 500 feet should be conducted no more than 30-days prior to ground disturbing activities. If ground-disturbing activities are delayed for more than 30 days, additional surveys will be required. If owls are observed on the site during future surveys, CDFG should be contacted to discuss potential mitigation measures which may be required.**

The project site is located in an area listed as Category 3 habitat for the desert tortoise (Gopherus agassizii), a threatened species listed by the CDFG and the USFWS, by the United States Bureau of Land Management. This classification indicates a low probability of tortoises occurring in the area and no desert tortoises were found during this survey. Therefore, no mitigations are recommended for these species at this time. However, the nearest documented habitat occurs a few miles north of the site and if the species is observed on the site during any future surveys or development activities, the CDFG and the USFWS shall be contacted to discuss appropriate mitigations.

The sharp-shinned hawk (Accipiter Striatus) and the loggerhead shrike (Lanius ludovicianus) are both indicated as California special concern species. Neither species were observed on the property or within the immediate area, and no mitigations are recommended at this time. Population levels for this species are expected to be relatively low in the high desert based on current data, and the project is not expected to have any effect on this species. However, the mobility of this species does not preclude it from occurring on the site in the future. If sharp shinned hawks or loggerhead shrikes are detected on the site during future surveys, CDFG should be contacted to discuss applicable mitigation measures for this species.

Because the biological survey is valid for one year for any of the above-mentioned species, the following mitigation measure has been included: **Mitigation Measure:**

3. **Should grading commence after January 31, 2007, a new biological survey shall be filed with the City of Victorville to determine the presence or absence of endangered species on the site. Said survey shall be filed with the Director of Planning or his designee prior to issuance of a grading permit. The survey shall be valid for a period of one year.**

Additionally, see the cumulative discussion under section XVI. Further, the City also enforces a Joshua tree (Yucca Brevifolia) preservation ordinance, which prohibits the removal of the trees without the proper procedure and consent of the City (19, 287).

VIII. ENERGY AND MINERAL RESOURCES. *Would the proposal:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with adopted energy conservation plans? (6, 36)				X
b) Use nonrenewable resources in a wasteful and inefficient manner? (11, graphic)				X
c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? (3, 10)				X

Comments: The proposed project will not significantly increase the use of substantial amounts of fuel or energy, nor create the need to develop new sources of energy since the site is in a developed area of the City. Further, utilization of energy conservation measures required under the State Appliance Efficiency Standards in Title 20, such as efficient mechanical systems designed in accordance with heating calculations and other code regulations will reduce the use of energy.

IX. HAZARDS. *Would the proposal:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) A risk of accidental explosion or release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation)? (11)				X
b) Possible interference with an emergency response plan or emergency evacuation plan? (8, Figure 5)				X

c) The creation of any health hazard or potential health hazard? (11)				X
d) Exposure of people to existing sources of potential health hazards? (4)				X
e) Increased fire hazard in areas with flammable brush, grass, or trees? (11)				X

Comments: The proposed project poses a low probability of subjecting the public to health hazards inasmuch as the project does not involve the use of hazardous substances, nor does it interfere with existing emergency/evacuation plans (8, Figure 5).

X. NOISE. *Would the proposal result in:*

a) Increases in existing noise levels? (11)			X	
b) Exposure of people to severe noise levels? (11)			X	

Comments: The City of Victorville General Plan Noise Element identifies residential land uses as being sensitive to noise. Noise levels of up to 65 decibels (dB) are considered normally acceptable without any special noise insulation requirements since normal construction techniques reduce the exterior noise level by 20 decibels (dB). The proposed 13-lot single-family residential subdivision is abutting Hesperia Road, a completed 100-foot wide Major Arterial Roadway and Chalon Road a completed Local Roadway, which typically has significantly lower traffic volumes than an Arterial Roadway. A six-foot masonry wall including landscaping will be required to mitigate any noise from traffic.

XI. PUBLIC SERVICES. *Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:*

	Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Fire protection? (11)			X	
b) Police protection? (11)			X	
c) Schools? (11)			X	
d) Maintenance of public facilities, including roads? (11)			X	
e) Other government services? (11)			X	

Comments: The proposed development will result in an increase in public services. Consequently, the public service agencies may need to provide additional services for the proposed development, which may result in the need for increased budgets. With regard to capital facilities, development impact fees will be utilized by the public service agencies to ensure the appropriate levels of capital resources necessary to serve the development. Further, the development will be subject to other fees and assessments that will reduce the impact of this development to a level of non-significance (21, 314).

XII. UTILITIES AND SERVICE SYSTEMS. *Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:*

a)	Power or natural gas? (11)				X
b)	Communications systems? (11)				X
c)	Local or regional water treatment or distribution facilities? (11)			X	
d)	Sewer or septic tanks? (11)				X
e)	Storm water drainage? (11)			X	
f)	Solid waste disposal? (11)			X	
g)	Local or regional water supplies? (11)			X	

Comments: Inasmuch as utilities are already provided within the area, only minor extensions to the proposed development would be required. Consequently, the need for altered utility systems would be insignificant, and no new systems will be necessary. However, existing systems will be impacted by the development. Additionally, see the water discussion in the comment section under item IV.

XIII. AESTHETICS. *Would the proposal:*

a)	Affect a scenic vista or scenic highway? (11)				X
b)	Have a demonstrable negative aesthetic effect? (11)				X
c)	Create light or glare? (11)			X	

Comments: The proposed project will not have any adverse impact to the aesthetics of the area as the development within the project area will be subject to compliance with the R-1T (Single-Family Residential – Transitional) zoning regulations, which includes height limitations and yard requirements. Further, any light or glare produced shall be oriented so as not to create a nuisance.

XIV. CULTURAL RESOURCES. *Would the proposal:*

		Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a)	Disturb paleontological resources? (4)		X		
b)	Disturb archaeological resources? (4)		X		
c)	Have the potential to cause a physical change that would affect unique ethnic cultural values? (4)				X
d)	Restrict existing religious or sacred uses within the potential impact area? (4)				X

Comments: The site is not known to be within an area with existing religious or sacred uses. However, because the City of Victorville is in a potential resource rich area as far as paleontological resources are concerned, monitoring of grading activities is a necessary activity associated with any development.
Mitigation Measure:

4. **The applicant shall provide for an on-site paleontological/archaeological inspector to monitor all grading operations, or a letter from said licensed professional indicating that monitoring is not necessary during grading. Further, if disturbed resources are required to be collected and preserved, the applicant shall be required to participate financially up to the limits imposed by Public Resources Code Section 21083.2. The results of said monitoring shall be filed with the Director of Planning or his designee prior to the final approval of the development.**

XV. RECREATION. *Would the proposal:*

a) Increase the demand for neighborhood or regional parks or other recreational facilities? (11)			X	
b) Affect existing recreational opportunities? (11)			X	

Comments: The proposed site will be used for a 13-lot single-family residential subdivision, which will create additional demand upon existing recreational facilities. Consequently, the project will be subject to payment of development impact fees, which will reduce its impact to a level of non-significance (21, 314).

XVI. MANDATORY FINDINGS OF SIGNIFICANCE.	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b) Does the project have the potential to achieve short-term, to the disadvantage or long-term, environmental goals?				X
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
d) Does the project have environmental effects that will cause substantial adverse affects on human beings, either directly or indirectly?				X

Comments: With the increase in building activity recently experienced in the Victor Valley/High Desert area, it is reasonably foreseeable that a large portion of residentially zoned land will develop with single-family homes in the future. However, the City's General Plan anticipated such development and prescribed measures that have been implemented to provide adequate services within the City proper and its sphere of influence.

Regarding biological resources, the City is currently involved in a cumulative impact analysis through our active participation in the development of the West Mojave Habitat Conservation Plan. This plan will mitigate all future development of land within the City and the Victor Valley/High Desert in general through mitigation measures and/or fees that have been reviewed by the Department of Fish and Game. The plan is in the last phase of the approval process. Until such plan is in effect, the City imposes mitigation measures, which along with implementation of 2081 permits, results in the conservation of more suitable habitat outside the city limits of Victorville. In addition, recent biological surveys and trappings detected no Desert Tortoises or Mohave ground squirrels within the southern three-quarters of the City, where most of the development is occurring. Therefore, the cumulative impacts are considered less than significant.

XVII. EARLIER ANALYSES.

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). In this case a discussion identifies the following:

a) **Earlier analyses used.** Earlier analyses are identified and stated where they are available for review.

b) **Impacts adequately addressed.** Effects from the above checklist that were identified to be within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards are noted with a statement whether such effects were addressed by mitigation measures based on the earlier analysis.

c) **Mitigation measures.** For effects that are "Less than Significant with Mitigation Incorporated", describe the mitigation measures which are incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project are described.

Authority: Public Resources Code Sections 21083 and 21087.
Reference: Public Resources Code Sections 21080(c), 21080.1, 21083, 21083.3, 21093, 21094, 21151; *Sundstrum v. County of Mendocino,* 202 CalApp 3d 296 (1988); *Leonoff v. Monterey Board of Supervisors,* 222 CalApp 3d 1337 (1990.

REFERENCES

1. 1997 City of Victorville General Plan Land Use Element.
2. City of Victorville Official General Plan Land Use Policy Map.
3. 1997 City of Victorville General Plan Resource Element.
4. Aerial photos of the City of Victorville, PhotoMapper 4.22, AirPhotoUSA, 2005.
5. United States Soil Conservation Service *Soil Survey of San Bernardino County, California.*
6. 1997 City of Victorville General Plan Housing Element.
7. California Department of Finance Demographic Research Unit Report E-5, January 1, 1999.
8. 1997 City of Victorville General Plan Safety Element.
9. Latest adopted version of the Uniform Building Code.
10. Flood Insurance Rate Map, Community Number 065 068, Effective Date March 18, 1996, Federal Emergency Management Agency.
11. TT-06-016 application filed February 15, 2006.
12. Mojave Water Agency letter dated July 13, 1993.
13. Mojave Water Agency letter dated March 27, 1996.
14. Memorandum from the Director of Planning to the Planning Commission responding to comments made by the City of Adelanto regarding Site Plan SP-12-94 dated November 16, 1994.
15. 1991 Uniform Fire Code.

16. Personal communication with Christian Ihenacho, Supervising Air Quality Planner, Mojave Desert Air Quality Management District on August 30, 1993.
17. 1997 City of Victorville General Plan Circulation Element.
18. United States Bureau of Land Management California Desert Conservation Area, 1988.
19. Chapter 13.33 of the Victorville Municipal Code.
20. 1997 City of Victorville General Plan Noise Element.
21. Victorville Municipal Code Buildings, and Construction Ordinance, Chapter 15.04.
22. Victorville Municipal Code Zoning Ordinance, Chapter 18.16.
23. Victorville Municipal Code, Chapter 6.30.

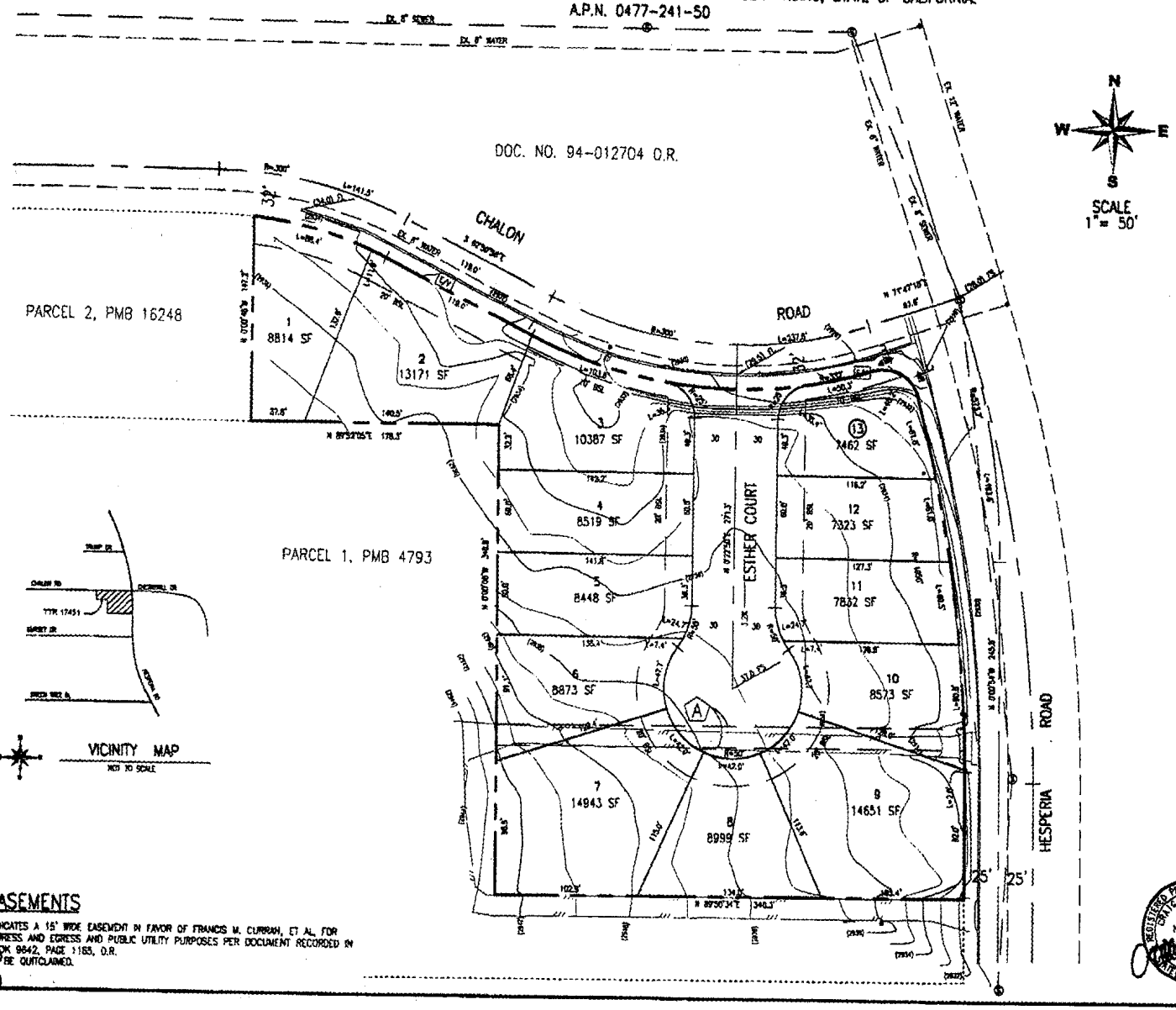
TT-06-016

IN THE CITY OF VICTORVILLE

TENTATIVE TRACT MAP NO. 17451

BEING A DIVISION OF PARCEL 3 AS SHOWN ON PARCEL MAP NO. 16248 FILED IN BOOK 201 AT PAGES 78 THROUGH 81, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

A.P.N. 0477-241-50



OWNER/APPLICANT

CORNERSTONE DEVELOPMENT
1355 SOUTH 5TH STREET, SUITE 1
OAKDALE, CA 95361
(209) 848-8421

PUBLIC UTILITIES

ELECTRICITY: SOUTHERN CALIFORNIA EDISON
12323 HESPERIA ROAD
VICTORVILLE, CALIF. 92392
760-241-3805

GAS : SOUTHWEST GAS COMPANY
P.O. BOX 1498
VICTORVILLE, CA 92393
760-241-9321

WATER : VICTOR VALLEY WATER DISTRICT
17185 YUMA STREET
VICTORVILLE, CA 92395
760-245-6424

SEWER : CITY OF VICTORVILLE
PUBLIC WORKS DEPT.
14343 CIVIC DRIVE
P.O. BOX 5001
VICTORVILLE, CA 92393-5001
760-95-5000

ZONING & LAND USE

PRESENT ON SITE : R-1T/R-3T VACANT

PROPOSED ON SITE : R-1T SINGLE FAMILY RES.

NORTH : R-1T VACANT

SOUTH : R-1T SINGLE FAMILY RES.

EAST : R-1T SINGLE FAMILY RES.

WEST : R-3T APARTMENTS

PARCEL HAS DUAL ZONING. ZONE CHANGE AND GENERAL PLAN AMMENDMENT TO BE FILED CONCURRENTLY WITH MAP.

NOTES

NO PROPOSED GRADING AT THIS TIME.

271 L.F. NEW STREETS

13 NUMBERED LOTS
0.3 AC. GROSS MAXIMUM
0.2 AC. GROSS MINIMUM
0.2 AC. GROSS AVERAGE

3.4 AC. GROSS AREA BEING DIVIDED.

AVERAGE SLOPE OF BOTH FEASIBLE ACCESS ROUTES AND FEASIBLE BUILDING SITES DOES NOT EXCEED TEN PERCENT (10%).

ALTERNATE STREET NAMES:
CHARLES PLACE
ADAMS WAY
EZRA WAY

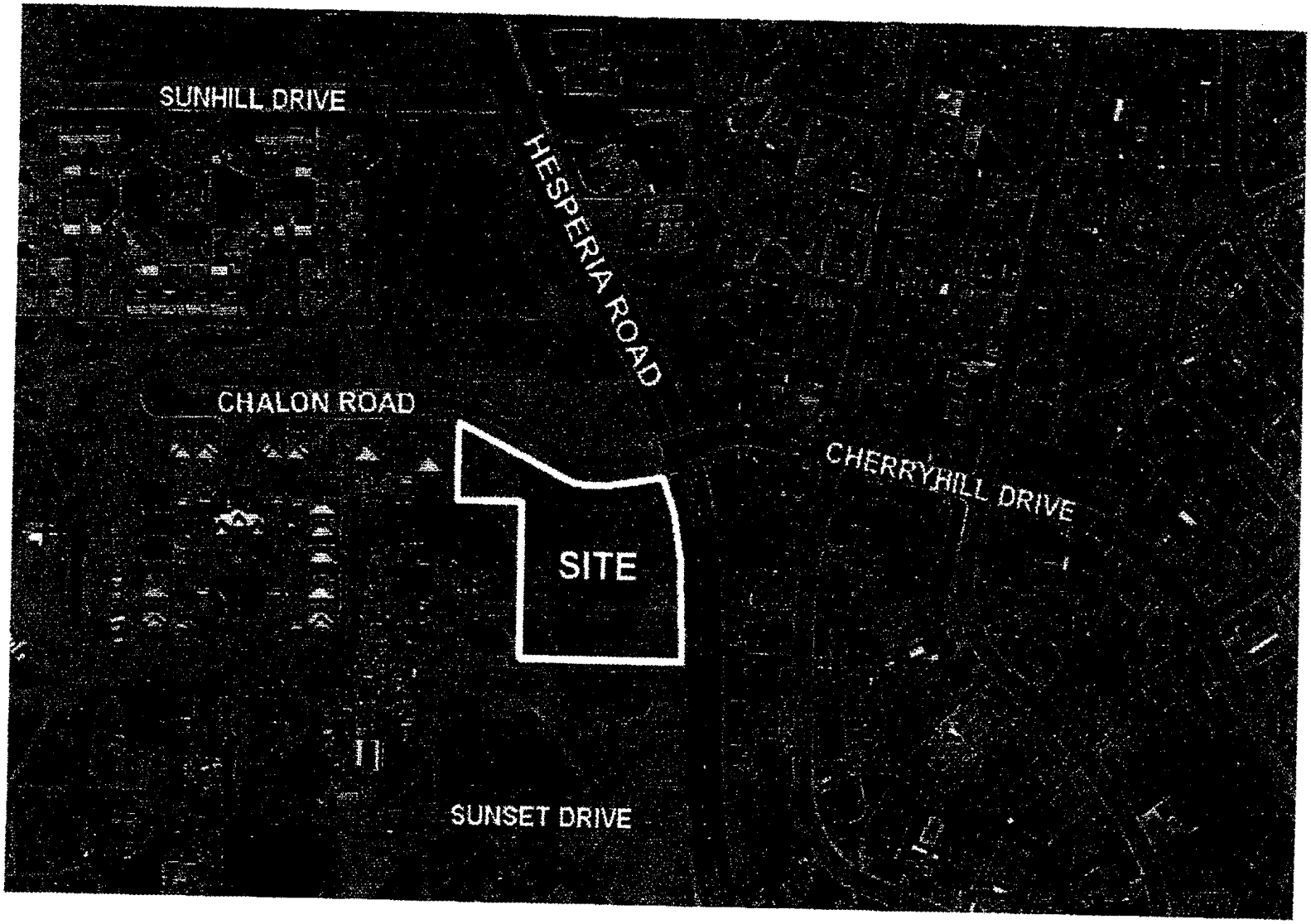
DATE: FEBRUARY 2006

EASEMENTS

(A) INDICATES A 15' WIDE EASEMENT IN FAVOR OF FRANCIS M. CURRAN, ET AL, FOR INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES PER DOCUMENT RECORDED IN BOOK 9642, PAGE 1165, O.R. TO BE QUITCLAIMED.

CUBIT ENGINEERING INCORPORATED
16490 WALNUT ST.
UNIT B-3
HESPERIA, CA 92345
(760) 244-2247
cubitengr@verizon.net

VV02480205



Tentative Tract Map TT-06-016

STATE OF CALIFORNIA
PUBLIC UTILITIES COMMISSION
320 WEST 4TH STREET, SUITE 500
LOS ANGELES, CA 90013

ARNOLD SCHWARZENEGGER, *Governor*

RECEIVED
MAY 25 2006
Planning Department

May 23, 2006

Travis Clark
City of Victorville
P.O. Box 5001
Victorville, CA 92393-5001

Dear Mr. Clark:

Re: SCH# 2006041108; Tentative Tract TT-06-016

As the state agency responsible for rail safety within California, we recommend that any development projects planned adjacent to or near the rail corridor be planned with the safety of the BNSF Railway Company right-of-way in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at at-grade highway-rail crossings. This includes considering pedestrian circulation patterns/destinations with respect to railroad right-of-way.

Safety factors to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade highway-rail crossings due to increase in traffic volumes and appropriate fencing to limit the access of trespassers onto the railroad right-of-way.

The above-mentioned safety improvements should be considered when approval is sought for the new development. Working with Commission staff early in the conceptual design phase will help improve the safety to motorists and pedestrians.

Please advise us on the status of the project. If you have any questions in this matter, please contact me at (213) 576-7078 or at rxm@cpuc.ca.gov.

Sincerely,

Rosa Muñoz, PE
Utilities Engineer
Rail Crossings Engineering Section
Consumer Protection & Safety Division

C: John Shurson, BNSF

State of California - The Resources Agency
ARNOLD SCHWARZENEGGER, Governor
DEPARTMENT OF FISH AND GAME
http://www.dfg.ca.gov
Eastern Sierra - Inland Deserts Region (ESIDR)
407 West Line Street
Bishop, CA 93514
(760) 872-1171

RECEIVED
MAY 26 2006
STATE CLEARING HOUSE

Clear 5-18-06 late e

May 17, 2006

Mr. Travis Clark
City of Victorville
PO Box 5001
Victorville, CA 92393-5001

Subject: Proposed Initial Study and Negative Declaration for Proposed Tentative Tract TT-06-016 (TR 17451) SCH # 2006041108

Dear Mr. Clark:

The Department of Fish and Game (Department) has reviewed the Initial Study (IS) and Negative Declaration (ND) for the above referenced project. The proposed project is for the development of a 13-lot single family residential subdivision on approximately 3.4 acres located at the southwest corner of Hesperia Road and Chalon Road in the city of Victorville.

The Department is providing comments on the IS/ND as the State agency which has the statutory and common law responsibilities with regard to fish and wildlife resources and habitats. California's fish and wildlife resources, including their habitats, are held in trust for the people of the State by the Department (Fish and Game Code §711.7). The Department has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and the habitats necessary for biologically sustainable populations of those species (Fish and Game Code§1802). The Department's Fish and wildlife management functions are implemented through its administration and enforcement of Fish and Game Code (Fish and Game Code§702). The Department is a trustee agency for fish and wildlife under the California Environmental Quality Act (see CEQA Guidelines, 14 Cal. Code Regs.§15386(a)). The Department is providing these comments in furtherance of these statutory responsibilities, as well as its common law role as trustee for the public's fish and wildlife

The proposed project is within the range of the Mohave ground squirrel (MGS). Not all lands within the range are potential habitat for the MGS. The Department reviews the potential for MGS habitat on a site specific basis. The IS/ND states that the proposed site is not Mohave ground squirrel habitat. The Department has not concurred with this determination. A habitat analysis with documentation stating why the lands are not considered MGS habitat should be submitted to the Department for our concurrence, and be available for public review. The Department will use the information to determine if it concurs with the analysis. CEQA requires the lead agency to support their finding that the project will not have a significant impact on the environment. Without this documentation, the finding is not supported. In addition, if the

site does contain occupied habitat, the developer is at risk of taking a Threatened species without an Incidental Take Permit, which is a violation of Fish and Game Code §2080.

Questions regarding this letter and further coordination on these issues should be directed to Ms. Tonya Moore, Environmental Scientist at (760) 955-8139.

Sincerely,

Denyse Racine

Denyse Racine
Senior Environmental Scientist

cc: Tonya Moore, DFG
State Clearinghouse
Chron Files

CASE NO GPA-06-002(B) ZC-06-005 TT-06-016 (17451)

Tract/Parcel No. 477-241-42 (PORTION)

AGENCY CHECKLIST

Environmental Assessment Needed [X]
Class ___ Exemption [ ]

AGENCY LETTERS TO BE SENT TO:	Sent	Rec'd		Sent	Rec'd
Engineering Department	X	X	**Ad Hoc Committees**		
Fire Department	X	X	Eagle Ranch		
Community Services Department	X	X	Golden Mesa		
Building Department	X	X	Golden Triangle		
Victorville Redevelopment Agency			Green Tree East		
City Manager			Liberty Village		
Police Department	X		Old Town VV Property Owners		
Finance Department (Sanitation)			Raintree		
Public Works	X	X	South Central #4		
Information Services			Tatum		
Verizon California, Inc.	X				
Southwest Gas Corporation	X		City of Hesperia		
Southern California Edison	X		City of Adelanto		
Victor Valley Water District	X		Town of Apple Valley		
Baldy Mesa Water District			Mojave Regional Economic Development Council		
Hesperia Water District			Victor Valley Board of Realtors		
County Service Area 64			Building Industries Association		
Mojave Water Agency	X		High Desert Council of Engineering		
Charter Communications	X		Archaeological Information Center		
			Local Agency Formation Commission (LAFCO)		
Victor Elementary School District	X	X	Southern California Logistics Airport	X	X
VV Union High School District	X		Victorville Chamber of Commerce		
Adelanto Elementary School District					
Snowline Joint Unified School District			**Indian Tribes**		
Hesperia Unified School District			Morongo Band of Mission Indians	X	X
Victor Valley College			San Fernando Band of Mission Indians	X	
Victor Valley Wastewater Reclamation Authority	X		San Manuel Band of Mission Indians	X	
Burrtec Waste Industries	X		Serrano Band of Indians	X	
U.S. Post Office	X				
Caltrans			**Development Agreements**		
Department of Fish and Game			Century-Crowell – Foxfire		
Lahontan Water Quality Control Board			Inco Homes - Mesa Verde; Vista Verde		
Flood Control District			Pacific Bay - Brentwood		
Mojave Desert Air Quality Management District			Southdown - Southwestern Industrial Park		
County Transportation					
County Health Department					
County Planning Department					
County Solid Waste Management Department					

Revised January 2006

MEMORANDUM

DATE June 5, 2006

FROM John A. McGlade, BB for JAMcG
City Engineer

TO Bill Webb
Director of Planning

RECEIVED
JUN 0 5 2006
Planning Department

SUBJECT **GENERAL PLAN AMENDMENT GPA-06-002(B) & ZONE CHANGE ZC-06-005,**
~~**DBR Development Co., LLC**~~ CORNERSTONE DEVELOPMENT COMPANY, LLC

The Engineering Department has no comment on the captioned General Plan Amendment and Zone Change.

MEMORANDUM

DATE June 5, 2006

FROM John A. McGlade, City Engineer BL for JAMcG

TO Bill Webb
Director of Planning

RECEIVED
JUN 0 5 2006
Planning Department

SUBJECT **TENTATIVE TRACT TT-06-016, Cornerstorne Development Co., LLC**

The Engineering Department recommends that the following conditions be attached to the subject Tentative Tract:

1. The applicant shall provide a final map in accordance with the provisions of the Subdivision Map Act, as amended January 1, 2006, and all applicable provisions of Title 17 of Victorville Municipal Code.

2. That the applicant shall comply with all applicable provisions of Title 17 of the Victorville Municipal Code.

3. The subdivision map shall show any easement of record traversing the subject property.

4. The tentative map approval for this subdivision shall expire three (3) years from the date of said approval.

5. The subdivider shall be required to provide public utility, sewer, and/or drainage easements as required by the City Engineer.

6. That the applicant shall dedicate all of the streets shown on the approved tentative map.

7. That the applicant shall install physically handicapped ramps at all intersections.

8. The applicant shall install all improvements required by Section 17.64.010, 17.64.020, 17.64.030, and 17.64.040 of the Victorville Municipal Code along the frontage of subject property in accordance with the requirements of the City Engineer and the Standard Specifications for Public Works Improvements of the City of Victorville.

9. The applicant shall install sewer, water, gas, underground electricity and telephone. Further the applicant shall install underground communications cable.

10. The applicant shall install streetlights on decorative marbelite standards and relocate existing streetlights as required by the City Engineer.

11. The applicant shall install fire hydrants and/or on site protection as required by the Fire Chief.

12. The applicant's Engineer shall submit a grading plan for the City Engineer's approval and signature. Said grading plan shall address all drainage problems, including nuisance water, within the subject parcels and provide drainage structures of various types, including walls, to adequately handle the on site drainage, that to be accepted from upstream properties and that to be accepted by downstream properties. Hydrologic and hydraulic calculations shall be submitted to support the subdivider's Engineer's design.

13. That the subdivider or any successor in interest of any of the parcels to be created by this subdivision shall be responsible for any costs incurred in the relocation of existing utility facilities where such facilities conflict with street improvements installed within offers of dedication required by these conditions of approval when said improvements are caused to be installed.

14. That the applicant shall pay all existing sewer or any other City of Victorville assessments against the subject property.

15. That the applicant shall provide improved secondary access as required by the Fire Chief.

16. The subdivider shall be required to enter into a subdivision agreement as approved by the City of Victorville.

17. The minimum width for any peripheral street shall be the half width plus 12' of pavement plus a standard parkway on the development side.

18. The subdivider shall conduct a grading operation on the subject property in a manner that will not cause sand or dust to blow onto the property of others. An adequate dust palliative shall be used at all times. Upon completion of grading the subdivider shall maintain the site in a manner that will not cause sand or dust to blow onto the property of others until such a time as the subdivision is finaled and the lots are occupied.

19. The applicant shall provide temporary fencing as required by staff to prevent windblown construction debris from leaving the construction site.

20. The applicant shall, prior to the final approval and recordation of the subdivision, make application and gain approval of a development agreement as it relates to fees, including but not limited to sewer and storm drain.

21. That the applicant shall annex this subdivision into the existing Street Lighting District.

22. That the applicant shall comply with Section 15.28.180 of the Victorville Municipal Code regarding the placing of utility lines underground.

JAMc:MRM:mrm

MEMORANDUM

DATE: March 17, 2006

FROM: John Becker
Fire Chief

TO: Bill Webb
Director of Planning

RECEIVED
MAR 21 2006
Planning Department

CITY OF VICTORVILLE
INCORPORATED SEPT. 21, 1962
HOME OF THE SAN BERNARDINO COUNTY FAIR
CALIFORNIA

SUBJECT: PLANNING COMMISSION MEETING – APRIL 12, 2006

GPA-06-002 (B), ZC-06-005, TT-06-016 **(TRACT 17451)**

Conditions:

The Fire Department recommends that the following conditions be attached to the subject Tentative Tract:

- Approved water supply system, complete with fire hydrants complying with Fire Department Standard No. 5, shall be in place prior to any combustible construction.
- Streets greater than 150' in length shall require cul-de-sacs or approved turnarounds per Fire Department standard. Any street exceeding 500' will require paved secondary access.

SP-06-029

Conditions:

The Fire Department recommends that the following conditions be attached to the subject Tentative Tract:

- Approved water supply system, complete with fire hydrants complying with Fire Department Standard No. 5, shall be in place prior to any combustible construction.
- Interior/exterior Fire Department access roadways/fire lanes shall be required per Fire Department Standard. Access roadways shall not be blocked by gates, fences, etc.
- Knox Box/Key Box is required, and shall be provided and installed in a location approved by the Fire Department.
- Monitored fire sprinkler and/or fire alarm system(s) are required for the proposed building(s). Plans shall be submitted prior to construction.

MEMORANDUM

DATE March 3, 2006

FROM Jon E. Gargan
Director of Community Services

TO Bill Webb
Director of Planning and Development

RECEIVED
MAR - 6 2006
Planning Department

CITY OF VICTORVILLE
INCORPORATED SEPT. 21, 1962
HOME OF THE SAN BERNARDINO COUNTY FAIR
CALIFORNIA

SUBJECT **PLANNING COMMISSION MEETING OF APRIL 12, 2006**

Case No.: GPA-06-002(B) Tract 17451
ZC-06-005 Abuts Hesperia Rd. – Major Arterial
TT-06-016

Applicant: Cornerstone Development Company LLC

[ ] The Community Services Department has no comments at this time regarding the above-referenced project.

[X] All Landscape and Drainage Maintenance Assessment Districts must meet the requirements as described in the Community Services Department's LMAD and DFAD Specification and Details Booklet.

[ ] This project does not provide land for park development. It is recommended that a minimum of ten acres or greater be included for a future park site.

Should you have any questions regarding the above responses, please contact me or Becky Wasserman at extension 5275.

Submitted by: Ray Salberg
Golf Course and Grounds Manager

JEG:RS:bw

MEMORANDUM

DATE: March 6, 2006

FROM: George E. Worley
Director of Building and Safety

TO: Planning Department

SUBJECT: General Plan Amendment, Zone Change & Tentative Tract Map
GPA-06-002(B), ZC-06-005, TT-06-016 (17451)
Cornerstone Development Company LLC, Parcel 0477-241-42
Case Planner, Travis Clark

In response to Request for Comments dated February 27, 2006 and with regard to the above-entitled matter, the Building and Safety Department responds as follows:

The Building and Safety Department has no comments at this time.

GEW/lpb

RECEIVED
MAR - 7 2006
Planning Department

MEMORANDUM

DATE: March 7, 2006

FROM: Rod E. Sorensen
Acting Director of Public Works

TO: Bill Webb
Director of Planning

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MAR - 8 2006
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CITY OF VICTORVILLE
INCORPORATED SEPT. 21, 1962
HOME OF THE SAN BERNARDINO COUNTY FAIR
CALIFORNIA

SUBJECT: Request for Comments
Planning Commission Meeting – April 12, 2006

GPA - 06-002 (B)
ZC-06-005
TT-06-016

Public Works staff have reviewed the cases tentatively scheduled to be heard by the Planning Commission on April 12, 2006. After this review, staff can find no concerns with the proposed cases.

Please do not hesitate to call with any questions you may have.

RES:pg
Attachment

cc: Mike Jenks, Assistant Director of Public Works
Joe Flores, Public Works Manager

BOARD OF TRUSTEES

Ernie Moran
Karen Morgan
Willie Davis Pringle
Dr. Gabriel Stine
Monte Worle

Victor Elementary School District

Learning for All... Whatever it Takes

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Planning Department

March 2, 2006

City of Victorville
Planning Department
P.O. Box 5001
Victorville, CA 92393-5001

Re: Planning Commission Meeting – April 12, 2006
Case No. GPA-06-002(B)
ZC-06-005
TT-06-016
(17451)
13-lot Single-family residential subdivision

Victor Elementary School District has the following comments:

We strongly object to this project as we are unable to house additional students. This residential subdivision would generate additional students which we cannot accommodate.

Sincerely,

Rhonda Moon

Rhonda Moon
Facilities Planner

15579 8th Street · Victorville, CA 92392-3262 · (760) 245-1691 · Fax (760) 245-6245 · www.vesd.net

GLOBAL ACCESS
@ SOUTHERN CALIFORNIA LOGISTICS AIRPORT

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Planning Department

MEMORANDUM

DATE: March 8, 2006

TO: Bill Webb, Director, City of Victorville Planning Department

FROM: Peter R. Soderquist

SUBJECT: **GPA-06-002(B) & ZC-06-005** + TT-06-016

This memo concerns the above referenced items which are scheduled to be heard at the **APRIL 12, 2006** Planning Commission meeting.

The Southern California Logistics Airport has no comments relative to **GPA-06-002(B)** and **ZC-06-005**.

Peter Soderquist,
Director

SOUTHERN CALIFORNIA LOGISTICS AIRPORT AUTHORITY
18374 PHANTOM, VICTORVILLE, CA 92394
TEL 760.246-6115 FAX 760.246.3108
www.logisticsairport.com

INTERMODAL ■ AIR CARGO ■ RAIL ■ GROUND

March 2, 2006

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MAR - 3 2006
Planning Department

MORONGO BAND OF MISSION INDIANS
A SOVEREIGN NATION

Mr. Travis Clark
City of Victorville
P.O. Box 5001
Victorville, CA 92393-5001

Re: Proposed General Plan Amendment #GPA-06-002(B)

Dear Mr. Clark:

Thank you for your letter of February 27, 2006 which the Morongo Band of Mission Indians (the "Tribe") shall accept as an offer to consult under Government Code §65352.3 (SB18). As you probably know, the Tribe has 90 days in which to respond whether it wishes to consult; however, the Tribe see itself as a cultural resources "partner" with the City on this project so it wishes to respond quickly to avoid unnecessary delays.

The Tribe has no knowledge of any specific cultural, ceremonial, or sacred resources on the site. From your letter, it is unclear if the City conducted either a Planning Review or Records Search at the San Bernardino County Museum. That information would allow us all to know more about the site and the probability of finding cultural resources on it. That notwithstanding, based on the Tribe's knowledge of the area and after viewing an aerial photograph of the site, the Tribe believes that there may be nothing on the site. Therefore, technically, there is nothing on which to consult.

SB18 consultation triggers when a city is processing a general or specific plan and it must follow a notification procedure and request consultation with the affected tribes. Consultation, however, is based upon cultural resources as defined in the Pubic Resources Code and those resources must either be sacred, religious or ceremonial sites of the Tribe or on the California Historical Register (CHR) or eligible for the Register. As indicated above, since there are no known Native American cultural resources on the site, there is nothing on which to consult.

That notwithstanding, the Tribe would like to request that the City voluntarily consider imposing the following conditions on the project:

- If human remains are encountered during grading and other construction excavation, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5.

- In the event that Native American cultural resources are discovered during project development/construction, all work in

245 N. MURRAY STREET, SUITE C - BANNING, CA 92220 - 951-849-8807 - FAX: 951-922-8146

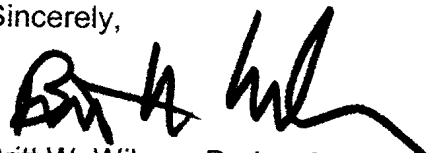
> the immediate vicinity of the find shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the overall project may continue during this assessment period.
>
> If significant Native American cultural resources are discovered, for which a Treatment Plan must be prepared, the developer or his archaeologist shall contact the Morongo Band of Mission Indians ("Tribe")[1]. If requested by the Tribe, the developer or the project archaeologist shall, in good faith, consult on the discovery and its disposition (e.g. avoidance, preservation, return of artifacts to tribe, etc.).

As you know, the first condition is merely a reiteration of State law; the second condition is also consistent with state law that prohibits knowingly destroying an archaeological site. Therefore, the Tribe does not believe the City would be averse to imposing these conditions. The imposition of these conditions would also make up for, or balance out, the lack of cultural resources information on the site. The Tribe has no objection if the City has some other wording for these types of standard conditions but they should have the same salient points as in the above stated conditions.

The Tribe thanks the City for voluntarily considering the comments of the Tribe. As previously indicated, since there is technically nothing to consult on, the Tribe deems the consultation process complete. The Tribe does recommend that you contact San Manuel Band of Mission Indians to obtain their comments as they would be a tribe with who you are required to offer consultation under State Law (SB18).

Thank you for contacting the Tribe. If you have any questions, please contact me at (951) 755-5206 or Britt_wilson@morongo.org

Sincerely,



Britt W. Wilson, Project Manager/Cultural Resources Coordinator

c. Ann Brierty, San Manuel Band of Mission Indians

---

[1] The Morongo Band of Mission Indians realizes that there may be additional tribes claiming cultural affiliation to the area; however, Morongo can only speak for itself. The Tribe has no objection if the archaeologist wishes to consult with other tribes and if the city wishes to revise the condition to recognize other tribes.

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EXECUTIVE SUMMARY

General Plan Amendment GPA-06-002 (J) and Zone Change ZC-06-014

PROJECT DESCRIPTION: A proposed General Plan Amendment to amend the Land Use Element and any other affected elements of the General Plan to redesignate property from Very Low Density Residential to Commercial and a change of zone to reclassify property from R-1TB1/2 (Single-Family Residential - Transitional) to C-2 (General Commercial) on property located at the southeast corner of Mojave Drive and Highway 395.

APPLICANT:	Rolo Development
PLANNING COMMISSION PUBLIC HEARING DATES:	June 14, 2006
NUMBER OF PEOPLE SPEAKING IN FAVOR:	0
NUMBER OF PEOPLE SPEAKING OPPOSED:	0
NUMBER OF WRITTEN COMMENTS IN FAVOR:	0
NUMBER OF WRITTEN COMMENTS OPPOSED:	0
STAFF RECOMMENDATION:	Approval
PLANNING COMMISSION ACTION:	Recommend approval
PLANNING COMMISSION VOTE:	five ayes

/pi

Public Hearing
#8A,B,C
7-18-06

MEMORANDUM

DATE: July 18, 2006

FROM: Bill Webb
Director of Planning

TO: Mayor and City Council Members

SUBJECT: PUBLIC HEARING - GENERAL PLAN AMENDMENT GPA-06-002 (J) AND ZONE CHANGE ZC-06-014 – ROLO DEVELOPMENT – RESOLUTION NO. 06-116 AND ORDINANCE NO. 2159

At the regular meeting held June 14, 2006, the Planning Commission conducted a Public Hearing to hear arguments for or against a proposed amendment to the Land Use Element of the General Plan and any other affected elements to redesignate property from Very Low Density Residential to Commercial and a change of zone to reclassify property from R-1TB1/2 (Single-Family Residential – Transitional – ½ Acre Minimum Lot Size) and C-2T (General Commercial - Transitional) to C-2 (General Commercial) on property located on the southeast corner of Mojave Drive and Highway 395. An excerpt from the minutes of that meeting is as follows:

> "Mr. Webb outlined the staff report.
>
> Chairman McEachron opened the public hearing at 7:19 p.m. There being no testimony, Chairman McEachron closed the public hearing at 7:19 p.m.
>
> A motion was made by Commissioner Metzler and seconded by Commissioner Kurth to approve the Negative Declaration for GPA-06-002 (J) and ZC-06-014 and Resolutions P□06-139 and P-06-140 with conditions of Staff. The motion carried by unanimous vote of the Commission. The Resolutions were entitled:
>
> A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF GENERAL PLAN AMENDMENT GPA-06-002 (J), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO RE-DESIGNATE PROPERTY FROM VERY LOW DENSITY RESIDENTIAL TO COMMERCIAL
>
> A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF ZONE CHANGE ZC□06-014, A CHANGE OF ZONE TO RECLASSIFY PROPERTY FROM R-1TB1/2 (SINGLE-FAMILY RESIDENTIAL DISTRICT – TRANSITIONAL) AND C-2T (GENERAL COMMERCIAL – TRANSITIONAL) TO C-2 (GENERAL COMMERCIAL)"

Attached for Council's information is a copy of the Planning Staff Report together with other pertinent data. This matter is presented to the City Council for consideration at the close of the Public Hearing.

BW:pi

Attachments

RESOLUTION NO. 06-116

A RESOLUTION OF THE CITY OF VICTORVILLE APPROVING GENERAL PLAN AMENDMENT GPA-06-002 (J), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO REDESIGNATE PROPERTY FROM VERY LOW DENSITY RESIDENTIAL TO COMMERCIAL – ROLO DEVELOPMENT

WHEREAS, Rolo Development, has initiated an amendment to the Land Use Element of the General Plan and any other affected elements to redesignate property from Very Low Density Residential to Commercial on property located in the City of Victorville, County of San Bernardino, State of California, particularly described as follows:

The Northwest ¼ of the Northwest ¼ of Section 15, Township 5 North, Range 5 West, San Bernardino Meridian, County of San Bernardino, State of California; and

WHEREAS, pursuant to Title 7, Division I, Chapter 3 of the Government Code of the State of California, the Victorville Planning Commission held a public hearing on June 14, 2006, to hear arguments for and against the issue, and after hearing all testimony offered, the Commission approved Resolution No. P-06-139, which recommended approval to the City Council of the General Plan Amendment; and

WHEREAS, the City Council finds that the proposed amendment to the Land Use Element is consistent with the goals, policies and objectives of the General Plan and all other elements; and

WHEREAS, a Negative Declaration for the proposed General Plan Amendment has been presented to the Planning Commission, and each member having reviewed and considered the information contained therein, and the Planning Commission having determined that the proposed General Plan Amendment will not have a significant effect on the environment and therefore recommends adoption by the City Council,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY RESOLVE AS FOLLOWS:

SECTION I. That after holding a public hearing and considering all the testimony offered in compliance with Section 65357 of the Government Code of the State of California, the City Council hereby approves the General Plan Amendment to the Land Use Element of the General Plan and any other affected elements to redesignate property from Very Low Density Residential to Commercial on property located at the southeast corner of Mojave Drive and Highway 395.

ORDINANCE NO. 2159

AN ORDINANCE OF THE CITY OF VICTORVILLE APPROVING ZONE CHANGE ZC-06-014 TO RECLASSIFY PROPERTY FROM R-1TB1/2 (SINGLE-FAMILY RESIDENTIAL – TRANSITIONAL – ½ ACRE MINIMUM LOT SIZE) AND C-2T (GENERAL COMMERCIAL – TRANSITIONAL) TO C-2 (GENERAL COMMERCIAL) – ROLO DEVELOPMENT

Pursuant to Title 7, Division I, Chapter 4, Article 2 of the Government Code of the State of California, a Public Hearing was held on the 14th day of June 2006, to hear arguments for and against the issue, and after hearing all testimony offered, the Planning Commission approved Resolution No. P-06-140, which recommended to the City Council the adoption of the zone change on property in the City of Victorville, County of San Bernardino, State of California hereinafter described as:

The Northwest ¼ of the Northwest ¼ of Section 15, Township 5 North, Range 5 West, San Bernardino Meridian, County of San Bernardino, State of California; and

WHEREAS, The City Council finds that the proposed zone change is consistent with the General Plan; and

WHEREAS, The City Council finds that the site is adequate in size to accommodate the proposed land use; and

WHEREAS, The City Council finds that the proposed use will have no adverse effect upon abutting property; and

WHEREAS, a Negative Declaration for the proposed Zone Change has been presented to the Planning Commission, and each member having reviewed and considered the information contained therein, and the Planning Commission having determined that the proposed Zone Change will not have a significant effect on the environment and therefore recommends adoption by the City Council,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. That Zone Change ZC-06-014 be adopted, reclassifying property from R-1TB1/2 (Single-Family Residential – Transitional – ½ Acre Minimum Lot Size) and C-2T (General Commercial – Transitional) to C-2 (General Commercial) on property generally located on the southeast corner of Mojave Drive and Highway 395.

CITY OF VICTORVILLE PLANNING DEPARTMENT
14343 Civic Drive, Victorville, California 92392
(760) 955-5135 FAX (760) 245-8250

NEGATIVE DECLARATION with a "de minimis" finding
Preparation Date: May 22, 2006

Name or Title of Project: Proposed General Plan Amendment GPA-06-002(J) & Zone Change ZC-06-014.

Location: Southeast corner of Mojave Drive and Highway 395.

Entity or Person Undertaking Project: Rolo Development; 2861 Creston Road; Walnut Creek, CA 94597

Description of Project: A request to amend the General Plan to change the land use designation of approximately 10 acres from Very Low Density Residential to Commercial and to change the zoning on approximately 40 acres of property from a C-2T (General Commercial - Transitional) District and an R-1TB½ (Single-family Residential, minimum ½ acre building site) District to a C-2 (General Commercial) District.

Statement of Findings: The Planning Commission has reviewed the Initial Study for this proposed project and has found that there are no adverse environmental impacts to either the man-made or physical environmental setting and does hereby direct staff to file a Notice of Determination, pursuant to the California Environmental Quality Act (CEQA).

A copy of the Initial Study and other applicable documents used to support the proposed Negative Declaration is available for review at the City of Victorville Planning Department.

Further, pursuant to Fish and Game Code Section 711.4, a "de minimis" finding is hereby made based upon the fact that no development is proposed at this time.

Public Review Period: May 23, 2006, through June 11, 2006.

Tentative Public Hearing Date: June 14, 2006.

Adopted by the Planning Commission on June 14, 2006.

RYAN McEACHRON, CHAIRMAN
VICTORVILLE PLANNING COMMISSION

Adopted by the City Council on July 18, 2006

MIKE ROTHSCHILD, MAYOR
CITY OF VICTORVILLE

BILL WEBB
DIRECTOR OF DEVELOPMENT

AJ

PLANNING COMMISSION STAFF REPORT

DATE: June 14, 2006 **AGENDA NO.** 6 A & B

CASE: GPA-06-002(J) & ZC-06-014

SUBJECT: A request to amend the General Plan to change the land use designation of approximately 10 acres from Very Low Density Residential to Commercial and to change the zoning on approximately 40 acres of property from a C-2T (General Commercial - Transitional) District and an R-1TB½ (Single-family Residential, minimum ½ acre building site) District to a C-2 (General Commercial) District.

APPLICANT: Rolo Development

LOCATION: Southeast corner of Mojave Drive and Highway 395.

I. STAFF RECOMMENDATION:

That the Planning Commission take the following actions:

1. **General Plan Amendment** - Adopt Resolution No. P-06-139, recommending City Council approval of Case No. GPA-06-002(J); and
2. **Zone Change** - Adopt Resolution No. P-06-140, recommending City Council approval of Case No. ZC-06-014; and
3. **Environmental Assessment** - Recommend the issuance of a Negative Declaration with a "de minimis" finding for the project.

II. SUMMARY:

The applicant is proposing to reclassify approximately 10 acres of a 40-acre site from Very Low Density Residential to Commercial and to change the zoning on the entire 40 acres of property from a C-2T (General Commercial - Transitional) District and an R-1TB½ (Single-family Residential, minimum ½ acre building site) District to a C-2 (General Commercial) District. This request is being made in order to allow for the entire 40-acre site to develop as a commercial complex.

III. STAFF ANALYSIS:

1. General Plan Amendment

- The proposed amendment will change approximately 10 acres of the 40-acre site from Very Low Density Residential to Commercial, in order to permit for the subsequent zone change to C-2 (General Commercial District) as discussed below.

- The subject property currently contains split General Plan designations as well as a split zoning designation, which this proposal seeks to remedy by amending the Land Use element of the General Plan to designate all parcels as Commercial.

- Approval of this amendment will create the opportunity for a commercial "node" at the intersection of Mojave Drive and Highway 395, which would serve residents in the western portion of the City. Staff notes that current General Plan and zoning designations in the area are a result of dated "strip" development ideas where commercial corridors are created along major road corridors, which impedes motorized as well as pedestrian traffic. "Node" development, which this proposal facilitates, utilizes clusters of commercial and office type uses around major intersections where vehicle trips can be reduced and pedestrian corridors can be efficiently integrated into design of the development.

2. Zone Change.

- The proposed Zone Change seeks to designate the entire 40-acre site as C-2 (General Commercial District), while existing zoning designates the subject property as C-2T (General Commercial - Transitional) and R-1TB½ (Single-family Residential, minimum ½ acre building site).

- The "T" or Transitional District associated with the parcels in the proposal refers to noise and aviation development standards required per approved ZC-8-89 (portion of resolution included, Exhibit 'A'). Staff finds that removing these development standards will not have a negative impact on Southern California Logistics Airport (SCLA) or its future development as these requirements may be included as mitigation measures on a site-specific basis at the Site Plan stage of development.

- Staff finds that approval of this proposal will not divide an established community or negatively impact any surrounding properties, as the site itself as well as the majority of the surrounding properties are vacant. Existing residential structures to the south of the proposal are nonconforming uses inasmuch as they a within an area designated as Commercial by the General Plan. Future development of this site as a commercial use will ensure proper noise and aesthetic buffers are included as mitigation measures at the Site Plan stage should any abutting uses be negatively affected.

3. Environmental Assessment.

- A Negative Declaration with a "de minimis" finding has been prepared for the project in accordance with Section 15070 of the California Environmental Quality Act.

4. Changes to the General Plan & Zoning Map.

Should the proposal be approved as requested, then the following modifications to the General Plan and Zoning Map would occur:

1. Table 5 entitled "Distribution of Land Use" and Table 6 entitled "Existing Land Uses" on pages 24 and 25 of the Land Use Element shall be amended to reduce the acreage of the Very Low Density Residential land use designation by 10 acres within the West City Planning Area. A corresponding increase in Commercial acreage within the same Planning Area would also occur.

2. Figure 15 of the Land Use Element of the General Plan entitled, "West City Planning Area" shall be updated in accordance with this proposal.

3. The Official Zoning Map of the City of Victorville would be updated in order to classify the subject parcels as having a Commercial General Plan designation with a C-2 (General Commercial) zoning designation.

IV. SITE CHARACTERISTICS:

	Existing Land Use	General Plan	Zoning	Specific Plan
Site	Vacant	Commercial & Very Low Density Residential	C-2T & R-1TB½	N/A
North	Vacant	Commercial	C-2T	N/A
South	Existing nonconforming single-family residences	Commercial & Very Low Density Residential	C-2T & R-1TB½	N/A
East	Vacant	Commercial & Very Low Density Residential	C-2T & R-1TB½	N/A
West	Vacant	City of Adelanto	Commercial	N/A

NUMBER OF RADIUS LABELS MAILED: 14

AJ

THE STAFF RECOMMENDATION MAY BE ACCEPTED OR REJECTED BY THE PLANNING COMMISSION AND THE CITY COUNCIL AFTER ITS OWN ANALYSIS AND CONSIDERATION OF PUBLIC TESTIMONY PRESENTED AT THE HEARING. THE PLANNING COMMISSION ACTION IS A RECOMMENDATION TO THE CITY COUNCIL ONLY.

EXHIBIT 'A'

or the issuance of any building permit for residential purposes.

R-1T - Single Family Residential - Transitional with a density of four du per gross acre

1. The residential densities shall not exceed four dwelling units per acre.
2. Noise attenuation at/or below 45 decibels shall be required in any and all habitable structures.
3. Any development shall require the recordation of a noise and avigation easement prior to the final approval and recordation of any tentative map or the issuance of any building permit for residential purposes.

C-2T - General Commercial - Transitional - IPD-T - Industrial Park District - Transitional - M-1T - Light Industrial - Transitional

1. Any development shall require the recordation of a noise and avigation easement prior to the final approval and recordation of any tentative map or the issuance of any building permits for development of the subject property.
2. All development within 65-70 Ldn noise contour shall require noise attenuation below 45 decibels within office uses.
3. Structures of the proposed use shall not exceed the height regulation of FAR Part 77.
4. The proposed uses or its structures shall not reflect glare that would endanger aircraft operations.
5. The proposed use shall not emit electronic interference that would endanger aircraft operations.
6. The proposed use shall not produce smoke so as to endanger aircraft operations.
7. The proposed uses shall promote the public interest by providing for the

EXHIBIT 'A'

orderly development of the airport and the area around the airport in such a manner, among other things to promote the overall noise standards adopted pursuant to Public Utilities Code section 21669 and prevent the creation of new noise and safety problems.

8. The proposed uses shall provide for the protection of public health, safety and welfare by ensuring the orderly expansion of the airport and the adoption of land use measures or development standards that minimize the public's exposure to excessive noise and safety hazards within the area around the airport to the extent that such areas are not already devoted to incompatible uses.

GPA-06-002(J)
ZC-06-014

GENERAL PLAN & ZONING PLAN DESIGNATION

SITE APN'S: 3103-241-01,02,03,04

PROPOSED GENERAL PLAN AMMENDMENT

East portion of Lot 4 from Residential (R) to General Commercial (C-2).

PROPOSED ZONE CHANGE

LOTS 01,02,03 and West portion of 04

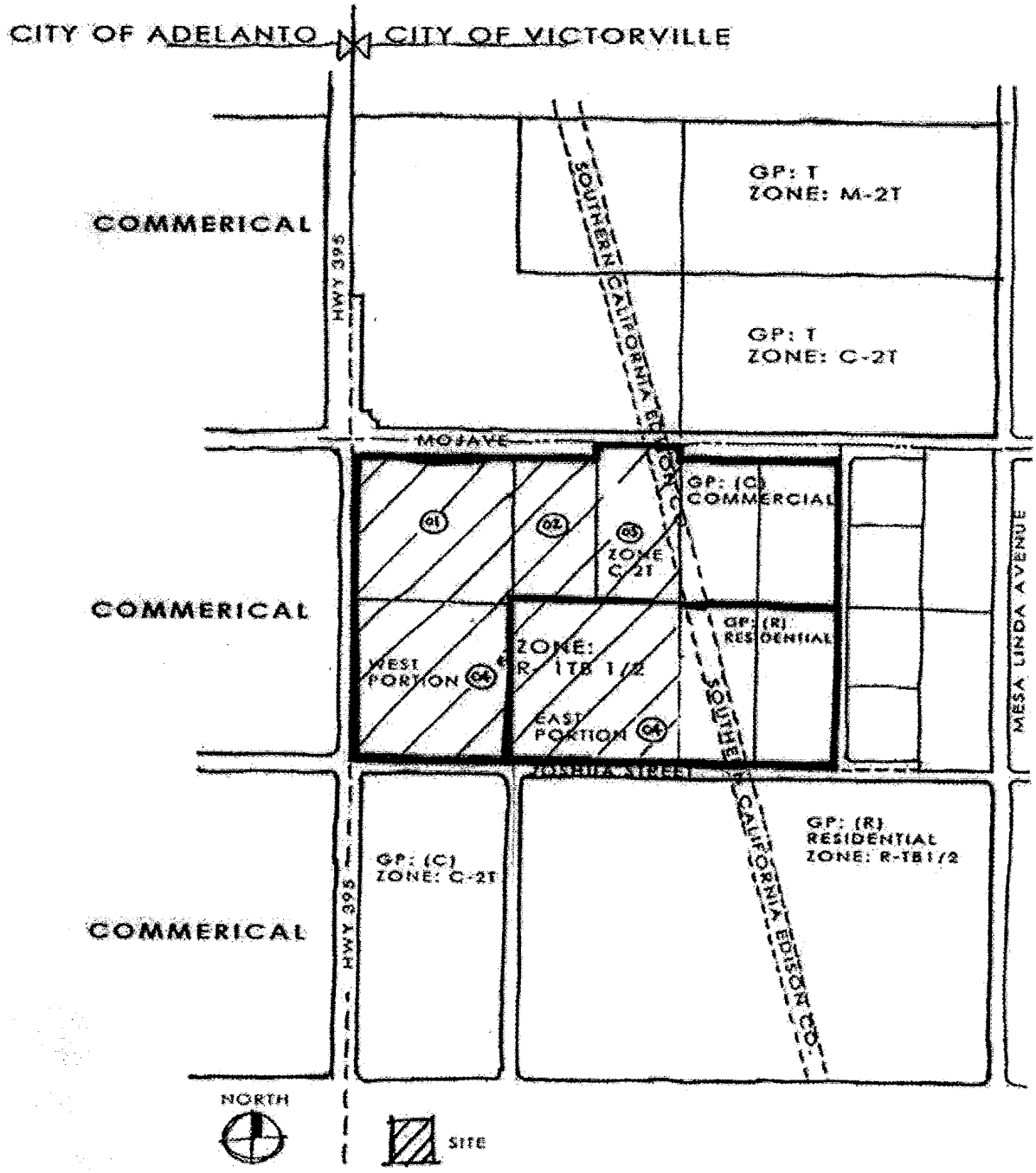
EXISITING: C-2T

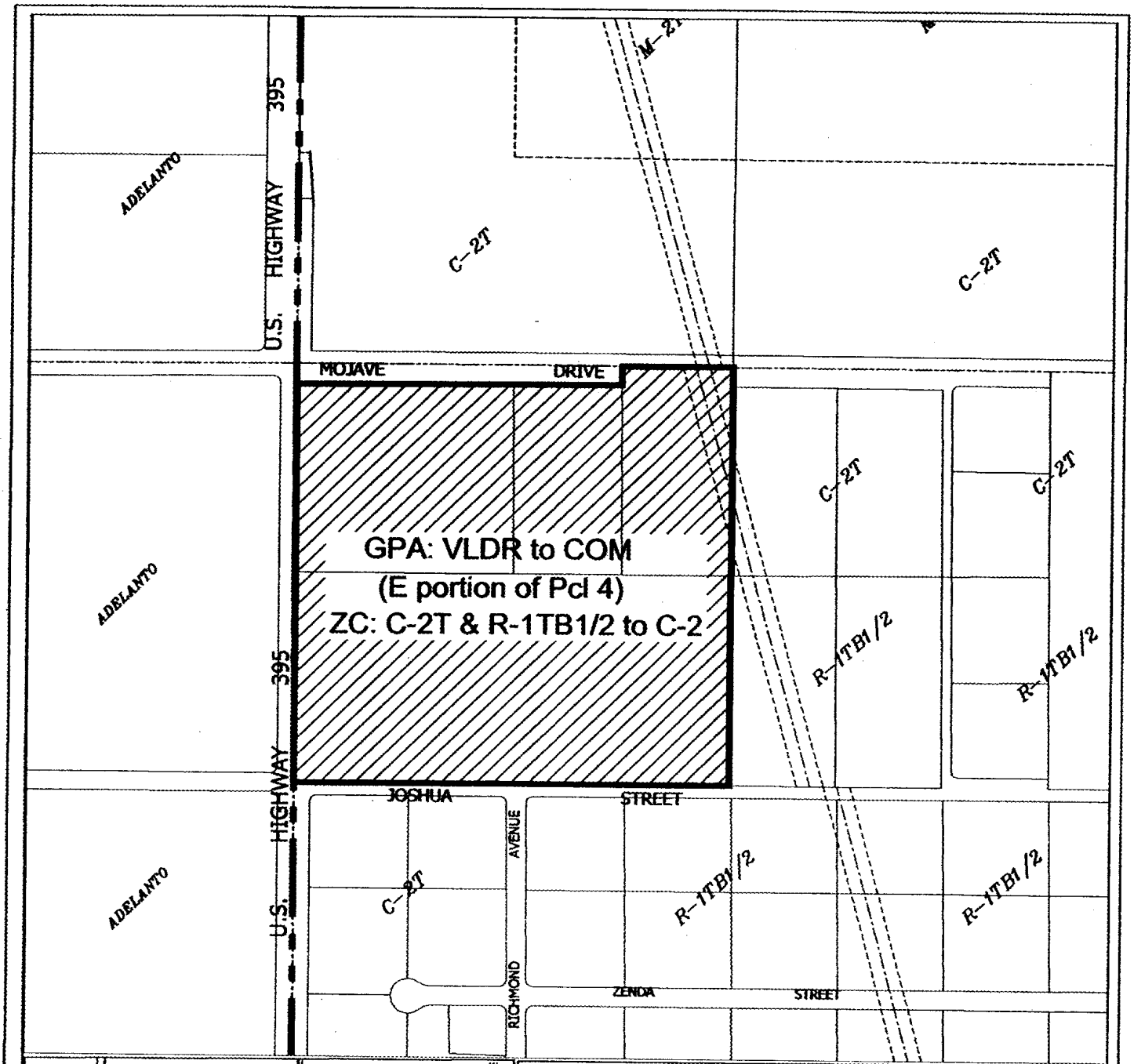
PROPOSED: C-2

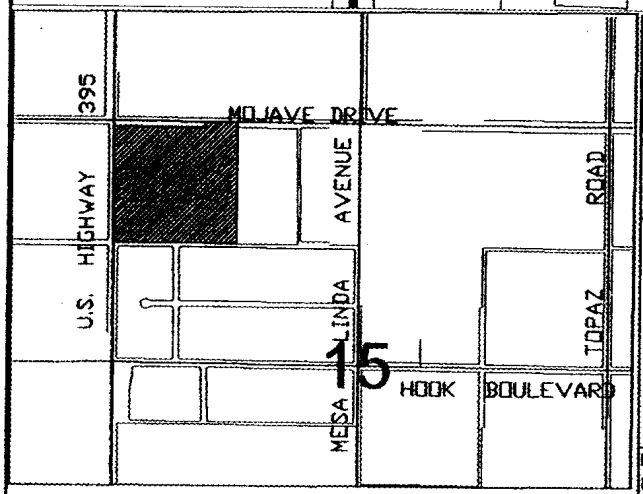
EAST POTION OF LOT 04

EXISITING: R- 1TB1/2

PROPSED: C-2







Vicinity Map

Graphics are diagramatic only - Not to Scale

Title: PROPERTY LOCATION MAP

Zoning: C-2T & R-1TB1/2 to C-2

Area: 38.5 Acres

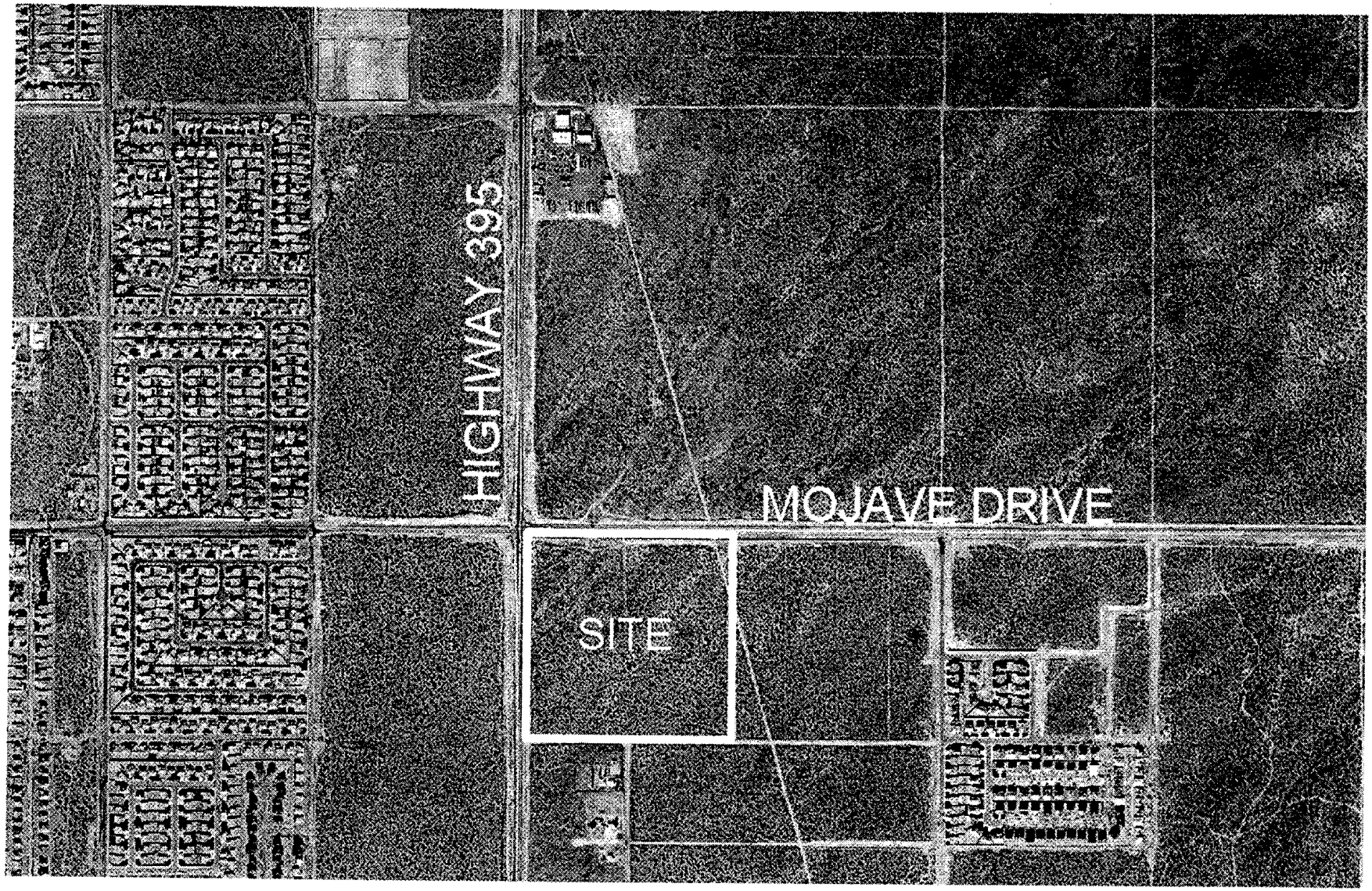
Assessor Parcel Number: 3103-241-01 through -04

Location:

The southeast corner of Mojave Drive and Highway 395.

Drawn By:	Checked By:	Date:	Case Number:
BD	AJ	05-23-06	GPA-06-002(J) & ZC-06-014

Prepared by: City of Victorville Planning Department



General Plan Amendment GPA-06-002(J) &
Zone Change ZC-06-014

INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM

1. **Project title:** Zone Change GPA-06-002(J) & ZC-06-014.

2. **Lead agency name and address:** City of Victorville Planning Department, PO Box 5001, Victorville, California 92393-5001.

3. **Contact person and phone number:** Alejandro Jauregui, Assistant Planner, (760) 955-5135.

4. **Project location:** Southeast corner of Mojave Drive and Highway 395.

5. **Project sponsor's name and address:** Rolo Development; 2861 Creston Road; Walnut Creek, CA 94597

6. **General plan designation:** Commercial & Very Low Density Residential.

7. **Zoning:** C-2T (General Commercial - Transitional District) & R-1TB½ (Single-family Residential Transitional, Minimum ½ acre building site area)

8. **Description of project:** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary). A request to amend the General Plan to change the land use designation of approximately 10 acres from Very Low Density Residential to Commercial and to change the zoning on approximately 40 acres of property from a C-2T (General Commercial - Transitional) District and an R-1TB½ (Single-family Residential, minimum ½ acre building site) District to a C-2 (General Commercial) District.

9. **Surrounding land uses and setting:** (Briefly describe the project's surroundings.) The approximately 40 acre site is bordered on the north by vacant C-2T (General Commercial - Transitional) zoned land, on the south by C-2T and R-1TB½ (Single-family Residential, minimum ½ acre building site) zoned land containing nonconforming single-family residences, on the east by vacant C-2T & R-1TB½ zoned land and on the west by vacant commercial zoned land within the City of Adelanto.

10. **Other public agency whose approval is required:** (e.g., permits, financing approval, or participation agreement). None, no development is proposed.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐	Land Use and Planning	☐	Transportation/Circulation	☐	Public Services
☐	Population and Housing	☐	Biological Resources	☐	Utilities and Service Systems
☐	Geological Problems	☐	Energy and Mineral Resources	☐	Aesthetics
☐	Water	☐	Hazards	☐	Cultural Resources
☐	Air Quality	☐	Noise	☐	Recreation
		☐	Mandatory Findings of Significance		

DETERMINATION:

On the basis of this initial evaluation:

X I find that the proposed project COULD NOT have significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. (De Minimis)

___ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.

___ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

___ I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated". An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

___ I find that the proposed project WILL NOT have a significant effect on the environment, because no new potentially significant effects have been identified beyond those previously analyzed adequately in an earlier EIR (Final Program Environmental Impact Report for the City's 1997 Comprehensive General Plan Update, State Clearinghouse No. 97011040), pursuant to applicable standards, and no additional mitigation measures beyond those imposed as part of that previous EIR are necessary to be imposed upon the proposed project to reduce mitigable impacts to a insignificant level. Therefore, no additional environmental documentation is necessary.

Signature: _____ Date: May 23, 2006

Alejandro Jauregui, Assistant Planner For: Victorville Planning Department

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is provided for all answers except "No Impact" answers that are adequately supported by the information sources the lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer is explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) "Potentially Significant Impact" is noted if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

456-3

4) "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact". The lead agency describes the mitigation measures, and briefly explains how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses", may be cross-referenced).

5) Earlier analyses may be referenced where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist.

6) The lead agency incorporates into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document, where appropriate, includes a reference to the page or pages where the statement is substantiated. See the sample question below. A source list is attached, and other sources used or individuals contacted are cited in the discussion.

ENVIRONMENTAL IMPACTS:

I. **LAND USE AND PLANNING.** *Would the proposal:*	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Conflict with general plan designation or zoning? (1, Figure 6 and 2)				X
b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? (3, 1)				X
c) Be incompatible with existing land use in the vicinity? (4)				X
d) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)? (5)				X
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (4)				X

Comments: The approximately 40 acres of property located at the southeast corner of Mojave Drive and Highway 395 is currently designated as Commercial and Very Low Density Residential. This proposal is to allow for a change in the Land Use Element of the General Plan of approximately 10 acres of the 40 total acres from Very Low Density Residential to Commercial. Additionally, the zoning of the 40 acres is also proposed to change from C-2T (General Commercial - Transitional) and R-1TB ½ (Single-family Residential, minimum ½ acre building site) to C-2 (General Commercial). The proposed land use designation of Commercial is compatible with existing land use in the vicinity as all properties to the north, and west are in suit with this proposals land use designation in a vacant state. Also, this request is proposed in order to allow for a 40-acre commercial development of the southeast corner of Mojave Drive and Highway 395 that would create a needed commercial node in this area. No disruption or division of an established community will result with approval of this proposal, as the site is currently vacant and unused. No mitigation is necessary.

456-4

II. POPULATION AND HOUSING. *Would the proposal:*	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Cumulatively exceed official regional or local population projections? (6, 4)				X
b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? (4)				X
c) Displace existing housing, especially affordable housing? (4)				X

Comments: The potential development of the approximately 40-acre site as Commercial will not exceed local population projections as this site is currently designated as Commercial and Very Low Density Residential. No development is proposed on this vacant site at this time, however when development is proposed any effect to growth in the area or population projections will be assessed. No mitigation is necessary.

III. GEOLOGIC PROBLEMS. *Would the proposal result in or expose people to potential impacts involving:*				
a) Fault rupture? (8, Figure 1)				X
b) Seismic ground shaking? (8, Table 2)			X	
c) Seismic ground failure, including liquefaction? (5 and 8, 4 and Table 2)				X
d) Seiche, tsunami, or volcanic hazard? (8, Table 2)				X
e) Landslides or mudflows? (8, 7 and Figure 3)				X
f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill? (8, Figure 3)				X
g) Subsidence of land? (3, Figure 8)				X
h) Expansive soils? (5)				X
i) Unique geologic or physical features? (5)				X

Comments: There are no known or suspected fault traces located within the Victorville Planning Area. Additionally, the City Planning Area is not subject to the provisions of Alquist-Priolo Special Studies Zones. The City is located in an area with a high potential for severe ground-shaking. However, as a function of development all buildings must comply with the Victorville Municipal Code and the latest adopted version of the Uniform Building Code, which will ensure that the buildings would adequately resist the forces of an earthquake (9, 1). Additionally, no development is proposed with the requested General Plan Amendment and Zone Change. No mitigation is necessary.

456-5

IV. **WATER.** *Would the proposal result in:*	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (11, graphic)				X
b) Exposure of people or property to water related hazards such as flooding? (10)				X
c) Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity?) (4)				X
d) Changes in the amount of surface water in any water body? (4)				X
e) Changes in currents, or the course or direction of water movements? (4)				X
f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability? (11)				X
g) Altered direction or rate of flow of groundwater? (4)				X
h) Impacts to groundwater quality? (4)				X
i) Substantial reduction in the amount of groundwater otherwise available for public water supplies? (11)				X

Comments: No development is proposed with the requested changes; therefore no mitigation is necessary. Future development may significantly change absorption rates and potential drainage patterns, as well as affect the amount of surface water runoff. Mitigation measures will be assessed at the Site Plan and/or Conditional Use Permit stage of development.

V. **AIR QUALITY.** *Would the proposal:*				
a) Violate any air quality standard or contribute to an existing or projected air quality violation? (16, 1)				X
b) Expose sensitive receptors to pollutants? (4)				X
c) Alter air movement, moisture, or temperature, or cause any changes in climate? (16, 1)				X
d) Create objectionable odors? (11)				X

Comments: No development is proposed with this proposal; no mitigation is necessary.

456-6

VI. TRANSPORTATION/CIRCULATION. *Would the proposal result in:*	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Increased vehicle trips or traffic congestion? (11, graphic)				X
b) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (11, graphic)				X
c) Inadequate emergency access or access to nearby uses? (4)				X
d) Insufficient parking capacity on-site or off-site? (11, graphic)				X
e) Hazards or barriers for pedestrians or bicyclists? (11, graphic)				X
f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (11, graphic)				X
g) Rail, waterborne or air traffic impacts? (11, graphic)				X

Comments: The General Plan Amendment and Zone Change will not result in direct impacts to traffic or circulation since no development is proposed. Future development may increase traffic congestion and vehicle trips; mitigation measures, if required, will be addressed at the Site Plan / Conditional Use Permit stage of development. The site is bordered by Mojave Drive and Highway 395 that are designated as Super Arterial roadways in this area, which would adequately serve a potential commercial development of this size. No mitigation is necessary.

VII. BIOLOGICAL RESOURCES. *Would the proposal result in impacts to:*				
a) Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)? (18)				X
b) Locally designated species (e.g., heritage trees)? (18)				X
c) Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)? (4)				X
d) Wetland habitat (e.g., marsh, riparian, and vernal pool)? (4)				X
e) Wildlife dispersal or migration corridors? (18)				X

Comments: The proposed changes will not result in impacts to biological resources. The area is currently vacant; therefore, additional environmental review will take place once a development proposal is submitted to the City. No mitigation is necessary.

456-7

VIII. ENERGY AND MINERAL RESOURCES. *Would the proposal:*	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Conflict with adopted energy conservation plans? (6, 36)				X
b) Use nonrenewable resources in a wasteful and inefficient manner? (11, graphic)				X
c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? (3, 10)				X

Comments: The proposed project will not significantly increase the use of substantial amounts of fuel or energy, nor create the need to develop new sources of energy since the site is in a developed area of the City. Further, utilization of energy conservation measures required under the State Appliance Efficiency Standards in Title 20, such as efficient mechanical systems designed in accordance with heating calculations and other code regulations will reduce the use of energy when development proposals are submitted to the City. No mitigation is necessary.

IX. HAZARDS. *Would the proposal:*				
a) A risk of accidental explosion or release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation)? (11)				X
b) Possible interference with an emergency response plan or emergency evacuation plan? (8, Figure 5)				X
c) The creation of any health hazard or potential health hazard? (11)				X
d) Exposure of people to existing sources of potential health hazards? (4)				X
e) Increased fire hazard in areas with flammable brush, grass, or trees? (11)				X

Comments: The proposed project will not subject the public to health hazards inasmuch as the project does not involve the use of hazardous substances, nor does it interfere with existing emergency/evacuation plans (8, Figure 5).

X. NOISE. *Would the proposal result in:*				
a) Increases in existing noise levels? (11)				X
b) Exposure of people to severe noise levels? (11)				X

Comments: No development is proposed with the General Plan Amendment and Zone Change; therefore, no mitigation is necessary. Any future development will increase noise levels, however any development as a result of this proposal would not increase those levels previously assessed by the City of Victorville General Plan. Additionally, sufficient buffers will be required and mitigated once a development is proposed and submitted to the City. No mitigation is necessary.

456-8

XI. PUBLIC SERVICES. *Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Fire protection? (11)				X
b) Police protection? (11)				X
c) Schools? (11)				X
d) Maintenance of public facilities, including roads? (11)			X	
e) Other government services? (11)			X	

Comments: The proposed General Plan Amendment and Zone Change will not result in an increase in public services as no development is proposed. No mitigation is necessary. Further, any future development will be subject to other fees and assessments that will reduce their impact to a level of non-significance (21, 314).

XII. UTILITIES AND SERVICE SYSTEMS. *Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:*

a) Power or natural gas? (11)				X
b) Communications systems? (11)				X
c) Local or regional water treatment or distribution facilities? (11)				X
d) Sewer or septic tanks? (11)				X
e) Storm water drainage? (11)				X
f) Solid waste disposal? (11)				X
g) Local or regional water supplies? (11)				X

Comments: No development is proposed with the requested zone change. No mitigation is necessary.

XIII. AESTHETICS. *Would the proposal:*

a) Affect a scenic vista or scenic highway? (11)				X
b) Have a demonstrable negative aesthetic effect? (11)				X
c) Create light or glare? (11)				X

Comments: The proposed General Plan Amendment and Zone Change will not have any adverse impact to the aesthetics of the area as any future development proposal will be subject to compliance with the C-2 (General Commercial) zoning regulations, which includes height limitations and yard requirements. No mitigation is necessary.

456-9

XIV. CULTURAL RESOURCES. *Would the proposal:*	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Disturb paleontological resources? (4)				X
b) Disturb archaeological resources? (4)				X
c) Have the potential to cause a physical change that would affect unique ethnic cultural values? (4)				X
d) Restrict existing religious or sacred uses within the potential impact area? (4)				X

Comments: No development is proposed with this General Plan Amendment and Zone Change request and the cultural resources that potentially occur on site will be assessed during any future development submittals. No mitigation is necessary.

XV. RECREATION. *Would the proposal:*				
a) Increase the demand for neighborhood or regional parks or other recreational facilities? (11)				X
b) Affect existing recreational opportunities? (11)				X

Comments: The proposed change will allow for commercial development in accord with the sites Commercial General Plan designation; commercial development will not increase the need for any recreational facilities. Additionally, any future development will be subject to payment of development fees. No mitigation is necessary. (21, 314).

456-10

XVI. MANDATORY FINDINGS OF SIGNIFICANCE.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b) Does the project have the potential to achieve short-term, to the disadvantage or long-term, environmental goals?				X
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				X
d) Does the project have environmental effects that will cause substantial adverse affects on human beings, either directly or indirectly?				X

XVII. EARLIER ANALYSES.

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). In this case a discussion identifies the following:

a) **Earlier analyses used.** Earlier analyses are identified and stated where they are available for review.

b) **Impacts adequately addressed.** Effects from the above checklist that were identified to be within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards are noted with a statement whether such effects were addressed by mitigation measures based on the earlier analysis.

c) **Mitigation measures.** For effects that are "Less than Significant with Mitigation Incorporated", describe the mitigation measures which are incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project are described.

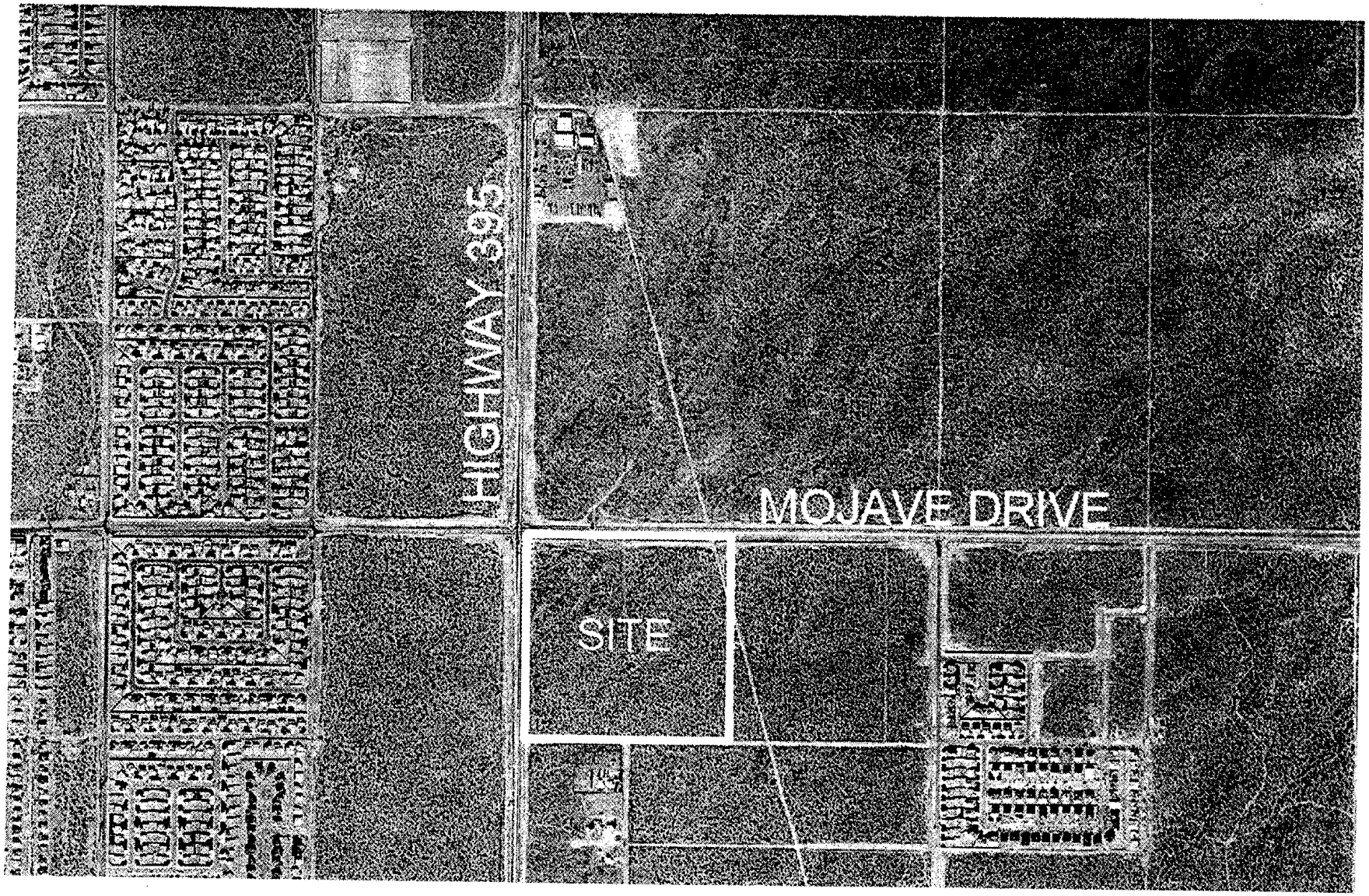
Authority: Public Resources Code Sections 21083 and 21087.
Reference: Public Resources Code Sections 21080(c), 21080.1, 21083, 21083.3, 21093, 21094, 21151; *Sundstrum v. County of Mendocino,* 202 CalApp 3d 296 (1988); *Leonoff v. Monterey Board of Supervisors,* 222 CalApp 3d 1337 (1990.

456-11

REFERENCES

1. 1997 City of Victorville General Plan Land Use Element.
2. City of Victorville Official General Plan Land Use Policy Map.
3. 1997 City of Victorville General Plan Resource Element.
4. Aerial photos of the City of Victorville, PhotoMapper 4.22, AirPhotoUSA, 2005.
5. United States Soil Conservation Service *Soil Survey of San Bernardino County, California.*
6. 1997 City of Victorville General Plan Housing Element.
7. California Department of Finance Demographic Research Unit Report E-5, January 1, 1999.
8. 1997 City of Victorville General Plan Safety Element.
9. Latest adopted version of the Uniform Building Code.
10. Flood Insurance Rate Map, Community Number 065 068, Effective Date March 18, 1996, Federal Emergency Management Agency.
11. GPA-06-002(J) & ZC-06-014 application filed April 10, 2006.
12. Mojave Water Agency letter dated July 13, 1993.
13. Mojave Water Agency letter dated March 27, 1996.
14. Memorandum from the Director of Planning to the Planning Commission responding to comments made by the City of Adelanto regarding Site Plan SP-12-94 dated November 16, 1994.
15. 1991 Uniform Fire Code.
16. Personal communication with Christian Ihenacho, Supervising Air Quality Planner, Mojave Desert Air Quality Management District on August 30, 1993.
17. 1997 City of Victorville General Plan Circulation Element.
18. United States Bureau of Land Management California Desert Conservation Area, 1988.
19. Chapter 13.33 of the Victorville Municipal Code.
20. 1997 City of Victorville General Plan Noise Element.
21. Victorville Municipal Code Buildings, and Construction Ordinance, Chapter 15.04.
22. Victorville Municipal Code Zoning Ordinance, Chapter 18.16.
23. Victorville Municipal Code, Chapter 6.30.

456-12



General Plan Amendment GPA-06-002(J) &
Zone Change ZC-06-014

456-13

GPA-06-002(J)
ZC-06-014

GENERAL PLAN & ZONING PLAN DESIGNATION

SITE APN'S: 3103-241-01,02,03,04

PROPOSED GENERAL PLAN AMMENDMENT

East portion of Lot 4 from Residential (R) to General Commercial (C-2).

PROPOSED ZONE CHANGE

LOTS 01,02,03 and West portion of 04

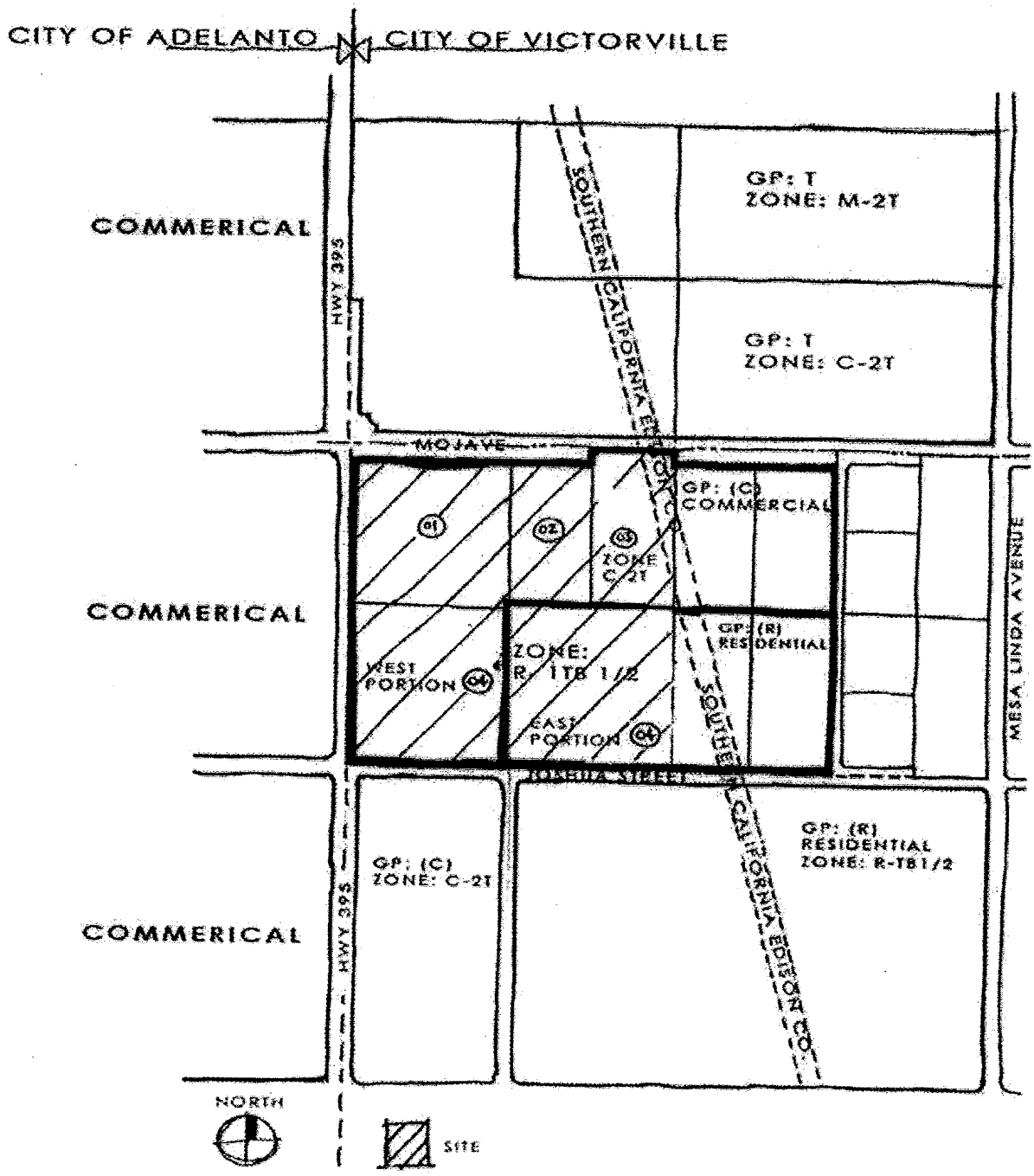
EXISITING: C-2T

PROPOSED: C-2

EAST POTION OF LOT 04

EXISITING: R- 1TB1/2

PROPSED: C-2



456-14

CASE NO GPA-06-002(J) ZC-06-014

Tract/Parcel No. 3103-241-01 thru 04

AGENCY CHECKLIST

Environmental Assessment Needed ☒

Class ___ Exemption ☐

AGENCY LETTERS TO BE SENT TO:	Sent	Rec'd		Sent	Rec'd
Engineering Department	☒	☒	**Ad Hoc Committees**	☐	☐
Fire Department	☒	☒	Eagle Ranch	☐	☐
Community Services Department	☒	☒	Golden Mesa	☐	☐
Building Department	☒	☒	Golden Triangle	☐	☐
Victorville Redevelopment Agency	☐	☐	Green Tree East	☐	☐
City Manager	☐	☐	Liberty Village	☐	☐
Police Department	☒	☐	Old Town VV Property Owners	☐	☐
Finance Department (Sanitation)	☐	☐	Raintree	☐	☐
Public Works	☐	☐	South Central #4	☐	☐
Information Services	☐	☐	Tatum	☐	☐
Verizon California, Inc.	☒	☐			
Southwest Gas Corporation	☒	☐	City of Hesperia	☐	☐
Southern California Edison	☒	☒	City of Adelanto	☒	☐
Victor Valley Water District	☒	☐	Town of Apple Valley	☐	☐
Baldy Mesa Water District	☐	☐	Mojave Regional Economic Development Council	☐	☐
Hesperia Water District	☐	☐	Victor Valley Board of Realtors	☐	☐
County Service Area 64	☐	☐	Building Industries Association	☐	☐
Mojave Water Agency	☐	☐	High Desert Council of Engineering	☐	☐
Charter Communications	☐	☐	Archaeological Information Center	☐	☐
			Local Agency Formation Commission (LAFCO)	☐	☐
Victor Elementary School District	☐	☐	Southern California Logistics Airport	☐	☐
VV Union High School District	☒	☐	Victorville Chamber of Commerce	☐	☐
Adelanto Elementary School District	☒	☐			
Snowline Joint Unified School District	☐	☐	**Indian Tribes**		
Hesperia Unified School District	☐	☐	Morongo Band of Mission Indians	☒	☒
Victor Valley College	☐	☐	San Fernando Band of Mission Indians	☒	☐
Victor Valley Wastewater Reclamation Authority	☐	☐	San Manuel Band of Mission Indians	☒	☐
Burrtec Waste Industries	☐	☐	Serrano Band of Indians	☒	☐
U.S. Post Office	☐	☐			
Caltrans	☒	☐	**Development Agreements**	☐	☐
Department of Fish and Game	☐	☐	Century-Crowell – Foxfire	☐	☐
Lahontan Water Quality Control Board	☐	☐	Inco Homes - Mesa Verde; Vista Verde	☐	☐
Flood Control District	☐	☐	Pacific Bay - Brentwood	☐	☐
Mojave Desert Air Quality Management District	☐	☐	Southdown - Southwestern Industrial Park	☐	☐
County Transportation	☐	☐			
County Health Department	☐	☐			
County Planning Department	☐	☐			
County Solid Waste Management Department	☐	☐			

Revised January 2006

MEMORANDUM

DATE June 5, 2006

FROM John A. McGlade, BG for JAM
City Engineer

TO Bill Webb
Director of Planning

RECEIVED
JUN 0 5 2006
Planning Department

SUBJECT **GENERAL PLAN AMENDMENT GPA-06-002(J) & ZONE CHANGE ZC-06-014, Rolo Development**

The Engineering Department has no comment on the captioned General Plan Amendment and Zone Change.

RECEIVED
MAY - 2 2006
Planning Department

GPA-06-002 (J), ZC-06-014

Conditions:

- Shall comply with all Fire Department requirements based on occupancy classification.

GPA-06-002 (K), ZC-06-015

Conditions:

- Does not meet Fire Department Standards as submitted. Revised plans required for approval.
- An approved on site fire protection water system, in accordance with Fire Department Standard No. 5, is required. The system is required to be in place and serviceable prior to building construction.
- Approved water supply system, complete with fire hydrants complying with Fire Department Standard No. 5, shall be in place prior to any combustible construction.
- Interior/exterior Fire Department access roadways/fire lanes shall be required per Fire Department Standard. Access roadways shall not be blocked by gates, fences, etc.
- Knox Box/Key Box is required, and shall be provided and installed in a location approved by the Fire Department.
- Monitored fire sprinkler and/or fire alarm system(s) are required for the proposed building(s). Plans shall be submitted prior to construction.
- Paved access from 2 points shall be required for completion and occupancy. Plans shall be submitted and approved prior to construction commencement.
- Shall comply with all Fire Department requirements based on occupancy classification.

Submitted by: David Leef, Division Chief

JB/ta

MEMORANDUM

DATE April 20, 2006

FROM Jon E. Gargan
Director of Community Services

TO Bill Webb
Director of Planning and Development

RECEIVED
APR 24 2006
Planning Department

CITY OF VICTORVILLE
INCORPORATED SEPT. 21, 1962
HOME OF THE SAN BERNARDINO COUNTY FAIR
CALIFORNIA

SUBJECT **PLANNING COMMISSION MEETING OF MAY 10, 2006**

Case No.: GPA-06-002 (J) APN 3103-241-01 - 04
ZC-06-014

Commercial Development

Applicant: Rolo Development

[X] The Community Services Department has no comments at this time regarding the above-referenced project.

[ ] All Landscape and Drainage Maintenance Assessment Districts must meet the requirements as described in the Community Services Department's LMAD and DFAD Specification and Details Booklet.

[ ] This project does not provide land for park development. It is recommended that a minimum of ten acres or greater be included for a future park site.

Should you have any questions regarding the above responses, please contact me or Becky Wasserman at extension 5275.

Submitted by: Ray Salberg
Golf Course and Grounds Manager

JEG:RAS:bw

MEMORANDUM

DATE: April 27, 2006

FROM: Kevin Collins, Senior Plan Checker
Building and Safety Department

TO: Planning Department

SUBJECT: General Plan Amendment & Zone Change GPA-06-002(J) & ZC-06-014
Rolo Development, Parcel Nos. 3103-241-01, 02, 03, 04

In response to your Request for Comments for the upcoming Planning Commission meeting on May 10, 2006, the Building and Safety Department responds as follows with regard to the above-entitled matter:

The Building and Safety Department has no comments at this time.

KC/mh

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Planning Department

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Planning Department

City of Victorville
14343 Civic Drive
Victorville, CA 92392-2399

April 28, 2006

Attention: Planning Department

Subject: General Plan Amendment No. 06-002 (J)

Our review of the subject subdivision map reveals that the proposed development may interfere with easement rights, and/or facilities held by Southern California Edison within the subdivision boundaries. Until such time as arrangements have been made with the developer to eliminate this interference, the development of the subdivision may unreasonably interfere with the complete and free exercise of Edison's rights.

Five copies of the grading, drainage, landscape and street improvement plans are required to be submitted by the developer to determine the extent of the interference. The Edison facilities and the easements should be plotted on the above reference maps. Included with the above referenced plans, the developer must state the proposed method to eliminate any interference. Plans should be forwarded to my attention at the following address:

Southern California Edison Company
14799 Chestnut Street
Westminster, CA 92683

Attention: Steven D. Lowry

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (714) 934-0808.

Steven D. Lowry
Title and Real Estate Services
Corporate Real Estate Department

MORONGO
BAND OF
MISSION
INDIANS

A SOVEREIGN NATION

April 21, 2006

GPA-06-002 (J)
ZC-06-014

Mr. Bill Webb
City of Victorville
P.O. Box 5001
Victorville, CA 92393-5001

Re: Proposed General Plan Amendments, April 14, 2006 Letter/Notice

Dear Mr. Webb:

Thank you for your letter of April 14, 2005 which the Morongo Band of Mission Indians (the "Tribe") shall accept as an offer to consult under Government Code §65352.3 (SB18).

The Tribe has no knowledge of any specific cultural, ceremonial, or sacred resources on the site. From your letter, it is unclear if the City conducted either a Planning Review or Records Search at the San Bernardino County Museum. In the future, it would be extremely beneficial to provide the Tribe with that type of information, or at least a statement that indicates whether the site is in an archaeologically sensitive part of the city, based on your general plan/EIR studies. That information would allow us all to know more about the site and the probability of finding cultural resources on it. That notwithstanding, based on the Tribe's knowledge of the area and after viewing an aerial photograph of the site, the Tribe believes that there may be nothing on the sites. Therefore, technically, there is nothing on which to consult.

SB18 consultation triggers when a city is processing a general or specific plan and it must follow a notification procedure and request consultation with the affected tribes. Consultation, however, is based upon cultural resources as defined in the Pubic Resources Code and those resources must either be sacred, religious or ceremonial sites of the Tribe or on the California Historical Register (CHR) or eligible for the Register. As indicated above, since there are no known Native American cultural resources on the site, there is nothing on which to consult.

That notwithstanding, the Tribe would like to request that the City voluntarily consider imposing the following conditions on the project:

- If human remains are encountered during grading and other construction excavation, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5.

- In the event that Native American cultural resources are discovered during project development/construction, all work in

245 N. MURRAY STREET, SUITE C - BANNING, CA 92220 - 951-849-8807 - FAX: 951-922-8146

> the immediate vicinity of the find shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the overall project may continue during this assessment period.
>
> If significant Native American cultural resources are discovered, for which a Treatment Plan must be prepared, the developer or his archaeologist shall contact the Morongo Band of Mission Indians ("Tribe")[1]. If requested by the Tribe, the developer or the project archaeologist shall, in good faith, consult on the discovery and its disposition (e.g. avoidance, preservation, return of artifacts to tribe, etc.).

As you know, the first condition is merely a reiteration of State law; the second condition is also consistent with state law that prohibits knowingly destroying an archaeological site. Therefore, the Tribe does not believe the City would be averse to imposing these conditions. The imposition of these conditions would also make up for, or balance out, the lack of cultural resources information on the site. The Tribe has no objection if the City has some other wording for these types of standard conditions but they should have the same salient points as in the above stated conditions.

The Tribe also hopes that you will submit these projects to the County Museum for their review and recommendation on whether a cultural resources survey is appropriate for these parcels.

The Tribe thanks the City for voluntarily considering the comments of the Tribe. As previously indicated, since there is technically nothing to consult on, the Tribe deems the consultation process complete.

Thank you for contacting the Tribe. If you have any questions, please contact me at (951) 755-5206 or Britt_wilson@morongo.org

Sincerely,

Britt W. Wilson
Project Manager/Cultural Resources Coordinator

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[1] The Morongo Band of Mission Indians realizes that there may be additional tribes claiming cultural affiliation to the area; however, Morongo can only speak for itself. The Tribe has no objection if the archaeologist wishes to consult with other tribes and if the city wishes to revise the condition to recognize other tribes.

EXECUTIVE SUMMARY

General Plan Amendment GPA-06-002 (K) and Zone Change ZC-06-015

PROJECT DESCRIPTION: A proposed General Plan Amendment to amend the Land Use Element and any other affected elements of the General Plan to redesignate property from Low Density Residential to Commercial and a change of zone to reclassify property from R-1 (Single-Family Residential) and C-2T (General Commercial – Transitional) to C-2 (General Commercial) on property located north of Dos Palmas Road, south of and abutting Palmdale Road, east of Cobalt Road and west of Amethyst Road.

APPLICANT:	Palmdale Commerce Center, LLC
PLANNING COMMISSION PUBLIC HEARING DATES:	June 14, 2006
NUMBER OF PEOPLE SPEAKING IN FAVOR:	0
NUMBER OF PEOPLE SPEAKING OPPOSED:	0
NUMBER OF WRITTEN COMMENTS IN FAVOR:	0
NUMBER OF WRITTEN COMMENTS OPPOSED:	0
STAFF RECOMMENDATION:	Approval
PLANNING COMMISSION ACTION:	Recommend approval
PLANNING COMMISSION VOTE:	five ayes

/pi

Public Hearing
#9A,B,C
7-18-06

MEMORANDUM

DATE: July 18, 2006

FROM: Bill Webb
Director of Planning

TO: Mayor and City Council Members

SUBJECT: PUBLIC HEARING - GENERAL PLAN AMENDMENT GPA-06-002 (K) AND ZONE CHANGE ZC-06-015 – PALMDALE COMMERCE CENTER, LLC – RESOLUTION NO. 06-117 AND ORDINANCE NO. 2160

At the regular meeting held June 14, 2006, the Planning Commission conducted a Public Hearing to hear arguments for or against a proposed amendment to the Land Use Element of the General Plan and any other affected elements to redesignate property from Low Density Residential to Commercial and a change of zone to reclassify property from R-1 (Single-Family Residential) and C-2T (General Commercial – Transitional) to C-2 (General Commercial) on property generally located north of Dos Palmas Road, south of and abutting Palmdale Road, east of Cobalt Road and west of Amethyst Road. An excerpt from the minutes of that meeting is as follows:

> "Mr. Borchert outlined the staff report.
>
> Chairman McEachron opened the public hearing at 7:20 p.m. There being no testimony, Chairman McEachron closed the public hearing at 7:21 p.m.
>
> A motion was made by Commissioner Kurth and seconded by Commissioner Metzler to approve the Negative Declaration for GPA-06-002 (K) and ZC-06-015 and Resolutions P-06-141 and P-06-142 with conditions of Staff. The motion carried by unanimous vote of the Commission. The Resolutions were entitled:
>
> A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF GENERAL PLAN AMENDMENT GPA-06-002 (K), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO RE-DESIGNATE PROPERTY FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL
>
> A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF ZONE CHANGE ZC-06-015, A CHANGE OF ZONE TO RECLASSIFY PROPERTY FROM R-1 (SINGLE-FAMILY RESIDENTIAL) AND C-2T (GENERAL COMMERCIAL – TRANSITIONAL) TO C-2 (GENERAL COMMERCIAL)"

Attached for Council's information is a copy of the Planning Staff Report together with other pertinent data. This matter is presented to the City Council for consideration at the close of the Public Hearing.

BW:pi

Attachments

RESOLUTION NO. 06-117

A RESOLUTION OF THE CITY OF VICTORVILLE APPROVING GENERAL PLAN AMENDMENT GPA-06-002 (K), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO REDESIGNATE PROPERTY FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL – PALMDALE COMMERCE CENTER, LLC

WHEREAS, Palmdale Commerce Center, LLC, has initiated an amendment to the Land Use Element of the General Plan and any other affected elements to redesignate property from Low Density Residential to Commercial on property located in the City of Victorville, County of San Bernardino, State of California, particularly described as follows:

The West ½ of the West ½ of the Northeast ¼ of the Southeast ¼ of Section 23, Township 5 North, Range 5 West, San Bernardino Meridian, County of San Bernardino, State of California; and

WHEREAS, pursuant to Title 7, Division I, Chapter 3 of the Government Code of the State of California, the Victorville Planning Commission held a public hearing on June 14, 2006, to hear arguments for and against the issue, and after hearing all testimony offered, the Commission approved Resolution No. P-06-141, which recommended approval to the City Council of the General Plan Amendment; and

WHEREAS, the City Council finds that the proposed amendment to the Land Use Element is consistent with the goals, policies and objectives of the General Plan and all other elements; and

WHEREAS, a Negative Declaration for the proposed General Plan Amendment has been presented to the Planning Commission, and each member having reviewed and considered the information contained therein, and the Planning Commission having determined that the proposed General Plan Amendment will not have a significant effect on the environment and therefore recommends adoption by the City Council,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY RESOLVE AS FOLLOWS:

SECTION I. That after holding a public hearing and considering all the testimony offered in compliance with Section 65357 of the Government Code of the State of California, the City Council hereby approves the General Plan Amendment to the Land Use Element of the General Plan and any other affected elements to redesignate property from Low Density Residential to Commercial on property located at the northwest corner of Topaz Road and Eucalyptus Street.

ORDINANCE NO. 2160

AN ORDINANCE OF THE CITY OF VICTORVILLE APPROVING ZONE CHANGE ZC-06-015 TO RECLASSIFY PROPERTY FROM R-1 (SINGLE-FAMILY RESIDENTIAL) AND C-2T (GENERAL COMMERCIAL - TRANSITIONAL TO C-2 (GENERAL COMMERCIAL) – PALMDALE COMMERCE CENTER, LLC

Pursuant to Title 7, Division I, Chapter 4, Article 2 of the Government Code of the State of California, a Public Hearing was held on the 14th day of June 2006, to hear arguments for and against the issue, and after hearing all testimony offered, the Planning Commission approved Resolution No. P-06-142, which recommended to the City Council the adoption of the zone change on property in the City of Victorville, County of San Bernardino, State of California hereinafter described as:

A portion of the South ½ of the Southeast ¼ of the Southeast ¼ of Section 3, Township 4 North, Range 5 West, San Bernardino Meridian, County of San Bernardino, State of California; and

WHEREAS, The City Council finds that the proposed zone change is consistent with the General Plan; and

WHEREAS, The City Council finds that the site is adequate in size to accommodate the proposed land use; and

WHEREAS, The City Council finds that the proposed use will have no adverse effect upon abutting property; and

WHEREAS, a Negative Declaration for the proposed Zone Change has been presented to the Planning Commission, and each member having reviewed and considered the information contained therein, and the Planning Commission having determined that the proposed Zone Change will not have a significant effect on the environment and therefore recommends adoption by the City Council,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. That Zone Change ZC-05-015 be adopted, reclassifying property from R-1 (Single-Family Residential) and C-2T (General Commercial – Transitional) to C-2 (General Commercial) on property generally located north of Dos Palmas Road, south of and abutting Palmdale Road, east of Cobalt Road and west of Amethyst Road.

CITY OF VICTORVILLE PLANNING DEPARTMENT
14343 Civic Drive, Victorville, California 92392
(760) 955-5135 FAX (760) 245-8250

NEGATIVE DECLARATION with a "de minimis" finding
Preparation Date: May 22, 2006

Name or Title of Project: Proposed General Plan Amendment GPA-06-002(K) & Zone Change ZC-06-015.

Location: North of Dos Palmas Road, south of and abutting Palmdale Road, east of Cobalt Road and west of Amethyst Road.

Entity or Person Undertaking Project: Palmdale Commerce Center, LLC; PO Box 36; Temecula, CA 92593

Description of Project: A request to amend the General Plan to change the land use designation of approximately 5 acres from Low Density Residential to Commercial and to change the zoning on approximately 10 acres of property from a C-2T (General Commercial - Transitional) District and an R-1 (Single-family Residential) District to a C-2 (General Commercial) District.

Statement of Findings: The Planning Commission has reviewed the Initial Study for this proposed project and has found that there are no adverse environmental impacts to either the man-made or physical environmental setting and does hereby direct staff to file a Notice of Determination, pursuant to the California Environmental Quality Act (CEQA).

A copy of the Initial Study and other applicable documents used to support the proposed Negative Declaration is available for review at the City of Victorville Planning Department.

Further, pursuant to Fish and Game Code Section 711.4, a "de minimis" finding is hereby made based upon the fact that no development is proposed at this time.

Public Review Period: May 23, 2006, through June 11, 2006.

Tentative Public Hearing Date: June 14, 2006.

Adopted by the Planning Commission on June 14, 2006.

RYAN McEACHRON, CHAIRMAN
VICTORVILLE PLANNING COMMISSION

Adopted by the City Council on July 18, 2006

MIKE ROTHSCHILD, MAYOR
CITY OF VICTORVILLE

BILL WEBB
DIRECTOR OF DEVELOPMENT

AJ

PLANNING COMMISSION STAFF REPORT

DATE: June 14, 2006 **AGENDA NO.** 7 A & B

CASE: GPA-06-002(K) & ZC-06-015

SUBJECT: A request to amend the General Plan to change the land use designation of approximately 5 acres from Low Density Residential to Commercial and to change the zoning on approximately 10 acres of property from a C-2T (General Commercial - Transitional) District and an R-1 (Single-family Residential) District to a C-2 (General Commercial) District.

APPLICANT: Palmdale Commerce Center, LLC

LOCATION: North of Dos Palmas Road, south of and abutting Palmdale Road, east of Cobalt Road and west of Amethyst Road.

I. STAFF RECOMMENDATION:

That the Planning Commission take the following actions:

1. **General Plan Amendment** - Adopt Resolution No. P-06-141, recommending City Council approval of Case No. GPA-06-002(K); and
2. **Zone Change** - Adopt Resolution No. P-06-142, recommending City Council approval of Case No. ZC-06-015; and
3. **Environmental Assessment** - Recommend the issuance of a Negative Declaration with a "de minimis" finding for the project.

II. SUMMARY:

The applicant is proposing to reclassify approximately 5 acres of a 10-acre site from Low Density Residential to Commercial and to change the zoning on the entire 10 acres of property from a C-2T (General Commercial - Transitional) District and an R-1 (Single-family Residential) District to a C-2 (General Commercial) District. This request is being made in order to allow for the entire 10-acre site to develop as a commercial/office complex.

III. STAFF ANALYSIS:

1. General Plan Amendment

- The proposed amendment will change approximately 5 acres of the 10-acre site from Low Density Residential to Commercial, in order to permit for the subsequent zone change to C-2 (General Commercial District) as discussed below.

- The subject property currently contains split a General Plan designation as well as a split zoning designation, which this proposal seeks to remedy by amending the Land Use element of the General Plan to designate the entire parcel as Commercial.

- Approval of this amendment will allow for the development of a commercial/office development on the entire site, which the applicant plans to submit if this proposal is approved. Additionally, the applicant has provided a preliminary site plan design as part of the graphic, which indicates how this parcel (as well as an adjacent parcel) may develop if this proposal is approved.

2. Zone Change.

- The proposed Zone Change seeks to designate the entire 10-acre site as C-2 (General Commercial District), while existing zoning designates the subject property as C-2T (General Commercial - Transitional) and R-1 (Single-family Residential).

- The "T" or Transitional District associated with the parcel in the proposal refer to noise and aviation development standards, which were attached to this parcel in order to reduce potential impacts to Southern California Logistics Airport (SCLA), when it was under jurisdiction of the U.S. Air Force. Staff notes that removing these development standards will not have a negative impact on SCLA or its future development as these requirements may be included as mitigation measures on a site-specific basis at the Site Plan stage of development.

- Staff finds that approval of this proposal will not divide an established community or negatively impact any surrounding properties, as the site itself as well as the majority of the surrounding properties are vacant. Existing residential structures to the east and west of the proposal may be impacted once development is proposed, however future development of this site as a commercial/office use will ensure proper noise and aesthetic buffers as well as access rights are included as mitigation measures at the Site Plan stage.

3. Environmental Assessment.

- A Negative Declaration with a "de minimis" finding has been prepared for the project in accordance with Section 15070 of the California Environmental Quality Act.

4. Changes to the General Plan & Zoning Map.

Should the proposal be approved as requested, then the following modifications to the General Plan and Zoning Map would occur:

1. Table 5 entitled "Distribution of Land Use" and Table 6 entitled "Existing Land Uses" on pages 24 and 25 of the Land Use Element shall be amended to reduce the acreage of the Low Density Residential land use designation by 5 acres within the West Bear Valley Planning Area. A corresponding increase in Commercial acreage within the same Planning Area would also occur.

2. Figure 14 of the Land Use Element of the General Plan entitled, "West Bear Valley Planning Area" shall be updated in accordance with this proposal.

3. The Official Zoning Map of the City of Victorville would be updated in order to classify the subject parcels as having a Commercial General Plan designation with a C-2 (General Commercial) zoning designation.

IV. SITE CHARACTERISTICS:

	Existing Land Use	General Plan	Zoning	Specific Plan
Site	Vacant	Commercial & Low Density Residential	C-2T & R-1	N/A
North	Vacant	Commercial	C-2T	N/A
South	Existing single-family residence	Low Density Residential	R-1	N/A
East	Existing single-family residences & nonconforming single-family residences	Commercial & Low Density Residential	C-2T & R-1	N/A
West	Existing health care clinic	Commercial	C-2T	N/A

NUMBER OF RADIUS LABELS MAILED: 11

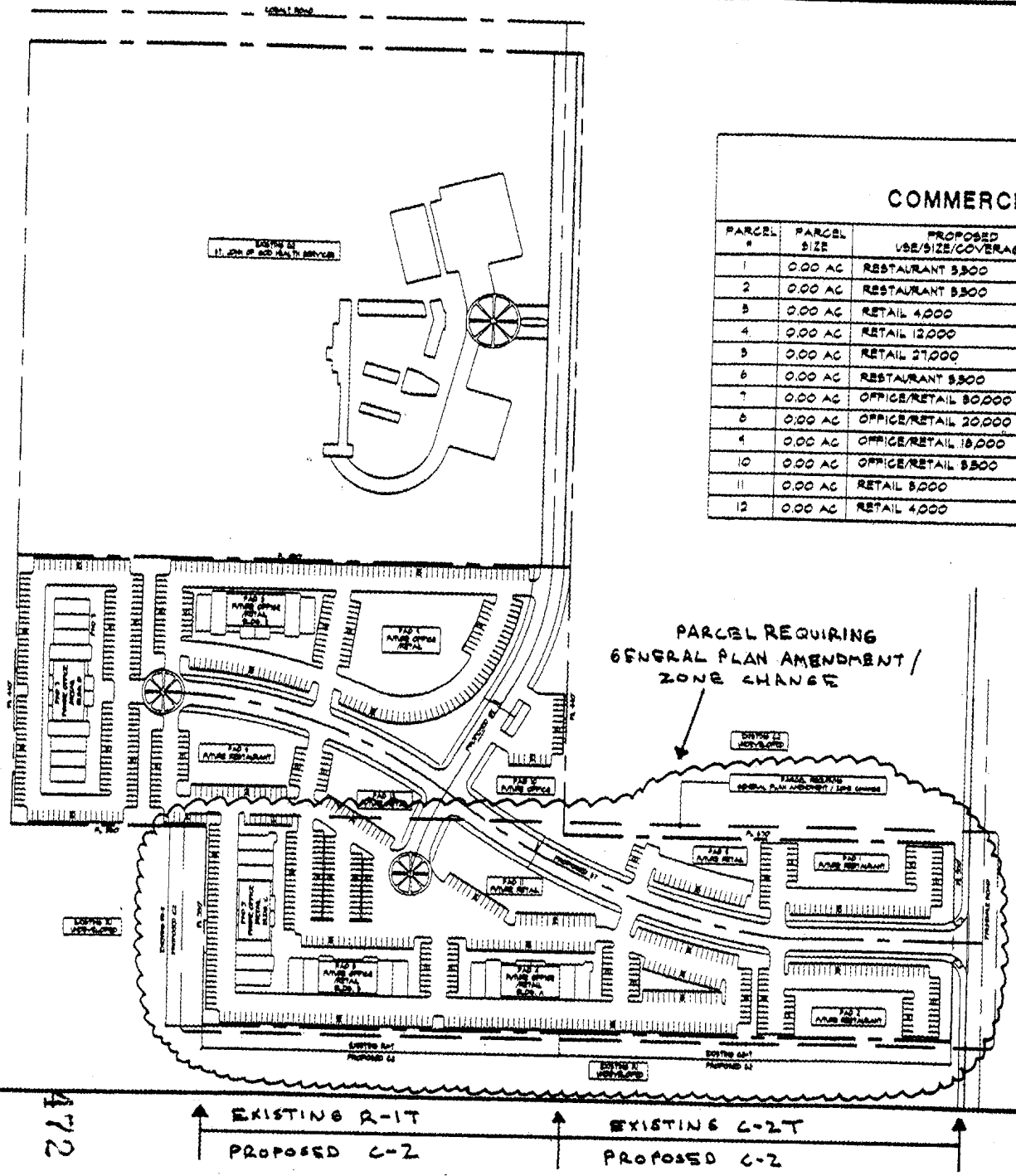
AJ

THE STAFF RECOMMENDATION MAY BE ACCEPTED OR REJECTED BY THE PLANNING COMMISSION AND THE CITY COUNCIL AFTER ITS OWN ANALYSIS AND CONSIDERATION OF PUBLIC TESTIMONY PRESENTED AT THE HEARING. THE PLANNING COMMISSION ACTION IS A RECOMMENDATION TO THE CITY COUNCIL ONLY.

GPA-06-002(k)
ZC-06-015

COMMERCIAL PROJECT ANALYSIS

PARCEL #	PARCEL SIZE	PROPOSED USE/SIZE/COVERAGE	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	HANDICAP SPACES
1	0.00 AC	RESTAURANT 3,300	1 PER 100	33 SP	64 SP	3 SP
2	0.00 AC	RESTAURANT 3,300	1 PER 100	33 SP	64 SP	3 SP
3	0.00 AC	RETAIL 4,000	1 PER 200	20 SP	29 SP	1 SP
4	0.00 AC	RETAIL 12,000	1 PER 200	60 SP	67 SP	3 SP
5	0.00 AC	RETAIL 27,000	1 PER 200	135 SP	176 SP	6 SP
6	0.00 AC	RESTAURANT 3,300	1 PER 100	33 SP	64 SP	3 SP
7	0.00 AC	OFFICE/RETAIL 30,000	1 PER 200	150 SP	150 SP	3 SP
8	0.00 AC	OFFICE/RETAIL 20,000	1 PER 200	100 SP	100 SP	4 SP
9	0.00 AC	OFFICE/RETAIL 18,000	1 PER 200	90 SP	90 SP	4 SP
10	0.00 AC	OFFICE/RETAIL 3,500	1 PER 200	17 SP	19 SP	1 SP
11	0.00 AC	RETAIL 5,000	1 PER 200	25 SP	28 SP	2 SP
12	0.00 AC	RETAIL 4,000	1 PER 200	20 SP	22 SP	1 SP



SITE DEVELOPMENT PLAN

NORTH

PROJECT DATA

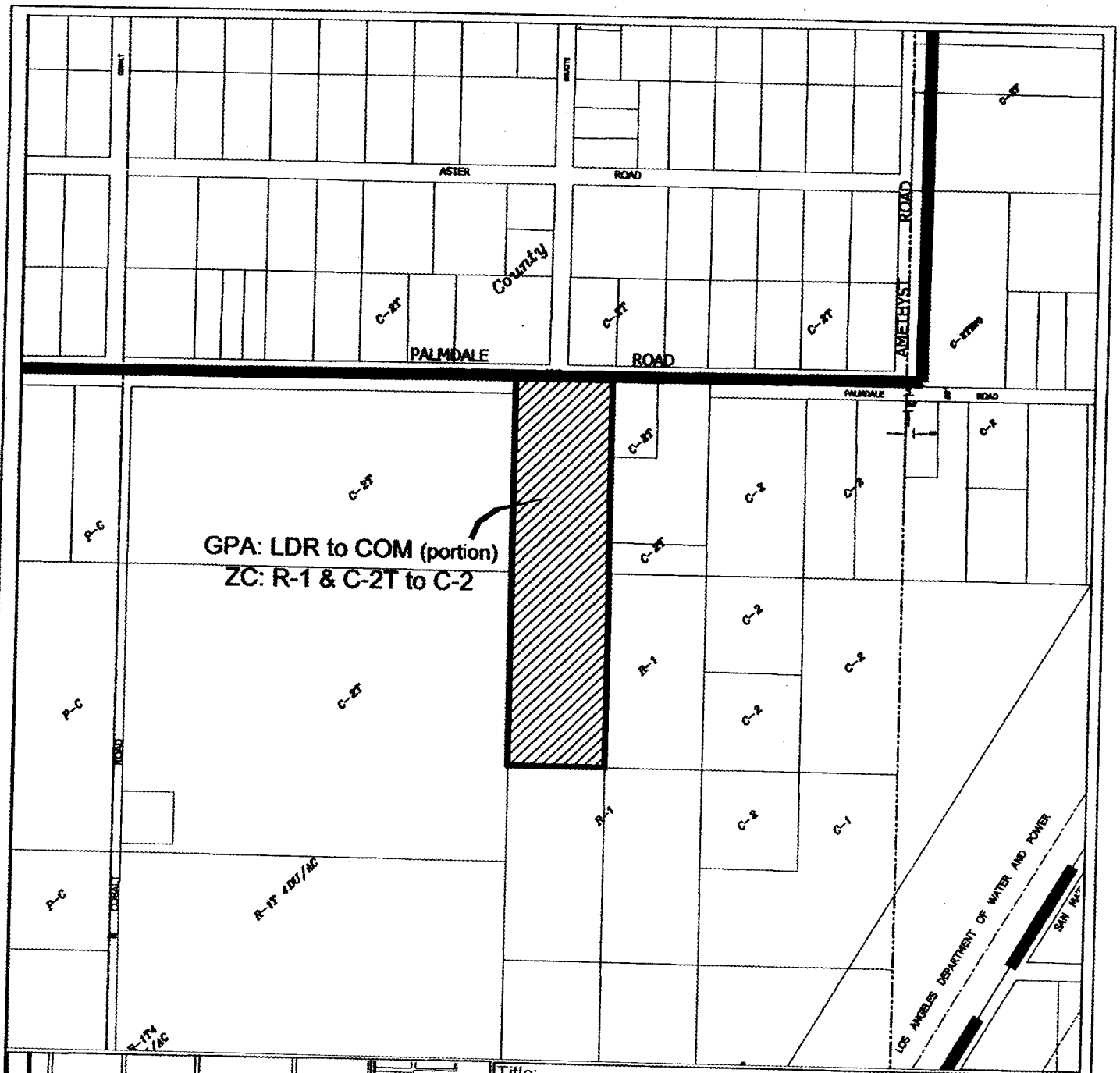
APN 3105-201-01

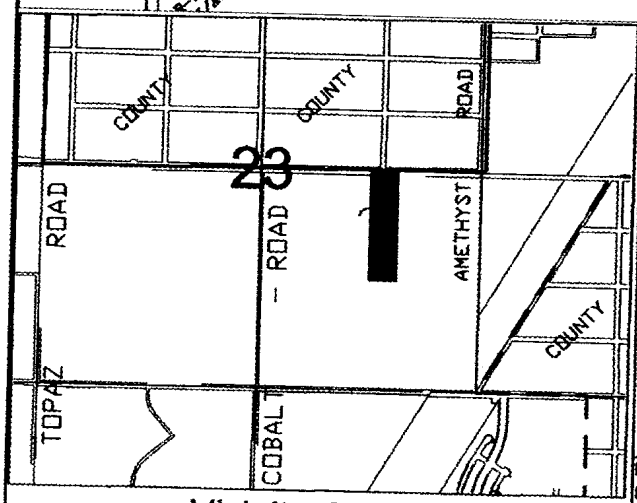
VICINITY MAP

SITE DEVELOPMENT PLAN
PALMDALE COMMERCE CENTER
VICTORVILLE, CA.

A1

472



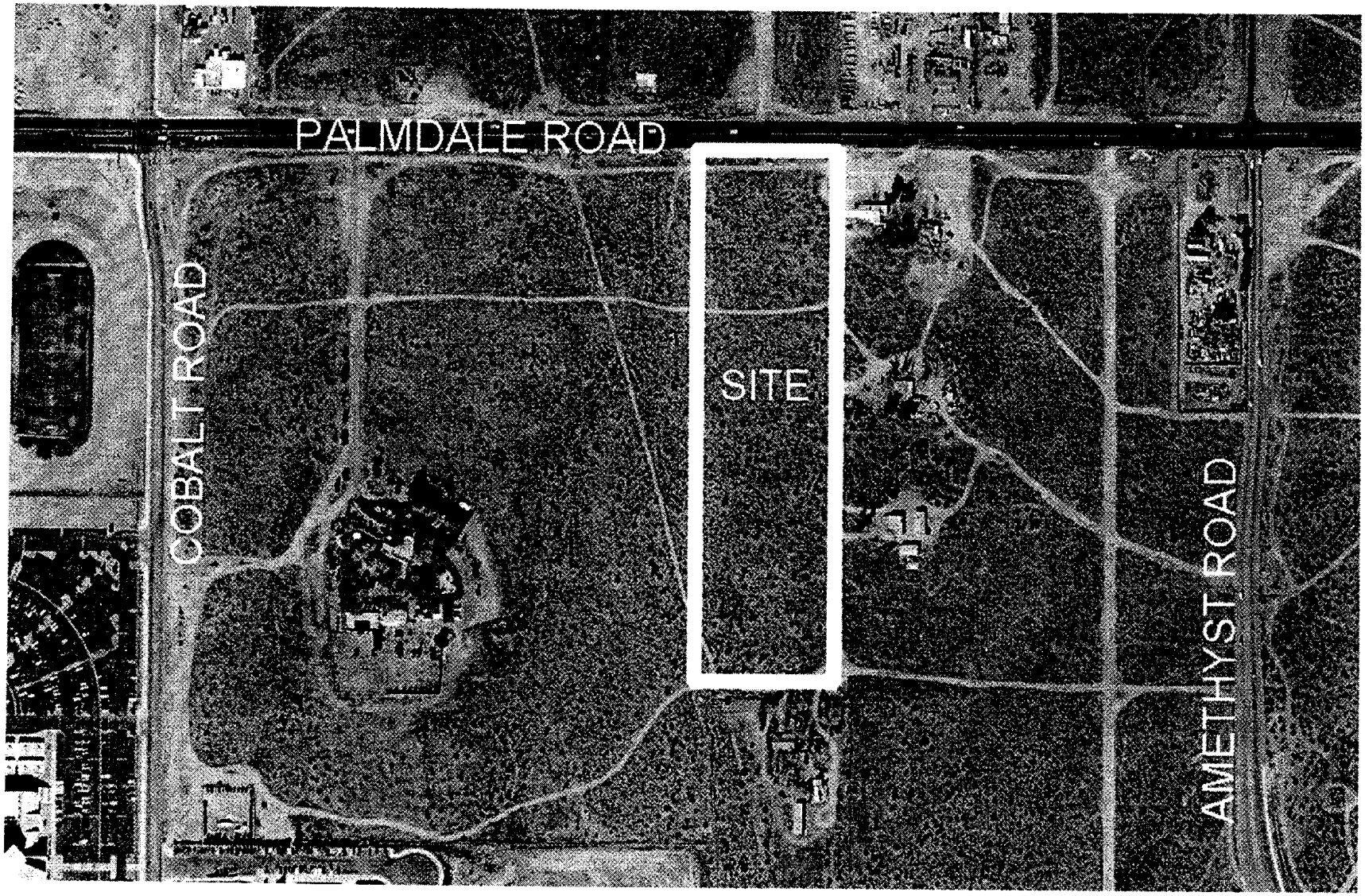


Vicinity Map

Graphics are diagramatic only - Not to Scale

Title: PROPERTY LOCATION MAP			
Zoning: R-1 & C-2T to C-2		Area: 9.62 Acres	
Assessor Parcel Number: 3105-201-01			
Location: North of Dos Palmas Road, south of and abutting Palmdale Road, east of Cobalt Road and west of Amethyst Road.			
Drawn By: BD	Checked By: AJ	Date: 05-23-06	Case Number: GPA-06-002(K) & ZC-06-015

Prepared by: City of Victorville Planning Department



General Plan Amendment GPA-06-002(K) &
Zone Change ZC-06-015

INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM

1. **Project title:** Zone Change GPA-06-002(K) & ZC-06-015.

2. **Lead agency name and address:** City of Victorville Planning Department, PO Box 5001, Victorville, California 92393-5001.

3. **Contact person and phone number:** Alejandro Jauregui, Assistant Planner, (760) 955-5135.

4. **Project location:** North of Dos Palmas Road, south of and abutting Palmdale Road, east of Cobalt Road and west of Amethyst Road.

5. **Project sponsor's name and address:** Palmdale Commerce Center, LLC; PO Box 36; Temecula, CA 92593

6. **General plan designation:** Commercial & Low Density Residential.

7. **Zoning:** C-2T (General Commercial - Transitional District) & R-1 (Single-family Residential District)

8. **Description of project:** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary). A request to amend the General Plan to change the land use designation of approximately 5 acres from Low Density Residential to Commercial and to change the zoning on approximately 10 acres of property from a C-2T (General Commercial - Transitional) District and an R-1 (Single-family Residential) District to a C-2 (General Commercial) District.

9. **Surrounding land uses and setting:** (Briefly describe the project's surroundings.) The approximately 10 acre site is bordered on the north by vacant C-2T (General Commercial - Transitional) zoned land, on the south by R-1 (Single-family Residential) zoned land containing a single-family residence, on the east by C-2T & R-1 zoned land containing both single-family residences and nonconforming single-family residences and on the west by C-2T zoned land containing a healthcare clinic.

10. **Other public agency whose approval is required:** (e.g., permits, financing approval, or participation agreement). None, no development is proposed.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Land Use and Planning		Transportation/Circulation		Public Services
	Population and Housing		Biological Resources		Utilities and Service Systems
	Geological Problems		Energy and Mineral Resources		Aesthetics
	Water		Hazards		Cultural Resources
	Air Quality		Noise		Recreation
			Mandatory Findings of Significance		

GPA-06-002(K) & ZC-06-015

DETERMINATION:

On the basis of this initial evaluation:

X I find that the proposed project COULD NOT have significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. (De Minimis)

___ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.

___ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

___ I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated". An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

___ I find that the proposed project WILL NOT have a significant effect on the environment, because no new potentially significant effects have been identified beyond those previously analyzed adequately in an earlier EIR (Final Program Environmental Impact Report for the City's 1997 Comprehensive General Plan Update, State Clearinghouse No. 97011040), pursuant to applicable standards, and no additional mitigation measures beyond those imposed as part of that previous EIR are necessary to be imposed upon the proposed project to reduce mitigable impacts to a insignificant level. Therefore, no additional environmental documentation is necessary.

Signature: _____ Date: May 23, 2006

Alejandro Jauregui, Assistant Planner For: Victorville Planning Department

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is provided for all answers except "No Impact" answers that are adequately supported by the information sources the lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer is explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) "Potentially Significant Impact" is noted if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact". The lead agency describes the mitigation measures, and briefly explains how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses", may be cross-referenced).

5) Earlier analyses may be referenced where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist.

6) The lead agency incorporates into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document, where appropriate, includes a reference to the page or pages where the statement is substantiated. See the sample question below. A source list is attached, and other sources used or individuals contacted are cited in the discussion.

ENVIRONMENTAL IMPACTS:

I. **LAND USE AND PLANNING.** *Would the proposal:*	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Conflict with general plan designation or zoning? (1, Figure 6 and 2)				X
b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? (3, 1)				X
c) Be incompatible with existing land use in the vicinity? (4)			X	
d) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)? (5)				X
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (4)			X	

Comments: The approximately 10 acres of property located south of and abutting Palmdale Road is currently designated as Commercial and Low Density Residential. This proposal is to allow for a change in the Land Use Element of the General Plan of approximately 5 acres of the 10 total acres from Low Density Residential to Commercial. Additionally, the zoning of the 10 acres is also proposed to change from C-2T (General Commercial - Transitional) and R-1 (Single-family Residential) to C-2 (General Commercial). The proposed land use designation of Commercial is compatible with existing land use in the vicinity as all properties to the north, and west are in suit with this proposals land use designation in a vacant or partially developed state. This proposal may have an impact on the existing single-family residences to the east and south of the project, however since no development is proposed at this time, any negative effects or mitigation measures required to lessen any possible effects to a level of less than significant will be addresses at the Site Plan and/or Conditional Use Permit stage of development. No mitigation is necessary.

474-4

II. POPULATION AND HOUSING. *Would the proposal:*	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Cumulatively exceed official regional or local population projections? (6, 4)				X
b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? (4)				X
c) Displace existing housing, especially affordable housing? (4)				X

Comments: The potential development of the approximately 10-acre site as Commercial will not exceed local population projections as this site is currently designated as Commercial and Low Density Residential. No development is proposed on this vacant site at this time, however when development is proposed any effect to growth in the area or population projections will be assessed. No mitigation is necessary.

III. GEOLOGIC PROBLEMS. *Would the proposal result in or expose people to potential impacts involving:*				
a) Fault rupture? (8, Figure 1)				X
b) Seismic ground shaking? (8, Table 2)			X	
c) Seismic ground failure, including liquefaction? (5)				X
d) Seiche, tsunami, or volcanic hazard? (8, Table 2)				X
e) Landslides or mudflows? (8, 7 and Figure 3)				X
f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill? (8, Figure 3)				X
g) Subsidence of land? (3, Figure 8)				X
h) Expansive soils? (5)				X
i) Unique geologic or physical features? (5)				X

Comments: There are no known or suspected fault traces located within the Victorville Planning Area. Additionally, the City Planning Area is not subject to the provisions of Alquist-Priolo Special Studies Zones. The City is located in an area with a high potential for severe ground-shaking. However, as a function of development all buildings must comply with the Victorville Municipal Code and the latest adopted version of the Uniform Building Code, which will ensure that the buildings would adequately resist the forces of an earthquake (9, 1). Additionally, no development is proposed with the requested General Plan Amendment and Zone Change. No mitigation is necessary.

474-5

IV. **WATER.** *Would the proposal result in:*	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (11, graphic)				X
b) Exposure of people or property to water related hazards such as flooding? (10)				X
c) Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity?) (4)				X
d) Changes in the amount of surface water in any water body? (4)				X
e) Changes in currents, or the course or direction of water movements? (4)				X
f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability? (11)				X
g) Altered direction or rate of flow of groundwater? (4)				X
h) Impacts to groundwater quality? (4)				X
i) Substantial reduction in the amount of groundwater otherwise available for public water supplies? (11)				X

Comments: No development is proposed with the requested changes; therefore no mitigation is necessary. Future development may significantly change absorption rates and potential drainage patterns, as well as affect the amount of surface water runoff. Mitigation measures will be assessed at the Site Plan and/or Conditional Use Permit stage of development.

V. **AIR QUALITY.** *Would the proposal:*				
a) Violate any air quality standard or contribute to an existing or projected air quality violation? (16, 1)				X
b) Expose sensitive receptors to pollutants? (4)				X
c) Alter air movement, moisture, or temperature, or cause any changes in climate? (16, 1)				X
d) Create objectionable odors? (11)				X

Comments: No development is proposed with this proposal; no mitigation is necessary.

474-6

VI. TRANSPORTATION/CIRCULATION. *Would the proposal result in:*	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Increased vehicle trips or traffic congestion? (11, graphic)				X
b) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (11, graphic)				X
c) Inadequate emergency access or access to nearby uses? (4)				X
d) Insufficient parking capacity on-site or off-site? (11, graphic)				X
e) Hazards or barriers for pedestrians or bicyclists? (11, graphic)				X
f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (11, graphic)				X
g) Rail, waterborne or air traffic impacts? (11, graphic)				X

Comments: The General Plan Amendment and Zone Change will not result in direct impacts to traffic or circulation since no development is proposed. Future development may increase traffic congestion and vehicle trips; mitigation measures, if required, will be addressed at the Site Plan and/or Conditional Use Permit stage of development. The site fronts on Palmdale Road, which is designated as Super Arterial roadway, which would adequately serve a potential commercial development of this size. Additionally, the applicant has suggested that a connection with Cobalt Road, a Collector roadway, is possible if land and right-of-way acquisition occurs with the parcel to west of the site, which would further accessibility to this site. No mitigation is necessary.

VII. BIOLOGICAL RESOURCES. *Would the proposal result in impacts to:*				
a) Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)? (18)				X
b) Locally designated species (e.g., heritage trees)? (18)				X
c) Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)? (4)				X
d) Wetland habitat (e.g., marsh, riparian, and vernal pool)? (4)				X
e) Wildlife dispersal or migration corridors? (18)				X

Comments: The proposed changes will not result in impacts to biological resources. The area is currently vacant; therefore, additional environmental review will take place once a development proposal is submitted to the City. No mitigation is necessary.

474-7

VIII. ENERGY AND MINERAL RESOURCES. *Would the proposal:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with adopted energy conservation plans? (6, 36)				X
b) Use nonrenewable resources in a wasteful and inefficient manner? (11, graphic)				X
c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? (3, 10)				X

Comments: The proposed project will not significantly increase the use of substantial amounts of fuel or energy, nor create the need to develop new sources of energy since the site is in a developed area of the City. Further, utilization of energy conservation measures required under the State Appliance Efficiency Standards in Title 20, such as efficient mechanical systems designed in accordance with heating calculations and other code regulations will reduce the use of energy when development proposals are submitted to the City. No mitigation is necessary.

IX. HAZARDS. *Would the proposal:*

a) A risk of accidental explosion or release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation)? (11)				X
b) Possible interference with an emergency response plan or emergency evacuation plan? (8, Figure 5)				X
c) The creation of any health hazard or potential health hazard? (11)				X
d) Exposure of people to existing sources of potential health hazards? (4)				X
e) Increased fire hazard in areas with flammable brush, grass, or trees? (11)				X

Comments: The proposed project will not subject the public to health hazards inasmuch as the project does not involve the use of hazardous substances, nor does it interfere with existing emergency/evacuation plans (8, Figure 5).

X. NOISE. *Would the proposal result in:*

a) Increases in existing noise levels? (11)				X
b) Exposure of people to severe noise levels? (11)				X

Comments: No development is proposed with the General Plan Amendment and Zone Change; therefore, no mitigation is necessary. Any future development will increase noise levels, however any development as a result of this proposal would not increase those levels previously assessed by the City of Victorville General Plan. Additionally, sufficient buffers will be required and mitigated once a development is proposed and submitted to the City. No mitigation is necessary.

XI. PUBLIC SERVICES. *Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Fire protection? (11)				X
b) Police protection? (11)				X
c) Schools? (11)				X
d) Maintenance of public facilities, including roads? (11)			X	
e) Other government services? (11)			X	

Comments: The proposed General Plan Amendment and Zone Change will not result in an increase in public services as no development is proposed. No mitigation is necessary. Further, any future development will be subject to other fees and assessments that will reduce their impact to a level of non-significance (21, 314).

XII. UTILITIES AND SERVICE SYSTEMS. *Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:*

a) Power or natural gas? (11)				X
b) Communications systems? (11)				X
c) Local or regional water treatment or distribution facilities? (11)				X
d) Sewer or septic tanks? (11)				X
e) Storm water drainage? (11)				X
f) Solid waste disposal? (11)				X
g) Local or regional water supplies? (11)				X

Comments: No development is proposed with the requested zone change. No mitigation is necessary:

XIII. AESTHETICS. *Would the proposal:*

a) Affect a scenic vista or scenic highway? (11)				X
b) Have a demonstrable negative aesthetic effect? (11)				X
c) Create light or glare? (11)				X

Comments: The proposed General Plan Amendment and Zone Change will not have any adverse impact to the aesthetics of the area as any future development proposal will be subject to compliance with the C-2 (General Commercial) zoning regulations, which includes height limitations and yard requirements. No mitigation is necessary.

474-9

XIV. CULTURAL RESOURCES. *Would the proposal:*	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Disturb paleontological resources? (4)				X
b) Disturb archaeological resources? (4)				X
c) Have the potential to cause a physical change that would affect unique ethnic cultural values? (4)				X
d) Restrict existing religious or sacred uses within the potential impact area? (4)				X

Comments: No development is proposed with this General Plan Amendment and Zone Change request and the cultural resources that potentially occur on site will be assessed during any future development submittals. No mitigation is necessary.

XV. RECREATION. *Would the proposal:*				
a) Increase the demand for neighborhood or regional parks or other recreational facilities? (11)				X
b) Affect existing recreational opportunities? (11)				X

Comments: The proposed change will allow for commercial development in accord with the sites Commercial General Plan designation; commercial development will not increase the need for any recreational facilities. Additionally, any future development will be subject to payment of development fees. No mitigation is necessary. (21, 314).

474-10

XVI. MANDATORY FINDINGS OF SIGNIFICANCE.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b) Does the project have the potential to achieve short-term, to the disadvantage or long-term, environmental goals?				X
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				X
d) Does the project have environmental effects that will cause substantial adverse affects on human beings, either directly or indirectly?				X

XVII. EARLIER ANALYSES.

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). In this case a discussion identifies the following:

a) **Earlier analyses used.** Earlier analyses are identified and stated where they are available for review.

b) **Impacts adequately addressed.** Effects from the above checklist that were identified to be within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards are noted with a statement whether such effects were addressed by mitigation measures based on the earlier analysis.

c) **Mitigation measures.** For effects that are "Less than Significant with Mitigation Incorporated", describe the mitigation measures which are incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project are described.

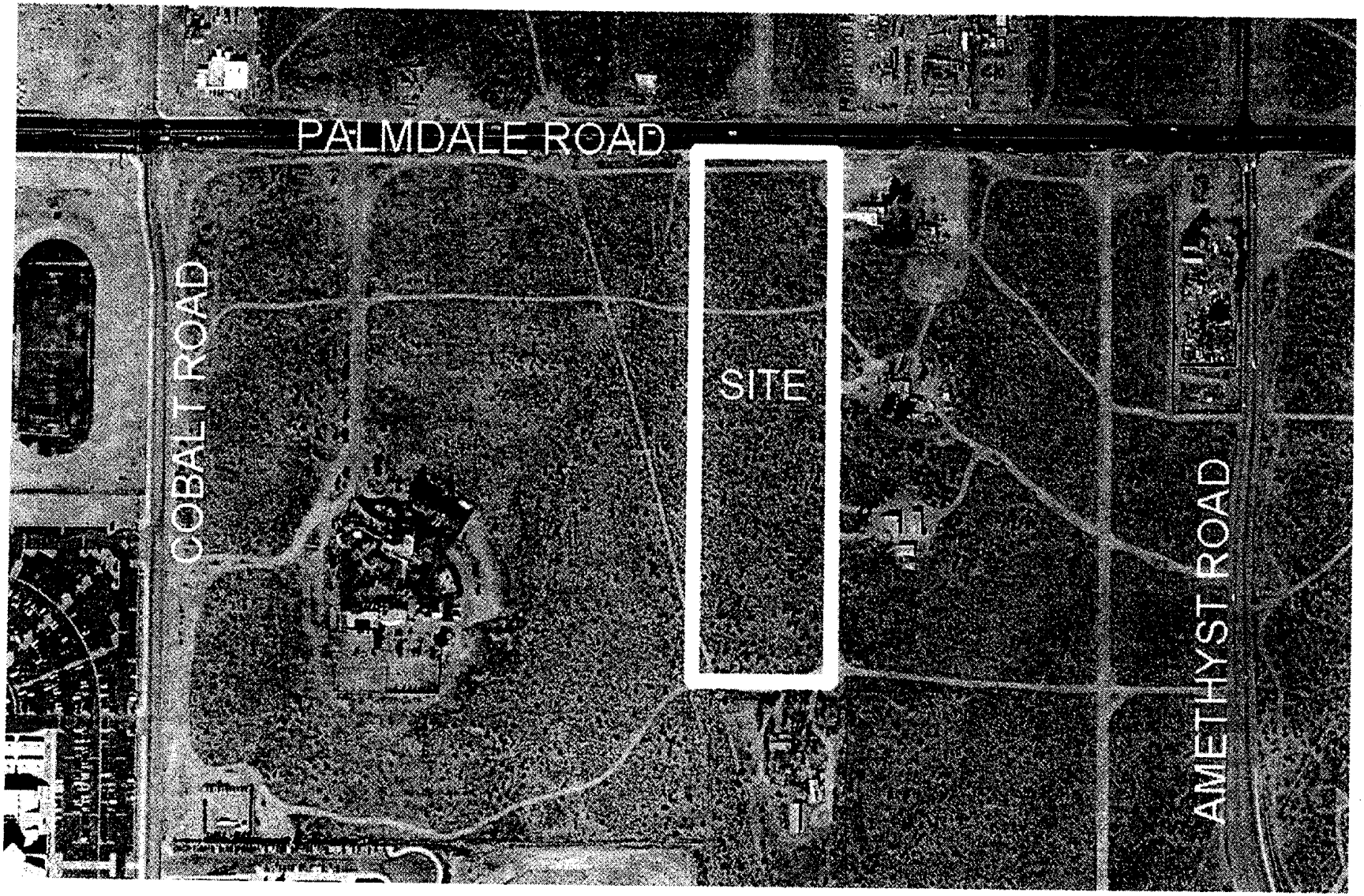
Authority: Public Resources Code Sections 21083 and 21087.
Reference: Public Resources Code Sections 21080(c), 21080.1, 21083, 21083.3, 21093, 21094, 21151; *Sundstrum v. County of Mendocino,* 202 CalApp 3d 296 (1988); *Leonoff v. Monterey Board of Supervisors,* 222 CalApp 3d 1337 (1990.

474-11

REFERENCES

1. 1997 City of Victorville General Plan Land Use Element.
2. City of Victorville Official General Plan Land Use Policy Map.
3. 1997 City of Victorville General Plan Resource Element.
4. Aerial photos of the City of Victorville, PhotoMapper 4.22, AirPhotoUSA, 2005.
5. United States Soil Conservation Service *Soil Survey of San Bernardino County, California.*
6. 1997 City of Victorville General Plan Housing Element.
7. California Department of Finance Demographic Research Unit Report E-5, January 1, 1999.
8. 1997 City of Victorville General Plan Safety Element.
9. Latest adopted version of the Uniform Building Code.
10. Flood Insurance Rate Map, Community Number 065 068, Effective Date March 18, 1996, Federal Emergency Management Agency.
11. GPA-06-002(K) & ZC-06-015 application filed April 10, 2006.
12. Mojave Water Agency letter dated July 13, 1993.
13. Mojave Water Agency letter dated March 27, 1996.
14. Memorandum from the Director of Planning to the Planning Commission responding to comments made by the City of Adelanto regarding Site Plan SP-12-94 dated November 16, 1994.
15. 1991 Uniform Fire Code.
16. Personal communication with Christian Ihenacho, Supervising Air Quality Planner, Mojave Desert Air Quality Management District on August 30, 1993.
17. 1997 City of Victorville General Plan Circulation Element.
18. United States Bureau of Land Management California Desert Conservation Area, 1988.
19. Chapter 13.33 of the Victorville Municipal Code.
20. 1997 City of Victorville General Plan Noise Element.
21. Victorville Municipal Code Buildings, and Construction Ordinance, Chapter 15.04.
22. Victorville Municipal Code Zoning Ordinance, Chapter 18.16.
23. Victorville Municipal Code, Chapter 6.30.

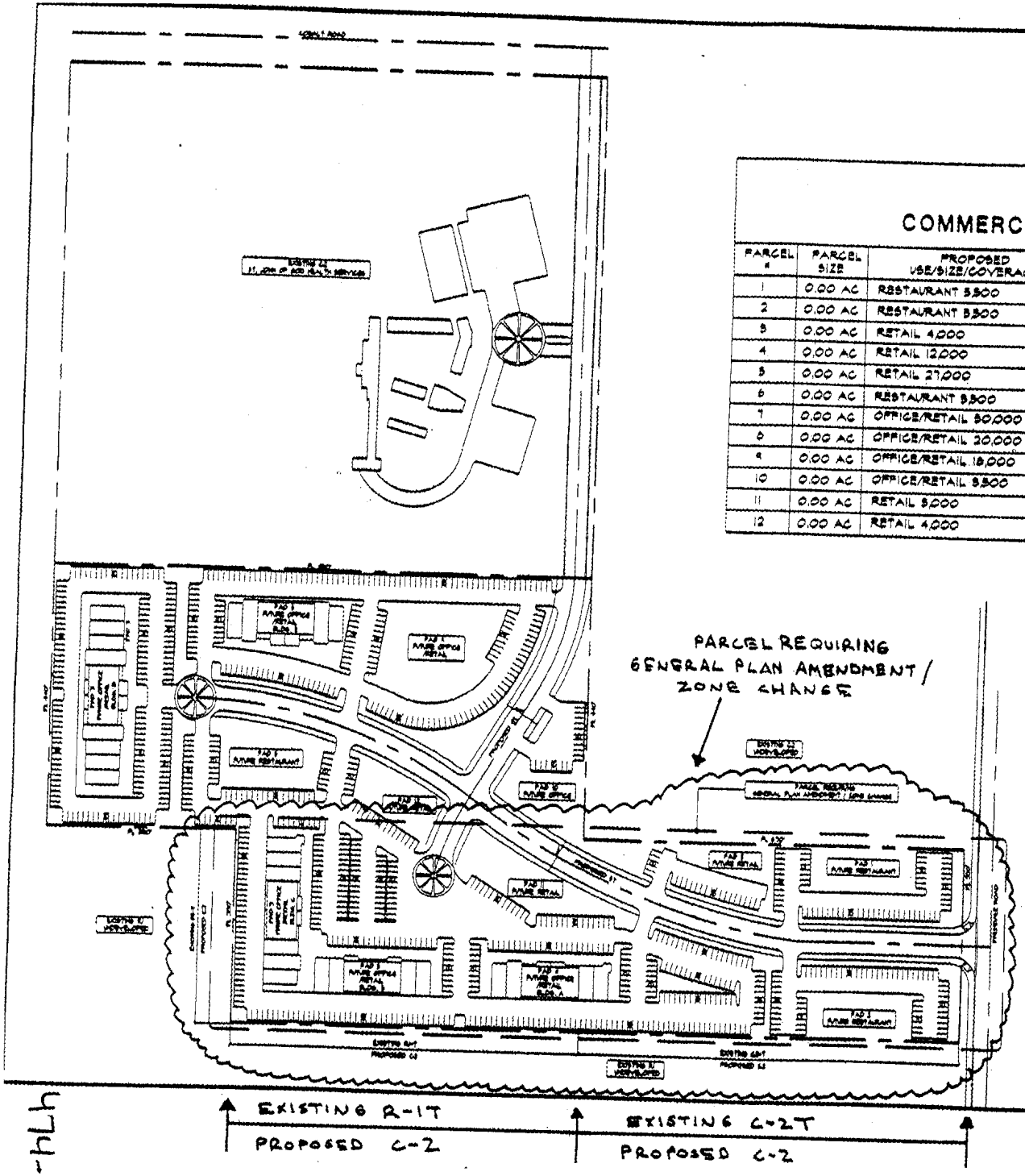
474-12



General Plan Amendment GPA-06-002(K) &
Zone Change ZC-06-015

474-13

GPA-06-002(k)
ZC-06-015



COMMERCIAL PROJECT ANALYSIS

PARCEL #	PARCEL SIZE	PROPOSED USE/SIZE/COVERAGE	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	HANDICAP SPACES
1	0.00 AC	RESTAURANT 5,500	1 PER 100	55 SP	64 SP	5 SP
2	0.00 AC	RESTAURANT 5,500	1 PER 100	55 SP	64 SP	5 SP
3	0.00 AC	RETAIL 4,000	1 PER 200	20 SP	25 SP	1 SP
4	0.00 AC	RETAIL 12,000	1 PER 200	60 SP	67 SP	5 SP
5	0.00 AC	RETAIL 27,000	1 PER 200	135 SP	176 SP	6 SP
6	0.00 AC	RESTAURANT 5,500	1 PER 100	55 SP	64 SP	5 SP
7	0.00 AC	OFFICE/RETAIL 30,000	1 PER 200	150 SP	150 SP	5 SP
8	0.00 AC	OFFICE/RETAIL 20,000	1 PER 200	100 SP	100 SP	4 SP
9	0.00 AC	OFFICE/RETAIL 18,000	1 PER 200	90 SP	90 SP	4 SP
10	0.00 AC	OFFICE/RETAIL 3,500	1 PER 200	17 SP	19 SP	1 SP
11	0.00 AC	RETAIL 5,000	1 PER 200	25 SP	28 SP	2 SP
12	0.00 AC	RETAIL 4,000	1 PER 200	20 SP	22 SP	1 SP

SITE DEVELOPMENT PLAN

NORTH

PROJECT DATA

APN 3105-201-01

VICINITY MAP

SITE DEVELOPMENT PLAN
PALMDALE COMMERCE CENTER
VICTORVILLE, CA

A1

474-14

CASE NO GPA-06-002(K) ZC-06-015

Tract/Parcel No. 3105-201-01

AGENCY CHECKLIST

Environmental Assessment Needed ☒

Class ___ Exemption ☐

AGENCY LETTERS TO BE SENT TO:	Sent	Rec'd		Sent	Rec'd
Engineering Department	☒	☒	**Ad Hoc Committees**	☐	☐
Fire Department	☒	☒	Eagle Ranch	☐	☐
Community Services Department	☒	☒	Golden Mesa	☐	☐
Building Department	☒	☒	Golden Triangle	☒	☐
Victorville Redevelopment Agency	☐	☐	Green Tree East	☐	☐
City Manager	☐	☐	Liberty Village	☐	☐
Police Department	☒	☐	Old Town VV Property Owners	☐	☐
Finance Department (Sanitation)	☐	☐	Raintree	☐	☐
Public Works	☐	☐	South Central #4	☐	☐
Information Services	☐	☐	Tatum	☐	☐
Verizon California, Inc.	☒	☐			
Southwest Gas Corporation	☒	☐	City of Hesperia	☐	☐
Southern California Edison	☒	☒	City of Adelanto	☐	☐
Victor Valley Water District	☒	☐	Town of Apple Valley	☐	☐
Baldy Mesa Water District	☒	☐	Mojave Regional Economic Development Council	☐	☐
Hesperia Water District	☐	☐	Victor Valley Board of Realtors	☐	☐
County Service Area 64	☐	☐	Building Industries Association	☐	☐
Mojave Water Agency	☐	☐	High Desert Council of Engineering	☐	☐
Charter Communications	☒	☐	Archaeological Information Center	☐	☐
			Local Agency Formation Commission (LAFCO)	☐	☐
Victor Elementary School District	☒	☐	Southern California Logistics Airport	☐	☐
VV Union High School District	☒	☐	Victorville Chamber of Commerce	☐	☐
Adelanto Elementary School District	☐	☐			
Snowline Joint Unified School District	☐	☐	**Indian Tribes**		
Hesperia Unified School District	☐	☐	Morongo Band of Mission Indians	☒	☒
Victor Valley College	☐	☐	San Fernando Band of Mission Indians	☒	☐
Victor Valley Wastewater Reclamation Authority	☐	☐	San Manuel Band of Mission Indians	☒	☐
Burrtec Waste Industries	☐	☐	Serrano Band of Indians	☒	☐
U.S. Post Office	☐	☐			
Caltrans	☐	☐	**Development Agreements**	☐	☐
Department of Fish and Game	☐	☐	Century-Crowell – Foxfire	☐	☐
Lahontan Water Quality Control Board	☐	☐	Inco Homes - Mesa Verde; Vista Verde	☐	☐
Flood Control District	☐	☐	Pacific Bay - Brentwood	☐	☐
Mojave Desert Air Quality Management District	☐	☐	Southdown - Southwestern Industrial Park	☐	☐
County Transportation	☐	☐			
County Health Department	☐	☐			
County Planning Department	☐	☐			
County Solid Waste Management Department	☐	☐			

Revised January 2006

MEMORANDUM

DATE June 5, 2006

FROM John A. McGlade, BG for JAMG
City Engineer

TO Bill Webb
Director of Planning

RECEIVED
JUN 0 5 2006
Planning Department

SUBJECT **GENERAL PLAN AMENDMENT GPA-06-002(K) & ZONE CHANGE ZC-06-015, Palmdale Commerce Center, LLC**

The Engineering Department has no comment on the captioned General Plan Amendment and Zone Change.

RECEIVED
MAY - 2 2006
Planning Department

GPA-06-002 (J), ZC-06-014

Conditions:

- Shall comply with all Fire Department requirements based on occupancy classification.

GPA-06-002 (K), ZC-06-015

Conditions:

- Does not meet Fire Department Standards as submitted. Revised plans required for approval.
- An approved on site fire protection water system, in accordance with Fire Department Standard No. 5, is required. The system is required to be in place and serviceable prior to building construction.
- Approved water supply system, complete with fire hydrants complying with Fire Department Standard No. 5, shall be in place prior to any combustible construction.
- Interior/exterior Fire Department access roadways/fire lanes shall be required per Fire Department Standard. Access roadways shall not be blocked by gates, fences, etc.
- Knox Box/Key Box is required, and shall be provided and installed in a location approved by the Fire Department.
- Monitored fire sprinkler and/or fire alarm system(s) are required for the proposed building(s). Plans shall be submitted prior to construction.
- Paved access from 2 points shall be required for completion and occupancy. Plans shall be submitted and approved prior to construction commencement.
- Shall comply with all Fire Department requirements based on occupancy classification.

Submitted by: David Leef, Division Chief

JB/ta

MEMORANDUM

DATE April 20, 2006

FROM Jon E. Gargan
Director of Community Services

TO Bill Webb
Director of Planning and Development

RECEIVED
APR 24 2006
Planning Department

CITY OF VICTORVILLE
INCORPORATED SEPT. 21, 1962
HOME OF THE SAN BERNARDINO COUNTY FAIR
CALIFORNIA

SUBJECT **PLANNING COMMISSION MEETING OF MAY 10, 2006**

Case No.: GPA-06-002 (K) APN 3105-201-01
ZC-06-015

Commercial Development

Applicant: Palmdale Commerce Center, LLC

[X] The Community Services Department has no comments at this time regarding the above-referenced project.

[ ] All Landscape and Drainage Maintenance Assessment Districts must meet the requirements as described in the Community Services Department's LMAD and DFAD Specification and Details Booklet.

[ ] This project does not provide land for park development. It is recommended that a minimum of ten acres or greater be included for a future park site.

Should you have any questions regarding the above responses, please contact me or Becky Wasserman at extension 5275.

Submitted by: Ray Salberg
Golf Course and Grounds Manager

JEG:RAS:bw

MEMORANDUM

DATE: April 27, 2006

FROM: Kevin Collins, Senior Plan Checker
Building and Safety Department

TO: Planning Department

SUBJECT: General Plan Amendment & Zone Change GPA-06-002(K) & ZC-06-015
Palmdale Commerce Center, LLC, Parcel No. 3105-201-01

In response to your Request for Comments for the upcoming Planning Commission meeting on May 10, 2006, the Building and Safety Department responds as follows with regard to the above-entitled matter:

The plans shall comply with all building codes in effect at the time of plan submittal.

KC/mh

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MAY - 1 2006
Planning Department

SOUTHERN CALIFORNIA
EDISON®
An EDISON INTERNATIONAL® Company

RECEIVED
MAY - 3 2006
Planning Department

City of Victorville
14343 Civic Drive
Victorville, CA 92392-2399

April 28, 2006

Attention: Planning Department

Subject: General Plan Amendment No. 06-002 (K)

Please be advised that the division of the property shown on General Plan Amendment No. 06-002 (K) will not unreasonably interfere with the free and complete exercise of any easements and/or facilities held by Southern California Edison Company within the boundaries of said map.

This letter should not be construed as a subordination of the Company's rights, title and interest in and to said easement(s), nor should this letter be construed as a waiver of any of the provisions contained in said easement(s) or a waiver of costs for relocation of any affected facilities.

In the event that the development requires relocation of facilities, on the subject property, which facilities exist by right of easement or otherwise, the owner/developer will be requested to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (714) 934-0808.

Steven D. Lowry
Title and Real Estate Services
Corporate Real Estate Department

14799 Chestnut Street
Westminster, CA 92683

Baldy Mesa Water

longer allow dead end lines. This project would also require the Developer to request a will-serve letter from the District.

Case No.: GPA-06-002(K) **APN: 3105-201-01**
ZC-06-015
Owner: Palmdale Commerce Center, LLC **Case Planner: Alejandro Jauregui**
Out of District.

Should you have any questions or need additional information regarding these projects, please contact me at (760) 949-0332.

Sincerely,

Doug Mathews
Engineering Manager

DM/sc

RECEIVED
MAY - 8 2006
Planning Department

MORONGO
BAND OF
MISSION
INDIANS

A SOVEREIGN NATION

April 21, 2006

GPA-06-002(K)
ZC-06-015

Mr. Bill Webb
City of Victorville
P.O. Box 5001
Victorville, CA 92393-5001

Re: Proposed General Plan Amendments, April 14, 2006 Letter/Notice

Dear Mr. Webb:

Thank you for your letter of April 14, 2005 which the Morongo Band of Mission Indians (the "Tribe") shall accept as an offer to consult under Government Code §65352.3 (SB18).

The Tribe has no knowledge of any specific cultural, ceremonial, or sacred resources on the site. From your letter, it is unclear if the City conducted either a Planning Review or Records Search at the San Bernardino County Museum. In the future, it would be extremely beneficial to provide the Tribe with that type of information, or at least a statement that indicates whether the site is in an archaeologically sensitive part of the city, based on your general plan/EIR studies. That information would allow us all to know more about the site and the probability of finding cultural resources on it. That notwithstanding, based on the Tribe's knowledge of the area and after viewing an aerial photograph of the site, the Tribe believes that there may be nothing on the sites. Therefore, technically, there is nothing on which to consult.

SB18 consultation triggers when a city is processing a general or specific plan and it must follow a notification procedure and request consultation with the affected tribes. Consultation, however, is based upon cultural resources as defined in the Pubic Resources Code and those resources must either be sacred, religious or ceremonial sites of the Tribe or on the California Historical Register (CHR) or eligible for the Register. As indicated above, since there are no known Native American cultural resources on the site, there is nothing on which to consult.

That notwithstanding, the Tribe would like to request that the City voluntarily consider imposing the following conditions on the project:

- If human remains are encountered during grading and other construction excavation, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5.

- In the event that Native American cultural resources are discovered during project development/construction, all work in

245 N. MURRAY STREET, SUITE C - BANNING, CA 92220 - 951-849-8807 - FAX: 951-922-8146

> the immediate vicinity of the find shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the overall project may continue during this assessment period.
>
> If significant Native American cultural resources are discovered, for which a Treatment Plan must be prepared, the developer or his archaeologist shall contact the Morongo Band of Mission Indians ("Tribe")[1]. If requested by the Tribe, the developer or the project archaeologist shall, in good faith, consult on the discovery and its disposition (e.g. avoidance, preservation, return of artifacts to tribe, etc.).

As you know, the first condition is merely a reiteration of State law; the second condition is also consistent with state law that prohibits knowingly destroying an archaeological site. Therefore, the Tribe does not believe the City would be averse to imposing these conditions. The imposition of these conditions would also make up for, or balance out, the lack of cultural resources information on the site. The Tribe has no objection if the City has some other wording for these types of standard conditions but they should have the same salient points as in the above stated conditions.

The Tribe also hopes that you will submit these projects to the County Museum for their review and recommendation on whether a cultural resources survey is appropriate for these parcels.

The Tribe thanks the City for voluntarily considering the comments of the Tribe. As previously indicated, since there is technically nothing to consult on, the Tribe deems the consultation process complete.

Thank you for contacting the Tribe. If you have any questions, please contact me at (951) 755-5206 or Britt_wilson@morongo.org

Sincerely,

Britt W. Wilson
Project Manager/Cultural Resources Coordinator

---

[1] The Morongo Band of Mission Indians realizes that there may be additional tribes claiming cultural affiliation to the area; however, Morongo can only speak for itself. The Tribe has no objection if the archaeologist wishes to consult with other tribes and if the city wishes to revise the condition to recognize other tribes.

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EXECUTIVE SUMMARY

General Plan Amendment GPA-06-002(H), Zone Change ZC-06-012
and Specific Plan Amendment SPA-90-002 (A-8)

PROJECT DESCRIPTION: A proposed General Plan Amendment to amend the Land Use Element and any other affected elements of the General Plan to redesignate property from Specific Plan to Commercial, a change of zone to reclassify property from Specific Plan (Midtown Specific Plan) to C-2 (General Commercial), and an eighth amendment to Specific Plan 90-002 (Midtown Specific Plan) to eliminate Planning Areas 13, 18, 19 and 20 on property generally located north of Valley Park Lane, south of Roy Rogers Drive, and east of Amargosa Road.

APPLICANT:	Civic Rogers, LLC
PLANNING COMMISSION PUBLIC HEARING DATES:	June 14, 2006
NUMBER OF PEOPLE SPEAKING IN FAVOR:	0
NUMBER OF PEOPLE SPEAKING OPPOSED:	0
NUMBER OF WRITTEN COMMENTS IN FAVOR:	0
NUMBER OF WRITTEN COMMENTS OPPOSED:	0
STAFF RECOMMENDATION:	Approval
PLANNING COMMISSION ACTION:	Recommend approval
PLANNING COMMISSION VOTE:	five ayes

PERTINENT INFORMATION

This proposal would remove the "Desert Sky Plaza" (Home Depot) shopping center from the Midtown Specific Plan. The change to C-2, General Commercial, would allow more flexibility in obtaining tenants than the current specific plan designation of "Community Commercial". While the property will no longer be subject to the requirements of the specific plan, Staff is proposing to require similar development standards for additional landscape and walking paths along Amargosa Road.

/pi

Public Hearing
#10A,B,C,D
7-18-06

MEMORANDUM

DATE: July 18, 2006

FROM: Bill Webb
Director of Planning

TO: Mayor and City Council Members

SUBJECT: PUBLIC HEARING - GENERAL PLAN AMENDMENT GPA-06-002 (H), ZONE CHANGE ZC-06-012 AND SPECIFIC PLAN AMENDMENT SPA-90-002 (A-8) – CIVIC ROGERS, LLC – RESOLUTION NO. 06-118, ORDINANCE NO. 2161 AND ORDINANCE NO. 2162

At the regular meeting held June 14, 2006, the Planning Commission conducted a Public Hearing to hear arguments for or against a proposed amendment to the Land Use Element of the General Plan and any other affected elements to re-designate property from Specific Plan to Commercial, a change of zone to reclassify property from Specific Plan 90-002 (Midtown Specific Plan) to C-2 (General Commercial), and an eighth amendment to Specific Plan 90-002 (Midtown Specific Plan) to eliminate Planning Areas 13, 18, 19 and 20 on property generally located north of Valley Park Lane, south of Roy Rogers Drive and east of Amargosa Road. An excerpt from the minutes of that meeting is as follows:

"Mr. Borchert outlined the staff report.

Chairman McEachron opened the public hearing at 7:31 p.m. There being no testimony, Chairman McEachron closed the public hearing at 7:31 p.m.

A motion was made by Commissioner Porter and seconded by Commissioner Metzler to approve the Negative Declaration for GPA-06-002 (H), ZC-06-012 and SPA-90-002 (A-8) and Resolutions P-06-150, P-06-151 and P-06-152 with conditions of Staff. The motion carried by unanimous vote of the Commission. The Resolutions were entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF GENERAL PLAN AMENDMENT GPA-06-002 (H), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO RE-DESIGNATE PROPERTY FROM SPECIFIC PLAN TO COMMERCIAL

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF ZONE CHANGE ZC-06-012, A CHANGE OF ZONE TO RECLASSIFY PROPERTY FROM SP-90-002 (MIDTOWN SPECIFIC PLAN) TO C-2 (GENERAL COMMERCIAL)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF SPECIFIC PLAN AMENDMENT SPA-90-002 (A-8), AN EIGHTH

AMENDMENT TO SPECIFIC PLAN 90-002 (MIDTOWN SPECIFIC PLAN) TO ELIMINATE PLANNING AREAS 13, 18, 19, AND 20"

Attached for Council's information is a copy of the Planning Staff Report together with other pertinent data. This matter is presented to the City Council for consideration at the close of the Public Hearing.

BW:pi

Attachments

RESOLUTION NO. 06-118

A RESOLUTION OF THE CITY OF VICTORVILLE APPROVING GENERAL PLAN AMENDMENT GPA-06-002 (H), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO REDESIGNATE PROPERTY FROM SPECIFIC PLAN TO COMMERCIAL – CIVIC ROGERS, LLC

WHEREAS, Civic Rogers, LLC, has initiated an amendment to the Land Use Element of the General Plan and any other affected elements to redesignate property from Specific Plan to Commercial on property located in the City of Victorville, County of San Bernardino, State of California, particularly described as follows:

Parcels 1 through 6 of Parcel Map No. 17016 per map recorded in Book 209, pages 88 and 89; Parcel 4 of Parcel Map No. 13879 per map recorded in Book 162, pages 84 through 88; and Parcel 13 of Parcel Map No. 13880 per map recorded in Book 168, pages 17 through 21, inclusive, records in the City of Victorville, San Bernardino County, State of California; and

WHEREAS, pursuant to Title 7, Division I, Chapter 3 of the Government Code of the State of California, the Victorville Planning Commission held a public hearing on June 14, 2006, to hear arguments for and against the issue, and after hearing all testimony offered, the Commission approved Resolution No. P-06-150, which recommended approval to the City Council of the General Plan Amendment; and

WHEREAS, the City Council finds that the proposed amendment to the Land Use Element is consistent with the goals, policies and objectives of the General Plan and all other elements; and

WHEREAS, a Negative Declaration for the proposed General Plan Amendment has been presented to the Planning Commission, and each member having reviewed and considered the information contained therein, and the Planning Commission having determined that the proposed General Plan Amendment will not have a significant effect on the environment and therefore recommends adoption by the City Council,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY RESOLVE AS FOLLOWS:

SECTION I. That after holding a public hearing and considering all the testimony offered in compliance with Section 65357 of the Government Code of the State of California, the City Council hereby approves the General Plan Amendment to the Land Use Element of the General Plan and any other affected elements to redesignate property from Specific Plan to Commercial on property located north of Valley Park Lane, south of Roy Rogers Drive, and east of Amargosa Road.

ORDINANCE NO. 2161

AN ORDINANCE OF THE CITY OF VICTORVILLE APPROVING ZONE CHANGE ZC-06-012 TO RECLASSIFY PROPERTY FROM SPECIFIC PLAN 90-002 (MIDTOWN SPECIFIC PLAN) TO C-2 (GENERAL COMMERCIAL) – CIVIC ROGERS, LLC

Pursuant to Title 7, Division I, Chapter 4, Article 2 of the Government Code of the State of California, a Public Hearing was held on the 14th day of June 2006, to hear arguments for and against the issue, and after hearing all testimony offered, the Planning Commission approved Resolution No. P-06-151, which recommended to the City Council the adoption of the zone change on property in the City of Victorville, County of San Bernardino, State of California hereinafter described as:

Parcels 1 through 6 of Parcel Map No. 17016 per map recorded in Book 209, pages 88 and 89; Parcel 4 of Parcel Map No. 13879 per map recorded in Book 162, pages 84 through 88; and Parcel 13 of Parcel Map No. 13880 per map recorded in Book 168, pages 17 through 21, inclusive, records in the City of Victorville, San Bernardino County, State of California; and

WHEREAS, The City Council finds that the proposed zone change is consistent with the General Plan; and

WHEREAS, The City Council finds that the site is adequate in size to accommodate the proposed land use; and

WHEREAS, The City Council finds that the proposed use will have no adverse effect upon abutting property; and

WHEREAS, a Negative Declaration for the proposed Zone Change has been presented to the Planning Commission, and each member having reviewed and considered the information contained therein, and the Planning Commission having determined that the proposed Zone Change will not have a significant effect on the environment and therefore recommends adoption by the City Council,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. That Zone Change ZC-06-012 be adopted, reclassifying property from Specific Plan 90-002 (Midtown Specific Plan) to C-2 (General Commercial) on property generally located north of Valley Park Lane, south of Roy Rogers Drive and east of Amargosa Road.

ORDINANCE NO. 2162

AN ORDINANCE OF THE CITY OF VICTORVILLE GRANTING AN EIGHTH AMENDMENT TO SPECIFIC PLAN 90-002 (MIDTOWN SPECIFIC PLAN), TO ELIMINATE PLANNING AREAS 13, 18, 19 AND 20 FROM THE SPECIFIC PLAN – CIVIC ROGERS, LLC

Civic Rogers, LLC has initiated a request for an eighth amendment to Specific Plan 90-002 to eliminate Planning Areas 13, 18, 19 and 20 from the Specific Plan, on property in the City of Victorville, County of San Bernardino, State of California, particularly described as follows:

Parcels 1 through 6 of Parcel Map No. 17016 per map recorded in Book 209, pages 88 and 89; Parcel 4 of Parcel Map No. 13879 per map recorded in Book 162, pages 84 through 88; and Parcel 13 of Parcel Map No. 13880 per map recorded in Book 168, pages 17 through 21, inclusive, records in the City of Victorville, San Bernardino County, State of California; and

Pursuant to Title 7, Division I, Chapter 3 of the Government Code of the State of California, a public hearing was conducted on the 14th day of June, 2006, to hear arguments for and against the Specific Plan Amendment, and after hearing all testimony offered, the Planning Commission adopted Resolution No. P-06-152, which recommended to the City Council the adoption of the Specific Plan Amendment.

WHEREAS, a Negative Declaration for the proposed Specific Plan Amendment has been presented to the Planning Commission, and each member having reviewed and considered the information therein, and the Planning Commission having determined that the proposed Specific Plan Amendment will not have an effect on the environment and therefore recommends adoption by the City Council.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. That the eighth amendment to Specific Plan 90-002 (Midtown Specific Plan), to eliminate Planning Areas 13, 18, 19 and 20 from the Specific Plan on property generally located north of Valley Park Lane, south of Roy Rogers Drive, and east of Amargosa Road, be adopted.

CITY OF VICTORVILLE PLANNING DEPARTMENT
14343 Civic Drive, Victorville, California 92392
(760) 955-5135 FAX (760) 245-8250

NEGATIVE DECLARATION - with a de minimis finding

Preparation Date: April 17, 2006

Name or Title of Project: Proposed General Plan Amendment GPA-06-002(H), Zone Change ZC-06-012 and Specific Plan Amendment SPA-90-002(A-8).

Location: North of Valley Park Lane, south of Roy Rogers Drive and east of Amargosa Road.

Entity or Person Undertaking Project: Civic Rogers, LLC.

Description of Project:

GPA-06-002(H) – An amendment to the Land Use Element of the General Plan and any other affected elements to re-designate property from Specific Plan to Commercial, and

ZC-06-012 – to reclassify property from SP-90-002 (Midtown Specific Plan) to C-2 (General Commercial), and

SPA-90-002(A-8) – to eliminate Planning Areas 13, 18, 19 and 20 from the Midtown Specific Plan.

Statement of Findings: The Planning Commission has reviewed the Initial Study for this proposed project and has found that there are no adverse environmental impacts to either the man-made or physical environmental setting, and does hereby direct staff to file a Notice of Determination, pursuant to the California Environmental Quality Act (CEQA).

Further, pursuant to Fish and Game Code Section 711.4, a "de minimis" finding is hereby made based upon the fact that no development is proposed at this time.

A copy of the Initial Study and other applicable documents used to support the proposed Negative Declaration is available for review at the City of Victorville Planning Department.

Public Review Period: April 20, 2006, through May 10, 2006.

Tentative Public Hearing Date: June 14, 2006.

Adopted by the Planning Commission on June 14, 2006.

RYAN McEACHRON, CHAIRMAN
VICTORVILLE PLANNING COMMISSION

Adopted by the City Council on July 18, 2006.

MIKE ROTHSCHILD, MAYOR
CITY OF VICTORVILLE

BILL WEBB
DIRECTOR OF DEVELOPMENT
jd

PLANNING COMMISSION STAFF REPORT

DATE: June 14, 2006 **AGENDA NO.** 13

CASE: GPA-06-002(H), ZC-06-012 and SPA-90-002(A-8)

SUBJECT:

A. **General Plan Amendment** to the Land Use element of the General Plan and any other affected elements to re-designate property from Specific Plan to Commercial

B. **Zone Change** to reclassify property from S-P-90-002 (Midtown Specific Plan) to C-2 (General Commercial)

C. **Specific Plan Amendment** to remove Planning Areas 13, 18, 19 and 20 from the Midtown Specific Plan area

APPLICANT: Civic Rogers, LLC

LOCATION: North of Valley Park Lane, south of Roy Rogers Drive and east of Amargosa Road

I. STAFF RECOMMENDATION:

That the Planning Commission take the following actions:

1. **General Plan Amendment** – Adopt Resolution No. P-06-150, recommending approval of Case No. GPA-06-002(H); and
2. **Zone Change** – Adopt Resolution No. P-06-151, recommending approval of Case No. ZC-06-012; and
3. **Specific Plan Amendment** – Adopt Resolution No. P-06-152, recommending approval of Case No. SPA-90-002(A-8), and
4. **Environmental Assessment** – Adopt the attached Negative Declaration with a "de minimis" finding.

II. SUMMARY:

The applicant is requesting approval of this proposal to allow for an amendment to the Midtown Specific Plan to remove Planning Areas 13, 18, 19 and 20 from the specific plan area. Said Planning Areas are currently designated as Community Commercial except Planning Area 18 which is designated as Office Business Park with a Community Commercial Overlay.

A portion of the site has been developed with a home improvement center and out-pads are under construction; approval of this request would facilitate the development of a retail shopping center on the remainder of the site by allowing more flexibility in permitted uses and development standards. The undeveloped portion of the site would be developed in accordance with the C-2 (General Commercial) zoning district subject to Site Plan review and approval.

III. STAFF ANALYSIS:

1. **GPA-06-002(H) and 2. ZC-06-012:**
Staff finds the proposed designations compatible with the surrounding area shown in the table below and consistent with the General Plan as amended and as discussed below.

The Midtown Specific Plan was adopted on October 30, 1990 and the area has not developed as anticipated. This proposal would remove approximately 71.7 acres from the specific plan area.

Should this proposal be approved as requested, then the following modifications to the General Plan and Zoning Map would occur:

1. Table 5 entitled "Distribution of Land Use" on page 24 of the Land Use Element shall be amended to reduce the acreage of the Specific Plan land use designation by 71.7 acres within the Civic Planning Area. A corresponding increase in Commercial acreage within the same planning area would also occur.

2. The Civic Planning Area Land Use Policy Map (Figure 5) of the Land Use Element shall be updated in accordance with this proposal.

3. The Official Zoning Map of the City of Victorville shall also be updated in accordance with this proposal.

3. **Specific Plan Amendment:**

This proposed eighth amendment to the Midtown Specific Plan (MSP) would remove 71.7 acres from the specific plan area. The amended exhibits are attached. The purpose of the amendment is to allow more flexibility for the developer in developing the remainder of the site with a retail shopping center. The amendment would also allow Staff more flexibility in applying design and development standards to future development.

An existing Home Depot is on a portion of the site and other out-pads are currently under construction. The undeveloped portion of the site would be developed in accordance with the C-2 (General Commercial) zoning district subject to Site Plan review and approval.

The area north of Roy Rogers Drive within the MSP area is an initiative area, therefore, the specific plan zoning could not be applied without an election. However, the development standards of the MSP have been applied to that area. Also, Planning Areas 14 thru 17 would remain in the MSP. Consequently, Staff recommends that for continuity, the requirement for a 10-foot greenbelt along Amargosa Road and the pedestrian paseo east of Amargosa Road be retained within the subject site (condition #5). Exhibit 10 from the MSP (attached) shows the alignment.

4. **Environmental Assessment.** A Negative Declaration with a "de minimis" finding has been prepared for this project in accordance with Section 15070 of the California Environmental Quality Act.

IV. SITE CHARACTERISTICS:

	Existing Land Use	General Plan	Zoning	Specific Plan
Site	Commercial/Vacant	Specific Plan	S-P-2-90	Midtown Specific Plan
North	Vacant	Commercial/Residential	C-2T[1]/ C-4T[1]/R-1	NA
South	Vacant	Specific Plan/Commercial	S-P-2-90/ C-2	Midtown Specific Plan
East	Vacant	Commercial	C-2	NA
West	Shopping Center/Vacant	Commercial/ High Density Residential	C-2T[1]/ R-3T[1]	NA

[1] The following "T" standard was applied to the zoning:
1. Requires Site Plan review.

NUMBER OF RADIUS LETTERS MAILED: 21

JD

GPA-06-002(H) and ZC-06-012 and SPA-90-002(A-8). THE STAFF RECOMMENDATION MAY BE ACCEPTED OR REJECTED BY THE PLANNING COMMISSION AND CITY COUNCIL AFTER THEIR OWN ANALYSIS AND CONSIDERATION OF PUBLIC TESTIMONY PRESENTED AT THE HEARING. THE PLANNING COMMISSION ACTION IS A RECOMMENDATION TO THE CITY COUNCIL ONLY.

CONDITIONS OF APPROVAL
GPA-06-002(H), ZC-06-012 and SPA-90-002(A-8)
June 14, 2006

PLANNING CONDITIONS:

GPA-06-002(H):
None

ZC-06-012:
None

SPA-90-002(A-8)

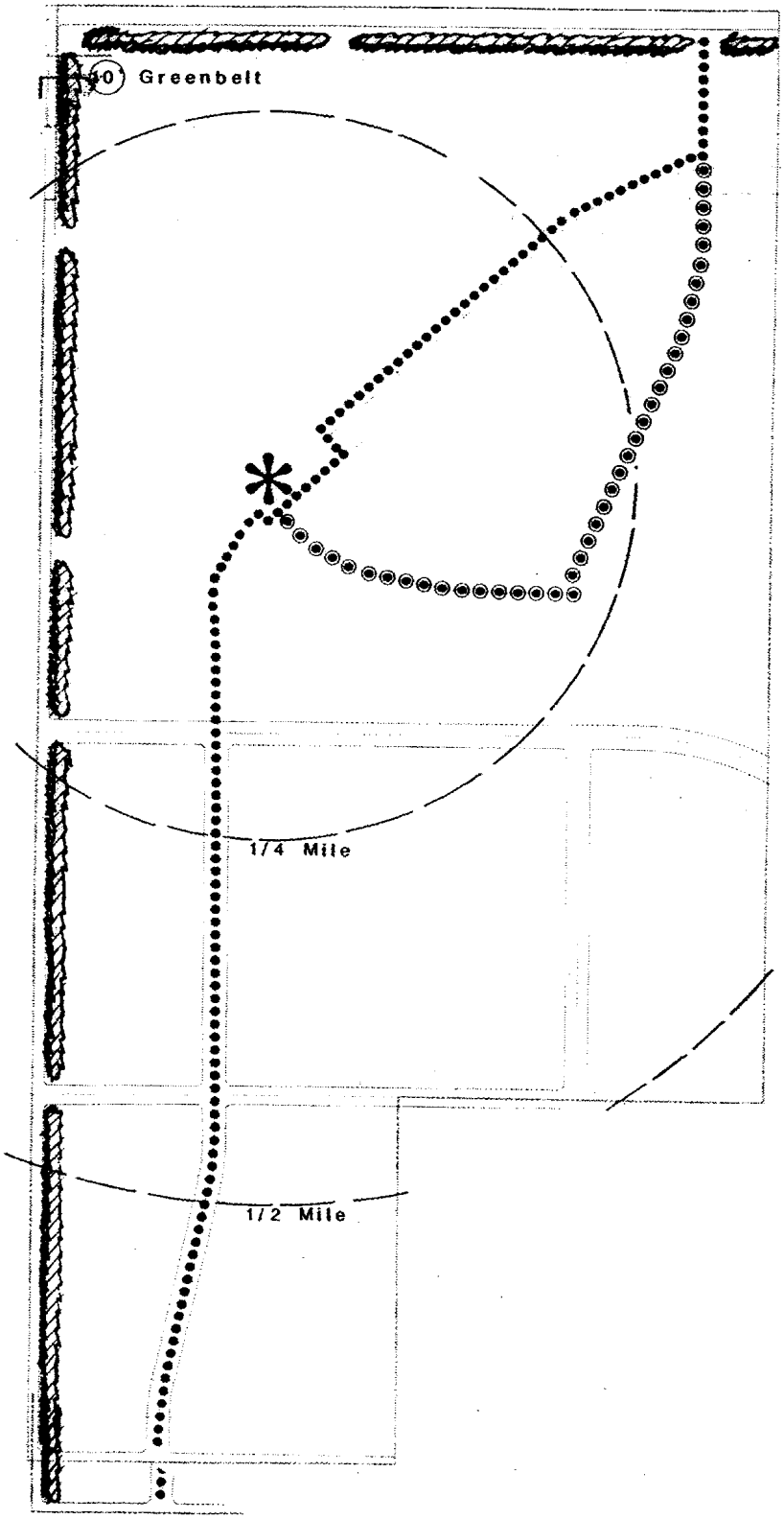
1. The proposed development shall comply with all applicable development standards of Title 18.

2. The proposed development shall be in substantial conformity with the plans submitted as part of this Specific Plan Amendment unless modification is required to comply with the applicable development standards of Title 18 and/or conditions of approval.

3. The applicant shall file a Notice of Determination, "de minimis" finding and Certificate of Fee Exemption, and pay the necessary filing fee to the County of San Bernardino pursuant to Public Resources Code Section 21089(b). If the "de minimis" finding is not accepted by the Department of Fish and Game, the applicant shall be responsible for payment of the necessary fees to said agency. This project is not effective until such time as this condition has been satisfied. Any delay in the applicant's payment of the required fee shall not toll the lapse of approval date nor appeal period of this project.

4. The applicant shall indemnify, protect, and hold harmless the City from any lawsuit due to the applicant's failure to pay the fee imposed by Fish and Game Code Section 711.4.

5. For continuity, a 10-foot greenbelt is required along Amargosa Road as well as the pedestrian paseo east of Amargosa Road as shown in Exhibit 10 of the Midtown Specific Plan.



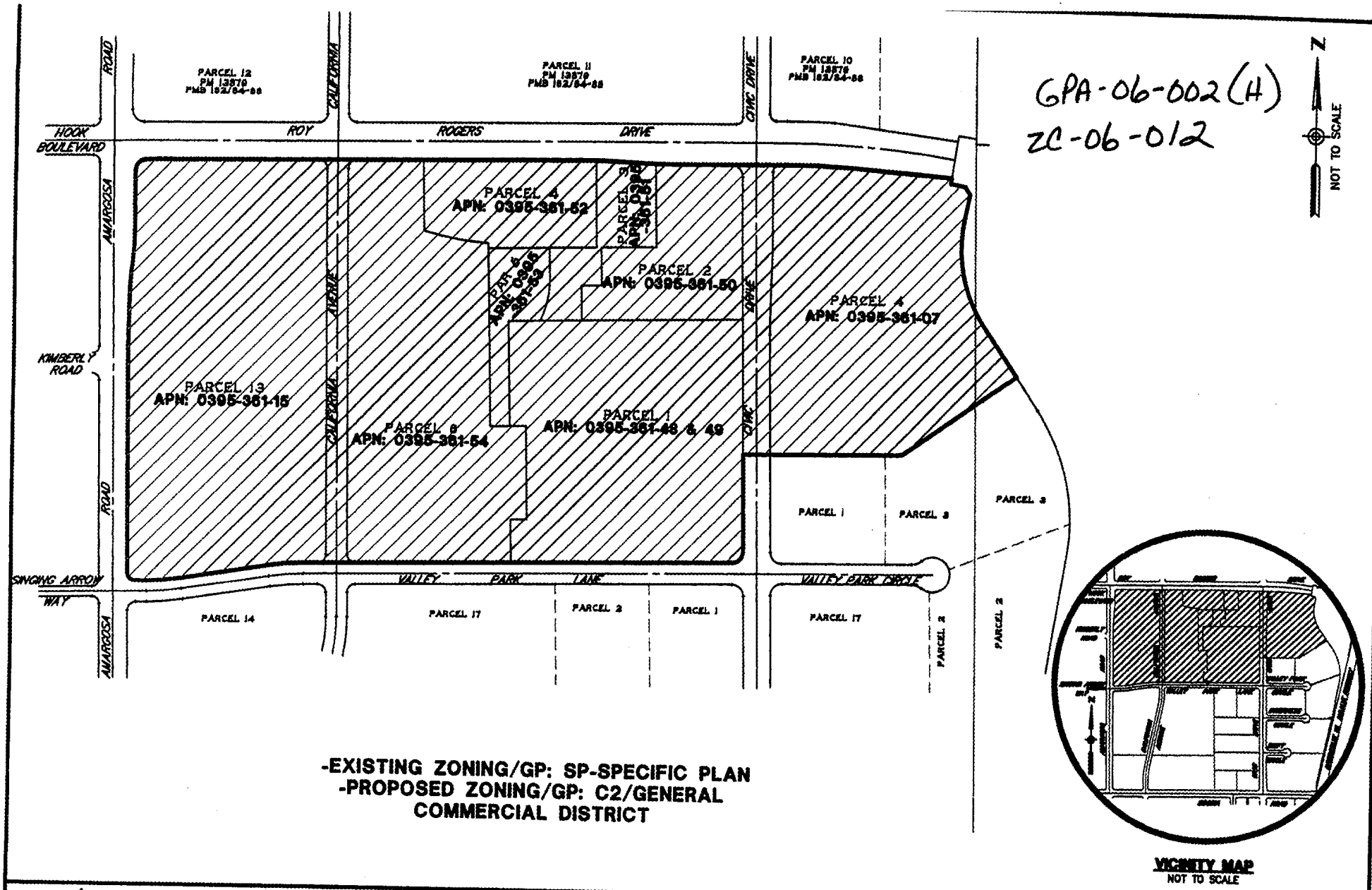
■ COMMUNITY FACILITIES/ PATHWAY NETWORK

- Potential Neighborhood Park Site
- Pedestrian Paseo
- Secondary Paseo
- Service Radius

KALEIDOSCOPE

North ▲ Not to Scale

GPA-06-002(H)
ZC-06-012



-EXISTING ZONING/GP: SP-SPECIFIC PLAN
-PROPOSED ZONING/GP: C2/GENERAL COMMERCIAL DISTRICT

VICINITY MAP
NOT TO SCALE

VCE, Inc.
14297 Cajon St., Suite 101
Victorville, CA., 92392-2335
(760) 241-0595

GENERAL PLAN AMENDMENT
ZONE CHANGE
APN 395-361-07, 15, 48, 49, 50, 51, 52, 53 AND 54

EXHIBIT
A

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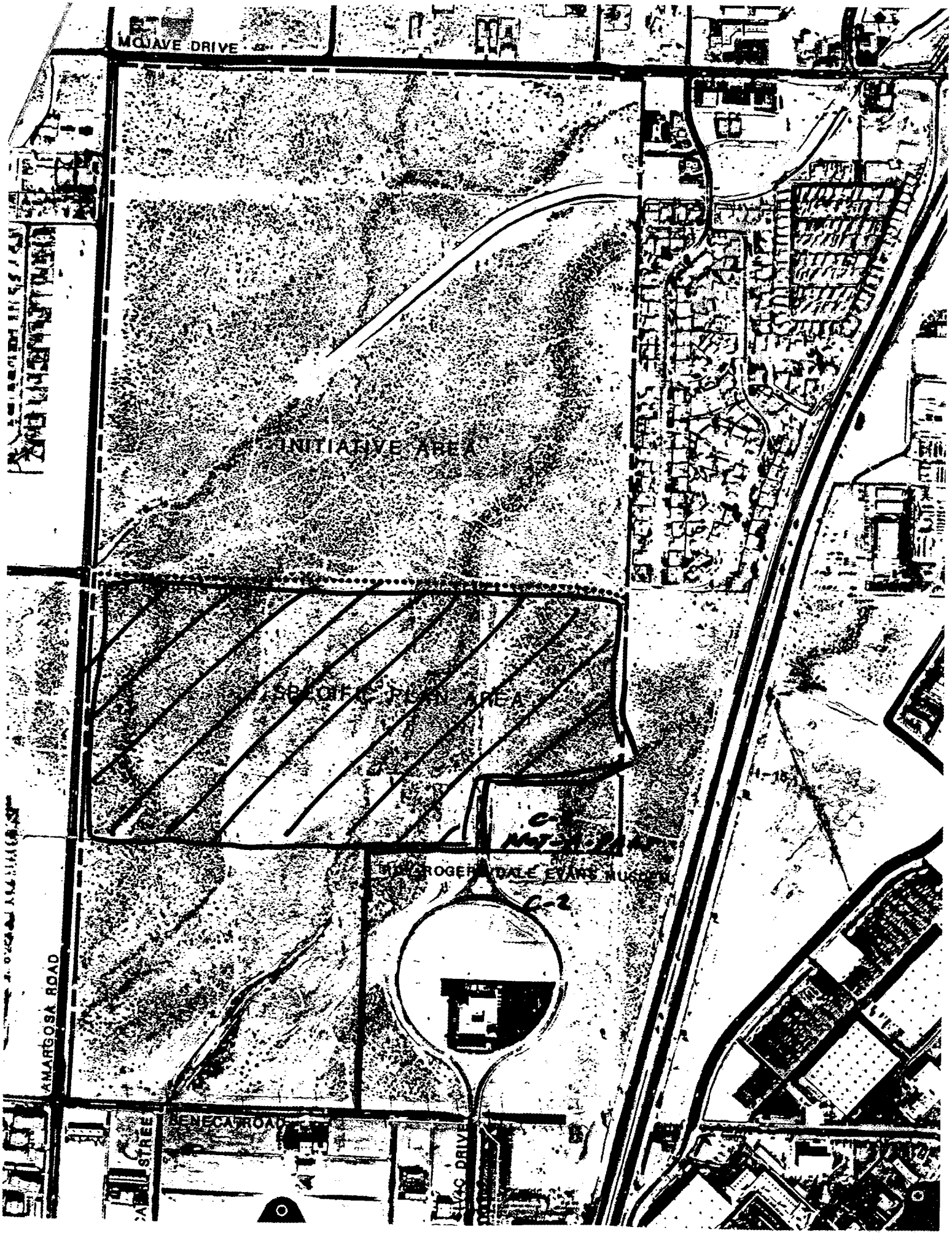
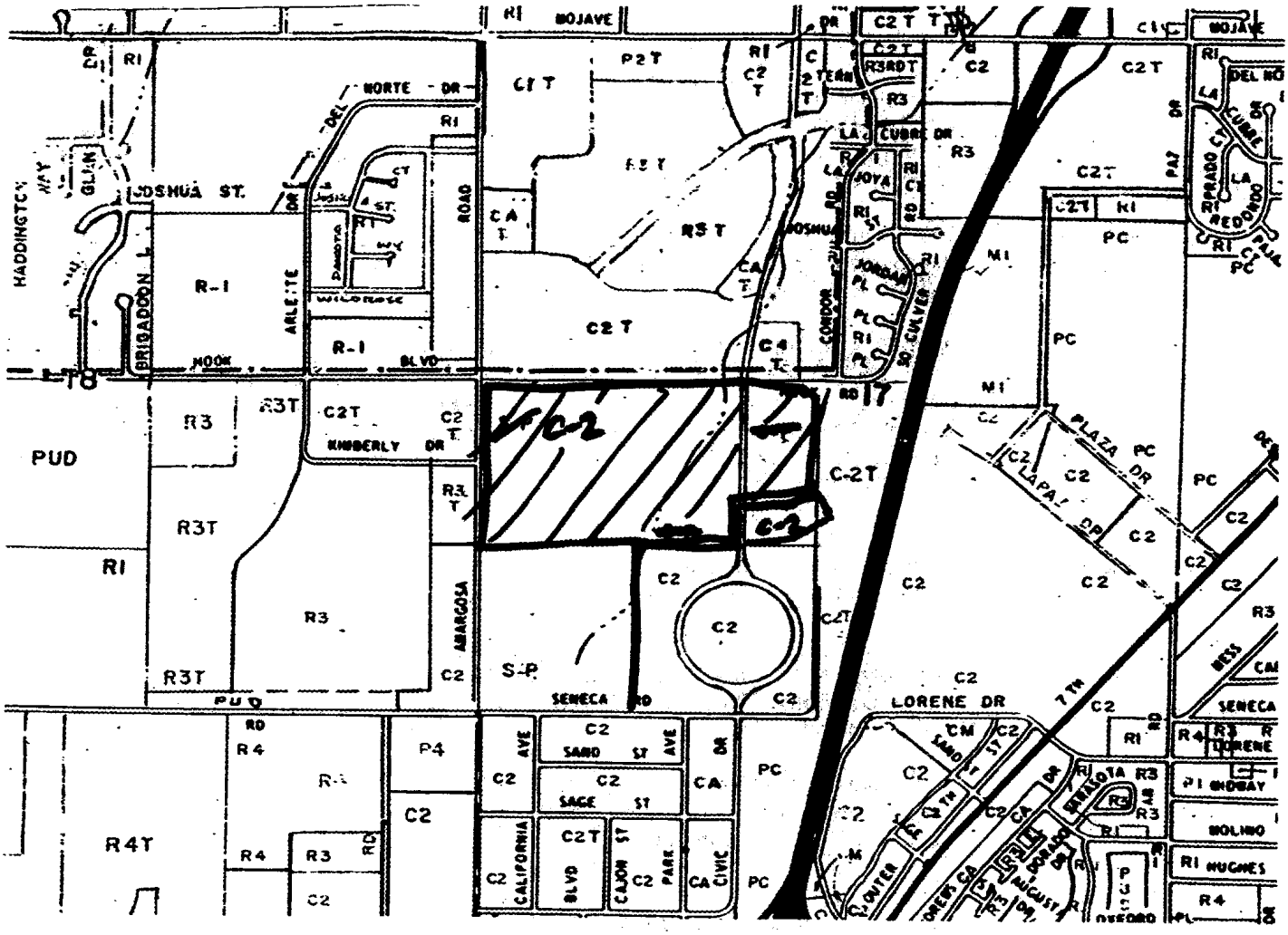

MOJAVE DRIVE
INITIATIVE AREA
SPECIFIC PLAN AREA
ROGER DALE EVANS MUSEUM
AMARGOSA ROAD
SENECA ROAD
STREET
DRIVE



CITY OF VICTORVILLE

North ▲ Not to Scale

■ZONING

Residential

- ☐ R-1 (5 DU) Single Family Residential District
- ☐ R-2T Medium Density Residential District (Transitional)
- ☐ R-3T High Density Residential District (Transitional)

Commercial

- ☐ C-1T Neighborhood Retail District (Transitional)
- ☐ C-2T General Commercial District (Transitional)
- ☐ C-4T Highway/Service Commercial District (Transitional)
- ☐ C-AT Administrative Offices District (Transitional)

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■ LAND USE
Residential Uses

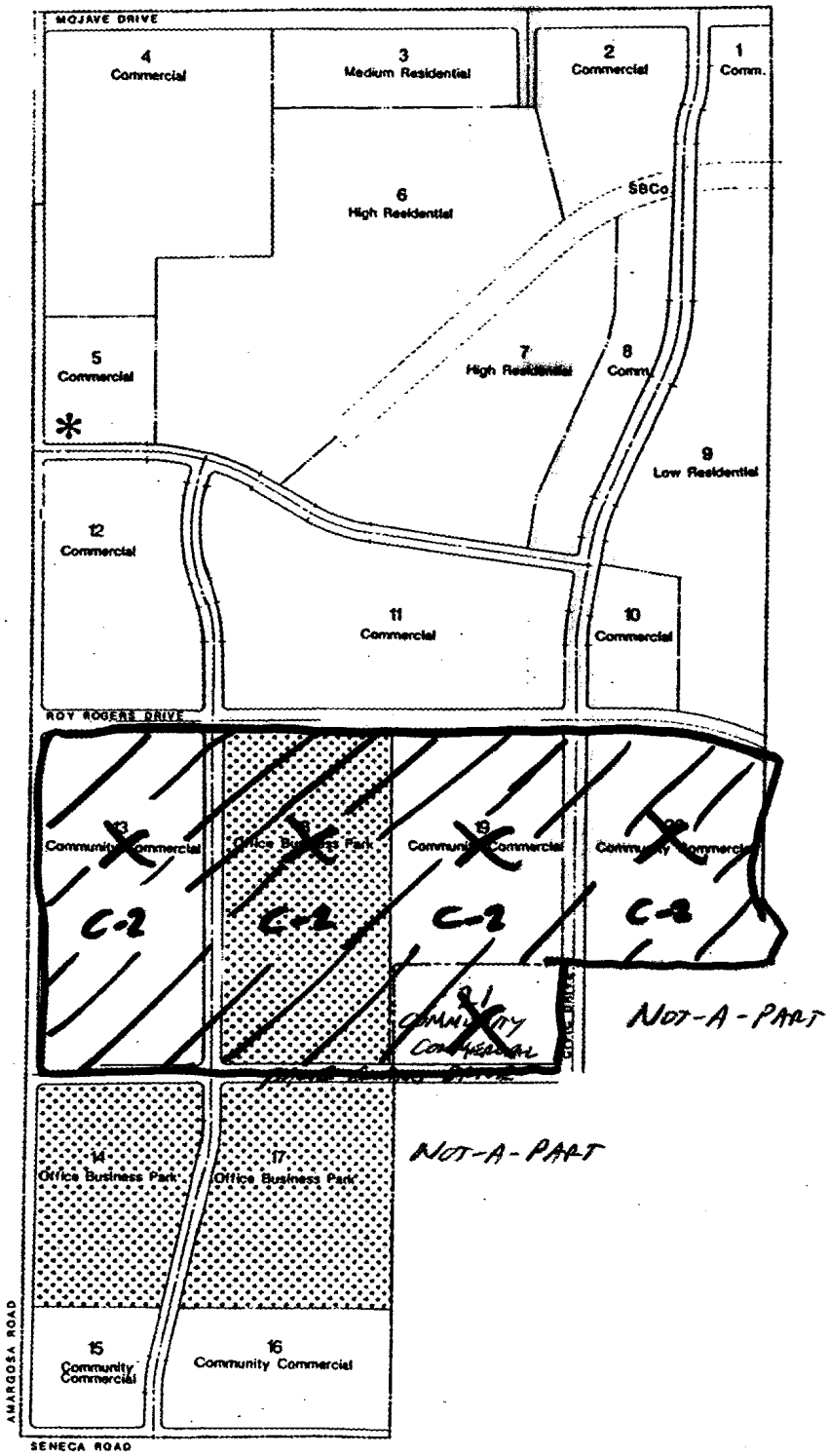
- Low Residential
- Medium Residential
- High Residential

Non-Residential Uses

- Commercial
- * Potential Church Site

■ SPECIFIC PLAN
Town Center Commercial

- Community Commercial
- Office Business Park
- Community Commercial Overlay



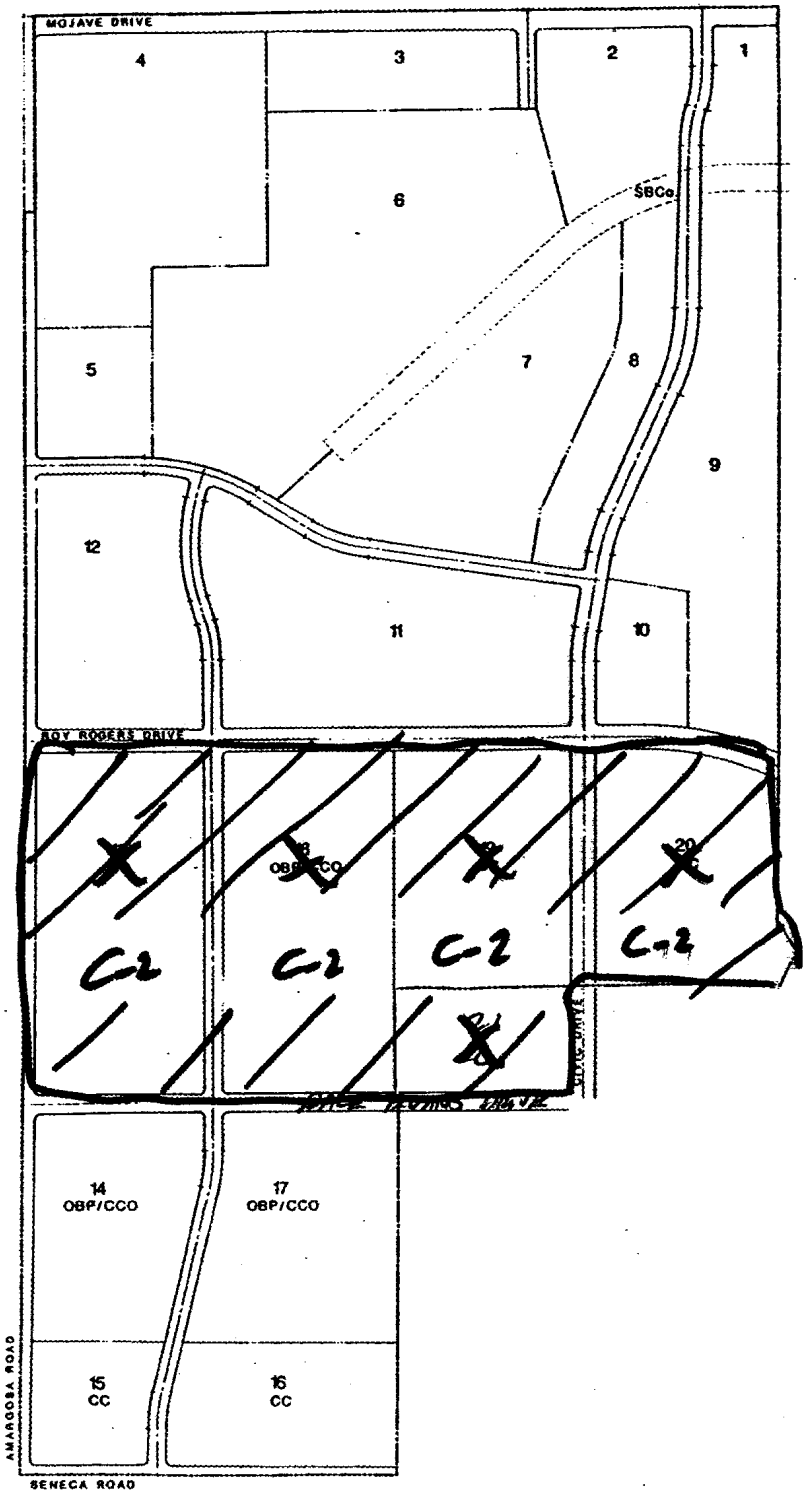
KALEIDOSCOPE

North ▲ Not to Scale

■ LAND USE REGULATIONS
Town Center Commercial

District per Specific Plan
Land Use Regulations

CC	Community Commercial
OBP	Office Business Park
CCO	Community Commercial Overlay



KALEIDOSCOPE

North ▲ Not to Scale

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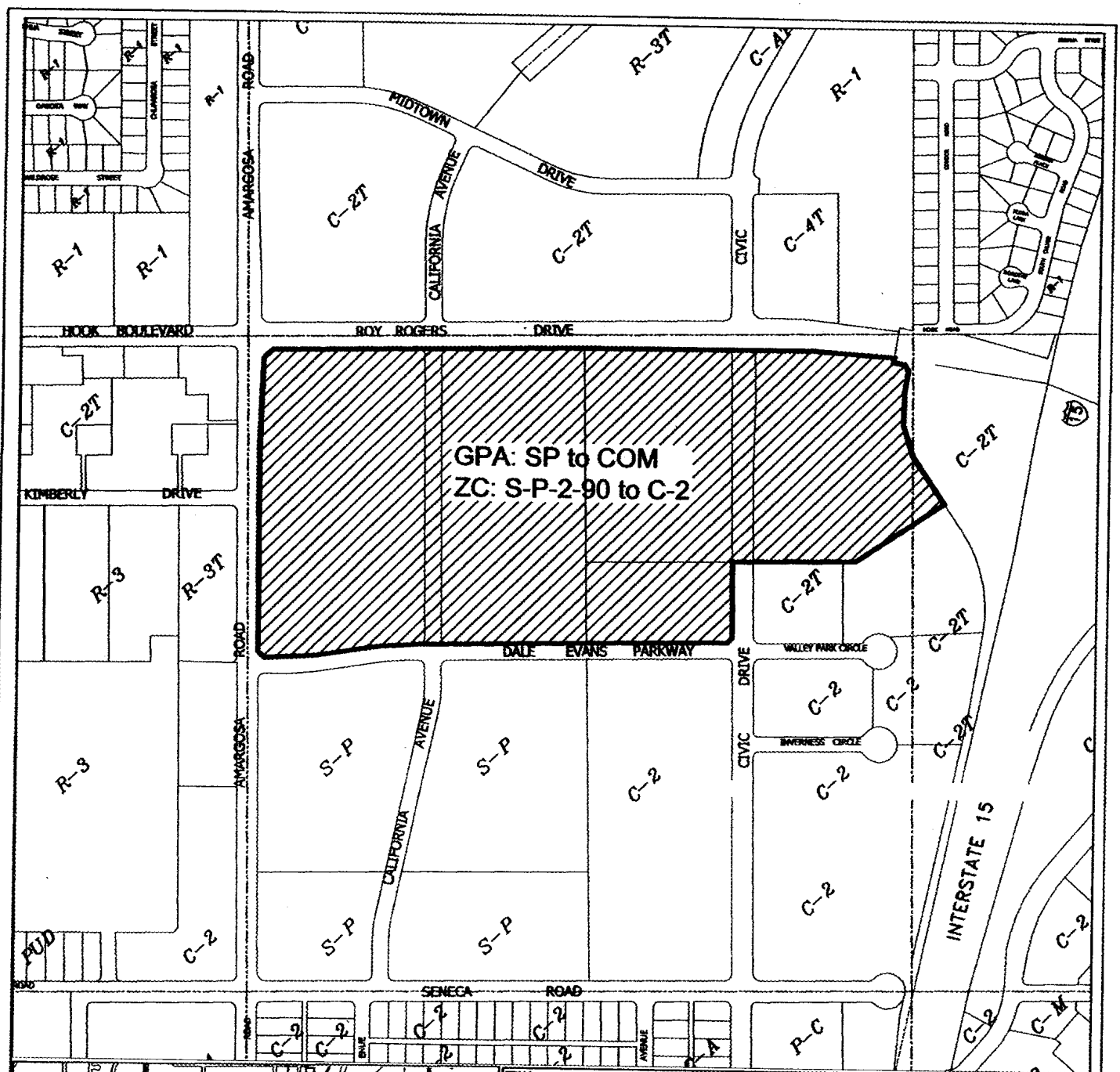
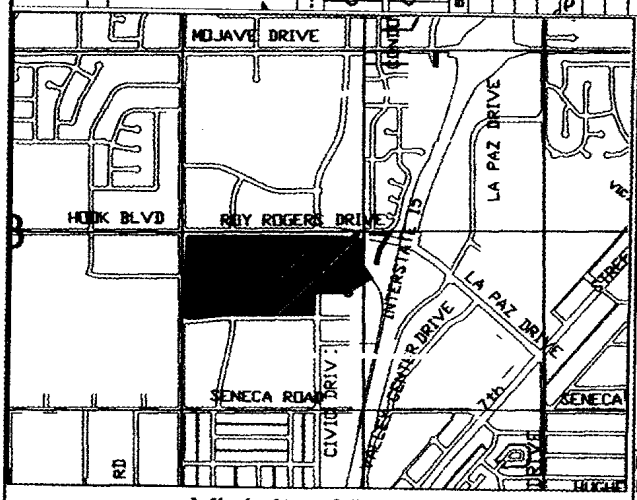




Vicinity Map

Graphics are diagramatic only - Not to Scale

Title: **PROPERTY LOCATION MAP**

Zoning: SP-90-002 to C-2

Area: ± 71.7 Acres

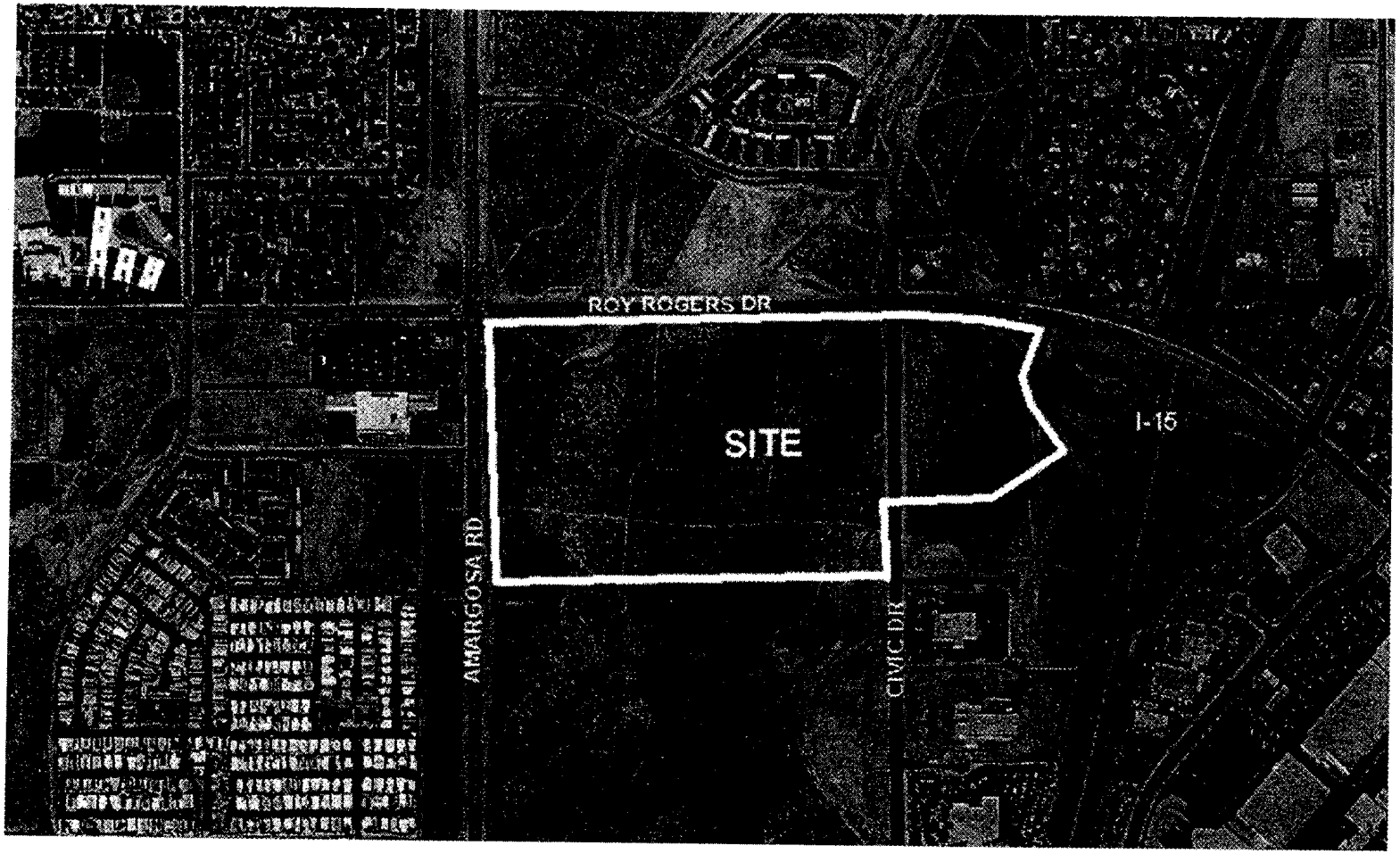
Assessor Parcel Number: 0395-361-07, -15, -48 through -54

Location:

North of Valley Park Lane, east of Amargosa Road and south of Roy Rogers Drive.

Drawn By:	Checked By:	Date:	Case Number:
BD		05-23-06	GPA-06-002 (H), ZC-06-012 & SPA-90-002 (A-8)

Prepared by: City of Victorville Planning Department



General Plan Amendment GPA-06-002(H),
Zone Change ZC-06-012 and
Specific Plan Amendment SPA-90-002(A-8)

INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM

1. **Project title:** Proposed General Plan Amendment GPA-06-002(H), Zone Change ZC-06-012 and Specific Plan Amendment SPA-90-002(A-8).

2. **Lead agency name and address:** City of Victorville Planning Department, PO Box 5001, Victorville, California 92393-5001.

3. **Contact person and phone number:** John Dubasik, Associate Planner 760-955-5135.

4. **Project location:** North of Valley Park Lane, south of Roy Rogers Drive and east of Amargosa Road.

5. **Project sponsor's name and address:** Civic Rogers, LLC, 3 Imperial Promenade, Suite 550, Santa Ana, CA 92707.

6. **General Plan designation:** Specific Plan.

7. **Zoning:** S-P-2-90 (Midtown Specific Plan).

8. **Description of project:** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

   GPA-06-002(H) – An amendment to the Land Use Element of the General Plan and any other affected elements to re-designate property from Specific Plan to Commercial, and

   ZC-06-012 – to reclassify property from S-P-2-90 (Midtown Specific Plan) to C-2 (General Commercial), and

   SPA-90-002(A-8) – to eliminate Planning Areas 13, 18, 19 and 20 from the Midtown Specific Plan.

9. **Surrounding land uses and setting:** The proposed project is bounded on the north by vacant C-2T zoned land, on the south by vacant C-2 and S-P zoned land, on the east by vacant C-2 zoned land and on the west by a shopping center and vacant C-2 zoned land. The subject property is partially developed.

10. **Other public agency whose approval is required** General construction storm water permit (NPDES) – State Water Resources Board, California Department of Fish and Game. Recordation of a final map, issuance of building permits and completion of structures to code is required by the City prior to establishment of the use.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTS:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Land Use and Planning	☐ Transportation/Circulation	☐ Public Services
☐ Population and Housing	☐ Biological Resources	☐ Utilities and Service Systems
☐ Geological Problems	☐ Energy and Mineral Resources	☐ Aesthetics
☐ Water	☐ Hazards	☐ Cultural Resources
☐ Air Quality	☐ Noise	☐ Recreation
	☐ Mandatory Findings of Significance	

GPA-06-002(H), ZC-06-012 and SPA-90-002(A-8)

DETERMINATION:

On the basis of this initial evaluation:

X I find that the proposed project COULD NOT have significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. (De Minimis)

___ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.

___ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

___ I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated". An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

___ I find that the proposed project WILL NOT have a significant effect on the environment, because no new potentially significant effects have been identified beyond those previously analyzed adequately in an earlier EIR (Final Program Environmental Impact Report for the City's 1997 Comprehensive General Plan Update, State Clearinghouse No. 97011040), pursuant to applicable standards, and no additional mitigation measures beyond those imposed as part of that previous EIR are necessary to be imposed upon the proposed project to reduce mitigable impacts to a insignificant level. Therefore, no additional environmental documentation is necessary.

Signature: John Dubasik Date: April 17, 2006

John Dubasik, Associate Planner For: Victorville Planning Department

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is provided for all answers except "No Impact" answers that are adequately supported by the information sources the lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer is explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) "Potentially Significant Impact" is noted if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact". The lead agency describe the mitigation measures, and briefly explains how

they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses", may be cross-referenced).

5) Earlier analyses may be referenced where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist.

6) The lead agency incorporates into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document, where appropriate, includes a reference to the page or pages where the statement is substantiated. See the sample question below. A source list is attached, and other sources used or individuals contacted are cited in the discussion.

ENVIRONMENTAL IMPACTS:

	Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
I. LAND USE AND PLANNING. *Would the proposal*				
a) Conflict with general plan designation or zoning? (1, Figure 14 and 2, Sheet 2)				X
b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? (3, 1)				X
c) Be incompatible with existing land use in the vicinity? (4)				X
d) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)? (5)				X
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (4)				X

Comments: The proposed General Plan Land Use Designation for the project site is Commercial and the proposed zoning is C-2 (General Commercial). Retail and office uses are permitted pursuant to Section 18.30.020 of the Victorville Municipal Code, however, no development is proposed at this time. Commercial development exists on a portion of the site. The Resource Element of the General Plan does not identify this site as having special environmental significance. The soil at this location is limited by the hazard of soil blowing, slow runoff and low available water capacity. Further, the limited size of the property (approximately 71.7 acres) and its proximity to commercial uses do not make this site viable for agricultural use. Consequently, the property's value for crop production is marginal. Further, since the project is surrounded by commercial zoning, it would not disrupt or divide an established community. No mitigation necessary.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
II. POPULATION AND HOUSING. *Would the proposal:*				
a) Cumulatively exceed official regional or local population projections? (6, 4)				X
b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? (4)				X
c) Displace existing housing, especially affordable housing? (4)				X

Comments: Reclassifying the subject site from specific plan to commercial will not have a significant impact on local or regional population projections. Population projections are based on build-out and much of the City remains undeveloped. The property is 71.7 acres in size and during the project's construction there will likely increase the need for housing within the community since these uses will employ workers. However, since several apartment complexes and rental units exist within the City, the demand for workers' housing would be satisfied (7, 41). Since the project is surrounded by commercial zoning, it will not displace existing housing. No mitigation necessary.

III. GEOLOGIC PROBLEMS. *Would the proposal result in or expose people to potential impacts involving:*				
a) Fault rupture? (8, Figure 1)				X
b) Seismic ground shaking? (8, Table 2)			X	
c) Seismic ground failure, including liquefaction? (5) and 8, 4 and Table 2)				X
d) Seiche, tsunami, or volcanic hazard? (8, Table 2)				X
e) Landslides or mudflows? (8, 7 and Figure 3)				X
f) Erosion, changes in topography or unstable soil conditions from excavation, grading or fill? (8, Figure 3)				X
g) Subsidence of land? (3, Figure 8)				X
h) Expansive soils? (5)				X
i) Unique geologic or physical features? (5)				X

Comments: There are no known or suspected fault traces located within the Victorville Planning Area. Additionally, the City Planning Area is not subject to the provisions of Alquist-Priolo Special Studies Zones. The City is located in an area with a high potential for severe ground shaking. However, as a function of development all buildings must comply with the Victorville Municipal Code and the latest adopted version of the Uniform Building Code, which will ensure that the buildings would adequately resist the forces of an earthquake (9, 1). No mitigation necessary.

	Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
IV. WATER. *Would the proposal result in:*				
a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (11)			X	
b) Exposure of people or property to water related hazards such as flooding? (10)				X
c) Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity? (4)				X
d) Changes in the amount of surface water in any water body? (4)				X
e) Changes in currents, or the course or direction of water movements? (4)				X
f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability? (11)				X
g) Altered direction or rate of flow of groundwater? (4)				X
h) Impacts to groundwater quality? (4)		X		
i) Substantial reduction in the amount of groundwater otherwise available for public water supplies? (11)			X	

Comments: The proposed change from specific plan to commercial will not alter absorption rates, potential drainage patterns or surface water runoff. Also, the City has adopted a flood drainage fee that is assessed on all properties in the City and is to be used for constructing drainage structures (20, 1). Future development of the site could impact ground water when surface water percolates into the ground. These impacts will be evaluated upon submittal of a development plan, at which time the project will be required to comply with National Pollutant Discharge Elimination System (NPDES) requirements, including permits, prior to grading permit issuance.

Although the actual water demand for the development is currently unknown, new development creates additional demand for the water purveyor. The Victor Valley Water District is the water purveyor for this site and as such may have to purchase replacement water if the district exceeds the free production allowance as stipulated in the final Judgment to the Mojave Basin Area Adjudication which was entered on January 10, 1996. The District charges connection fees based on the amount of usage to provide for replacement water if needed. No mitigation necessary.

Section 15206 of the CEQA Guidelines scales projects as to having regional significance. CEQA defines projects of state-wide regional significance as a commercial development of more than 500,000 square feet employing more than 1,000 persons. No development is proposed at this time. Any new construction shall employ all water conservation measures outlined in the State Appliance Efficiency Standards as enforced by the Building Department as part of obtaining a building permit for the development. In addition, all combustible liquids, oils and solvents used in conjunction with the facility shall be handled in accordance with the Uniform Fire Code, which will ensure that groundwater quality is not degraded by this facility.

Although the actual water demand for the development is currently unknown, new development creates additional demand for the water purveyor. The Baldy Mesa Water District is the water purveyor for this site and as such may have to purchase replacement water if the district exceeds the free production allowance as stipulated in the final Judgment to the Mojave Basin Area Adjudication which was entered on January 10, 1996. The District charges connection fees based on the amount of usage to help provide for replacement water if needed.

V. AIR QUALITY. *Would the proposal:*

	Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Violate any air quality standard or contribute to an existing or projected air quality violation? (13, 1)				X
b) Expose sensitive receptors to pollutants? (4)				X
c) Alter air movement, moisture, or temperature, or cause any changes in climate? (13, 1)				X
d) Create objectionable odors? (11)				X

Comments: The project is consistent with the City's General Plan. All uses identified within the Victorville General Plan are classified as area sources by the Mojave Desert Air Quality Management District. Programs have been established in the 1991 Air Quality Attainment Plan that address emissions caused by area sources. Therefore, the impacts are considered by the Mojave Desert Air Quality Management District to be insignificant (13, 1). Since no development is proposed at this time, other than during construction and vehicular traffic, no permanent objectionable odors will be created. No mitigation necessary.

VI. TRANSPORTATION/CIRCULATION. *Would the proposal result in:*

a) Increased vehicle trips or traffic congestion? (11)			X	
b) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (11)				X
c) Inadequate emergency access or access to nearby uses? (4)				X
d) Insufficient parking capacity on-site or off-site? (11)				X
e) Hazards or barriers for pedestrians or bicyclists? (11)				X

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (11)				X
g) Rail, waterborne or air traffic impacts? (11)				X

Comments: Future development of the site as commercial may result in increased generation of vehicular trips, which may impact master planned roadways. This impact will be evaluated upon development plan submittal. The City of Victorville General Plan Circulation Element is designed so the master-planned roadways operate at a Level of Service of "C" or better at build-out (14, 8). In evaluating Level of Service, existing land use designations were applied. Upon future submittal of a development plan, the number of trips associated with the proposed development will be evaluated for compliance with the General Plan. No mitigation necessary.

VII. BIOLOGICAL RESOURCES. *Would the proposal result in impacts to:*

a) Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)? (15)		X		
b) Locally designated species (e.g., heritage trees)? (15)			X	
c) Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)? (4)				X
d) Wetland habitat (e.g., marsh, riparian, and vernal pool)? (4)				X
e) Wildlife dispersal or migration corridors? (15)				X

Comments: The development of the site as commercial will not change the potential impact to the environment. This impact will be evaluated upon the required biological study to be included in any future development plan submittal. Also, the City enforces a Joshua tree (Yucca Brevifolia) preservation ordinance and relocation program which prohibits the removal of the trees without the consent of the City (16, 287). No mitigation necessary.

VIII. ENERGY AND MINERAL RESOURCES. *Would the proposal:*

a) Conflict with adopted energy conservation plans? (6, 36)				X
b) Use nonrenewable resources in a wasteful and inefficient manner? (11)				X
c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? (3, 10)				X

Comments: The development of the site as commercial will not change the potential for increase in the use of substantial amounts of fuel or energy. This impact will be evaluated upon future development plan submittal. Further, utilization of energy conservation measures required under the State Appliance Efficiency Standards in Title 20, such as efficient mechanical systems designed in accordance with heating calculations and other code regulations will reduce the use of energy. No mitigation necessary.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IX. HAZARDS. *Would the proposal:*				
a) A risk of accidental explosion or release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation)? (11)				X
b) Possible interference with an emergency response plan or emergency evacuation plan? (8, Figure 5)				X
c) The creation of any health hazard or potential health hazard? (11)				X
d) Exposure of people to existing sources of potential health hazards? (4)				X
e) Increased fire hazard in areas with flammable brush, grass, or trees? (11)				X

Comments: The proposed project poses a low probability of subjecting the public to health hazards due to fire and building code requirements and does not interfere with existing emergency/evacuation plans (8, Figure 5). Prior to the development of the site the ground will be graded which removes all flammable brush, grass, and/or trees. No mitigation necessary.

X. NOISE. *Would the proposal result in:*				
a) Increases in existing noise levels? (11)			X	
b) Exposure of people to severe noise levels? (11)			X	

Comments: The site is partially developed and the future development of the site with commercial uses will not expose people to severe noise levels. Any future development will be constructed using normal noise reduction construction techniques. No mitigation necessary.

XI. PUBLIC SERVICES. *Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:*				
a) Fire protection? (11)			X	
b) Police protection? (11)			X	
c) Schools? (11)			X	
d) Maintenance of public facilities, including roads? (11)			X	
e) Other government services? (11)			X	

Comments: Comments: Future development of the remainder of the site will result in an increase in public services in which case, development impact fees will be utilized by the public service agencies to ensure the appropriate levels of capital resources necessary to serve the development. Further, future development will be subject to other fees and assessments that will reduce the impact of this development to a level of non-significance (18, 314). No mitigation necessary.

XII. UTILITIES AND SERVICE SYSTEMS. *Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Power or natural gas? (11)				X
b) Communications systems? (11)				X
c) Local or regional water treatment or distribution facilities? (11)				X
d) Sewer or septic tanks? (11)				X
e) Storm water drainage? (11)				X
f) Solid waste disposal? (11)				X
g) Local or regional water supplies? (11)				X

Comments: Inasmuch as utilities are already provided near the area, only minor extensions to the proposed development would be required. Consequently, the need for altered utility systems would be insignificant, and no new systems will be necessary. Also see discussion under section **IV. WATER**. No mitigation necessary.

XIII. AESTHETICS. *Would the proposal:*

a) Affect a scenic vista or scenic highway? (11)				X
b) Have a demonstrable negative aesthetic effect? (11)				X
c) Create light or glare? (11)			X	

Comments: The proposed project and any future development will not affect any scenic vistas or scenic highways or have any adverse impact to the aesthetics of the area as future development within the project area will be subject to compliance with the Victorville Municipal Code which includes height limitations, landscaping and yard requirements, as well as any other design requirements imposed as part of the development plan review process (19). Further, any light or glare produced shall be oriented so as not to create a nuisance. No mitigation necessary.

XIV. CULTURAL RESOURCES. *Would the proposal:*

a) Disturb paleontological resources? (4)		X		
b) Disturb archaeological resources? (4)		X		
c) Have the potential to cause a physical change which would affect unique ethnic cultural values? (4)				X
d) Restrict existing religious or sacred uses within the potential impact area? (4)				X

Comments: The site is not known to be within an area with existing religious or sacred uses. The development of the site as commercial will not change the potential to affect cultural resources. No mitigation necessary

	Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
XV. RECREATION. *Would the proposal:*				
a) Increase the demand for neighborhood or regional parks or other recreational facilities? (11)			X	
b) Affect existing recreational opportunities? (11)			X	

Comments: The proposed site will be used for commercial development that will not create additional demand on existing recreational facilities. No mitigation necessary.

MANDATORY FINDINGS OF SIGNIFICANCE.

	Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b) Does the project have the potential to achieve short-term, to the disadvantage or long-term, environmental goals?				X
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
d) Does the project have environmental effects that will cause substantial adverse affects on human beings, either directly or indirectly?				X

Comments: c) With the increase in building activity recently experienced in the Victor Valley/High Desert area, it is reasonably foreseeable that a large portion of residentially zoned land will develop with single-family homes in the future. However, the City's General Plan anticipated such development and prescribed measures that have been implemented to provide adequate services within the City proper and its sphere of influence.

Regarding biological resources, the City is currently involved in a cumulative impact analysis through our active participation in the development of the West Mojave Habitat Conservation Plan. This plan will mitigate all future development of land within the City and the Victor Valley/High Desert in general through mitigation measures and/or fees that have been reviewed by the Department of Fish and Game. The plan is in the last phase of the approval process. Until such plan is in effect, the City imposes mitigation measures, which along with implementation of 2081 permits, results in the conservation of more suitable habitat outside the city limits of Victorville. In addition, recent biological surveys and trappings detected no Desert Tortoises or Mohave ground squirrels within the southern three-quarters of the City, where most of the development is occurring. Therefore, the cumulative impacts are considered less than significant.

XVII. EARLIER ANALYSES.

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). In this case a discussion identifies the following:

a) **Earlier analyses used.** Earlier analyses are identified and stated where they are available for review.

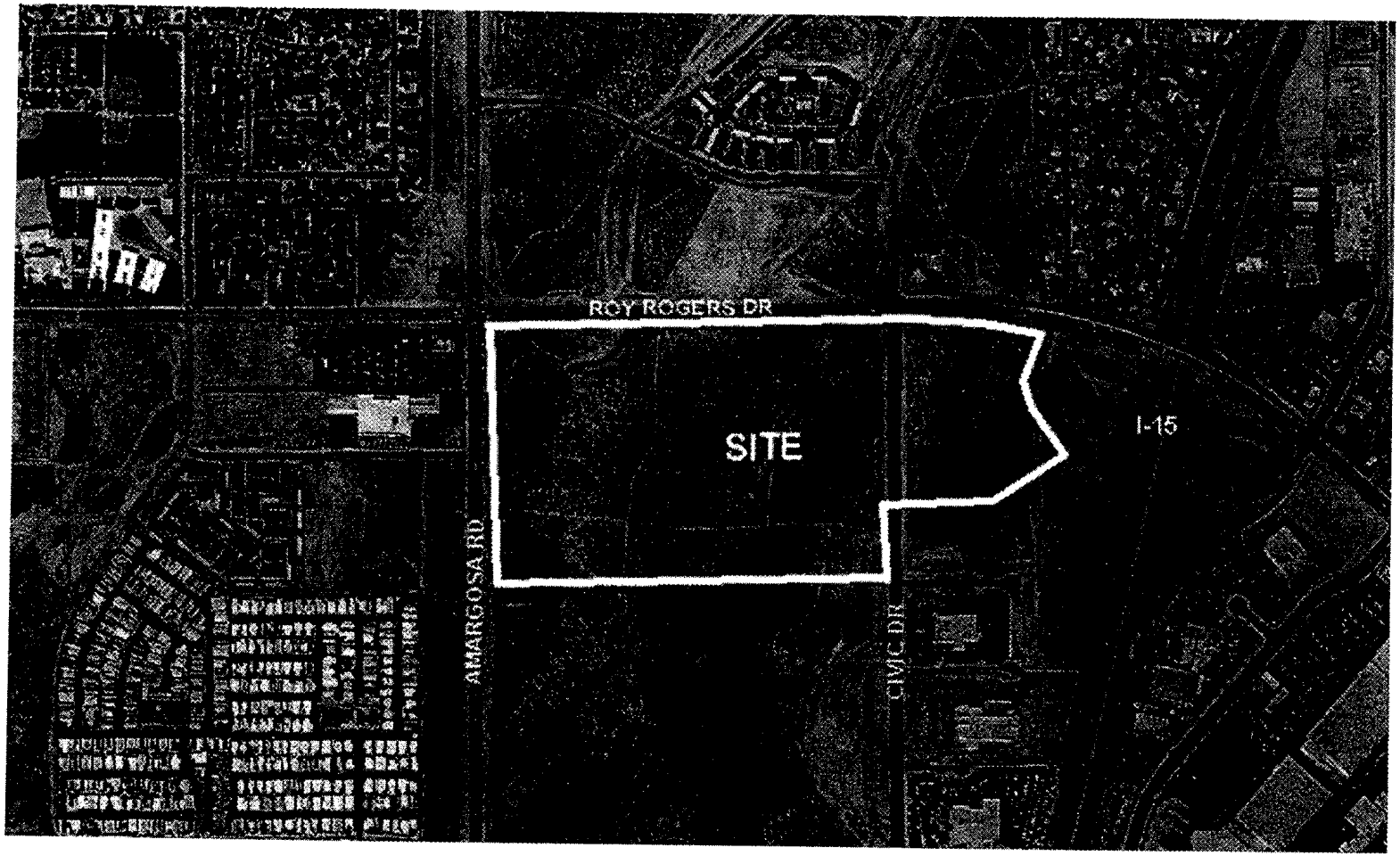
b) **Impacts adequately addressed.** Effects from the above checklist that were identified to be within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards are noted with a statement whether such effects were addressed by mitigation measures based on the earlier analysis.

c) **Mitigation measures.** For effects that are "Less than Significant with Mitigation Incorporated", describe the mitigation measures which are incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project are described.

Authority: Public Resources Code Sections 21083 and 21087.
Reference: Public Resources Code Sections 21080(c), 21080.1, 21083, 21083.3, 21093, 21094, 21151; *Sundstrum v. County of Mendocino,* 202 CalApp 3d 296 (1988); *Leonoff v. Monterey Board of Supervisors,* 222 CalApp 3d 1337 (1990.

REFERENCES

1. 1997 City of Victorville General Plan Land Use Element.
2. City of Victorville Official Zoning Map.
3. 1997 City of Victorville General Plan Resource Element.
4. Aerial photos of the City of Victorville.
5. United States Soil Conservation Service *Soil Survey of San Bernardino County, California.*
6. 1997 City of Victorville General Plan Housing Element.
7. California Department of Finance Demographic Research Unit Report E-5, January 1, 1999.
8. 1997 City of Victorville General Plan Safety Element.
9. Latest adopted version of the Uniform Building Code.
10. Flood Insurance Rate Map, Community Number 065068, Effective Date March 18, 1996, Federal Emergency Management Agency
11. GPA-06-002(H), ZC-06-012 and SPA-90-002(A-8) applications filed April 10, 2006.
12. 1991 Uniform Fire Code.
13. Personal communication with Christian Ihenacho, Supervising Air Quality Planner, Mojave Desert Air Quality Management District on August 30, 1993.
14. 1997 City of Victorville General Plan Circulation Element.
15. United States Bureau of Land Management California Desert Conservation Area, 1988.
16. Chapter 13.33 of the Victorville Municipal Code.
17. 1997 City of Victorville General Plan Noise Element.
18. Victorville Municipal Code Buildings, and Construction Ordinance, Chapter 15.04.
19. Victorville Municipal Code, Chapter 18.30.
20. Victorville Municipal Code, Chapter 6.30.



General Plan Amendment GPA-06-002(H),
Zone Change ZC-06-012 and
Specific Plan Amendment SPA-90-002(A-8)

CASE NO GPA-06-002(H) ZC-06-012 SPA-90-002(A-8)

Tract/Parcel No. 0395-361-07,15, 48 THRU 54

AGENCY CHECKLIST

Environmental Assessment Needed ☒

Class ___ Exemption ☐

AGENCY LETTERS TO BE SENT TO:	Sent	Rec'd		Sent	Rec'd
Engineering Department	☒	☒	**Ad Hoc Committees**	☐	☐
Fire Department	☒	☒	Eagle Ranch	☐	☐
Community Services Department	☒	☒	Golden Mesa	☐	☐
Building Department	☒	☒	Golden Triangle	☐	☐
Victorville Redevelopment Agency	☒	☐	Green Tree East	☐	☐
City Manager	☐	☐	Liberty Village	☐	☐
Police Department	☒	☐	Old Town VV Property Owners	☐	☐
Finance Department (Sanitation)	☐	☐	Raintree	☐	☐
Public Works	☐	☐	South Central #4	☐	☐
Information Services	☐	☐	Tatum	☐	☐
Verizon California, Inc.	☒	☐			
Southwest Gas Corporation	☒	☐	City of Hesperia	☐	☐
Southern California Edison	☒	☒	City of Adelanto	☐	☐
Victor Valley Water District	☒	☐	Town of Apple Valley	☐	☐
Baldy Mesa Water District	☐	☐	Mojave Regional Economic Development Council	☐	☐
Hesperia Water District	☐	☐	Victor Valley Board of Realtors	☐	☐
County Service Area 64	☐	☐	Building Industries Association	☐	☐
Mojave Water Agency	☐	☐	High Desert Council of Engineering	☐	☐
Charter Communications	☒	☐	Archaeological Information Center	☐	☐
			Local Agency Formation Commission (LAFCO)	☐	☐
Victor Elementary School District	☐	☐	Southern California Logistics Airport	☐	☐
VV Union High School District	☐	☐	Victorville Chamber of Commerce	☐	☐
Adelanto Elementary School District	☐	☐			
Snowline Joint Unified School District	☐	☐	**Indian Tribes**		
Hesperia Unified School District	☐	☐	Morongo Band of Mission Indians	☒	☒
Victor Valley College	☐	☐	San Fernando Band of Mission Indians	☒	☐
Victor Valley Wastewater Reclamation Authority	☐	☐	San Manuel Band of Mission Indians	☒	☐
Burrtec Waste Industries	☐	☐	Serrano Band of Indians	☒	☐
U.S. Post Office	☐	☐			
Caltrans	☐	☐	**Development Agreements**	☐	☐
Department of Fish and Game	☐	☐	Century-Crowell – Foxfire	☐	☐
Lahontan Water Quality Control Board	☐	☐	Inco Homes - Mesa Verde; Vista Verde	☐	☐
Flood Control District	☐	☐	Pacific Bay - Brentwood	☐	☐
Mojave Desert Air Quality Management District	☐	☐	Southdown - Southwestern Industrial Park	☐	☐
County Transportation	☐	☐			
County Health Department	☐	☐			
County Planning Department	☐	☐			
County Solid Waste Management Department	☐	☐			

Revised January 2006

MEMORANDUM

DATE June 6, 2006

FROM John A. McGlade, City Engineer BR for JAMcG

TO Bill Webb
Director of Planning

RECEIVED
JUN 06 2006
Planning Department

CITY OF VICTORVILLE
INCORPORATED SEPT. 21, 1962
CALIFORNIA

SUBJECT **GENERAL PLAN AMENDMENT GPA-06-002(H), ZONE CHANGE ZC-06-012 & Specific Plan Amendment SPA-90-002(A-8), Civic Rogers LLC**

The Engineering Department has no comment on the captioned General Plan Amendment, Zone Change and Specific Plan Amendment.

RECEIVED
MAY - 2 2006
Planning Department

GPA-06-002 (H), ZC-06-012, SPA-90-002 (A8)

Conditions:

- Shall comply with all Fire Department requirements based on occupancy classification.

GPA-06-002 (I), ZC-06-013, SP-06-041

Conditions:

- Does not meet Fire Department Standards as submitted. Revised plans required for approval.
- An approved on site fire protection water system, in accordance with Fire Department Standard No. 5, is required. The system is required to be in place and serviceable prior to building construction.
- Approved water supply system, complete with fire hydrants complying with Fire Department Standard No. 5, shall be in place prior to any combustible construction.
- Knox Box/Key Box is required, and shall be provided and installed in a location approved by the Fire Department.
- Monitored fire sprinkler and/or fire alarm system(s) are required for the proposed building(s). Plans shall be submitted prior to construction.
- Paved access from 2 points shall be required for completion and occupancy. Plans shall be submitted and approved prior to construction commencement.
- Streets greater than 150' in length shall require cul-de-sacs or approved turnarounds per Fire Department standard. Any street exceeding 500' will require paved secondary access.

PM-06-014, CUP-06-036

Conditions:

- Shall comply with all Fire Department requirements based on occupancy classification.

MEMORANDUM

DATE April 20, 2006

FROM Jon E. Gargan
Director of Community Services

TO Bill Webb
Director of Planning and Development

RECEIVED
APR 24 2006
Planning Department

CITY OF VICTORVILLE
INCORPORATED SEPT. 21, 1962
HOME OF THE SAN BERNARDINO COUNTY FAIR
CALIFORNIA

SUBJECT **PLANNING COMMISSION MEETING OF MAY 10, 2006**

Case No.: GPA-06-002 (H) APN 0395-361-07, 15, 48-54
ZC-06-012
SPA-90-002 (A8)

Commercial Development

Applicant: LA-DF Valley Center, LLC & Civic Rogers, LLC

[X] The Community Services Department has no comments at this time regarding the above-referenced project.

[ ] All Landscape and Drainage Maintenance Assessment Districts must meet the requirements as described in the Community Services Department's LMAD and DFAD Specification and Details Booklet.

[ ] This project does not provide land for park development. It is recommended that a minimum of ten acres or greater be included for a future park site.

Should you have any questions regarding the above responses, please contact me or Becky Wasserman at extension 5275.

Submitted by: Ray Salberg
Golf Course and Grounds Manager

JEG:RAS:bw

MEMORANDUM

DATE: April 27, 2006

FROM: Kevin Collins, Senior Plan Checker
Building and Safety Department

TO: Planning Department

SUBJECT: General Plan Amendment, Zone Change, and Specific Plan Amendment
GPA-06-002(H), ZC-06-012, & SPA-90-002(A8)
LA-DF Valley Center, LLC & Civic Rogers, LLC
Parcel Nos. 0395-361-07, 15, 48, 49, 50, 51, 52, 53, 54

In response to your Request for Comments for the upcoming Planning Commission meeting on May 10, 2006, the Building and Safety Department responds as follows with regard to the above-entitled matter:

The Building and Safety Department has no comments at this time.

KC/mh

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Planning Department

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Planning Department

City of Victorville
14343 Civic Drive
Victorville, CA 92392-2399

April 28, 2006

Attention: Planning Department

Subject: General Plan Amendment No. 06-002 (H)

Please be advised that the division of the property shown on General Plan Amendment No. 06-002 (H) will not unreasonably interfere with the free and complete exercise of any easements and/or facilities held by Southern California Edison Company within the boundaries of said map.

This letter should not be construed as a subordination of the Company's rights, title and interest in and to said easement(s), nor should this letter be construed as a waiver of any of the provisions contained in said easement(s) or a waiver of costs for relocation of any affected facilities.

In the event that the development requires relocation of facilities, on the subject property, which facilities exist by right of easement or otherwise, the owner/developer will be requested to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (714) 934-0808.

Steven D. Lowry
Title and Real Estate Services
Corporate Real Estate Department

14799 Chestnut Street
Westminster, CA 92683

April 21, 2006

GPA-06-002 (H)
ZC-06-012
SPA-90-002 (A-8)

MORONGO BAND OF MISSION INDIANS

A SOVEREIGN NATION

Mr. Bill Webb
City of Victorville
P.O. Box 5001
Victorville, CA 92393-5001

Re: Proposed General Plan Amendments, April 14, 2006 Letter/Notice

Dear Mr. Webb:

Thank you for your letter of April 14, 2005 which the Morongo Band of Mission Indians (the "Tribe") shall accept as an offer to consult under Government Code §65352.3 (SB18).

The Tribe has no knowledge of any specific cultural, ceremonial, or sacred resources on the site. From your letter, it is unclear if the City conducted either a Planning Review or Records Search at the San Bernardino County Museum. In the future, it would be extremely beneficial to provide the Tribe with that type of information, or at least a statement that indicates whether the site is in an archaeologically sensitive part of the city, based on your general plan/EIR studies. That information would allow us all to know more about the site and the probability of finding cultural resources on it. That notwithstanding, based on the Tribe's knowledge of the area and after viewing an aerial photograph of the site, the Tribe believes that there may be nothing on the sites. Therefore, technically, there is nothing on which to consult.

SB18 consultation triggers when a city is processing a general or specific plan and it must follow a notification procedure and request consultation with the affected tribes. Consultation, however, is based upon cultural resources as defined in the Pubic Resources Code and those resources must either be sacred, religious or ceremonial sites of the Tribe or on the California Historical Register (CHR) or eligible for the Register. As indicated above, since there are no known Native American cultural resources on the site, there is nothing on which to consult.

That notwithstanding, the Tribe would like to request that the City voluntarily consider imposing the following conditions on the project:

- If human remains are encountered during grading and other construction excavation, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5.

- In the event that Native American cultural resources are discovered during project development/construction, all work in

245 N. MURRAY STREET, SUITE C - BANNING, CA 92220 - 951-849-8807 - FAX: 951-922-8146

> the immediate vicinity of the find shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the overall project may continue during this assessment period.
>
> If significant Native American cultural resources are discovered, for which a Treatment Plan must be prepared, the developer or his archaeologist shall contact the Morongo Band of Mission Indians ("Tribe")[1]. If requested by the Tribe, the developer or the project archaeologist shall, in good faith, consult on the discovery and its disposition (e.g. avoidance, preservation, return of artifacts to tribe, etc.).

As you know, the first condition is merely a reiteration of State law; the second condition is also consistent with state law that prohibits knowingly destroying an archaeological site. Therefore, the Tribe does not believe the City would be averse to imposing these conditions. The imposition of these conditions would also make up for, or balance out, the lack of cultural resources information on the site. The Tribe has no objection if the City has some other wording for these types of standard conditions but they should have the same salient points as in the above stated conditions.

The Tribe also hopes that you will submit these projects to the County Museum for their review and recommendation on whether a cultural resources survey is appropriate for these parcels.

The Tribe thanks the City for voluntarily considering the comments of the Tribe. As previously indicated, since there is technically nothing to consult on, the Tribe deems the consultation process complete.

Thank you for contacting the Tribe. If you have any questions, please contact me at (951) 755-5206 or Britt_wilson@morongo.org

Sincerely,

Britt W. Wilson
Project Manager/Cultural Resources Coordinator

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[1] The Morongo Band of Mission Indians realizes that there may be additional tribes claiming cultural affiliation to the area; however, Morongo can only speak for itself. The Tribe has no objection if the archaeologist wishes to consult with other tribes and if the city wishes to revise the condition to recognize other tribes.

EXECUTIVE SUMMARY

General Plan Amendment GPA-06-002 (F) and Zone Change ZC-06-010

PROJECT DESCRIPTION: A proposed General Plan Amendment to amend the Land Use Element and any other affected elements of the General Plan to redesignate property from Commercial to High Density Residential and a change of zone to reclassify property from C-2 (General Commercial) to R-4 (Very High Density Residential) on property located at the southeast corner of Winona Street and Balsam Road.

APPLICANT:	Michael Ramirez, Verde Vistas
PLANNING COMMISSION PUBLIC HEARING DATES:	June 14, 2006
NUMBER OF PEOPLE SPEAKING IN FAVOR:	0
NUMBER OF PEOPLE SPEAKING OPPOSED:	0
NUMBER OF WRITTEN COMMENTS IN FAVOR:	0
NUMBER OF WRITTEN COMMENTS OPPOSED:	0
STAFF RECOMMENDATION:	Approval
PLANNING COMMISSION ACTION:	Recommend approval
PLANNING COMMISSION VOTE:	five ayes

PERTINENT INFORMATION

The proposal maintains 10 acres of C-2, General Commercial zoning at the intersection of Balsam and Nisqualli Roads and changes approximately 8 acres which are farther from the intersection to High Density Residential.

/pi

Public Hearing
#11A,B,C
7-18-06

MEMORANDUM

DATE: July 18, 2006

FROM: Bill Webb
Director of Planning

TO: Mayor and City Council Members

SUBJECT: PUBLIC HEARING - GENERAL PLAN AMENDMENT GPA-06-002 (F) AND ZONE CHANGE ZC-06-010 – MICHAEL RAMIREZ, VERDE VISTAS – RESOLUTION NO. 06-119 AND ORDINANCE NO. 2163

At the regular meeting held June 14, 2006, the Planning Commission conducted a Public Hearing to hear arguments for or against a proposed amendment to the Land Use Element of the General Plan and any other affected elements to redesignate property from Commercial to High Density Residential and a change of zone to reclassify property from C-2 (General Commercial) to R-4 (Very High Density Residential) on property located at the southeast corner of Winona Street and Balsam Road. An excerpt from the minutes of that meeting is as follows:

"Commissioner Porter declared a conflict of interest and left the dais.

Mr. Webb outlined the staff report and noted that the applicant must submit a parcel map prior to this item be presented to City Council.

Chairman McEachron opened the public hearing at 7:34 p.m. There being no testimony, Chairman McEachron closed the public hearing at 7:34 p.m.

A motion was made by Commissioner Metzler and seconded by Commissioner Kurth to approve the Negative Declaration for GPA-06-002 (F) and ZC-06-010 and Resolution P-06-153 and P-06-154 with conditions of Staff. The motion carried by a vote of four Commissioners, Commissioner Porter having left the dais. The Resolutions were entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF GENERAL PLAN AMENDMENT GPA-06-002 (F), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO RE-DESIGNATE PROPERTY FROM COMMERCIAL TO HIGH DENSITY RESIDENTIAL

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF ZONE CHANGE ZC-06-010, A CHANGE OF ZONE TO RECLASSIFY PROPERTY FROM C-2 (GENERAL COMMERCIAL) TO R-4 (VERY HIGH DENSITY RESIDENTIAL)"

Attached for Council's information is a copy of the Planning Staff Report together with other pertinent data. This matter is presented to the City Council for consideration at the close of the Public Hearing.

BW:pi

Attachments

RESOLUTION NO. 06-119

A RESOLUTION OF THE CITY OF VICTORVILLE APPROVING GENERAL PLAN AMENDMENT GPA-06-002 (F), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO RE-DESIGNATE PROPERTY FROM COMMERCIAL TO HIGH DENSITY RESIDENTIAL – MICHAEL RAMIREZ, VERDE VISTAS

WHEREAS, Michael Ramirez, Verde Vistas, has initiated an amendment to the Land Use Element of the General Plan and any other affected elements to redesignate property from Commercial to High Density Residential on property located in the City of Victorville, County of San Bernardino, State of California, particularly described as follows:

The Northwest ¼ of the Southwest ¼ of the Southwest ¼ of Section 29, Township 5 North, Range 4 West, San Bernardino Meridian, County of San Bernardino, State of California; and

WHEREAS, pursuant to Title 7, Division I, Chapter 3 of the Government Code of the State of California, the Victorville Planning Commission held a public hearing on June 14, 2006, to hear arguments for and against the issue, and after hearing all testimony offered, the Commission approved Resolution No. P-06-153, which recommended approval to the City Council of the General Plan Amendment; and

WHEREAS, the City Council finds that the proposed amendment to the Land Use Element is consistent with the goals, policies and objectives of the General Plan and all other elements; and

WHEREAS, a Negative Declaration for the proposed General Plan Amendment has been presented to the Planning Commission, and each member having reviewed and considered the information contained therein, and the Planning Commission having determined that the proposed General Plan Amendment will not have a significant effect on the environment and therefore recommends adoption by the City Council,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY RESOLVE AS FOLLOWS:

SECTION I. That after holding a public hearing and considering all the testimony offered in compliance with Section 65357 of the Government Code of the State of California, the City Council hereby approves the General Plan Amendment to the Land Use Element of the General Plan and any other affected elements to redesignate property from Commercial to High Density Residential on property located at the southeast corner of Winona Street and Balsam Road.

ORDINANCE NO. 2163

AN ORDINANCE OF THE CITY OF VICTORVILLE APPROVING ZONE CHANGE ZC-06-010 TO RECLASSIFY PROPERTY FROM C-2 (GENERAL COMMERCIAL) TO R-4 (VERY HIGH-DENSITY RESIDENTIAL) – MICHAEL RAMIREZ

Pursuant to Title 7, Division I, Chapter 4, Article 2 of the Government Code of the State of California, a Public Hearing was held on the 14th day of June 2006, to hear arguments for and against the issue, and after hearing all testimony offered, the Planning Commission approved Resolution No. P-06-154, which recommended to the City Council the adoption of the zone change on property in the City of Victorville, County of San Bernardino, State of California hereinafter described as:

The Northwest ¼ of the Southwest ¼ of the Southwest ¼ of Section 29, Township 5 North, Range 4 West, San Bernardino Meridian, County of San Bernardino, State of California; and

WHEREAS, The City Council finds that the proposed zone change is consistent with the General Plan; and

WHEREAS, The City Council finds that the site is adequate in size to accommodate the proposed land use; and

WHEREAS, The City Council finds that the proposed use will have no adverse effect upon abutting property; and

WHEREAS, a Negative Declaration for the proposed Zone Change has been presented to the Planning Commission, and each member having reviewed and considered the information contained therein, and the Planning Commission having determined that the proposed Zone Change will not have a significant effect on the environment and therefore recommends adoption by the City Council,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. That Zone Change ZC-06-010 be adopted, reclassifying property from C-2 (General Commercial) to R-4 (Very High Density Residential) on property generally located at the southeast corner of Winona Street and Balsam Road.

CITY OF VICTORVILLE PLANNING DEPARTMENT
14343 Civic Drive, Victorville, California 92392
(760) 955-5135 FAX (760) 245-8250

NEGATIVE DECLARATION with a "de minimis" finding
Preparation Date: May 22, 2006

Name or Title of Project: Proposed General Plan Amendment GPA-06-002(F) & Zone Change ZC-06-010.

Location: Southeast corner of Winona Street and Balsam Road.

Entity or Person Undertaking Project: Michael Ramirez, Verde Vistas; 9430 SVL Box; Victorville, CA 92395 (Owner - Nisqually Golden Acres Company)

Description of Project: A request to amend the General Plan to change the land use designation of approximately 8.3 acres from Commercial to High Density Residential and to change the zoning on said property from C-2 (General Commercial District) to R-4 (Very-High-Density Multiple Residential District).

Statement of Findings: The Planning Commission has reviewed the Initial Study for this proposed project and has found that there are no adverse environmental impacts to either the man-made or physical environmental setting and does hereby direct staff to file a Notice of Determination, pursuant to the California Environmental Quality Act (CEQA).

A copy of the Initial Study and other applicable documents used to support the proposed Negative Declaration is available for review at the City of Victorville Planning Department.

Further, pursuant to Fish and Game Code Section 711.4, a "de minimis" finding is hereby made based upon the fact that no development is proposed at this time.

Public Review Period: May 23, 2006, through June 11, 2006.

Tentative Public Hearing Date: June 14, 2006.

Adopted by the Planning Commission on June 14, 2006.

RYAN McEACHRON, CHAIRMAN
VICTORVILLE PLANNING COMMISSION

Adopted by the City Council on July 18, 2006

MIKE ROTHSCHILD, MAYOR
CITY OF VICTORVILLE

BILL WEBB
DIRECTOR OF DEVELOPMENT

AJ

PLANNING COMMISSION STAFF REPORT

DATE: June 14, 2006 **AGENDA NO.** 14 A & B

CASE: GPA-06-002(F) & ZC-06-010

SUBJECT: A request to amend the General Plan to change the land use designation of approximately 8.3 acres from Commercial to High Density Residential and to change the zoning on said property from C-2 (General Commercial District) to R-4 (Very-High-Density Multiple Residential District).

APPLICANT: Michael Ramirez, Verde Vistas

LOCATION: Southeast corner of Winona Street and Balsam Road.

I. STAFF RECOMMENDATION:

That the Planning Commission take the following actions:

1. **General Plan Amendment** - Adopt Resolution No. P-06-153, recommending City Council approval of Case No. GPA-06-002(F); and
2. **Zone Change** - Adopt Resolution No. P-06-154, recommending City Council approval of Case No. ZC-06-010; and
3. **Environmental Assessment** - Recommend the issuance of a Negative Declaration with a "de minimis" finding for the project.

II. SUMMARY:

A request to amend the General Plan to change the land use designation of approximately 8.3 acres from Commercial to High Density Residential and to change the zoning on said property from C-2 (General Commercial District) to R-4 (Very-High-Density Multiple Residential District) in order to allow for future development of a senior housing facility.

III. STAFF ANALYSIS:

1. General Plan Amendment

- The proposed amendment will change approximately 8.3 acres from Commercial to High Density Residential, in order to permit for the subsequent zone change to R-4 (Very-High-Density Multiple Residential) as discussed below.

- This proposal is part of a land exchange between Nisqualli Golden Acres Company, L.P. (Property owner) and the First Assembly of God of Victorville Church (Property owner of adjacent parcels) in order to allow for the future development of a senior housing project. Staff notes that the First Assembly of God of Victorville Church is in support of this proposal and in addition to its ownership of the abutting parcels, it is also located directly across Balsam Road from the proposal.

2. **Zone Change.**

- The proposed Zone Change seeks to designate 8.37 acres as R-4 (Very-High-Density Multiple Residential), while existing zoning designates the subject property as C-2 (General Commercial).

- Staff notes that the proposal does not follow existing parcel lines, which would create split-zoned parcels if approved. Per the submitted application, the applicant has noted that if approved, submittal of a Tentative Tract (or Parcel) Map would follow in order divide the commercial and residential zoned areas by means of property lines. Staff finds that division of Zone Districts by means of property lines is necessary in order to uphold previous Planning Commission approvals as well as to streamline future development proposals in this area. Therefore, Staff has informed the applicant that should the Planning Commission approve this proposal, a Tentative Map or Lot Line Adjustment would need to be submitted prior to Staff moving forward with this item to the City Council.

- Staff finds that approval of this proposal will not divide an established community or negatively impact any surrounding properties, as the site is currently vacant. Existing multi-family residential development to the east is in accord with this proposal and is currently designated as R-4. Additionally, the vacant parcel to the north of the site is currently zoned R-4, as is the site to the west, which contains the First Assembly of God of Victorville Church.

3. **Environmental Assessment.**

- A Negative Declaration with a "de minimis" finding has been prepared for the project in accordance with Section 15070 of the California Environmental Quality Act.

4. **Changes to the General Plan & Zoning Map.**

Should the proposal be approved as requested, then the following modifications to the General Plan and Zoning Map would occur:

1. Table 5 entitled "Distribution of Land Use" and Table 6 entitled "Existing Land Uses" on pages 24 and 25 of the Land Use Element shall be amended to reduce the acreage of the Commercial land use designation by 8.37 acres within the East Bear Valley Planning Area. A corresponding increase in High Density acreage within the same Planning Area would also occur.

2. Figure 6 of the Land Use Element of the General Plan entitled, "East Bear Valley Planning Area" shall be updated in accordance with this proposal.

3. The Official Zoning Map of the City of Victorville would be updated in order to classify the subject areas as having a High Density Residential General Plan designation with an R-4 (Very-High-Density Multiple Residential) zoning designation.

IV. SITE CHARACTERISTICS:

	Existing Land Use	General Plan	Zoning	Specific Plan
Site	Vacant	Commercial	C-2	N/A
North	Vacant	High Density Residential	R-4	N/A
South	Vacant	Commercial	C-2	N/A
East	Existing multi-family development	High Density Residential	R-4	N/A
West	Existing Church	High Density Residential	R-4	N/A

NUMBER OF RADIUS LABELS MAILED: 19

AJ

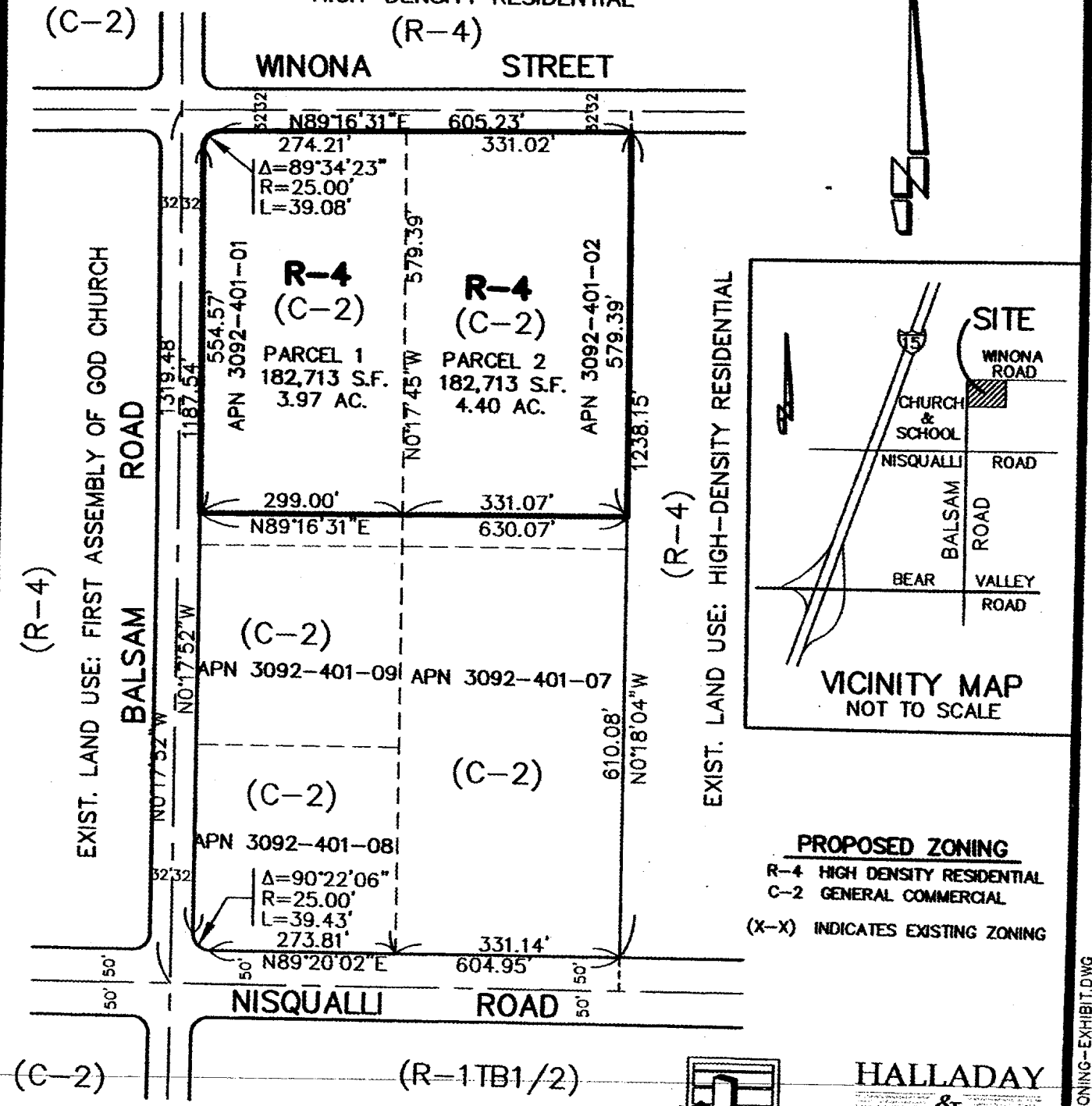
THE STAFF RECOMMENDATION MAY BE ACCEPTED OR REJECTED BY THE PLANNING COMMISSION AND THE CITY COUNCIL AFTER ITS OWN ANALYSIS AND CONSIDERATION OF PUBLIC TESTIMONY PRESENTED AT THE HEARING. THE PLANNING COMMISSION ACTION IS A RECOMMENDATION TO THE CITY COUNCIL ONLY.

EXHIBIT "A"

SCALE: 1" = 200'

SKETCH TO ACCOMPANY PROPOSED GENERAL PLAN AMENDMENT AND ZONE CHANGE APPLICATION

EXIST. LAND USE:
HIGH-DENSITY RESIDENTIAL



PROPOSED ZONING

R-4 HIGH DENSITY RESIDENTIAL
C-2 GENERAL COMMERCIAL

(X-X) INDICATES EXISTING ZONING

GPA-06-002(F)
ZC-06-010

CIVIL ENGINEERS SURVEYORS

HALLADAY & MIM MACK
Incorporated

1181 CALIFORNIA AVE.
CORONA, CA 92881
951-278-9700 PHONE
951-278-2729 FAX

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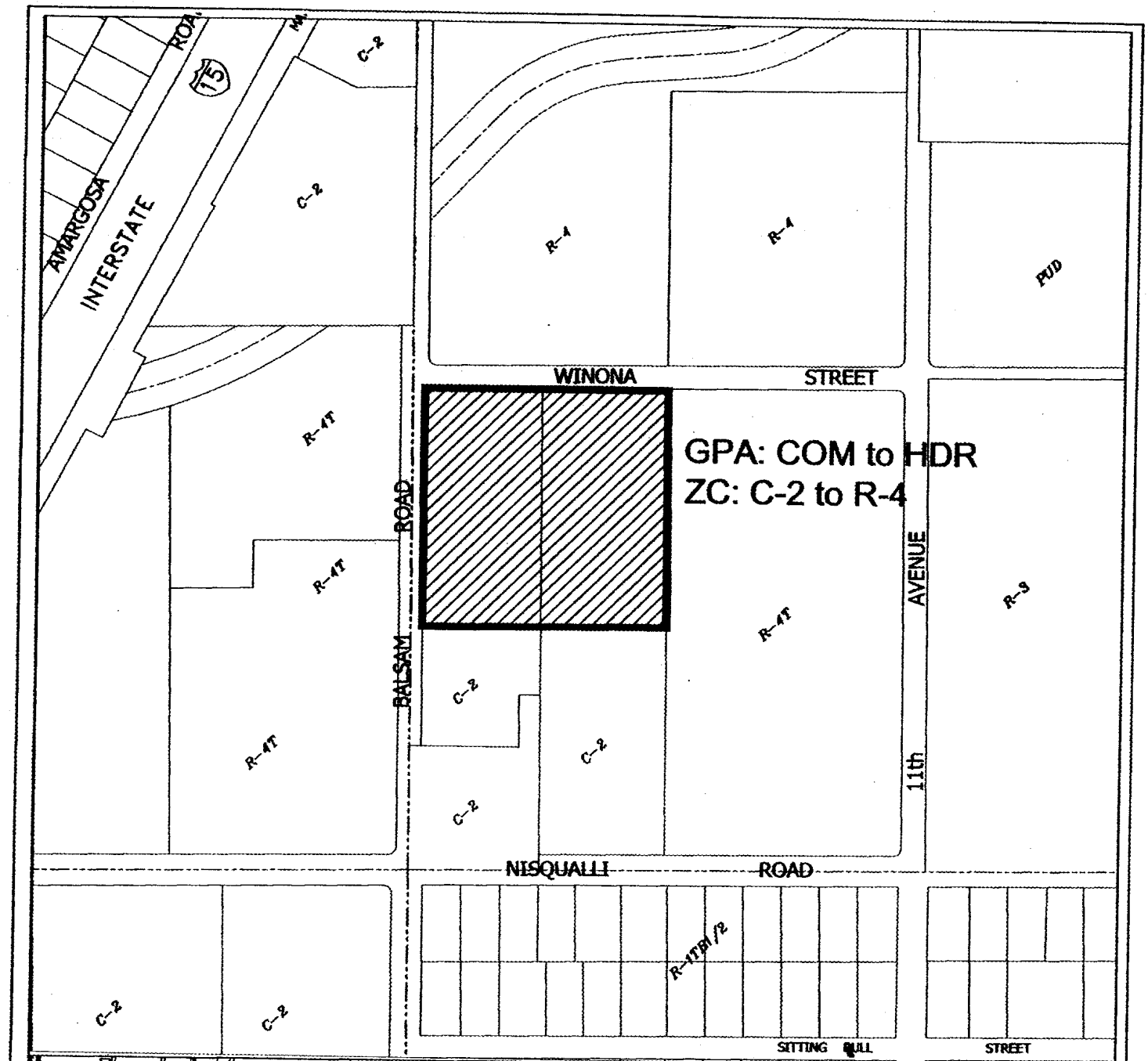
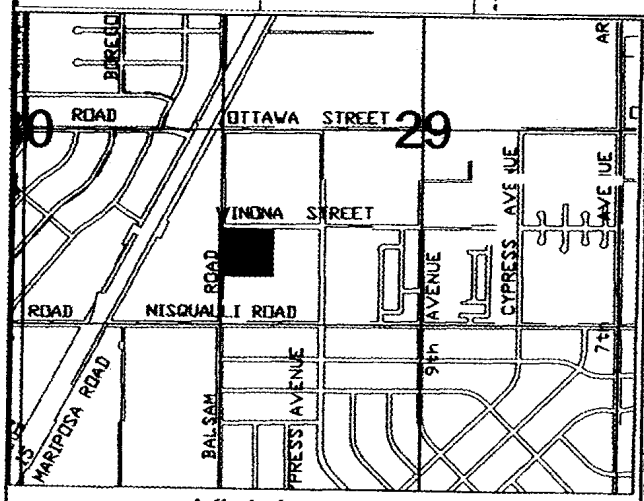




Vicinity Map

Graphics are diagramatic only - Not to Scale

Title: PROPERTY LOCATION MAP			
Zoning: C-2 to R-4		Area: ± 17.89 Acres	
Assessor Parcel Number: 3092-401-01 and -02			
Location: The southeast corner of Winona Street and Balsam Road.			
Drawn By: BD	Checked By: AJ	Date: 05-24-06	Case Number: GPA-06-002(F) & ZC-06-010

Prepared by: City of Victorville Planning Department

General Plan Amendment GPA-06-002(F) &
Zone Change ZC-06-010

INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM

1. **Project title:** Zone Change GPA-06-002(F) & ZC-06-010.

2. **Lead agency name and address:** City of Victorville Planning Department, PO Box 5001, Victorville, California 92393-5001.

3. **Contact person and phone number:** Alejandro Jauregui, Assistant Planner, (760) 955-5135.

4. **Project location:** Southeast corner of Winona Street and Balsam Road.

5. **Project sponsor's name and address:** Michael Ramirez, Verde Vistas; 9430 SVL Box; Victorville, CA 92395

6. **General plan designation:** Commercial.

7. **Zoning:** C-2, General Commercial District

8. **Description of project:** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary). A request to amend the General Plan to change the land use designation of approximately 8.3 acres from Commercial to High Density Residential and to change the zoning on said property from C-2 (General Commercial District) to R-4 (Very-High-Density Multiple Residential District).

9. **Surrounding land uses and setting:** (Briefly describe the project's surroundings.) The approximately 8.3 acre site is bordered on the north by vacant R-4 (Very-High-Density Multiple Residential District) zoned land, on the south by vacant C-2 (General Commercial) zoned land, on the east by R-4 (Very-High-Density Multiple Residential District) zoned land containing apartments and on the west by R-4T (Very-High-Density Multiple Residential District - Transitional) zoned land containing a church and private school.

10. **Other public agency whose approval is required:** (e.g., permits, financing approval, or participation agreement). None, no development is proposed.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Land Use and Planning		Transportation/Circulation		Public Services
	Population and Housing		Biological Resources		Utilities and Service Systems
	Geological Problems		Energy and Mineral Resources		Aesthetics
	Water		Hazards		Cultural Resources
	Air Quality		Noise		Recreation
			Mandatory Findings of Significance		

GPA-06-002(F) & ZC-06-010

DETERMINATION:

On the basis of this initial evaluation:

X I find that the proposed project COULD NOT have significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. (De Minimis)

— I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.

— I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

— I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated". An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

— I find that the proposed project WILL NOT have a significant effect on the environment, because no new potentially significant effects have been identified beyond those previously analyzed adequately in an earlier EIR (Final Program Environmental Impact Report for the City's 1997 Comprehensive General Plan Update, State Clearinghouse No. 97011040), pursuant to applicable standards, and no additional mitigation measures beyond those imposed as part of that previous EIR are necessary to be imposed upon the proposed project to reduce mitigable impacts to a insignificant level. Therefore, no additional environmental documentation is necessary.

Signature: _____ Date: May 22, 2006

Alejandro Jauregui, Assistant Planner For: Victorville Planning Department

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is provided for all answers except "No Impact" answers that are adequately supported by the information sources the lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer is explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) "Potentially Significant Impact" is noted if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

671-3

4) "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact". The lead agency describes the mitigation measures, and briefly explains how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses", may be cross-referenced).

5) Earlier analyses may be referenced where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist.

6) The lead agency incorporates into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document, where appropriate, includes a reference to the page or pages where the statement is substantiated. See the sample question below. A source list is attached, and other sources used or individuals contacted are cited in the discussion.

ENVIRONMENTAL IMPACTS:

I. **LAND USE AND PLANNING.** *Would the proposal:*	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Conflict with general plan designation or zoning? (1, Figure 6 and 2)				X
b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? (3, 1)				X
c) Be incompatible with existing land use in the vicinity? (4)				X
d) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)? (5)				X
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (4)				X

Comments: The 8.3 acres of property located at the southeast corner of Winona Street and Balsam Road is currently designated as Commercial. This proposal is to allow for a change in the Land Use Element of the General Plan of approximately 8.3 acres of Commercial designated land to High Density Residential. Additionally, the zoning of this property is also proposed to change from C-2 (General Commercial) to R-4 (Very-High-Density Multiple Residential). The proposed land use designation of High Density Residential is compatible with existing land use in the vicinity as all properties to the north, east and west are in suit with this proposals land use designation in either a vacant or developed state. No disruption or division of an established community will result with approval of this proposal, as the site is currently vacant and unused. No mitigation is necessary.

671-4

II. POPULATION AND HOUSING. *Would the proposal:*	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Cumulatively exceed official regional or local population projections? (6, 4)			X	
b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? (4)				X
c) Displace existing housing, especially affordable housing? (4)				X

Comments: The potential development of the approximately 8.3 acre site as High Density Residential may slightly increase local population projections as this site is currently designated as Commercial, which does not directly increase the amount of potential dwelling units projected in the General Plan. Although a slight increase in local population projections may occur, with no development proposed as part of this request, as well as changes that will be made to the General Plan as a result of this project and a current all inclusive General Plan Update, no mitigation is necessary.

III. GEOLOGIC PROBLEMS. *Would the proposal result in or expose people to potential impacts involving:*				
a) Fault rupture? (8, Figure 1)				X
b) Seismic ground shaking? (8, Table 2)			X	
c) Seismic ground failure, including liquefaction? (5 and 8, 4 and Table 2)				X
d) Seiche, tsunami, or volcanic hazard? (8, Table 2)				X
e) Landslides or mudflows? (8, 7 and Figure 3)				X
f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill? (8, Figure 3)				X
g) Subsidence of land? (3, Figure 8)				X
h) Expansive soils? (5)				X
i) Unique geologic or physical features? (5)				X

Comments: There are no known or suspected fault traces located within the Victorville Planning Area. Additionally, the City Planning Area is not subject to the provisions of Alquist-Priolo Special Studies Zones. The City is located in an area with a high potential for severe ground-shaking. However, as a function of development all buildings must comply with the Victorville Municipal Code and the latest adopted version of the Uniform Building Code, which will ensure that the buildings would adequately resist the forces of an earthquake (9, 1). Additionally, no development is proposed with the requested General Plan Amendment and Zone Change. No mitigation is necessary.

671-5

IV. **WATER.** *Would the proposal result in:*	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (11, graphic)				X
b) Exposure of people or property to water related hazards such as flooding? (10)				X
c) Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity?) (4)				X
d) Changes in the amount of surface water in any water body? (4)				X
e) Changes in currents, or the course or direction of water movements? (4)				X
f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability? (11)				X
g) Altered direction or rate of flow of groundwater? (4)				X
h) Impacts to groundwater quality? (4)				X
i) Substantial reduction in the amount of groundwater otherwise available for public water supplies? (11)				X

Comments: No development is proposed with the requested changes; therefore no mitigation is necessary. Future development may significantly change absorption rates and potential drainage patterns, as well as affect the amount of surface water runoff. Mitigation measures will be assessed at the Site Plan and/or Conditional Use Permit stage of development.

V. **AIR QUALITY.** *Would the proposal:*				
a) Violate any air quality standard or contribute to an existing or projected air quality violation? (16, 1)				X
b) Expose sensitive receptors to pollutants? (4)				X
c) Alter air movement, moisture, or temperature, or cause any changes in climate? (16, 1)				X
d) Create objectionable odors? (11)				X

Comments: No development is proposed with this proposal; no mitigation is necessary.

671-6

VI. TRANSPORTATION/CIRCULATION. *Would the proposal result in:*	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Increased vehicle trips or traffic congestion? (11, graphic)				X
b) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (11, graphic)				X
c) Inadequate emergency access or access to nearby uses? (4)				X
d) Insufficient parking capacity on-site or off-site? (11, graphic)				X
e) Hazards or barriers for pedestrians or bicyclists? (11, graphic)				X
f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (11, graphic)				X
g) Rail, waterborne or air traffic impacts? (11, graphic)				X

Comments: The General Plan Amendment and Zone Change will not result in direct impacts to traffic or circulation since no development is proposed. Future development may increase traffic congestion and vehicle trips, mitigation measures, if required, will be addressed at the Site Plan / Conditional Use Permit stage of development. The site is bordered by Winona Street and Balsam Road that are designated as Collector Roads in this area, which would adequately serve a multi-family residential development rather than a commercial project. No mitigation is necessary.

VII. BIOLOGICAL RESOURCES. *Would the proposal result in impacts to:*				
a) Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)? (18)				X
b) Locally designated species (e.g., heritage trees)? (18)				X
c) Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)? (4)				X
d) Wetland habitat (e.g., marsh, riparian, and vernal pool)? (4)				X
e) Wildlife dispersal or migration corridors? (18)				X

Comments: The proposed changes will not result in impacts to biological resources. The area is currently vacant; therefore, additional environmental review will take place once a development proposal is submitted to the City. No mitigation is necessary.

671-7

VIII. ENERGY AND MINERAL RESOURCES. *Would the proposal:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with adopted energy conservation plans? (6, 36)				X
b) Use nonrenewable resources in a wasteful and inefficient manner? (11, graphic)				X
c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? (3, 10)				X

Comments: The proposed project will not significantly increase the use of substantial amounts of fuel or energy, nor create the need to develop new sources of energy since the site is in a developed area of the City. Further, utilization of energy conservation measures required under the State Appliance Efficiency Standards in Title 20, such as efficient mechanical systems designed in accordance with heating calculations and other code regulations will reduce the use of energy when development proposals are submitted to the City. No mitigation is necessary.

IX. HAZARDS. *Would the proposal:*

a) A risk of accidental explosion or release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation)? (11)				X
b) Possible interference with an emergency response plan or emergency evacuation plan? (8, Figure 5)				X
c) The creation of any health hazard or potential health hazard? (11)				X
d) Exposure of people to existing sources of potential health hazards? (4)				X
e) Increased fire hazard in areas with flammable brush, grass, or trees? (11)				X

Comments: The proposed project will not subject the public to health hazards inasmuch as the project does not involve the use of hazardous substances, nor does it interfere with existing emergency/evacuation plans (8, Figure 5).

X. NOISE. *Would the proposal result in:*

a) Increases in existing noise levels? (11)			X	
b) Exposure of people to severe noise levels? (11)				X

Comments: No development is proposed with the General Plan Amendment and Zone Change; therefore, no mitigation is necessary. Any future development will increase noise levels, however any development as a result of this proposal would not increase those levels previously assessed by the City of Victorville General Plan as the current designation of this property is Commercial. Additionally, a residential development would result in noise levels lesser than those of a commercial development. No mitigation is necessary.

671-8

XI. PUBLIC SERVICES. *Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Fire protection? (11)				X
b) Police protection? (11)				X
c) Schools? (11)			X	
d) Maintenance of public facilities, including roads? (11)			X	
e) Other government services? (11)			X	

Comments: The proposed General Plan Amendment and Zone Change will not result in an increase in public services as no development is proposed. No mitigation is necessary. Further, any future development will be subject to other fees and assessments that will reduce their impact to a level of non-significance (21, 314).

XII. UTILITIES AND SERVICE SYSTEMS. *Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:*

a) Power or natural gas? (11)				X
b) Communications systems? (11)				X
c) Local or regional water treatment or distribution facilities? (11)				X
d) Sewer or septic tanks? (11)				X
e) Storm water drainage? (11)				X
f) Solid waste disposal? (11)				X
g) Local or regional water supplies? (11)				X

Comments: No development is proposed with the requested zone change. No mitigation is necessary.

XIII. AESTHETICS. *Would the proposal:*

a) Affect a scenic vista or scenic highway? (11)				X
b) Have a demonstrable negative aesthetic effect? (11)				X
c) Create light or glare? (11)				X

Comments: The proposed General Plan Amendment and Zone Change will not have any adverse impact to the aesthetics of the area as any future development proposal will be subject to compliance with the R-4 (Very-High-Density Residential) zoning regulations, which includes height limitations and yard requirements. No mitigation is necessary.

671-9

XIV. CULTURAL RESOURCES. *Would the proposal:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Disturb paleontological resources? (4)				X
b) Disturb archaeological resources? (4)				X
c) Have the potential to cause a physical change that would affect unique ethnic cultural values? (4)				X
d) Restrict existing religious or sacred uses within the potential impact area? (4)				X

Comments: No development is proposed with this General Plan Amendment and Zone Change request and the cultural resources that potentially occur on site will be assessed during any future development submittals. No mitigation is necessary.

XV. RECREATION. *Would the proposal:*

a) Increase the demand for neighborhood or regional parks or other recreational facilities? (11)			X	
b) Affect existing recreational opportunities? (11)				X

Comments: The proposed change will allow for residential development in accord with the sites proposed R-4 (Very-High-Density Multiple Residential) District, which includes recreational space available both publicly for tenants within the development as well as private space for each unit. Additionally, any future development will be subject to payment of development fees. No mitigation is necessary. (21, 314).

671-10

XVI. MANDATORY FINDINGS OF SIGNIFICANCE.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b) Does the project have the potential to achieve short-term, to the disadvantage or long-term, environmental goals?				X
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				X
d) Does the project have environmental effects that will cause substantial adverse affects on human beings, either directly or indirectly?				X

XVII. EARLIER ANALYSES.

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). In this case a discussion identifies the following:

a) **Earlier analyses used.** Earlier analyses are identified and stated where they are available for review.

b) **Impacts adequately addressed.** Effects from the above checklist that were identified to be within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards are noted with a statement whether such effects were addressed by mitigation measures based on the earlier analysis.

c) **Mitigation measures.** For effects that are "Less than Significant with Mitigation Incorporated", describe the mitigation measures which are incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project are described.

Authority: Public Resources Code Sections 21083 and 21087.
Reference: Public Resources Code Sections 21080(c), 21080.1, 21083, 21083.3, 21093, 21094, 21151; *Sundstrum v. County of Mendocino,* 202 CalApp 3d 296 (1988); *Leonoff v. Monterey Board of Supervisors,* 222 CalApp 3d 1337 (1990.

671-11

REFERENCES

1. 1997 City of Victorville General Plan Land Use Element.
2. City of Victorville Official General Plan Land Use Policy Map.
3. 1997 City of Victorville General Plan Resource Element.
4. Aerial photos of the City of Victorville, PhotoMapper 4.22, AirPhotoUSA, 2005.
5. United States Soil Conservation Service *Soil Survey of San Bernardino County, California.*
6. 1997 City of Victorville General Plan Housing Element.
7. California Department of Finance Demographic Research Unit Report E-5, January 1, 1999.
8. 1997 City of Victorville General Plan Safety Element.
9. Latest adopted version of the Uniform Building Code.
10. Flood Insurance Rate Map, Community Number 065 068, Effective Date March 18, 1996, Federal Emergency Management Agency.
11. GPA-06-002(F) & ZC-06-010 application filed April 10, 2006.
12. Mojave Water Agency letter dated July 13, 1993.
13. Mojave Water Agency letter dated March 27, 1996.
14. Memorandum from the Director of Planning to the Planning Commission responding to comments made by the City of Adelanto regarding Site Plan SP-12-94 dated November 16, 1994.
15. 1991 Uniform Fire Code.
16. Personal communication with Christian Ihenacho, Supervising Air Quality Planner, Mojave Desert Air Quality Management District on August 30, 1993.
17. 1997 City of Victorville General Plan Circulation Element.
18. United States Bureau of Land Management California Desert Conservation Area, 1988.
19. Chapter 13.33 of the Victorville Municipal Code.
20. 1997 City of Victorville General Plan Noise Element.
21. Victorville Municipal Code Buildings, and Construction Ordinance, Chapter 15.04.
22. Victorville Municipal Code Zoning Ordinance, Chapter 18.16.
23. Victorville Municipal Code, Chapter 6.30.

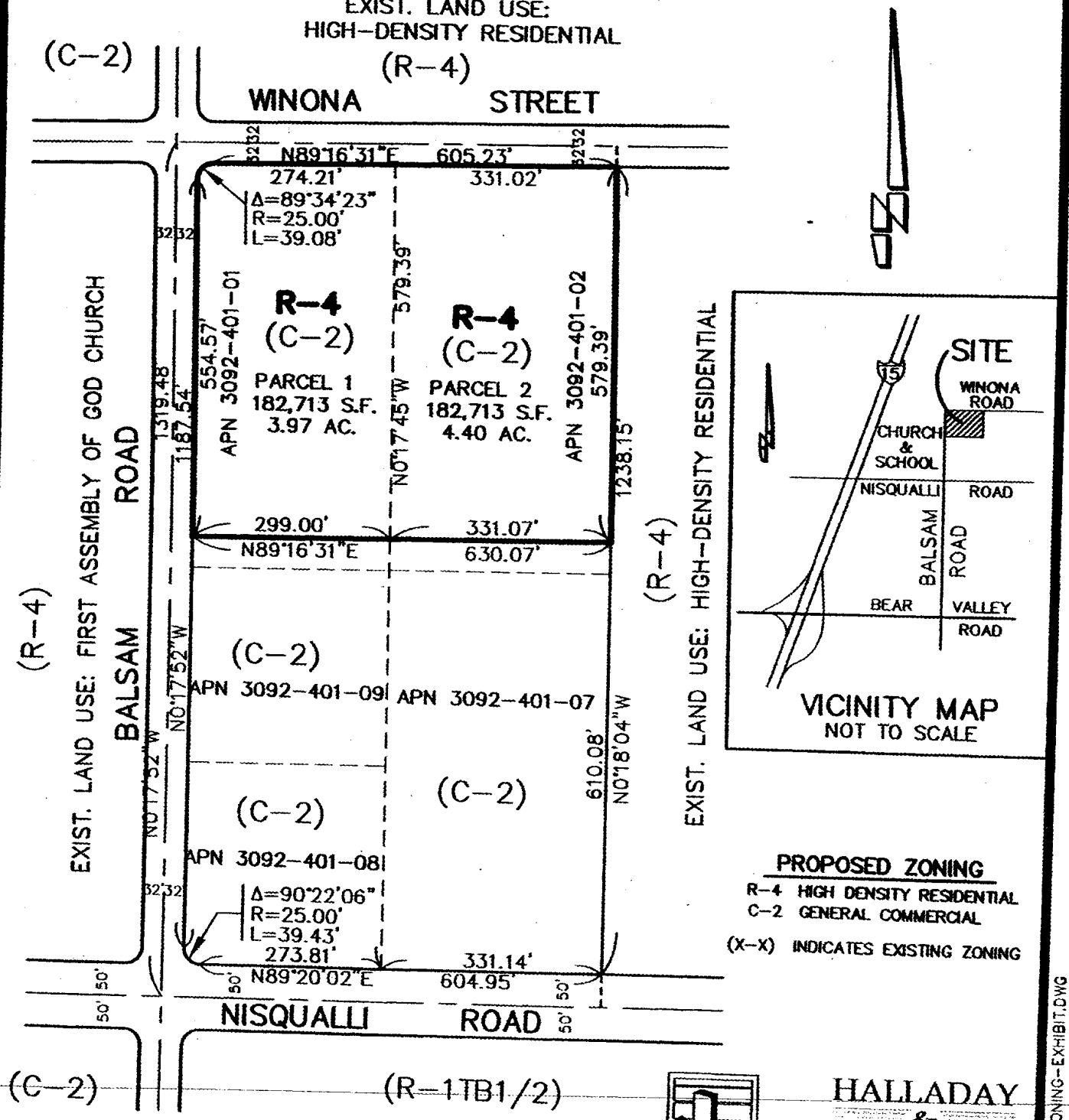
671-12

EXHIBIT "A"

SCALE: 1" = 200'

SKETCH TO ACCOMPANY PROPOSED GENERAL PLAN AMENDMENT AND ZONE CHANGE APPLICATION

EXIST. LAND USE:
HIGH-DENSITY RESIDENTIAL



GPA-06-002(F)

ZC-06-010

671-13

General Plan Amendment GPA-06-002(F) & Zone Change ZC-06-010

CASE NO GPA-06-002 (F) ZC-06-010

Tract/Parcel No. 3092-401-01 & 02

AGENCY CHECKLIST

Environmental Assessment Needed ☒

Class ___ Exemption ☐

AGENCY LETTERS TO BE SENT TO:	Sent	Rec'd		Sent	Rec'd
Engineering Department	☒	☒	**Ad Hoc Committees**	☐	☐
Fire Department	☒	☒	Eagle Ranch	☐	☐
Community Services Department	☒	☒	Golden Mesa	☐	☐
Building Department	☒	☒	Golden Triangle	☐	☐
Victorville Redevelopment Agency	☐	☐	Green Tree East	☐	☐
City Manager	☐	☐	Liberty Village	☐	☐
Police Department	☒	☐	Old Town VV Property Owners	☐	☐
Finance Department (Sanitation)	☐	☐	Raintree	☐	☐
Public Works	☐	☐	South Central #4	☐	☐
Information Services	☐	☐	Tatum	☐	☐
Verizon California, Inc.	☒	☐			
Southwest Gas Corporation	☒	☐	City of Hesperia	☐	☐
Southern California Edison	☒	☒	City of Adelanto	☐	☐
Victor Valley Water District	☒	☐	Town of Apple Valley	☐	☐
Baldy Mesa Water District	☐	☐	Mojave Regional Economic Development Council	☐	☐
Hesperia Water District	☐	☐	Victor Valley Board of Realtors	☐	☐
County Service Area 64	☐	☐	Building Industries Association	☐	☐
Mojave Water Agency	☐	☐	High Desert Council of Engineering	☐	☐
Charter Communications	☒	☐	Archaeological Information Center	☐	☐
			Local Agency Formation Commission (LAFCO)	☐	☐
Victor Elementary School District	☒	☐	Southern California Logistics Airport	☐	☐
VV Union High School District	☒	☐	Victorville Chamber of Commerce	☐	☐
Adelanto Elementary School District	☐	☐			
Snowline Joint Unified School District	☐	☐	**Indian Tribes**		
Hesperia Unified School District	☐	☐	Morongo Band of Mission Indians	☒	☒
Victor Valley College	☐	☐	San Fernando Band of Mission Indians	☒	☐
Victor Valley Wastewater Reclamation Authority	☐	☐	San Manuel Band of Mission Indians	☒	☐
Burrtec Waste Industries	☐	☐	Serrano Band of Indians	☒	☐
U.S. Post Office	☐	☐			
Caltrans	☐	☐	**Development Agreements**	☐	☐
Department of Fish and Game	☐	☐	Century-Crowell – Foxfire	☐	☐
Lahontan Water Quality Control Board	☐	☐	Inco Homes - Mesa Verde; Vista Verde	☐	☐
Flood Control District	☐	☐	Pacific Bay - Brentwood	☐	☐
Mojave Desert Air Quality Management District	☐	☐	Southdown - Southwestern Industrial Park	☐	☐
County Transportation	☐	☐			
County Health Department	☐	☐			
County Planning Department	☐	☐			
County Solid Waste Management Department	☐	☐			

Revised January 2006

MEMORANDUM

DATE June 6, 2006

FROM John A. McGlade, City Engineer BB for JAMcG

TO Bill Webb
Director of Planning

RECEIVED
JUN 06 2006
Planning Department

CITY OF VICTORVILLE
INCORPORATED SEPT. 21, 1962
HOME OF THE SAN BERNARDINO COUNTY FAIR
CALIFORNIA

SUBJECT **GENERAL PLAN AMENDMENT GPA-06-002(F) & ZONE CHANGE ZC-06-010, Michael Ramirez, Verde Vistas**

The proposed General Plan Amendment and Zone Change will change the zoning from Commercial to High Density Residentialand will increase the demand on the sewer trunk system. It is unknown what specific traffic impacts would occur.

Approval of this General Plan Amendment and Zone Change may result in impacts that will need to be addressed in revised, masterplan studies.

RECEIVED
MAY – 2 2006
Planning Department

- Shall comply with all Fire Department requirements based on occupancy classification.

CUP-06-031

Conditions:

- Paved access shall be required for completion and occupancy. Plans shall be submitted and approved prior to construction commencement.
- Shall comply with all Fire Department requirements based on occupancy classification.

CUP-06-030

Conditions:

- Shall comply with all Fire Department requirements based on occupancy classification.

GPA-06-002 (F), ZC-06-010

Conditions:

- Shall comply with all Fire Department requirements based on occupancy classification.

TT-06-027 (TRACT 17409)

Conditions:

The Fire Department recommends that the following conditions be attached to the subject Tentative Tract:

- Approved water supply system, complete with fire hydrants complying with Fire Department Standard No. 5, shall be in place prior to any combustible construction.
- Paved access from 2 points shall be required for completion and occupancy. Plans shall be submitted and approved prior to construction commencement.
- Streets greater than 150' in length shall require cul-de-sacs or approved turnarounds per Fire Department standard. Any street exceeding 500' will require paved secondary access.
- City View shall be paved from Rodeo to existing pavement at Hesperia Road.

MEMORANDUM

DATE April 20, 2006

FROM Jon E. Gargan
Director of Community Services

TO Bill Webb
Director of Planning and Development

RECEIVED
APR 24 2006
Planning Department

CITY OF VICTORVILLE
INCORPORATED SEPT. 21, 1962
HOME OF THE SAN BERNARDINO COUNTY FAIR
CALIFORNIA

SUBJECT **PLANNING COMMISSION MEETING OF MAY 10, 2006**

Case No.: GPA-06-002 (F) APN 3092-401-01, 02
ZC-06-010

Proposed Future Residential Development

Applicant: Nisqually Golden Acres Company

[X] The Community Services Department has no comments at this time regarding the above-referenced project.

[ ] All Landscape and Drainage Maintenance Assessment Districts must meet the requirements as described in the Community Services Department's LMAD and DFAD Specification and Details Booklet.

[ ] This project does not provide land for park development. It is recommended that a minimum of ten acres or greater be included for a future park site.

Should you have any questions regarding the above responses, please contact me or Becky Wasserman at extension 5275.

Submitted by: Ray Salberg
Golf Course and Grounds Manager

JEG:RAS:bw

MEMORANDUM

DATE: April 27, 2006

FROM: Kevin Collins, Senior Plan Checker
Building and Safety Department

TO: Planning Department

SUBJECT: General Plan Amendment and Zone Change GPA-06-002(F) and ZC-06-010
Nisqually Golden Acres Company, Parcel No. 3092-401-01, 02

In response to your Request for Comments for the upcoming Planning Commission meeting on May 10, 2006, the Building and Safety Department responds as follows with regard to the above-entitled matter:

The Building and Safety Department has no comments at this time.

KC/mh

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MAY - 1 2006
Planning Department

SOUTHERN CALIFORNIA
EDISON®
An EDISON INTERNATIONAL® Company

RECEIVED
MAY - 3 2006
Planning Department

City of Victorville
14343 Civic Drive
Victorville, CA 92392-2399

April 28, 2006

Attention: Planning Department

Subject: General Plan Amendment No. 06-002 (F)

Please be advised that the division of the property shown on General Plan Amendment No. 06-002 (F) will not unreasonably interfere with the free and complete exercise of any easements and/or facilities held by Southern California Edison Company within the boundaries of said map.

This letter should not be construed as a subordination of the Company's rights, title and interest in and to said easement(s), nor should this letter be construed as a waiver of any of the provisions contained in said easement(s) or a waiver of costs for relocation of any affected facilities.

In the event that the development requires relocation of facilities, on the subject property, which facilities exist by right of easement or otherwise, the owner/developer will be requested to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (714) 934-0808.

Steven D. Lowry
Title and Real Estate Services
Corporate Real Estate Department

14799 Chestnut Street
Westminster, CA 92683

MORONGO
BAND OF
MISSION
INDIANS

A SOVEREIGN NATION

April 21, 2006

GPA-06-002 (F)
ZC-06-010

Mr. Bill Webb
City of Victorville
P.O. Box 5001
Victorville, CA 92393-5001

Re: Proposed General Plan Amendments, April 14, 2006 Letter/Notice

Dear Mr. Webb:

Thank you for your letter of April 14, 2005 which the Morongo Band of Mission Indians (the "Tribe") shall accept as an offer to consult under Government Code §65352.3 (SB18).

The Tribe has no knowledge of any specific cultural, ceremonial, or sacred resources on the site. From your letter, it is unclear if the City conducted either a Planning Review or Records Search at the San Bernardino County Museum. In the future, it would be extremely beneficial to provide the Tribe with that type of information, or at least a statement that indicates whether the site is in an archaeologically sensitive part of the city, based on your general plan/EIR studies. That information would allow us all to know more about the site and the probability of finding cultural resources on it. That notwithstanding, based on the Tribe's knowledge of the area and after viewing an aerial photograph of the site, the Tribe believes that there may be nothing on the sites. Therefore, technically, there is nothing on which to consult.

SB18 consultation triggers when a city is processing a general or specific plan and it must follow a notification procedure and request consultation with the affected tribes. Consultation, however, is based upon cultural resources as defined in the Pubic Resources Code and those resources must either be sacred, religious or ceremonial sites of the Tribe or on the California Historical Register (CHR) or eligible for the Register. As indicated above, since there are no known Native American cultural resources on the site, there is nothing on which to consult.

That notwithstanding, the Tribe would like to request that the City voluntarily consider imposing the following conditions on the project:

- If human remains are encountered during grading and other construction excavation, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5.

- In the event that Native American cultural resources are discovered during project development/construction, all work in

245 N. MURRAY STREET, SUITE C - BANNING, CA 92220 - 951-849-8807 - FAX: 951-922-8146

> the immediate vicinity of the find shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the overall project may continue during this assessment period.
>
> If significant Native American cultural resources are discovered, for which a Treatment Plan must be prepared, the developer or his archaeologist shall contact the Morongo Band of Mission Indians ("Tribe")[1]. If requested by the Tribe, the developer or the project archaeologist shall, in good faith, consult on the discovery and its disposition (e.g. avoidance, preservation, return of artifacts to tribe, etc.).

As you know, the first condition is merely a reiteration of State law; the second condition is also consistent with state law that prohibits knowingly destroying an archaeological site. Therefore, the Tribe does not believe the City would be averse to imposing these conditions. The imposition of these conditions would also make up for, or balance out, the lack of cultural resources information on the site. The Tribe has no objection if the City has some other wording for these types of standard conditions but they should have the same salient points as in the above stated conditions.

The Tribe also hopes that you will submit these projects to the County Museum for their review and recommendation on whether a cultural resources survey is appropriate for these parcels.

The Tribe thanks the City for voluntarily considering the comments of the Tribe. As previously indicated, since there is technically nothing to consult on, the Tribe deems the consultation process complete.

Thank you for contacting the Tribe. If you have any questions, please contact me at (951) 755-5206 or Britt_wilson@morongo.org

Sincerely,

Britt W. Wilson
Project Manager/Cultural Resources Coordinator

---

[1] The Morongo Band of Mission Indians realizes that there may be additional tribes claiming cultural affiliation to the area; however, Morongo can only speak for itself. The Tribe has no objection if the archaeologist wishes to consult with other tribes and if the city wishes to revise the condition to recognize other tribes.

City of
Victorville

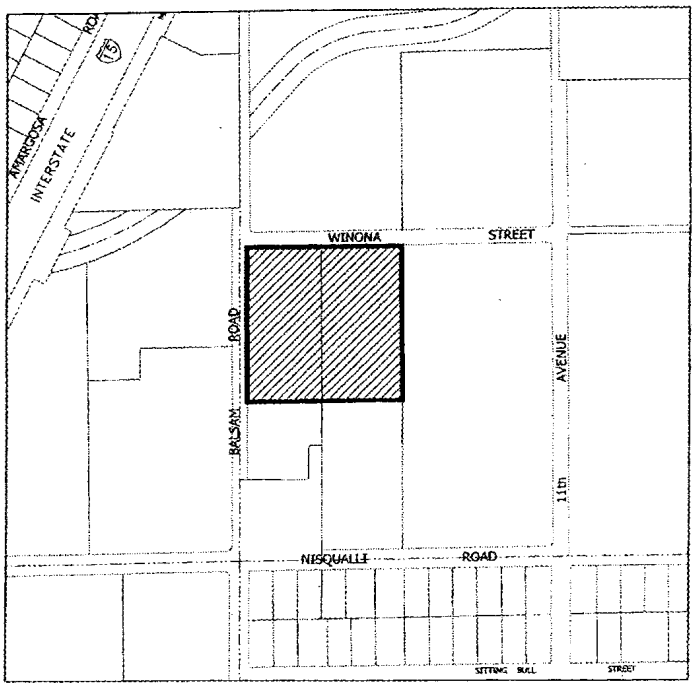
(760) 955-5000
FAX (760) 245-8250
ville @ ci.victorville.ca.us

14343 Civic Drive
P.O. Box 5001
Victorville, CA 92393-5001

RECEIVED
JUN 15 2006
Planning Department

Date: June 1, 2006

NOTIFICATION OF PLANNING COMMISSION ACTION



In reply refer to: Proposed General Plan Amendment and Zone Change

Case No.: GPA-06-002 (F) & ZC-06-010

Dear Property Owner:

Michael Ramirez, Verde Vistas

is proposing the following projects:

1) An amendment to the Land Use Element of the General Plan and any other affected elements to re-designate property from Commercial to High Density Residential; and

2) A change of zone to reclassify property from C-2 (General Commercial) to R-4 (Very High Density Residential)

The proposed projects occur on property generally located on the southeast corner of Winona Street and Balsam Road.

Inasmuch as your property is located within a 300-foot radius of property for the project, and pursuant to State Planning Law and/or Local Ordinance, you are being notified of the Public Hearing on this proposed project. For more details regarding this project, please call Alex Jauregui, Assistant Planner, at (760) 955-5135. The Public Hearing will be held before the Planning Commission on June 14, 2006, in the Mojave Desert Air Quality Management District Boardroom, 14306 Park Avenue, Victorville, California, at 7:00 P.M.

If you do not plan to attend the Public Hearing and present your comments or wish to have your comments made part of the written record, please provide any comments and/or recommendations regarding the proposed project in the space below and return prior to June 14, 2006. All comments and/or recommendations will become public information and be provided to the Planning Commission in its deliberations on this proposal. PLEASE RESPOND IN BLACK INK SO IT CAN BE REPRODUCED.

Opinions and/or recommendations: I oppose this REZONING. Building MORE APARTMENTS will INCREASE TO much TRAFFIC.

Signature: Shelton Griffin Assessor's Parcel No. 3093-301-08

Address: (Please Print) 15425 Nisqualli Rd.

City of
Victorville

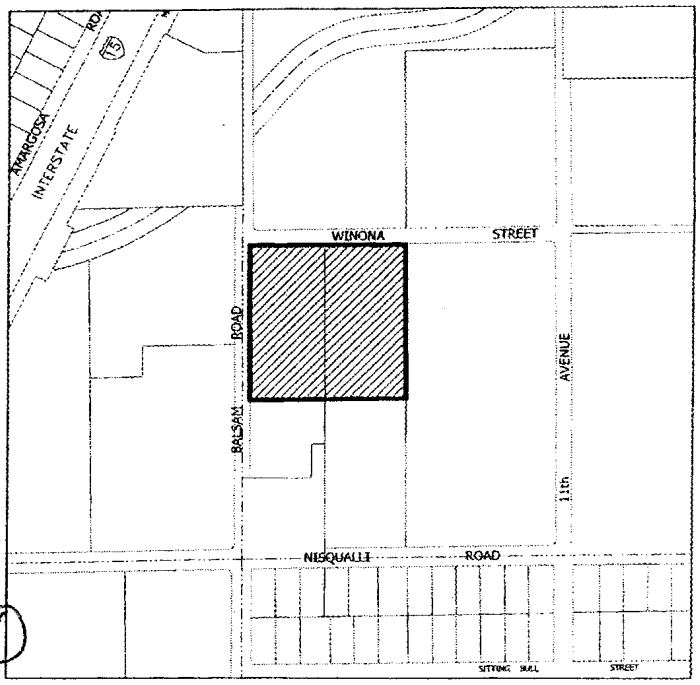
(760) 955-5000
FAX (760) 245-8250
vville@ci.victorville.ca.us

14343 Civic Drive
P.O. Box 5001
Victorville, CA 92393-5001

RECEIVED
JUN 15 2006
Planning Department

Date: June 1, 2006

NOTIFICATION OF PLANNING COMMISSION ACTION



In reply refer to: Proposed General Plan Amendment and Zone Change

Case No.: GPA-06-002 (F) & ZC-06-010

Dear Property Owner:

Michael Ramirez, Verde Vistas

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2) A change of zone to reclassify property from C-2 (General Commercial) to R-4 (Very High Density Residential) NO NO NO

The proposed projects occur on property generally located on the southeast corner of Winona Street and Balsam Road.

Inasmuch as your property is located within a 300-foot radius of property for the project, and pursuant to State Planning Law and/or Local Ordinance, you are being notified of the Public Hearing on this proposed project. For more details regarding this project, please call Alex Jauregui, Assistant Planner, at (760) 955-5135. The Public Hearing will be held before the Planning Commission on June 14, 2006, in the Mojave Desert Air Quality Management District Boardroom, 14306 Park Avenue, Victorville, California, at 7:00 P.M.

If you do not plan to attend the Public Hearing and present your comments or wish to have your comments made part of the written record, please provide any comments and/or recommendations regarding the proposed project in the space below and return prior to June 14, 2006. All comments and/or recommendations will become public information and be provided to the Planning Commission in its deliberations on this proposal. PLEASE RESPOND IN BLACK INK SO IT CAN BE REPRODUCED.

Opinions and/or recommendations: 'NO' to Change of Zone NO to R-4
Crime Rate Will Increase - TRAFFIC ALREADY HEAVY

Signature: [illegible] Assessor's Parcel No. 3093-301-08

Address: (Please Print) 15425 NISQUALLI ROAD - VICTORVILLE, CA

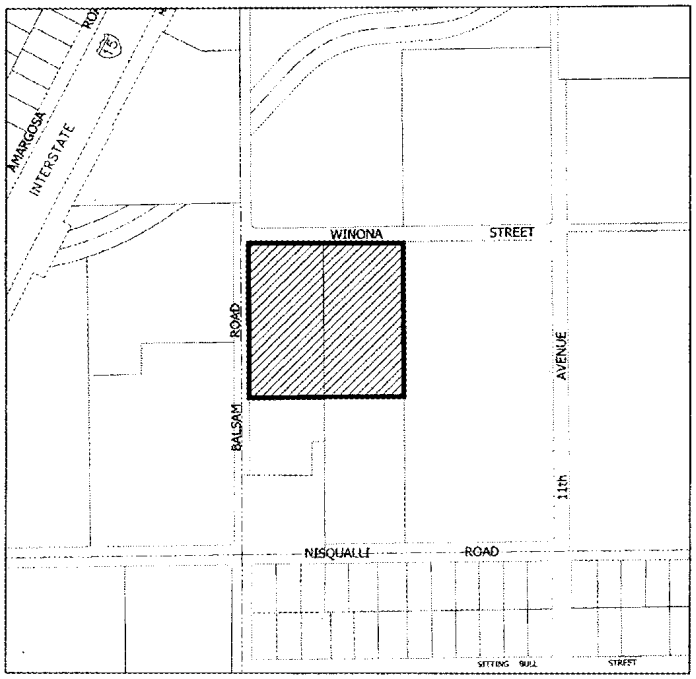
CITY OF
VICTORVILLE

760-955-5000
FAX 760-245-8250
vville@ci.victorville.ca.us

14343 Civic Drive
P.O. Box 5001
Victorville, California 92393-5001

Date: July 6, 2006

NOTICE OF PUBLIC HEARING



In reply refer to: Proposed General Plan Amendment and Zone Change

Case No.: GPA-06-002 (F) & ZC-06-010

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The proposed projects occur on property generally located on the southeast corner of Winona Street and Balsam Road.

Inasmuch as your property is located within a 300-foot radius of property directly affected by the project, and pursuant to State laws and/or local ordinances, you are being notified of the Public Hearing on this proposed project. For more details regarding project, please call Alex Juaregui, Assistant Planner, at (760) 955-5135. The Public Hearing will be held on Tuesday, July 18, 2006, at the Mojave Desert AQMD, 14306 Park Avenue, Victorville, California, at 7:00 p.m.

If you do not plan to attend the Public Hearing and present your comments or wish to have your comments made part of the written record, please provide any comments and/or recommendations regarding the proposed project in the space below and return prior to July 14, 2006. All comments and/or recommendations will become public information and be provided to the City Council in its deliberations on this proposal. PLEASE RESPOND IN BLACK INK SO IT CAN BE REPRODUCED.

Opinions and/or recommendations: I do not want a zone change from Commercial to R-4.

Signature: Julio Pizzuto Assessor's Parcel No. 3093301090000

Address: (Please Print) 15252 Seneca Rd., Sp. #352
Victorville, Ca 92392

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EXECUTIVE SUMMARY

General Plan Amendment GPA-06-002 (M)

PROJECT DESCRIPTION: A proposed General Plan Amendment to amend the Land Use Element and any other affected elements of the General Plan to review the maximum height restrictions on all general plan designations for possible increases or decreases.

APPLICANT:	City of Victorville
PLANNING COMMISSION PUBLIC HEARING DATES:	June 14, 2006
NUMBER OF PEOPLE SPEAKING IN FAVOR:	0
NUMBER OF PEOPLE SPEAKING OPPOSED:	0
NUMBER OF WRITTEN COMMENTS IN FAVOR:	0
NUMBER OF WRITTEN COMMENTS OPPOSED:	0
STAFF RECOMMENDATION:	Approval
PLANNING COMMISSION ACTION:	Recommend approval
PLANNING COMMISSION VOTE:	five ayes

/pi

MEMORANDUM

DATE: July 18, 2006

FROM: Bill Webb
Director of Planning

TO: Mayor and City Council Members

SUBJECT: PUBLIC HEARING - GENERAL PLAN AMENDMENT GPA-06-002 (M) – CITY OF VICTORVILLE – RESOLUTION NO. 06-120

At the regular meeting held June 14, 2006, the Planning Commission conducted a Public Hearing to hear arguments for or against a proposed amendment to the Land Use Element of the General Plan and any other affected elements to review the maximum height restrictions on all general plan designations for possible increases or decreases. An excerpt from the minutes of that meeting is as follows:

> "Mr. Webb outlined the staff report.
>
> Chairman McEachron opened the public hearing at 8:03 p.m. There being no testimony, Chairman McEachron closed the public hearing at 8:03 p.m.
>
> A motion was made by Commissioner Metzler and seconded by Commissioner Kurth to approve the Negative Declaration for GPA-06-002 (M) and Resolution P□06-159. The motion carried by unanimous vote of the Commission. The Resolution was entitled:
>
> A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF GENERAL PLAN AMENDMENT GPA-06-002 (M), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO REVIEW THE MAXIMUM HEIGHT RESTRICTIONS ON ALL GENERAL PLAN DESIGNATIONS FOR POSSIBLE INCREASES OR DECREASES"

Attached for Council's information is a copy of the Planning Staff Report together with other pertinent data. This matter is presented to the City Council for consideration at the close of the Public Hearing.

BW:pi

Attachments

RESOLUTION NO. 06-120

A RESOLUTION OF THE CITY OF VICTORVILLE APPROVING GENERAL PLAN AMENDMENT GPA-06-002 (M), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO REVIEW THE MAXIMUM HEIGHT RESTRICTIONS ON ALL GENERAL PLAN DESIGNATIONS FOR POSSIBLE INCREASES OR DECREASES – CITY OF VICTORVILLE

WHEREAS, the City of Victorville, has initiated an amendment to the Land Use Element of the General Plan and any other affected elements to review the maximum height restrictions on all General Plan designations for Possible increases or decreases on property located in the City of Victorville, County of San Bernardino, State of California; and

WHEREAS, pursuant to Title 7, Division I, Chapter 3 of the Government Code of the State of California, the Victorville Planning Commission held a public hearing on June 14, 2006, to hear arguments for and against the issue, and after hearing all testimony offered, the Commission approved Resolution No. P-06-159, which recommended approval to the City Council of the General Plan Amendment; and

WHEREAS, the City Council finds that the proposed amendment to the Land Use Element is consistent with the goals, policies and objectives of the General Plan and all other elements; and

WHEREAS, a Negative Declaration for the proposed General Plan Amendment has been presented to the Planning Commission, and each member having reviewed and considered the information contained therein, and the Planning Commission having determined that the proposed General Plan Amendment will not have a significant effect on the environment and therefore recommends adoption by the City Council,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY RESOLVE AS FOLLOWS:

SECTION I. That after holding a public hearing and considering all the testimony offered in compliance with Section 65357 of the Government Code of the State of California, the City Council hereby approves the General Plan Amendment to the Land Use Element of the General Plan and any other affected elements to review the maximum height restrictions on all General Plan designations for possible increases or decreases.

CITY OF VICTORVILLE PLANNING DEPARTMENT
14343 Civic Drive, Victorville, California 92392
(760) 955-5135 FAX (760) 245-8250

NEGATIVE DECLARATION – with a de minimis finding
Preparation Date: May 22, 2006

Name or Title of Project: Proposed General Plan Amendment GPA-06-002(M)

Location: N/A

Entity or Person Undertaking Project: City of Victorville
14343 Civic Drive
Victorville, Ca. 92392

Description of Project: A General Plan Amendment to the Land Use Element of the General Plan and any other affected elements to increase the building height in commercial zone districts to a maximum of 150'.

Statement of Findings: The Planning Commission has reviewed the Initial Study for this proposed project and has found that there are no adverse environmental impacts to either the man-made or physical environmental setting and does hereby direct staff to file a Notice of Determination, pursuant to the California Environmental Quality Act (CEQA).

Further, pursuant to Fish and Game Code Section 711.4, a "de minimis" finding is hereby made based upon the fact that any site on which the proposal is located will not be disturbed/developed at this time.

A copy of the Initial Study and other applicable documents used to support the proposed Negative Declaration is available for review at the City of Victorville Planning Department.

Public Review Period: May 25, 2006 through June 14, 2006

Tentative Public Hearing Date: June 14, 2006

Adopted by the Planning Commission on June 14, 2006.

RYAN McEACHRON, CHAIRMAN
VICTORVILLE PLANNING COMMISSION

Adopted by the City Council on July 18, 2006

MIKE ROTHSCHILD, MAYOR
CITY OF VICTORVILLE

BILL WEBB
DIRECTOR OF PLANNING

SW

PLANNING COMMISSION STAFF REPORT

DATE: June 14, 2006 **AGENDA NO.** 17

CASES: GPA-06-002(M)

SUBJECT: **General Plan Amendment** to the Land Use Element and any other affected elements to raise the maximum building height to 150' within Commercial and Office Professional designations.

APPLICANT: City of Victorville

LOCATION: N/A

I. STAFF RECOMMENDATION:

That the Planning Commission take the following actions:

1. **General Plan Amendment** – Adopt Resolution No. P-06-159 approving Case No. GPA-06-002(M); and

2. **Environmental Assessment** – Issue a "de minimis" Negative Declaration

II. SUMMARY:

Due to the recent growth within the City of Victorville coupled with the need to accommodate development which may include office towers and high rise hotels, the City proposes to raise the maximum building height restriction from 120' to 150' within the two General Plan designations where this development is most likely to occur.

III. STAFF ANALYSIS:

1. General Plan Amendment. The Commission may recall during the December 14, 2005 hearing recommending approval of a General Plan height increase within Commercial and Office Professional areas to a maximum height of 120 feet. A modification is proposed to increase the height an additional 30 feet to 150 feet. This change would accommodate future development within the applicable general plan designations. Staff notes that Title 18 still restricts building height within each commercial zoning district and within specified distances of residential zoning.

Should this proposal be approved, the following modifications to the General Plan would occur:

1. The description for "Office/Professional" on page 15 of the Land Use Element shall read as follows:
   "The maximum building height is one-hundred fifty (150) feet unless the building is within fifty (50) feet of an R-1, R-2 or R-3 zone district which then limits the height to thirty five (35) feet.

2. The description for "Commercial" on page 16 of the Land Use Element shall read as follows:
   "The maximum building height is one-hundred fifty (150) feet."

2. Environmental Assessment: A Negative Declaration with a "de minimis" finding has been prepared for the project in accordance with Section 15070 of the California Environmental Quality Act.

SW

THE STAFF RECOMMENDATION MAY BE ACCEPTED OR REJECTED BY THE PLANNING COMMISSION AFTER THEIR OWN ANALYSIS AND CONSIDERATION OF PUBLIC TESTIMONY PRESENTED AT THE HEARING. THE PLANNING COMMISSION ACTION IS A RECOMMENDATION TO THE CITY COUNCIL ONLY.

INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM

1. **Project title:** Proposed General Plan Amendment GPA-06-002(M)

2. **Lead agency name and address:** City of Victorville Planning Department, PO Box 5001, Victorville, California 92393-5001.

3. **Contact person and phone number:** Scott Webb, Assistant Planner 760-955-5135.

4. **Project location**: N/A

5. **Project sponsor's name and address:** City of Victorville, 14343 Civic Drive, Victorville, Ca. 92392.

6. **General Plan designation:** N/A

7. **Zoning:** N/A

8. **Description of project:** A General Plan Amendment to the Land Use Element of the General Plan and any other affected elements to increase the building height in commercial zone districts to a maximum of 150'.

9. **Surrounding land uses and setting:** N/A

10. **Other public agency whose approval is required** (e.g., permits, financing approval, or participation agreement) No development is proposed at this time.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTS:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Land Use and Planning	☐ Transportation/Circulation	☐ Public Services
☐ Population and Housing	☐ Biological Resources	☐ Utilities and Service Systems
☐ Geological Problems	☐ Energy and Mineral Resources	☐ Aesthetics
☐ Water	☐ Hazards	☐ Cultural Resources
☐ Air Quality	☐ Noise	☐ Recreation
	☐ Mandatory Findings of Significance	

DETERMINATION:

On the basis of this initial evaluation:

X_ I find that the proposed project COULD NOT have significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. (De Minimis)

__ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.

__ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

__ I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated". An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

__ I find that the proposed project WILL NOT have a significant effect on the environment, because no new potentially significant effects have been identified beyond those previously analyzed adequately in an earlier EIR (Final Program Environmental Impact Report for the City's 1997 Comprehensive General Plan Update, State Clearinghouse No. 97011040), pursuant to applicable standards, and no additional mitigation measures beyond those imposed as part of that previous EIR are necessary to be imposed upon the proposed project to reduce mitigable impacts to a insignificant level. Therefore, no additional environmental documentation is necessary.

Signature: _____ Date: May 22, 2006

Scott Webb, Assistant Planner For: Victorville Planning Department

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is provided for all answers except "No Impact" answers that are adequately supported by the information sources the lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer is explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) "Potentially Significant Impact" is noted if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact". The lead agency describe the mitigation measures, and briefly explains how

they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses", may be cross-referenced).

5) Earlier analyses may be referenced where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist.

6) The lead agency incorporates into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document, where appropriate, includes a reference to the page or pages where the statement is substantiated. See the sample question below. A source list is attached, and other sources used or individuals contacted are cited in the discussion.

ENVIRONMENTAL IMPACTS:

	Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
I. LAND USE AND PLANNING. *Would the proposal*				
a) Conflict with general plan designation or zoning? (1, Figure 3 and 2, Sheet 1)				X
b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? (3, 1)				X
c) Be incompatible with existing land use in the vicinity? (4)			X	
d) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)? (5)				X
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (4)				X

Comments: Increasing the maximum building height in commercial districts could be potentially incompatible with existing structures since those structures are limited in height by current zone district regulations. However, an increase in building height regulations would be imposed on all structures existing and proposed. Therefore, all structures would be able to expand to the maximum height approved.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
II. POPULATION AND HOUSING. *Would the proposal:*				
a) Cumulatively exceed official regional or local population projections? (6, 4)				X
b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? (4)				X
c) Displace existing housing, especially affordable housing? (4)				X

Comments: Only commercial structures would be affected by the proposed General Plan Amendment. Residential structures would remain limited in size by their respective zone districts. An increase in commercial building height would not involve substantial extension of major infrastructure or displace any existing or affordable housing.

III. GEOLOGIC PROBLEMS. *Would the proposal result in or expose people to potential impacts involving:*				
a) Fault rupture? (8, Figure 1)				X
b) Seismic ground shaking? (8, Table 2)			X	
c) Seismic ground failure, including liquefaction? (5) and 8, 4 and Table 2)				X
d) Seiche, tsunami, or volcanic hazard? (8, Table 2)				X
e) Landslides or mudflows? (8, 7 and Figure 3)				X
f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill? (8, Figure 3)				X
g) Subsidence of land? (3, Figure 8)				X
h) Expansive soils? (5)				X
i) Unique geologic or physical features? (5)				X

Comments: There are no known or suspected fault traces located within the Victorville Planning Area. Additionally, the City Planning Area is not subject to the provisions of Alquist-Priolo Special Studies Zones. The City is located in an area with a high potential for severe ground shaking. However, as a function of development all buildings must comply with the Victorville Municipal Code and the latest adopted version of the Uniform Building Code, which will ensure that the buildings would adequately resist the forces of an earthquake (9, 1). No mitigation necessary.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IV. WATER. *Would the proposal result in:*				
a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (11, graphic)				X
b) Exposure of people or property to water related hazards such as flooding? (10, Panel 5795)				X
c) Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity? (4)				X
d) Changes in the amount of surface water in any water body? (4)				X
e) Changes in currents, or the course or direction of water movements? (4)				X
f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability? (11)				X
g) Altered direction or rate of flow of groundwater? (4)				X
h) Impacts to groundwater quality? (4)				X
i) Substantial reduction in the amount of groundwater otherwise available for public water supplies? (11)				X

Comments: The proposal is an increase in commercial building height only. Consequently, the proposal would not have an impact on drainage, surface runoff, or groundwater quality. If approved, any new construction shall employ all water conservation measures outlined in the State Appliance Efficiency Standards as enforced by the Building Department as part of obtaining a building permit for the development. In addition, all combustible liquids, oils and solvents used in conjunction with the facility shall be handled in accordance with the Uniform Fire Code, which will ensure that groundwater quality is not degraded by this facility (12, 125).

Although the actual water demand for any development is currently unknown, new development creates additional demand for the water purveyor. The Victor Valley Water District or Baldy Mesa Water District is the water purveyor for the City and as such may have to purchase replacement water if the district exceeds the free production allowance as stipulated in the final Judgment to the Mojave Basin Area Adjudication, which was entered on January 10, 1996. The District(s) charges connection fees based on the amount of usage to help provide for replacement water if needed.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
V. AIR QUALITY. *Would the proposal:*				
a) Violate any air quality standard or contribute to an existing or projected air quality violation? (13, 1)				X
b) Expose sensitive receptors to pollutants? (4)				X
c) Alter air movement, moisture, or temperature, or cause any changes in climate? (13, 1)				X
d) Create objectionable odors? (11)				X

Comments: Any proposed project would be consistent with the City's General Plan. The site is within the Mojave Desert Air Basin (MDAB) and is under the jurisdiction of the Mojave Desert Air Quality Management District (MDAQMD). The EPA designated most of the basin as being in nonattainment, based on federal standards, for PM10 based on violations of standards between 1989 and 1991. The MDAQMD prepared the Mojave Desert Planning Area (MDPA) Federal PM10 Attainment Plan in 1995 to provide dust control programs to meet the federal standards by the year 2000. The plan outlines a program for implementation and enforcement of dust control measures. The federal standard for PM10 has been met within the area for eight years and an evaluation is underway to determine if a change in status is appropriate. All uses identified within the Victorville General Plan are classified as area sources by the Mojave Desert Air Quality Management District. Programs have been established in the 1991 Air Quality Attainment Plan which address emissions caused area sources. Further, the proposed project does not meet any threshold which requires air quality analysis or mitigation under the Air Quality Attainment Plan. Therefore the impacts are considered by the Mojave Desert Air Quality Management District to be insignificant. Any increase in building height would not emit toxic air pollutants and does not cause changes in area climate. No mitigation necessary.

VI. TRANSPORTATION/CIRCULATION. *Would the proposal result in:*				
a) Increased vehicle trips or traffic congestion? (11, graphic)			X	
b) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (11, graphic)				X
c) Inadequate emergency access or access to nearby uses? (4)				X
d) Insufficient parking capacity on-site or off-site? (11, graphic)				X
e) Hazards or barriers for pedestrians or bicyclists? (11, graphic)				X
f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (11, graphic)				X
g) Rail, waterborne or air traffic impacts? (11, graphic)				X

Comments: The City of Victorville General Plan Circulation Element is designed so the master-planned roadways operate at a Level of Service of "C" or better at build-out (14, 8). In evaluating Level of Service, existing land use designations were applied. Any development reflecting increased building height will result in increased generation of vehicular trips; which will impact master planned roadways in the short term. However, this short-term increase will be mitigated through the assessment of development impact fees, which provides funding for the construction of roadways to reduce the impacts of additional vehicular traffic.

VII. BIOLOGICAL RESOURCES. *Would the proposal result in impacts to:*

	Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)? (15)				X
b) Locally designated species (e.g., heritage trees)? (15)				X
c) Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)? (4)				X
d) Wetland habitat (e.g., marsh, riparian, and vernal pool)? (4)				X
e) Wildlife dispersal or migration corridors? (15)				X

Comments: This proposal involves an increase in commercial building height only. Any mitigation required for additional development on any property will be incorporated through the entitlement process for that development. Therefore, the proposal will not have an impact on biological resources.

VIII. ENERGY AND MINERAL RESOURCES. *Would the proposal:*

a) Conflict with adopted energy conservation plans? (6, 36)				X
b) Use nonrenewable resources in a wasteful and inefficient manner? (11, graphic)				X
c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? (3, 10)				X

Comments: The proposal will not increase the use of substantial amounts of fuel and energy, nor create the need to develop new sources of energy since no commercial or industrial development is proposed.

HAZARDS. *Would the proposal:*

a) A risk of accidental explosion or release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation)? (11)				X
b) Possible interference with an emergency response plan or emergency evacuation plan? (8, Figure 5)				X

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
c) The creation of any health hazard or potential health hazard? (11)				X
d) Exposure of people to existing sources of potential health hazards? (4)				X
e) Increased fire hazard in areas with flammable brush, grass, or trees? (11)				X

Comments: The proposed General Plan Amendment will not increase the risk of hazards. It is only a change in a City of Victorville policy document.

X. NOISE. *Would the proposal result in:*

a) Increases in existing noise levels? (11)				X
b) Exposure of people to severe noise levels? (11)				X

Comments: The proposal will not create either increased noise levels nor will it increase the number of people impacted by severe noise. It is only a change in a City of Victorville policy document.

XI. PUBLIC SERVICES. *Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:*

a) Fire protection? (11)			X	
b) Police protection? (11)			X	
c) Schools? (11)			X	
d) Maintenance of public facilities, including roads? (11)			X	
e) Other government services? (11)				X

Comments: If approved, The General Plan Amendment may cause development resulting in a need for increase in public services. Consequently, the public service agencies may need to increase budgets to commit to those increased services. With regard to capital facilities, development impact fees will be utilized by the public service agencies to ensure the appropriate levels of capital resources necessary to serve the development. Further, any development will be subject to other fees and assessments that will reduce the impact of development to a level of non-significance (18, 314).

XII. UTILITIES AND SERVICE SYSTEMS. *Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:*

a) Power or natural gas? (11)				X
b) Communications systems? (11)				X
c) Local or regional water treatment or distribution facilities? (11)				X
d) Sewer or septic tanks? (11)				X
e) Storm water drainage? (11)				X

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
f) Solid waste disposal? (11)				X
g) Local or regional water supplies? (11)				X

Comments: The need for utilities will be assessed as development occurs. Consequently, the need for altered utility systems would be insignificant, and no new systems will be necessary. Also see discussion under section **IV. WATER**. No mitigation necessary.

XIII. AESTHETICS. *Would the proposal:*

a) Affect a scenic vista or scenic highway? (11)				X
b) Have a demonstrable negative aesthetic effect? (11)				X
c) Create light or glare? (11)				X

Comments: The proposed General Plan Amendment will not have any impact upon the aesthetics in the area. It is only a change in a City of Victorville policy document

CULTURAL RESOURCES. *Would the proposal:*

a) Disturb paleontological resources? (4)				X
b) Disturb archaeological resources? (4)				X
c) Have the potential to cause a physical change which would affect unique ethnic cultural values? (4)				X
d) Restrict existing religious or sacred uses within the potential impact area? (4)				X

Comments: The proposal is for an increase in commercial building height only and any mitigation required will be a function of the future entitlement process.

RECREATION. *Would the proposal:*

a) Increase the demand for neighborhood or regional parks or other recreational facilities? (11)				X
b) Affect existing recreational opportunities? (11)				X

Comments: This proposal involves the increase in commercial building height only. Any future demands on existing recreation facilities will be assessed during the entitlement process for that project.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b) Does the project have the potential to achieve short-term, to the disadvantage or long-term, environmental goals?				X
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				X
d) Does the project have environmental effects which will cause substantial adverse affects on human beings, either directly or indirectly?				X

Comments: c) With the increase in building activity recently experienced in the Victor Valley/High Desert area, it is reasonably foreseeable that a large portion of residentially zoned land will develop with single family homes in the future. However, the City's General Plan anticipated such development and prescribed measures that have been implemented to provide adequate services within the City proper and its sphere of influence.

XV. EARLIER ANALYSES.

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). In this case a discussion identifies the following:

a) **Earlier analyses used.** Earlier analyses are identified and stated where they are available for review.

b) **Impacts adequately addressed.** Effects from the above checklist that were identified to be within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards are noted with a statement whether such effects were addressed by mitigation measures based on the earlier analysis.

c) **Mitigation measures.** For effects that are "Less than Significant with Mitigation Incorporated", describe the mitigation measures which are incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project are described.

Authority: Public Resources Code Sections 21083 and 21087.
Reference: Public Resources Code Sections 21080(c), 21080.1, 21083, 21083.3, 21093, 21094, 21151; *Sundstrum v. County of Mendocino,* 202 CalApp 3d 296 (1988); *Leonoff v. Monterey Board of Supervisors,* 222 CalApp 3d 1337 (1990.

REFERENCES

1. 1997 City of Victorville General Plan Land Use Element.
2. City of Victorville Official Zoning Map.
3. 1997 City of Victorville General Plan Resource Element.
4. Aerial photos of the City of Victorville.
5. United States Soil Conservation Service *Soil Survey of San Bernardino County, California.*
6. 1997 City of Victorville General Plan Housing Element.
7. California Department of Finance Demographic Research Unit Report E-5, January 1, 1999.
8. 1997 City of Victorville General Plan Safety Element.
9. Latest adopted version of the Uniform Building Code.
10. Flood Insurance Rate Map, Community Number 06071C6480, Effective Date March 18, 1996, Federal Emergency Management Agency
11. GPA-06-002(M) application filed May 8, 2006.
12. 1991 Uniform Fire Code.
13. Personal communication with Christian Ihenacho, Supervising Air Quality Planner, Mojave Desert Air Quality Management District on August 30, 1993.
14. 1997 City of Victorville General Plan Circulation Element.
15. United States Bureau of Land Management California Desert Conservation Area, 1988.
16. Chapter 13.33 of the Victorville Municipal Code.
17. 1997 City of Victorville General Plan Noise Element.
18. Victorville Municipal Code Buildings, and Construction Ordinance, Chapter 15.04.
19. Victorville Municipal Code Zoning Ordinance, Chapter 18.16.
20. Victorville Municipal Code, Chapter 6.30.

CASE NO GPA-06-002(M)

Tract/Parcel No. _____

AGENCY CHECKLIST

Environmental Assessment Needed ☐

Class ___ Exemption ☒

AGENCY LETTERS TO BE SENT TO:	Sent	Rec'd		Sent	Rec'd
Engineering Department	☒	☐	**Ad Hoc Committees**	☐	☐
Fire Department	☒	☒	~~Eagle Ranch~~ NO LONGER IN EFFECT	☒	☐
Community Services Department	☒	☒	Golden Mesa	☒	☐
Building Department	☒	☒	Golden Triangle	☒	☐
Victorville Redevelopment Agency	☒	☒	Green Tree East	☒	☐
City Manager	☐	☐	~~Liberty Village~~ NO LONGER IN EFFECT	☒	☐
Police Department	☒	☒	Old Town VV Property Owners	☒	☐
Finance Department (Sanitation)	☐	☐	Raintree	☒	☐
Public Works	☐	☐	South Central #4	☒	☐
Information Services	☒	☐	Tatum	☒	☐
Verizon California, Inc.	☒	☐			
Southwest Gas Corporation	☒	☐	City of Hesperia	☐	☐
Southern California Edison	☒	☐	City of Adelanto	☐	☐
Victor Valley Water District	☒	☐	Town of Apple Valley	☐	☐
Baldy Mesa Water District	☒	☐	Mojave Regional Economic Development Council	☐	☐
Hesperia Water District	☐	☐	Victor Valley Board of Realtors	☐	☐
County Service Area 64	☐	☐	Building Industries Association	☐	☐
Mojave Water Agency	☒	☐	High Desert Council of Engineering	☐	☐
Charter Communications	☒	☐	Archaeological Information Center	☐	☐
			Local Agency Formation Commission (LAFCO)	☐	☐
Victor Elementary School District	☐	☐	Southern California Logistics Airport	☒	☐
VV Union High School District	☐	☐	Victorville Chamber of Commerce	☐	☐
Adelanto Elementary School District	☐	☐			
Snowline Joint Unified School District	☐	☐	**Indian Tribes**		
Hesperia Unified School District	☐	☐	Morongo Band of Mission Indians	☒	☐
Victor Valley College	☐	☐	San Fernando Band of Mission Indians	☒	☐
Victor Valley Wastewater Reclamation Authority	☐	☐	San Manuel Band of Mission Indians	☒	☐
Burrtec Waste Industries	☐	☐	Serrano Band of Indians	☒	☐
U.S. Post Office	☐	☐			
Caltrans	☐	☐	**Development Agreements**	☐	☐
Department of Fish and Game	☐	☐	Century-Crowell – Foxfire	☐	☐
Lahontan Water Quality Control Board	☐	☐	Inco Homes - Mesa Verde; Vista Verde	☐	☐
Flood Control District	☐	☐	Pacific Bay - Brentwood	☐	☐
Mojave Desert Air Quality Management District	☐	☐	Southdown - Southwestern Industrial Park	☐	☐
County Transportation	☐	☐			
County Health Department	☐	☐			
County Planning Department	☐	☐			
County Solid Waste Management Department	☐	☐			

Revised January 2006

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JUN 05 2006
Planning Department

- Hook shall be paved east to existing pavement.
- Diamond shall be paved north to Mojave.

Comments:

Tentative Tract Map must have notes indicating Emergency Access routes to existing pavement for plan check review.

Development of this project will significantly increase the call volume for Engine 312.

If approved, the City's overall ISO rating could be impacted, resulting in higher insurance rates.

GPA-06-002 (M)

No adverse impact.

SP-06-050, CUP-06-043

Conditions:

The Fire Department recommends that the following conditions be attached to the subject Tentative Tract:

- Shall comply with all Fire Department requirements based on occupancy classification.

SP-06-051, CUP-06-044

Conditions:

The Fire Department recommends that the following conditions be attached to the subject Tentative Tract:

- Shall comply with all Fire Department requirements based on occupancy classification.

COC-06-001

No adverse impact.

MEMORANDUM

DATE May 23, 2006

FROM Jon E. Gargan
Director of Community Services

TO Bill Webb
Director of Development

RECEIVED
MAY 25 2006
Planning Department

SUBJECT **PLANNING COMMISSION MEETING OF JUNE 14, 2006**

Case No.: GPA-06-002 (M)
Review of Maximum Height Restrictions

Applicant: City of Victorville

Provided below are LMAD/DFAD wall height restriction recommendations:

Main Wall

- Minimum height remain six feet from finish grade of higher side.
- Maximum height be established at eight feet.

Secondary Retaining Wall

- Maximum height be established at three feet.

Should you have any questions regarding the above responses, please contact me or Becky Wasserman at extension 5275.

Submitted by: Ray Salberg
Golf Course and Grounds Manager

JEG:RS:bw

MEMORANDUM

DATE: May 26, 2006

FROM: Kevin Collins, Senior Plan Checker
Development Department, Building Division

TO: Development Department, Planning Division

SUBJECT: General Plan Amendment GPA-06-002 (M)
City of Victorville

In response to your Request for Comments for the upcoming Planning Commission meeting on June 14, 2006, listed below are comments with regard to the above-entitled matter:

The Building Division has no comments at this time.

KC/mh

RECEIV
MAY 3 1 2006
Planning Department

MEMORANDUM

RECEIVED
JUN 06 2006
Planning Department

VICTORVILLE
California

DATE: May 31, 2006

FROM: Keith C. Metzler
Director of Economic Development

TO: Bill Webb, Director of Planning & Development

SUBJECT: REQUEST FOR COMMENTS –
UPCOMING PLANNING COMMISSION MEETING – June 14, 2006

I have received and reviewed your memorandum dated May 18, 2006 requesting comments to be heard at the upcoming Planning Commission meeting on June 14, 2006.

After having reviewed the information submitted to the RDA, I have the following comment(s):

1. GPA-06-002(M)
   City of Victorville
   APN # N/A
   For questions or comments contact Sophie Gates / EDD

☐ The developer may be required to enter into a Disposition and Development Agreement (DDA) or Owner Participation Agreement (OPA) with the Redevelopment Agency.

☐ The Agency has examined the site and/or reviewed the elevation(s) and/or site plan(s) submitted, and has determined the project to be architecturally compatible with the Redevelopment Plan and development in the surrounding area.

☐ The Agency has examined the site and/or reviewed the elevation(s) and/or site plans submitted, and has determined the project is <u>not</u> architecturally compatible with the Redevelopment Plan and development in the surrounding area.

☐ The Agency has not received architectural elevations to determine compatibility with the Redevelopment Plan and development in the surrounding area.

☒ The Agency has no comment on this project.

MEMORANDUM

DATE May 25, 2006

FROM **MARK A. TAYLOR,** Captain
Police Department

TO **BILL WEBB,** Director of Development
Department of Development

CPA-06-002(m)

SUBJECT **REQUEST FOR COMMENTS – PLANNING COMMISSION**

As per your request dated May 18, 2006, the Police Department has no comments regarding any of the cases to be heard at the upcoming Planning Commission Meeting on June 14, 2006.

If you have any further questions regarding my position with the above planning commission issues, please contact me at the earliest convenience.

MAT/KL/pw

RECEIVED
MAY 26 2006
Planning Department

Planning Commission Items
Golden Triangle Ad Hoc Committee

CASE TYPE	CASE NO.	APPLICANT	ASSESSOR'S PARCEL NO.	CASE PLANNER	DESCRIPTION
Tentative Tract Map	TT-06-033 (17914)	Braswell Family Limited Partnership	0405-322-10	John Dubasik	To allow for the development of a 154-lot single-family residential subdivision on property generally located north of Mesa Street, south of Eucalyptus Street, and east of and abutting Topaz Road.
*General Plan Amendment	GPA-06-002(M)	City of Victorville	N/A	Scott Webb	A General Plan Amendment to the Land Use Element and any other affected elements to review the maximum height restrictions on all general plan designations for possible increases or decreases.

June 10,2006

TT-06-033 No comment

GPA-06-002(M) No comment

Thank you,

Norm Miller

Norm Miller Chairman
Golden Triangle Ad Hoc Committee
(760) 949-0660

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JUN 12 2006
Planning Department

*Items identified by this symbol are recommendations for adoption or denial by the Planning Commission to the City Council. The Planning Commission decision on projects not identified with this symbol is final unless its decision is appealed to the City Council.

Agenda #17

EXECUTIVE SUMMARY

General Plan Amendment GPA-06-002 (E), Zone Change ZC-06-009
and Specific Plan Amendment SPA-90-001 (A-5)

PROJECT DESCRIPTION: A proposed General Plan Amendment to amend the Land Use Element and any other affected elements of the General Plan to redesignate property from Low Density Residential and Specific Plan to Heavy Industrial, a change of zone to reclassify property from R-1T (Single-Family Residential - Transitional) and Specific Plan 90-001 (Southdown Industrial Park Specific Plan) to M-2 (Heavy Industrial), and a fifth amendment to Specific Plan 90-001 (Southdown Industrial Park) to remove 10.6 acres from the specific plan area on property located on the southwest corner of National Trails Highway (Route 66) and Rancho Road.

APPLICANT:	Service Rock Products
PLANNING COMMISSION PUBLIC HEARING DATES:	June 14, 2006
NUMBER OF PEOPLE SPEAKING IN FAVOR:	0
NUMBER OF PEOPLE SPEAKING OPPOSED:	0
NUMBER OF WRITTEN COMMENTS IN FAVOR:	0
NUMBER OF WRITTEN COMMENTS OPPOSED:	2
STAFF RECOMMENDATION:	Approval
PLANNING COMMISSION ACTION:	Recommend approval
PLANNING COMMISSION VOTE:	five ayes

PERTINENT INFORMATION

The proposal removes the existing Service Rock cement batch plant property from the Southdown Industrial Specific Plan and redesignates it as Heavy Industrial.

/pi

Public Hearing
#13A,B,C,D
7-18-06

MEMORANDUM

DATE: July 18, 2006

FROM: Bill Webb
Director of Planning

TO: Mayor and City Council Members

SUBJECT: PUBLIC HEARING - GENERAL PLAN AMENDMENT GPA-06-002 (E), ZONE CHANGE ZC-06-009, AND SPECIFIC PLAN AMENDMENT SPA-90-001 (A-5) – SERVICE ROCK PRODUCTS – RESOLUTION NO. 06-121, ORDINANCE NO. 2164 AND ORDINANCE NO. 2165

At the regular meeting held June 14, 2006, the Planning Commission conducted a Public Hearing to hear arguments for or against a proposed amendment to the Land Use Element of the General Plan and any other affected elements to redesignate property from Low Density Residential and Specific Plan to Heavy Industrial, a change of zone to reclassify property from R-1T (Single-Family Residential - Transitional) and Specific Plan 90-001 (Southdown Industrial Park) to M-2 (Heavy Industrial), and a fifth amendment to Specific Plan 90-001 (Southdown Industrial Park) to remove 10.6 acres from the specific plan area on property located at the southwest corner of National Trails Highway (Route 66) and Rancho Road. An excerpt from the minutes of that meeting is as follows:

"Mr. Webb outlined the staff report.

Chairman McEachron opened the public hearing at 8:06 p.m. There being no testimony, Chairman McEachron closed the public hearing at 8:06 p.m.

A motion was made by Commissioner Kurth and seconded by Commissioner Metzler to approve the Negative Declaration for GPA-06-002 (E), ZC-06-009 and SPA-90-001 (A-5) and Resolutions P-06-165, P-06-166 and P-06-167 with conditions of Staff. The motion carried by unanimous vote of the Commission. The Resolutions were entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF GENERAL PLAN AMENDMENT GPA-06-002 (E), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO RE-DESIGNATE PROPERTY FROM LOW DENSITY RESIDENTIAL AND SPECIFIC PLAN TO HEAVY INDUSTRIAL

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF ZONE CHANGE ZC-06-009, A CHANGE OF ZONE TO RECLASSIFY PROPERTY FROM R-1T (SINGLE-FAMILY RESIDENTIAL DISTRICT – TRANSITIONAL) AND SP-1-90 (SOUTHDOWN INDUSTRIAL PARK SPECIFIC PLAN) TO M-2 (HEAVY INDUSTRIAL)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF

SPECIFIC PLAN AMENDMENT SPA-90-001 (A-5), A FIFTH AMENDMENT TO SPECIFIC PLAN 90-001 (SOUTHDOWN INDUSTRIAL PARK) TO REMOVE 10.6 ACRES FROM THE SPECIFIC PLAN AREA"

Attached for Council's information is a copy of the Planning Staff Report together with other pertinent data. This matter is presented to the City Council for consideration at the close of the Public Hearing.

BW:pi

Attachments

RESOLUTION NO. 06-121

A RESOLUTION OF THE CITY OF VICTORVILLE APPROVING GENERAL PLAN AMENDMENT GPA-06-002 (E), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO REDESIGNATE PROPERTY FROM LOW DENSITY RESIDENTIAL AND SPECIFIC PLAN TO HEAVY INDUSTRIAL – SERVICE ROCK

WHEREAS, Service Rock, has initiated an amendment to the Land Use Element of the General Plan and any other affected elements to redesignate property from Low Density Residential and Specific Plan to Heavy Industrial on property located in the City of Victorville, County of San Bernardino, State of California, particularly described as follows:

A portion of the most northerly corner, Lot 206, Tract 7652 of Section 4, Township 5 North, Range 4 West, San Bernardino Base and Meridian, in the City of Victorville, County of San Bernardino, State of California
Parcel 1 of Parcel Map 14999 per map recorded in Book 183, pages 58 through 60, inclusive, records in the City of Victorville, San Bernardino County, State of California; and

WHEREAS, pursuant to Title 7, Division I, Chapter 3 of the Government Code of the State of California, the Victorville Planning Commission held a public hearing on June 14, 2006, to hear arguments for and against the issue, and after hearing all testimony offered, the Commission approved Resolution No. P-06-165, which recommended approval to the City Council of the General Plan Amendment; and

WHEREAS, the City Council finds that the proposed amendment to the Land Use Element is consistent with the goals, policies and objectives of the General Plan and all other elements; and

WHEREAS, a Negative Declaration for the proposed General Plan Amendment has been presented to the Planning Commission, and each member having reviewed and considered the information contained therein, and the Planning Commission having determined that the proposed General Plan Amendment will not have a significant effect on the environment and therefore recommends adoption by the City Council,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY RESOLVE AS FOLLOWS:

SECTION I. That after holding a public hearing and considering all the testimony offered in compliance with Section 65357 of the Government Code of the State of California, the City Council hereby approves the General Plan Amendment to the Land Use Element of the General Plan and any other affected elements to redesignate property from Low Density Residential and Specific Plan to Heavy Industrial on property located at the southwest corner of National Trails Highway (Route 66) and Rancho Road.

ORDINANCE NO. 2164

AN ORDINANCE OF THE CITY OF VICTORVILLE APPROVING ZONE CHANGE ZC-06-009 TO RECLASSIFY PROPERTY FROM R-1T (SINGLE-FAMILY RESIDENTIAL - TRANSITIONAL) AND SPECIFIC PLAN 90-001 (SOUTHDOWN INDUSTRIAL PARK SPECIFIC PLAN) TO M-2 (HEAVY INDUSTRIAL) – SERVICE ROCK PRODUCTS

Pursuant to Title 7, Division I, Chapter 4, Article 2 of the Government Code of the State of California, a Public Hearing was held on the 14th day of June 2006, to hear arguments for and against the issue, and after hearing all testimony offered, the Planning Commission approved Resolution No. P-06-166, which recommended to the City Council the adoption of the zone change on property in the City of Victorville, County of San Bernardino, State of California hereinafter described as:

A portion of the most northerly corner, Lot 206, Tract 7652 of Section 4, Township 5 North, Range 4 West, San Bernardino Base and Meridian, in the City of Victorville, County of San Bernardino, State of California
Parcel 1 of Parcel Map 14999 per map recorded in Book 183, pages 58 through 60, inclusive, records in the City of Victorville, San Bernardino County, State of California; and

WHEREAS, The City Council finds that the proposed zone change is consistent with the General Plan; and

WHEREAS, The City Council finds that the site is adequate in size to accommodate the proposed land use; and

WHEREAS, The City Council finds that the proposed use will have no adverse effect upon abutting property; and

WHEREAS, a Negative Declaration for the proposed Zone Change has been presented to the Planning Commission, and each member having reviewed and considered the information contained therein, and the Planning Commission having determined that the proposed Zone Change will not have a significant effect on the environment and therefore recommends adoption by the City Council,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. That Zone Change ZC-06-009 be adopted, reclassifying property from R-1T (Single-Family Residential - Transitional) and Specific Plan 90-001 (Southdown Industrial Park) to M-2 (Heavy Industrial) on property generally located on the southwest corner of National Trails Highway (Route 66) and Rancho Road.

ORDINANCE NO. 2165

AN ORDINANCE OF THE CITY OF VICTORVILLE GRANTING A FIFTH AMENDMENT TO SPECIFIC PLAN 90-001 (SOUTHDOWN INDUSTRIAL PARK SPECIFIC PLAN), TO ALLOW FOR THE REMOVAL OF 10.6 ACRES FROM THE SPECIFIC PLAN AREA – SERVICE ROCK PRODUCTS

Service Rock Products has initiated a request for a fifth amendment to Specific Plan 90-001 (Southdown Industrial Park) to remove 10.6 acres from the specific plan area on property in the City of Victorville, County of San Bernardino, State of California, particularly described as follows:

A portion of the most northerly corner, Lot 206, Tract 7652 of Section 4, Township 5 North, Range 4 West, San Bernardino Base and Meridian, in the City of Victorville, County of San Bernardino, State of California
Parcel 1 of Parcel Map 14999 per map recorded in Book 183, pages 58 through 60, inclusive, records in the City of Victorville, San Bernardino County, State of California; and

Pursuant to Title 7, Division I, Chapter 3 of the Government Code of the State of California, a public hearing was conducted on the 14th day of June, 2006, to hear arguments for and against the Specific Plan, and after hearing all testimony offered, the Planning Commission adopted Resolution No. P-06-167, which recommended to the City Council the adoption of Specific Plan Amendment SPA-90-001 (A-5).

WHEREAS, a Negative Declaration for the proposed Specific Plan has been presented to the Planning Commission, and each member having reviewed and considered the information therein, and the Planning Commission having determined that the proposed Specific Plan will not have an effect on the environment and therefore recommends adoption by the City Council.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. That the fifth amendment to Specific Plan 90-001 (Southdown Industrial Park), to remove 10.6 acres from the specific plan area on property generally located at the southwest corner of National Trails Highway (Route 66) and Rancho Road, be adopted.

CITY OF VICTORVILLE PLANNING DEPARTMENT
14343 Civic Drive, Victorville, California 92392
(760) 955-5135 FAX (760) 245-8250

NEGATIVE DECLARATION - with a de minimis finding

Preparation Date: April 18, 2006

Name or Title of Project: Proposed General Plan Amendment GPA-06-002(E), Zone Change ZC-06-009 and Specific Plan Amendment SPA-90-001(A-5).

Location: Southwest corner of National Trails Highway (Route 66) and Rancho Road.

Entity or Person Undertaking Project: Service Rock Products.

Description of Project:

GPA-06-002(E) – An amendment to the Land Use Element of the General Plan and any other affected elements to re-designate property from Low Density Residential and Specific Plan to Heavy Industrial, and

ZC-06-009 – to reclassify property from R-1T (Single Family Residential – Transitional) and SP-90-001 (Southdown Specific Plan) to M-2 (Heavy Industrial), and

SPA-90-001(A-5) – to eliminate 10.6 acres (APN: 0472-061-53) from the Southdown Specific Plan.

Statement of Findings: The Planning Commission has reviewed the Initial Study for this proposed project and has found that there are no adverse environmental impacts to either the man-made or physical environmental setting, and does hereby direct staff to file a Notice of Determination, pursuant to the California Environmental Quality Act (CEQA).

Further, pursuant to Fish and Game Code Section 711.4, a "de minimis" finding is hereby made based upon the fact that no development is proposed at this time.

A copy of the Initial Study and other applicable documents used to support the proposed Negative Declaration is available for review at the City of Victorville Planning Department.

Public Review Period: April 20, 2006, through May 10, 2006.

Tentative Public Hearing Date: June 14, 2006.

Adopted by the Planning Commission on June 14, 2006.

RYAN McEACHRON, CHAIRMAN
VICTORVILLE PLANNING COMMISSION

Adopted by the City Council on July 18, 2006.

MIKE ROTHSCHILD, MAYOR
CITY OF VICTORVILLE

BILL WEBB
DIRECTOR OF PLANNING

jd

PLANNING COMMISSION STAFF REPORT

DATE: June 14, 2006 **AGENDA NO.** 22

CASE: GPA-06-002(E), ZC-06-009 and SPA-90-001(A-5)

SUBJECT:

A. **General Plan Amendment** to the Land Use element of the General Plan and any other affected elements to re-designate property from Specific Plan and Low Density Residential to Heavy Industrial

B. **Zone Change** to reclassify property from SP-90-001 (Southdown Industrial Park Specific Plan) and R-1T (Single Family Residential – Transitional) to M-2 (Heavy Industrial)

C. **Specific Plan Amendment** to remove 10.6 acres from the Southdown Industrial Park Specific Plan area

APPLICANT: Service Rock Products, Inc.

LOCATION: Southwest corner of National Trails highway (Route 66) and Rancho Road

I. STAFF RECOMMENDATION:

That the Planning Commission take the following actions:

1. **General Plan Amendment** – Adopt Resolution No. P-06-165, recommending approval of Case No. GPA-06-002(E); and
2. **Zone Change** – Adopt Resolution No. P-06-166, recommending approval of Case No. ZC-06-009; and
3. **Specific Plan Amendment** – Adopt Resolution No. P-06-167, recommending approval of Case No. SPA-90-001(A-5), and
4. **Environmental Assessment** – Adopt the attached Negative Declaration with a "de minimis" finding.

II. SUMMARY:

The applicant is requesting approval of this proposal to allow for the continued use of a nonconforming ready-mix concrete manufacturing and distribution facility. Said facility has been in operation at this location for over 50 years. Prior to incorporation of that portion of the City, the subject site was zoned industrial, M-1 and M-2. In researching historical maps, it appears that the site became nonconforming when the Southdown Industrial Park Specific Plan was adopted, June 14, 1990. The subject site is designated for general commercial uses in the Specific Plan. It also appears that the southern 4.8 acres of the site became nonconforming when that area was annexed into the City in 1962.

The proposed GPA, Zone Change and Specific Plan Amendment would remove the subject site from the Southdown Specific Plan and reclassify it as M-2 (Heavy Industrial). No new development is proposed at this time and any future development would require additional site plan/environmental review.

III. STAFF ANALYSIS:

1. **GPA-06-002(E) and 2. ZC-06-009:**
Staff finds the proposed designations compatible with the surrounding area shown in the table below and consistent with the General Plan as amended and as discussed below.

The Southdown Specific Plan area, as well as other commercial and industrial land in the area, have not developed as anticipated and this proposal would remove 10.6 acres from the southwestern corner of the Specific Plan area. Also, the Mojave Vistas Specific Plan, Agenda Item #23 on this agenda, is conditioned to buffer future residential development from this use.

Should this proposal be approved as requested, then the following modifications to the General Plan and Zoning Map would occur:

1. Table 5 entitled "Distribution of Land Use" on page 24 of the Land Use Element shall be amended to reduce the acreage of the Specific Plan land use designation by 10.6 acres within the North Mojave Planning Area. A corresponding increase in Heavy Industrial acreage within the same planning area would also occur.

2. Table 5 entitled "Distribution of Land Use" on page 24 of the Land Use Element shall be amended to reduce the acreage of the Low Density Residential land use designation by 4.8 acres within the Village Planning Area. A corresponding increase in Heavy Industrial acreage within the same planning area would also occur.

3. The North Mojave and Village Planning Area Land Use Policy Maps (Figures 8 and 13, respectively) of the Land Use Element shall be updated in accordance with this proposal.

4. The Official Zoning Map of the City of Victorville shall also be updated in accordance with this proposal.

3. **Specific Plan Amendment:**

This proposed fifth amendment to the specific plan would remove 10.6 acres from the specific plan area. The amended exhibits are attached. Approval of this amendment would remove the current designation of General Commercial of the site within the Southdown Specific Plan, which does not allow the existing use.

Staff has researched historical maps of the City, however, County files pertaining to the subject site prior to incorporation are not available. It appears that the operation of this site pre-dates the Southdown Specific Plan and incorporation of the City. Prior to incorporation the subject site was zoned industrial, M-1 and M-2.

Adjacent to this use to the south is the proposed Mojave Vistas Specific Plan, a master-planned community of 972 residential units, parks, school and conservation area. Buffering of that project from this existing use is discussed in the Staff report for Agenda Item #23 of this agenda.

4. **Environmental Assessment.** A Negative Declaration with a "de minimis" finding has been prepared for this project in accordance with Section 15070 of the California Environmental Quality Act.

IV. SITE CHARACTERISTICS:

	Existing Land Use	General Plan	Zoning	Specific Plan
Site	Ready-Mix Cement Plant	Low Density Residential/ Specific Plan	R-1T[1]/ S-P-90-001	Southdown Industrial Park Specific Plan
North	Vacant	Specific Plan	S-P-90-001	Southdown Industrial Park Specific Plan
South	Vacant	Low Density Residential	R-1T[1]	NA
East	Cement Plant	Heavy Industrial	M-2	NA
West	Vacant	Specific Plan	S-P-90-001	Southdown Industrial Park Specific Plan

[1] The following "T" standards were applied to the zoning:

1. Densities shall not exceed four dwelling units per acre.
2. Noise attenuation at/or below 15 decibels shall be required in any and all habitable structures.
3. Any development shall require the recordation of a noise and avigation easement prior to the final approval and recordation of any tentative map or the issuance of any building permit for residential purposes.
4. A complete field study of archaeological resources shall be conducted and implementation of recommendations of said field study shall take place prior to development of the subject property.
5. The applicant shall provide for an on-site paleontological inspector to monitor all grading operations.

NUMBER OF RADIUS LETTERS MAILED: 128

JD

GPA-06-002(E) and ZC-06-009 and SPA-90-001(A-5). THE STAFF RECOMMENDATION MAY BE ACCEPTED OR REJECTED BY THE PLANNING COMMISSION AND CITY COUNCIL AFTER THEIR OWN ANALYSIS AND CONSIDERATION OF PUBLIC TESTIMONY PRESENTED AT THE HEARING. THE PLANNING COMMISSION ACTION IS A RECOMMENDATION TO THE CITY COUNCIL ONLY.

CONDITIONS OF APPROVAL
GPA-06-002(E), ZC-06-009 and SPA-90-001(A-5)
June 14, 2006

PLANNING CONDITIONS:

GPA-06-002(E):
None

ZC-06-009:
None

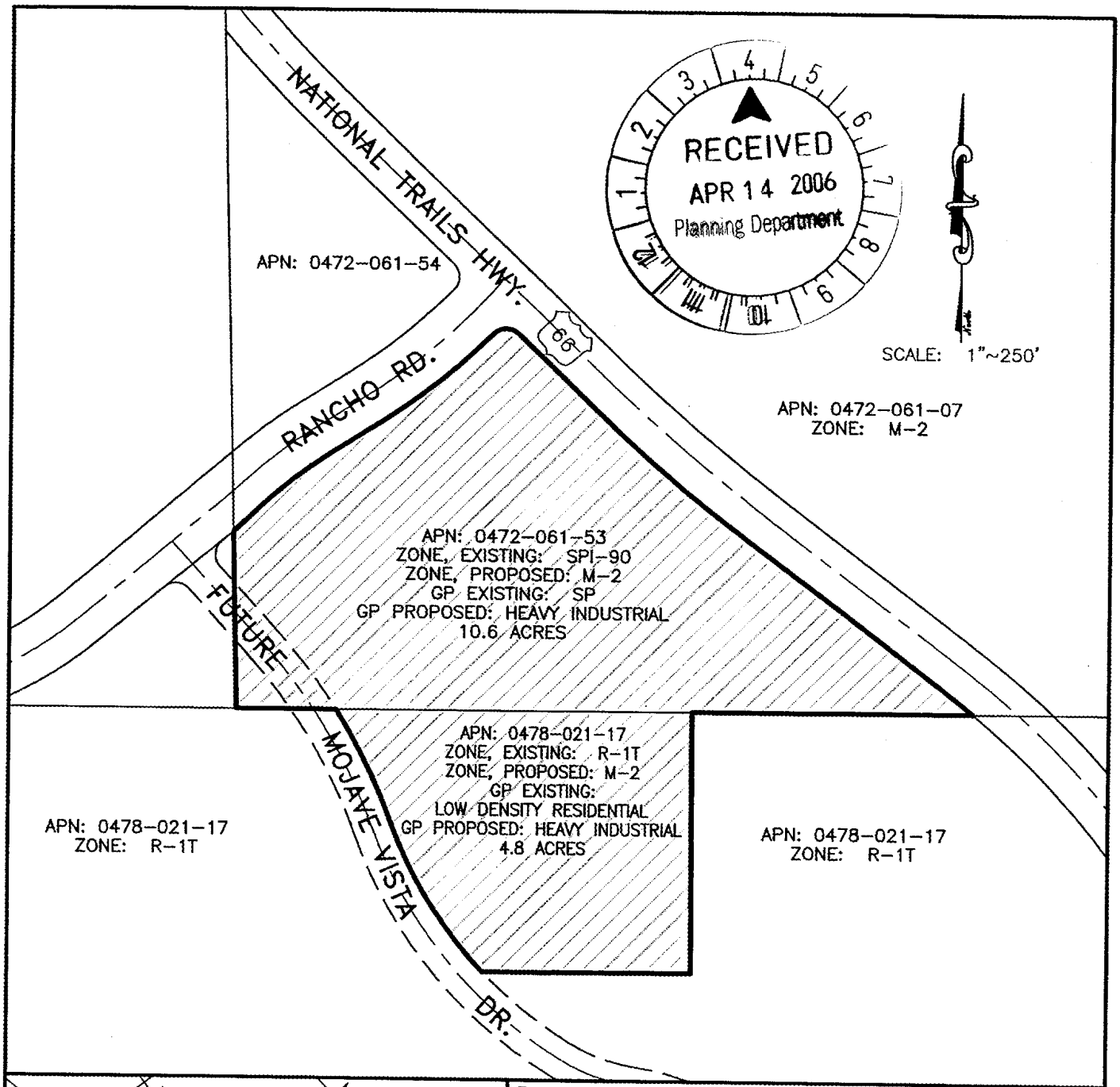
SPA-90-001(A-5)

1. The proposed development shall comply with all applicable development standards of Title 18.

2. The proposed development shall be in substantial conformity with the plans submitted as part of this Specific Plan Amendment unless modification is required to comply with the applicable development standards of Title 18 and/or conditions of approval.

3. The applicant shall file a Notice of Determination, "de minimis" finding and Certificate of Fee Exemption, and pay the necessary filing fee to the County of San Bernardino pursuant to Public Resources Code Section 21089(b). If the "de minimis" finding is not accepted by the Department of Fish and Game, the applicant shall be responsible for payment of the necessary fees to said agency. This project is not effective until such time as this condition has been satisfied. Any delay in the applicant's payment of the required fee shall not toll the lapse of approval date nor appeal period of this project.

4. The applicant shall indemnify, protect, and hold harmless the City from any lawsuit due to the applicant's failure to pay the fee imposed by Fish and Game Code Section 711.4.



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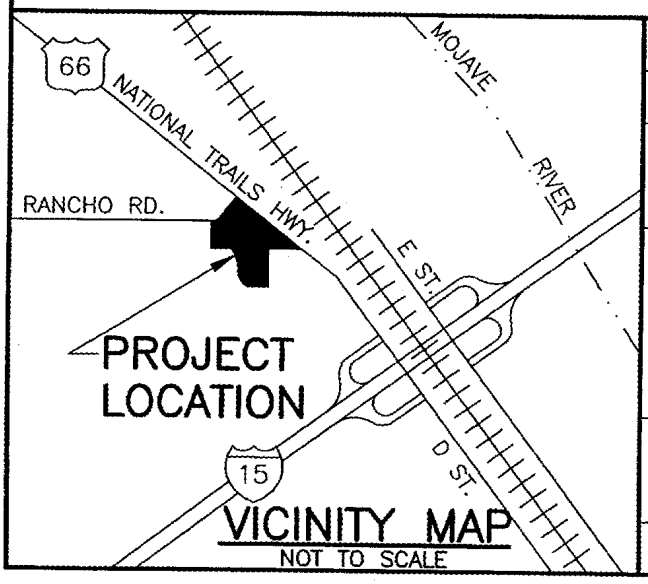
Planning Department



VICINITY MAP
NOT TO SCALE

TITLE: **GPA AND ZONE CHANGE**

ZONING: SPI-90 & R-1T EXISTING
M-2 PROPOSED

AREA: 15.4 AC

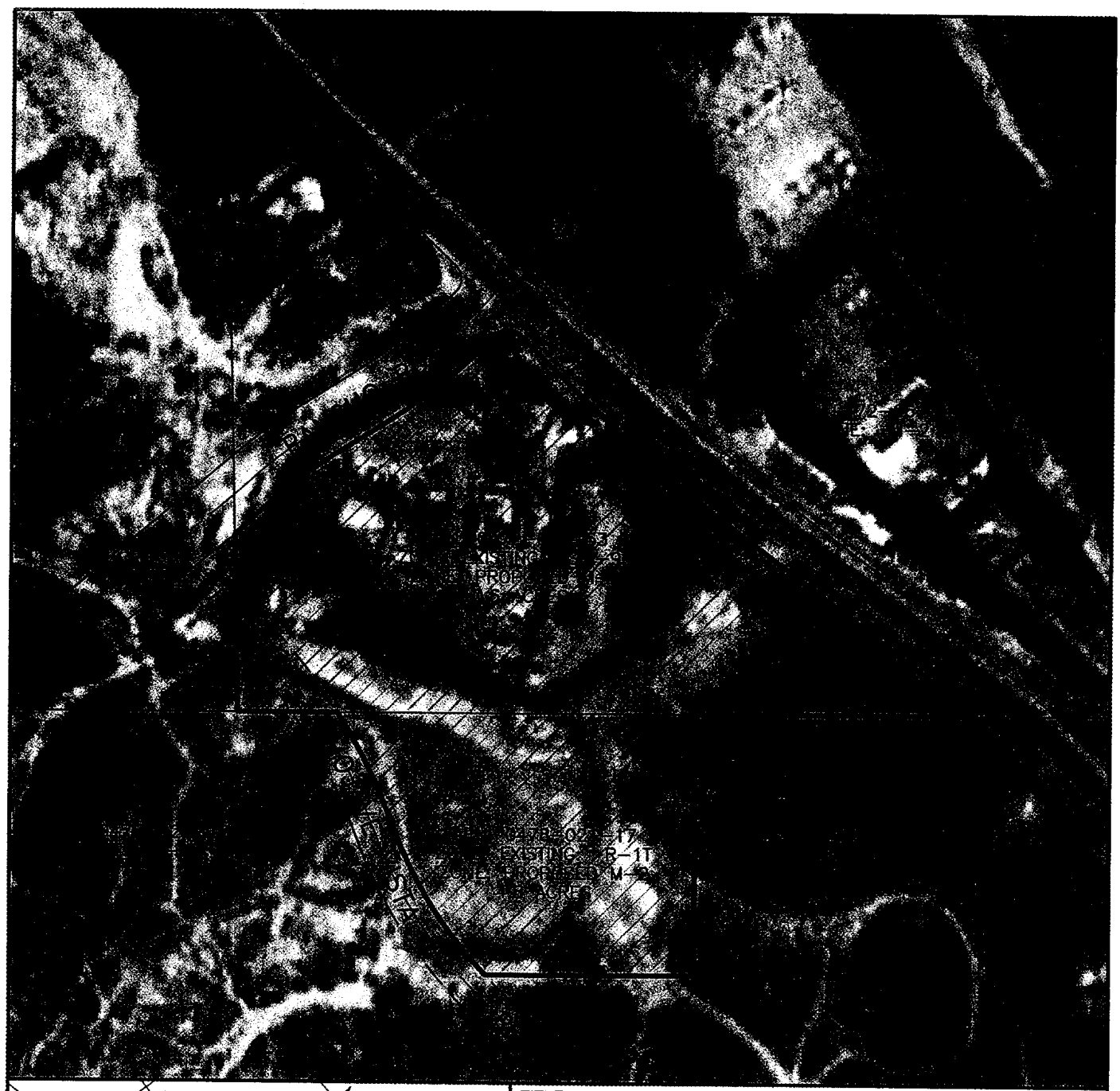
ASSESSOR PARCEL NUMBER:
0472-061-53 AND A PORTION OF 0478-021-17

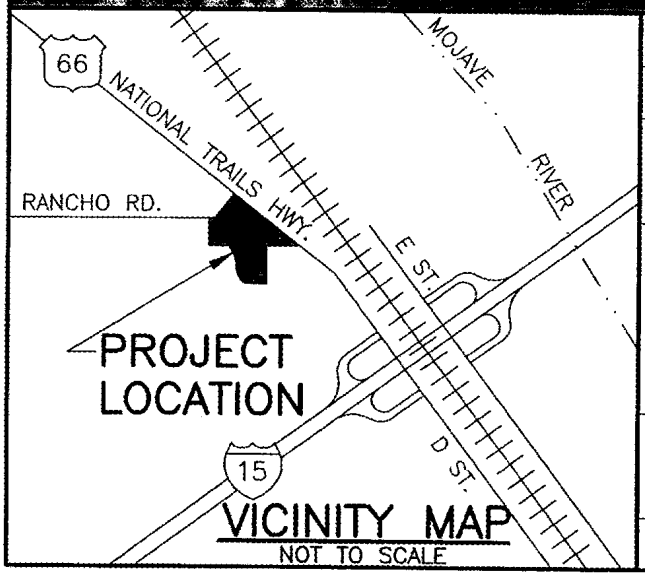
LOCATION:
LOCATED AT THE SOUTH CORNER OF NATIONAL TRAILS HIGHWAY (US-66) AND RANCHO ROAD; ALONG NATIONAL TRAILS HIGHWAY BETWEEN AIR EXPRESSWAY AND INTERSTATE 15

REVISED

DRAWN BY:	CHECKED BY:	DATE:	CASE NUMBER:
JBC		04/04/06	GPA-06-002(E) ZC-06-009

PREPARED BY: MERRELL-JOHNSON ENGINEERING, INC.





TITLE: ~~CUR~~ AND ZONE CHANGE

ZONING: SPI-90 & R-1T	AREA: 15.4 AC

ASSESSOR PARCEL NUMBER:
0472-061-53 AND A PORTION OF 0478-021-17

LOCATION:
LOCATED AT THE SOUTH CORNER OF NATIONAL TRAILS HIGHWAY (US-66) AND RANCHO ROAD; ALONG NATIONAL TRAILS HIGHWAY BETWEEN AIR EXPRESSWAY AND INTERSTATE 15

DRAWN BY:	CHECKED BY:	DATE:	CASE NUMBER:
JBC		04/04/06	GPA-06-002(E) ZC-06-009

PREPARED BY: MERRELL-JOHNSON ENGINEERING, INC.

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Merrell-Johnson Engineering, Inc.
CIVIL ENGINEERING ♦ SURVEYING

SPA-90-001(A-5)

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SOUTHDOWN INDUSTRIAL PARK SPECIFIC PLAN

AMENDED EXHIBITS

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18. Circulation Plan
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25. Landscape Concept

12138 Industrial Blvd., Suite 240 • Victorville, CA 92395 • (760) 241-6146 • Fax (760) 241-0566
128 E. Fredricks St. • Barstow, CA 92311 • (760) 256-2068 • Fax (760) 256-0418

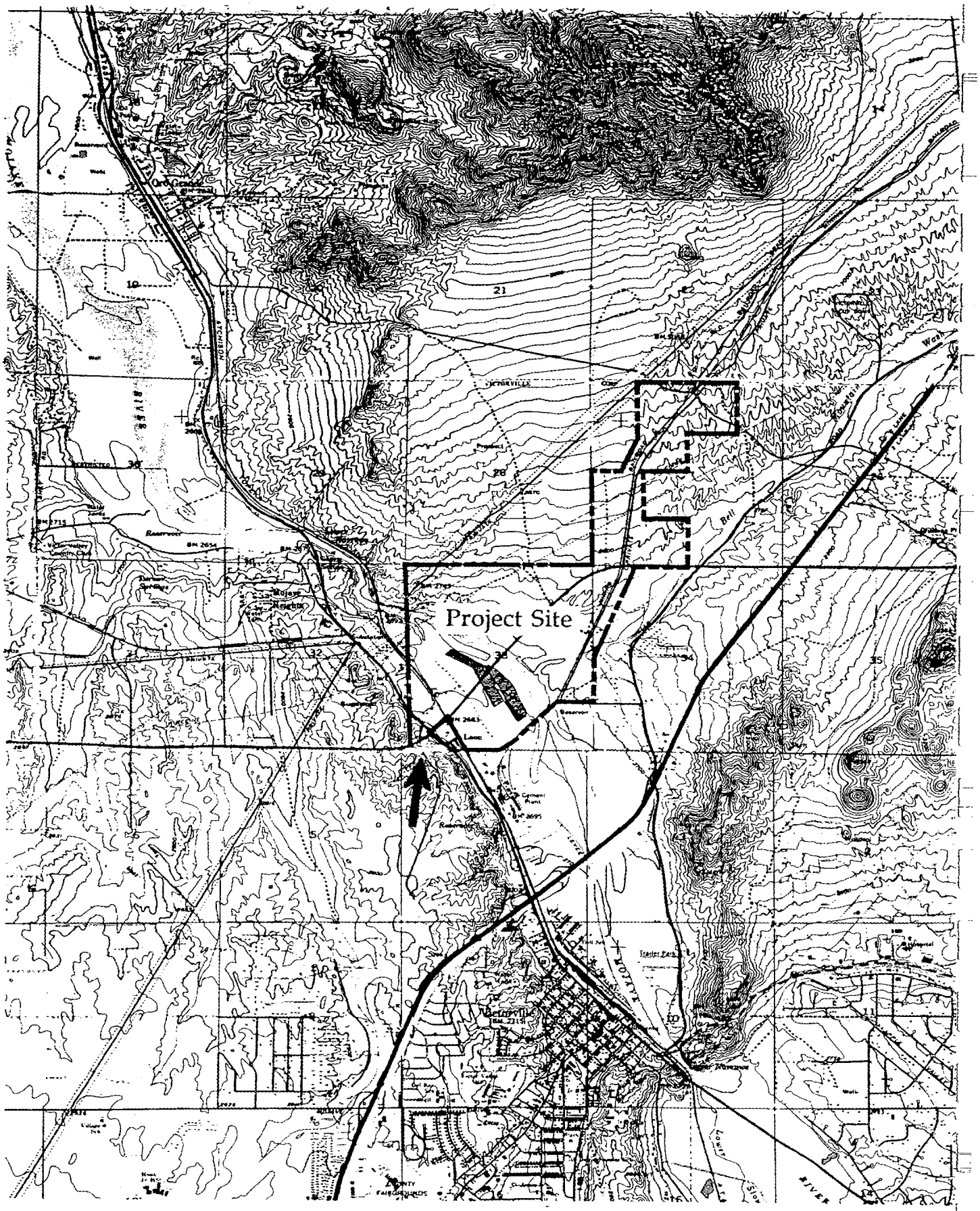
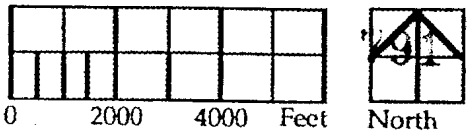


Exhibit 1

Victorville Vicinity / Project Boundaries

Southdown Industrial Park Specific Plan



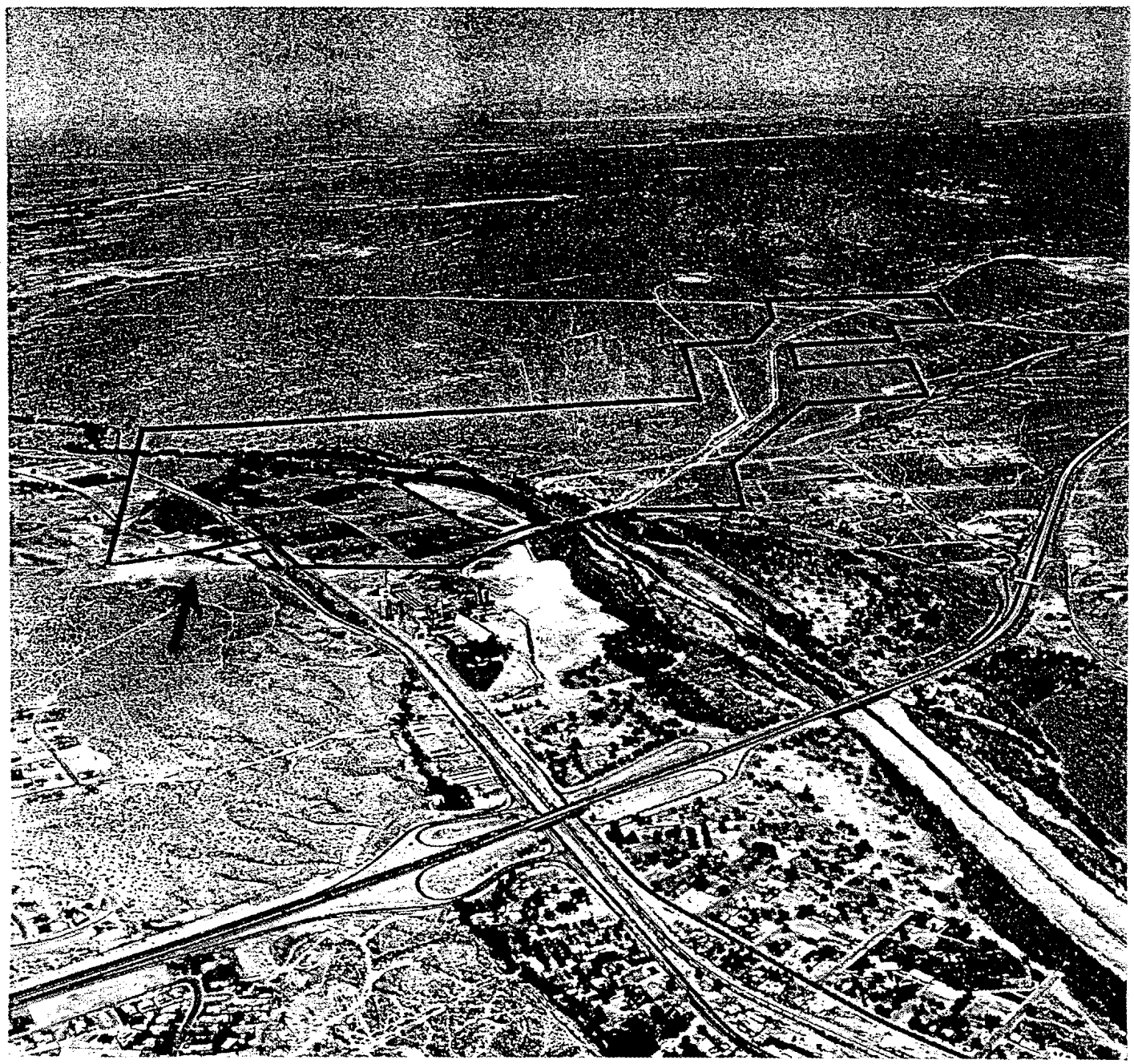
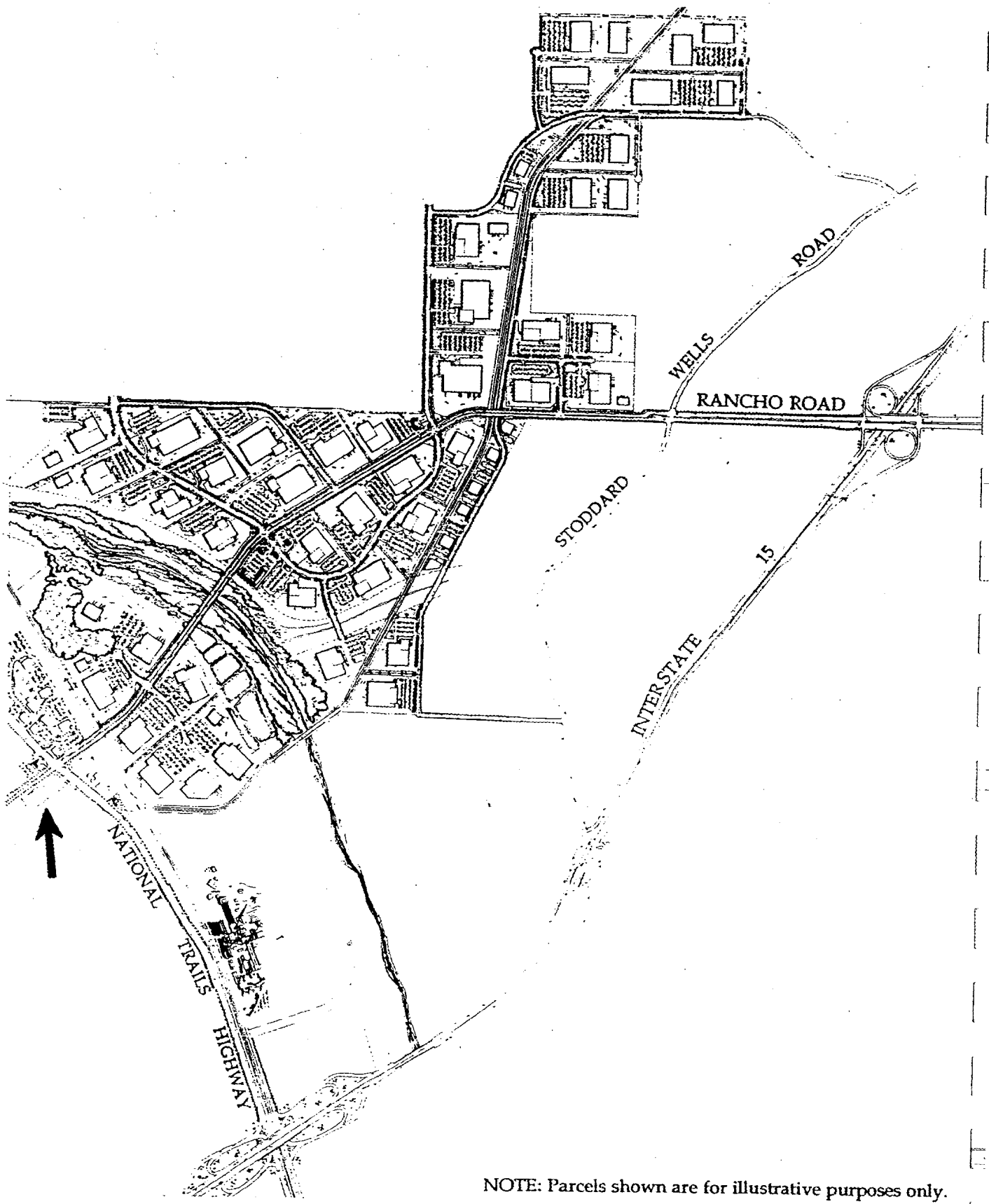


Exhibit 2

Aerial View Looking North

Southdown Industrial Park Specific Plan



NOTE: Parcels shown are for illustrative purposes only.

Exhibit 3

Illustrative Plan

Southdown Industrial Park Specific Plan

0 1000 2000 Feet

North

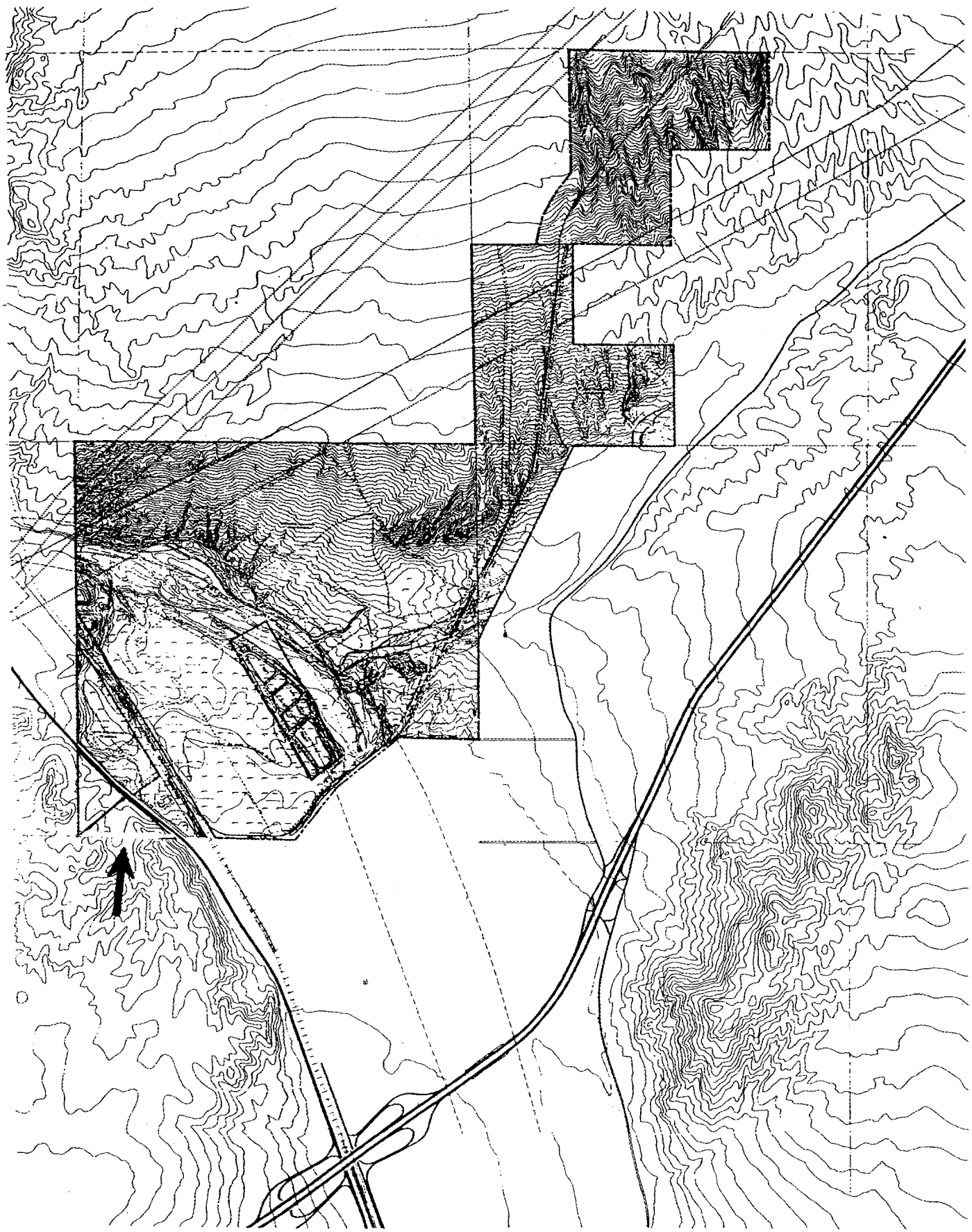
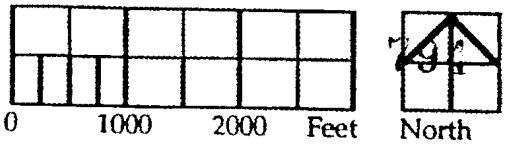
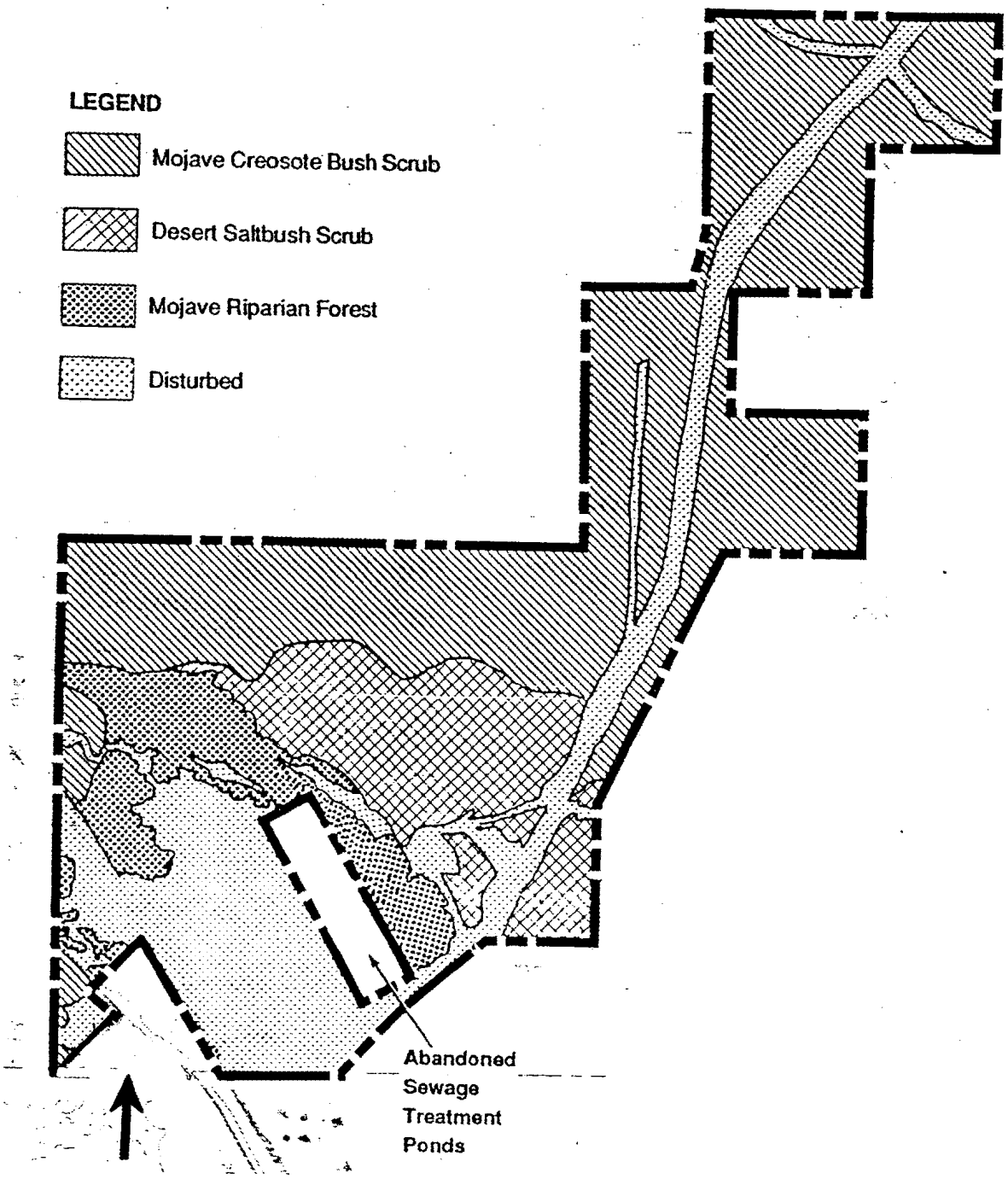


Exhibit 4

Topography

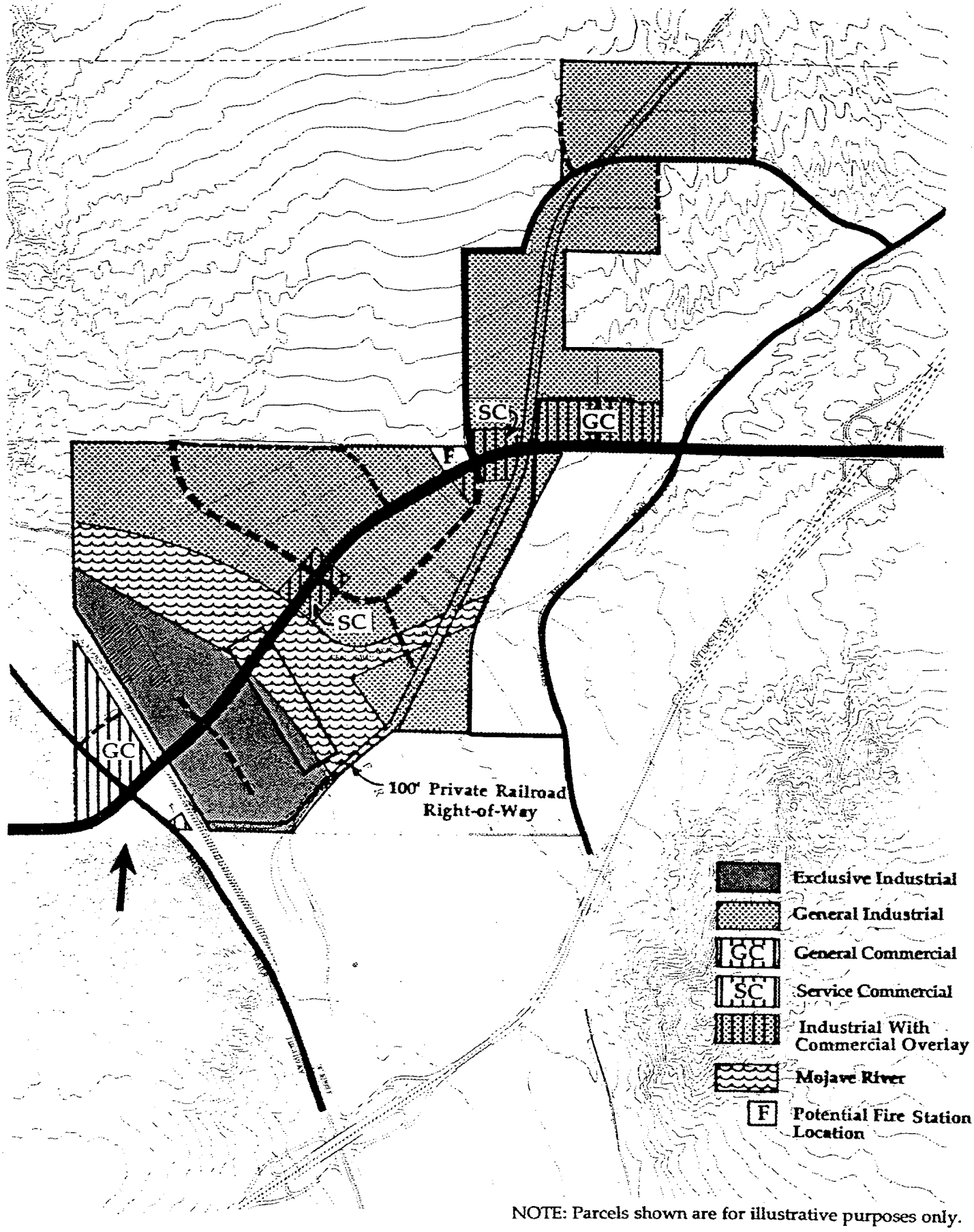
Southdown Industrial Park Specific Plan





Source: Southwestern Industrial Park EIR, December 1989

Exhibit 5
Wildlife/Vegetation
Southdown Industrial Park Specific Plan



NOTE: Parcels shown are for illustrative purposes only.

Exhibit 7

Land Use Plan

Southdown Industrial Park Specific Plan

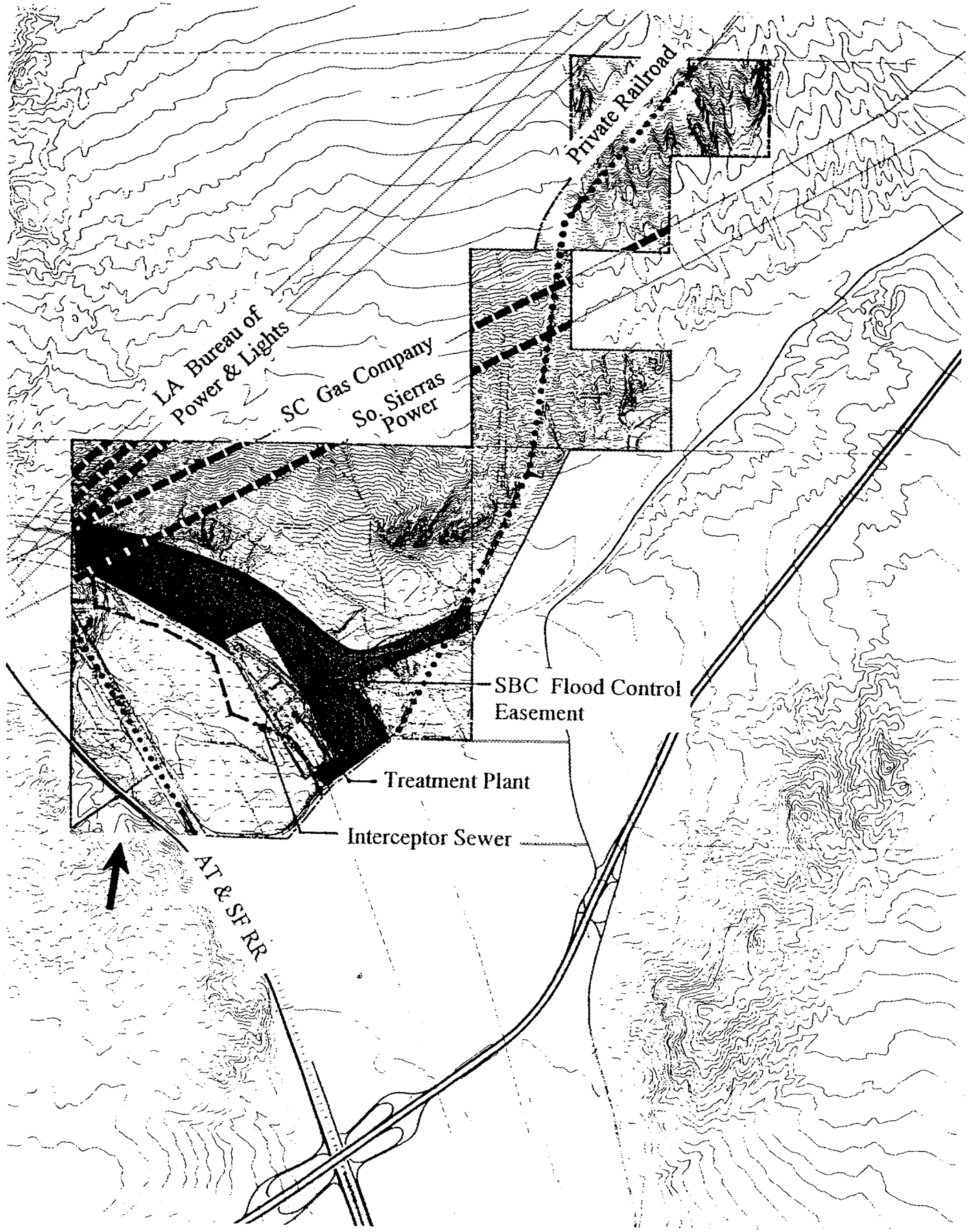
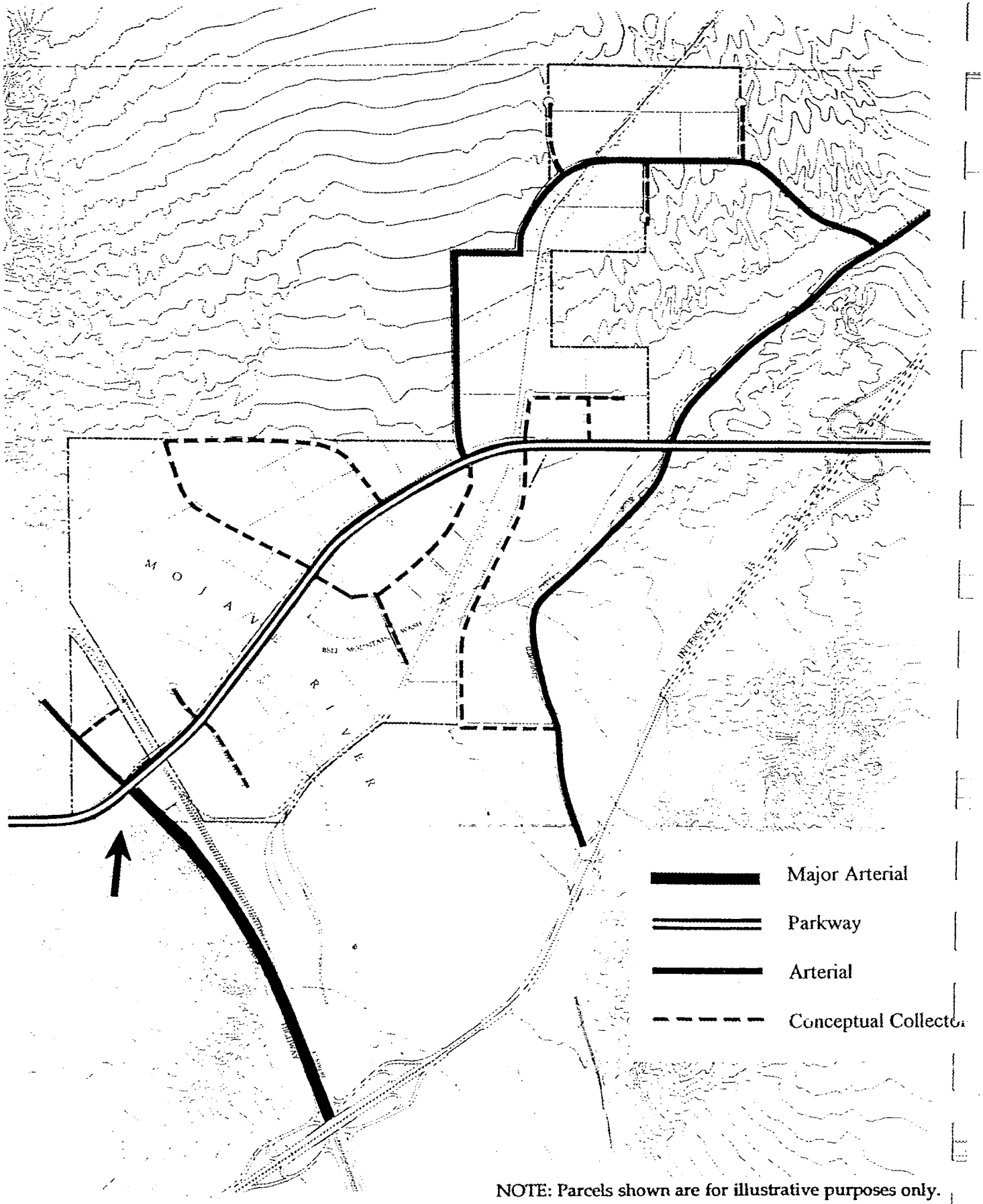


Exhibit 6

Primary Constraints

Southdown Industrial Park Specific Plan



NOTE: Parcels shown are for illustrative purposes only.

Exhibit 8

Circulation Plan

Southdown Industrial Park Specific Plan

0 1000 2000 Feet

North

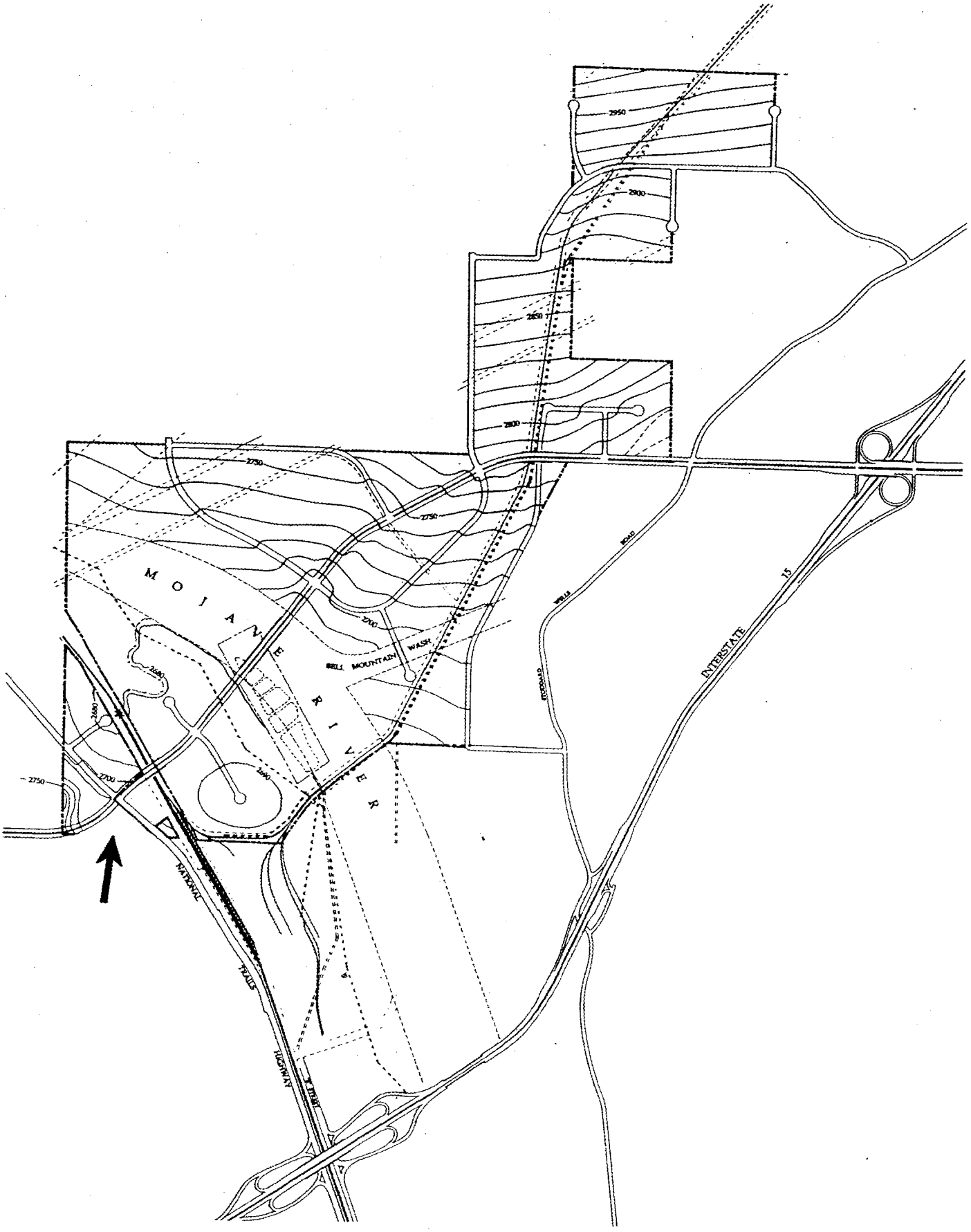


Exhibit 10

Grading

Southdown Industrial Park Specific Plan

0 1000 2000 Feet

North

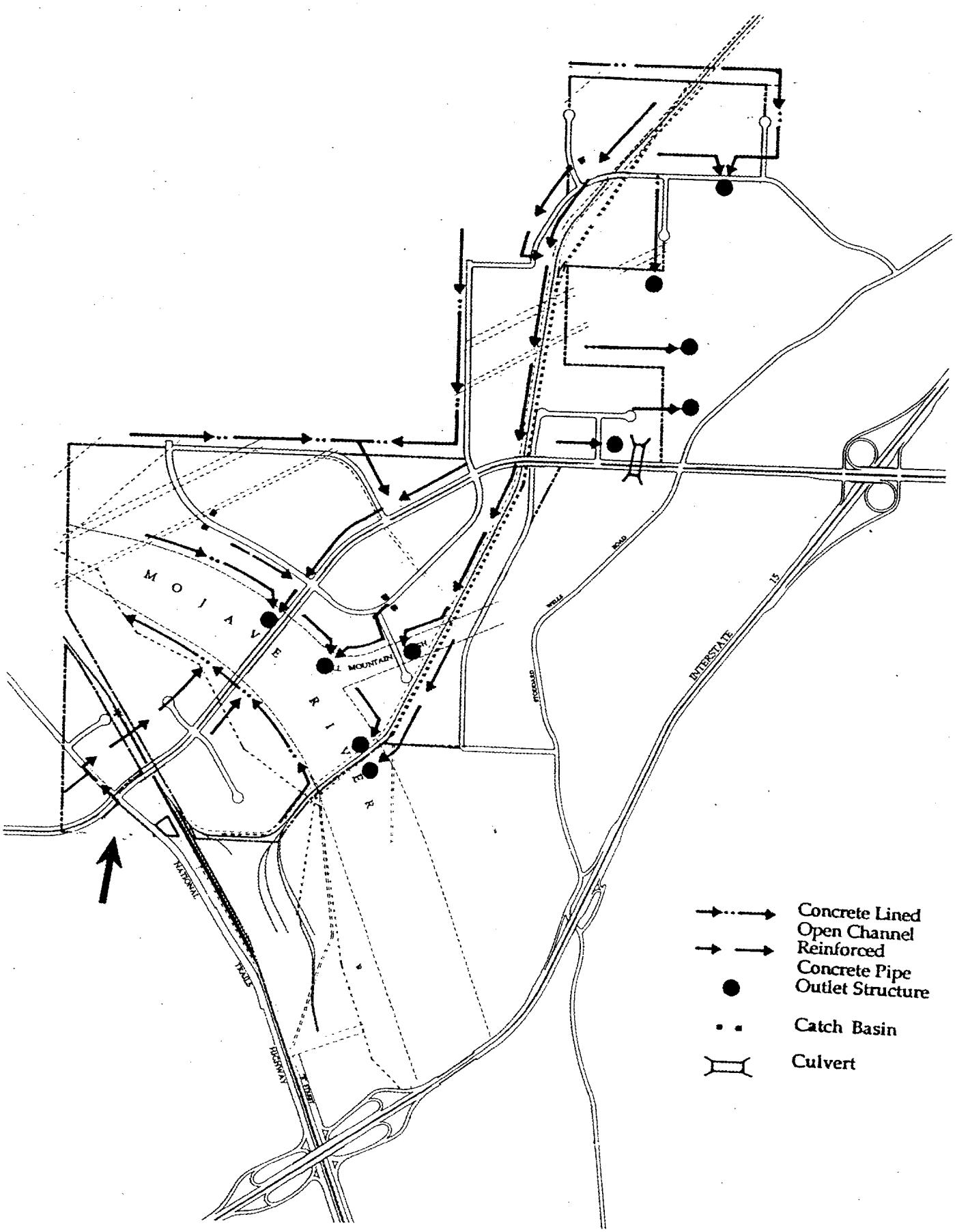
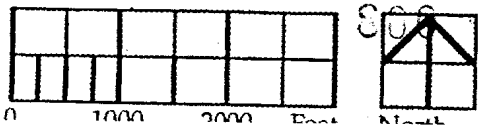


Exhibit 11

Drainage

Southdown Industrial Park Specific Plan



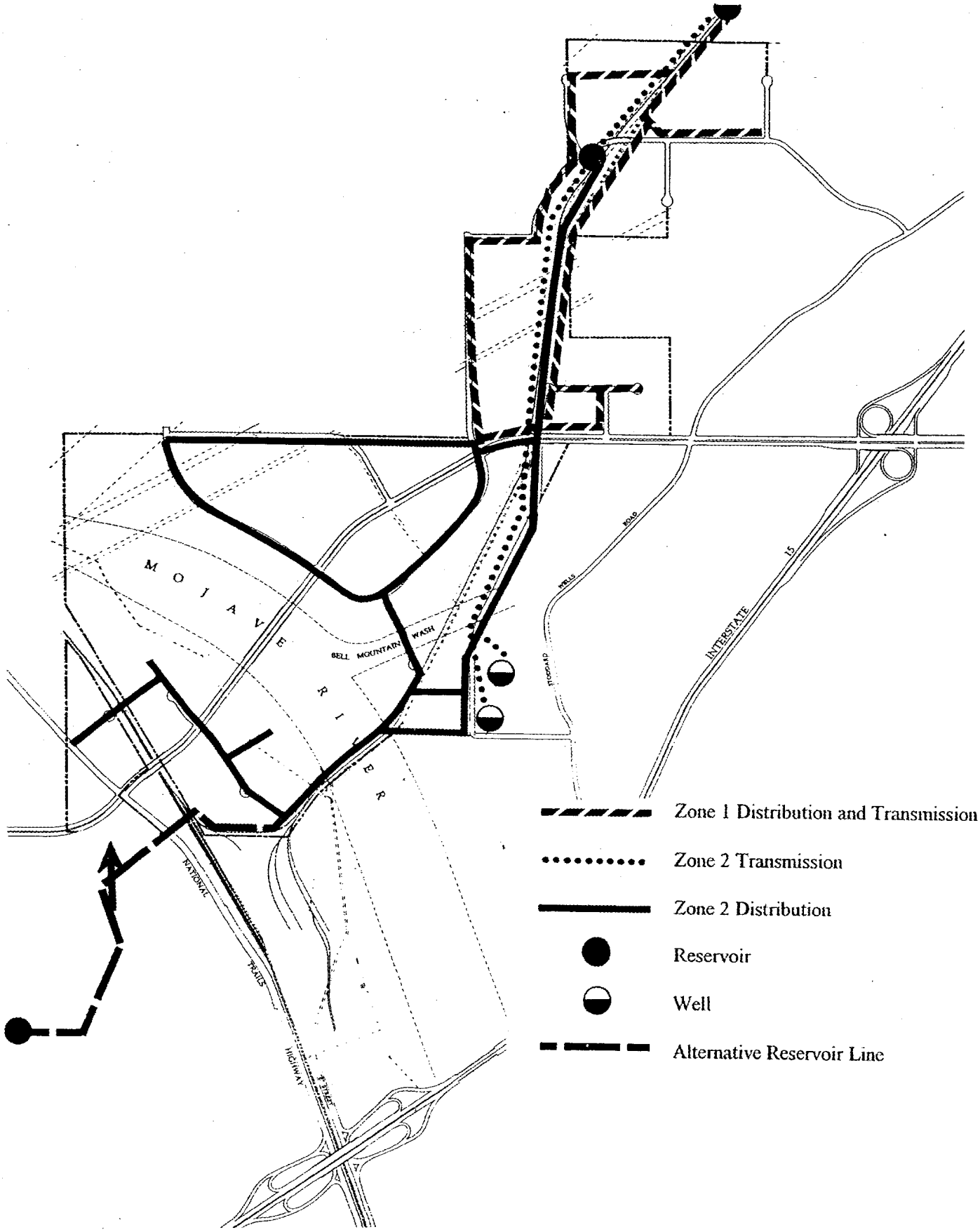


Exhibit 12

Water System

Southdown Industrial Park Specific Plan

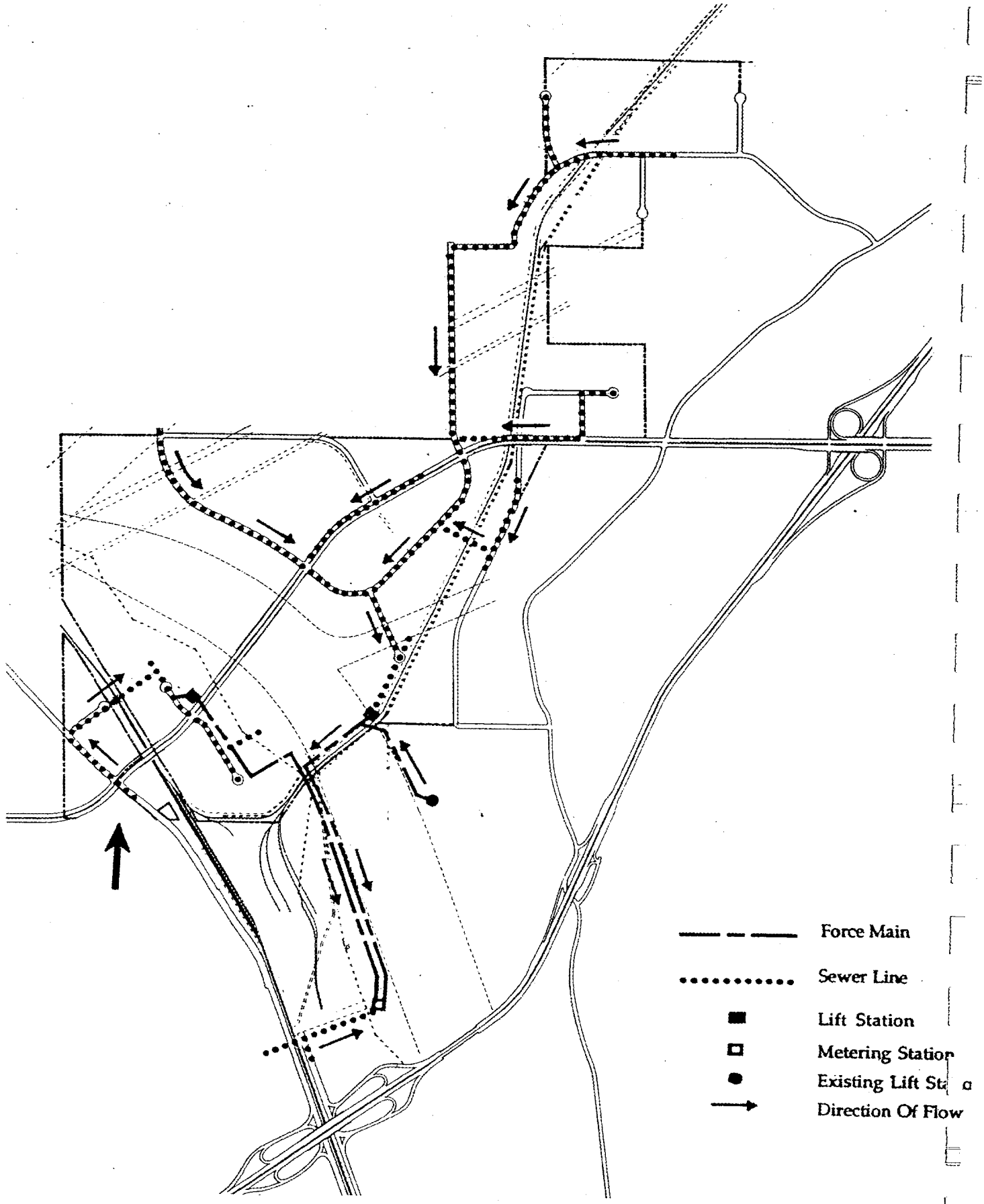
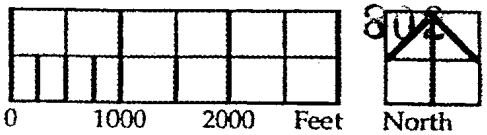


Exhibit 13

Sewer System

Southdown Industrial Park Specific Plan



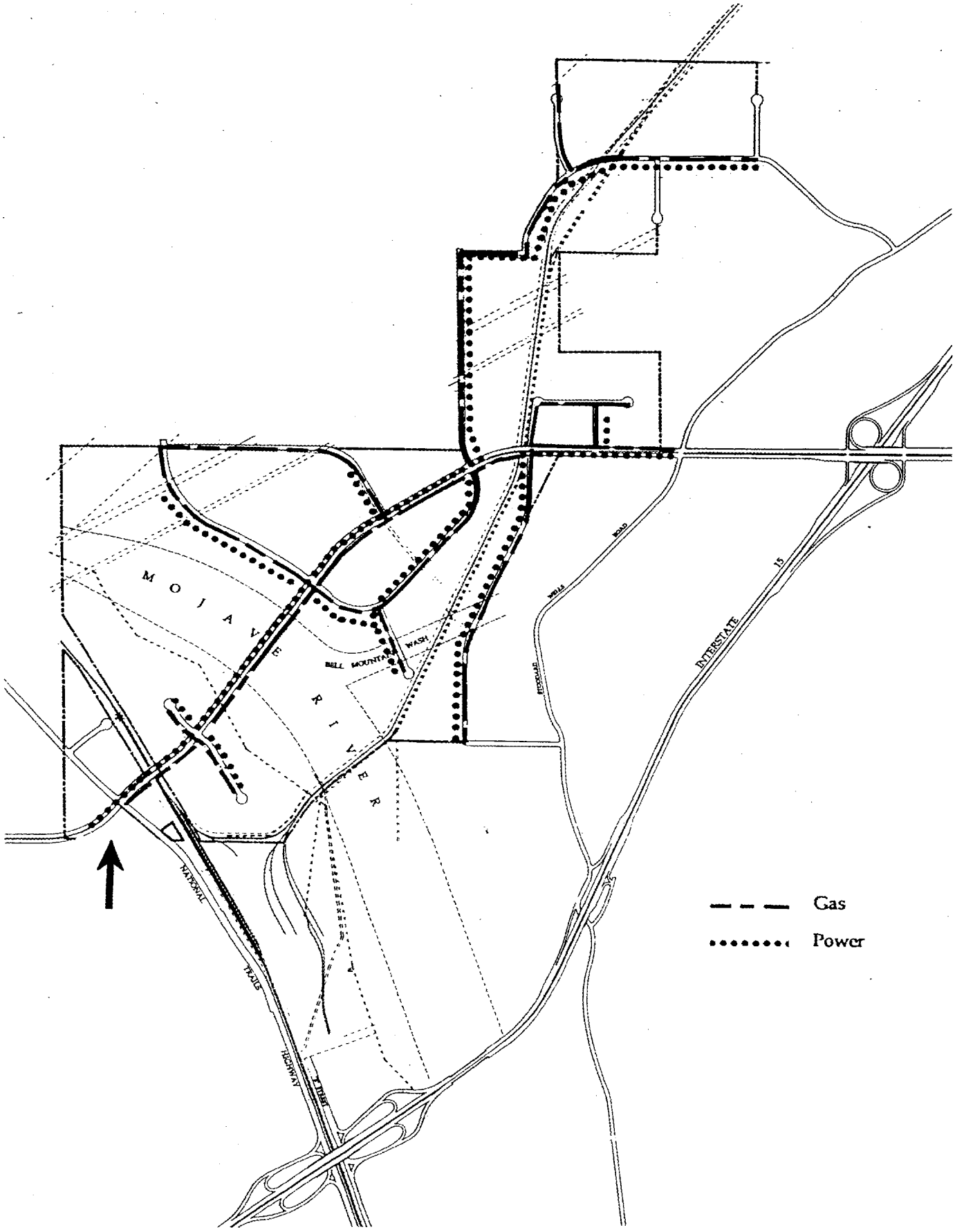
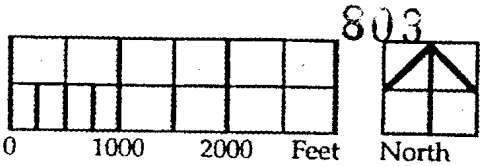
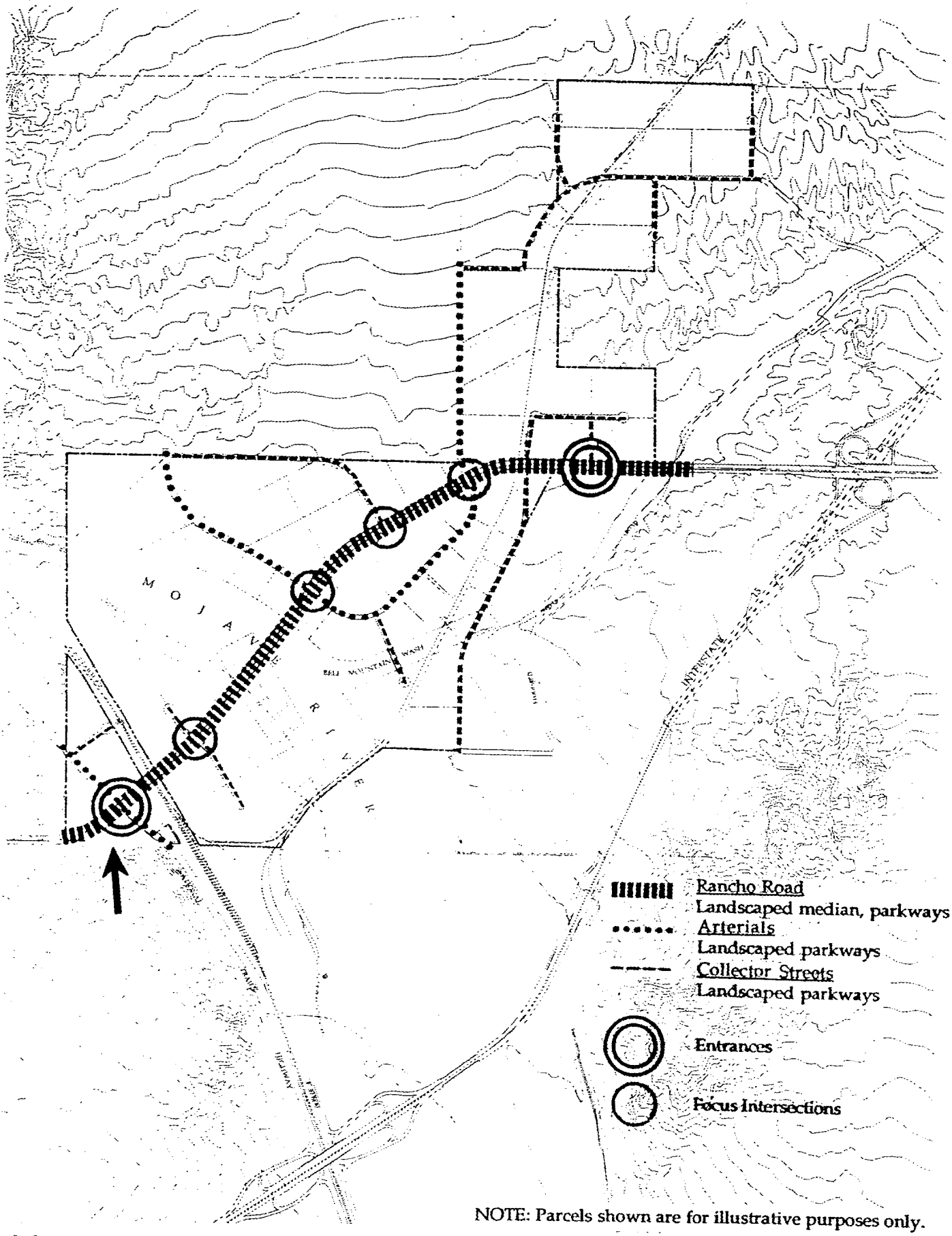


Exhibit 14

Utilities

Southdown Industrial Park Specific Plan





NOTE: Parcels shown are for illustrative purposes only.

Exhibit 15

Landscape Concept

Southdown Industrial Park Specific Plan

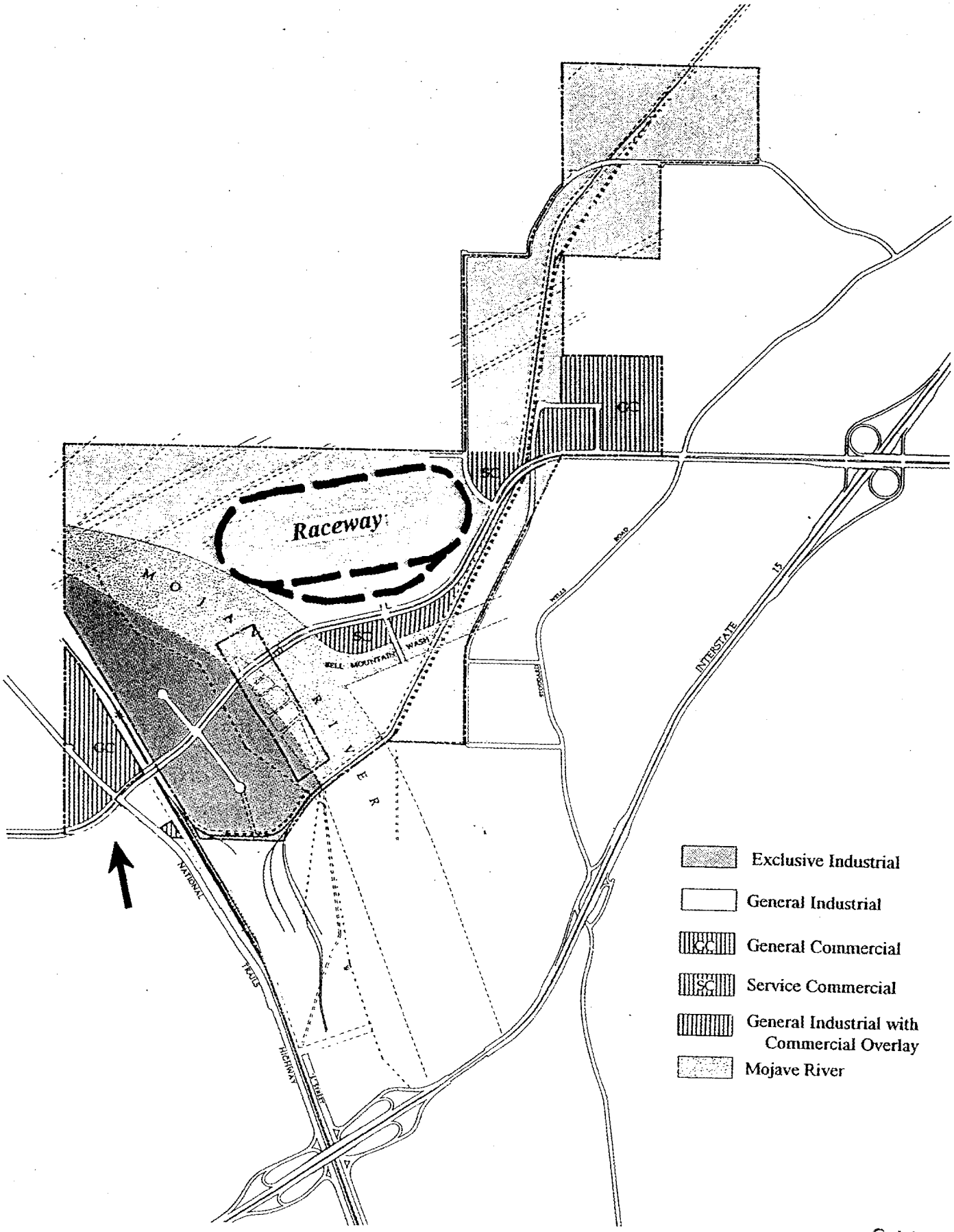


Exhibit 17

Land Use Plan

Southdown Industrial Park Specific Plan

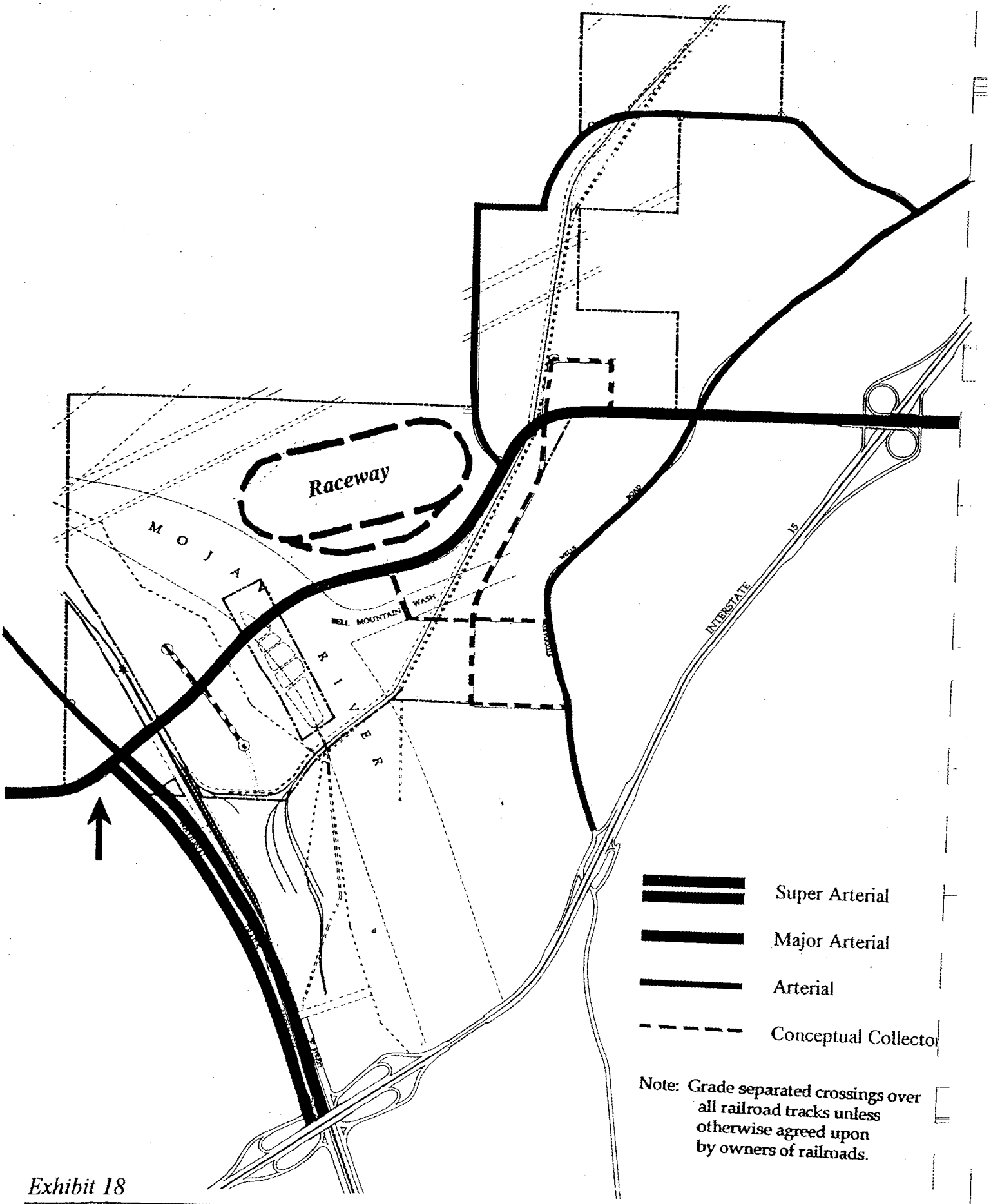


Exhibit 18

Circulation Plan

Southdown Industrial Park Specific Plan

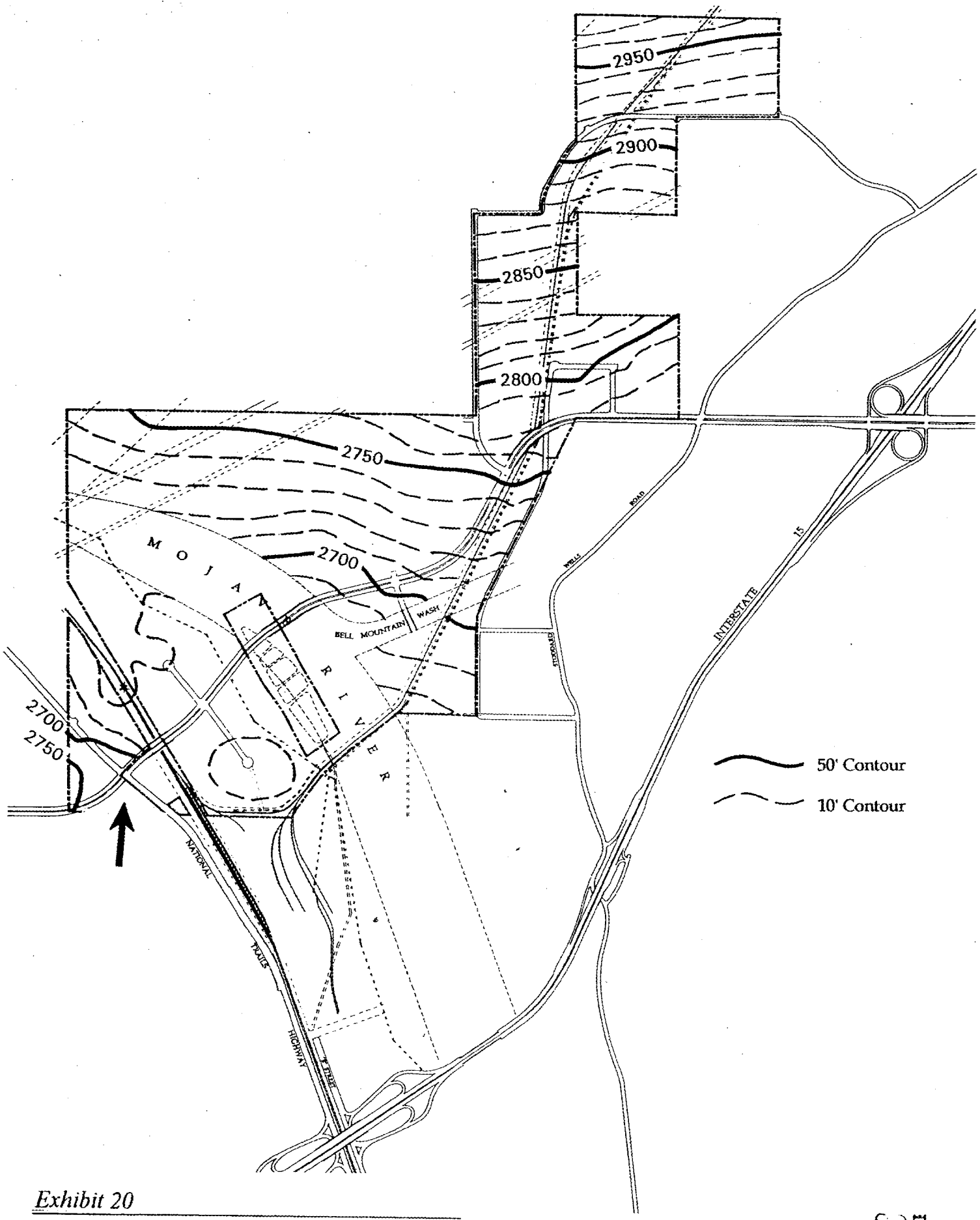


Exhibit 20

Grading Plan

Southdown Industrial Park Specific Plan

807

0 400 800 1200 1600 2000 FEET

NORTH

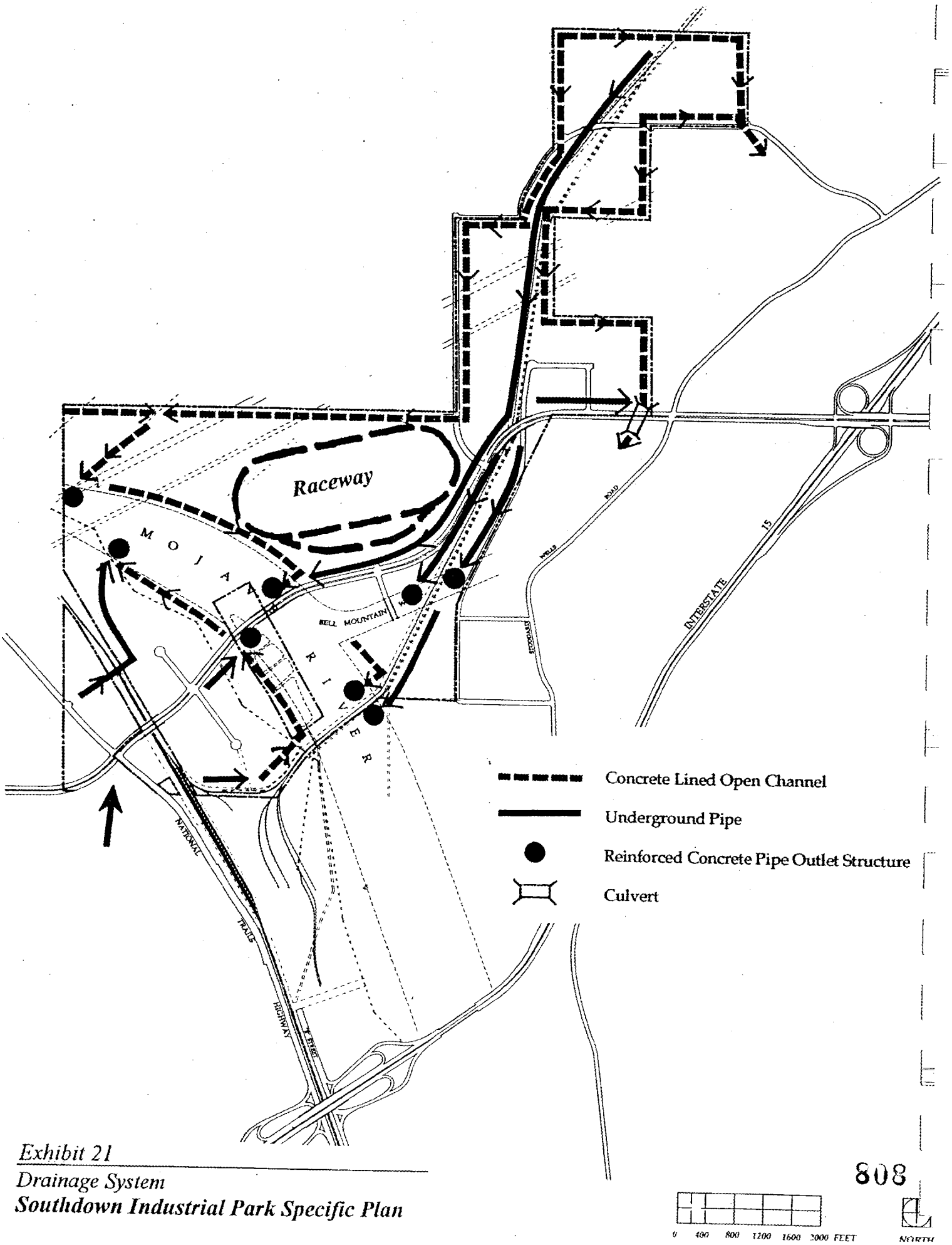


Exhibit 21

Drainage System

Southdown Industrial Park Specific Plan

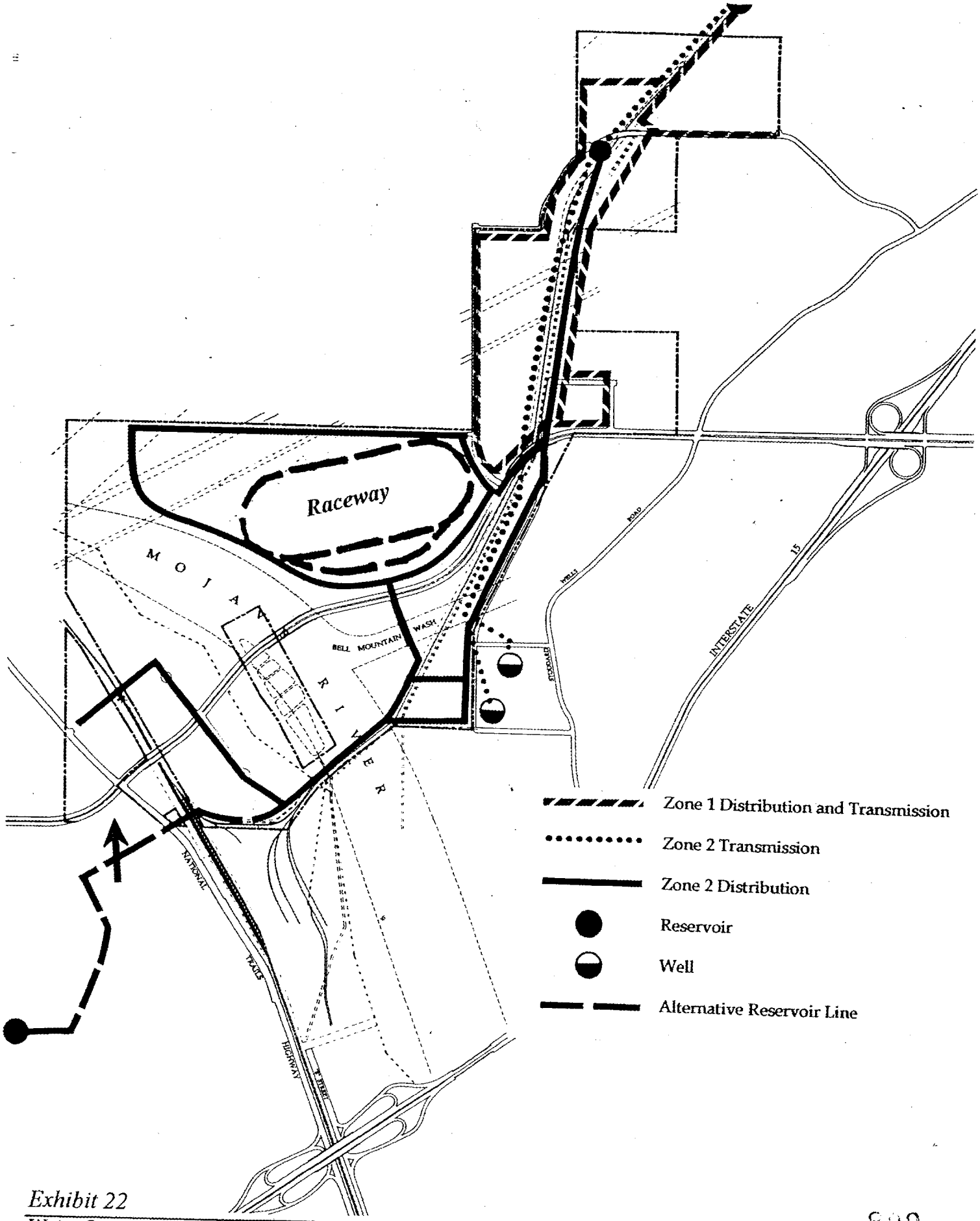


Exhibit 22

Water System

Southdown Industrial Park Specific Plan

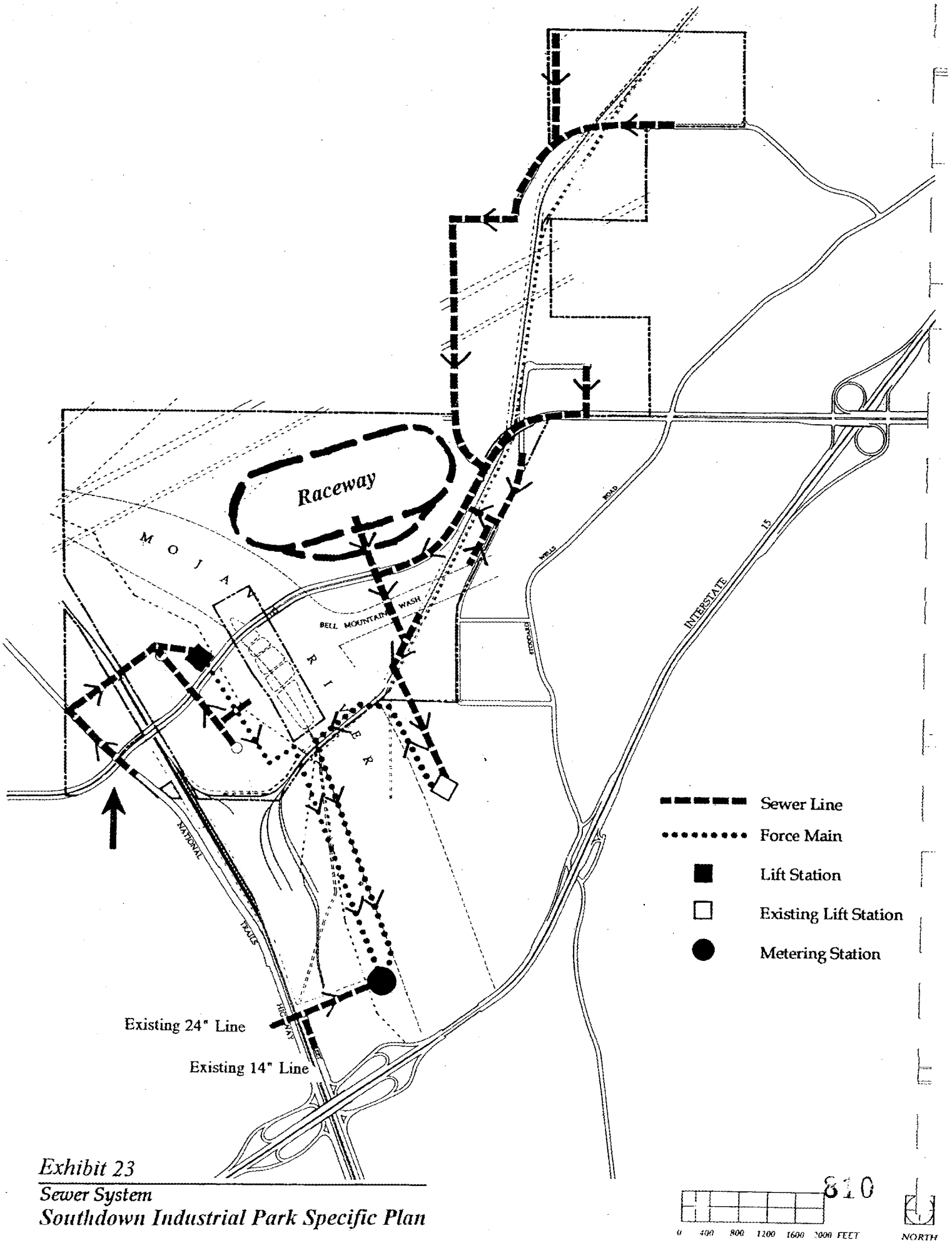


Exhibit 23

Sewer System

Southdown Industrial Park Specific Plan

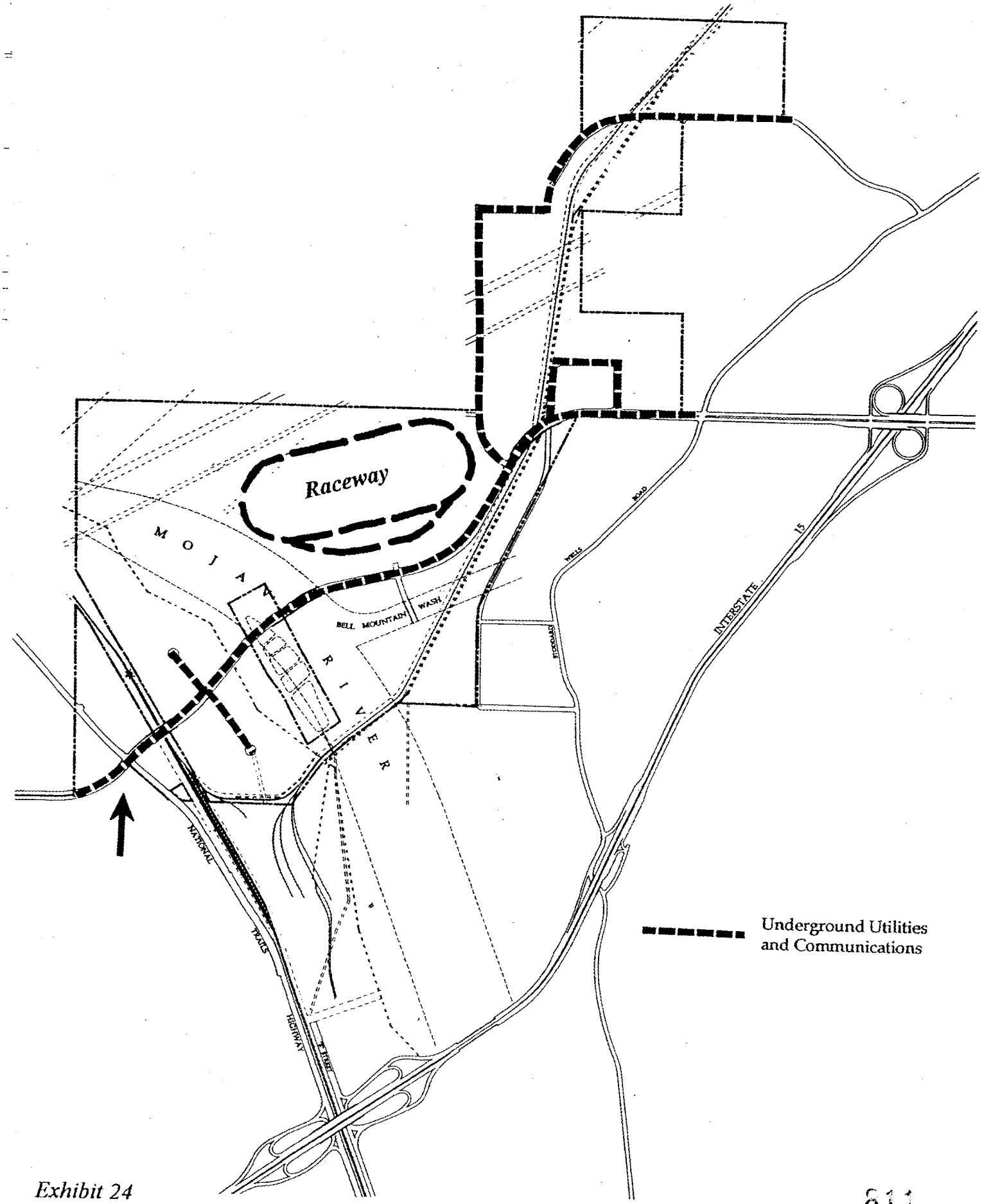


Exhibit 24

Utilities

Southdown Industrial Park Specific Plan

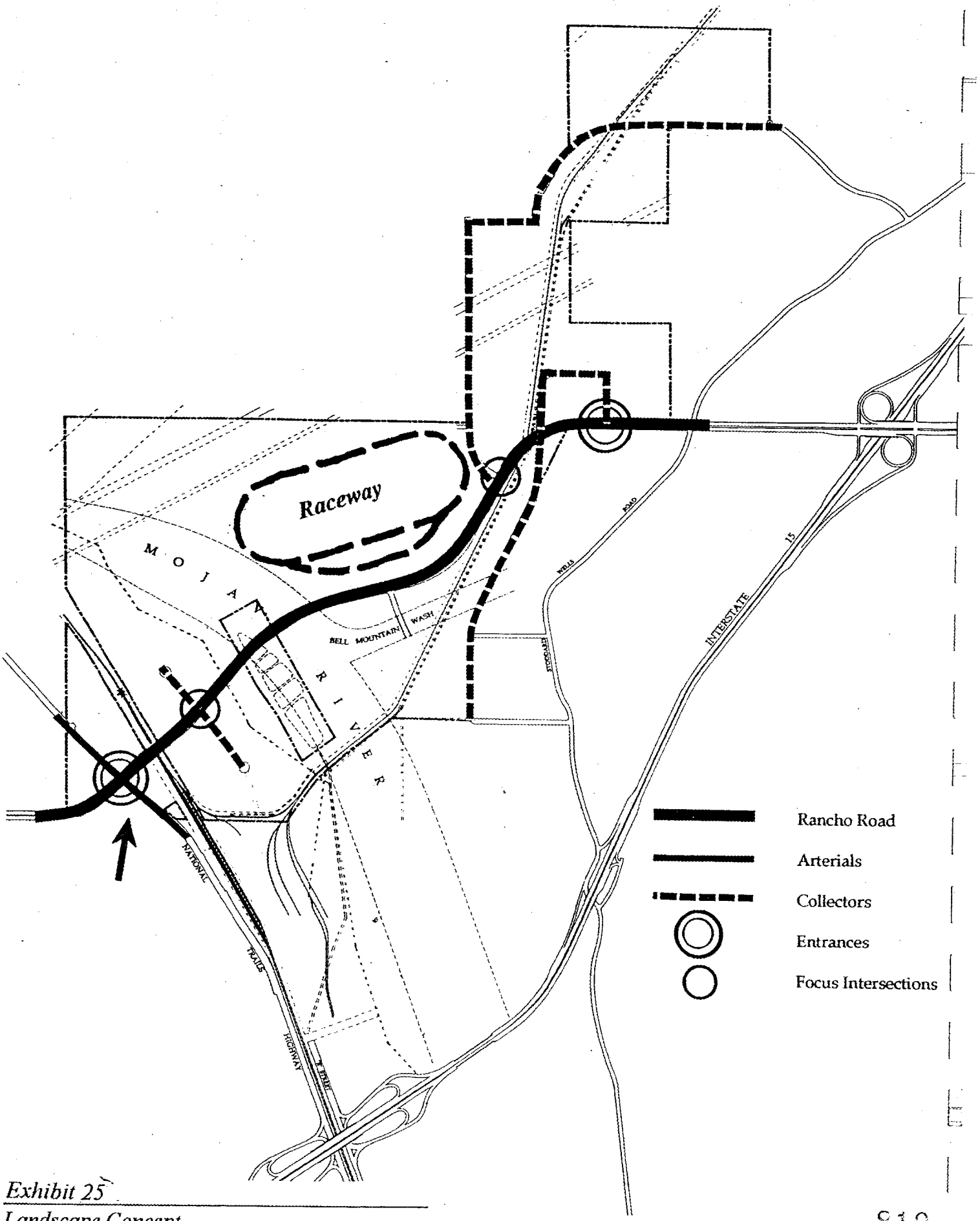
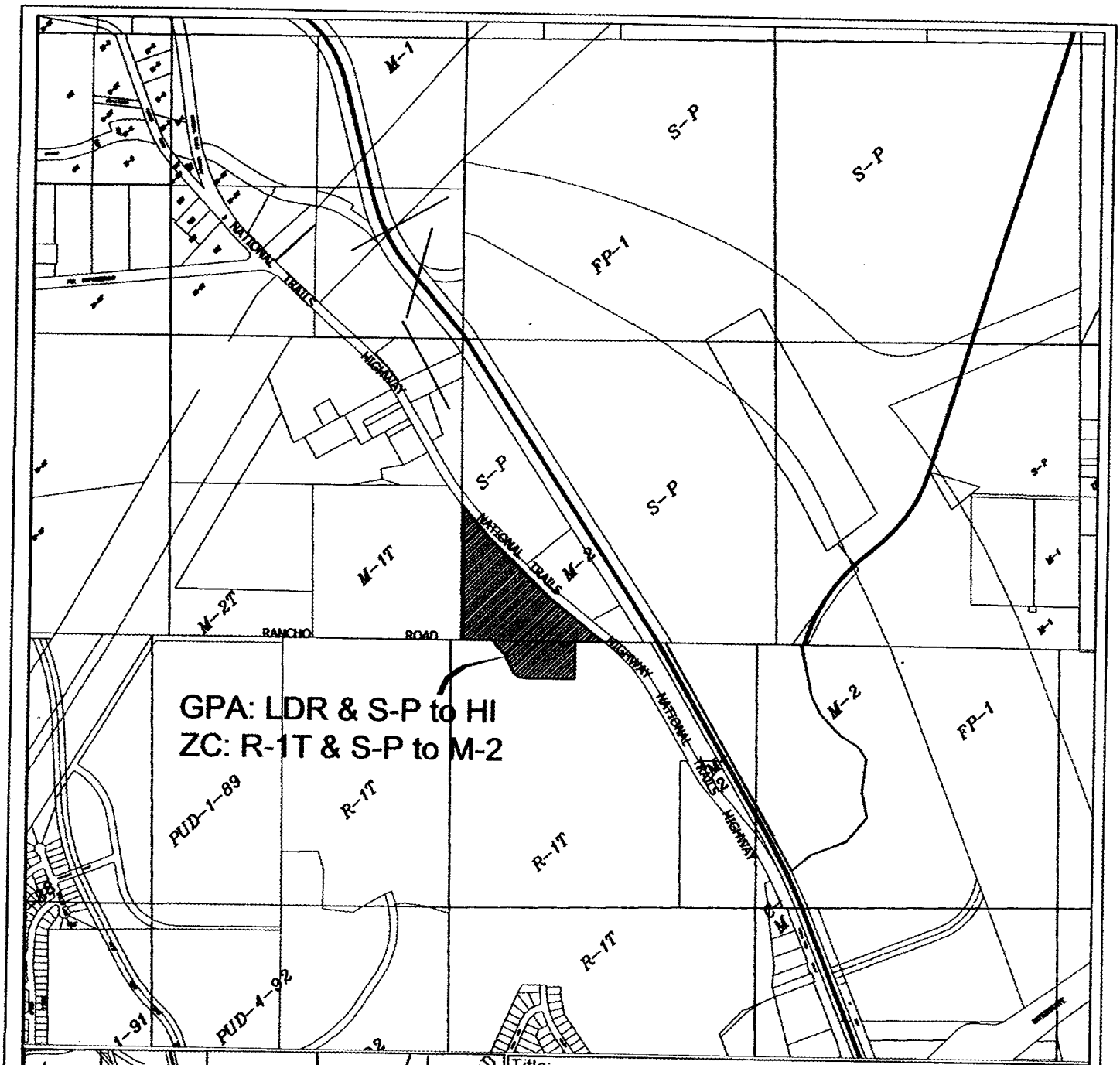
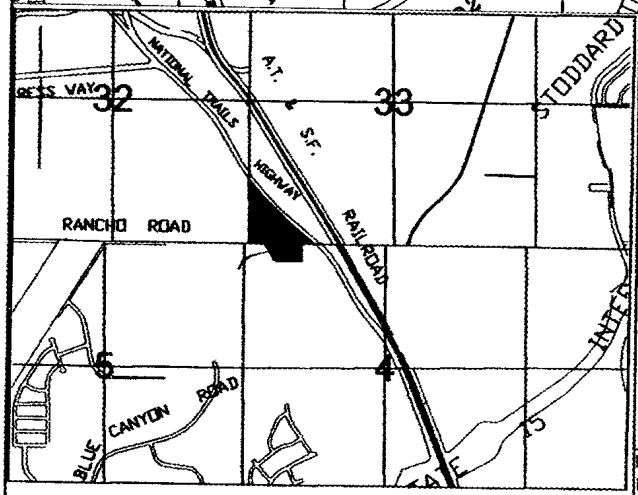


Exhibit 25

Landscape Concept

Southdown Industrial Park Specific Plan



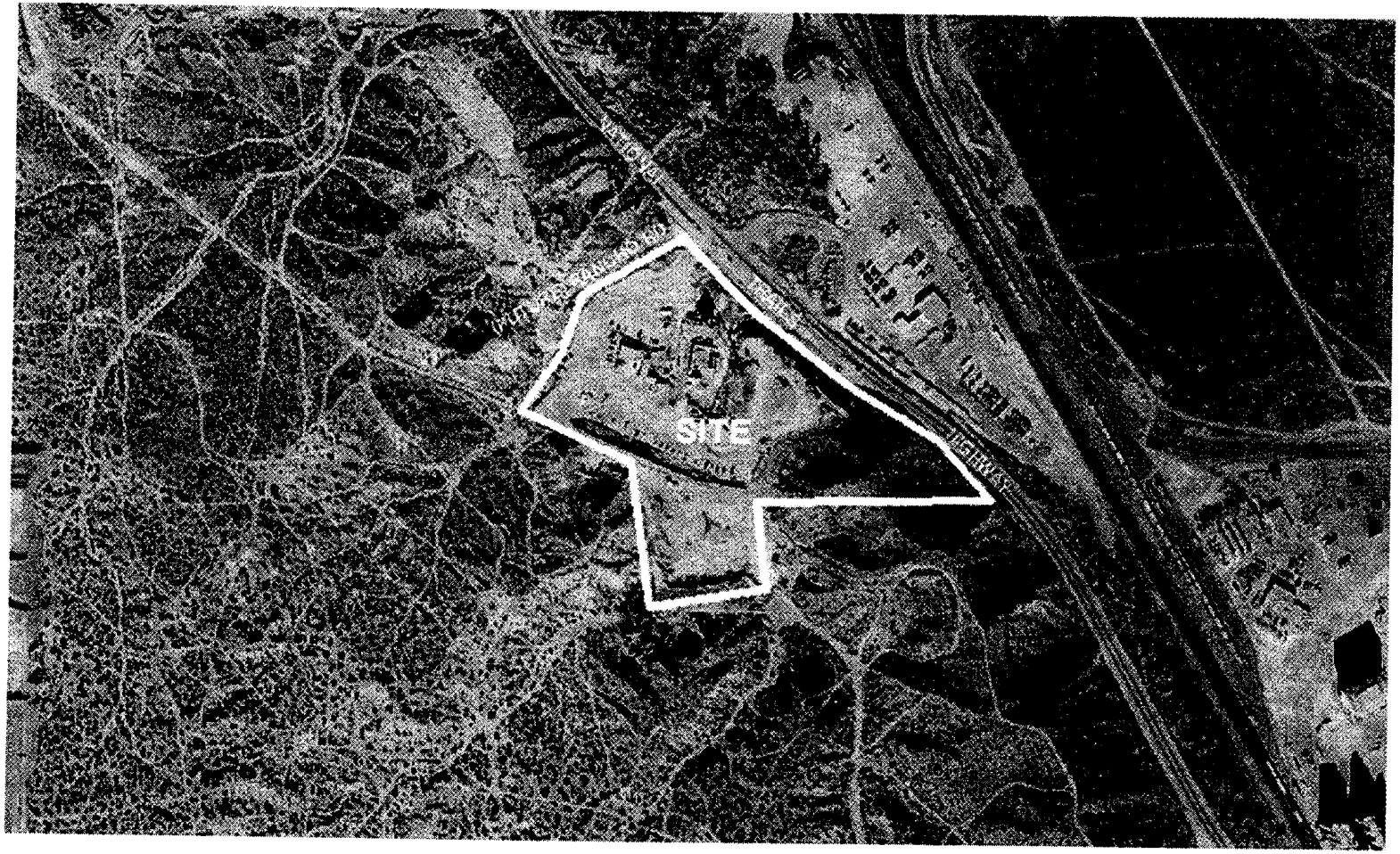


Vicinity Map

Graphics are diagramatic only - Not to Scale

Title:	PROPERTY LOCATION MAP
Zoning: S-P & R-1T to M-2	Area: ±15.6 Acres
Assessor Parcel Number:	0472-061-53 & a portion of 0478-021-17
Location:	The southwest corner of National Trails Highway (Route 66) and Rancho Road.
Drawn By: BD / Checked By:	Date: 05-25-06
Case Number:	GPA-06-002(E) ZC-06-009 & SPA-90-001(A-5)

Prepared by: City of Victorville Planning Department



General Plan Amendment GPA-06-002(E),
Zone Change ZC-06-009 and
Specific Plan Amendment SPA-90-001(A-5)

INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM

1. **Project title:** Proposed General Plan Amendment GPA-06-002(E), Zone Change ZC-06-009 and Specific Plan Amendment SPA-90-001(A-5).

2. **Lead agency name and address:** City of Victorville Planning Department, PO Box 5001, Victorville, California 92393-5001.

3. **Contact person and phone number:** John Dubasik, Associate Planner 760-955-5135.

4. **Project location:** Southwest corner of National Trails Highway (Route 66) and Rancho Road.

5. **Project sponsor's name and address:** Service Rock Products, 16952 D Street, Victorville, CA 92394.

6. **General Plan designation:** Specific Plan.

7. **Zoning:** S-P-1-90 (Southdown Specific Plan).

8. **Description of project:** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

   GPA-06-002(E) – An amendment to the Land Use Element of the General Plan and any other affected elements to re-designate property from Low Density Residential and Specific Plan to Heavy Industrial, and

   ZC-06-009 – to reclassify property from R-1T (Single Family Residential) and S-P-1-90 (Southdown Specific Plan) to C-2 (General Commercial), and

   SPA-90-001(A-5) – to eliminate 10.6 acres (APN: 0472-061-53) from the Southdown Specific Plan.

9. **Surrounding land uses and setting:** The proposed project is bounded on the north by vacant SP zoned land, on the south by vacant R-1T zoned land, on the east by a trucking operation on M-2 zoned land and on the west by vacant SP zoned land. The subject property is developed.

10. **Other public agency whose approval is required** General construction storm water permit (NPDES) – State Water Resources Board, California Department of Fish and Game. Recordation of a final map, issuance of building permits and completion of structures to code is required by the City prior to establishment of the use.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTS:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Land Use and Planning	☐ Transportation/Circulation	☐ Public Services
☐ Population and Housing	☐ Biological Resources	☐ Utilities and Service Systems
☐ Geological Problems	☐ Energy and Mineral Resources	☐ Aesthetics
☐ Water	☐ Hazards	☐ Cultural Resources
☐ Air Quality	☐ Noise	☐ Recreation
	☐ Mandatory Findings of Significance	

GPA-06-002(E), ZC-06-009 and SPA-90-001(A-5)

DETERMINATION:

On the basis of this initial evaluation:

X I find that the proposed project COULD NOT have significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. (De Minimis)

___ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.

___ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

___ I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated". An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

___ I find that the proposed project WILL NOT have a significant effect on the environment, because no new potentially significant effects have been identified beyond those previously analyzed adequately in an earlier EIR (Final Program Environmental Impact Report for the City's 1997 Comprehensive General Plan Update, State Clearinghouse No. 97011040), pursuant to applicable standards, and no additional mitigation measures beyond those imposed as part of that previous EIR are necessary to be imposed upon the proposed project to reduce mitigable impacts to a insignificant level. Therefore, no additional environmental documentation is necessary.

Signature: John Dubasik Date: April 18, 2006

John Dubasik, Associate Planner For: Victorville Planning Department

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is provided for all answers except "No Impact" answers that are adequately supported by the information sources the lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer is explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) "Potentially Significant Impact" is noted if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact". The lead agency describe the mitigation measures, and briefly explains how

they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses", may be cross-referenced).

5) Earlier analyses may be referenced where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist.

6) The lead agency incorporates into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document, where appropriate, includes a reference to the page or pages where the statement is substantiated. See the sample question below. A source list is attached, and other sources used or individuals contacted are cited in the discussion.

ENVIRONMENTAL IMPACTS:

I. LAND USE AND PLANNING. *Would the proposal*	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Conflict with general plan designation or zoning? (1, Figure 14 and 2, Sheet 2)				X
b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? (3, 1)				X
c) Be incompatible with existing land use in the vicinity? (4)				X
d) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)? (5)				X
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (4)				X

Comments: The proposed General Plan Land Use Designation for the project site is Heavy Industrial and the proposed zoning is M-2 (Heavy Industrial). An existing rock and gravel operation exists on site and no new development is proposed at this time. The existing use is consistent with the proposed General Plan Amendment and Zone Change. The Resource Element of the General Plan does not identify this site as having special environmental significance. The soil at this location is limited by the hazard of soil blowing, slow runoff and low available water capacity. Further, the limited size of the property (approximately 15.4 acres) and its proximity to industrial uses do not make this site viable for agricultural use. Consequently, the property's value for crop production is marginal. Further, the project would not disrupt or divide an established community. No mitigation necessary.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
II. POPULATION AND HOUSING. *Would the proposal:*				
a) Cumulatively exceed official regional or local population projections? (6, 4)				X
b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? (4)				X
c) Displace existing housing, especially affordable housing? (4)				X

Comments: Reclassifying the subject site from low density residential and specific plan to industrial will not have a significant impact on local or regional population projections since the site is developed and no new development is proposed at this time. Population projections are based on build-out and much of the City remains undeveloped. Since the site is developed, it will not displace existing housing. No mitigation necessary.

III. GEOLOGIC PROBLEMS. *Would the proposal result in or expose people to potential impacts involving:*				
a) Fault rupture? (8, Figure 1)				X
b) Seismic ground shaking? (8, Table 2)			X	
c) Seismic ground failure, including liquefaction? (5) and 8, 4 and Table 2)				X
d) Seiche, tsunami, or volcanic hazard? (8, Table 2)				X
e) Landslides or mudflows? (8, 7 and Figure 3)				X
f) Erosion, changes in topography or unstable soil conditions from excavation, grading or fill? (8, Figure 3)				X
g) Subsidence of land? (3, Figure 8)				X
h) Expansive soils? (5)				X
i) Unique geologic or physical features? (5)				X

Comments: There are no known or suspected fault traces located within the Victorville Planning Area. Additionally, the City Planning Area is not subject to the provisions of Alquist-Priolo Special Studies Zones. The City is located in an area with a high potential for severe ground shaking. However, as a function of any future development all buildings must comply with the Victorville Municipal Code and the latest adopted version of the Uniform Building Code, which will ensure that the buildings would adequately resist the forces of an earthquake (9, 1). No mitigation necessary.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IV. WATER. *Would the proposal result in:*				
a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (11)			X	
b) Exposure of people or property to water related hazards such as flooding? (10)				X
c) Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity? (4)				X
d) Changes in the amount of surface water in any water body? (4)				X
e) Changes in currents, or the course or direction of water movements? (4)				X
f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability? (11)				X
g) Altered direction or rate of flow of groundwater? (4)				X
h) Impacts to groundwater quality? (4)		X		
i) Substantial reduction in the amount of groundwater otherwise available for public water supplies? (11)			X	

Comments: The proposed change from low density residential and specific plan to industrial will not alter absorption rates, potential drainage patterns or surface water runoff since the site is developed and no new development is proposed at this time. Also, the City has adopted a flood drainage fee that is assessed on all properties in the City and is to be used for constructing drainage structures (20, 1). Future development on the site could impact ground water when surface water percolates into the ground. These impacts will be evaluated upon submittal of any new development plan, at which time the project will be required to comply with National Pollutant Discharge Elimination System (NPDES) requirements, including permits, prior to grading permit issuance.

Although the actual water demand for the development is currently unknown, new development creates additional demand for the water purveyor. The Victor Valley Water District is the water purveyor for this site and as such may have to purchase replacement water if the district exceeds the free production allowance as stipulated in the final Judgment to the Mojave Basin Area Adjudication which was entered on January 10, 1996. The District charges connection fees based on the amount of usage to provide for replacement water if needed. No mitigation necessary.

Section 15206 of the CEQA Guidelines scales projects as to having regional significance. CEQA defines projects of state-wide regional significance as a proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or encompassing more than 650,000 square feet of floor area. The site is developed and no new development is proposed at this time. Any new construction shall employ all water conservation measures outlined in the State Appliance Efficiency Standards as enforced by the Building Department as part of obtaining a building permit for the development. In addition, all combustible liquids, oils and solvents used in conjunction with the facility shall be handled in accordance with the Uniform Fire Code, which will ensure that groundwater quality is not degraded by this facility.

Although the actual water demand for the development is currently unknown, new development creates additional demand for the water purveyor. The Baldy Mesa Water District is the water purveyor for this site and as such may have to purchase replacement water if the district exceeds the free production allowance as stipulated in the final Judgment to the Mojave Basin Area Adjudication which was entered on January 10, 1996. The District charges connection fees based on the amount of usage to help provide for replacement water if needed.

V. AIR QUALITY. *Would the proposal:*

	Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Violate any air quality standard or contribute to an existing or projected air quality violation? (13, 1)				X
b) Expose sensitive receptors to pollutants? (4)				X
c) Alter air movement, moisture, or temperature, or cause any changes in climate? (13, 1)				X
d) Create objectionable odors? (11)				X

Comments: The site is developed and the existing use is consistent with the proposed General Plan Amendment. All uses identified within the Victorville General Plan are classified as area sources by the Mojave Desert Air Quality Management District. Programs have been established in the 1991 Air Quality Attainment Plan that address emissions caused by area sources. Therefore, the impacts are considered by the Mojave Desert Air Quality Management District to be insignificant (13, 1). Since the site is developed and no new development is proposed at this time, no permanent objectionable odors will be created. No mitigation necessary.

VI. TRANSPORTATION/CIRCULATION. *Would the proposal result in:*

a) Increased vehicle trips or traffic congestion? (11)			X	
b) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (11)				X
c) Inadequate emergency access or access to nearby uses? (4)				X
d) Insufficient parking capacity on-site or off-site? (11)				X
e) Hazards or barriers for pedestrians or bicyclists? (11)				X

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (11)				X
g) Rail, waterborne or air traffic impacts? (11)				X

Comments: Since the site is developed and no new development is proposed at this time no increase in vehicular trips will occur. The City of Victorville General Plan Circulation Element is designed so the master-planned roadways operate at a Level of Service of "C" or better at build-out (14, 8). In evaluating Level of Service, existing land use designations were applied. Upon future submittal of a development plan, the number of trips associated with the proposed development will be evaluated for compliance with the General Plan. No mitigation necessary.

VII. BIOLOGICAL RESOURCES. *Would the proposal result in impacts to:*

a) Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)? (15)		X		
b) Locally designated species (e.g., heritage trees)? (15)			X	
c) Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)? (4)				X
d) Wetland habitat (e.g., marsh, riparian, and vernal pool)? (4)				X
e) Wildlife dispersal or migration corridors? (15)				X

Comments: The site is developed and no new development of the site is proposed. The impact of any future development will be evaluated upon the required biological study to be included in any future development plan submittal. Also, the City enforces a Joshua tree (Yucca Brevifolia) preservation ordinance and relocation program which prohibits the removal of the trees without the consent of the City (16, 287). No mitigation necessary.

VIII.ENERGY AND MINERAL RESOURCES. *Would the proposal:*

a) Conflict with adopted energy conservation plans? (6, 36)				X
b) Use nonrenewable resources in a wasteful and inefficient manner? (11)				X
c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? (3, 10)				X

Comments: The site is developed and no new development is proposed at this time. The impact of any future development will be evaluated upon future development plan submittal. Further, utilization of energy conservation measures required under the State Appliance Efficiency Standards in Title 20, such as efficient mechanical systems designed in accordance with heating calculations and other code regulations will reduce the use of energy. No mitigation necessary.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IX. HAZARDS. *Would the proposal:*				
a) A risk of accidental explosion or release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation)? (11)				X
b) Possible interference with an emergency response plan or emergency evacuation plan? (8, Figure 5)				X
c) The creation of any health hazard or potential health hazard? (11)				X
d) Exposure of people to existing sources of potential health hazards? (4)				X
e) Increased fire hazard in areas with flammable brush, grass, or trees? (11)				X

Comments: Since the site is developed, this project poses a no probability of subjecting the public to health hazards because of fire and building code requirements and it does not interfere with existing emergency/evacuation plans (8, Figure 5). No mitigation necessary.

X. NOISE. *Would the proposal result in:*				
a) Increases in existing noise levels? (11)			X	
b) Exposure of people to severe noise levels? (11)			X	

Comments: The site is developed and does not expose people to severe noise levels. Any future development will be constructed using normal noise reduction construction techniques. No mitigation necessary.

XI. PUBLIC SERVICES. *Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:*				
a) Fire protection? (11)			X	
b) Police protection? (11)			X	
c) Schools? (11)			X	
d) Maintenance of public facilities, including roads? (11)			X	
e) Other government services? (11)			X	

Comments: Comments: Since the site is developed this project will not result in an increase in public services. Further, future development will be subject to fees and assessments that will reduce the impact of this development to a level of non-significance (18, 314). No mitigation necessary.

XII. UTILITIES AND SERVICE SYSTEMS. *Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Power or natural gas? (11)				X
b) Communications systems? (11)				X
c) Local or regional water treatment or distribution facilities? (11)				X
d) Sewer or septic tanks? (11)				X
e) Storm water drainage? (11)				X
f) Solid waste disposal? (11)				X
g) Local or regional water supplies? (11)				X

Comments: Since the site is developed and no new development is proposed at this time, there is no need for altered utility systems and no new systems will be necessary. Also see discussion under section **IV. WATER**. No mitigation necessary.

XIII. AESTHETICS. *Would the proposal:*

a) Affect a scenic vista or scenic highway? (11)				X
b) Have a demonstrable negative aesthetic effect? (11)				X
c) Create light or glare? (11)			X	

Comments: The proposed project and any future development will not affect any scenic vistas or scenic highways or have any adverse impact to the aesthetics of the area as future development within the project area will be subject to compliance with the Victorville Municipal Code which includes height limitations, landscaping and yard requirements, as well as any other design requirements imposed as part of the development plan review process (19). Further, any light or glare produced shall be oriented so as not to create a nuisance. No mitigation necessary.

XIV. CULTURAL RESOURCES. *Would the proposal:*

a) Disturb paleontological resources? (4)		X		
b) Disturb archaeological resources? (4)		X		
c) Have the potential to cause a physical change which would affect unique ethnic cultural values? (4)				X
d) Restrict existing religious or sacred uses within the potential impact area? (4)				X

Comments: The site is not known to be within an area with existing religious or sacred uses. The site is developed and no new development is proposed at this time. No mitigation necessary

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XV. RECREATION. *Would the proposal:*				
a) Increase the demand for neighborhood or regional parks or other recreational facilities? (11)			X	
b) Affect existing recreational opportunities? (11)			X	

Comments: The site is developed and no new development is proposed at this time therefore, additional demand on existing recreational facilities will not be created. No mitigation necessary.

MANDATORY FINDINGS OF SIGNIFICANCE.

	Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b) Does the project have the potential to achieve short-term, to the disadvantage or long-term, environmental goals?				X
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
d) Does the project have environmental effects that will cause substantial adverse affects on human beings, either directly or indirectly?				X

Comments: c) With the increase in building activity recently experienced in the Victor Valley/High Desert area, it is reasonably foreseeable that a large portion of residentially zoned land will develop with single-family homes in the future. However, the City's General Plan anticipated such development and prescribed measures that have been implemented to provide adequate services within the City proper and its sphere of influence.

Regarding biological resources, the City is currently involved in a cumulative impact analysis through our active participation in the development of the West Mojave Habitat Conservation Plan. This plan will mitigate all future development of land within the City and the Victor Valley/High Desert in general through mitigation measures and/or fees that have been reviewed by the Department of Fish and Game. The plan is in the last phase of the approval process. Until such plan is in effect, the City imposes mitigation measures, which along with implementation of 2081 permits, results in the conservation of more suitable habitat outside the city limits of Victorville. In addition, recent biological surveys and trappings detected no Desert Tortoises or Mohave ground squirrels within the southern three-quarters of the City, where most of the development is occurring. Therefore, the cumulative impacts are considered less than significant.

XVII. EARLIER ANALYSES.

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). In this case a discussion identifies the following:

a) **Earlier analyses used.** Earlier analyses are identified and stated where they are available for review.

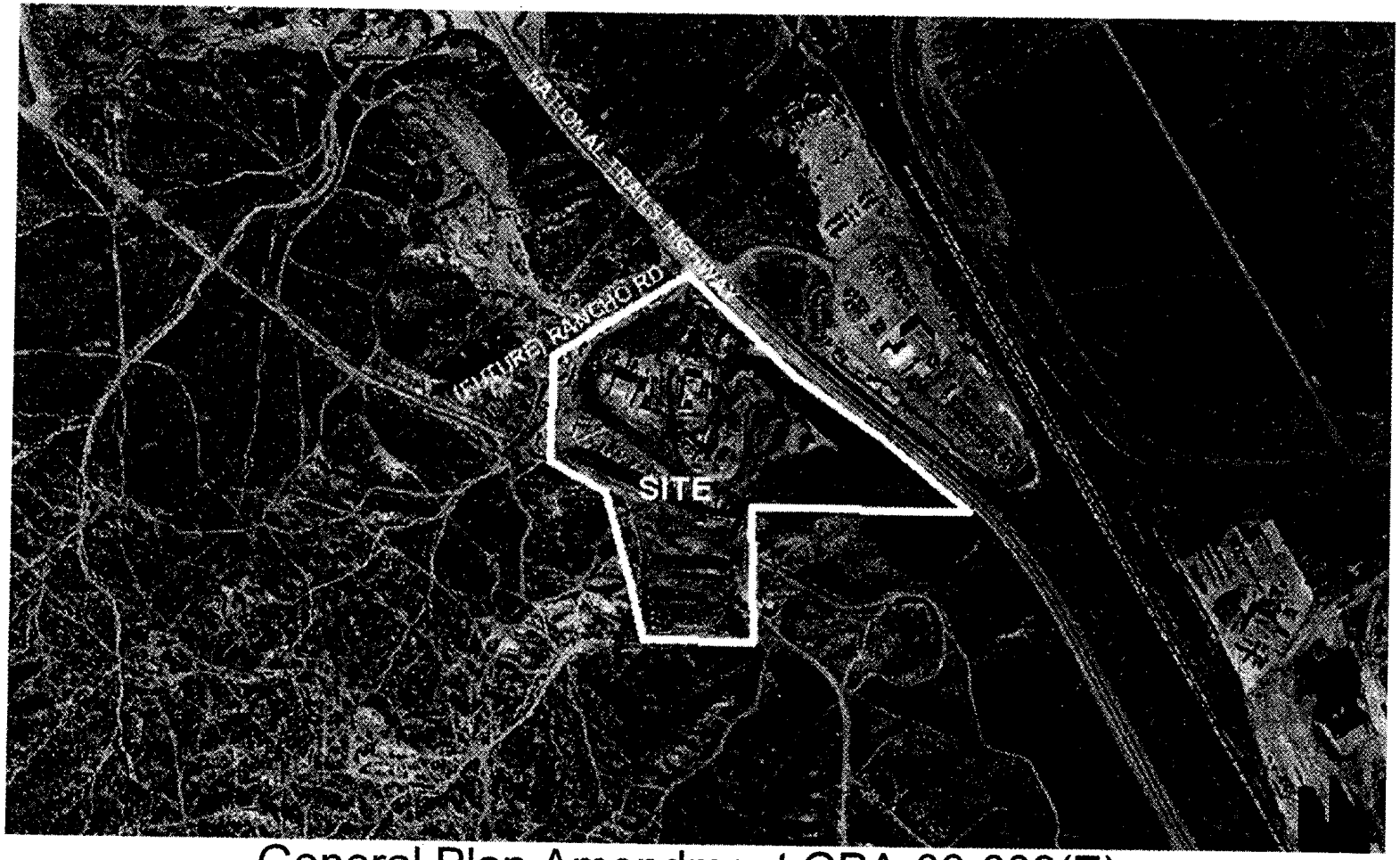
b) **Impacts adequately addressed.** Effects from the above checklist that were identified to be within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards are noted with a statement whether such effects were addressed by mitigation measures based on the earlier analysis.

c) **Mitigation measures.** For effects that are "Less than Significant with Mitigation Incorporated", describe the mitigation measures which are incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project are described.

Authority: Public Resources Code Sections 21083 and 21087.
Reference: Public Resources Code Sections 21080(c), 21080.1, 21083, 21083.3, 21093, 21094, 21151; *Sundstrum v. County of Mendocino,* 202 CalApp 3d 296 (1988); *Leonoff v. Monterey Board of Supervisors,* 222 CalApp 3d 1337 (1990.

REFERENCES

1. 1997 City of Victorville General Plan Land Use Element.
2. City of Victorville Official Zoning Map.
3. 1997 City of Victorville General Plan Resource Element.
4. Aerial photos of the City of Victorville.
5. United States Soil Conservation Service *Soil Survey of San Bernardino County, California.*
6. 1997 City of Victorville General Plan Housing Element.
7. California Department of Finance Demographic Research Unit Report E-5, January 1, 1999.
8. 1997 City of Victorville General Plan Safety Element.
9. Latest adopted version of the Uniform Building Code.
10. Flood Insurance Rate Map, Community Number 065068, Effective Date March 18, 1996, Federal Emergency Management Agency
11. GPA-06-002(H), ZC-06-012 applications filed April 10, 2006, and SPA-90-001(A-5) application filed April 18, 2006.
12. 1991 Uniform Fire Code.
13. Personal communication with Christian Ihenacho, Supervising Air Quality Planner, Mojave Desert Air Quality Management District on August 30, 1993.
14. 1997 City of Victorville General Plan Circulation Element.
15. United States Bureau of Land Management California Desert Conservation Area, 1988.
16. Chapter 13.33 of the Victorville Municipal Code.
17. 1997 City of Victorville General Plan Noise Element.
18. Victorville Municipal Code Buildings, and Construction Ordinance, Chapter 15.04.
19. Victorville Municipal Code, Chapter 18.44.
20. Victorville Municipal Code, Chapter 6.30.



General Plan Amendment GPA-06-002(E),
Zone Change ZC-06-009 and
Specific Plan Amendment SPA-90-001(A-5)

CASE NO SPA-90-001(A-5) GPA-06-002(E) ZC-06-009

Tract/Parcel No. 0478-021-17 0472-061-53

AGENCY CHECKLIST

Environmental Assessment Needed ☒
Class ___ Exemption ☐

AGENCY LETTERS TO BE SENT TO:	Sent	Rec'd		Sent	Rec'd
Engineering Department	☒	☒	**Ad Hoc Committees**	☐	☐
Fire Department	☒	☒	Eagle Ranch	☐	☐
Community Services Department	☒	☒	Golden Mesa	☐	☐
Building Department	☒	☒	Golden Triangle	☐	☐
Victorville Redevelopment Agency	☐	☐	Green Tree East	☐	☐
City Manager	☐	☐	Liberty Village	☐	☐
Police Department	☒	☐	Old Town VV Property Owners	☐	☐
Finance Department (Sanitation)	☐	☐	Raintree	☐	☐
Public Works	☐	☐	South Central #4	☐	☐
Information Services	☐	☐	Tatum	☐	☐
Verizon California, Inc.	☒	☐			
Southwest Gas Corporation	☒	☐	City of Hesperia	☐	☐
Southern California Edison	☒	☒	City of Adelanto	☐	☐
Victor Valley Water District	☐	☐	Town of Apple Valley	☐	☐
Baldy Mesa Water District	☐	☐	Mojave Regional Economic Development Council	☐	☐
Hesperia Water District	☐	☐	Victor Valley Board of Realtors	☐	☐
County Service Area 64	☐	☐	Building Industries Association	☐	☐
Mojave Water Agency	☒	☐	High Desert Council of Engineering	☐	☐
Charter Communications	☒	☐	Archaeological Information Center	☐	☐
			Local Agency Formation Commission (LAFCO)	☐	☐
Victor Elementary School District	☒	☐	Southern California Logistics Airport	☐	☐
VV Union High School District	☒	☐	Victorville Chamber of Commerce	☐	☐
Adelanto Elementary School District	☐	☐			
Snowline Joint Unified School District	☐	☐	**Indian Tribes**		
Hesperia Unified School District	☐	☐	Morongo Band of Mission Indians	☒	☒
Victor Valley College	☐	☐	San Fernando Band of Mission Indians	☒	☐
Victor Valley Wastewater Reclamation Authority	☒	☐	San Manuel Band of Mission Indians	☒	☐
Burrtec Waste Industries	☒	☐	Serrano Band of Indians	☒	☐
U.S. Post Office	☐	☐			
Caltrans	☐	☐	**Development Agreements**	☐	☐
Department of Fish and Game	☐	☐	Century-Crowell – Foxfire	☐	☐
Lahontan Water Quality Control Board	☐	☐	Inco Homes - Mesa Verde; Vista Verde	☐	☐
Flood Control District	☐	☐	Pacific Bay - Brentwood	☐	☐
Mojave Desert Air Quality Management District	☐	☐	Southdown - Southwestern Industrial Park	☐	☐
County Transportation	☐	☐			
County Health Department	☐	☐			
County Planning Department	☐	☐			
County Solid Waste Management Department	☐	☐			

Revised January 2006

MEMORANDUM

DATE June 6, 2006

FROM John A. McGlade, City Engineer BG for JAMcG

TO Bill Webb
Director of Planning

RECEIVED
JUN 06 2006
Planning Department

CITY OF VICTORVILLE
INCORPORATED SEPT. 21, 1962
HOME OF THE SAN BERNARDINO COUNTY FAIR
CALIFORNIA

SUBJECT **GENERAL PLAN AMENDMENT GPA-06-002(E), ZONE CHANGE ZC-06-009 & SPECIFIC PLAN AMENDMENT SPA-90-001(A-5), Service Rock**

The Engineering Department has no comment on the captioned General Plan Amendment and Zone Change.

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MAY – 2 2006
Planning Department

PM-06-013, GPA-06-002 (D), ZC-06-008, SP-06-036, CUP-06-029

Conditions:

- Does not meet Fire Department Standards as submitted. Revised plans required for approval.
- An approved on site fire protection water system, in accordance with Fire Department Standard No. 5, is required. The system is required to be in place and serviceable prior to building construction.
- Approved water supply system, complete with fire hydrants complying with Fire Department Standard No. 5, shall be in place prior to any combustible construction.
- Knox Box/Key Box is required, and shall be provided and installed in a location approved by the Fire Department.
- Monitored fire sprinkler and/or fire alarm system(s) are required for the proposed building(s). Plans shall be submitted prior to construction.
- Paved access from 2 points shall be required for completion and occupancy. Plans shall be submitted and approved prior to construction commencement.
- Single story buildings exceeding 5,000 square feet in area or multi-story buildings having a gross floor area exceeding 4,000 square feet must be protected by automatic fire sprinkler systems.
- Shall comply with all Fire Department requirements based on occupancy classification.

GPA-06-002 (E), ZC-06-009

Conditions:

- Streets greater than 150' in length shall require cul-de-sacs or approved turnarounds per Fire Department standard. Any street exceeding 500' will require paved secondary access.
- Shall comply with all Fire Department requirements based on occupancy classification.

RECEIVED
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Planning Department

Comments:

Tentative Tract Map must have notes indicating Emergency Access routes to existing pavement for plan check review.

Development of this project will significantly increase the call volume for Engine 313.

Fire Department unable to provide a timely response to this area.

If approved, the City's overall ISO rating could be impacted, resulting in higher insurance rates.

This area is outside the ISO Class "3" Area.

SPA-90-001 (A-5)

No adverse impact.

TT-03-013 (TRACT 14623)

Conditions:

The Fire Department recommends that the following conditions be attached to the subject Tentative Tract:

- Approved water supply system, complete with fire hydrants complying with Fire Department Standard No. 5, shall be in place prior to any combustible construction.
- Paved access from 2 points shall be required for completion and occupancy. Plans shall be submitted and approved prior to construction commencement.
- Required fire flow for this project is 1,500 gpm @ 20 psi at furthest remote hydrant. Contact Water District to assure availability of required fire flow.
- Streets greater than 150' in length shall require cul-de-sacs or approved turnarounds per Fire Department standard. Any street exceeding 500' will require paved secondary access.
- Tracts with more than 100 homes shall have a water system feed from two different distribution lines.
- Whenever construction phasing creates dead-end streets greater than 150 feet in length, temporary turnarounds complying with Fire Department Standard No. 1 shall be provided.

MEMORANDUM

DATE April 20, 2006

FROM Jon E. Gargan
Director of Community Services

TO Bill Webb
Director of Planning and Development

RECEIVED
APR 24 2006
Planning Department

CITY OF VICTORVILLE
INCORPORATED SEPT. 21, 1962
HOME OF THE SAN BERNARDINO COUNTY FAIR
CALIFORNIA

SUBJECT **PLANNING COMMISSION MEETING OF MAY 10, 2006**

Case No.: GPA-06-002 (E) APN 0478-021-17 &
ZC-06-009 0472-061-53

Industrial Development

Applicant: Mojave Vistas LLC and Service Rock Products Corp

[X] The Community Services Department has no comments at this time regarding the above-referenced project.

[ ] All Landscape and Drainage Maintenance Assessment Districts must meet the requirements as described in the Community Services Department's LMAD and DFAD Specification and Details Booklet.

[ ] This project does not provide land for park development. It is recommended that a minimum of ten acres or greater be included for a future park site.

Should you have any questions regarding the above responses, please contact me or Becky Wasserman at extension 5275.

Submitted by: Ray Salberg
Golf Course and Grounds Manager

JEG:RAS:bw

MEMORANDUM

DATE May 4, 2006

FROM Jon E. Gargan
Director of Community Services

TO Bill Webb
Director of Planning and Development

RECEIVED
MAY - 4 2006
Planning Department

CITY OF VICTORVILLE
INCORPORATED SEPT. 21, 1962
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CALIFORNIA

SUBJECT **PLANNING COMMISSION MEETING OF MAY 24, 2006**

Case No.: SPA-90-001 (A-5)
Revision of Southdown Industrial Park Specific Plan

Applicant: Service Rock Products

[X] The Community Services Department has no comments at this time regarding the above-referenced project.

[ ] All Landscape and Drainage Maintenance Assessment Districts must meet the requirements as described in the Community Services Department's LMAD and DFAD Specification and Details Booklet.

[ ] This project does not provide land for park development. It is recommended that a minimum of ten acres or greater be included for a future park site.

Should you have any questions regarding the above responses, please contact me or Becky Wasserman at extension 5275.

Submitted by: Ray Salberg
Golf Course and Grounds Manager

JEG:RAS:bw

MEMORANDUM

DATE: April 27, 2006

FROM: Kevin Collins, Senior Plan Checker
Building and Safety Department

TO: Planning Department

SUBJECT: General Plan Amendment and Zone Change GPA–06-002(E), ZC-06-009
Mojave Vistas LLC and Service Rock Products Corp., Parcel Nos. 0478-021-17, 0472-061-53

In response to your Request for Comments for the upcoming Planning Commission meeting on May 10, 2006, the Building and Safety Department responds as follows with regard to the above-entitled matter:

The Building and Safety Department has no comments at this time.

KC/mh

RECEIVED
MAY - 1 2006
Planning Department

MEMORANDUM

DATE: May 2, 2006

FROM: Kevin Collins, Senior Plan Checker
Development Department, Building Division

TO: Development Department, Planning Division

SUBJECT: Specific Plan Amendment SPA-90-001 (A-5)
Service Rock Products, Parcel No. 0472-061-54

In response to your Request for Comments for the upcoming Planning Commission meeting on May 24, 2006, listed below are comments with regard to the above-entitled matter:

The Building Division has no comments at this time.

KC/mh

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Planning Department

SOUTHERN CALIFORNIA
EDISON®
An EDISON INTERNATIONAL® Company

RECEIVED
MAY - 3 2006
Planning Department

City of Victorville
14343 Civic Drive
Victorville, CA 92392-2399

April 28, 2006

Attention: Planning Department

Subject: General Plan Amendment No. 06-002 (E) + SPA 90-001(A-5)

Please be advised that the division of the property shown on General Plan Amendment No. 06-002 (E) will not unreasonably interfere with the free and complete exercise of any easements and/or facilities held by Southern California Edison Company within the boundaries of said map.

This letter should not be construed as a subordination of the Company's rights, title and interest in and to said easement(s), nor should this letter be construed as a waiver of any of the provisions contained in said easement(s) or a waiver of costs for relocation of any affected facilities.

In the event that the development requires relocation of facilities, on the subject property, which facilities exist by right of easement or otherwise, the owner/developer will be requested to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (714) 934-0808.

Steven D. Lowry
Title and Real Estate Services
Corporate Real Estate Department

14799 Chestnut Street
Westminster, CA 92683

MORONGO
BAND OF
MISSION
INDIANS

A SOVEREIGN NATION

April 21, 2006

Mr. Bill Webb
City of Victorville
P.O. Box 5001
Victorville, CA 92393-5001

GPA-06-002(E)
ZC-06-009

Re: Proposed General Plan Amendments, April 14, 2006 Letter/Notice

Dear Mr. Webb:

Thank you for your letter of April 14, 2005 which the Morongo Band of Mission Indians (the "Tribe") shall accept as an offer to consult under Government Code §65352.3 (SB18).

The Tribe has no knowledge of any specific cultural, ceremonial, or sacred resources on the site. From your letter, it is unclear if the City conducted either a Planning Review or Records Search at the San Bernardino County Museum. In the future, it would be extremely beneficial to provide the Tribe with that type of information, or at least a statement that indicates whether the site is in an archaeologically sensitive part of the city, based on your general plan/EIR studies. That information would allow us all to know more about the site and the probability of finding cultural resources on it. That notwithstanding, based on the Tribe's knowledge of the area and after viewing an aerial photograph of the site, the Tribe believes that there may be nothing on the sites. Therefore, technically, there is nothing on which to consult.

SB18 consultation triggers when a city is processing a general or specific plan and it must follow a notification procedure and request consultation with the affected tribes. Consultation, however, is based upon cultural resources as defined in the Pubic Resources Code and those resources must either be sacred, religious or ceremonial sites of the Tribe or on the California Historical Register (CHR) or eligible for the Register. As indicated above, since there are no known Native American cultural resources on the site, there is nothing on which to consult.

That notwithstanding, the Tribe would like to request that the City voluntarily consider imposing the following conditions on the project:

- If human remains are encountered during grading and other construction excavation, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5.

- In the event that Native American cultural resources are discovered during project development/construction, all work in

245 N. MURRAY STREET, SUITE C - BANNING, CA 92220 - 951-849-8807 - FAX: 951-922-8146

> the immediate vicinity of the find shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the overall project may continue during this assessment period.
>
> If significant Native American cultural resources are discovered, for which a Treatment Plan must be prepared, the developer or his archaeologist shall contact the Morongo Band of Mission Indians ("Tribe")[1]. If requested by the Tribe, the developer or the project archaeologist shall, in good faith, consult on the discovery and its disposition (e.g. avoidance, preservation, return of artifacts to tribe, etc.).

As you know, the first condition is merely a reiteration of State law; the second condition is also consistent with state law that prohibits knowingly destroying an archaeological site. Therefore, the Tribe does not believe the City would be averse to imposing these conditions. The imposition of these conditions would also make up for, or balance out, the lack of cultural resources information on the site. The Tribe has no objection if the City has some other wording for these types of standard conditions but they should have the same salient points as in the above stated conditions.

The Tribe also hopes that you will submit these projects to the County Museum for their review and recommendation on whether a cultural resources survey is appropriate for these parcels.

The Tribe thanks the City for voluntarily considering the comments of the Tribe. As previously indicated, since there is technically nothing to consult on, the Tribe deems the consultation process complete.

Thank you for contacting the Tribe. If you have any questions, please contact me at (951) 755-5206 or Britt_wilson@morongo.org

Sincerely,

Britt W. Wilson
Project Manager/Cultural Resources Coordinator

---

[1] The Morongo Band of Mission Indians realizes that there may be additional tribes claiming cultural affiliation to the area; however, Morongo can only speak for itself. The Tribe has no objection if the archaeologist wishes to consult with other tribes and if the city wishes to revise the condition to recognize other tribes.

Agenda #22

City of
Victorville

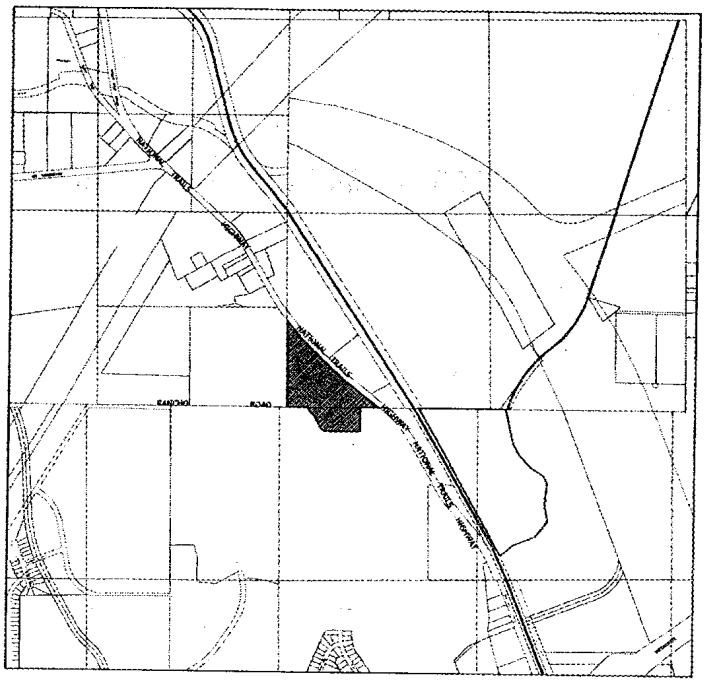
(760) 955-5000
FAX (760) 245-8250
vville@ci.victorville.ca.us

14343 Civic Drive
P.O. Box 5001
Victorville, CA 92393-5001

RECEIVED
JUN 12 2006
Planning Department

Date: June 1, 2006

NOTIFICATION OF PLANNING COMMISSION ACTION



In reply refer to: Proposed General Plan Amendment, Zone Change & Specific Plan Amendment

Case No.: GPA-06-002 (E), ZC-06-009 & SPA-90-001 (A-5)

Dear Property Owner:

Service Rock Products is proposing the following projects:

1) An amendment to the Land Use Element of the General Plan and any other affected elements to re-designate property from Low Density Residential and Specific Plan to Heavy Industrial;
2) To reclassify property from R-1T (Single Family Residential District – Transitional) and SP-1-90 (Southdown Industrial Park Specific Plan) to M-2 (Heavy Industrial); and
3) A fifth amendment to Specific Plan S-P 90-001 (Southdown Industrial Park) to remove 10.6 acres from the specific plan area

The proposed projects occur on property generally located on the southwest corner of National Trails Highway and Rancho Road.

Inasmuch as your property is located within a 300-foot radius of property for the project, and pursuant to State Planning Law and/or Local Ordinance, you are being notified of the Public Hearing on this proposed project. For more details regarding this project, please call John Dubasik, Associate Planner, at (760) 955-5135. The Public Hearing will be held before the Planning Commission on June 14, 2006, in the Mojave Desert Air Quality Management District Boardroom, 14306 Park Avenue, Victorville, California, at 7:00 P.M.

If you do not plan to attend the Public Hearing and present your comments or wish to have your comments made part of the written record, please provide any comments and/or recommendations regarding the proposed project in the space below and return prior to June 14, 2006. All comments and/or recommendations will become public information and be provided to the Planning Commission in its deliberations on this proposal. PLEASE RESPOND IN BLACK INK SO IT CAN BE REPRODUCED.

Opinions and/or recommendations: I do not want apartments around my house because it will lower the value of my house and increase more crime in this area

Signature: [signature] Assessor's Parcel No. _____

Address: (Please Print) [illegible] Drive - Victorville, Ca. 92394

Agenda #22

City of
Victorville

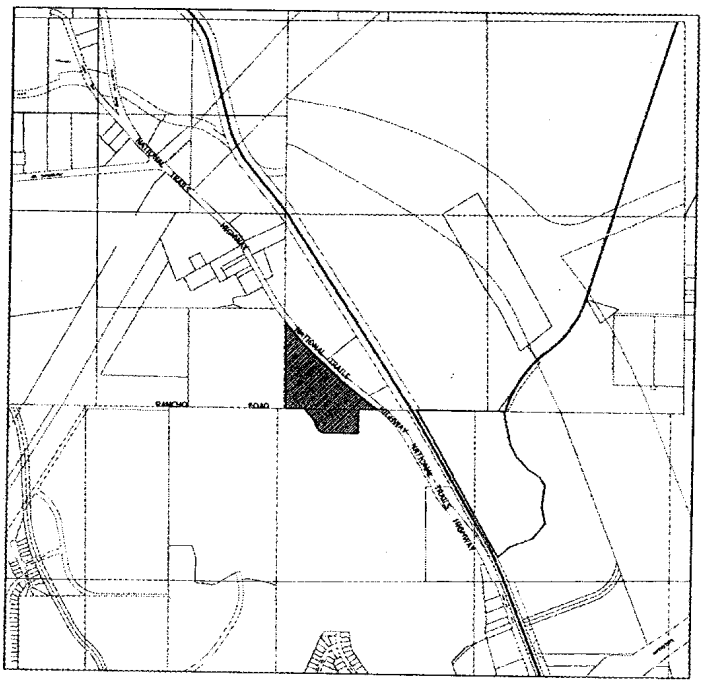
(760) 955-5000
FAX (760) 245-8250
ville @ ci.victorville.ca.us

14343 Civic Drive
P.O. Box 5001
Victorville, CA 92393-5001

RECEIVED
JUN 13 2006
Planning Department

Date: June 1, 2006

NOTIFICATION OF PLANNING COMMISSION ACTION



In reply refer to: Proposed General Plan Amendment, Zone Change & Specific Plan Amendment

Case No.: GPA-06-002 (E), ZC-06-009 & SPA-90-001 (A-5)

Dear Property Owner:

Service Rock Products is proposing the following projects:

1) An amendment to the Land Use Element of the General Plan and any other affected elements to re-designate property from Low Density Residential and Specific Plan to Heavy Industrial;
2) To reclassify property from R-1T (Single Family Residential District – Transitional) and SP-1-90 (Southdown Industrial Park Specific Plan) to M-2 (Heavy Industrial); and
3) A fifth amendment to Specific Plan S-P 90-001 (Southdown Industrial Park) to remove 10.6 acres from the specific plan area

The proposed projects occur on property generally located on the southwest corner of National Trails Highway and Rancho Road.

Inasmuch as your property is located within a 300-foot radius of property for the project, and pursuant to State Planning Law and/or Local Ordinance, you are being notified of the Public Hearing on this proposed project. For more details regarding this project, please call John Dubasik, Associate Planner, at (760) 955-5135. The Public Hearing will be held before the Planning Commission on June 14, 2006, in the Mojave Desert Air Quality Management District Boardroom, 14306 Park Avenue, Victorville, California, at 7:00 P.M.

If you do not plan to attend the Public Hearing and present your comments or wish to have your comments made part of the written record, please provide any comments and/or recommendations regarding the proposed project in the space below and return prior to June 14, 2006. All comments and/or recommendations will become public information and be provided to the Planning Commission in its deliberations on this proposal. PLEASE RESPOND IN BLACK INK SO IT CAN BE REPRODUCED.

Opinions and/or recommendations: We would like the property to be changed to Heavy Industrial M-2.

Signature: Nancy E Bunse Assessor's Parcel No. 0478-324-06

Address: (Please Print) 16748 Grant ST Victorville CA 92395

EXECUTIVE SUMMARY

General Plan Amendment GPA-05-004 (A), Zone Change ZC-05-020,
and Specific Plan 05-001

PROJECT DESCRIPTION: A proposed General Plan Amendment to amend the Land Use Element and any other affected elements of the General Plan to redesignate property from Low Density Residential to Specific Plan, a change of zone to reclassify property from R-1 (Single-Family Residential) and R-1T (Single-Family Residential – Transitional) to Specific Plan, and a specific plan to adopt the Mojave Vistas Specific Plan to allow for the development of a 224-acre community of single-family residential units, a 12-acre school site, two 3-acre park sites and 30 acres of conservation area on property generally located north of Interstate 15, south of Rancho Road and west of National Trails Highway (Route 66).

APPLICANT:	McRae Group
PLANNING COMMISSION PUBLIC HEARING DATES:	June 14, 2006
NUMBER OF PEOPLE SPEAKING IN FAVOR:	0
NUMBER OF PEOPLE SPEAKING OPPOSED:	0
NUMBER OF WRITTEN COMMENTS IN FAVOR:	0
NUMBER OF WRITTEN COMMENTS OPPOSED:	0
STAFF RECOMMENDATION:	Approval
PLANNING COMMISSION ACTION:	Recommend approval
PLANNING COMMISSION VOTE:	five ayes

/pi

Public Hearing
#14A,B,C,D
7-18-06

MEMORANDUM

DATE: July 18, 2006

FROM: Bill Webb
Director of Planning

TO: Mayor and City Council Members

SUBJECT: PUBLIC HEARING - GENERAL PLAN AMENDMENT GPA-05-004 (A), ZONE CHANGE ZC-05-020, AND SPECIFIC PLAN 05-001 – MCRAE GROUP – RESOLUTION NO. 06-122, ORDINANCE NO. 2166, AND ORDINANCE NO. 2167

At the regular meeting held June 14, 2006, the Planning Commission conducted a Public Hearing to hear arguments for or against a proposed amendment to the Land Use Element of the General Plan and any other affected elements to redesignate property from Low Density Residential to Specific Plan, a change of zone to reclassify property from R-1 (Single-Family Residential) and R-1T (Single-Family Residential - Transitional) to Specific Plan, and the Mojave Vistas Specific Plan to allow for the development of a 224-acre community of single-family residential units, a 12-acre school site, two 3-acre park sites and 30 acres of conservation area on property generally located north of Interstate 15, south of Rancho Road and west of National Trails Highway (Route 66). An excerpt from the minutes of that meeting is as follows:

> "Mr. Borchert outlined the staff report and noted that there were a couple of issues in addition to the ones Assistant Planner John Dubasik proposed in his staff report. Staff recommended that on page 3-2 the parks instead of saying, "may include both active and passive facilities," that it state, "that the park shall include active facilities." The second issue was regarding the wall section at the back of the specific plan to require all masonry walls on perimeters and interior lot lines.
>
> Chairman McEachron opened the public hearing at 8:10 p.m.
>
> Tom Nievez, AEI-CASC Engineering, Inc., addressed the Chair representing the applicant and stated he would like clarification on the wall requirement to include language that, would allow them to be able to insert half masonry, half wrought iron or something that permits views to be maintained, where they have opportunities for views.
>
> Chairman McEachron stated that could be discretionary. The Commissions concern was to not allow wood fencing.
>
> Mr. Borchert stated Staff wanted to remove the requirement for Planning Commission review and approval of walls and fences and the prohibition of wall materials that only listed wood and vinyl and would not rule out chain link.
>
> Mr. Webb stated rather than the prohibition of walls, it should read, "All walls shall be masonry, subject to the review and approval of the Director of Development."
>
> Mr. Nievez requested clarification of what was meant by interior whether that meant individual parcels and lots, side and rear.

Chairman McEachron stated that was correct.

There being no further testimony, Chairman McEachron closed the public hearing at 8:13 p.m.

A motion was made by Commissioner Hinojos and seconded by Commissioner Metzler to approve the Negative Declaration for GPA-05-004 (A), ZC-05-020 and Specific Plan 05-001 with all mitigation measurers and Resolutions P-05-306, P-05-307 and P-05-308 with conditions of Staff. The motion carried by unanimous. The Resolutions were entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF GENERAL PLAN AMENDMENT GPA-05-004 (A), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO RE-DESIGNATE PROPERTY FROM LOW DENSITY RESIDENTIAL TO SPECIFIC PLAN TO ALLOW FOR THE DEVELOPMENT OF A 224-ACRE COMMUNITY OF SINGLE-FAMILY RESIDENTIAL UNITS, A 12 ACRE SCHOOL SITE, TWO 3-ACRE PARK SITES AND 30 ACRES OF CONSERVATION AREA

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF ZONE CHANGE ZC-05-020, A CHANGE OF ZONE TO RECLASSIFY PROPERTY FROM R-1 (SINGLE-FAMILY RESIDENTIAL) AND R-1T (SINGLE-FAMILY RESIDENTIAL – TRANSITIONAL) TO SPECIFIC PLAN TO ALLOW FOR THE DEVELOPMENT OF A 224-ACRE COMMUNITY OF SINGLE-FAMILY RESIDENTIAL UNITS, A 12-ACRE SCHOOL SITE, TWO 3-ACRE PARK SITES AND 30 ACRES OF CONSERVATION AREA

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF SPECIFIC PLAN 05-001, THE MOJAVE VISTAS SPECIFIC PLAN, TO ALLOW FOR THE DEVELOPMENT OF A 224-ACRE COMMUNITY OF SINGLE-FAMILY RESIDENTIAL UNITS, A 12-ACRE SCHOOL SITE, TWO 3-ACRE PARK SITES AND 30 ACRES OF CONSERVATION AREA"

Attached for Council's information is a copy of the Planning Staff Report together with other pertinent data. This matter is presented to the City Council for consideration at the close of the Public Hearing.

BW:pi

Attachments

RESOLUTION NO. 06-122

A RESOLUTION OF THE CITY OF VICTORVILLE APPROVING GENERAL PLAN AMENDMENT GPA-05-004 (A), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO REDESIGNATE PROPERTY FROM LOW DENSITY RESIDENTIAL TO SPECIFIC PLAN – McRAE GROUP

WHEREAS, the McRae Group, has initiated an amendment to the Land Use Element of the General Plan and any other affected elements to redesignate property from Low Density Residential to Specific Plan on property located in the City of Victorville, County of San Bernardino, State of California, particularly described as follows:

That portion of Section 4, Township 5 North, Range 4 West, San Bernardino Base and Meridian, in the City of Victorville, County of San Bernardino, State of California; and

WHEREAS, pursuant to Title 7, Division I, Chapter 3 of the Government Code of the State of California, the Victorville Planning Commission held a public hearing on June 14, 2006, to hear arguments for and against the issue, and after hearing all testimony offered, the Commission approved Resolution No. P-05-306, which recommended approval to the City Council of the General Plan Amendment; and

WHEREAS, the City Council finds that the proposed amendment to the Land Use Element is consistent with the goals, policies and objectives of the General Plan and all other elements; and

WHEREAS, a Negative Declaration for the proposed General Plan Amendment has been presented to the Planning Commission, and each member having reviewed and considered the information contained therein, and the Planning Commission having determined that the proposed General Plan Amendment will not have a significant effect on the environment and therefore recommends adoption by the City Council,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY RESOLVE AS FOLLOWS:

SECTION I. That after holding a public hearing and considering all the testimony offered in compliance with Section 65357 of the Government Code of the State of California, the City Council hereby approves the General Plan Amendment to the Land Use Element of the General Plan and any other affected elements to redesignate property from Low Density Residential to Specific Plan on property located north of Interstate 15, south of Rancho Road and west of National Trails Highway.

ORDINANCE NO. 2166

AN ORDINANCE OF THE CITY OF VICTORVILLE APPROVING ZONE CHANGE ZC-05-020 TO RECLASSIFY PROPERTY FROM R-1 (SINGLE-FAMILY RESIDENTIAL) AND R-1T (SINGLE-FAMILY RESIDENTIAL - TRANSITIONAL) TO SPECIFIC PLAN – MCRAE GROUP

Pursuant to Title 7, Division I, Chapter 4, Article 2 of the Government Code of the State of California, a Public Hearing was held on the 14th day of June 2006, to hear arguments for and against the issue, and after hearing all testimony offered, the Planning Commission approved Resolution No. P-05-307, which recommended to the City Council the adoption of the zone change on property in the City of Victorville, County of San Bernardino, State of California hereinafter described as:

That portion of Section 4, Township 5 North, Range 4 West, San Bernardino Base and Meridian, in the City of Victorville, County of San Bernardino, State of California; and

WHEREAS, The City Council finds that the proposed zone change is consistent with the General Plan; and

WHEREAS, The City Council finds that the site is adequate in size to accommodate the proposed land use; and

WHEREAS, The City Council finds that the proposed use will have no adverse effect upon abutting property; and

WHEREAS, a Negative Declaration for the proposed Zone Change has been presented to the Planning Commission, and each member having reviewed and considered the information contained therein, and the Planning Commission having determined that the proposed Zone Change will not have a significant effect on the environment and therefore recommends adoption by the City Council,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. That Zone Change ZC-05-020 be adopted, reclassifying property from R-1 (Single-Family Residential) and R-1T (Single-Family Residential - Transitional) to Specific Plan on property generally located north of Interstate 15, south of Rancho Road and west of National Trails Highway.

ORDINANCE NO. 2167

AN ORDINANCE OF THE CITY OF VICTORVILLE GRANTING SPECIFIC PLAN 05-001 (MOJAVE VISTAS SPECIFIC PLAN), TO ALLOW FOR THE DEVELOPMENT OF A 224-ACRE COMMUNITY OF SINGLE-FAMILY RESIDENTIAL UNITS, A 12-ACRE SCHOOL SITE, TWO 3-ACRE PARK SITES AND 30 ACRES OF CONSERVATION AREA – MC RAE GROUP

The McRae Group has initiated a request for Specific Plan 05-001 to re-designate property from Low Density Residential to Specific Plan to adopt the Mojave Vistas Specific Plan, a 224-acre community of single-family residential units, a 12-acre school site, two 3-acre park sites and 30 acres of conservation area on property in the City of Victorville, County of San Bernardino, State of California, particularly described as follows:

That portion of Section 4, Township 5 North, Range 4 West, San Bernardino Base and Meridian, in the City of Victorville, County of San Bernardino, State of California; and

Pursuant to Title 7, Division I, Chapter 3 of the Government Code of the State of California, a public hearing was conducted on the 14th day of June, 2006, to hear arguments for and against the Specific Plan, and after hearing all testimony offered, the Planning Commission adopted Resolution No. P-05-308, which recommended to the City Council the adoption of Specific Plan 05-001.

WHEREAS, a Negative Declaration for the proposed Specific Plan has been presented to the Planning Commission, and each member having reviewed and considered the information therein, and the Planning Commission having determined that the proposed Specific Plan will not have an effect on the environment and therefore recommends adoption by the City Council.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. That the Mojave Vistas Specific Plan, a 224-acre community of single-family residential units, a 12-acre school site, two 3-acre park sites and 30 acres of conservation area on property generally located north of Interstate 15, south of Rancho Road and west of National Trails Highway (Route 66), be adopted.

CITY OF VICTORVILLE PLANNING DEPARTMENT
14343 Civic Drive, Victorville, California 92392
(760) 955-5135 FAX (760) 245-8250

NEGATIVE DECLARATION

Preparation Date: October 26, 2005

Name or Title of Project: Proposed General Plan Amendment GPA-05-004(A), Zone Change ZC-05-020 and Specific Plan S-P-05-001.

Location: North of Interstate 15, south of Rancho Road and west of National Trails Highway (Route 66).

Entity or Person Undertaking Project: AEI-CASC Engineering, Inc.

Description of Project:

GPA-05-004(A) – An amendment to the Land Use Element of the General Plan and any other affected elements to re-designate property from Low Density Residential to Specific Plan, and

ZC-05-020 – to reclassify property from R-1T (Single Family Residential, Transitional) to S-P (Specific Plan), and

S-P-05-001 – to allow for the development of a 224-acre community of single-family residential units, a 12-acre school site, two 3-acre park sites and 30 acres of conservation area.

Statement of Findings: The Planning Commission has reviewed the Initial Study for this proposed project and has found that there are no adverse environmental impacts to either the man-made or physical environmental setting if the following mitigation measures are implemented in conformance with the Mitigation Monitoring Policy, and does hereby direct staff to file a Notice of Determination, pursuant to the California Environmental Quality Act (CEQA).

A copy of the Initial Study and other applicable documents used to support the proposed Negative Declaration is available for review at the City of Victorville Planning Department.

Mitigation Measures:

NPDES Permit:

1. Prior to issuance of a grading permit the applicant shall obtain coverage under the statewide general National Pollutant Discharge Elimination System (NPDES) permit for control of construction and post-construction related storm water. In addition, the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) as required in the NPDES permit and identify site-specific best management practices that will be used.

Mohave ground squirrel:

2. The applicant shall provide mitigation lands at a ratio of 1:1. These lands will be purchased in an area known to support populations of the species. The mitigation lands will be evaluated to ensure they provide habitat equal to or better than the habitat that will be lost as a result of development of the project site. In addition, CDFG approval of the mitigation lands will be obtained before acquisition is completed, and an Incidental Take Permit will be applied for as part of the overall mitigation process.

3. Appropriate Enhancement, endowment, and research fees will be provided by the project proponent as per CDFG requirements. These fees will be paid on a 1:1 basis prior to commencement of ground disturbing activities.

4. An educational brochure will be provided to all construction personnel regarding the Mohave ground squirrel prior to the start of ground disturbing activities.

Burrowing Owl:

5. Pre-construction surveys on the site and in the surrounding area out to 500 feet should be conducted no more than 30 days prior to ground disturbing activities. If ground disturbing activities are delayed for more than 30 days, additional surveys will be required.

6. Surveys should be conducted during the winter season between December 1 and January 31, if deemed necessary by CDFG.

7. If owls are observed on the site during future surveys, mitigations which will be required to reduce impacts to less than significant will include the following:

   a. Occupied burrows should not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by the Department verifies through non-invasive methods either: (1) the birds have not begun egg-laying and incubation; or (2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival;

   b. To offset the loss of foraging and burrow habitat on the project site, a minimum of 6.5 acres of burrowing owl habitat per pair or unpaired birds should be acquired and permanently protected;

   c. Existing unsuitable burrows should be enhanced or new burrows created at a ratio of 2:1 on the protected lands site; and

   d. The project proponent should provide funding for long-term management and monitoring of the protected land. A monitoring plan for the protected land should be required which includes success criteria, remedial measures, and annual reports to the Department.

Other

8. The applicant shall provide for an on-site paleontological/archaeological inspector to monitor all grading operations, or a letter from said licensed professional indicating that monitoring is not necessary during grading. Further, if disturbed resources are required to be collected and preserved, the applicant shall be required to participate financially up to the limits imposed by Public Resources Code Section 21083.2. The results of said monitoring shall be filed with the Director of Planning or his designee prior to the final approval of the development.

Public Review Period: October 31, 2005, thru November 30, 2005.

Public Hearing Date: June 14, 2006.

Adopted by the Planning Commission on June 14, 2006.

RYAN McEACHRON, CHAIRMAN
VICTORVILLE PLANNING COMMISSION

Adopted by the City Council on July 18, 2006

MIKE ROTHSCHILD, MAYOR
CITY OF VICTORVILLE

BILL WEBB
DIRECTOR OF PLANNING

jd

PLANNING COMMISSION STAFF REPORT

DATE: June 14, 2006 **AGENDA NO.** 23

CASE: GPA-05-004(A), ZC-05-020 and S-P-05-001

SUBJECT:

A. **General Plan Amendment** to the Land Use element of the General Plan and any other affected elements to re-designate property from Low Density Residential to Specific Plan

B. **Zone Change** to reclassify property from R-1T (Single Family Residential – Transitional) to S-P-05-001 (Mojave Vistas Specific Plan)

C. **Specific Plan** to allow for the development of a 219-acre community of a maximum of 972 single-family residential units, a 12-acre school site, two park sites totaling 5.5 acres and 39 acres of conservation area

APPLICANT: AEI-CASC Engineering, Inc.

LOCATION: North of Interstate 15, south of Rancho Rd and west of National Trails Highway (Route 66)

I. STAFF RECOMMENDATION:

That the Planning Commission take the following actions:

1. **General Plan Amendment** – Adopt Resolution No. P-05-306, recommending approval of Case No. GPA-05-004(A); and
2. **Zone Change** – Adopt Resolution No. P-05-307, recommending approval of Case No. ZC-05-020; and
3. **Site Plan** – Adopt Resolution No. P-05-308, recommending approval of Case No. S-P-05-001, and
4. **Environmental Assessment** – Adopt the attached Mitigated Negative Declaration.

II. SUMMARY:

The applicant is requesting approval of this proposal to allow for the development of the Mojave Vistas Specific Plan (S-P-05-001). The specific plan will facilitate the development of a 219-acre master-planned community with a maximum of 972 single-family residential units, a 12-acre school site, two park sites totaling 5.5 acres and 39 acres of conservation/open space area, a paseo system and enhanced parkways. Design Guidelines are also proposed that would provide for architectural, landscaping and development standards.

The applicant has met with Staff several times to discuss issues and concerns with the Specific Plan document and has been very cooperative and receptive to suggested changes, with the exception of phasing of the development of the park sites as discussed under **Phasing** in the ***Staff Analysis*** below.

The project site is currently vacant and zoned R-1T with a maximum allowable density of four dwelling units per acre. Approval of this request would result in an overall density of 4.4 dwelling units per acre.

III. STAFF ANALYSIS:

1. GPA-05-004(A) and 2. ZC-05-020:
Staff finds the proposed designations, as conditioned under S-P-05-001 below for buffering, compatible with the surrounding area shown in the table below and consistent with the General Plan as amended.

Should this proposal be approved as requested, then the following modifications to the General Plan and Zoning Map would occur:

1. Table 5 entitled "Distribution of Land Use" on page 24 of the Land Use Element shall be amended to reduce the acreage of the Low Density Residential land use designation by 219 acres within the Village Planning Area. A corresponding increase in Specific Plan acreage within the same planning area would also occur.

2. The Village Planning Area Land Use Policy Map (Figure 13) of the Land Use Element shall be updated in accordance with this proposal.

3. The Official Zoning Map of the City of Victorville shall also be updated in accordance with this proposal.

3. Specific Plan S-P-05-001. Recommended changes to the Specific Plan document as discussed below are listed in conditions 13 thru 16.

Buffering Adjacent Existing Development. An existing ready-mix cement processing facility exists adjacent to and to the north of the specific plan area. See Agenda Item #22 on this agenda. The applicant had proposed that if the conservation area and slopes are not sufficient for buffering, then buffering requirements should be made when the individual tract maps are submitted. Staff recommended that buffering requirements be included within the Specific Plan and revisions were received on June 1, 2006.

The conservation area provides a natural buffer, along with the significant grade differential, along the north and east sides of the industrial use. In the revisions, the applicant proposes to buffer the northern portion of Planning Area 10 with additional conservation area. Also, proposed is an enhanced parkway with additional 10 feet of landscaping along the west side of the collector roadway that is adjacent to the industrial use, Figure 4-9, attached. There is also a significant grade differential in this area. Although the proposed buffering may be adequate, Staff has included condition #9 requiring buffering for tracts or other development in Planning Areas 1 and 10 adjacent to the industrial use subject to Development Director approval.

Parcel Map Requirement. A previous agreement between the landowner and Service Rock Products, letter dated January 6, 2006, is attached, allows Service Rock the continued use of a portion of the Mojave Vistas property for cement processing purposes. In order to separate it from the specific plan area, Staff has included condition #10 requiring that the applicant submit, gain approval of, and record a parcel map prior to the issuance of any building permit or recordation of any tract map. A Certificate of Compliance and Lot Line Adjustment may be substituted subject to City Engineer approval.

Traffic Impact Analysis (TIA). A TIA has been prepared for this project in accordance with the San Bernardino County Congestion Management Program (CMP). The TIA has been reviewed by the appropriate agencies and Engineering Department comments are attached.

Water Supply Assessment. A Water Supply Assessment for this project has been prepared by the Victor Valley Water District (VVWD) and approved by the VVWD Board. A copy of the Board's authorization to issue will-serve letters is attached.

Planning Areas. Summary tables from Table 3-1 on Page 3-3 and Table 5-1 on Page 5-5 of the Specific Plan are attached. These tables summarize the acres, densities and development standards for each of the planning areas.

- **Planning Areas 1, 6 and 8. Cluster Residential.** The Cluster Residential designation allows a minimum lot area of 5,000 square feet with a minimum lot width of 45' and a minimum depth of 90'. PAs 1, 6 and 8 total 52 acres and would permit a total of 468 units with a maximum density of 9.0 units per acre.

  Cluster development allows a number of different product types including single family attached or detached, condominiums, townhouses and apartment complexes.

- **Park Sites. Planning Areas 2 and 9.** Two park sites totaling 5.5 acres are proposed. The parks must be planned and constructed to City standards and Parks Division Staff shall be involved in the inspection process. The parks shall become City property and an LMAD shall be established for their maintenance. No Development Impact Fee credits are available for parks less than 10 acres.

  Should Planning Area 5 develop with a park instead of school, then PAs 2 and 9 may develop as R-1 5,500 Residential which would allow a total of 27 dwelling units. However, in no case shall the number of dwelling units within the specific plan exceed the maximum of 972 units. Also see discussion under **Phasing** below.

- **Planning Areas 3 and 7. R-1 5,500 Residential.** The R-1 5,500 Residential designation allows a minimum lot area of 5,500 square feet with a minimum lot width of 50', 60' for corner lots, and a minimum depth of 90'. PAs 3 and 7 total 55 acres and would permit a total of 275 units with a maximum density of 5.0 units per acre.

- **Planning Areas 4 and 10. R-1 6,000 Residential.** The R-1 6,000 Residential designation allows a minimum lot area of 6,000 square feet with a minimum lot width of 60', 65' for corner lots, and a minimum depth of 90'. PAs 4 and 10 total 45 acres and would permit a total of 202 units with a maximum density of 4.5 units per acre.

- **School Site. Planning Area 5.** The 12-acre school site is centrally located within the specific plan area and within walking distance for students. The site has been offered to the School District, however, if the site is not developed as a school there is no residential overlay and it will develop as a park. As a park, Staff recommends that it be deeded to the City and developed in phase 1 with a funding mechanism (development agreement) for maintenance acceptable to the Community Services Director. Also see discussion under **Phasing** below.

- **Conservation/Open Space Area.** Approximately 39 acres is proposed as a conservation easement. This area has significant slopes and will remain undeveloped. No structures are permitted within the conservation areas. Page 5-8 lists several possible financing methods for maintaining the conservation area including Landscape

Maintenance Assessment District (LMAD), Drainage Facilities Assessment District (DFAD), Community Facilities District (CFD) or Homeowners' Association (HOA). Also Table 7-1 lists LMAD/DFAD as the proposed method for maintenance responsibility. However, because the use of those areas would be minimal, Community Services recommends that the conservation areas be maintained by a Homeowners' Association. Therefore, Staff has included such condition (#13).

Phasing. Items 7.2.d. and e. on Pages 7-1 and 7-2 indicate that the first park, PA 9, shall begin construction with the issuance of the 251st building permit, and the second park, PA 2, with the issuance of the 501st building permit. A schematic of the phasing is shown on page 7-4, figure 7-1, attached.

Staff recommends changing the phasing as follows: (conditions 14 thru 16)

- **PA 9** shall be included in phase 1 and construction of said park shall be commenced with the issuance of the first permit in phase 1, and be completed prior to the issuance of the last permit in phase 1.

- **PA 2** shall be included in phase 2 and construction of said park shall be commenced with the issuance of the first permit in phase 2, and be completed prior to the issuance of the last permit in phase 2.

- **PA 5** shall be included in phase 1 if developed as a park and construction of said park shall be commenced with the issuance of the first permit in phase 1, and be completed prior to the issuance of the last permit in phase 1.

Architectural and Design Standards. The Specific Plan includes requirements for four distinct architectural styles within future tracts, including, Prairie Style, California Ranch, Pueblo Style and Modern. Within these styles, specific design features to be included are listed. A complete description of the styles and design features is included within Chapter 6. Design Guidelines.

All new tracts will require the submittal of a Development Plan (DP) for Planning Commission review. For tracts with a minimum of 40 units, the DP shall include a minimum of three distinct floor plans and three elevations for each floor plan. For each additional 150 units, or fraction thereof, one additional floor plan with three elevations is required. Also required are landscaping plans and a color and materials board.

4. **Environmental Assessment.** A Mitigated Negative Declaration has been prepared for this project in accordance with Section 15070 of the California Environmental Quality Act.

IV. SITE CHARACTERISTICS:

	Existing Land Use	General Plan	Zoning	Specific Plan
Site	Vacant	Low Density Residential	R-1T[1]	NA
North	Ready-Mix Cement Processing Facility	Specific Plan	S-P-90-001	Southdown Specific Plan
South	Residences	Low Density Residential	R-1	NA
East	Vacant/ Industrial/ Commercial	Low Density Residential/ Heavy Industrial/ Commercial	R-1T[1]/ M-2/ C-M	NA
West	Developing Residential	Medium Density Residential	PUD-92-004	NA

[1] The following "T" standard was applied to the zoning:

1. Prior to grading of the site a biological survey shall be conducted to determine if the site contains habitat for the desert tortoise and/or Mojave ground squirrel.

NUMBER OF RADIUS LETTERS MAILED: 162

JD

GPA-05-004(D) and ZC-05-029 and S-P-05-001. THE STAFF RECOMMENDATION MAY BE ACCEPTED OR REJECTED BY THE PLANNING COMMISSION AND CITY COUNCIL AFTER THEIR OWN ANALYSIS AND CONSIDERATION OF PUBLIC TESTIMONY PRESENTED AT THE HEARING. THE PLANNING COMMISSION ACTION IS A RECOMMENDATION TO THE CITY COUNCIL ONLY.

CONDITIONS OF APPROVAL
GPA-05-004(A), ZC-05-020 and S-P-05-001
June 14, 2006

PLANNING CONDITIONS:

GPA-05-004(D):
None

ZC-05-029:
None

S-P-05-001

1. Prior to issuance of a grading permit the applicant shall obtain coverage under the statewide general National Pollutant Discharge Elimination System (NPDES) permit for control of construction and post-construction related storm water. In addition, the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) as required in the NPDES permit and identify site-specific best management practices that will be used.

2. The applicant shall provide mitigation lands at a ratio of 1:1. These lands will be purchased in an area known to support populations of the species. The mitigation lands will be evaluated to ensure they provide habitat equal to or better than the habitat that will be lost as a result of development of the project site. In addition, CDFG approval of the mitigation lands will be obtained before acquisition is completed, and an Incidental Take Permit will be applied for as part of the overall mitigation process.

3. Appropriate Enhancement, endowment, and research fees will be provided by the project proponent as per CDFG requirements. These fees will be paid on a 1:1 basis prior to commencement of ground disturbing activities.

4. An educational brochure will be provided to all construction personnel regarding the Mohave ground squirrel prior to the start of ground disturbing activities.

5. Pre-construction surveys on the site and in the surrounding area out to 500 feet should be conducted no more than 30 days prior to ground disturbing activities. If ground disturbing activities are delayed for more than 30 days, additional surveys will be required.

6. Surveys should be conducted during the winter season between December 1 and January 31, if deemed necessary by CDFG.

7. If owls are observed on the site during future surveys, mitigations which will be required to reduce impacts to less than significant will include the following:

   a. Occupied burrows should not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by the Department verifies through non-invasive methods either: (1) the birds have not begun egg-laying and incubation; or (2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival;

   b. To offset the loss of foraging and burrow habitat on the project site, a minimum of 6.5 acres of burrowing owl habitat per pair or unpaired birds should be acquired and permanently protected;

c. Existing unsuitable burrows should be enhanced or new burrows created at a ratio of 2:1 on the protected lands site; and

d. The project proponent should provide funding for long-term management and monitoring of the protected land. A monitoring plan for the protected land should be required which includes success criteria, remedial measures, and annual reports to the Department.

8. The applicant shall provide for an on-site paleontological/archaeological inspector to monitor all grading operations, or a letter from said licensed professional indicating that monitoring is not necessary during grading. Further, if disturbed resources are required to be collected and preserved, the applicant shall be required to participate financially up to the limits imposed by Public Resources Code Section 21083.2. The results of said monitoring shall be filed with the Director of Planning or his designee prior to the final approval of the development.

9. Buffering for tracts or other development in Planning Areas 1 and 10 adjacent to the industrial use shall be subject to Development Director review and approval.

10. The applicant shall submit, gain approval of, and record a parcel map to separate the industrial portion of APN 0478-021-17 from the Mojave Vistas Specific Plan area prior to the issuance of any building permit or recordation of any tract map. In the alternative, a Certificate of Compliance and Lot Line Adjustment may be substituted subject to City Engineer approval.

11. The applicant shall file a Notice of Determination and pay the necessary filing fee to the County of San Bernardino pursuant to Public Resources Code Section 21089(b). This project is not effective until such time as this condition has been satisfied. The applicant shall submit evidence to the City that this condition has been satisfied. Any delay in the applicant's payment of the required fee shall not toll the lapse of approval date nor appeal period of this project.

12. The applicant shall indemnify, protect, and hold harmless the City from any lawsuit due to the applicant's failure to pay the fee imposed by Fish and Game Code Section 711.4.

The following changes shall be made to the Specific Plan document prior to scheduling this item for City council review.

Change Section 5.5 *Conservation Easements* on page 5-7 and Section 7.9 *Maintenance*, Table 7-1 on page 7-6:

13. Include language in Section 5.5 on page 5-7 for the establishment and recordation of a Homeowners' Association for the perpetual maintenance of the conservation areas prior to recordation of the first tract.

    Change the responsibility for maintenance of the conservation easements in Table 7-1 on page 7-6 from LMAD/DFAD to Homeowners' Association.

Change Section 7.2 *Implementation* paragraph "d" on page 7-1 to read as follows:

14. Planning Area 9 shall be included in phase 1 and construction of the park shall be commenced with the issuance of the first permit in phase 1, and be completed prior to the issuance of the last permit in phase 1. Prior to completion of construction, an LMAD shall be established for maintenance and the park shall be granted in fee simple to the City of Victorville.

    Also change the *Phasing Plan*, figure 7-1 on page 7-4 to include Planning Area 9 in phase 1.

Change Section 7.2 *Implementation* paragraph "e" on page 7-2 to read as follows:

15. Planning Area 2 shall be included in phase 2 and construction of the park shall be commenced with the issuance of the first permit in phase 2, and be completed prior to the issuance of the last permit in phase 2. Prior to completion of construction, an LMAD shall be established for maintenance and the park shall be granted in fee simple to the City of Victorville.

    Change the Phasing Plan, figure 7-1 on page 7-4 to include Planning Area 2 in phase 2.

Since Planning Area 5 may develop as a park instead of a school, add paragraph "f" to Section 7.2 *Implementation*:

16. If a school is not developed in Planning Area 5 a park shall be constructed. Prior to the recordation of the first tract map within the Specific Plan, the applicant/developer shall enter into a development agreement with the City regarding construction of the park. Prior to completion of construction, the park shall be granted in fee simple to the City of Victorville.

McRae
GROUP of COMPANIES

"The Power and Rewards of Vision"

January 20, 2006

To: City of Victorville

From: Mojave Vistas, LLC
c/o McRae Group of Companies
Attn: Robert Shaw, President
8800 North Gainey Center Drive
Suite 255
Scottsdale, AZ 85258

To Whom It May Concern:

This letter is to confirm that Service Rock of Victorville, CA has permission from our company, Mojave Vistas, LLC, as the owner of land currently used by Service Rock and certain adjacent land, to continue conducting their business as usual and use such land as they always have in the course of their business.

If you have any questions regarding this matter, please call me at: Tel: (480) 609-1200 (Ext 4); Fax: (480) 609-1191; E-Mail: bob.shaw@ronmcrae.com.

Sincerely,

MOJAVE VISTAS, LLC
By: RMG Real Estate Services II, L.L.C.
Its Administrator
By: _____
Robert L. Shaw, Authorized Officer

8800 N. Gainey Center Drive | Suite 255 | Scottsdale | Arizona 85258
480-609-1200 | fax 480-609-1130 | www.ronmcrae.com

MEMORANDUM

DATE: March 8, 2006

FROM: Bill Webb CB for
Director of Planning

TO: Chairman and Planning Commissioners

SUBJECT: SECOND CONTINUANCE OF THE MOJAVE VISTAS SPECIFIC PLAN, GPA-05-004(A), ZC-05-020 AND S-P-05-001, MCRAE GROUP, OWNER
AGENDA ITEM NO. 9A, B & C

The Mojave Vistas Specific Plan is a request to allow for the development of a 224-acre master-planned community consisting of a maximum of 1,000 single-family residential units, a 12-acre school site, two 3-acre park sites and 30 acres of conservation area.

Staff is in receipt of a letter dated February 20, 2006 (attached), from Christopher Morgan representing the applicant, requesting a continuance to the Commission's June 14, 2006, meeting; the next cycle for general plan amendments. The continuance is requested to allow the applicant time to incorporate Staff comments into the plan and to address outstanding property issues. At issue is a code enforcement case involving a portion of the property.

Therefore, this matter is again presented to the Commission for consideration.

Submitted by: John Dubasik, Associate Planner

February 20, 2006

RECEIVED
FEB 27 2006
Planning Department

City of Victorville- Planning Commission
C/O John Dubasik - Planning Department
14343 Civic Drive
Victorville, California 92392

RE: Mojave Vistas SP 05-001, GPA 05-004(A), and ZC 05-020 (Request for Planning Commission Hearing Continuance.)

Ladies and Gentlemen of the Planning Commission:

We are respectfully requesting a continuance of the hearing on all items relating to the Mojave Vistas Specific Plan #05-001 including the General Plan Amendment and Zone Change all scheduled to be heard on March 8th, 2006 we request that the applications be continued to the June 14th Planning Commission.

The granting of our request for a continuance will allow our project team to adequately respond to the City of Victorville's comments on the Specific Plan and to comply with the Code Enforcement issues that have recently come to light.

The reason for continuing the project so far out is that, June is the next Planning Commission hearing in the General Plan Amendment cycle.

Please grant our request for a continuance to June 14, 2006, allowing us to work with City staff and adequately address their comments and concerns on the Mojave Vista's project.

Sincerely,

Christopher Morgan
United Engineering Group
Representing: McRae Companies

United Engineering Group
4505 E. Chandler Blvd.
Suite 170
Phoenix, AZ 85048
(480) 705-5372

856

MEMORANDUM

DATE: December 14, 2005

FROM: Bill Webb BW
Director of Planning

TO: Chairman and Planning Commissioners

SUBJECT: CONTINUANCE OF THE MOJAVE VISTAS SPECIFIC PLAN, GPA-05-004(A), ZC-05-020 AND S-P-05-001, MCRAE GROUP, OWNER
AGENDA ITEM NO. 7A, B & C

The Mojave Vistas Specific Plan is a request to allow for the development of a 224-acre master-planned community consisting of a maximum of 1,000 single-family residential units, a 12-acre school site, two 3-acre park sites and 30 acres of conservation area.

Staff is in receipt of a letter dated December 2, 2005 (attached), from Christopher Morgan representing the applicant, requesting a continuance to the Commission's March 8, 2006, meeting; the next cycle for general plan amendments. The continuance is requested to allow the applicant time to incorporate Staff comments into the plan.

Therefore, this matter is presented to the Commission for consideration.

Submitted by: John Dubasik, Associate Planner

December 2, 2005

RECEIVED
DEC 05 2005
Planning Department

City of Victorville- Planning Commission
C/O John Dubasik - Planning Department
14206 Amargosa Road
Victorville, California 92393

RE: Mojave Vistas SP 05-001, GPA 05-004(A), and ZC 05-020 (Request for Planning Commission Hearing Continuance.)

Ladies and Gentlemen of the Planning Commission:

We are respectfully requesting a continuance of the hearing on all items relating to the Mojave Vistas Specific Plan #05-001 including the General Plan Amendment and Zone Change all scheduled to be heard on December 14th, 2005 to be continued to the 1st Planning Commission hearing in March 2006.

The approval of our request for a continuance will allow our project team to adequately respond to the City of Victorville's comments on the Specific Plan document received on November 22nd, 2005 and to revise the document appropriately.

The reason for continuing the project so far out is that, March is next Planning Commission hearing in the General Plan Amendment cycle.

Please grant our request for a continuance to March 8, 2006, allowing us to work with City staff and adequately address their comments on the Mojave Vista's project.

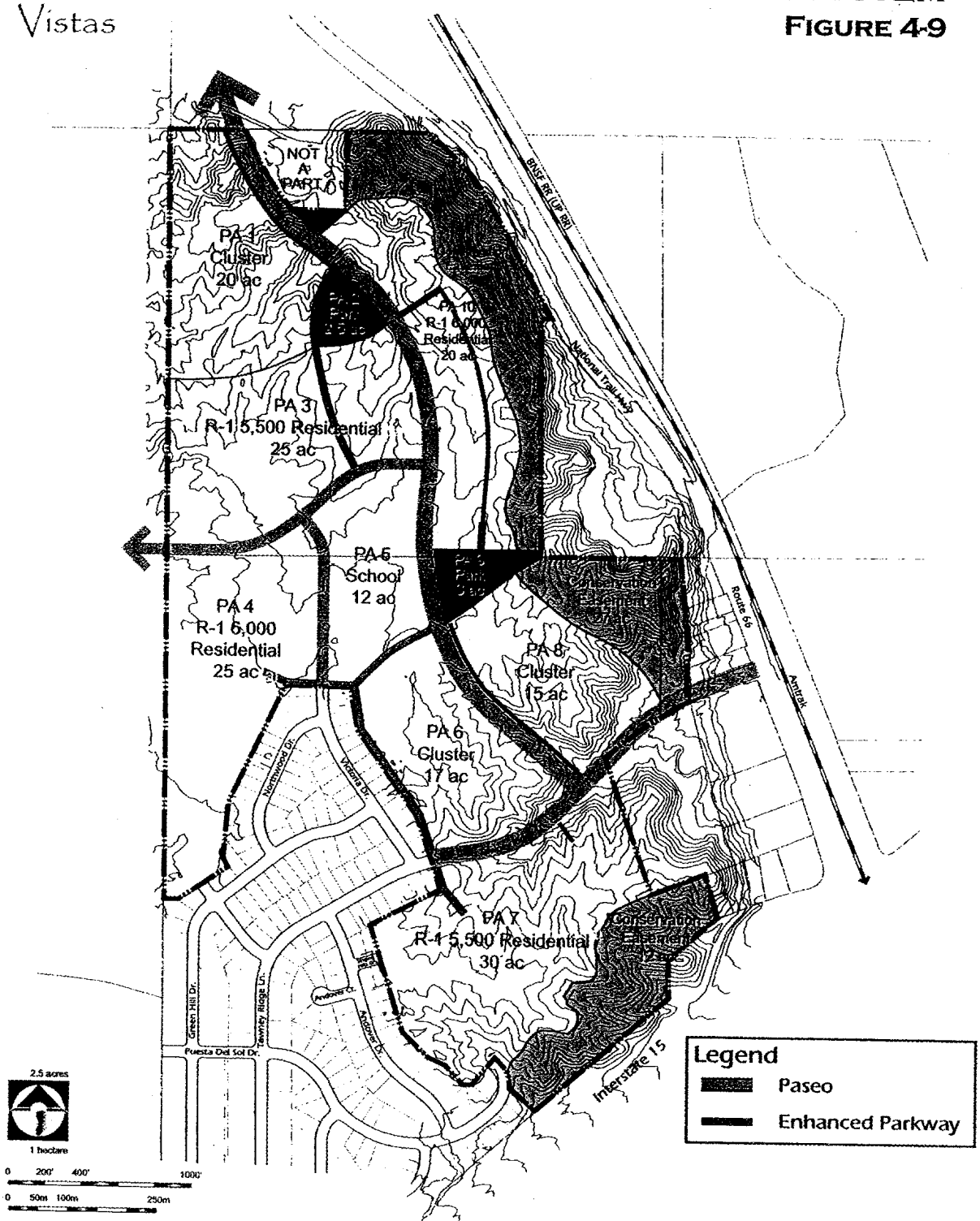
Sincerely,

Christopher Morgan
United Engineering Group
Representing: McRae Companies

United Engineering Group
4505 E. Chandler Blvd.
Suite 270
Phoenix,AZ 85048
(480) 705-5372

Mojave Vistas

PASEO/TRAIL SYSTEM
FIGURE 4-9



Regaje

DATE APPROVED 1-18-06

VOTE 3-0

ORIGINAL TO

ON

Agenda Item E – 12

INDEPENDENTLY PROVIDING VICTOR VALLEY WATER DISTRICT 1931 2006 QUALITY SERVICE FOR 75 YEARS

Honorable Board of Directors

January 4, 2006

Subject: Water Supply Assessment Under SB 610 / SB 221 for Tentative Tract (Apn's 0478-021-17, 0478-031-10, and 0478-051-02) by Mojave Vista LLC

Proposed Motion:

Approve the Water Supply Assessment under SB 610/ SB 221 for one thousand (1,000) lots for Tentative Tract (Apn's 0478-021-17, 0478-031-10, and 0478-051-02) by Mojave Vista LLC and authorization for staff to issue Will Serve Letters.

Financial Impact:

The project developer has paid for the cost of the study. A portion of the connection fees (total fees are estimated at $4,101,000) will be required in advance for construction of transmission pipelines and other facilities. On-site facilities will be constructed by the developer to District standards and dedicated to the District. Plan check, inspection, and meter and account fees will be charged as needed.

Background

This proposed project is a single family residential development bound by Rancho Road on the North, Puesta Del Sol Drive on the South, and National Trails Highway on the East. The project consists of 1,000 residential lots. This Water Supply Assessment has been prepared using the SB 610 and SB 221 guidelines for projects consisting of over 500 lots.

We find that sufficient water is available per the requirements of SB 610 and SB 221 for this project based on Mojave Water Agency's commitment letter dated March 12, 2003.

Sincerely,

Reginald A. Lamson, PE, LS
District Engineer

Attachments: February 25, 2003 Letter to Mojave Water Agency
March 12, 2003 response from Mojave Water Agency
Hydraulic Model Simulation Results

Attachments available for review or purchase at District Office:

Urban Water Management Plan
Long Range Water Supply Plan
Water Master Plan
Adjudication/Judgment

LAND USE STATISTICAL SUMMARY TABLE 3-1

LAND USE	PLANNING AREAS	ACRES	DENSITY	UNITS
Cluster	1, 6 & 8	52	9.0	468
R-1 5,500 Residential	3 & 7	55	5.0	275
R-1 6,000 Residential	4, & 10	45	4.5	202
Parks (Overlay) Med. Density*	2 & 9	5.5	5.0	27
School	5	12		
Open Space/Conservation		39		
Streets		10.7		
TOTAL		219.2	4.4	972

* Should the school district choose not to build a school in PA 5 this site will be a park site. In addition, the two (2) park sites will be allowed to be constructed as R-1 5,500 residential at 5 DU/Ac.

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

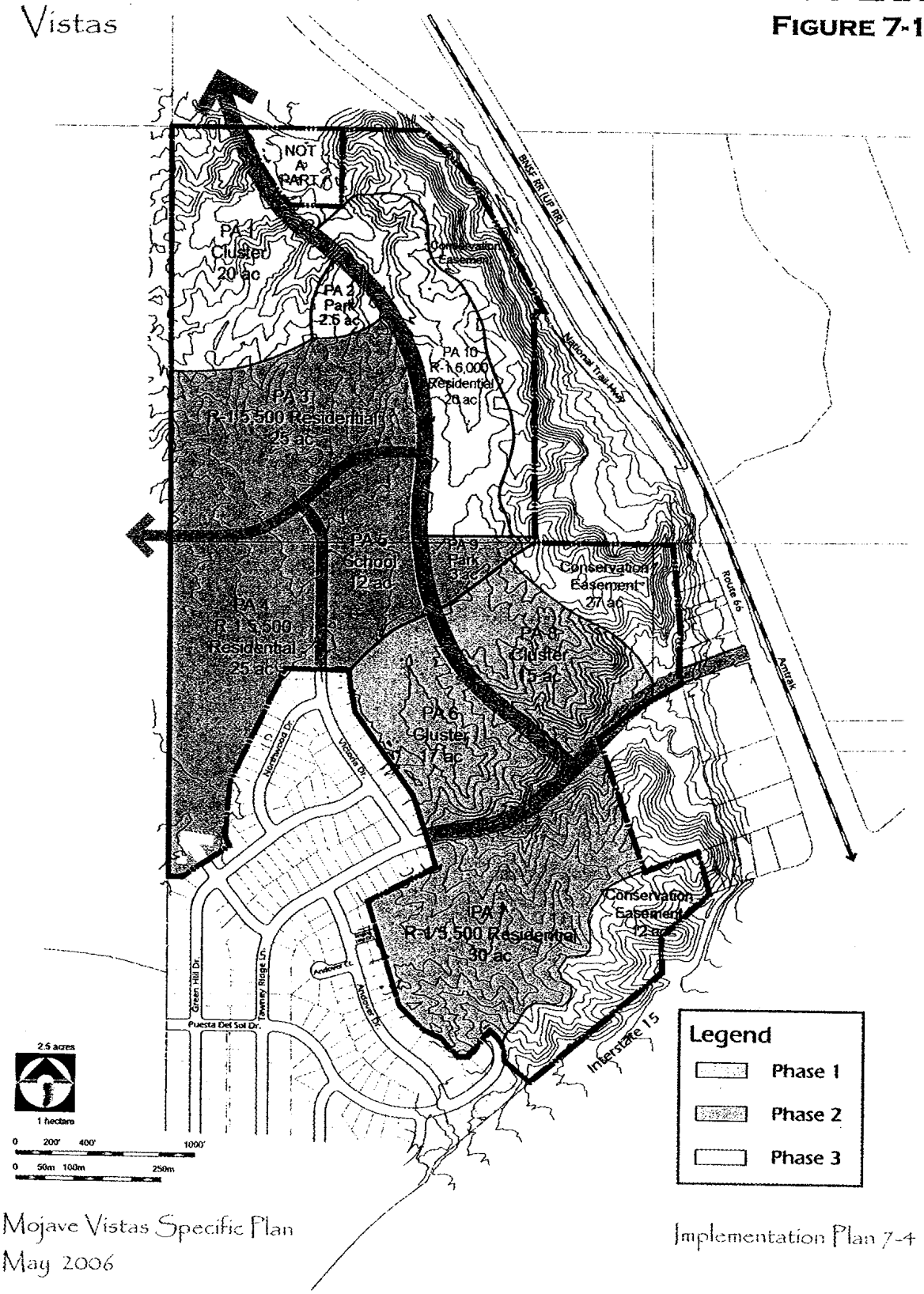
TABLE 5-1

Planning Area(s)	1, 6, & 8	3 & 7	4 & 10
Minimum Lot Area	**5,000** sq. ft. Clusters	**5,500** sq. ft.	**6,000** sq. ft
Lot Width	45' minimum	50' minimum, 60' corner lots, 30' knuckles and cul-de-sacs, 40' curvilinear streets*	60' minimum, 65' corner lots, 35' knuckles and cul-de-sacs, 45' curvilinear streets*
Lot Depth	None, 90' minimum if adjacent to major arterial or collector	90' minimum	90' minimum
Front Yard (*Living Area*) Setback	(perimeter building setback) Street or Rear Property line:15' minimum: Side Property line: 10'	15' minimum	17' minimum
Interior Side Yard Setback	(Interior building setback)Front 10' : Rear and side none	Total of 10' Minimum 5' each side	Total of 10' Minimum 5' each side
Street Side Yard Setback	10' Minimum	10' Minimum	10' Minimum
Front or Side Entry Garage Setback	18' front loaded, 10' side loaded	15' minimum, average 18' requires roll-up garage	18' minimum, average 20' requires roll-up garage
Rear Yard Setback Measured from lot line	15' minimum	15' minimum	15' minimum
Recreational Living Area	Common area 5% of gross area	1,350 sf	1,500 sf
Maximum Lot Coverage	50%	50%	50%
Height Limit	35' max. from graded pad	35' max. from graded pad	35' max. from graded pad
Density	9.0 DU	5.0 DU	4.5 DU

* minimum at building setback for curvilinear streets

Mojave Vistas

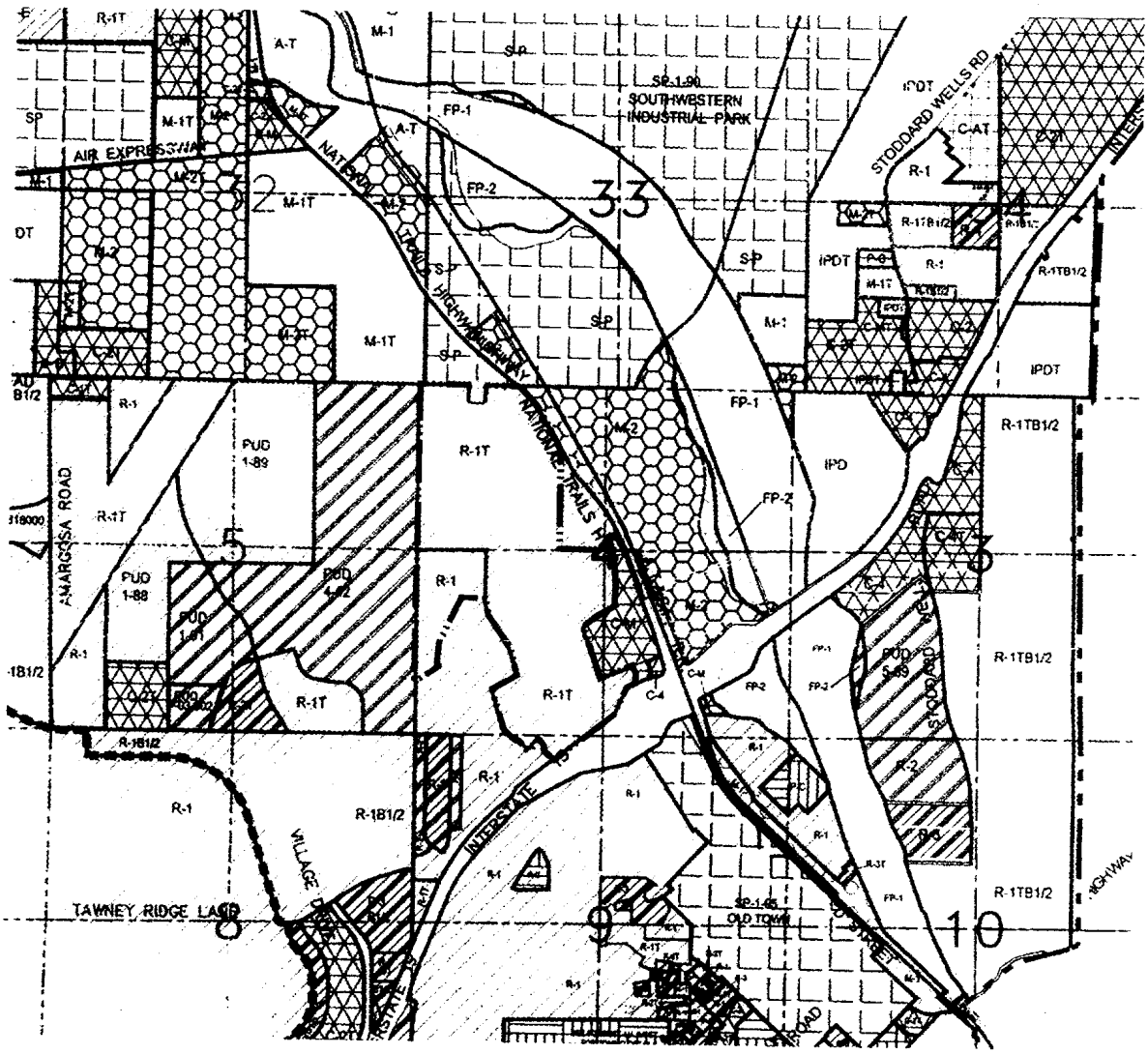
PHASING PLAN
FIGURE 7-1



GPA-05-004(A)
ZC-05-020

Mojave Vistas

EXISTING GENERAL PLAN/ZONING



General Plan Legend

- Rural Residential (1DU/5AC)
- Low Density Residential (5DU/AC)
- Medium Density Residential (8DU/AC)
- High Density Residential (15-20DU/AC)
- Office Professional
- Commercial
- Light Industrial
- Heavy Industrial
- Public/Institution
- Open Space
- Specific Plan

Project Site

Zoning Legend

Residential:

S-R	Suburban Residential
R-1	Single Family
R-2	Medium Density
R-3	High Density
R-4	Very High Density
MDR	Mixed Density
RMPD	Mobile Home Planned Unit Development

Industrial:

IPD	Industrial Park District
M-1	Light Industrial
M-2	Heavey Industrial

Agricultural:

AE	Exclusive Agricultural
A	Agriculture

Commercial:

C-1	Neighborhood Retail
C-2	General Commercial
C-4	Highway & Service Commercial
C-A	Administrative Professional Offices
C-M	Commercial Manufacturing
P	Parking

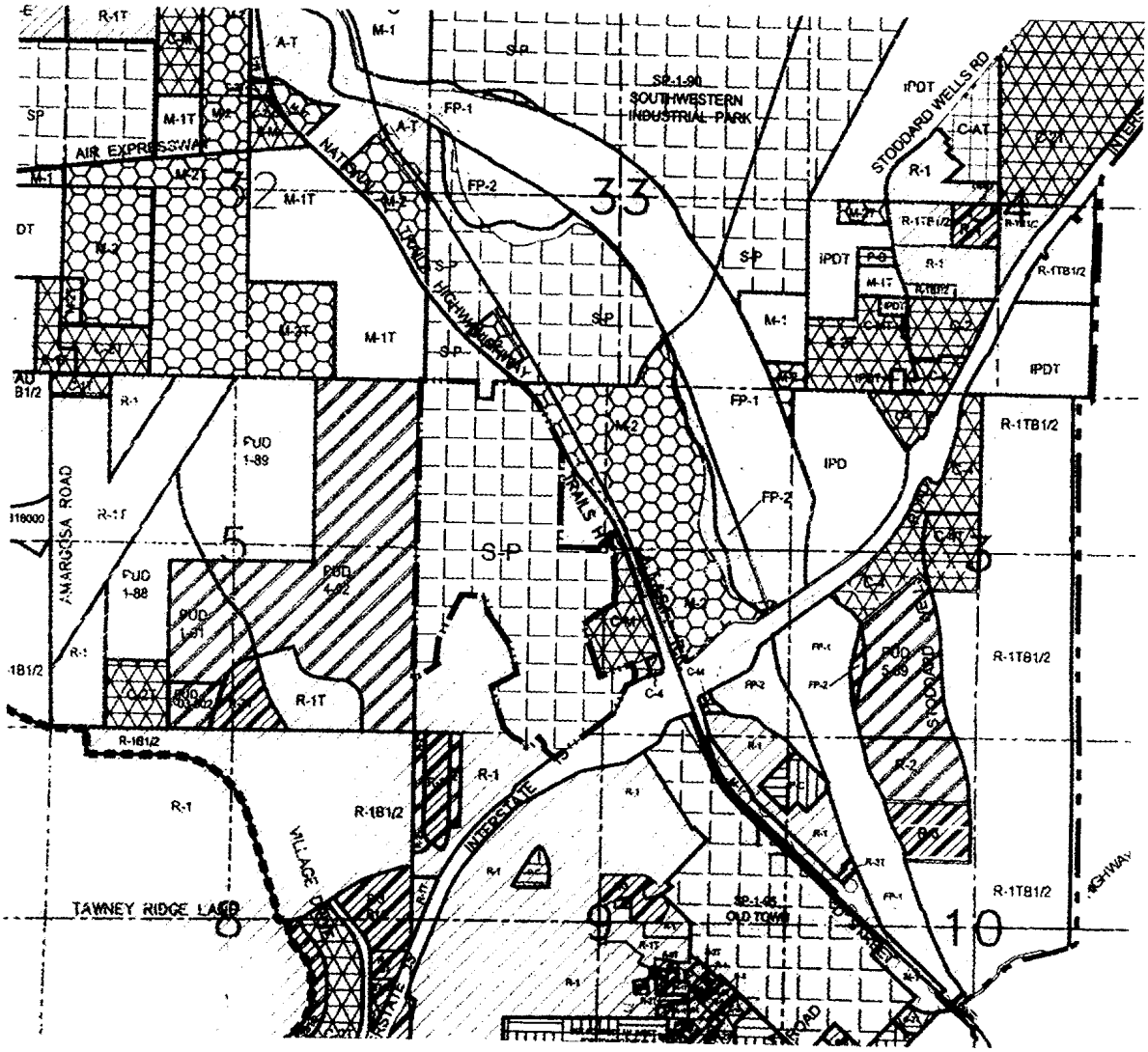
Other:

F-P	Conservancy & Flood Plain
H	Historic
P-C	Public & Civic
P-P	Precise Plan
PUD	Planned Unit Development
SLP	Slope Protection
S-P	Specific Plan
T	Transitional

AEI CASC

Mojave
Vistas

PROPOSED GENERAL PLAN/ZONING



General Plan Legend

- Rural Residential (1DU/5AC)
- Low Density Residential (5DU/AC)
- Medium Density Residential (8DU/AC)
- High Density Residential (15-20DU/AC)
- Office Professional
- Commercial
- Light Industrial
- Heavy Industrial
- Public/Institution
- Open Space
- Specific Plan

Project Site

Zoning Legend

Residential:

S-R	Suburban Residential
R-1	Single Family
R-2	Medium Density
R-3	High Density
R-4	Very High Density
MDR	Mixed Density
RMPD	Mobile Home Planned Unit Development

Industrial:

IPD	Industrial Park District
M-1	Light Industrial
M-2	Heavey Industrial

Agricultural:

AE	Exclusive Agricultural
A	Agriculture

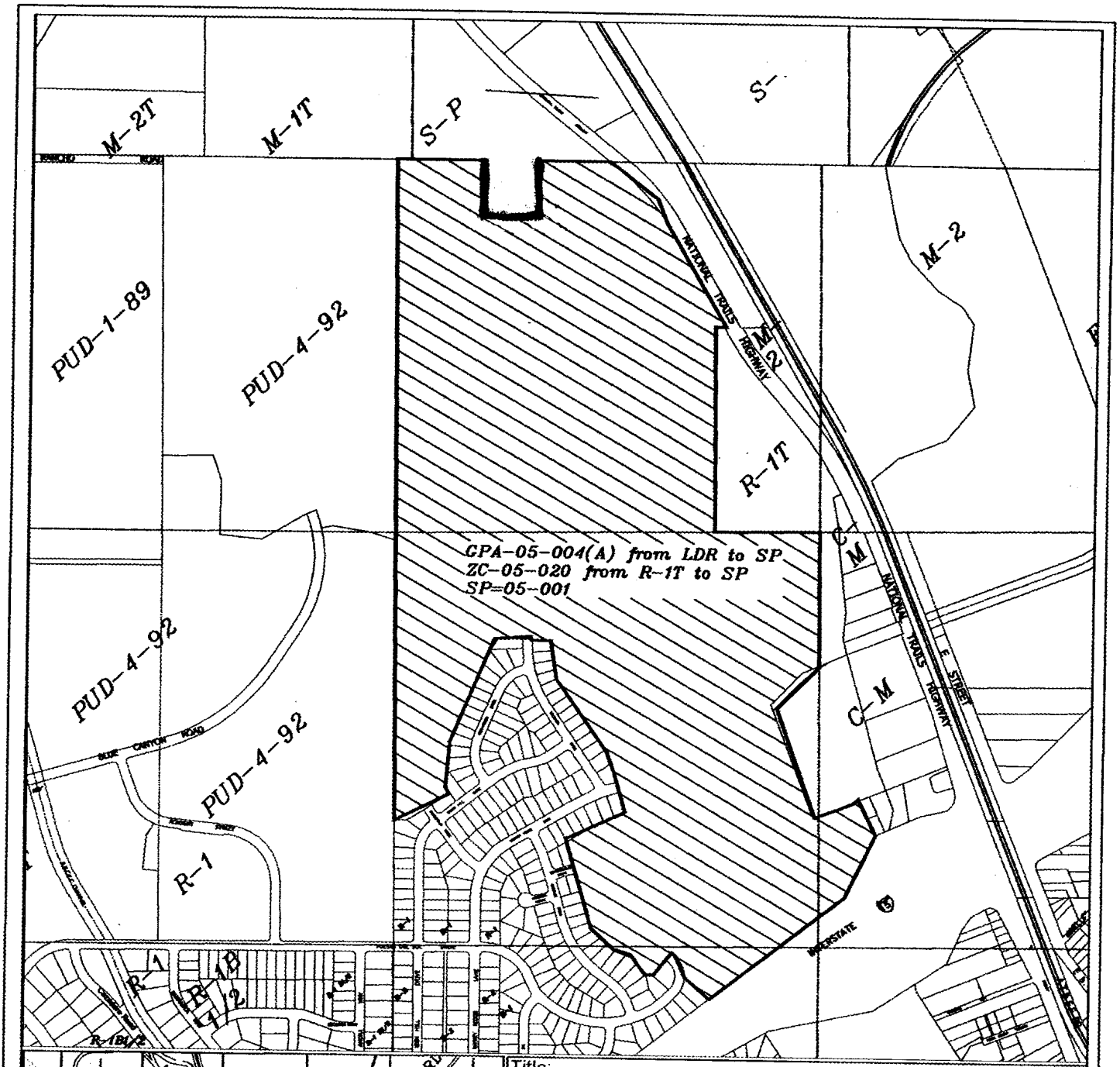
Commercial:

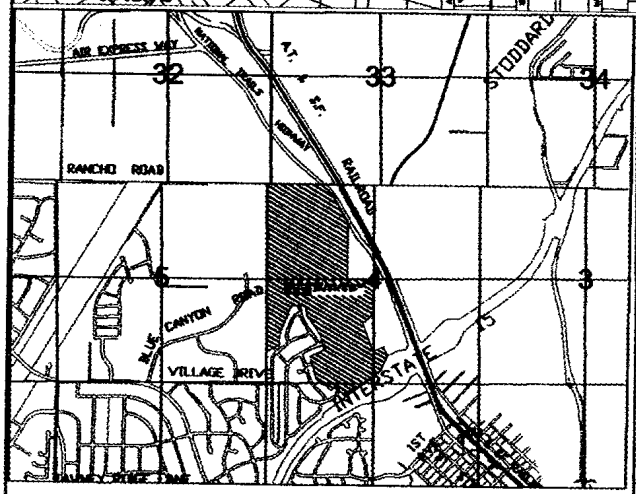
C-1	Neighborhood Retail
C-2	General Commercial
C-4	Highway & Service Commercial
C-A	Administrative Professional Offices
C-M	Commercial Manufacturing
P	Parking

Other:

F-P	Conservancy & Flood Plain
H	Historic
P-C	Public & Civic
P-P	Precise Plan
PUD	Planned Unit Development
SLP	Slope Protection
S-P	Specific Plan
T	Transitional

AEI CASC



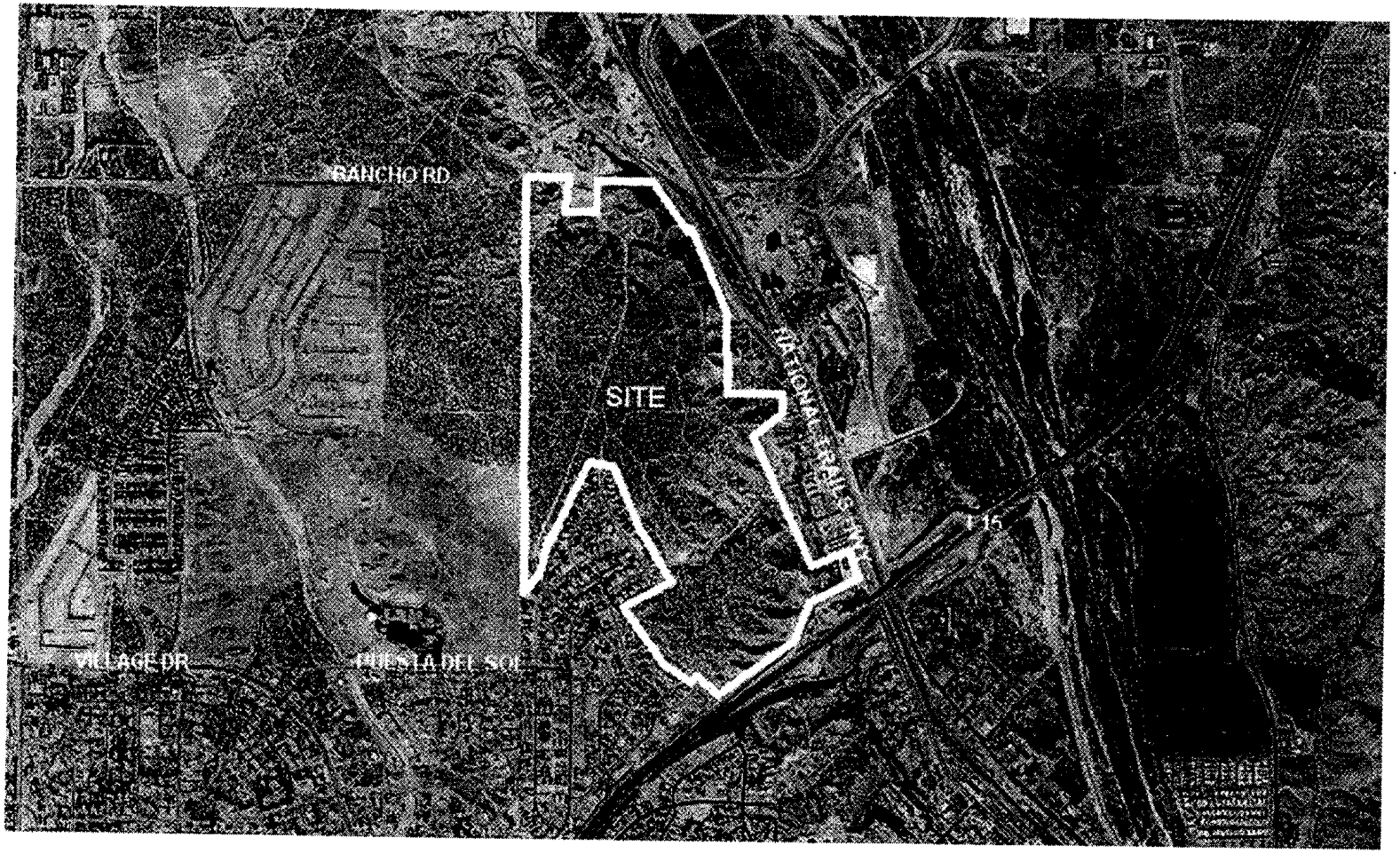


Vicinity Map

Graphics are diagramatic only - Not to Scale

Title: PROPERTY LOCATION MAP			
Zoning: GPA: LDR to SP ZC: R-1T to SP		Area: 225± AC	
Assessor Parcel Number: 0478-021-17 & 0478-051-02			
Location: Located north of Interstate 15, south of Ranchero Road and west of National Trails Highway			
Drawn By: NL	Checked By:	Date: 11-23-05	Case Number: GPA-05-004(A) ZC-05-020 & SP-05-001

Prepared by: City of Victorville Planning Department



General Plan Amendment GPA-05-004(A)
Zone Change ZC-05-020 and Specific Plan S-P-05-001

INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM

1. **Project title:** Proposed General Plan Amendment GPA-05-004(A), Zone Change ZC-05-020 and Specific Plan S-P-05-001.

2. **Lead agency name and address:** City of Victorville Planning Department, PO Box 5001, Victorville, California 92393-5001.

3. **Contact person and phone number:** John Dubasik, Associate Planner 760-955-5135.

4. **Project location:** North of Interstate 15, south of Rancho Road and west of National Trails Highway.

5. **Project sponsor's name and address:** AEI-CASC Engineering, Inc., 937 South Via Lata, Suite 500, Colton, CA 92324.

6. **General Plan designation:** Low Density Residential.

7. **Zoning:** R-1 (Single Family Residential) and R-1T (Single Family Residential, Transitional).

8. **Description of project:** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

   GPA-05-004(A) – An amendment to the Land Use Element of the General Plan and any other affected elements to re-designate property from Low Density Residential to Specific Plan, and

   ZC-05-020 – to reclassify property from R-1 (Single Family Residential) and R-1T (Single Family Residential, Transitional) to S-P (Specific Plan), and

   S-P-05-001 – to allow for the development of a 224-acre community of single-family residential units, a 12-acre school site, two 3-acre park sites and 30 acres of conservation area.

9. **Surrounding land uses and setting:** The proposed project is bounded on the north by vacant S-P zoned land, on the south by residences on R-1 zoned land and Interstate 15, on the east by a cement plant on M-2 zoned land and on the west by vacant PUD zoned land. The subject property is undeveloped.

10. **Other public agency whose approval is required** General construction storm water permit (NPDES) – State Water Resources Board, California Department of Fish and Game. Recordation of a final map, issuance of building permits and completion of structures to code is required by the City prior to establishment of the use.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTS:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

___ Land Use and Planning	___ Transportation/Circulation	___ Public Services
___ Population and Housing	___ Biological Resources	___ Utilities and Service Systems
___ Geological Problems	___ Energy and Mineral Resources	___ Aesthetics
___ Water	___ Hazards	___ Cultural Resources
___ Air Quality	___ Noise	___ Recreation
	___ Mandatory Findings of Significance	

DETERMINATION:

On the basis of this initial evaluation:

__ I find that the proposed project COULD NOT have significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. (De Minimis)

X I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.

__ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

__ I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated". An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

__ I find that the proposed project WILL NOT have a significant effect on the environment, because no new potentially significant effects have been identified beyond those previously analyzed adequately in an earlier EIR (Final Program Environmental Impact Report for the City's 1997 Comprehensive General Plan Update, State Clearinghouse No. 97011040), pursuant to applicable standards, and no additional mitigation measures beyond those imposed as part of that previous EIR are necessary to be imposed upon the proposed project to reduce mitigable impacts to a insignificant level. Therefore, no additional environmental documentation is necessary.

Signature: John Dubasik Date: October 26, 2005

John Dubasik, Associate Planner For: Victorville Planning Department

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is provided for all answers except "No Impact" answers that are adequately supported by the information sources the lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer is explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) "Potentially Significant Impact" is noted if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact". The lead agency describe the mitigation measures, and briefly explains how

they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses", may be cross-referenced).

5) Earlier analyses may be referenced where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist.

6) The lead agency incorporates into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document, where appropriate, includes a reference to the page or pages where the statement is substantiated. See the sample question below. A source list is attached, and other sources used or individuals contacted are cited in the discussion.

ENVIRONMENTAL IMPACTS:

I. **LAND USE AND PLANNING.** *Would the proposal*	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Conflict with general plan designation or zoning? (1, Figure 14 and 2, Sheet 2)				X
b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? (3, 1)				X
c) Be incompatible with existing land use in the vicinity? (4)				X
d) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)? (5)				X
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (4)				X

Comments: The proposed General Plan Land Use Designation for the project site is Specific Plan and the proposed zoning is S-P (Mojave Vista Specific Plan S-P-05-001). Single-family residences are a permitted use. The existing General Plan designation (Low Density Residential) and zoning (R-1, Single Family Residential and R-1T, Single Family Residential, Transitional) allow for a density of five dwelling units per gross acre for the project site. Since the proposed project has a density of approximately 4.46 dwelling units per gross acre, the proposal is consistent with the Victorville General Plan and zoning. The Resource Element of the General Plan does not identify this site as having special environmental significance. The proposal does not create any land use incompatibilities since it is in compliance with the General Plan. While the vacant land could be used for agricultural purposes, the soil at this location is limited by the hazard of soil blowing, high water intake rate and low fertility. Consequently, the property's value for crop production is marginal. Further, the project would not disrupt or divide an established community. No mitigation necessary.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
II. POPULATION AND HOUSING. *Would the proposal:*				
a) Cumulatively exceed official regional or local population projections? (6, 4)				X
b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? (4)				X
c) Displace existing housing, especially affordable housing? (4)				X

Comments: The proposed project will increase the population by approximately 2,600 people based on 2.6 people per dwelling unit. The density of the proposal is consistent with the current General Plan and zoning designation, therefore, the proposed project does not exceed official regional or local population projections. During the project's construction there will likely increase the need for housing within the community since these uses will employ workers. However, since several apartment complexes and rental units exist within the City, the demand for workers' housing would be satisfied (7, 41). The project site is currently undeveloped, however, because of its proximity to existing developments, development of this project would not involve the major extension of infrastructure. Since the site is currently vacant, it will not displace existing housing. No mitigation necessary.

III. GEOLOGIC PROBLEMS. *Would the proposal result in or expose people to potential impacts involving:*				
a) Fault rupture? (8, Figure 1)				X
b) Seismic ground shaking? (8, Table 2)			X	
c) Seismic ground failure, including liquefaction? (5) and 8, 4 and Table 2)				X
d) Seiche, tsunami, or volcanic hazard? (8, Table 2)				X
e) Landslides or mudflows? (8, 7 and Figure 3)				X
f) Erosion, changes in topography or unstable soil conditions from excavation, grading or fill? (8, Figure 3)				X
g) Subsidence of land? (3, Figure 8)				X
h) Expansive soils? (5)				X
i) Unique geologic or physical features? (5)				X

Comments: There are no known or suspected fault traces located within the Victorville Planning Area. Additionally, the City Planning Area is not subject to the provisions of Alquist-Priolo Special Studies Zones. The City is located in an area with a high potential for severe ground shaking. However, as a function of development all buildings must comply with the Victorville Municipal Code and the latest adopted version of the Uniform Building Code, which will ensure that the buildings would adequately resist the forces of an earthquake (9, 1). No mitigation necessary.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IV. WATER. *Would the proposal result in:*				
a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (11)			X	
b) Exposure of people or property to water related hazards such as flooding? (10)				X
c) Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity? (4)				X
d) Changes in the amount of surface water in any water body? (4)				X
e) Changes in currents, or the course or direction of water movements? (4)				X
f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability? (11)				X
g) Altered direction or rate of flow of groundwater? (4)				X
h) Impacts to groundwater quality? (4)		X		
i) Substantial reduction in the amount of groundwater otherwise available for public water supplies? (11)			X	

Comments: The proposed development may significantly change absorption rates and potential drainage patterns, as well as affect the amount of surface water runoff. However, the project will connect to a storm drainage system that will alleviate any negative impacts due to the increased runoff. In addition, the City has adopted a flood drainage fee that is assessed on all properties in the City and is to be used for constructing drainage structures (20, 1).

Measures that achieve a reduction in pollutants generated by developments after construction will be integrated into the Storm Water Pollution Prevention Plan (SWPPP) that must be prepared for projects in accordance with National Pollutant Discharge Elimination System (NPDES) permitting procedures. All projects are required to comply with NPDES requirements, including permits, prior to issuance of a grading permit. Therefore, the following mitigation measure shall be incorporated to ensure the impact is less than significant:

1. Prior to issuance of a grading permit the applicant shall obtain coverage, if required, under the statewide general National Pollutant Discharge Elimination System (NPDES) permit for control of construction and post-construction related storm water. In addition, if coverage is required, the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) as required in the NPDES permit and identify site-specific best management practices that will be used.

Section 15206 of the CEQA Guidelines scales projects as to having regional significance. CEQA defines projects of state wide regional significance as a residential development of more than 500 dwelling units. The proposed community of 1,000 single-family residential units does meet the criteria identified in the CEQA guidelines as regionally significant. Any new construction shall employ all water conservation measures outlined in the State Appliance Efficiency Standards as enforced by the Building Department as part of obtaining a building permit for the development. In addition, all combustible liquids, oils and solvents used in conjunction with the facility shall be handled in accordance with the Uniform Fire Code, which will ensure that groundwater quality is not degraded by this facility (12, 125).

Although the actual water demand for the development is currently unknown, new development creates additional demand for the water purveyor. The Victor Valley Water District is the water purveyor for this site and as such may have to purchase replacement water if the district exceeds the free production allowance as stipulated in the final Judgment to the Mojave Basin Area Adjudication which was entered on January 10, 1996. The District charges connection fees based on the amount of usage to help provide for replacement water if needed.

V. AIR QUALITY. *Would the proposal:*

	Potentially Significant Impact	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Violate any air quality standard or contribute to an existing or projected air quality violation? (13, 1)				X
b) Expose sensitive receptors to pollutants? (4)				X
c) Alter air movement, moisture, or temperature, or cause any changes in climate? (13, 1)				X
d) Create objectionable odors? (11)				X

Comments: The project is consistent with the City's General Plan. All uses identified within the Victorville General Plan are classified as area sources by the Mojave Desert Air Quality Management District. Programs have been established in the 1991 Air Quality Attainment Plan that address emissions caused by area sources. Therefore, the impacts are considered by the Mojave Desert Air Quality Management District to be insignificant (13, 1). Proposed is a 1,000 unit single-family residential community and zone change, other than during construction and vehicular traffic, no permanent objectionable odors will be created. No mitigation necessary.

VI. TRANSPORTATION/CIRCULATION. *Would the proposal result in:*

a) Increased vehicle trips or traffic congestion? (11)			X	
b) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (11)				X
c) Inadequate emergency access or access to nearby uses? (4)				X
d) Insufficient parking capacity on-site or off-site? (11)				X
e) Hazards or barriers for pedestrians or bicyclists? (11)				X
f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (11)				X

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
g) Rail, waterborne or air traffic impacts? (11)				X

Comments: The City of Victorville General Plan Circulation Element is designed so the master-planned roadways operate at a Level of Service of "C" or better at build-out (14, 8). In evaluating Level of Service, existing land use designations were applied. Development of the project will result in increased generation of vehicular trips; which will impact master planned roadways in the short term. However, this short-term increase will be mitigated through the assessment of development impact fees, which provides funding for the construction of roadways to reduce the impacts of additional vehicular traffic. In addition, the project is bordered on the east by National Trails Highway, a 100-foot wide Major Arterial roadway, which has the capacity to serve the proposed project. Section 18.60.90 of the Victorville Municipal Code requires the proposed single-family residences to contain two covered parking spaces per dwelling unit. The proposed 1,000-unit single-family residential community would be required to have a minimum of 2,000 parking spaces. No mitigation necessary.

VII. BIOLOGICAL RESOURCES. *Would the proposal result in impacts to:*

a) Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)? (15)		X		
b) Locally designated species (e.g., heritage trees)? (15)			X	
c) Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)? (4)				X
d) Wetland habitat (e.g., marsh, riparian, and vernal pool)? (4)				X
e) Wildlife dispersal or migration corridors? (15)				X

Comments: Development of the site would consist of the removal of all vegetation and grading of the entire site for single-family residential lots and streets. According to the California Department of Fish and Game (CDFG), five listed or sensitive species, including the desert tortoise, Mohave ground squirrel, burrowing owl, sharp-shinned hawk, and loggerhead shrike may occur within the City limits. A biological survey dated April 25, 2005, was prepared for the project site by RCA Associates, Inc., that found no evidence of the above listed species on the project site. However, the site does support habitat for the Mohave ground squirrel and, since the burrowing owl is migratory and could utilize existing burrows of other animals, the following mitigation measures shall be incorporated to ensure the impact is less than significant:

Mohave ground squirrel:

2. The applicant shall provide mitigation lands at a ratio of 1:1. These lands will be purchased in an area known to support populations of the species. The mitigation lands will be evaluated to ensure they provide habitat equal to or better than the habitat that will be lost as a result of development of the project site. In addition, CDFG approval of the mitigation lands will be obtained before acquisition is completed, and an Incidental Take Permit will be applied for as part of the overall mitigation process.

3. Appropriate Enhancement, endowment, and research fees will be provided by the project proponent as per CDFG requirements. These fees will be paid on a 1:1 basis prior to commencement of ground disturbing activities.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact

4. An education brochure will be provided to all construction personnel regarding the Mohave ground squirrel prior to the start of ground disturbing activities.

Burrowing Owl:

5. Pre-construction surveys on the site and in the surrounding area out to 500 feet should be conducted no more than 30 days prior to ground disturbing activities. If ground-disturbing activities are delayed for more than 30 days, additional surveys will be required.

6. Surveys should be conducted during the winter season between December 1 and January 31, if deemed necessary by CDFG.

7. If owls are observed on the site during future surveys, mitigations which will be required to reduce impacts to less than significant will include the following:

   a. Occupied burrows should not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by the Department verifies through non-invasive methods either: (1) the birds have not begun egg-laying and incubation; or (2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival;

   b. To offset the loss of foraging and burrow habitat on the project site, a minimum of 6.5 acres of burrowing owl habitat per pair or unpaired birds should be acquired and permanently protected;

   c. Existing unsuitable burrows should be enhanced or new burrows created at a ratio of 2:1 on the protected lands site; and

   d. The project proponent should provide funding for long-term management and monitoring of the protected land. A monitoring plan for the protected land should be required which includes success criteria, remedial measures, and annual reports to the Department.

VIII. ENERGY AND MINERAL RESOURCES. *Would the proposal:*

a) Conflict with adopted energy conservation plans? (6, 36)				X
b) Use nonrenewable resources in a wasteful and inefficient manner? (11)				X
c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? (3, 10)				X

Comments: The proposed project will not significantly increase the use of substantial amounts of fuel or energy, nor create the need to develop new sources of energy since the site is in close proximity to existing development. Further, utilization of energy conservation measures required under the State Appliance Efficiency Standards in Title 20, such as efficient mechanical systems designed in accordance with heating calculations and other code regulations will reduce the use of energy. No mitigation necessary.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IX. HAZARDS. *Would the proposal:*				
a) A risk of accidental explosion or release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation)? (11)				X
b) Possible interference with an emergency response plan or emergency evacuation plan? (8, Figure 5)				X
c) The creation of any health hazard or potential health hazard? (11)				X
d) Exposure of people to existing sources of potential health hazards? (4)				X
e) Increased fire hazard in areas with flammable brush, grass, or trees? (11)				X

Comments: The proposed project poses a low probability of subjecting the public to health hazards due to its residential use and fire and building code requirements and does not interfere with existing emergency/evacuation plans (8, Figure 5). Prior to the development of the site the ground will be graded which removes all flammable brush, grass, and/or trees. No mitigation necessary.

X. NOISE. *Would the proposal result in:*				
a) Increases in existing noise levels? (11)			X	
b) Exposure of people to severe noise levels? (11)			X	

Comments: Since the site is vacant, the proposed development will increase local noise levels both during construction and following occupancy of the site. Residential uses do not create unacceptable noise levels or expose people to severe noise levels and the proposed residences will be constructed using normal noise reduction construction techniques. No mitigation necessary.

XI. PUBLIC SERVICES. *Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:*				
a) Fire protection? (11)			X	
b) Police protection? (11)			X	
c) Schools? (11)			X	
d) Maintenance of public facilities, including roads? (11)			X	
e) Other government services? (11)			X	

Comments: The proposed development may result in a need for increase in public services. Consequently, the public service agencies may need to increase budgets to commit to those increased services. With regard to capital facilities, development impact fees will be utilized by the public service agencies to ensure the appropriate levels of capital resources necessary to serve the development. Further, the development will be subject to other fees and assessments that will reduce the impact of this development to a level of non-significance (18, 314). No mitigation necessary.

XII. UTILITIES AND SERVICE SYSTEMS. *Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Power or natural gas? (11)				X
b) Communications systems? (11)				X
c) Local or regional water treatment or distribution facilities? (11)				X
d) Sewer or septic tanks? (11)				X
e) Storm water drainage? (11)				X
f) Solid waste disposal? (11)				X
g) Local or regional water supplies? (11)				X

Comments: Inasmuch as utilities are already provided near the area, only minor extensions to the proposed development would be required. Consequently, the need for altered utility systems would be insignificant, and no new systems will be necessary. Also see discussion under section **IV. WATER**. No mitigation necessary.

XIII. AESTHETICS. *Would the proposal:*

a) Affect a scenic vista or scenic highway? (11)				X
b) Have a demonstrable negative aesthetic effect? (11)				X
c) Create light or glare? (11)			X	

Comments: The proposed project will not affect any scenic vistas or scenic highways. The proposed project will not have any adverse impact to the aesthetics of the area as the development within the project area will be subject to compliance with the provisions of the Victorville Municipal Code which includes height limitations, landscaping and yard requirements, as well as any other design requirements imposed as part of the review process (19). Further, any light or glare produced shall be oriented so as not to create a nuisance. No mitigation necessary.

XIV. CULTURAL RESOURCES. *Would the proposal:*

a) Disturb paleontological resources? (4)		X		
b) Disturb archaeological resources? (4)		X		
c) Have the potential to cause a physical change which would affect unique ethnic cultural values? (4)				X
d) Restrict existing religious or sacred uses within the potential impact area? (4)				X

Comments: The site is not known to be within an area with existing religious or sacred uses. However, because the City of Victorville is in a potential resource rich area as far as paleontological resources are concerned, monitoring of grading activities is a necessary activity associated with any development. Therefore, the following mitigation measure shall be incorporated to ensure the impact is less than

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact

significant:

8. The applicant shall provide for an on-site paleontological/archaeological inspector to monitor all grading operations, or a letter from said licensed professional indicating that monitoring is not necessary during grading. Further, if disturbed resources are required to be collected and preserved, the applicant shall be required to participate financially up to the limits imposed by Public Resources Code Section 21083.2. The results of said monitoring shall be filed with the Director of Planning or his designee prior to the final approval of the development.

XV. RECREATION. *Would the proposal:*

a) Increase the demand for neighborhood or regional parks or other recreational facilities? (11)			X	
b) Affect existing recreational opportunities? (11)			X	

Comments: The proposed site will be used for a 1,000-unit single-family residential community that may create additional demand on existing recreational facilities. Consequently, the project will be subject to payment of development impact fees, which will reduce its impact to a level of non-significance (18, 314). No mitigation necessary.

MANDATORY FINDINGS OF SIGNIFICANCE.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b) Does the project have the potential to achieve short-term, to the disadvantage or long-term, environmental goals?				X
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
d) Does the project have environmental effects that will cause substantial adverse affects on human beings, either directly or indirectly?				X

Comments: c) With the increase in building activity recently experienced in the Victor Valley/High Desert area, it is reasonably foreseeable that a large portion of residentially zoned land will develop with single-family homes in the future. However, the City's General Plan anticipated such development and prescribed measures that have been implemented to provide adequate services within the City proper and its sphere of influence.

Regarding biological resources, the City is currently involved in a cumulative impact analysis through our active participation in the development of the West Mojave Habitat Conservation Plan. This plan will mitigate all future development of land within the City and the Victor Valley/High Desert in general through mitigation measures and/or fees that have been reviewed by the Department of Fish and Game. The plan is in the last phase of the approval process. Until such plan is in effect, the City imposes mitigation measures, which along with implementation of 2081 permits, results in the conservation of more suitable habitat outside the city limits of Victorville. In addition, recent biological surveys and trappings detected no Desert Tortoises or Mohave ground squirrels within the southern three-quarters of the City, where most of the development is occurring. Therefore, the cumulative impacts are considered less than significant.

XVII. EARLIER ANALYSES.

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). In this case a discussion identifies the following:

a) **Earlier analyses used.** Earlier analyses are identified and stated where they are available for review.

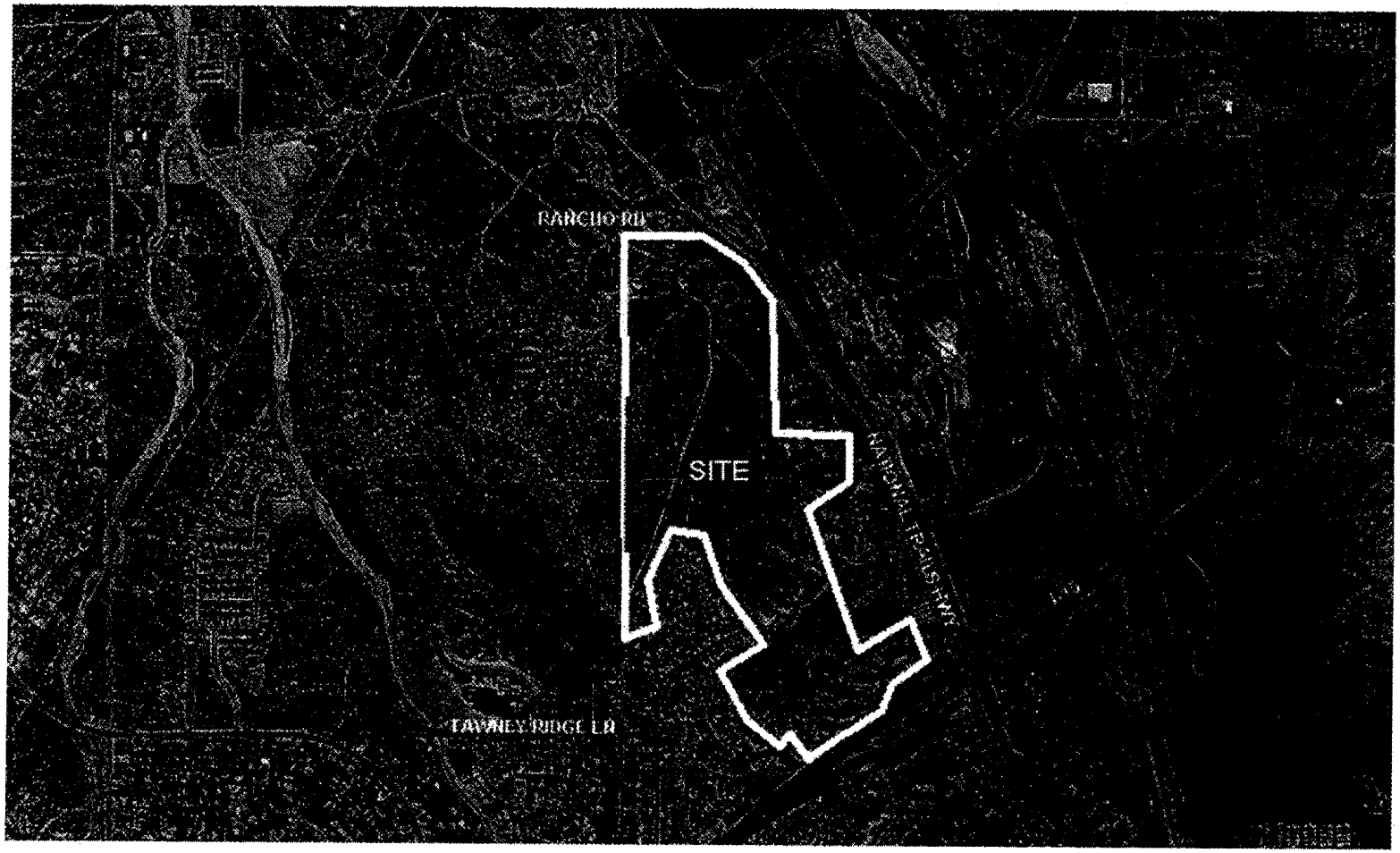
b) **Impacts adequately addressed.** Effects from the above checklist that were identified to be within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards are noted with a statement whether such effects were addressed by mitigation measures based on the earlier analysis.

c) **Mitigation measures.** For effects that are "Less than Significant with Mitigation Incorporated", describe the mitigation measures which are incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project are described.

Authority: Public Resources Code Sections 21083 and 21087.
Reference: Public Resources Code Sections 21080(c), 21080.1, 21083, 21083.3, 21093, 21094, 21151; *Sundstrum v. County of Mendocino,* 202 CalApp 3d 296 (1988); *Leonoff v. Monterey Board of Supervisors,* 222 CalApp 3d 1337 (1990.

REFERENCES

1. 1997 City of Victorville General Plan Land Use Element.
2. City of Victorville Official Zoning Map.
3. 1997 City of Victorville General Plan Resource Element.
4. Aerial photos of the City of Victorville.
5. United States Soil Conservation Service *Soil Survey of San Bernardino County, California.*
6. 1997 City of Victorville General Plan Housing Element.
7. California Department of Finance Demographic Research Unit Report E-5, January 1, 1999.
8. 1997 City of Victorville General Plan Safety Element.
9. Latest adopted version of the Uniform Building Code.
10. Flood Insurance Rate Map, Community Number 065068, Effective Date March 18, 1996, Federal Emergency Management Agency
11. GPA-05-004(A), ZC-05-020 and S-P-05-001 applications filed August 9, 2005.
12. 1991 Uniform Fire Code.
13. Personal communication with Christian Ihenacho, Supervising Air Quality Planner, Mojave Desert Air Quality Management District on August 30, 1993.
14. 1997 City of Victorville General Plan Circulation Element.
15. United States Bureau of Land Management California Desert Conservation Area, 1988.
16. Chapter 13.33 of the Victorville Municipal Code.
17. 1997 City of Victorville General Plan Noise Element.
18. Victorville Municipal Code Buildings, and Construction Ordinance, Chapter 15.04.
19. Mojave Vista Specific Plan S-P-05-001.
20. Victorville Municipal Code, Chapter 6.30.



General Plan Amendment GPA-05-004(A)
Zone Change ZC-05-020 and Specific Plan S-P-05-001

California Regional Water Quality Control Board
Lahontan Region

Alan C. Lloyd Ph.D.
Agency Secretary

Victorville Office
14440 Civic Drive, Suite 200, Victorville, California 92392
(760) 241-6583 • Fax (760) 241-7308
http://www.waterboards.ca.gov/lahontan

Arnold Schwarzenegger
Governor

File: Environmental Doc Review, SB County
SCH #2005111004

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PO Box 3044
Sacramento, CA 95812-3044

Date: November 8, 2005

COMMENTS ON PROPOSED GENERAL PLAN AMENDMENT GPA-05-004(A), ZONE CHANGE ZC-05-020, SPECIFIC PLAN S-P-05-001, 1,000 SINGLE FAMILY RESIDENTIAL UNITS, 12-ACRE SCHOOL SITE, TWO 3-ACRE PARK SITES AND 30 ACRES OF CONSERVATION AREA, MITIGATED NEGATIVE DECLARATION, VICTORVILLE

Please refer to the items checked for staff comments on the above-referenced project:

[ ] The site plan for this project does not specifically identify features for the post-construction period that will control stormwater on-site or prevent pollutants from non-point sources from entering and degrading surface or ground waters. The foremost method of reducing impacts to watersheds from urban development is "Low Impact Development" (LID), the goals of which are maintaining a landscape functionally equivalent to predevelopment hydrologic conditions and minimal generation of nonpoint source pollutants. LID results in less surface runoff and less pollution routed receiving waters. Principles of LID include:

- Maintaining natural drainage paths and landscape features to slow and filter runoff and maximize groundwater recharge,
- Reducing the impervious cover created by development and the associated transportation network, and
- Managing runoff as close to the source as possible.

We understand that LID development practices that would maintain aquatic values could also reduce local infrastructure requirements and could benefit energy conservation, air quality, open space, and habitat. Many planning tools exist to implement the above principles, and a number of recent reports and manuals provide specific guidance regarding LID.

We request you require these principles to be incorporated into the proposed project design. We request natural drainage patterns be maintained to the extent feasible.

[ ] The proposal does not provide enough information to determine the type of wastewater disposal system that will be used (i.e. septic system, sewer, etc.).

[ ] Discharge of any material other than domestic wastewater to an onsite septic tank wastewater disposal system is prohibited unless a Report of Waste Discharge is filed with the Regional Board.

[ ] The proposed project deals with a non-sewage discharge to land and may need to be regulated by the Lahontan Regional Water Quality Control Board. Therefore, the County must require the proponents to contact the Regional Board for filing of a complete report of waste discharge.

[ ] The proposed project appears to exceed the Regional Board's 500 gallon per acre per day limitation on the discharge to septic tank disposal systems. Please address how this requirement will be met in the document and proposed project design.

[ ] The proposal does not provide enough information to determine if the Regional Board's 500 gallon per acre per day limitation of the discharge to septic tank disposal systems is exceeded. Please address in the document how this requirement will be met.

[ ] The proposed project is located in an area where septic tank disposal systems are prohibited unless an exemption is requested and granted by the Regional Board. If the project proponent intends to request an exemption, the environmental document must contain the information necessary to make the findings for an exemption (Please review the exemption criteria contained in the Water Quality Control Plan for the Lahontan Region (Basin Plan) accessible on the Regional Board's homepage (www.swrcb.ca.gov/rwqcb6).

[X] The project will require development of a Stormwater Pollution Prevention Plan and a NPDES General Construction Stormwater Permit. This permit is accessible on the State Board's Homepage (www.swrcb.ca.gov). Best Management Practices must be used to mitigate project impacts. The environmental document must describe the mitigation measures or Best Management Practices.

[ ] The project appears to propose a discharge of waste to surface water. Therefore an NPDES permit for the project may be necessary. Describe potential impacts to surface water quality and beneficial uses of water. Also describe measures to be taken to reduce pollutant loading to surface waters to meet numerical and narrative water quality objectives contained in the Water Quality Control Plan for the Lahontan Region (www.swrcb.ca.gov/rwqcb6).

[ ] The proposed project may result in discharges of waste that may need to be regulated by the Regional Board. Please review the general permits and the Water Quality Control Plan for the Lahontan Region (Basin Plan) accessible on the Regional Board's homepage (www.swrcb.ca.gov/rwqcb6).
(provide more specific information here on the type of waste or form of regulation)

_____

_____

[ ] Please require written confirmation from the project proponent that they obtain Regional Board concurrence before approving this project.

[ ] The project may require a Federal Clean Water Act Section 401 Water Quality Certification from the Regional Board. Application forms can be found at our web site (www.swrcb.ca.gov/rwqcb6)

[ ] The proposal does not provide specific information on impacts to wetlands (or in the Lake Tahoe Basin, Stream Environment Zones). The Environmental Document needs to quantify these impacts. Discuss purpose of project, need for wetland disturbance, and alternatives (avoidance, minimize disturbances and mitigation). Mitigation must be identified in environmental document including timing of construction. Mitigation must replace functions and values of wetlands lost (at a minimum, 1.5 times the area disturbed should be restored)

[ ] Regional Board staff has determined that this project will not have a significant effect on water quality as proposed.

[ ] Regional Board staff will make additional comments after a more detailed review is complete.

[ ] Project may result in spills that will adversely impact ground and surface waters. Include spill contingency measures in the environmental document.

[ ] Other

_____

_____

_____

Please note that obtaining a permit and conducting monitoring does not constitute adequate mitigation. Development and implementation of acceptable mitigation is required.

Sincerely _____
Print Name Hisam A. Baqai
Title Supervising Engineer
Phone No. (760) 241-6583
E-Mail hbaqai@waterboards.ca.gov

RC:\CEQA/SCH#2005111004

STATE OF CALIFORNIA
PUBLIC UTILITIES COMMISSION
320 WEST 4TH STREET, SUITE 500
LOS ANGELES, CA 90013

ARNOLD SCHWARZENEGGER, *Governor*

RECEIVED
NOV 28 2005
Planning Department

November 22, 2005

File No. SCH 2005111004

John Dubasik, Associate Planner
City of Victorville
P.O. Box 5001
Victorville, CA 92393-5001

Subject: Proposed General Plan Amendment GPA-05-004(A), Zone Change ZC-05-020, Specific Plan S-P-05-001

Dear Mr. Dubasik:

As the state agency responsible for rail safety within California, we recommend that the proposed residential development be planned with the safety of the rail corridor in mind. The proposed project is near the BNSF Railway Company right-of-way. The full development of the project area will increase traffic volumes not only on streets and at intersections, but also at at-grade highway-rail crossings.

Safety considerations may include, but are not limited to, the following items:

- Grade separation of the crossings along major thoroughfares
- Fencing to limit the access of pedestrians onto the railroad right-of-way
- Improvements to warning devices at existing at-grade highway-rail crossings
- Improvements to traffic signaling at intersections adjacent to crossings
- Improvements to roadway geometry and lane striping near crossings
- Increased enforcement of traffic laws at crossings
- A safety awareness program on rail related hazards

The above-mentioned safety improvements should be considered when approval is sought for new developments; this includes mitigation measures at highway-rail at-grade crossing. Working with Commission staff early in the conceptual design phase will help improve the safety to motorists and pedestrians in the community.

Please also advise us on the status of the project. If you have any questions in this matter, please contact me at (213) 576-7078 or at rxm@cpuc.ca.gov.

Sincerely,

Rosa Muñoz, PE
Utilities Engineer
Rail Crossings Engineering Section
Consumer Protection & Safety Division

cc: John Shurson, BNSF

Department of Toxic Substances Control

Alan C. Lloyd, Ph.D.
Agency Secretary
Cal/EPA

5796 Corporate Avenue
Cypress, California 90630

Arnold Schwarzenegger
Governor

November 30, 2005

RECEIVED
DEC 05 2005
STATE CLEARING HOUSE

Clear
11-30-05
Late

Mr. John Dubasik
Associate Planner
City of Victorville
P.O. Box 5001
Victorville, California 92393-5001

DRAFT NEGATIVE DECLARATION FOR GENERAL PLAN AMENDMENT GPA-05-004(A) (SCH#2005111004)

Dear Mr. Dubasik:

The Department of Toxic Substances Control (DTSC) has received your submitted Negative Declaration (ND) for the above-mentioned project. As stated in your document: "The proposed project is to allow for the development of a community of 1,000 single-family residential units, a twelve-acre school site, two 3-acre park sites, and 30 acres of conservation area."

Based on the review of the submitted document DTSC has comments as follows:

1) The ND should identify and determine whether current or historic uses at the project site may have resulted in any release of hazardous wastes/substances.

2) For all identified sites, the ND should evaluate whether conditions at the site may pose a threat to human health or the environment. A Phase I Assessment may be sufficient to identify these sites. Following are the databases of some of the regulatory agencies:

- National Priorities List (NPL): A list maintained by the United States Environmental Protection Agency (U.S.EPA).
- Site Mitigation Program Property Database (formerly CalSites): A Database primarily used by the California Department of Toxic Substances Control.
- Resource Conservation and Recovery Information System (RCRIS): A database of RCRA facilities that is maintained by U.S. EPA.

888

- Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS): A database of CERCLA sites that is maintained by U.S.EPA.

- Solid Waste Information System (SWIS): A database provided by the California Integrated Waste Management Board which consists of both open as well as closed and inactive solid waste disposal facilities and transfer stations.

- Leaking Underground Storage Tanks (LUST) / Spills, Leaks, Investigations and Cleanups (SLIC): A list that is maintained by Regional Water Quality Control Boards.

- Local Counties and Cities maintain lists for hazardous substances cleanup sites and leaking underground storage tanks.

- The United States Army Corps of Engineers, 911 Wilshire Boulevard, Los Angeles, California, 90017, (213) 452-3908, maintains a list of Formerly Used Defense Sites (FUDS).

3) The ND should identify the mechanism to initiate any required investigation and/or remediation for any site that may be contaminated, and the government agency to provide appropriate regulatory oversight. If hazardous materials or wastes were stored at the site, an environmental assessment should be conducted to determine if a release has occurred. If so, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. It may be necessary to determine if an expedited response action is required to reduce existing or potential threats to public health or the environment. If no immediate threat exists, the final remedy should be implemented in compliance with state regulations, policies, and laws.

4) All environmental investigations, sampling and/or remediation should be conducted under a Workplan approved and overseen by a regulatory agency that has jurisdiction to oversee a hazardous substance cleanup. The findings and sampling lab results from the subsequent report should be clearly summarized in a table.

5) Proper investigation, sampling and remedial actions overseen by a regulatory agency, if necessary, should be conducted at the site prior to the new development or any construction.

6) If any property adjacent to the project site is contaminated with hazardous chemicals, and if the proposed project is within 2,000 feet from a contaminated site, except for a gas station, then the proposed development may fall within the "Border Zone of a Contaminated Property." Appropriate precautions should be taken prior to construction if the proposed project is within a "Border Zone Property."

7) If building structures, asphalt or concrete-paved surface areas or transportation structures are planned to be demolished, an investigation should be conducted for the presence of lead-based paints or products, asbestos containing materials (ACMs), biohazards and other waste water chemicals of concern. If lead-based paints or products or ACMs, or other chemicals of concern are identified, proper precautions should be taken during demolition activities. Additionally, the contaminants should be remediated in compliance with California environmental regulations, policies, and laws.

8) The project construction may require soil excavation and soil filling in certain areas. Appropriate sampling is required prior to disposal of the excavated soil. If the soil is contaminated, properly dispose of it rather than placing it in another location. Land Disposal Restrictions (LDRs) may be applicable to these soils. Also, if the project proposes to import soil to backfill the areas excavated, proper sampling should be conducted to make sure that the imported soil is free of contamination.

9) Human health and the environment of sensitive receptors should be protected during the construction or demolition activities. A study of the site overseen by the appropriate government agency might have to be conducted to determine if there are, have been, or will be, any releases of hazardous materials that may pose a risk to human health or the environment.

10) If it is determined that hazardous wastes are, or will be, generated by the proposed operations, the wastes must be managed in accordance with the California Hazardous Waste Control Law (California Health and Safety Code, Division 20, chapter 6.5) and the Hazardous Waste Control Regulations (California Code of Regulations, Title 22, Division 4.5).

11) If it is determined that hazardous wastes are or will be generated and the wastes are (a) stored in tanks or containers for more than ninety days, (b) treated onsite, or (c) disposed of onsite, then a permit from DTSC may be required. If so, the facility should contact DTSC at (818) 551-2171 to initiate pre application discussions and determine the permitting process applicable to the facility.

12) If it is determined that hazardous wastes will be generated, the facility should obtain a United States Environmental Protection Agency Identification Number by contacting (800) 618-6942.

13) Certain hazardous waste treatment processes may require authorization from the local Certified Unified Program Agency (CUPA). Information about the requirement for authorization can be obtained by contacting your local CUPA.

14) If the project plans include discharging wastewater to storm drain, you may be required to obtain a wastewater discharge permit from the overseeing Regional Water Quality Control Board.

15) If during construction/demolition of the project, soil and/or groundwater contamination is suspected, construction/demolition in the area should cease and appropriate health and safety procedures should be implemented. If it is determined that contaminated soil and/or groundwater exist, the ND should identify how any required investigation and/or remediation will be conducted, and the appropriate government agency to provide regulatory oversight.

16) If the project area was used for agriculture or if weed abatement was done onsite, soils may contain pesticide and agricultural chemical residue. If so, activities at the site may have contributed to soil and groundwater contamination. Proper investigation and remedial actions, if necessary, should be conducted at the site prior to construction of the project.

DTSC provides guidance for cleanup oversight through the Voluntary Cleanup Program (VCP). For additional information on the VCP, please visit DTSC's web site at www.dtsc.ca.gov.

If you have any questions regarding this letter, please contact Mr. Joseph Cully, Project Manager, at (714) 484-5473 or email at jcully@dtsc.ca.gov.

Sincerely,

Greg Holmes
Unit Chief
Southern California Cleanup Operations Branch - Cypress Office

cc: See next page

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044

Mr. Guenther W. Moskat, Chief
Planning and Environmental Analysis Section
CEQA Tracking Center
Department of Toxic Substances Control
P.O. Box 806
Sacramento, California 95812-0806

CEQA #1248

CASE NO GPA-05-004(A) ZC-05-020 SP-05-001

Tract/Parcel No. 0478-021-17 031-10 051-02

AGENCY CHECKLIST

Environmental Assessment Needed ☒
Class ___ Exemption ☐

AGENCY LETTERS TO BE SENT TO:	Sent	Rec'd		Sent	Rec'd
Engineering Department	☒	☒	**Ad Hoc Committees**	☐	☐
Fire Department	☒	☒	Eagle Ranch	☐	☐
Community Services Department	☒	☒	Golden Mesa	☐	☐
Building Department	☒	☒	Golden Triangle	☐	☐
Victorville Redevelopment Agency	☐	☐	Green Tree East	☐	☐
City Manager	☐	☐	Liberty Village	☐	☐
Police Department	☒	☒	Old Town VV Property Owners	☐	☐
Finance Department (Sanitation)	☐	☐	Raintree	☐	☐
Public Works	☒	☒	South Central #4	☐	☐
Information Services	☐	☐	Tatum	☐	☐
Verizon California, Inc.	☒	☐			
Southwest Gas Corporation	☒	☒	City of Hesperia	☐	☐
Southern California Edison	☒	☐	City of Adelanto	☐	☐
Victor Valley Water District	☒	☒	Town of Apple Valley	☐	☐
Baldy Mesa Water District	☐	☐	Mojave Regional Economic Development Council	☐	☐
Hesperia Water District	☐	☐	Victor Valley Board of Realtors	☐	☐
County Service Area 64	☐	☐	Building Industries Association	☐	☐
Mojave Water Agency	☒	☐	High Desert Council of Engineering	☐	☐
Charter Communications	☒	☐	Archaeological Information Center	☐	☐
			Local Agency Formation Commission (LAFCO)	☐	☐
Victor Elementary School District	☒	☐	Southern California Logistics Airport	☒	☒
VV Union High School District	☒	☐	Victorville Chamber of Commerce	☐	☐
Adelanto Elementary School District	☐	☐			
Snowline Joint Unified School District	☐	☐			
Hesperia Unified School District	☐	☐			
Victor Valley College	☐	☐			
Victor Valley Wastewater Reclamation Authority	☒	☐	**Development Agreements**	☐	☐
Burrtec Waste Industries	☒	☒	Century-Crowell – Foxfire	☐	☐
U.S. Post Office	☒	☐	Inco Homes - Mesa Verde; Vista Verde	☐	☐
Caltrans	☐	☐	Pacific Bay - Brentwood	☐	☐
Department of Fish and Game	☐	☐	Southdown - Southwestern Industrial Park	☐	☐
Lahontan Water Quality Control Board	☒	☒			
Flood Control District	☒	☐			
Mojave Desert Air Quality Management District	☐	☐			
County Transportation	☐	☐			
County Health Department	☐	☐			
County Planning Department	☐	☐			
County Solid Waste Management Department	☐	☐			

Revised September 2004

MEMORANDUM

DATE June 7, 2006

FROM John A. McGlade, City Engineer BG for JAMcG

TO Bill Webb
Director of Planning

RECEIVED JUN 07 2006 Planning Department

CITY OF VICTORVILLE INCORPORATED SEPT. 21, 1962 HOME OF THE SAN BERNARDINO COUNTY FAIR CALIFORNIA

SUBJECT **GENERAL PLAN AMENDMENT GPA-05-004(A), ZONE CHANGE ZC-05-020 & SPECIFIC PLAN S-P-05-001, McRae Group**

The proposed General Plan Amendment, Zone Change & Specific Plan will cause an increase in traffic, sewer demand and drainage runoff.

Approval of this General Plan Amendment and Zone Change may result in impacts that will need to be addressed in revised, masterplan studies.

The following are comments on the Specific Plan:

1. The north-south backbone street being designed as a collector should be designated a collector street.
2. No lots should front either collector street.
3. The drainage exhibit should show at least one detention basin in the southern portion of the Specific Plan, where the are drains east, under National Trails Highway and the BNSF Railroad.
4. Sight distance analyses will be required at various intersections, as determined by the City Engineer.
5. Planting within the sight triangle at intersections should be limited to low plants or ground cover. Trees and bushes should not be allowed in these areas.
6. Mitigation measures identified in the Traffic Impact Analysis (TIA) shall be applied to the tentative tracts as they are submitted.
7. Underlying fee ownership of the Conservation Easement areas shall not be transferred to the City of Victorville.

MEMORANDUM

DATE: October 14, 2005

FROM: John Becker
Fire Chief

TO: Bill Webb
Director of Planning

RECEIVED
OCT 20 2005
Planning Department

CITY OF VICTORVILLE
INCORPORATED SEPT. 21, 1962
HOME OF THE SAN BERNARDINO COUNTY FAIR
CALIFORNIA

SUBJECT: SPECIFIC PLAN S-P-05-001 – MCRAE GROUP, OWNER

Below are revised comments on the revised graphics for the above-mentioned case which will be heard by the Planning Commission at its meeting December 14, 2005.

S-P-05-001

- Approved water supply system, complete with fire hydrants complying with Fire Department Standard No. 5, shall be in place prior to any combustible construction.
- Paved access from 3 points shall be required for completion and occupancy. Plans shall be submitted and approved prior to construction commencement.
- Streets greater than 150' in length shall require cul-de-sacs or approved turnarounds per Fire Department Standard.
- Tracts with more than 100 homes shall have a water system feed from three different distribution lines.
- Whenever construction phasing creates dead-end streets greater than 150 feet in length, temporary turnarounds complying with Fire Department Standard No. 1 shall be provided.
- Fire Station site location and negotiations shall be completed prior to approval of tract developments.

Development of this project will significantly increase the call volume for Engine 312.

Fire Department unable to provide a timely response to this area.

If approved, the City's overall ISO rating could be impacted, resulting in higher insurance rates.

Responses to this area will remove apparatus from the core area of the City, possibly delaying responses to other areas.

This area is outside the ISO Class "3" Area.

Submitted by: David Leef, Division Chief
JB/ta

MEMORANDUM

DATE November 30, 2005

FROM Jon E. Gargan
Director of Community Services

TO Bill Webb
Director of Planning and Development

RECEIVED
DEC 05 2005
Planning Department

CITY OF VICTORVILLE
INCORPORATED SEPT. 21, 1962
HOME OF THE SAN BERNARDINO COUNTY FAIR
CALIFORNIA

SUBJECT **REVISED PLANNING COMMISSION MEETING OF DECEMBER 14, 2005**

Case No.: GPA-05-004(A) Mojave Vistas
ZC-05-020
SP-05-001

Applicant: McRae Group

This Specific Plan proposes two 3-acre parks and approximately 30 acres of conservation area. Section 7.9 indicates that the City of Victorville shall be responsible for maintaining the landscaping, open space and park areas.

PARKS While a minimum of 10 acres is preferred for a community park, smaller parks may be developed providing a perpetual maintenance-funding source is established. In order for the City to establish an assessment district as a funding source, the parks must be planned and constructed per City standards and specifications with Parks Division staff involved in the inspection process. Development Impact Fee credits will only be considered for parks 10 acres or larger.

LANDSCAPING Any Landscape/Drainage Maintenance Assessment District areas (LMAD/DFAD) would need to meet the requirements as described in the Community Services Department's LMAD/DFAD Specification and Detail Booklet. Landscaping between a sidewalk and the street is not acceptable.

CONSERVATION AREAS These areas would be beyond the normal LMAD/DFAD parameters. The developer would need to indicate a maintenance funding source or request a new LMAD assessment fee be established.

Should you have any questions regarding the above responses, please contact me or Becky Wasserman at extension 5275.

Submitted by: Ray Salberg
Golf Course and Grounds Manager

JEG:RAS:bw

MEMORANDUM

DATE: August 24, 2005

FROM: George E. Worley
Director of Building and Safety

TO: Planning Department

SUBJECT: General Plan Amendment, Zone Change & Specific Plan
GPA-05-004(A), ZC-05-020 & SP-05-001
McRae Group, Parcels 0478-021-17; 031-10; 051-02
Case Planner, John Dubasik

In response to Request for Comments dated August 19, 2005 and with regard to the above-entitled matter, the Building and Safety Department responds as follows:

The Building and Safety Department has no comments at this time.

GEW/lpb

RECEIVED
AUG 29 2005
Planning Department

MEMORANDUM

DATE October 17, 2005

FROM **MARK A. TAYLOR,** Captain
Police Department

TO **BILL WEBB,** Director of Planning
Planning Department

GPA-05-004 (A)
ZC-05-020
SP-05-001

SUBJECT **REQUEST FOR COMMENTS – SPECIFIC PLAN –S-05-001 – MCRAE GROUP**

The police department's yearly statistical report indicates that the City of Victorville averages 1,500 calls for service per year for each 500 homes. On average, one deputy is able to adequately handle 1,500 calls for service per year. Therefore, adding 500 homes would require the addition of one deputy to the staffing level. This "Mojave Vistas" project will add 1,000 single-family homes, requiring the addition of two deputies to our staffing level.

If you have any further questions regarding my position with the above planning commission issues, please contact me at the earliest convenience.

MAT/KL/pw

RECEIVED
OCT 18 2005
Planning Department

MEMORANDUM

DATE: November 14, 2005

FROM: Rod Sorensen
Acting Director of Public Works

TO: Bill Webb
Director of Planning

RECEIVED
NOV 14 2005
Planning Department

CITY OF VICTORVILLE
CALIFORNIA

SUBJECT: COMMENTS - SPECIFIC PLAN S-P-05-001-MCRAE GROUP, OWNER

Public Works Department staff has reviewed the attached Specific Plan and offers the following:

1. **4.2 – Sewer – Page 4-5 and Figure 4-5**: A potential flow capacity problem exists at the current 10" to 14" tie-in located on National Trails Highway and the future Tawney Ridge Lane. Considering the projected flow increase, this location should be evaluated to verify that no negative effects will occur to the existing flow on the old 14" sewer main that has an extremely flat percentage rate of fall.

2. **4.3 – Drainage – Page 4-5 and Figure 4-6**: The proposed drainage plan identified that a "multiple-box crossing traverses the railroad's right-of-way." The currently existing reinforced concrete pipe (RCP) crossing National Tails Highway is 42" diameter and cannot convey any measurable storm events without overflowing the highway and the private property located at 16422 "D" Street. An evaluation of the projected increase of flows during a significant storm event should be performed considering the amount of impervious surface that is to be added to the existing areas currently flowing to National Trails Highway and the projected Tawney Ridge Lane. Consideration of a multiple box culvert under National Trails Highway may be required.

Please contact Joe Flores, Public Work Manager, should you have any questions regarding these concerns.

JFP:so

cc: Mike Jenks, Assistant Director of Public Works
Joe Flores, Public Works Manager
Mike Boock, Public Works Supervisor

Attachments

SOUTHWEST GAS CORPORATION

September 13, 2005

City of Victorville
The Planning Department
Att: Bill Webb
P.O. Box 5001
Victorville, CA 92393-5001

RE: Request for Information – S-P-05-001 / McRae Group

Dear Mr. Webb,

Please find enclosed Southwest Gas Corporation (SWG) facility maps which detail gas structures in your project areas listed below:

This information is provided only for design purposes. Please forward a copy of the final design drawings for these projects when they are available. Possible conflicts must be field checked prior to a final solution. If a conflict in a specific site is anticipated, please contact SWG as soon as possible to allow us a **minimum of 90 days** to recommend a solution.

If you have any questions, please contact me at (760) 951-4033.

Best Regards,

Steven R. Payne
Supervisor/Engineering
Southern California Division
steven.payne@swgas.com

900

13471 Mariposa Road / Victorville, California 92392-0919 / (760) 241-9321
P.O. Box 1498 / Victorville, California 92393-1498 / FAX: (760) 951-4081

SOUTHWEST GAS CORPORATION

August 31, 2005

RECEIVED
SEP - 6 2005
Planning Department

City of Victorville
The Planning Department
P.O. Box 5001
Victorville, CA 92393-5001

RE: Request for Information

Dear Sir or Madam,

Please find enclosed Southwest Gas Corporation (SWG) facility maps which detail gas structures in your project areas listed below:

TT-05-065 / APN#3105-201-16	ZC-05-022 / APN#3133-051-02
CUP-05-046 / APN3071-531-10	SP-05-002 / APN#3133-071-01
TT-04-084(M) / APN#3091-391-01	SP-05038 / APN#3097-611-06
TT-05-066 / APN#0472-061-23	CUP-05-048 /APN#3097-611-06
SP-05-037 / APN#3072-251-30	SP-05-039 / APN#0395-361-26
GPA-05-004(A) / APN#0478-021-17	CUP-05-049 / APN#0395-361-26
ZC-05-020 / APN#0478-031-10	SP-05-040 / APN#0478-215-15
SP-05-001 / APN#0478-051-02	GPA-05-003(C) / APN#3096-551-03
PUD-05-001 / APN#0477-241-06-08	ZC-05-023 / APN#3096-561-02
DP-05-003 / APN#0477-241-11-13, 38	GPA-05-003(D) /APN#3092-391-02
TT-05-067 / APN#0477-241-39	ZC-05-024 / APN#3092-391-03
GPA-05-003(A) / APN#3103-341-01	GPA-05-003(E) / APN#472-061-25
ZC-05-021 / APN#3103-341-01	ZC-05-025 / APN#472-061-25
TT-05-068 / APN#0394-011-13, 15	GPA-05-003(F) / APN#0472-14,44,45,61
TT-05-069 / APN#0394-011-14,16	ZC-05-026 / APN#0472-14,44,45,61
GPA-05-004(B) / APN#3133-051-01	

901

13471 Mariposa Road / Victorville, California 92392-0919 / (760) 241-9321
P.O. Box 1498 / Victorville, California 92393-1498 / FAX: (760) 951-4081

This information is provided only for design purposes. Please forward a copy of the final design drawings for these projects when they are available. Possible conflicts must be field checked prior to a final solution. If a conflict in a specific site is anticipated, please contact SWG as soon as possible to allow us a **minimum of 90 days** to recommend a solution.

If you have any questions, please contact me at (760) 951-4033.

Best Regards,

Steven R. Payne
Supervisor/Engineering
Southern California Division
steven.payne@swgas.com

SRP/skr

September 7, 2005

RECEIVED
SEP 12 2005
Planning Department

Mr. Bill Webb
City of Victorville
P O Box 5001
Victorville, CA 92393-5001

Re: General Plan Amendment / Zone Change

Case No.:	APN:
GPA-05-004(A) / ZC-05-020	0478-021-17; 0478-031-10; 0478-051-02
GPA-05-003 (D) / ZC-05-024	3092-391-02, 03
GPA-05-003 (A); ZC-05-025	0472-061-23
GPA-05-003 (F) / ZC-05-026	0472-XXX-14, 44, 45, 61

Dear Mr. Webb:

Victor Valley Water District has the following comments after reviewing the material related to the reference project(s):

1. The water plans for the tract shall be approved before issuing construction permits.
2. All construction costs are the responsibility of the owner of the tract.
3. A feasibility study may be required at the owner's expense.
4. The owner shall contact the Victor Valley Water District to request an application for a will serve letter after plans have been approved.
5. Multiple permits may be required if the developer breaks the tract into phases.
6. The following fees shall be paid prior to providing water service:
   a. Feasibility Study fee (if required)
   b. Plan checking fee
   c. Permit fee
   d. Connection/Meter Installation fee

We have attached an atlas map that shows existing water mains adjacent to the proposed project. If you have any questions or comments, please call me at (760) 843-3141 or email me at jmorales@vvwater.org.

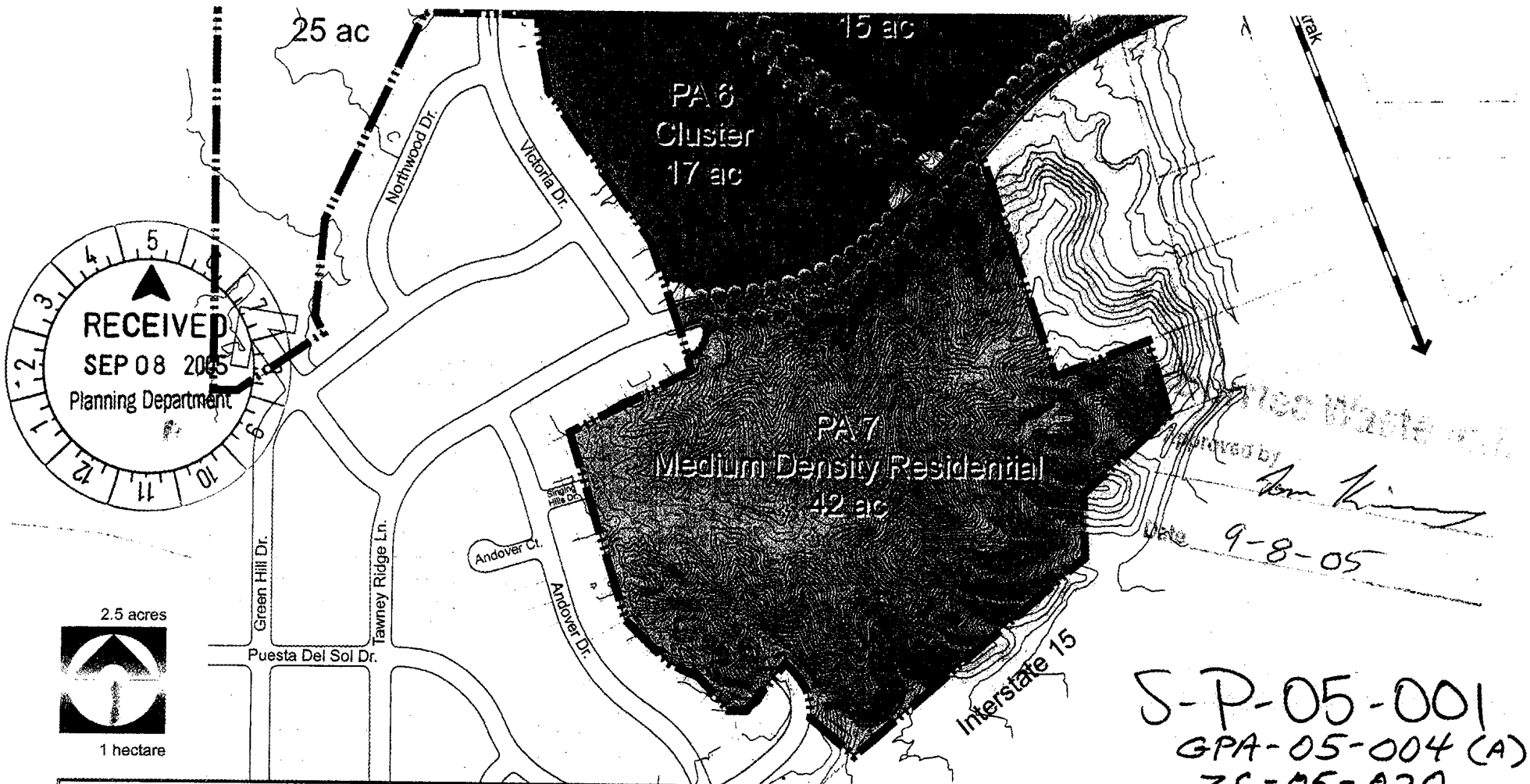
Sincerely,

John M. Morales, PE
Associate Engineer 1

Attachment

17185 Yuma Street, Victorville, CA 92395-5886 • 760/245-6424 • Fax: 760/245-9219 • www.vvwater.org

\\vvwdqyst\admin\jmaddox\Morales\Planning Commission\GPA & Zone Change\Webb-GPA & ZC 09-07-05.doc



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SEP 08 2005
Planning Department

Approved by
Date 9-8-05

S-P-05-001
GPA-05-004 (A)
ZC-05-020

RECEIVED
SEP 03 2005
SANITATION

LEGEND

LAND USE	ACRES	DENSITY	UNITS
Cluster	53	9	477
Medium Density Residential	67	5	335
Low Density Residential	47	4	188
Park	6		
Conservation Easement	27		
School	12		
Streets	12		
TOTAL	224	4.5	1000

LAND USE PLAN

AEI CASC ENGINEERING
937 South Via Lata, Suite 500
Colton California 92324
Tel 909/783-0101• Fax 909/783-0108
29 July 2005

S:\Mojave Vistas - McRae\Graphics\Land Use Plan\Land Use Plan 05-01.ai

California Regional Water Quality Control Board
Lahontan Region

Alan C. Lloyd Ph.D.
Agency Secretary

Victorville Office
14440 Civic Drive, Suite 200, Victorville, California 92392
(760) 241-6583 • Fax (760) 241-7308
http://www.waterboards.ca.gov/lahontan

Arnold Schwarzenegger
Governor

RECEIVED
SEP - 6 2005
Planning Department

File: Env. Review Docs -
San Bernardino County

City of Victorville, Planning
P.O. Box 5001
Victorville, CA 92393-5001

September 2, 2005

COMMENTS ON UPCOMING PLANNING COMMISSION MEETING – SEPTEMBER 14, 2005, GENERAL PLAN AMENDMENT 05-004(A), ZONE CHANGE 05-020 AND SPECIFIC PLAN 05-001 FOR MOJAVE VISTAS SPECIFIC PLAN, VICTORVILLE

Please refer to the items checked for staff comments on the above-referenced project:

[ ] The proposal does not provide enough information to determine the type of wastewater disposal system that will be used (i.e. septic system, sewer, etc.).

[ ] Discharge of any material other than domestic wastewater to an onsite septic tank wastewater disposal system is prohibited unless a Report of Waste Discharge is filed with the Regional Board.

[ ] The proposed project deals with a non-sewage discharge to land and may need to be regulated by the Lahontan Regional Water Quality Control Board. Therefore, the County must require the proponents to contact the Regional Board for filing of a complete report of waste discharge.

[ ] The proposed project appears to exceed the Regional Board's 500 gallon per acre per day limitation on the discharge to septic tank disposal systems. Please address how this requirement will be met in the document and proposed project design.

[ ] The proposal does not provide enough information to determine if the Regional Board's 500 gallon per acre per day limitation of the discharge to septic tank disposal systems is exceeded. Please address in the document how this requirement will be met.

[ ] The proposed project is located in an area where septic tank disposal systems are prohibited unless an exemption is requested and granted by the Regional Board. If the project proponent intends to request an exemption, the environmental document must contain the information necessary to make the findings for an exemption (Please review the exemption criteria contained in the Water Quality Control Plan for the Lahontan Region (Basin Plan) accessible on the Regional Board's homepage (www.swrcb.ca.gov/rwqcb6).

[X] The project will require development of a Stormwater Pollution Prevention Plan and a NPDES General Construction Stormwater Permit. This permit is accessible on the State Board's Homepage (www.swrcb.ca.gov). Best Management Practices must be used to mitigate project impacts. The environmental document must describe the mitigation measures or Best Management Practices.

[ ] The project may require development of a Stormwater Pollution Prevention Plan and a NPDES General Industrial Stormwater Permit. This permit is accessible on the State Board's Homepage (www.swrcb.ca.gov). Best Management Practices must be used to mitigate project impacts. The environmental document must describe the mitigation measures or Best Management Practices.

[ ] The project appears to propose a discharge of waste to surface water. Therefore an NPDES permit for the project may be necessary. Describe potential impacts to surface water quality and beneficial uses of water. Also describe measures to be taken to reduce pollutant loading to surface waters to meet numerical and narrative water quality objectives contained in the Water Quality Control Plan for the Lahontan Region (www.swrcb.ca.gov/rwqcb6).

[ ] The proposed project may result in discharges of waste that may need to be regulated by the Regional Board. Please review the general permits and the Water Quality Control Plan for the Lahontan Region (Basin Plan) accessible on the Regional Board's homepage (www.swrcb.ca.gov/rwqcb6).
(provide more specific information here on the type of waste or form of regulation)

_____

_____

[ ] Please require written confirmation from the project proponent that they obtain Regional Board concurrence before approving this project.

[ ] The project may require a Federal Clean Water Act Section 401 Water Quality Certification from the Regional Board. Application forms can be found at our web site (www.swrcb.ca.gov/rwqcb6)

[ ] The proposal does not provide specific information on impacts to wetlands (or in the Lake Tahoe Basin, Stream Environment Zones). The Environmental Document needs to quantify these impacts. Discuss purpose of project, need for wetland disturbance, and alternatives (avoidance, minimize disturbances and mitigation). Mitigation must be identified in environmental document including timing of construction. Mitigation must replace functions and values of wetlands lost (at a minimum, 1.5 times the area disturbed should be restored)

[ ] Regional Board staff has determined that this project will not have a significant effect on water quality as proposed.

[ ] Regional Board staff will make additional comments after a more detailed review is complete.

[ ] Project may result in spills that will adversely impact ground and surface waters. Include spill contingency measures in the environmental document.

[ ] Other

_____

_____

_____

Please note that obtaining a permit and conducting monitoring does not constitute adequate mitigation. Development and implementation of acceptable mitigation is required.

Sincerely

Print Name Hisam A. Baqai
Title Supervising Engineer
Phone No. (760) 241-6583
E-Mail hbaqai@waterboards.ca.gov

RC:\CEQA /Mojave Vistas Specific Plan

GLOBAL ACCESS
@ SOUTHERN CALIFORNIA LOGISTICS AIRPORT

MEMORANDUM

DATE: July 17, 2005

TO: Bill Webb, Director, City of Victorville Planning Department

FROM: Peter R. Soderquist

SUBJECT: **Specific Plan S-P-05-001**

I just received a copy of he Graphics for **S-P-05-001**. The customary "request for comments" was not attached. This is the first time I have seen this plan.

I hope I have not missed my comment period. Either way, please require this project to provide full disclosure.

Specifically, developers of this land should provide potential buyers, information relative to the direction and distance of the Southern California Logistics Airport. This disclosure should transition from owner to owner. Developers of this property should be encouraged to incorporate features into the design and construction of buildings were people live, work, or are otherwise received, to ensure that the interior noise of the structure is reduced to 45 decibels.

Peter Soderquist,
Director

SOUTHERN CALIFORNIA LOGISTICS AIRPORT AUTHORITY
18374 PHANTOM, VICTORVILLE, CA 92394
TEL 760.246-6115 FAX 760.246.3108
www.logisticsairport.com

INTERMODAL ■ AIR CARGO ■ RAIL ■ GROUND

GLOBAL ACCESS
@ SOUTHERN CALIFORNIA LOGISTICS AIRPORT

RECEIVED
AUG 2 3 2005
Planning Department

MEMORANDUM

DATE: August 22, 2005

TO: Bill Webb, Director, City of Victorville Planning Department

FROM: Peter R. Soderquist

SUBJECT: **TT-05-065; TT-05-066; GPA-05-004(A), ZC-05-020, S-P 05-001; PUD-05-001, DP-05-003, TT-05-067; TT-05-068; TT-05-069; GPA-05-004(B), ZC-05-022, S-P 05-002**

This memo concerns the above referenced items which are scheduled to be heard at the September 14, 2005 Planning Commission meeting.

The Southern California Logistics Airport has no comments relative to **TT-05-065; TT-05-066; GPA-05-004(A), ZC-05-020, S-P 05-001; PUD-05-001, DP-05-003, TT-05-067; GPA-05-004(B), ZC-05-022, S-P 05-002**

Regarding **TT-05-068** and **TT-05-069,** the Southern California Logistics Airport requests this project be conditioned to provide full disclosure as to the location of the airport. More specifically, purchasers of this land should be provided information relative to the direction and distance of the Southern California Logistics Airport. This disclosure should transition from owner to owner. Additionally, developers of this property should be encouraged to incorporate features into the design and construction of buildings were people live, work, or are otherwise received, to ensure that the interior noise of the structure is reduced to 45 decibels.

Peter Soderquist,
Director

SOUTHERN CALIFORNIA LOGISTICS AIRPORT AUTHORITY
18374 PHANTOM, VICTORVILLE, CA 92394
TEL 760.246-6115 FAX 760.246.3108
www.logisticsairport.com

INTERMODAL ■ AIR CARGO ■ RAIL ■ GROUND

KJELSTROM & ASSOCIATES

150 East Meda Avenue, Suite 210, Glendora, CA 91741 (626) 963-6320 (626) 963-8771 • Fax (626) 963-6341
kjelassoc@msn.com

January 26, 2006

RECEIVED
JAN 30 2006
Planning Department

Mr. John Dubasik
Planning Department
City of Victorville
14343 Civic Drive
Victorville, Ca 92393-5001

Re: Case # GPA-05-004 (A), ZC-05-020 & S-P 05-001
Project # 06-02

Dear Mr. Dubasik:

My client, Service Rock Products Co., has recently been notified of the above referenced project to amend the Land Use Element of the City's General Plan to allow a 224-acre residential community, to reclassify the Specific Plan, and to adopt the Mojave Vistas Specific Plan. With this letter, we would like our comments added to the record and responded to.

Service Rock is located at 16952 "D" Street in Victorville, which is adjacent to the proposed project. We have been in business in this location, manufacturing, selling and distributing ready mixed concrete for over fifty (50) years. Prior to operating under the name of Service Rock Products, we were known as Owl Rock Products. We located ourselves in an industrial area not only for ease of access and proximity to raw materials; but also because, at the time, it was substantially away from residences. Service Rock begins work early in the morning, often before many people are awake, and we often work late into the night. For safety reasons, we use back-up alarms and use high intensity lights.

We have a long-standing good relationship with the City of Victorville, its residents and the construction community. We want to maintain that good relationship into both the near-term and the long-term future.

Service Rock is not adverse to this project, in fact, we encourage this project and look forward to the growth it provides to the City. However, Service Rock also wants to be assured that our rights and our customary form of doing business are protected.

As implied above, Service Rock plans to continue its present operations from this location for a long time to come. Our experience has shown that our use is often not perceived as compatible with residential uses. Therefore, we would ask that this project provide the necessary mitigatory items to adequately shield the proposed residences from

affects of our operations. We would suggest (1) a buffer of, at least, 1000 feet between our property and any residence, and 2) a landscaped berm to provide both an aesthetic barrier and a noise barrier between our property and this project.

We would ask that you continue to include us (both Service Rock and this office) with future notifications related to this project. We would also request a copy of the environmental documentation prepared for this project and a copy of the staff determination and report. We would like these documents in a timely manner, so that we may properly review them (at least a month in advance of any hearing).

We hope this assists you as you process the approval of this project. Should you have any questions, please feel free to give me a call.

Sincerely,

KJELSTROM & ASSOCIATES

KIT KJELSTROM
Principal

Cc: Service Rock Products

C:client/SRP/Victorville ResPlan

CITY OF
VICTORVILLE

760-955-5000
FAX 760-245-8250
vville@ci.victorville.ca.us

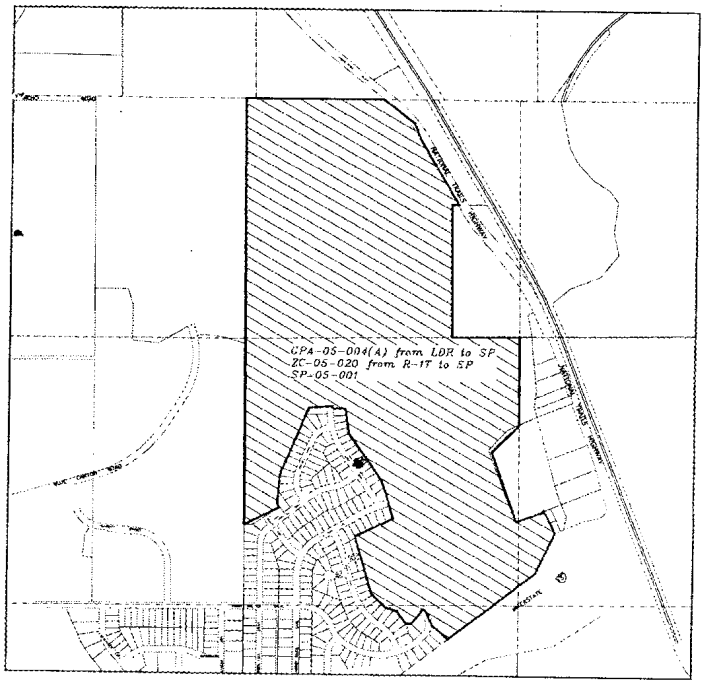
14343 Civic Drive
P.O. Box 5001
Victorville, California 92393-5001

Date: July 6, 2006

NOTICE OF PUBLIC HEARING

In reply refer to: Proposed General Plan Amendment, Zone Change and Specific Plan

Case #: GPA-05-004(A), ZC-05-020 & Specific Plan 05-001



Dear Property Owner:

McRae Group is proposing the following projects:

1) An amendment to the Land Use Element of the General Plan and any other affected elements to redesignate property from Low Density Residential to Specific Plan to allow for the development of a 224-acre community of single-family residential units, a 12 acre school site, two 3-acre park sites and 30 acres of conservation area;
2) To reclassify property from R-1 and R-1T (Single-family Residential – Transitional) to Specific Plan; and
3) To adopt the Mojave Vistas Specific Plan

The proposed projects occur on property generally located north of Interstate 15, south of Rancho Road and west of National Trails Highway.

Inasmuch as your property is located within a 300-foot radius of property directly affected by the project, and pursuant to State laws and/or local ordinances, you are being notified of the Public Hearing on this proposed project. For more details regarding this project, please call John Dubasik, Associate Planner, at (760) 955-5135. The Public Hearing will be held on Tuesday, July 18, 2006, at the Mojave Desert AQMD, 14306 Park Avenue, Victorville, California, at 7:00 p.m.

If you do not plan to attend the Public Hearing and present your comments or wish to have your comments made part of the written record, please provide any comments and/or recommendations regarding the proposed project in the space below and return prior to July 14, 2006. All comments and/or recommendations will become public information and be provided to the City Council in its deliberations on this proposal. PLEASE RESPOND IN BLACK INK SO IT CAN BE REPRODUCED.

Opinions and/or recommendations: Absolutely No apartments because they bring in crime and depreciate the Value of existing property

Signature: [illegible] Assessor's Parcel No. _____

Address: (Please Print) 16308 Victoria Drive, Victorville Ca. 92394

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EXECUTIVE SUMMARY

General Plan Amendment GPA-06-002 (N) and Zone Change ZC-06-018

PROJECT DESCRIPTION: A proposed General Plan Amendment to amend the Land Use Element and any other affected elements of the General Plan to re-designate approximately 11 acres of property from Low Density Residential to Commercial and 49 acres of Low Density Residential to Medium Density Residential; and a change of zone to reclassify approximately 11 acres of property from R-1T(4) (Single-Family Residential – Transitional - Four Dwelling Units per Acre) to C-2 (General Commercial), approximately 34 acres of land from C-2T (General Commercial – Transitional) and C-4T (Highway and Service Commercial – Transitional) to C-2 (General Commercial) and approximately 49 acres from R-1T(4) (Single-Family Residential – Transitional - Four Dwelling Units per Acre) to PUD (Planned Unit Development) on property generally located north of and abutting Dos Palmas, south of and abutting Palmdale Road, east of Highway 395 and west of Mesa Linda Avenue.

APPLICANT:	United Engineering Group
PLANNING COMMISSION PUBLIC HEARING DATES:	July 12, 2006
NUMBER OF PEOPLE SPEAKING IN FAVOR:	0
NUMBER OF PEOPLE SPEAKING OPPOSED:	0
NUMBER OF WRITTEN COMMENTS IN FAVOR:	0
NUMBER OF WRITTEN COMMENTS OPPOSED:	0
STAFF RECOMMENDATION:	Approval
PLANNING COMMISSION ACTION:	Recommend approval
PLANNING COMMISSION VOTE:	five ayes

/pi

Public Hearing
#15A,B,C
7-18-06

MEMORANDUM

DATE: July 18, 2006

FROM: Bill Webb
Director of Development

TO: Mayor and City Council Members

SUBJECT: PUBLIC HEARING - GENERAL PLAN AMENDMENT GPA-06-002 (N) AND ZONE CHANGE ZC-06-018 – UNITED ENGINEERING GROUP – RESOLUTION NO. 06-123 AND ORDINANCE NO. 2168

At the regular meeting held July 12, 2006, the Planning Commission conducted a Public Hearing to hear arguments for or against a proposed amendment to the Land Use Element of the General Plan and any other affected elements to redesignate approximately 11 acres of property from Low Density residential to Commercial and 49 acres of Low Density Residential to Medium Density Residential and a change of zone to reclassify approximately 11 acres of property from R-1T(4) (Single-Family Residential – Transitional - Four Dwelling Units per Acre) to C-2 (General Commercial), approximately 34 acres of land from C-2T (General Commercial – Transitional) and C-4T (Highway and Service Commercial – Transitional) to C-2 (General Commercial) and approximately 49 acres from R-1T(4) (Single-Family Residential – Transitional - Four Dwelling Units per Acre) to PUD (Planned Unit Development) on property generally located north of and abutting Dos Palmas, south of and abutting Palmdale Road, east of Highway 395 and west of Mesa Linda Avenue. An excerpt from the minutes of that meeting is as follows:

"Mr. Borchert outlined the staff report and noted the applicant had requested that approximately 49 acres be re-designated from Low Density Residential to High Density Residential on the General Plan Amendment and that those approximate 49 acres be rezoned from R-1T4 to R-3 on the Zone Change. Staff, however, was recommending a re-designation from Low Density Residential to Medium Density Residential and a change of zone from R-1 to PUD, which would allow the Planning Commission to look at the development in the future.

Chairman McEachron opened the public hearing at 7:12 p.m. There being no testimony, Chairman McEachron closed the public hearing at 7:12 p.m.

A motion was made by Commissioner Kurth and seconded by Commissioner Porter to approve the Negative Declaration with a "de minimis" finding for GPA-06-002 (N) and ZC-06-018 with all mitigation measurers and Resolutions P-06-189, P-06-190 and P-06-191 with any conditions of Staff. The motion carried by unanimous vote of the Commission. The Resolutions was entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF GENERAL PLAN AMENDMENT GPA-06-002 (N), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO RE-DESIGNATE APPROXIMATELY 11 ACRES OF PROPERTY FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF ZONE CHANGE ZC-06-018, A CHANGE OF ZONE TO RECLASSIFY PROPERTY FROM R-1T(4) (SINGLE-FAMILY RESIDENTIAL – TRANSITIONAL, ALLOWING FOUR DWELLING UNITS PER ACRE), C-2T (GENERAL COMMERCIAL – TRANSITIONAL) AND C-4T (HIGHWAY AND SERVICE COMMERCIAL – TRANSITIONAL) TO C-2 (GENERAL COMMERCIAL) AS WELL AS TO RECLASSIFY PROPERTY FROM R-1T(4) TO PUD (PLANNED UNIT DEVELOPMENT)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING PARCEL MAP PM-06-018 TO ALLOW FOR THE CREATION OF FOUR PARCELS WITH ONE REMAINDER PARCEL FROM THREE EXISTING PARCELS"

Attached for Council's information is a copy of the Planning Staff Report together with other pertinent data. This matter is presented to the City Council for consideration at the close of the Public Hearing.

BW:pi

Attachments

RESOLUTION NO. 06-123

A RESOLUTION OF THE CITY OF VICTORVILLE APPROVING GENERAL PLAN AMENDMENT GPA-06-002 (N) AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO RE-DESIGNATE APPROXIMATELY 11 ACRES OF PROPERTY FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL AND 49 ACRES OF LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL – UNITED ENGINEERING GROUP

WHEREAS, United Engineering Group, has initiated an amendment to the Land Use Element of the General Plan and any other affected elements to re-designate approximately 11 acres of property from Low Density Residential to Commercial and 49 acres of Low Density Residential to High Density Residential on property located in the City of Victorville, County of San Bernardino, State of California, particularly described as follows:

A portion of the Northwest ¼ and the Southwest ¼ of the Southwest ¼ of Section 22, Township 5 North, Range 5 West, San Bernardino Meridian, County of San Bernardino, State of California, and
Parcel 2 of Parcel Map 13312 per map recorded in Book 152, pages 27 through 29, inclusive, records in the City of Victorville, San Bernardino County, State of California; and

WHEREAS, pursuant to Title 7, Division I, Chapter 3 of the Government Code of the State of California, the Victorville Planning Commission held a public hearing on July 12, 2006, to hear arguments for and against the issue, and after hearing all testimony offered, the Commission approved Resolution No. P-06-189, which recommended approval to the City Council of the General Plan Amendment; and

WHEREAS, the City Council finds that the proposed amendment to the Land Use Element is consistent with the goals, policies and objectives of the General Plan and all other elements; and

WHEREAS, a Negative Declaration for the proposed General Plan Amendment has been presented to the Planning Commission, and each member having reviewed and considered the information contained therein, and the Planning Commission having determined that the proposed General Plan Amendment will not have a significant effect on the environment and therefore recommends adoption by the City Council,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY RESOLVE AS FOLLOWS:

SECTION I. That after holding a public hearing and considering all the testimony offered in compliance with Section 65357 of the Government Code of the State of California, the City Council hereby approves the General Plan Amendment to the Land Use Element of the General Plan and any other affected elements re-designate approximately 11 acres of property from Low Density Residential to Commercial and 49 acres of Low Density Residential to Medium Density Residential on property located north of and abutting Dos Palmas, south of and abutting Palmdale Road, east of Highway 395 and west of Mesa Linda Avenue.

ORDINANCE NO. 2168

AN ORDINANCE OF THE CITY OF VICTORVILLE APPROVING ZONE CHANGE ZC-06-018 TO RECLASSIFY APPROXIMATELY 11 ACRES OF PROPERTY FROM R-1T(4) (SINGLE-FAMILY RESIDENTIAL – TRANSITIONAL - FOUR DWELLING UNITS PER ACRE) TO C-2 (GENERAL COMMERCIAL), APPROXIMATELY 34 ACRES OF LAND FROM C-2T (GENERAL COMMERCIAL – TRANSITIONAL) AND C-4T (HIGHWAY AND SERVICE COMMERCIAL – TRANSITIONAL) TO C-2 (GENERAL COMMERCIAL) AND APPROXIMATELY 49 ACRES FROM R-1T(4) (SINGLE-FAMILY RESIDENTIAL – TRANSITIONAL - FOUR DWELLING UNITS PER ACRE) TO PUD (PLANNED UNIT DEVELOPMENT) – UNITED ENGINEERING GROUP

Pursuant to Title 7, Division I, Chapter 4, Article 2 of the Government Code of the State of California, a Public Hearing was held on the 12th day of July 2006, to hear arguments for and against the issue, and after hearing all testimony offered, the Planning Commission approved Resolution No. P-06-190, which recommended to the City Council the adoption of the zone change on property in the City of Victorville, County of San Bernardino, State of California hereinafter described as:

A portion of the Northwest ¼ and the Southwest ¼ of the Southwest ¼ of Section 22, Township 5 North, Range 5 West, San Bernardino Meridian, County of San Bernardino, State of California, and
Parcel 2 of Parcel Map 13312 per map recorded in Book 152, pages 27 through 29, inclusive, records in the City of Victorville, San Bernardino County, State of California; and

WHEREAS, The City Council finds that the proposed zone change is consistent with the General Plan; and

WHEREAS, The City Council finds that the site is adequate in size to accommodate the proposed land use; and

WHEREAS, The City Council finds that the proposed use will have no adverse effect upon abutting property; and

WHEREAS, a Negative Declaration for the proposed Zone Change has been presented to the Planning Commission, and each member having reviewed and considered the information contained therein, and the Planning Commission having determined that the proposed Zone Change will not have a significant effect on the environment and therefore recommends adoption by the City Council,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. That Zone Change ZC-06-018 be adopted, reclassifying approximately 11 acres of property from R-1T(4) (Single-Family Residential – Transitional - Four Dwelling Units per Acre) to C-2 (General Commercial), approximately 34 acres of land from C-2T (General Commercial – Transitional) and C-4T (Highway and Service Commercial – Transitional) to C-2 (General Commercial) and approximately 49 acres from R-1T(4) (Single-Family Residential – Transitional - Four Dwelling Units per Acre) to PUD (Planned Unit Development) on property

generally located north of and abutting Dos Palmas Road, south of and abutting Palmdale Road, east of Highway 395 and west of Mesa Linda Avenue.

CITY OF VICTORVILLE PLANNING DEPARTMENT
14343 Civic Drive, Victorville, California 92392
(760) 955-5135 FAX (760) 245-8250

NEGATIVE DECLARATION with a "de minimis" finding
Preparation Date: June 20, 2006

Name or Title of Project: Proposed General Plan Amendment GPA-06-002(N) & Zone Change ZC-06-018.

Location: North of and abutting Dos Palmas Road, south of Palmdale Road, east of U.S. Highway 395 and west of Mesa Linda Avenue.

Entity or Person Undertaking Project: United Engineering Group (Chris Morgan); 8300 Utica Avenue, Suite 192; Rancho Cucamonga, CA 91730

Description of Project: A request to amend the General Plan to change the land use designation of approximately 11.5 acres from Low Density Residential to Commercial as well as approximately 49 acres from Low Density Residential to High Density Residential and to change the zoning on approximately 11.5 acres of property from a R-1T4 (Single-family Residential - Transitional, allowing a maximum of four dwelling units per acre) District to a C-2 (General Commercial) District as well as approximately 49 acres from a R-1T4 District to a R-3 (High-Density Residential) District.

Statement of Findings: The Planning Commission has reviewed the Initial Study for this proposed project and has found that there are no adverse environmental impacts to either the man-made or physical environmental setting and does hereby direct staff to file a Notice of Determination, pursuant to the California Environmental Quality Act (CEQA).

A copy of the Initial Study and other applicable documents used to support the proposed Negative Declaration is available for review at the City of Victorville Planning Department.

Further, pursuant to Fish and Game Code Section 711.4, a "de minimis" finding is hereby made based upon the fact that no development is proposed at this time.

Public Review Period: June 21, 2006, through July 10, 2006.

Public Hearing Date: July 12, 2006.

Adopted by the Planning Commission on July 12, 2006.

RYAN McEACHRON, CHAIRMAN
VICTORVILLE PLANNING COMMISSION

Adopted by the City Council on July 18, 2006

MIKE ROTHSCHILD, MAYOR
CITY OF VICTORVILLE

BILL WEBB
DIRECTOR OF DEVELOPMENT

AJ

PLANNING COMMISSION STAFF REPORT

DATE: July 12, 2006 **AGENDA NO.** 7 A, B & C

CASE: GPA-06-002(N); ZC-06-018 & PM-06-018

SUBJECT: **1. General Plan Amendment** - A request to amend the General Plan to change the land use designation of approximately 11.5 acres from Low Density Residential to Commercial as well as approximately 49 acres from Low Density Residential to High Density Residential; and
2. Zone Change - To change the zoning on approximately 11.5 acres of property from an R-1T4 (Single-family Residential - Transitional, allowing a maximum of four dwelling units per acre) District to a C-2 (General Commercial) District; and to change the zoning on approximately 34 acres of land from C-2T (General Commercial – Transitional) District and C-4T (Highway and Service Commercial – Transitional) District to a C-2 District. Additionally, approximately 49 acres are proposed to be changed from an R-1T4 District to a R-3 (High-Density Residential) District; and
3. Parcel Map - To allow for the creation of four parcels and a remainder parcel from three existing parcels on approximately 96 gross acres.

APPLICANT: United Engineering Group

LOCATION: North of and abutting Dos Palmas Road, south of Palmdale Road, east of U.S. Highway 395 and west of Mesa Linda Avenue.

I. STAFF RECOMMENDATION:

That the Planning Commission take the following actions:

1. **General Plan Amendment** – Adopt Resolution No. P-06-189, recommending City Council approval of Case No. GPA-06-002(N) for the 11.5 acres of land proposed to be designated as Commercial and recommend continuance of the remaining 49 acres proposed to be High Density Residential to the September 13, 2006 Planning Commission meeting; and
2. **Zone Change** - Adopt Resolution No. P-06-190, recommending City Council approval of Case No. ZC-06-018 for the 45.5 acres of land proposed to have a zoning designation of C-2 and recommend the continuance of the 49 acres proposed to be designated as R-3 to the September 13, 2006 Planning Commission meeting; and
3. **Parcel Map** - Adopt Resolution No. P-06-191, approving Case No. PM-06-018, subject to the attached conditions of approval; and
4. **Environmental Assessment** - Recommend the issuance of a Negative Declaration with a "de minimis" finding for the General Plan Amendment and Zone Change; and find the Parcel Map categorically exempt.

II. SUMMARY:

A request to amend the General Plan and to change the zoning designation of property bordered US Highway 395 and Dos Palmas Road in order to accommodate for the future development of a school site by the Adelanto School District as well as residential and commercial development on the remaining parcels. Additionally, this request proposes to create four parcels and a remainder parcel from three existing parcels in order to further facilitate the future development.

III. STAFF ANALYSIS:

1. General Plan Amendment

- The proposed amendment will change approximately 11.5 acres from Low Density Residential to Commercial as well as approximately 49 acres from Low Density Residential to High Density Residential, in order to permit for the subsequent zone change to C-2 and R-3 as discussed below.

- The subject property currently contains split a General Plan designation as well as a split zoning designation, which this proposal seeks to remedy by amending the Land Use element of the General Plan to designate portions of the site as Commercial and High Density Residential following the parcel lines of the proposed parcel map as discussed below.

- Staff recommends approval of the General Plan Amendment to change the approximately 11.5 acres from Low Density Residential to Commercial in order to facilitate the approval of the following proposed Parcel Map, as well as to create additional commercial area along the intersection of Palmdale Road and US Highway 395.

- Staff does not support the applicants request to amend the General Plan to change 49 acres from Low Density Residential to High Density Residential as the resulting amount of allowable dwelling units per acre would increase by over 200%. This increase in units per acre would cause an increased demand on existing infrastructure that exceeds what has been previously assessed. Therefore, in order to completely assess the issues that may occur as a result of this proposed increase of allowable dwelling units per acre, Staff recommends a continuance of the 49-acre portion of this proposal from Low Density Residential to High Density Residential until the Planning Commissions September 13, 2006 Planning Commission meeting.

2. Zone Change.

- The proposed Zone Change seeks to designate the zoning on approximately 11.5 acres of property from an R-1T4 (Single-family Residential - Transitional, allowing a maximum of four dwelling units per acre) District to a C-2 (General Commercial) District; and to change the zoning on approximately 34 acres of land from C-2T (General Commercial – Transitional) District and C-4T (Highway and Service Commercial – Transitional) District to a C-2 District. Additionally, approximately 49 acres are proposed to be changed from an R-1T4 District to an R-3 (High-Density Residential) District.

- The "T" or Transitional District associated with the commercially designated parcels in the proposal refer to noise and aviation development standards, which were attached to this parcel in order to reduce potential impacts to Southern California Logistics Airport (SCLA), when it was under jurisdiction of the U.S. Air Force. Staff notes that removing these development standards will not have a negative impact on SCLA or its future development as these requirements may be included as mitigation measures on a site-specific basis at the Site Plan stage of development. Additionally, the "T" District associated with the residentially zoned properties refers to a four unit per acre maximum, which this proposal seeks to remove.

- Staff recommends approval of the zone change for the 11.5 acres of property proposed to change from an R-1T4 (Single-family Residential - Transitional, allowing a maximum of four dwelling units per acre) District to a C-2 (General Commercial) District and the change of the zoning on approximately 34 acres of land from C-2T (General Commercial – Transitional) District and C-4T (Highway and Service Commercial – Transitional) District to a C-2 District.

- As discussed earlier in the General Plan Amendment analysis, Staff recommends a continuance of the 49-acre portion of land proposed to be changed from R-1T4 to R-3 due to a need to completely asses the potential impacts that would result in the approval of such an increase in permitted dwelling units per acre. Additionally, with the exact location of the proposed school site unknown to Staff at this point, Staff recommends a continuance of the 49-acre portion of this proposal requesting a change from R-1T4 to R-3 until the Planning Commissions September 13, 2006 Planning Commission meeting.

3. **Parcel Map.**

- The proposed Tentative Map meets all requirements of Title 17 and 18 should the foregoing General Plan Amendment and Zone Change be approved.

- Staff finds that proposed Parcel Map is in accord with the proposed General Plan Amendment and Zone Change should they be approved.

- Staff notes that if the foregoing General Plan Amendment and Zone Change are not approved or are altered by the Planning Commission, a revised Parcel Map may be required.

4. **Environmental Assessment.**

- A Negative Declaration with a "de minimis" finding has been prepared for the General Plan Amendment and Zone Change in accordance with Section 15070 of the California Environmental Quality Act. Additionally, Staff finds the Parcel Map exempt pursuant to Section 15315 of the California Environmental Quality Act – Minor Land Divisions.

5. Changes to the General Plan & Zoning Map.

Should the proposal be approved as requested, then the following modifications to the General Plan and Zoning Map would occur:

1. Table 5 entitled "Distribution of Land Use" and Table 6 entitled "Existing Land Uses" on pages 24 and 25 of the Land Use Element shall be amended to reduce the acreage of the Low Density Residential land use designation by 11.5 acres within the West Bear Valley Planning Area. An increase in Commercial acreage within the same Planning Area would also occur at a rate of 11.5 acres.

2. Figure 14 of the Land Use Element of the General Plan entitled, "West Bear Valley Planning Area" shall be updated in accordance with this proposal.

3. The Official Zoning Map of the City of Victorville would be updated in order to classify the created "Remainder" parcel as well as Parcel 4 as having a Commercial General Plan designation with a C-2 (General Commercial) zoning designation.

IV. SITE CHARACTERISTICS:

	Existing Land Use	General Plan	Zoning	Specific Plan
Site	Vacant	Commercial & Low Density Residential	C-2T & R-1T(4)	N/A
North	Vacant	Commercial	C-2T	N/A
South	Vacant	Commercial & Low Density Residential	C-2T & R-1T(4)	N/A
East	Vacant	Commercial & Low Density Residential	C-2T & R-1	N/A
West	Vacant & Existing Fuel Dispensing Facility	Commercial	C-2T & C-4T	N/A

NUMBER OF RADIUS LABELS MAILED: 24

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THE STAFF RECOMMENDATION MAY BE ACCEPTED OR REJECTED BY THE PLANNING COMMISSION AND THE CITY COUNCIL AFTER ITS OWN ANALYSIS AND CONSIDERATION OF PUBLIC TESTIMONY PRESENTED AT THE HEARING. THE PLANNING COMMISSION ACTION IS A RECOMMENDATION TO THE CITY COUNCIL ONLY.

CONDITIONS OF APPROVAL
Parcel Map PM-06-018
July 12, 2006

1. The proposed development shall comply with all applicable development standards of the Title 17 and Title 18 of the City of Victorville Municipal Code, as well as the Subdivision Map Act of the State of California.

2. The final map shall be in substantial conformance with the parcel map submitted as part of this application, unless modification is required to comply with Title 17 and Title 18 of the City of Victorville Municipal Code.

3. All lot shall have a pad area equal to minimum required lot width and depth, which is exclusive of slopes, open drainage and unusable easements. All required yard areas shall also be free from these obstructions.

4. The applicant shall provide the Planning Director or his designee with a lot closure list for all lots within the subdivision at the time of submission of maps for final approval.

5. The final map shall be subject to review and approval by the Director of Planning or his designee prior to recordation.

6. The City of Victorville's name shall not be used in any Conditions, Covenants, and Restrictions (CC&Rs) associated with this development to which it is not a party.

7. The subdivider shall defend and hold harmless the City of Victorville, its agents, officers and employees from any claim, action or proceeding against the City, its agents, officers or employees to attack, set aside, void, or annul, this approval of the City pursuant to Government Code Section 66474.9. The City of Victorville shall promptly notify the subdivider of any claim, action or proceeding and shall cooperate fully in the defense.

RESOLUTION NO. P-06-189

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF GENERAL PLAN AMENDMENT GPA-06-002 (N), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO RE-DESIGNATE APPROXIMATELY 11 ACRES OF PROPERTY FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL

WHEREAS, an application has been received from united Engineering Group regarding property in the City of Victorville, County of San Bernardino, State of California, particularly described as follows:

A portion of the Northwest ¼ and the Southwest ¼ of the Southwest ¼ of Section 22, Township 5 North, Range 5 West, San Bernardino Meridian, County of San Bernardino, State of California, and

Parcel 2 of Parcel Map 13312 per map recorded in Book 152, pages 27 through 29, inclusive, records in the City of Victorville, San Bernardino County, State of California; and

WHEREAS, the Public Hearing was held on the 12th of July, 2006, pursuant to Title 7, Division I, Chapter 3 of the Government Code of the State of California to hear arguments for and against the issue; and

WHEREAS, the Planning Commission finds that the proposed amendment to the Land Use Element is consistent with the goals, policies and objectives of the General Plan and all other elements; and

WHEREAS, a Negative Declaration for the proposed General Plan Amendment has been presented to the Planning Commission, and each member having reviewed and considered the information contained therein, and the Planning Commission having determined that the proposed General Plan Amendment will not have a significant effect on the environment and therefore recommends adoption by the City Council;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission that it recommends to the City Council that GPA-06-002 (N) be approved.

RESOLUTION NO. P-06-190

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF ZONE CHANGE ZC-06-018, A CHANGE OF ZONE TO RECLASSIFY PROPERTY FROM R-1T(4) (SINGLE-FAMILY RESIDENTIAL – TRANSITIONAL, ALLOWING FOUR DWELLING UNITS PER ACRE), C-2T (GENERAL COMMERCIAL – TRANSITIONAL) AND C-4T (HIGHWAY AND SERVICE COMMERCIAL – TRANSITIONAL) TO C-2 (GENERAL COMMERCIAL)

WHEREAS, an application has been received from United Engineering Group regarding property in the City of Victorville, County of San Bernardino, State of California, particularly described as follows:

A portion of the Northwest ¼ and the Southwest ¼ of the Southwest ¼ of Section 22, Township 5 North, Range 5 West, San Bernardino Meridian, County of San Bernardino, State of California, and

Parcel 2 of Parcel Map 13312 per map recorded in Book 152, pages 27 through 29, inclusive, records in the City of Victorville, San Bernardino County, State of California.; and

WHEREAS, a public hearing was held on the 12th day of July, 2006, pursuant to Title 7, Division I, Chapter 4 of the Government Code of the State of California, to hear arguments for and against the issues; and

WHEREAS, the Planning Commission finds that the site is adequate in size to accommodate the proposed land use; and

WHEREAS, the Planning Commission finds that the proposed use will have no adverse effect upon abutting property; and

WHEREAS, the Planning Commission finds that the proposed zone change is consistent with the General Plan; and

WHEREAS, a Negative Declaration for the proposed Zone Change has been presented to the Planning Commission, and each member having reviewed and considered the information therein, and the Planning Commission having determined that the proposed Zone

Change will not have an effect on the environment and therefore recommends adoption by the City Council;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission that it recommends to the City Council that Zone Change ZC-06-018 be approved.

RESOLUTION NO. P-06-191

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING PARCEL MAP PM-06-018 TO ALLOW FOR THE CREATION OF FOUR PARCELS WITH ONE REMAINDER PARCEL FROM THREE EXISTING PARCELS

WHEREAS, an application has been received from United Engineering Group regarding property in the City of Victorville, County of San Bernardino, State of California, particularly described as follows:

A portion of the Northwest ¼ and the Southwest ¼ of the Southwest ¼ of Section 22, Township 5 North, Range 5 West, San Bernardino Meridian, County of San Bernardino, State of California, and

Parcel 2 of Parcel Map 13312 per map recorded in Book 152, pages 27 through 29, inclusive, records in the City of Victorville, San Bernardino County, State of California.; and

WHEREAS, a public hearing was held on the 12th day of July, 2006, pursuant to Title 7, Division 2, Chapter 3, to hear arguments for and against the issue; and

WHEREAS, this project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) based upon CEQA Guidelines Section 15315; and

WHEREAS, the Planning Commission finds that the proposed project will have no adverse effect upon abutting properties; and

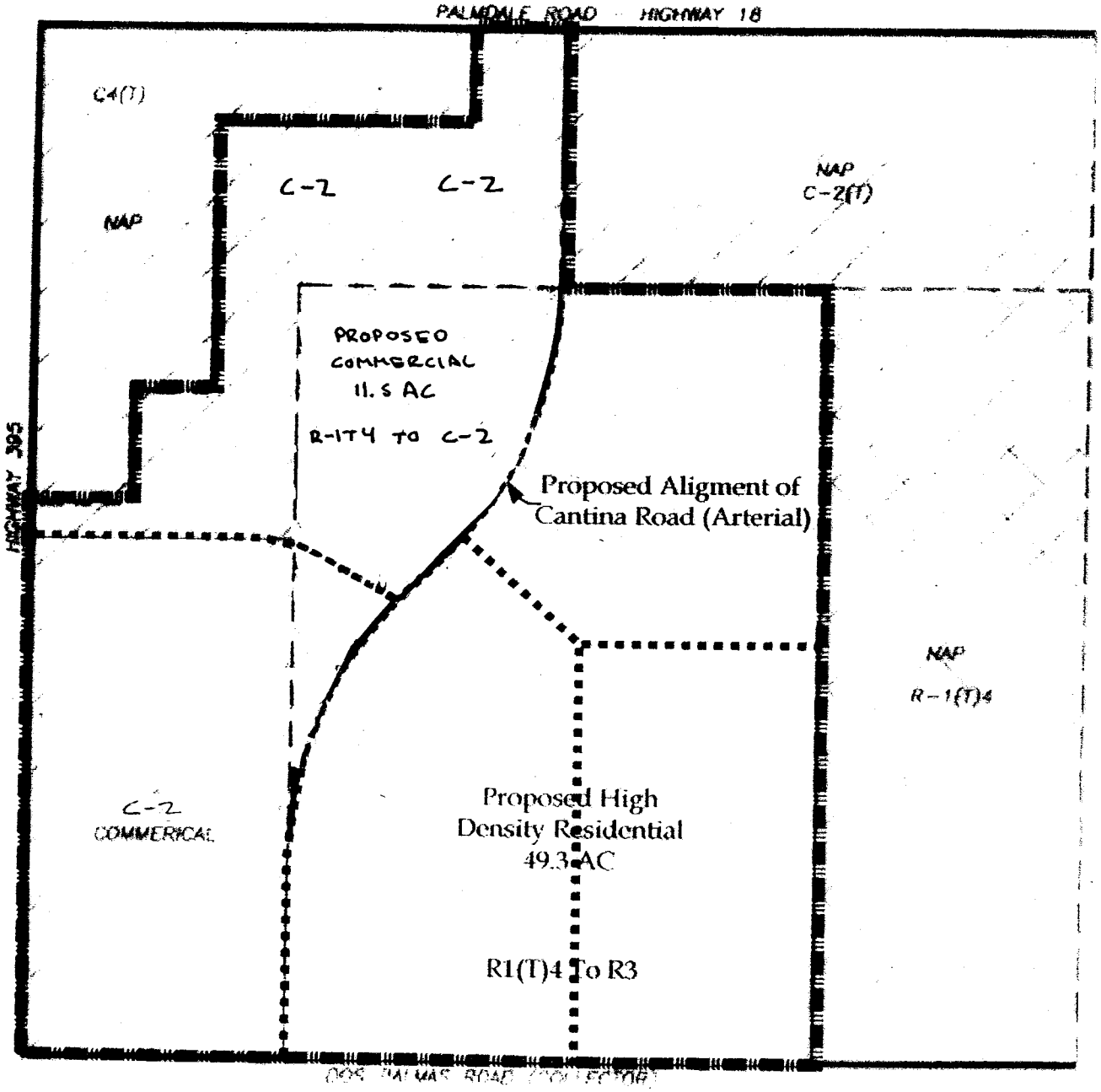
WHEREAS, the Planning Commission finds that this land division is consistent with the City's adopted General Plan;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission, pursuant to Section 17.20.030 of the Victorville Municipal Code, that Parcel Map PM-06-018 to allow for the creation of four parcels with one remainder parcel from three existing parcels be granted the applicant subject to the following conditions of approval:

GPA-06-002(N)
ZC-06-018

Dos Palmas

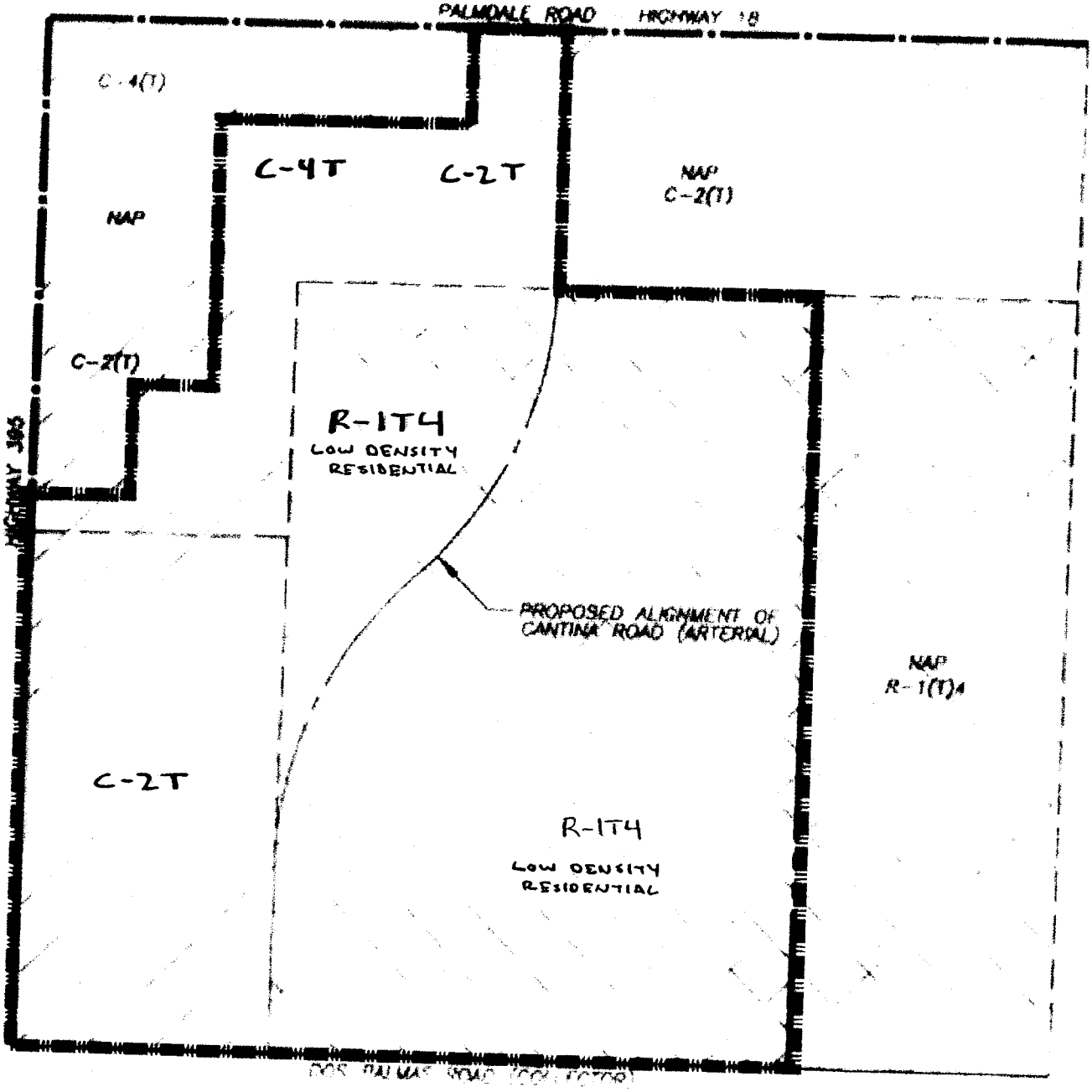
Proposed Zoning/ General Plan



GRAPHIC SCALE

AEI CASC
CONSULTING
12651 High Bluff Drive, Suite 150
San Diego, CA 92130

Dos Palmas
Existing Zoning/ General Plan



GRAPHIC SCALE

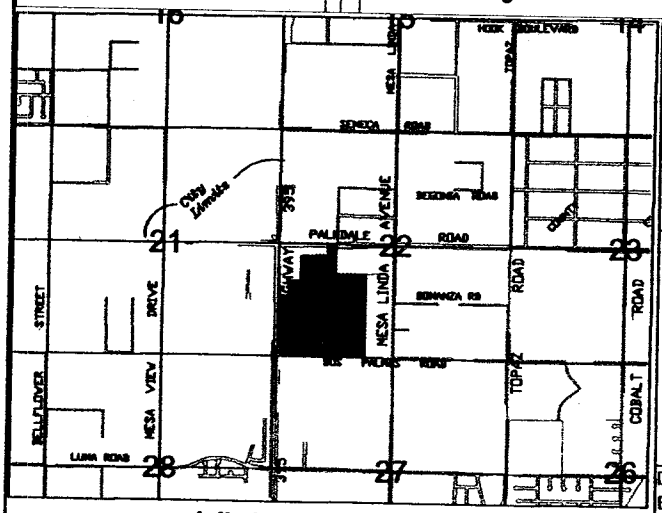
LEGEND

C2(T)

R1(T) 4

PROJECT SITE

AEI CASC
CONSULTING
2651 High Bluff Drive, Suite 150
San Diego, CA 92130

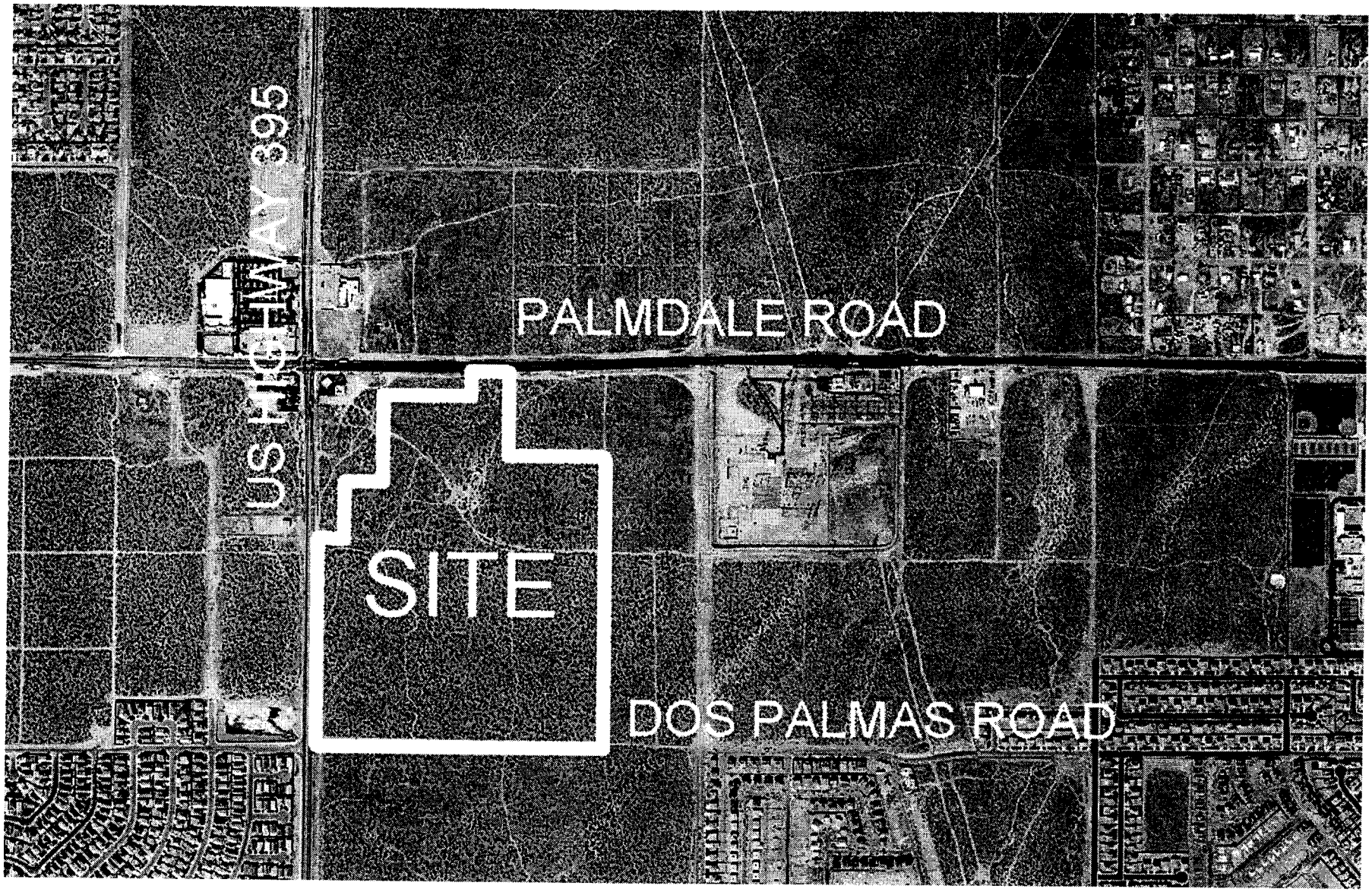


Vicinity Map

Graphics are diagramatic only - Not to Scale

Title: PROPERTY LOCATION MAP			
Zoning: R-1T4 to C-2 & R-3		Area: ± 96.25 Acres	
Assessor Parcel Number: 3103-571-04 & -05 and 3103-581-08			
Location: North of and abutting Dos Palmas Road, south of and abutting Palmdale Road, east of Highway 395 and west of Mesa Linda Avenue. PM 17494			
Drawn By: BD	Checked By: AJ	Date: 06-22-06	Case Number: GPA-06-002(N) ZC-06-018 & PM-06-018

Prepared by: City of Victorville Planning Department



General Plan Amendment GPA-06-002(N);
Zone Change ZC-06-018 &
Parcel Map PM-06-018

CITY OF VICTORVILLE PLANNING DEPARTMENT
14343 Civic Drive, Victorville, California 92392
(760) 955-5135 FAX (760) 245-8250

DRAFT NEGATIVE DECLARATION with a "de minimis" finding
Preparation Date: June 20, 2006

Name or Title of Project: Proposed General Plan Amendment GPA-06-002(N) & Zone Change ZC-06-018.

Location: North of and abutting Dos Palmas Road, south of Palmdale Road, east of U.S. Highway 395 and west of Mesa Linda Avenue.

Entity or Person Undertaking Project: United Engineering Group (Chris Morgan); 8300 Utica Avenue, Suite 192; Rancho Cucamonga, CA 91730

Description of Project: A request to amend the General Plan to change the land use designation of approximately 11.5 acres from Low Density Residential to Commercial as well as approximately 49 acres from Low Density Residential to High Density Residential and to change the zoning on approximately 11.5 acres of property from a R-1T4 (Single-family Residential - Transitional, allowing a maximum of four dwelling units per acre) District to a C-2 (General Commercial) District as well as approximately 49 acres from a R-1T4 District to a R-3 (High-Density Residential District).

Statement of Findings: The Planning Commission has reviewed the Initial Study for this proposed project and has found that there are no adverse environmental impacts to either the man-made or physical environmental setting and does hereby direct staff to file a Notice of Determination, pursuant to the California Environmental Quality Act (CEQA).

A copy of the Initial Study and other applicable documents used to support the proposed Negative Declaration is available for review at the City of Victorville Planning Department.

Further, pursuant to Fish and Game Code Section 711.4, a "de minimis" finding is hereby made based upon the fact that no development is proposed at this time.

Public Review Period: June 21, 2006, through July 10, 2006.

Tentative Public Hearing Date: July 12, 2006.

Adopted by the Planning Commission on July 12, 2006.

RYAN McEACHRON, CHAIRMAN
VICTORVILLE PLANNING COMMISSION

BILL WEBB
DIRECTOR OF DEVELOPMENT

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INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM

1. **Project title:** Zone Change GPA-06-002(N) & ZC-06-018.

2. **Lead agency name and address:** City of Victorville Planning Department, PO Box 5001, Victorville, California 92393-5001.

3. **Contact person and phone number:** Alejandro Jauregui, Assistant Planner, (760) 955-5135.

4. **Project location:** North of and abutting Dos Palmas Road, south of Palmdale Road, east of U.S. Highway 395 and west of Mesa Linda Avenue.

5. **Project sponsor's name and address:** United Engineering Group (Chris Morgan); 8300 Utica Avenue, Suite 192; Rancho Cucamonga, CA 91730

6. **General plan designation:** Commercial & Low Density Residential.

7. **Zoning:** C-2T (General Commercial - Transitional District) & R-1T4 (Single-family Residential - Transitional, allowing a maximum of four dwelling units per acre)

8. **Description of project:** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary). A request to amend the General Plan to change the land use designation of approximately 11.5 acres from Low Density Residential to Commercial as well as approximately 49 acres from Low Density Residential to High Density Residential and to change the zoning on approximately 11.5 acres of property from a R-1T4 (Single-family Residential - Transitional, allowing a maximum of four dwelling units per acre) District to a C-2 (General Commercial) District as well as approximately 49 acres from a R-1T4 District to a R-3 (High-Density Residential) District.

9. **Surrounding land uses and setting:** (Briefly describe the project's surroundings.) The approximately 10 acre site is bordered on the north by vacant C-2T (General Commercial - Transitional) zoned land, on the south by vacant R-1T4 (Single-family Residential - Transitional, allowing a maximum of four dwelling units per acre) zoned, on the east by vacant C-2T & R-1 (Single-family Residential) zoned land and on the west by C-4T (Highway and Service Commercial – Transitional) zoned land containing a fuel dispensing facility.

10. **Other public agency whose approval is required:** (e.g., permits, financing approval, or participation agreement). None, no development is proposed.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Land Use and Planning		Transportation/Circulation		Public Services
	Population and Housing		Biological Resources		Utilities and Service Systems
	Geological Problems		Energy and Mineral Resources		Aesthetics
	Water		Hazards		Cultural Resources
	Air Quality		Noise		Recreation
			Mandatory Findings of Significance		

DETERMINATION:

On the basis of this initial evaluation:

X I find that the proposed project COULD NOT have significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. (De Minimis)

___ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.

___ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

___ I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated". An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

___ I find that the proposed project WILL NOT have a significant effect on the environment, because no new potentially significant effects have been identified beyond those previously analyzed adequately in an earlier EIR (Final Program Environmental Impact Report for the City's 1997 Comprehensive General Plan Update, State Clearinghouse No. 97011040), pursuant to applicable standards, and no additional mitigation measures beyond those imposed as part of that previous EIR are necessary to be imposed upon the proposed project to reduce mitigable impacts to a insignificant level. Therefore, no additional environmental documentation is necessary.

Signature: _____ Date: June 20, 2006

Alejandro Jauregui, Assistant Planner For: Victorville Planning Department

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is provided for all answers except "No Impact" answers that are adequately supported by the information sources the lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer is explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) "Potentially Significant Impact" is noted if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact". The lead agency describes the mitigation measures, and briefly explains how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses", may be cross-referenced).

5) Earlier analyses may be referenced where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist.

6) The lead agency incorporates into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document, where appropriate, includes a reference to the page or pages where the statement is substantiated. See the sample question below. A source list is attached, and other sources used or individuals contacted are cited in the discussion.

ENVIRONMENTAL IMPACTS:

I. **LAND USE AND PLANNING.** *Would the proposal:*	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Conflict with general plan designation or zoning? (1, Figure 6 and 2)				X
b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? (3, 1)				X
c) Be incompatible with existing land use in the vicinity? (4)			X	
d) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)? (5)				X
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (4)			X	

Comments: The proposed land use designation of Commercial and High Density Residential are compatible with existing land use in the vicinity as all properties to the north, and west are in suit with this proposals land use designation in a vacant or partially developed state or have the ability to utilize a right-of-way buffer which would enhance compatibility with the surrounding areas. Additionally, no development is proposed at this time, any negative effects or mitigation measures required to lessen any possible effects to a level of less than significant will be addresses at the Site Plan and/or Conditional Use Permit stage of development. No mitigation is necessary.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
II. POPULATION AND HOUSING. *Would the proposal:*				
a) Cumulatively exceed official regional or local population projections? (6, 4)				X
b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? (4)				X
c) Displace existing housing, especially affordable housing? (4)				X

Comments: The potential development of the site as Commercial and High Density Residential may exceed local population projections as this site is currently designated as Commercial and Low Density Residential. However, since no development is proposed on this vacant site at this time, when development is proposed any effect to growth in the area or population projections will be assessed. No mitigation is necessary.

III. GEOLOGIC PROBLEMS. *Would the proposal result in or expose people to potential impacts involving:*				
a) Fault rupture? (8, Figure 1)				X
b) Seismic ground shaking? (8, Table 2)			X	
c) Seismic ground failure, including liquefaction? (5)				X
d) Seiche, tsunami, or volcanic hazard? (8, Table 2)				X
e) Landslides or mudflows? (8, 7 and Figure 3)				X
f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill? (8, Figure 3)				X
g) Subsidence of land? (3, Figure 8)				X
h) Expansive soils? (5)				X
i) Unique geologic or physical features? (5)				X

Comments: There are no known or suspected fault traces located within the Victorville Planning Area. Additionally, the City Planning Area is not subject to the provisions of Alquist-Priolo Special Studies Zones. The City is located in an area with a high potential for severe ground-shaking. However, as a function of development all buildings must comply with the Victorville Municipal Code and the latest adopted version of the Uniform Building Code, which will ensure that the buildings would adequately resist the forces of an earthquake (9, 1). Additionally, no development is proposed with the requested General Plan Amendment and Zone Change. No mitigation is necessary.

IV. **WATER.** *Would the proposal result in*:	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (11, graphic)				X
b) Exposure of people or property to water related hazards such as flooding? (10)				X
c) Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity?) (4)				X
d) Changes in the amount of surface water in any water body? (4)				X
e) Changes in currents, or the course or direction of water movements? (4)				X
f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability? (11)				X
g) Altered direction or rate of flow of groundwater? (4)				X
h) Impacts to groundwater quality? (4)				X
i) Substantial reduction in the amount of groundwater otherwise available for public water supplies? (11)				X

Comments: No development is proposed with the requested changes; therefore no mitigation is necessary. Future development may significantly change absorption rates and potential drainage patterns, as well as affect the amount of surface water runoff. Mitigation measures will be assessed at the Site Plan and/or Conditional Use Permit stage of development.

V. **AIR QUALITY.** *Would the proposal*:				
a) Violate any air quality standard or contribute to an existing or projected air quality violation? (16, 1)				X
b) Expose sensitive receptors to pollutants? (4)				X
c) Alter air movement, moisture, or temperature, or cause any changes in climate? (16, 1)				X
d) Create objectionable odors? (11)				X

Comments: No development is proposed with this proposal; no mitigation is necessary.

VI. **TRANSPORTATION/CIRCULATION.** *Would the proposal result in:*	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Increased vehicle trips or traffic congestion? (11, graphic)				X
b) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (11, graphic)				X
c) Inadequate emergency access or access to nearby uses? (4)				X
d) Insufficient parking capacity on-site or off-site? (11, graphic)				X
e) Hazards or barriers for pedestrians or bicyclists? (11, graphic)				X
f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (11, graphic)				X
g) Rail, waterborne or air traffic impacts? (11, graphic)				X

Comments: The General Plan Amendment and Zone Change will not result in direct impacts to traffic or circulation since no development is proposed. Future development may increase traffic congestion and vehicle trips; mitigation measures, if required, will be addressed at the Site Plan and/or Conditional Use Permit stage of development. The site fronts on Palmdale Road, which is designated as Super Arterial roadway, which would adequately serve a potential commercial development of this size. Additionally, the applicant has proposed the addition of Cantina Drive through the site, an Arterial roadway, which would further enhance accessibility to this site. No mitigation is necessary.

VII. **BIOLOGICAL RESOURCES.** *Would the proposal result in impacts to:*				
a) Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)? (18)				X
b) Locally designated species (e.g., heritage trees)? (18)				X
c) Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)? (4)				X
d) Wetland habitat (e.g., marsh, riparian, and vernal pool)? (4)				X
e) Wildlife dispersal or migration corridors? (18)				X

Comments: The proposed changes will not result in impacts to biological resources. The area is currently vacant; therefore, additional environmental review will take place once a development proposal is submitted to the City. No mitigation is necessary.

VIII. ENERGY AND MINERAL RESOURCES. *Would the proposal*:	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a) Conflict with adopted energy conservation plans? (6, 36)				X
b) Use nonrenewable resources in a wasteful and inefficient manner? (11, graphic)				X
c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? (3, 10)				X

Comments: The proposed project will not significantly increase the use of substantial amounts of fuel or energy, nor create the need to develop new sources of energy since the site is in a developed area of the City. Further, utilization of energy conservation measures required under the State Appliance Efficiency Standards in Title 20, such as efficient mechanical systems designed in accordance with heating calculations and other code regulations will reduce the use of energy when development proposals are submitted to the City. No mitigation is necessary.

IX. HAZARDS. *Would the proposal*:				
a) A risk of accidental explosion or release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation)? (11)				X
b) Possible interference with an emergency response plan or emergency evacuation plan? (8, Figure 5)				X
c) The creation of any health hazard or potential health hazard? (11)				X
d) Exposure of people to existing sources of potential health hazards? (4)				X
e) Increased fire hazard in areas with flammable brush, grass, or trees? (11)				X

Comments: The proposed project will not subject the public to health hazards inasmuch as the project does not involve the use of hazardous substances, nor does it interfere with existing emergency/evacuation plans (8, Figure 5).

X. NOISE. *Would the proposal result in*:				
a) Increases in existing noise levels? (11)				X
b) Exposure of people to severe noise levels? (11)				X

Comments: No development is proposed with the General Plan Amendment and Zone Change; therefore, no mitigation is necessary. Any future development will increase noise levels, however any development as a result of this proposal would not increase those levels previously assessed by the City of Victorville General Plan. Additionally, sufficient buffers will be required and mitigated once a development is proposed and submitted to the City. No mitigation is necessary.

XI. PUBLIC SERVICES. *Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Fire protection? (11)				X
b) Police protection? (11)				X
c) Schools? (11)				X
d) Maintenance of public facilities, including roads? (11)			X	
e) Other government services? (11)			X	

Comments: The proposed General Plan Amendment and Zone Change will not result in an increase in public services as no development is proposed. No mitigation is necessary. Further, any future development will be subject to other fees and assessments that will reduce their impact to a level of non-significance (21, 314).

XII. UTILITIES AND SERVICE SYSTEMS. *Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:*

a) Power or natural gas? (11)				X
b) Communications systems? (11)				X
c) Local or regional water treatment or distribution facilities? (11)				X
d) Sewer or septic tanks? (11)				X
e) Storm water drainage? (11)				X
f) Solid waste disposal? (11)				X
g) Local or regional water supplies? (11)				X

Comments: No development is proposed with the requested zone change. No mitigation is necessary.

XIII. AESTHETICS. *Would the proposal:*

a) Affect a scenic vista or scenic highway? (11)				X
b) Have a demonstrable negative aesthetic effect? (11)				X
c) Create light or glare? (11)				X

Comments: The proposed General Plan Amendment and Zone Change will not have any adverse impact to the aesthetics of the area as any future development proposal will be subject to compliance with the C-2 (General Commercial) and R-3 (High Density Residential) zoning regulations, which includes height limitations and yard requirements. No mitigation is necessary.

XIV. CULTURAL RESOURCES. *Would the proposal:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Disturb paleontological resources? (4)				X
b) Disturb archaeological resources? (4)				X
c) Have the potential to cause a physical change that would affect unique ethnic cultural values? (4)				X
d) Restrict existing religious or sacred uses within the potential impact area? (4)				X

Comments: No development is proposed with this General Plan Amendment and Zone Change request and the cultural resources that potentially occur on site will be assessed during any future development submittals. No mitigation is necessary.

XV. RECREATION. *Would the proposal:*

a) Increase the demand for neighborhood or regional parks or other recreational facilities? (11)				X
b) Affect existing recreational opportunities? (11)				X

Comments: The proposed change will allow for commercial and residential development in accord with the sites Commercial and High Density Residential General Plan designation; commercial development will not increase the need for any recreational facilities. Additionally, any future residential development will be subject to payment of development fees. No mitigation is necessary. (21, 314).

XVI. MANDATORY FINDINGS OF SIGNIFICANCE.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b) Does the project have the potential to achieve short-term, to the disadvantage or long-term, environmental goals?				X
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				X
d) Does the project have environmental effects that will cause substantial adverse affects on human beings, either directly or indirectly?				X

XVII. EARLIER ANALYSES.

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). In this case a discussion identifies the following:

a) **Earlier analyses used.** Earlier analyses are identified and stated where they are available for review.

b) **Impacts adequately addressed.** Effects from the above checklist that were identified to be within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards are noted with a statement whether such effects were addressed by mitigation measures based on the earlier analysis.

c) **Mitigation measures.** For effects that are "Less than Significant with Mitigation Incorporated", describe the mitigation measures which are incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project are described.

Authority: Public Resources Code Sections 21083 and 21087.
Reference: Public Resources Code Sections 21080(c), 21080.1, 21083, 21083.3, 21093, 21094, 21151; *Sundstrum v. County of Mendocino,* 202 CalApp 3d 296 (1988); *Leonoff v. Monterey Board of Supervisors,* 222 CalApp 3d 1337 (1990.

REFERENCES

1. 1997 City of Victorville General Plan Land Use Element.
2. City of Victorville Official General Plan Land Use Policy Map.
3. 1997 City of Victorville General Plan Resource Element.
4. Aerial photos of the City of Victorville, PhotoMapper 4.22, AirPhotoUSA, 2005.
5. United States Soil Conservation Service *Soil Survey of San Bernardino County, California.*
6. 1997 City of Victorville General Plan Housing Element.
7. California Department of Finance Demographic Research Unit Report E-5, January 1, 1999.
8. 1997 City of Victorville General Plan Safety Element.
9. Latest adopted version of the Uniform Building Code.
10. Flood Insurance Rate Map, Community Number 065 068, Effective Date March 18, 1996, Federal Emergency Management Agency.
11. GPA-06-002(N) & ZC-06-018 application filed April 26, 2006.
12. Mojave Water Agency letter dated July 13, 1993.
13. Mojave Water Agency letter dated March 27, 1996.
14. Memorandum from the Director of Planning to the Planning Commission responding to comments made by the City of Adelanto regarding Site Plan SP-12-94 dated November 16, 1994.
15. 1991 Uniform Fire Code.
16. Personal communication with Christian Ihenacho, Supervising Air Quality Planner, Mojave Desert Air Quality Management District on August 30, 1993.
17. 1997 City of Victorville General Plan Circulation Element.
18. United States Bureau of Land Management California Desert Conservation Area, 1988.
19. Chapter 13.33 of the Victorville Municipal Code.
20. 1997 City of Victorville General Plan Noise Element.
21. Victorville Municipal Code Buildings, and Construction Ordinance, Chapter 15.04.
22. Victorville Municipal Code Zoning Ordinance, Chapter 18.16.
23. Victorville Municipal Code, Chapter 6.30.

CASE NO GPA-06-002(N)

Tract/Parcel No. ZC-06-018 + PM-06-018

3103-571-04 + 05

AGENCY CHECKLIST

Environmental Assessment Needed ☒

Class ___ Exemption ☐

AGENCY LETTERS TO BE SENT TO:	Sent	Rec'd
Engineering Department	☒	☒
Fire Department	☒	☒
Community Services Department	☒	☒
Development Department – Building Div.	☒	☒
Victorville Redevelopment Agency	☐	☐
City Manager	☐	☐
Police Department	☒	☒
Finance Department (Sanitation)	☐	☐
Public Works	☐	☐
Information Services	☐	☐
Verizon California, Inc.	☒	☐
Southwest Gas Corporation	☒	☐
Southern California Edison	☒	☒
Victor Valley Water District	☒	☐
Baldy Mesa Water District	☐	☐
Hesperia Water District	☐	☐
County Service Area 64	☐	☐
Mojave Water Agency	☐	☐
Charter Communications	☒	☐
Victor Elementary School District	☐	☐
VV Union High School District	☒	☐
Adelanto Elementary School District	☒	☐
Snowline Joint Unified School District	☐	☐
Hesperia Unified School District	☐	☐
Victor Valley College	☐	☐
Victor Valley Wastewater Reclamation Authority	☐	☐
Burrtec Waste Industries	☐	☐
U.S. Post Office	☐	☐
Caltrans	☒	☐
Department of Fish and Game	☐	☐
Lahontan Water Quality Control Board	☐	☐
Flood Control District	☐	☐
Mojave Desert Air Quality Management District	☐	☐
County Transportation	☐	☐
County Health Department	☐	☐
County Planning Department	☐	☐
County Solid Waste Management Department	☐	☐

	Sent	Rec'd
Ad Hoc Committees	☐	☐
Eagle Ranch	☐	☐
Golden Mesa	☐	☐
Golden Triangle	☐	☐
Green Tree East	☐	☐
Liberty Village	☐	☐
Old Town VV Property Owners	☐	☐
Raintree	☐	☐
South Central #4	☐	☐
Tatum	☐	☐
City of Hesperia	☐	☐
City of Adelanto	☐	☐
Town of Apple Valley	☐	☐
Mojave Regional Economic Dev. Council	☐	☐
Victor Valley Board of Realtors	☐	☐
Building Industries Association	☐	☐
High Desert Council of Engineering	☐	☐
Archaeological Information Center	☐	☐
Local Agency Formation Commission (LAFCO)	☐	☐
Southern California Logistics Airport	☐	☐
Victorville Chamber of Commerce	☐	☐
Indian Tribes		
Morongo Band of Mission Indians	☒	☐
San Fernando Band of Mission Indians	☒	☐
San Manuel Bank of Mission Indians	☒	☐
Serrano Band of Indians	☒	☐
Projects over 50,000 square feet		
Briggs Law Corporation	☐	☐
Ed Smith	☐	☐
Sierra Club	☐	☐
Development Agreements		
Century-Crowell – Foxfire	☐	☐
Inco Homes – Mesa Verde; Vista Verde	☐	☐
Pacific Bay – Brentwood	☐	☐
Southdown – Southwestern Industrial Park	☐	☐

Revised April 2006

MEMORANDUM

DATE June 23, 2006

FROM John A. McGlade, City Engineer BK for JAMcG

TO Bill Webb
Director of Planning

RECEIVED
JUN 23 2006
Planning Department

SUBJECT **GENERAL PLAN AMENDMENT GPA-06-002(N) & ZONE CHANGE ZC-06-018, United Engineering Group**

The proposed zone change would allow for an increase of maximum density from 4 dwellings per acre to 15 dwellings per acre on 49 acres and the other 11 acres would go to commercial zoning. The area with the increased density could result in an additional 539 homes above that allowed by the existing R-1(T)4 zoning, an increase of 275%.

The Planning Commission should be aware that existing infrastructure studies and plans were, and are, based on existing General Plan land use designations. Increases in density impact these planning efforts. This increase in density would impact traffic by creating an additional 3,185 one-way trips per day. Trunk sewer capacity needs would increase by an 98,000 gallons per day. Additionally, stormwater runoff would increase with the greater percentage of impervious surfaces with the higher density.

The 11 acres proposed to commercial zoning would most likely decrease the sewer demand, increase the traffic and increase the stormwater runoff.

Studies to revise the drainage, sewer and traffic masterplans are now underway or being considered.

MEMORANDUM

DATE July 5, 2006

FROM John A. McGlade, City Engineer BJ for JAMG

TO Bill Webb
Director of Development

RECEIVED
JUL - 5 2006
Planning Department

CITY OF VICTORVILLE
INCORPORATED SEPT. 21, 1962
HOME OF THE SAN BERNARDINO COUNTY FAIR
CALIFORNIA

SUBJECT **PARCEL MAP, PM-06-018, United Engineering Group**

The Engineering Department recommends that the following conditions be attached to the subject Parcel Map:

1. The applicant shall provide a parcel map in accordance with the provisions of the Subdivision Map Act, as amended January 1, 2006, and all applicable provisions of Title 17 of the Victorville Municipal Code.

2. That the applicant shall comply with all applicable provisions of Title 17 of the Victorville Municipal Code.

3. The subdivision map shall show any easement of record traversing the subject property.

4. The tentative map approval for this subdivision shall expire three (3) years from the date of said approval.

5. The subdivider shall be required to provide public utility, sewer, and/or drainage easements as required by the City Engineer.

6. That the applicant shall dedicate all of the streets shown on the approved tentative map.

7. The applicant shall install sewer, water, gas, underground electricity and telephone. Further the applicant shall install underground communications cable.

8. The applicant shall install all improvements required by Section 17.64.010, 17.64.020, 17.64.030, and 17.64.040 of the Victorville Municipal Code along the frontage of subject property in accordance with the requirements of the City Engineer and the Standard Specifications for Public Works Improvements of the City of Victorville.

9. The applicant shall install streetlights on decorative marbelite standards and relocate existing streetlights as required by the City Engineer.

10. The minimum width for any peripheral street shall be the half width plus 12' of pavement plus a standard parkway on the development side.

11. That the applicant shall install physically handicapped ramps at all intersections.

12. That the applicant shall comply with Section 15.28.180 of the Victorville Municipal Code regarding the placing of utility lines underground.

13. The applicant shall install fire hydrants and/or on site protection as required by the Fire Chief.

14. That the subdivider or any successor in interest of any of the parcels to be created by this subdivision shall be responsible for any costs incurred in the relocation of existing utility facilities where such facilities conflict with street improvements installed within offers of dedication required by these conditions of approval when said improvements are caused to be installed.

15. With regard to proposed Conditions of Approval, No.s 7 - 11, it is not the intent to require that improvements be installed at this time. Section 66411.1 of the Subdivision Map Act provides that the installation of improvements can only be required at this time if the Planning Commission makes a finding that their installation is necessary for reasons of 1) the public health and safety, or 2) the required construction is a necessary prerequisite to the orderly development of the surrounding area.

16. That the applicant shall enter into a Land Division Improvement Construction Agreement for the improvements required in Condition No.s 7 - 11, pursuant to Section 17.64.050 of the Victorville Municipal Code and Sections 66411.1 of the Subdivision Map Act.

17. That the applicant shall pay all existing sewer or any other City of Victorville assessments against the subject property.

18. That the applicant shall provide improved secondary access as required by the Fire Chief.

19. The applicant shall, prior to the final approval and recordation of the subdivision, make application and gain approval of a development agreement as it relates to fees, including but not limited to sewer and storm drain.

20. Provide dedication along Highway 395 to 68 feet from the centerline of improvements, if driveways onto Highway 395 are anticipated.

21. Provide a 50-ft radius property return at the intersection of Highway 395 and Dos Palmas Road. (Curve No. 1 in the table states 30')

JAMc:MRM:mrm

MEMORANDUM

RECEIVED
JUN 05 2006
Planning Department

DATE: May 31, 2006

FROM: John Becker
Fire Chief

TO: Bill Webb
Director of Development

SUBJECT: PLANNING COMMISSION MEETING – JUNE 14, 2006

GPA-06-002 (B), ZC-06-018

Conditions:

- Realignment will impact roadway north of Palmdale as well as limiting access to other parcels.

SPA-88-002 (A-16), TT-06-032 **(TRACT 17146)**

Conditions:

The Fire Department recommends that the following conditions be attached to the subject Tentative Tract:

- All homes exceeding 5,000 square feet in area (including attached garages) must be protected by automatic fire sprinkler systems.
- Approved water supply system, complete with fire hydrants complying with Fire Department Standard No. 5, shall be in place prior to any combustible construction.
- Paved access from 2 points shall be required for completion and occupancy. Plans shall be submitted and approved prior to construction commencement.
- Required fire flow for this project is 1,500 gpm @ 20 psi at furthest remote hydrant. Contact Water District to assure availability of required fire flow.
- Streets greater than 150' in length shall require cul-de-sacs or approved turnarounds per Fire Department standard. Any street exceeding 500' will require paved secondary access.
- Tracts with more than 100 homes shall have a water system feed from two different distribution lines.
- Whenever construction phasing creates dead-end streets greater than 150 feet in length, temporary turnarounds complying with Fire Department Standard No. 1 shall be provided.

MEMORANDUM

RECEIVED
JUN 29 2006
Planning Department

DATE: June 28, 2006

FROM: David Leef
Acting Fire Chief

TO: Bill Webb
Director of Development

SUBJECT: **PLANNING COMMISSION MEETING – JULY 12, 2006**

CUP-06-051

Conditions:

The Fire Department recommends that the following conditions be attached to the subject Tentative Tract:

- Interior/exterior Fire Department access roadways/fire lanes shall be required per Fire Department Standard. If gates installed, must comply with Fire Department Standards.
- Shall comply with all Fire Department requirements based on occupancy classification.

PM-06-018

No adverse impact.

SP-06-061

Conditions:

The Fire Department recommends that the following conditions be attached to the subject Tentative Tract:

- An approved on site fire protection water system, in accordance with Fire Department Standard No. 5, is required. The system is required to be in place and serviceable prior to building construction.
- Interior/exterior Fire Department access roadways/fire lanes shall be required per Fire Department Standard. If gates installed, must comply with Fire Department Standards.
- Knox Box/Key Box is required, and shall be provided and installed in a location approved by the Fire Department.
- Monitored fire sprinkler and/or fire alarm system(s) are required for the proposed building(s). Plans shall be submitted prior to construction.

MEMORANDUM

DATE May 23, 2006

FROM Jon E. Gargan
Director of Community Services

TO Bill Webb
Director of Development

RECEIVED
MAY 25 2006
Planning Department

CITY OF VICTORVILLE
INCORPORATED SEPT. 21, 1962
HOME OF THE SAN BERNARDINO COUNTY FAIR
CALIFORNIA

SUBJECT **PLANNING COMMISSION MEETING OF JUNE 14, 2006**

Case No.: GPA-06-002 (N)
ZC-06-018

APN: 3103-571-04 & -05
3103-581-08

Applicant: United Engineering Group, Chris Morgan

[X] The Community Services Department has no comments at this time regarding the above-referenced project.

[ ] All Landscape and Drainage Maintenance Assessment Districts must meet the requirements as described in the Community Services Department's LMAD and DFAD Specification and Details Booklet.

[ ] This project does not provide land for park development. It is recommended that a minimum of ten acres or greater be included for a future park site.

Should you have any questions regarding the above responses, please contact me or Becky Wasserman at extension 5275.

Submitted by: Ray Salberg
Golf Course and Grounds Manager

JEG:RAS:bw

MEMORANDUM

DATE: May 26, 2006

FROM: Kevin Collins, Senior Plan Checker
Development Department, Building Division

TO: Development Department, Planning Division

SUBJECT: General Plan Amendment and Zone Change GPA-06-003(B) & ZC-06-018
United Engineering Group, Chris Morgan, Parcel Nos. 3103-571-04, 3103-571-05, 3103-581-08

In response to your Request for Comments for the upcoming Planning Commission meeting on June 14, 2006, listed below are comments with regard to the above-entitled matter:

The Building Division has no comments at this time.

KC/mh

RECEIVED
MAY 31 2006
Planning Department

MEMORANDUM

DATE: June 27, 2006

FROM: Kevin Collins, Senior Plan Checker
Development Department, Building Division

TO: Development Department, Planning Division

SUBJECT: Parcel Map PM-06-018
United Engineering Group, Parcel Nos. 3103-571-04, 05 & 3103-581-08

In response to your Request for Comments for the upcoming Planning Commission meeting on July 12, 2006, listed below are comments with regard to the above-entitled matter:

The Building Division has no comments at this time.

KC/mh

RECEIVED
JUN 29 2006
Planning Department

MEMORANDUM

DATE May 25, 2006

FROM **MARK A. TAYLOR,** Captain
Police Department

TO **BILL WEBB,** Director of Development
Department of Development

GPA -06- 002(N)
~~GPA-06-003(B)~~ & ZC-06-018

SUBJECT **REQUEST FOR COMMENTS – PLANNING COMMISSION**

As per your request dated May 18, 2006, the Police Department has no comments regarding any of the cases to be heard at the upcoming Planning Commission Meeting on June 14, 2006.

If you have any further questions regarding my position with the above planning commission issues, please contact me at the earliest convenience.

MAT/KL/pw

RECEIVED
MAY 26 2006
Planning Department

Agenda # 7

SOUTHERN CALIFORNIA
EDISON®
An EDISON INTERNATIONAL® Company

RECEIV
JUL - 7 2006
Planning Department

City of Victorville
14343 Civic Drive
Victorville, CA 92392-2399

July 3, 2006

Attention: Alejandro Jauregui
Planning Department

PM-06-018

Subject: Parcel Map No. 17494
APN3103-571-04, -05, & 3103-581-08

Our review of the subject subdivision map reveals that the proposed development may interfere with easement rights, and/or facilities held by Southern California Edison within the subdivision boundaries. Until such time as arrangements have been made with the developer to eliminate this interference, the development of the subdivision may unreasonably interfere with the complete and free exercise of Edison's rights.

Five copies of the grading, drainage, landscape and street improvement plans are required to be submitted by the developer to determine the extent of the interference. The Edison facilities and the easements should be plotted on the above reference maps. Included with the above referenced plans, the developer must state the proposed method to eliminate any interference. Plans should be forwarded to my attention at the following address:

Southern California Edison Company
14799 Chestnut Street
Westminster, CA 92683

Attention: Steven D. Lowry

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (714) 934-0808.

Steven D. Lowry
Title and Real Estate Services
Corporate Real Estate Department

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STAFF REPORT

CITY COUNCIL OF THE CITY OF VICTORVILLE

MEETING OF: July 18, 2006

SUBMITTED BY: Andre de Bortnowsky
Assistant City Attorney

DATE: July 3, 2006

TO: City Council of the City of Victorville

SUBJECT: PUBLIC HEARING – ADOPTION OF RESOLUTION NO. 06-128 APPROVING AND RATIFYING TWO GROUND LEASE AGREEMENTS AND AMENDMENTS RELEATED THERETO BY AND BETWEEN SCLAA AND CBS AVIATION DEVELOPMENT, LLC

BACKGROUND:

The Airport Authority was approached by CBS Aviation Development, LLC to lease certain SCLA parcels from the Airport Authority and to cause the construction thereupon of certain aircraft hangar facilities. Additionally, CBS has proposed to sublease such facilities upon their completion to prospective tenants who are engaged in the business of aircraft maintenance and development, and then sell the leased facilities to one or more institutional investors. To memorialize the terms and conditions of the lease and development of those SCLA parcels, the parties have entered into two separate ground lease agreements. Development of the facilities will improve the Airport Authority's ability to attract more international and domestic cargo and aircraft industry companies to SCLA.

Under California Health & Safety Code Sections 33413 and 33433, approval of the Ground Leases, requires that certain findings be made after a duly noticed public hearing and the preparation of a Summary Report describing the terms of the transaction.

STAFF RECOMMENDATION:

Staff recommends that the City Council approve Resolution No. 06-128 approving and ratifying the two ground lease agreements and any amendments thereto.

Scaa/0047/doc/052.doc
6/30/06 11:57 mvc

Public Hearing
#16
7-18-06

CITY COUNCIL OF THE CITY OF VICTORVILLE, CALIFORNIA

RESOLUTION NO. 06-128

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VICTORVILLE, CALIFORNIA, RATIFYING AND APPROVING TWO GROUND LEASE AGREEMENTS AND RELATED AMENDMENTS THERETO BY AND BETWEEN THE SOUTHERN CALIFORNIA LOGISTICS AIRPORT AUTHORITY AND CBS AVIATION DEVELOPMENT, LLC

WHEREAS, the Southern California Logistics Airport Authority (the "Authority") was created as a joint powers authority pursuant to California Government Code Section 6500 et. seq. for the purpose of causing the reuse and redevelopment of former George Air Force Base, now known as Southern California Logistics Airport (the "Airport"); and

WHEREAS, pursuant to the Fourth Amended and Restated Joint Powers Agreement forming the Victor Valley Economic Development Authority ("VVEDA") dated June 21, 2000, VVEDA has delegated its decision-making authority with respect to the Airport to the Authority which now has the authority to enter into transactions on behalf of VVEDA; and

WHEREAS, the City Council of the City of Victorville, California (the "City Council") along with VVEDA have caused the adoption of a Redevelopment Plan for the George Air Force Base Redevelopment Project Area (the "Redevelopment Plan"), as amended; and

WHEREAS, CBS Aviation Development, LLC ("CBS") seeks to acquire and improve property with aircraft hangars and related office building improvements; and

WHEREAS, the Authority currently owns certain property (the "Property") which is located within the Project Area subject to the Redevelopment Plan; and

WHEREAS, CBS desires to lease the Property from the Authority in order to cause development in accordance with the Redevelopment Plan; and

WHEREAS, the Authority has agreed to enter into the two Ground Lease Agreements and related amendments thereto with CBS, attached hereto as Exhibit "A" and incorporated herein by this reference (the "Agreements"); and

WHEREAS, the Authority and City Council have held a duly noticed joint public hearing on July 18, 2006, in accordance with Section 33431 of the California Health and Safety Code pertaining to the Agreement; and

WHEREAS, the Authority and City Council have held a duly noticed joint public hearing on July 18, 2006, in accordance with Section 33433 of the California Health and Safety Code and have caused the preparation of, and made available for public inspection, a report including a summary of the transaction; and

WHEREAS, the Authority and the City Council have evaluated the Agreements and all evidence and testimony for and against the approval of the Agreements.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE, CALIFORNIA, DOES HEREBY FIND, RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. The foregoing Recitals are true and correct and are incorporated herein by this reference.

Section 2. The City Council hereby adopts the findings and determinations as set forth herein and finds that the Agreements are within the redevelopment goals and objectives of the Redevelopment Plan.

Section 3. The Authority, having held a duly noticed public hearing, finds and determines that the lease of the Property to CBS, pursuant to the Agreements, will be of benefit to the Authority and the City and will also promote redevelopment within the Project Area.

Section 4. The City Council hereby finds that the Agreements are consistent with the Implementation Plan previously adopted by VVEDA.

Section 5. The Authority hereby finds that the total rental amounts required under the Agreements are equivalent to the estimated fair market value at the Property=s highest uses permitted.

Section 6. The City Council hereby ratifies and approves the Agreements.

Section 7. This Resolution shall take effect upon its adoption.

EXHIBIT AA@

GROUND LEASE AGREEMENTS AND RELATED AMENDMENTS

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City of Victorville

CITY COUNCIL MEETING OF: July 18, 2006

SUBMITTED BY: Rod E. Sorensen *mike Jerlle for Rod Sorensen* Date: July 10, 2006
Interim Director of Public Works

SUBJECT:

Adoption of Updated City-owned Equipment Rental Rates.

RECOMMENDATION:

That your Honorable City Council adopt Resolution 06-126 establishing equipment rental rates for City-owned equipment for fiscal year 2007.

FISCAL IMPACT:

Revenue unknown.

Finance Dept. Use Only
Additional Appropriation:
No X
Yes/$Amount:
Finance Director Review & Approval

DISCUSSION:

During times of emergencies or complex projects, various other public agencies call upon the Public Works Department to provide specialized equipment and vehicles. Naturally, the Public Works Department accommodates those public agencies by providing the necessary equipment or vehicles on a temporary basis. The public agencies then reimburse the City for their use of that equipment. The Public Works Department recently updated this list of the various rates to charge public agencies for the use of equipment and vehicles. Establishing these rates allows the City to recoup City expenses that would otherwise be lost as a gift of public funds. Public agencies are advised of these rates in advance of the equipment or vehicle loan, and an invoicing system is then established that is mutually beneficial to each party.

Staff recommends that the Council adopt the established vehicle rental rates as described in "Exhibit A" in Resolution 06-126. Staff remains available for any questions or comments.

Public Hearing
#17
7-18-06

RESOLUTION NO. 06-126

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VICTORVILLE ESTABLISHING A SCHEDULE OF EQUIPMENT RENTAL FEES FOR USE OF CITY OF VICTORVILLE-OWNED EQUIPMENT BY OTHER PUBLIC AGENCIES DURING TIMES OF EMERGENCY.

WHEREAS, as a public institution, the City of Victorville has a responsibility to serve the public interest during times of emergency; and

WHEREAS, the City of Victorville can, and should, lead by example by providing the means necessary to preserve and safeguard community infrastructure to the greatest extent possible during times of emergency; and

WHEREAS, the City of Victorville is desirous of assisting neighboring communities during times of emergency while preserving the needs of its citizens; and

WHEREAS, the City of Victorville has the means to provide assistance during times of emergency through the use of its existing fleet of vehicles and equipment.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VICTORVILLE, AS FOLLOWS:

1. That the City of Victorville shall, during times of emergency, assist neighboring municipalities by providing essential public works equipment and vehicles.

2. That, by doing so, the City of Victorville shall not place an undue hardship on the needs of its own City and residents.

3. That, effective July 18, 2006, the schedule of fees for the use of such equipment by other municipalities shall be as described in "Exhibit A" attached hereto and made a part hereof.

Attachment "A"

EQUIPMENT/VEHICLE RATES

MODEL	MAKE	YEAR	VEHICLE/MAKE	LICENSE	VV RATE	FEMA RATE	CALTRANS RATE	Division Assign:
EQUIP								
	ALMOND							
		2001	SOLAR ARROWBOARD-ALMON	15427	$10.00			ASPHALT
	ASPHALT							
		1995	ASPHALT CURBING MACHINE	95758	$12.00			ASPHALT
	BARBER GREENE							
		1975	BARBER GREENE (PAVER)	35576	$110.00	$97.00		ASPHALT
	BOMAG							
		1984	141 ROLLER BOMAG 56AD	13851	$50.00	$43.50	$55.00	ASPHALT
		1984	BOMAG RECYCLER	85550	$100.00			ASPHALT
	CAT							
		2004	CAT GRADER 143H	00551	$70.00	$60.00	$76.79	CONCRETE
	CATAPILLER							
		1960	CAT LOADER 920-SCLA	21338	$40.00	$34.00	$44.51	ASPHALT
	HYDRO TEK							
		1991	HYDRO TEK WASHER/TRAILER	20156	$15.00			TRAFFIC CONTROL
	HYSTER							
		1960	HYSTER COMPACTOR RUBBER	00530	$30.00	$28.00	$31.00	ASPHALT
	INGERSOL RAND							
		1990	ASPHALT ROLLER D-35	08562	$25.00	$28.00	$31.00	ASPHALT

MODEL	MAKE	YEAR	VEHICLE/MAKE	LICENSE	VV RATE	FEMA RATE	CALTRANS RATE	Division Assign:
		1089	I/R COMPRESSOR	41917	$30.00	$24.80	$38.36	ASPHALT
	JCB							
		2002	ROBOT SKID STEER 190HF	88375	$16.00	$12.50	$17.40	CONCRETE
	JOHN DEERE							
		1990	JD 544H LOADER	74980	$40.00	$34.00	$44.51	DRAINAGE
		1995	JOHN DEERE BACKHOE 510D	16309	$40.00	$36.50	$45.00	WATER
		1996	JD 544E LOADER	83062	$40.00	$34.00	$44.51	CONCRETE
		1995	JD 650-G CRAWLER	73079	$30.00	$31.00	$36.49	DRAINAGE
		1995	JD 772 BH GRADER	59363	$70.00	$60.00	$76.79	ASPHALT
		2000	JOHN DEERE BACKHOE 410E	85383	$40.00	$36.50	$45.00	DRAINAGE
		1999	JOHN DEERE TRACTOR 210LE	71469	$15.00	$9.35	$18.31	CONCRETE
		2005	JOHN DEERE BACKHOE LOADE	49876	$40.00	$34.00	$44.51	CONCRETE
		1960	TRACK LOADER #450 JD SCLA	00000	$23.00	$23.50	$23.23	DRAINAGE
	LANDOLL							
		1989	LANDOLL TRAILER	29117	$5.00	$4.90	$5.11	ASPHALT
	MACK							
		1998	MACK STRIPER	31232	$70.00	$69.00	$75.00	TRAFFIC CONTROL
	SDI							
		1991	HERBICIDE SPRAYER SDI	41919	$15.00			WEEDS
	SWEEPER							
		2000	INTERNATIONAL CROSSWIND S	72394	$70.00	$56.00	$84.00	SWEEPING
		1998	ELGIN SWEEPER/FORD CF7000	06163	$70.00	$56.00	$84.93	SWEEPING
		2002	ELGIN SWEEPER/STERLING	21369	$70.00	$56.00	$84.93	SWEEPING
		2994	ELGIN SWEEPER	96423	$70.00	$56.00	$84.93	SWEEPING

MODEL	MAKE	YEAR	VEHICLE/MAKE	LICENSE	VV RATE	FEMA RATE	CALTRANS RATE	Division Assign:
		2002	ELGIN SWEEPER CNG	04777	$70.00	$56.00	$84.93	SWEEPING
	WACKER							
		2002	COMPACTOR RD11 ROLLER	76352	$30.00	$28.00	$31.00	ASPHALT
		1991	WACKER TRASH PUMP 60hp w/ho	41918	$25.00	$20.70	$30.00	SANITARY
SM EQUIP								
	ARO-LITE							
		1990	ARROWBOARD ARO-LITE TRL	41922	$10.00			ASPHALT
		1990	ARROWBOARD ARO-LITE TRL	8946	$10.00			ASPHALT
	CONTINENIAL							
		1090	CONT. CONCRETE MIXER- 2 YD	29762	$15.00			CONCRETE
	CRAFCO							
		1994	CRACKSEALER - CRAFCO	47711	$55.00			ASPHALT
	TARGET							
		1990	TARGET CONCRETE SAW	47564	$30.00			CONCRETE
	WACKER							
		1995	3" TRASH PUMP 15hp w/hose	P601B	$20.00	$17.00	$25.00	SANITARY
	ZIEMAN							
		1990	ZIEMAN TILT TRAILER -SEWER	25677	$5.00			SANITARY
		1990	ZIEMAN TRAILER	46233	$15.00			SANITARY
VEHICLE								
	CHEVY							
		1991	CHEVY FLATBED	32843	$16.50	$16.40	$16.84	WATER
		1991	CHEVY 1 TON FLATBED	32842	$16.50	$16.40	$16.84	ASPHALT

MODEL	MAKE	YEAR	VEHICLE/MAKE	LICENSE	VV RATE	FEMA RATE	CALTRANS RATE	Division Assign:
		2005	C4500 TRUCK	16255	$16.50	$16.40	$16.84	ASPHALT
		1988	CHEVY PICKUP	76248	$10.00	$9.75	$13.54	TRAFFIC CONTROL
		1988	CHEVY PICKUP	76253	$10.00	$9.75	$13.54	TRAFFIC CONTROL
		1998	CHEVY FLATBED	84950	$16.50	$16.40	$16.84	WEEDS
		1989	CHEVY PICKUP SIGNALS	08622	$10.00	$9.75	$13.54	SIGNAL
		1991	CHEVY BLAZER	40987	$10.00	$9.75	$13.54	FLEET
		2005	C4500	16256	$16.50	$16.40	$16.84	CONCRETE
		2005	TRASH TRUCK C7500	12932	$30.00	$30.50	$35.02	WEEDS
		2003	C2500HD	69693	$16.50	$16.40	$16.84	ANIMAL CONTROL
		2005	COLORADO	12663	$16.50	$16.40	$16.84	ANIMAL CONTROL
		1988	CHEVY PICKUP	76250	$10.00	$9.75	$13.54	WATER
		1988	CHEVY PICKUP	76251	$10.00	$9.75	$13.54	TRAFFIC CONTROL
		1991	CHEVY FLATBED(SANDER)3500	32935	$16.50	$16.40	$16.84	STANDBY
		1988	CHEVY PICKUP	76249	$10.00	$9.75	$13.54	TRAFFIC CONTROL
	DODGE							
		2001	DODGE 2500	05879	$10.00	$9.75	$13.54	ASPHALT
		1994	DODGE VAN	1760	$10.00	$9.75	$13.54	WEEDS
		1994	CNG VAN	01760	$10.00	$9.75	$13.54	WEEDS
		2001	DODGE PICK UP	37667	$10.00	$9.75	$13.54	FLEET
		2001	DODGE PICK-UP	06575	$10.00	$9.75	$13.54	DRAINAGE
		2001	DODGE 2500	05903	$10.00	$9.75	$13.54	ASPHALT
		2004	RAM2500	91458	$10.00	$9.75	$13.54	WATER
		2001	DODGE PICK UP	05878	$10.00	$9.75	$13.54	SANITARY
		2001	DODGE PICK UP	05877	$10.00	$9.75	$13.54	WEEDS

MODEL	MAKE	YEAR	VEHICLE/MAKE	LICENSE	VV RATE	FEMA RATE	CALTRANS RATE	Division Assign:
		2001	DODGE 2500	05904	$10.00	$9.75	$13.54	ASPHALT
	FORD							
		1993	VACTOR/FORD L8000	37889	$50.00	$45.30	$56.92	SANITARY
		2000	FORD F250 UTILITY TRUCK	23441	$16.50	$16.40	$16.84	DRAINAGE
		1989	FORD 1 TON FLATBED F350	11345	$16.50	$16.40	$16.84	WATER
		2001	FORD F350 1 TON	23558	$16.50	$16.40	$16.84	CONCRETE
		2001	FORD CREW CAB	09849	$10.00	$9.75	$13.54	WEEDS
		1984	FORD MINI TRK SUR+RANGER	34930	$10.00	$9.75	$13.54	FLEET
		1992	FORD MINI TRK RANGER	57251	$10.00	$9.75	$13.54	FLEET
		1989	FORD F350 STENCIL TRUCK	72939	$16.50	$16.40	$16.84	TRAFFIC CONTROL
		2002	F450 UTILITY TRUCK	83430	$30.00	$28.50	$35.00	STANDBY
		2005	F450 HI-LIFT	69848	$30.00	$30.50	$35.02	SIGNAL
		2004	F350SD	85834	$16.50	$16.40	$16.84	ASPHALT
		2004	F350	81452	$16.50	$16.40	$16.84	ASPHALT
		1991	BOOM TRUCK 35' LIFT L8000	67120	$30.00	$30.50	$35.02	SIGNAL
		2004	F350	92056	$16.50	$16.40	$16.84	SANITARY
		2003	F450HD	71507	$30.00	$30.50	$35.02	TRAFFIC CONTROL
		2001	FORD F450 MINI LIFT	93058	$30.00	$30.50	$35.02	SIGNAL
		1988	FORD 10-YARD	04081	$35.00	$28.00	$47.32	ASPHALT
		2000	PRO PATCH TRUCKS	58131	$50.00	$53.00	$56.92	ASPHALT
		2001	PRO PATCH TRUCK	92436	$50.00	$53.00	$56.92	ASPHALT
		1989	FORD 5 YARD DUMP CONVEYO	11574	$30.00	$25.50	$35.44	ASPHALT
		1991	FORD 5 YARD L8000	37696	$30.00	$25.50	$35.44	WATER
	FREIGHTLINER							

MODEL	MAKE	YEAR	VEHICLE/MAKE	LICENSE	VV RATE	FEMA RATE	CALTRANS RATE	Division Assign:
		2003	WATER TRUCK 1500 GAL	56919	$40.00	$39.00	$47.32	ASPHALT
	GMC							
		2001	2500 TRUCK	32566	$10.00	$9.75	$13.54	CONCRETE
		2005	3500 TRUCK	93801	$10.00	$9.75	$13.54	CONCRETE
		2004	C8500	31929	$35.00	$28.00	$47.32	ASPHALT
		2006	2500HD TRUCK	32872	$10.00	$9.75	$13.54	TRAFFIC CONTROL
		2003	DUMP TRUCK C8500	31950	$35.00	$28.00	$47.32	CONCRETE
		1990	GMC JIMMY TRUCK	82000	$10.00	$9.75	$13.54	FLEET
		1998	GMC CAMERA VAN 3500	34844	$50.00			SANITARY
		1994	GMC UTILITY 4x4 3500	35959	$10.00	$9.75	$13.54	SANITARY
		1990	GMC JIMMY	85567	$10.00	$9.75	$13.54	FLEET
		1989	GMC BLAZER	78067	$10.00	$9.75	$13.54	FLEET
		1996	GMC PICKUP ANIMAL/CTRL 350	48461	$16.50	$16.40	$16.84	ANIMAL CONTROL
		1990	GMC UTILITY TRUCK SHOP	78069	$10.00	$9.75	$13.54	FLEET
		2002	GMC ANIMAL CONTROL TRK. 25	37688	$16.50	$16.40	$16.84	ANIMAL CONTROL
		1996	GMC ANIMAL CONTROL TK. 350	51630	$16.50	$16.40	$16.84	ANIMAL CONTROL
		0	UTILITY SHOP TRUCK SCLA?	11979	$15.00	$16.40	$16.84	FLEET
		1990	GMC PICKUP SHOP TRUCK	85543	$16.50	$16.40	$16.84	FLEET
		2000	GMC W4500	81852	$16.50	$16.40	$16.84	TRAFFIC CONTROL
	HONDA							
		2000	HONDA CIVIC VVTA VEHICLE	17442	$10.00	$9.75	$13.54	FLEET
	INTERNATIONAL							
		1983	WATER TRUCK 4500 GAL F4370A	96922	$40.00	$39.00	$47.32	DRAINAGE
		2004	7400 VACTOR	81129	$50.00	$45.30	$56.92	SANITARY

MODEL	MAKE	YEAR	VEHICLE/MAKE	LICENSE	VV RATE	FEMA RATE	CALTRANS RATE	Division Assign:
	JEEP							
		1989	JEEP CHEROKEE	04536	$10.00	$9.75	$13.54	FLEET
	KENWORTH							
		1984	KENWORTH W900 TRACTOR	10338	$45.00	$44.50	$47.32	ASPHALT
	VACTOR							
		1999	VACTOR/STERLING	23219	$50.00	$45.30	$56.92	SANITARY

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CITY OF
VICTORVILLE

(760) 955-5000
FAX (760) 245-7243
E-mail: vville@ci.victorville.ca.us

14343 Civic Drive
P.O. Box 5001
Victorville, CA 92393-5001

AGENDA ITEM

CITY COUNCIL MEETING OF: July 18, 2006

SUBMITTED BY: Adair M. Patterson AP
Director of Finance

DATE: July 10, 2006

SUBJECT: **COMMERCIAL DEMAND SCHEDULE**

RECOMMENDATION: That the Honorable City Council approve Commercial Demand Schedule No. 1 in the amount of $13,265,564.43 covering Warrant Nos. 560586, 574739, 575340, 563409, 564524, 564593, 564662, 564669, 564702, 566376, 566378, 566441, 566475, 566484, 566878, 567265, 567932, 567973, 575135, 575242, 575642, 548481, 561552, 566353, 566525, 566693, 567224, 567361, 567827, 568111, 568150, 568447, 568500, 575454, 576160 and 575375 through 576451 inclusive.

FISCAL IMPACT: Total amount of warrants: $13,265,564.43

Budget Amount: $13,265,564.43
Budget Account No. Various

---Finance Dept. Use Only---
Additional Appropriation:

☑ No

☐ Yes/$Amount:
Finance Director Review & Approval AP

DISCUSSION: I hereby certify that the claims or demands covered by the attached list of warrants have been audited as to the accuracy and availability of funds for payment thereof and that said claims or demands are accurate and the funds are available for payment thereof.

Adair Patterson
DIRECTOR OF FINANCE

AP/ts
c:\files\amm\demand.com

Attachment - Commercial Demand Schedule

Consent
#18A
7-18-06

Check No.	Date	Vendor		Payment Status	Payment Amount
560586	4/27/2005	0000013446	Greenlight Financial	V	-5.00
574739	5/24/2006	0000015777	Bear Valley Associates	V	-320.38
575340	6/7/2006	0000000837	E & A Engineering & Construction Test	V	-25.50
575375	6/9/2006	0000002228	Standard Insurance Co.	P	3,730.08
575376	6/9/2006	0000010670	Blue Shield of Cal. Life & Health	P	6,020.10
575377	6/9/2006	0000002755	Kaiser Foundation Health Plan, Inc.	P	32,137.27
575378	6/9/2006	0000001137	Health Net	P	156,829.45
575379	6/9/2006	0000002877	Preferred Benefit Insurance Admin., Inc	P	21,101.76
575380	6/14/2006	0000013312	A&B Hitches and Mufflers	P	257.95
575381	6/14/2006	0000002695	A-1 Portables	P	313.77
575382	6/14/2006	0000012587	AAA Hose Connection	P	235.12
575383	6/14/2006	0000000047	Aardvark Pumping Servic	P	25.39
575384	6/14/2006	0000007343	Abrego, Tamala S	P	115.00
575385	6/14/2006	0000015850	Accent Signs	P	337.74
575386	6/14/2006	0000005131	Advanta Bank Corp.	P	276.92
575387	6/14/2006	0000005203	Air Photo USA	P	8,824.73
575388	6/14/2006	0000010965	Albert Grover & Associates	P	12,270.00
575389	6/14/2006	0000009099	Albert + Rachlin Architects	P	13,490.30
575390	6/14/2006	0000013841	Allied Utility Products	P	3,081.39
575391	6/14/2006	0000013354	American Rotary Broom Co.	P	1,010.64
575392	6/14/2006	0000004968	A.M. Leonard, Inc.	P	86.94
575393	6/14/2006	0000000165	Animal Emergency Clinic	P	70.00
575394	6/14/2006	0000002668	Animal Hospital at the Narrows, Inc.	P	278.00
575395	6/14/2006	0000000169	Antelope Valley Turf Supply	P	774.01
575396	6/14/2006	0000000191	Applied Industrial Tech	P	146.95
575397	6/14/2006	0000009789	Aqua Tech Systems	P	2,979.94
575398	6/14/2006	0000000206	Arrowhead Mountain Spring Water	P	369.93
575399	6/14/2006	0000015845	Arroyo, Marissa	P	6.00
575400	6/14/2006	0000012801	Arzola, Mary Ann	P	147.00
575401	6/14/2006	0000009599	Aufbau	P	15,566.50
575402	6/14/2006	0000014500	Automotive Service Equipment	P	996.00
575403	6/14/2006	0000000274	Barklow's Fire Truck Parts	P	648.66
575404	6/14/2006	0000012405	Barnes Distribution	P	438.42
575405	6/14/2006	0000000280	City of Barstow	P	1,774.50
575406	6/14/2006	0000000292	Bear Valley Fabricators &	P	115.14
575407	6/14/2006	0000000293	Beaumont Yamaha/Kawasaki	P	466.08
575408	6/14/2006	0000000297	Beck Oil, Inc.	P	1,655.79
575409	6/14/2006	0000000254	BNY Western Trust Company	P	3,870.00
575410	6/14/2006	0000000448	Cal Herbold's Nursery	P	63.36
575411	6/14/2006	0000004242	California Bio-Mass, Inc.	P	483.67
575412	6/14/2006	0000000792	State of California Franchise Tax Board	P	373.45
575413	6/14/2006	0000010630	California Overnight	P	29.02
575414	6/14/2006	0000002720	California Tool & Welding Supply	P	176.01
575415	6/14/2006	0000000510	Callaway Golf	P	71.59
575416	6/14/2006	0000014820	Cal-State Auto Parts	P	541.33
575417	6/14/2006	0000013383	Cal-State Rent A Fence, Inc.	P	1,499.00
575418	6/14/2006	0000015832	Cassidy, Tom	P	450.00
575419	6/14/2006	0000006067	Causey's Heating & Air-Conditioning	P	115.00
575420	6/14/2006	0000000618	CDW Government, Inc.	P	7,851.16
575421	6/14/2006	0000006675	Central Sierra Child Support Agency	P	139.00
575422	6/14/2006	0000005967	Century Forms, Inc.	P	372.77
575423	6/14/2006	0000000543	Chabin Concepts, Inc.	P	5,740.23
575424	6/14/2006	0000005017	Chief Supply	P	172.98

Check No.	Date	Vendor		Payment Status	Payment Amount
575425	6/14/2006	0000011687	Chino Police Dept.	P	1,640.16
575426	6/14/2006	0000012938	Cingular Wireless	P	388.28
575427	6/14/2006	0000012938	Cingular Wireless	P	283.42
575428	6/14/2006	0000015846	Clayton, Geniece	P	4.50
575429	6/14/2006	0000015831	Club Prophet Systems	P	120.00
575430	6/14/2006	0000012968	Comprehensive Planning Services	P	3,781.85
575431	6/14/2006	0000000623	Comser Co.	P	100.46
575432	6/14/2006	0000000630	Conney Safety Products	P	93.60
575433	6/14/2006	0000000632	Consolidated Electrical Distributors,	P	887.20
575434	6/14/2006	0000015849	Cook Paging	P	62.30
575435	6/14/2006	0000014230	Cooline	P	239.00
575436	6/14/2006	0000015847	Cordova, Shawnette	P	10.00
575437	6/14/2006	0000000657	Corona Clay	P	1,381.19
575438	6/14/2006	0000000303	Costco	P	2,228.29
575439	6/14/2006	0000000677	CRAFCO, Inc.	P	85.83
575440	6/14/2006	0000000671	Crawford's Distributing	P	495.43
575441	6/14/2006	0000003901	Creative Benefits, Inc.	P	2,743.85
575442	6/14/2006	0000008392	D3 Equipment	P	513.47
575443	6/14/2006	0000006348	Daily Journal Corporation	P	128.14
575444	6/14/2006	0000000712	Daily Press	P	1,221.29
575445	6/14/2006	0000010363	Dashhugger	P	53.90
575446	6/14/2006	0000010768	DataQuick	P	94.50
575447	6/14/2006	0000000737	John C. Davis	P	10,808.41
575448	6/14/2006	0000000743	Dell Marketing L.P.	P	488.09
575449	6/14/2006	0000000760	Desert Service Station Maintenance	P	125.00
575450	6/14/2006	0000000761	Desert Stationers	P	177.80
575451	6/14/2006	0000008350	Desert Survival Guide	P	225.00
575452	6/14/2006	0000006024	Dewey Pest Control	P	40.00
575453	6/14/2006	0000008893	DGA Consultants, Inc.	P	134,818.00
575454	6/14/2006	0000002977	Theresa M. Dickover	P	197.00
575455	6/14/2006	0000013382	Direct TV	P	84.96
575456	6/14/2006	0000015848	Duran, Hilda	P	884.00
575457	6/14/2006	0000007289	EDFUND	P	168.46
575458	6/14/2006	0000000854	EDMO Distributors, Inc.	P	170.52
575459	6/14/2006	0000013680	ELifeguard, Inc.	P	596.71
575460	6/14/2006	0000000868	EMED Company, Inc.	P	37.47
575461	6/14/2006	0000015844	Espinosa, Donato	P	12.50
575462	6/14/2006	0000015305	ESRI, Inc.	P	2,784.13
575463	6/14/2006	0000000907	Fairfield Line, Inc.	P	732.90
575464	6/14/2006	0000000917	Federal Express Corp.	P	48.49
575465	6/14/2006	0000011539	Ferguson Enterprises, Inc. #677	P	985.23
575466	6/14/2006	0000000952	Fisher Scientific	P	2,347.49
575467	6/14/2006	0000011685	Fontana Police Dept.	P	4,917.23
575468	6/14/2006	0000009437	Fore-Par	P	66.41
575469	6/14/2006	0000008873	Fred Pryor Seminars	P	189.00
575470	6/14/2006	0000001740	G.A. Osborne Pipe-Supply	P	1,211.41
575471	6/14/2006	0000004364	Gapelu, Shivonn	P	159.50
575472	6/14/2006	0000008688	GBC, Inc.	P	9,966.20
575473	6/14/2006	0000001047	Global Tour Golf, Inc.	P	255.03
575474	6/14/2006	0000015838	Goldstar Asphalt Products	P	825.00
575475	6/14/2006	0000011689	Golf Ventures West	P	531.89
575476	6/14/2006	0000015833	Gonzalez, Angelica Monroy	P	15.00
575477	6/14/2006	0000001943	Goodspeed Distributing, Inc.	P	137,347.49
575478	6/14/2006	0000001063	Goodyear Service Store	P	1,452.13

Check No.	Date	Vendor		Payment Status	Payment Amount
575479	6/14/2006	0000001076	Grainger, Inc.	P	241.47
575480	6/14/2006	0000003047	Graves & King	P	1,349.14
575481	6/14/2006	0000001093	The Grizzly	P	600.00
575482	6/14/2006	0000002968	The Grumpy Golfer	P	121.27
575483	6/14/2006	0000005697	Verizon	P	20,108.00
575484	6/14/2006	0000010761	Verizon Internet Solutions	P	92.89
575485	6/14/2006	0000001100	H & E Home Builders	P	3,767.92
575486	6/14/2006	0000001104	Haaker Equipment Co.	P	74.89
575487	6/14/2006	0000009755	Hanson Wilson, Inc.	P	16,556.66
575488	6/14/2006	0000001123	Harbor Freight Tools	P	153.43
575489	6/14/2006	0000001096	HCS-Cutler	P	118.59
575490	6/14/2006	0000001155	Hesperia Hose Supply	P	151.95
575491	6/14/2006	0000000278	Hi Desert Alarm	P	962.00
575492	6/14/2006	0000001162	Hi-Desert Communications	P	587.10
575493	6/14/2006	0000004221	Hi Desert Plan Room	P	39.22
575494	6/14/2006	0000001184	High Desert Laser Graphics	P	288.03
575495	6/14/2006	0000001193	High Desert Lock & Safe	P	19.40
575496	6/14/2006	0000002687	High Desert Stamp & Engraving	P	140.07
575497	6/14/2006	0000001194	Hightech Signs	P	151.93
575498	6/14/2006	0000011025	Hippo Golf Company, Inc.	P	308.64
575499	6/14/2006	0000001207	Hi-Way Safety, Inc.	P	6,279.76
575500	6/14/2006	0000013468	Holtec International	P	45,400.00
575501	6/14/2006	0000001218	Home Depot, Inc.	P	227.10
575502	6/14/2006	0000013386	HSBC Business Solutions	P	3.58
575503	6/14/2006	0000009622	I.C.E. Builders, Inc.	P	20,560.00
575504	6/14/2006	0000015851	Industrial Chem Labs & Services, Inc.	P	246.00
575505	6/14/2006	0000008885	Inmark/Victor	P	44.98
575506	6/14/2006	0000014580	Innovative Printing Concept	P	285.67
575507	6/14/2006	0000010267	International Code Council	P	840.65
575508	6/14/2006	0000009603	JCA Engineering, Inc.	P	1,080.00
575509	6/14/2006	0000003039	Jim's Ott's Pots	P	411.78
575510	6/14/2006	0000013738	Johnson Controls	P	949.00
575511	6/14/2006	0000001397	Kiwanis Club of Victorville	P	35.00
575512	6/14/2006	0000004807	KONE, Inc.	P	242.42
575513	6/14/2006	0000008484	Lantex Voice Data System	P	1,300.50
575514	6/14/2006	0000004986	Leslie's Pool Supplies	P	214.92
575515	6/14/2006	0000006007	Lim & Nascimento Engineering Corp.	P	120,232.31
575516	6/14/2006	0000010660	Loveland's Automotive Service	P	55.00
575517	6/14/2006	0000008208	Lowe's	P	747.03
575518	6/14/2006	0000008209	Lowe's	P	558.93
575519	6/14/2006	0000011722	Lowe's	P	137.94
575520	6/14/2006	0000007650	Maaco	P	1,985.07
575521	6/14/2006	0000011027	Marcoa Publishing, Inc.	P	1,401.25
575522	6/14/2006	0000001517	Mark & Nellie's Nursery	P	8.62
575523	6/14/2006	0000000361	Mark Brown & Associates, Inc.	P	200.00
575524	6/14/2006	0000010739	McGraw, Deborah	P	215.50
575525	6/14/2006	0000001548	McMaster-Carr Supply Co.	P	416.58
575526	6/14/2006	0000014157	Merrimac Energy Group	P	19,815.43
575527	6/14/2006	0000001562	Metrocall	P	174.94
575528	6/14/2006	0000015496	Micon Construction	P	51,615.90
575529	6/14/2006	0000001599	Mojave Desert AQMD	P	225.68
575530	6/14/2006	0000005448	MWB Business Systems	P	2,934.83
575531	6/14/2006	0000001648	NAPA Auto Parts	P	23.68
575532	6/14/2006	0000012803	National Advertisers Accounting, Inc.	P	384.00

Check No.	Date	Vendor		Payment Status	Payment Amount
575533	6/14/2006	0000009511	National Waterworks	P	837.81
575534	6/14/2006	0000015841	Nevarez, James	P	45.00
575535	6/14/2006	0000004894	New Jersey Family Support Pmt	P	152.00
575536	6/14/2006	0000015859	New Life Christian Fellowship Church	P	416.60
575537	6/14/2006	0000001686	New Pig Corporation	P	451.13
575538	6/14/2006	0000005964	Nike USA, Inc.	P	51.91
575539	6/14/2006	0000001696	Nixon-Egli Equipment Co.	P	294,225.08
575540	6/14/2006	0000001696	Nixon-Egli Equipment Co.	P	121,297.40
575541	6/14/2006	0000013396	Noah's Ark Animal Hospital	P	200.00
575542	6/14/2006	0000002863	Nolte and Associates, Inc.	P	3,702.00
575543	6/14/2006	0000001711	Office Depot	P	470.90
575544	6/14/2006	0000001711	Office Depot	P	960.06
575545	6/14/2006	0000002772	OfficeMax	P	226.24
575546	6/14/2006	0000011673	Ontario Police Department	P	8,460.75
575547	6/14/2006	0000011594	County of Orange	P	176.00
575548	6/14/2006	0000012163	Orkin Pest Control	P	929.39
575549	6/14/2006	0000015842	Perez, Martin	P	80.00
575550	6/14/2006	0000001866	Printmart	P	352.34
575551	6/14/2006	0000013149	Project Partners	P	6,322.40
575552	6/14/2006	0000014218	Property Specialists	P	12,166.25
575553	6/14/2006	0000001886	Prudential Overall Supply	P	1,108.67
575554	6/14/2006	0000001760	PTL Electric	P	1,045.00
575555	6/14/2006	0000014577	PureRite Drinking Water	P	119.50
575556	6/14/2006	0000008552	Quest Technologies, Inc.	P	131.88
575557	6/14/2006	0000012372	Radio Mexico	P	500.00
575558	6/14/2006	0000009768	Rainbow Golf Co.	P	113.90
575559	6/14/2006	0000001916	R.D.O. Equipment Co.	P	35.90
575560	6/14/2006	0000011671	City of Redlands Police Dept.	P	12,821.16
575561	6/14/2006	0000003150	Robertson's	P	2,000.07
575562	6/14/2006	0000001910	R & R Products	P	228.55
575563	6/14/2006	0000002019	Safelite Glass Corp.	P	644.01
575564	6/14/2006	0000002016	Safety-Kleen Corp.	P	1,676.14
575565	6/14/2006	0000006714	San Diego Commercial Finance	P	187.00
575566	6/14/2006	0000005698	San Bernardino County Assessor	P	840.00
575567	6/14/2006	0000002042	San Bernardino County Auditor	P	22,440.66
575568	6/14/2006	0000002066	San Bernardino County Child Support	P	2,053.33
575569	6/14/2006	0000006814	San Bernardino County - Public Works	P	38.52
575570	6/14/2006	0000002073	San Bernardino County Sheriff's Dept.	P	64,563.28
575571	6/14/2006	0000002073	San Bernardino County Sheriff's Dept.	P	83,645.89
575572	6/14/2006	0000008215	Sea-Clear Pools Inc.	P	116.86
575573	6/14/2006	0000005372	S E Clemons, Inc.	P	1,397.50
575574	6/14/2006	0000008057	Selectron Technologies, Inc.	P	16,302.58
575575	6/14/2006	0000007755	Shenanigans' Youth Theatre Group	P	300.00
575576	6/14/2006	0000007829	Siemens	P	6,705.66
575577	6/14/2006	0000015266	Simtech Data Services	P	500.00
575578	6/14/2006	0000015449	Snorkel International Inc.	P	641.13
575579	6/14/2006	0000002188	Southern California Edison	P	7,217.46
575580	6/14/2006	0000002188	Southern California Edison	P	79,382.05
575581	6/14/2006	0000013356	Solar Turbines	P	195,255.47
575582	6/14/2006	0000014257	So Pac Rail, Inc.	P	61,299.42
575583	6/14/2006	0000008323	Spectrum Communications Cabling Ser	P	821.42
575584	6/14/2006	0000011550	Standard & Poor's	P	3,500.00
575585	6/14/2006	0000002227	Staples Credit Plan	P	300.05
575586	6/14/2006	0000002238	Stater Bros. Markets	P	61.96

Check No.	Date	Vendor		Payment Status	Payment Amount
575587	6/14/2006	0000014875	Stathis, Jacqueline	P	606.50
575588	6/14/2006	0000014926	Steiny & Company, Inc.	P	75,475.71
575589	6/14/2006	0000004812	Stericycle Inc.	P	59.00
575590	6/14/2006	0000003077	Stirling Airports International, LLC	P	68,402.00
575591	6/14/2006	0000007039	Stoody Industrial & Welding Supply, In	P	165.30
575592	6/14/2006	0000011750	Sully-Miller Contracting Co.	P	696.02
575593	6/14/2006	0000012420	Sunshine Golf	P	181.09
575594	6/14/2006	0000002288	Superior Lamp and Supply	P	1,013.68
575595	6/14/2006	0000002204	Southwest Gas Corporation	P	19,530.02
575596	6/14/2006	0000002204	Southwest Gas Corporation	P	37,511.24
575597	6/14/2006	0000002313	Target Specialty Products	P	1,412.76
575598	6/14/2006	0000002346	Titleist	P	707.62
575599	6/14/2006	0000013439	Tom Kirby Classic Enterprises	P	96.97
575600	6/14/2006	0000002360	Town & Country Tire	P	40.95
575601	6/14/2006	0000008426	Toys for Trucks	P	1,720.88
575602	6/14/2006	0000002382	Tri-State Environmental	P	1,300.00
575603	6/14/2006	0000004246	Truesdail Laboratories, Inc.	P	40.50
575604	6/14/2006	0000006279	Turf Star, Inc.	P	330.89
575605	6/14/2006	0000015840	Ultimate Tint & Wheel	P	57.50
575606	6/14/2006	0000014613	UniFirst Corporation	P	50.95
575607	6/14/2006	0000002426	United Parcel Service	P	51.01
575608	6/14/2006	0000003089	United Rentals, Inc.	P	450.62
575609	6/14/2006	0000002430	United Way Desert Communities	P	45.00
575610	6/14/2006	0000011681	Upland Police Department	P	1,447.80
575611	6/14/2006	0000003121	US Bank National Association, Inc.	P	3,450.00
575612	6/14/2006	0000005441	U.S. Customs Service	P	495.34
575613	6/14/2006	0000013662	U.S. Graphics	P	308.51
575614	6/14/2006	0000002784	Victor Valley Florist, Inc.	P	52.80
575615	6/14/2006	0000002507	Victorville Professional Firefighters	P	1,886.61
575616	6/14/2006	0000015837	Victorville Tae Kwon Do	P	53.75
575617	6/14/2006	0000002862	Victor Valley Towing, Inc.	P	42.50
575618	6/14/2006	0000012959	Victor Valley Veterinary Clinic	P	100.00
575619	6/14/2006	0000002499	Victor Valley Water District	P	7,891.42
575620	6/14/2006	0000002499	Victor Valley Water District	P	321.44
575621	6/14/2006	0000002498	Victor Valley Wastewater Reclamation	P	280,984.94
575622	6/14/2006	0000015856	W5YI Group	P	307.25
575623	6/14/2006	0000012329	Wallace, Raquel	P	70.50
575624	6/14/2006	0000002533	Wal-Mart Store #01-1588	P	237.72
575625	6/14/2006	0000011361	Walters Wholesale Electric Co.	P	827.40
575626	6/14/2006	0000002554	Waxie Sanitary Supply	P	2,705.48
575627	6/14/2006	0000015839	Wayne's Towing	P	80.00
575628	6/14/2006	0000008787	West Coast Safety Supply Co. Inc.	P	270.79
575629	6/14/2006	0000002579	Western Outdoor Power Equipment Co.	P	478.09
575630	6/14/2006	0000015764	WESTRUX International Inc.	P	26.94
575631	6/14/2006	0000015293	William Bower Associates Inc.	P	39,673.25
575632	6/14/2006	0000008243	4imprint	P	733.00
575633	6/14/2006	0000002695	A-1 Portables	P	1,100.00
575634	6/14/2006	0000015860	Alliance Title Company	P	142.48
575635	6/14/2006	0000011182	Barton, Robert	P	31.50
575636	6/14/2006	0000015777	Bear Valley Associates	P	320.38
575637	6/14/2006	0000015805	Bennett-Jackson, Bonita	P	392.00
575638	6/14/2006	0000000784	State of California Department of Fish	P	1,600.00
575639	6/14/2006	0000000398	CAPIO	P	350.00
575640	6/14/2006	0000005128	Carter, Adam	P	232.43

Check No.	Date	Vendor		Payment Status	Payment Amount
575641	6/14/2006	0000011600	Clowns Unlimited	P	450.00
575642	6/14/2006	0000009303	Cole, Richard T.	P	1,664.23
575643	6/14/2006	0000015836	Corral, Kevin B	P	192.00
575644	6/14/2006	0000000432	CPRS District XI	P	760.00
575645	6/14/2006	0000002912	Dickover, Dean	P	307.00
575646	6/14/2006	0000015830	E.A. Electric	P	25.50
575647	6/14/2006	0000015861	Embrey, John	P	27.50
575648	6/14/2006	0000003239	Fidelity National Title	P	200.00
575649	6/14/2006	0000003239	Fidelity National Title	P	44.57
575650	6/14/2006	0000000946	First American Title Co.	P	23.34
575651	6/14/2006	0000004381	Flores, Cindy	P	68.74
575652	6/14/2006	0000005185	Francis, Norm	P	256.00
575653	6/14/2006	0000010120	Gil, Cindy	P	100.02
575654	6/14/2006	0000011787	Hanna, Collette	P	452.47
575655	6/14/2006	0000013718	Lee, Delbert	P	540.00
575656	6/14/2006	0000012126	Marin, Lesyenia G.	P	101.16
575657	6/14/2006	0000015852	Mitchell, Stephen Andrew	P	300.00
575658	6/14/2006	0000014628	Morgan, Mary	P	1,136.49
575659	6/14/2006	0000010543	Mundell, Leiah	P	87.54
575660	6/14/2006	0000015843	NAS Recruitment Communications	P	1,000.00
575661	6/14/2006	0000013719	O'Donnell, Brad	P	120.00
575662	6/14/2006	0000001748	P.A.P.A.	P	195.00
575663	6/14/2006	0000010506	Peterson, Roger	P	103.39
575664	6/14/2006	0000002429	Postmaster	P	6,000.00
575665	6/14/2006	0000005867	Pueblo Homes	P	109.34
575666	6/14/2006	0000015857	Reliable Escrow Service	P	25.00
575667	6/14/2006	0000003582	Rothschild, Mike	P	66.75
575668	6/14/2006	0000015294	Salido, Erica	P	231.00
575669	6/14/2006	0000002050	San Bernardino County Recorder	P	16.00
575670	6/14/2006	0000012717	Schultz, Wayne	P	33.66
575671	6/14/2006	0000008951	Shyr, Su-Jan	P	1,000.00
575672	6/14/2006	0000015450	Sierra, Ramon	P	40.00
575673	6/14/2006	0000010452	Ticor Title Company of California	P	178.00
575674	6/14/2006	0000013648	Trevino, Paul Jr.	P	100.00
575675	6/14/2006	0000004589	United Title Company	P	10.00
575676	6/14/2006	0000015855	Vale, Kathryne	P	277.17
575677	6/14/2006	0000002506	Victorville Firemen's Association	P	320.00
575678	6/14/2006	0000002504	City of Victorville Sanitation	P	1,204.32
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Check No.	Date	Vendor		Payment Status	Payment Amount
563409	7/13/2005	0000009899	ASE	V	-35.00
564524	8/17/2005	0000013970	Flanagan, Linda	V	-5.00
564593	8/24/2005	0000014036	Arroyo, Madeline	V	-6.00
564662	8/24/2005	0000014049	Clayton, Jack	V	-4.50
564669	8/24/2005	0000014050	Cordova, Madisson	V	-10.00
564702	8/24/2005	0000014134	Espinosa, Kristine	V	-12.50
566376	10/5/2005	0000014320	Harrison, Edward	V	-42.05
566378	10/5/2005	0000014325	Haugness, Dorothy	V	-26.91
566441	10/5/2005	0000014357	Mentz, James L.	V	-38.97
566475	10/5/2005	0000014367	Pawlow, Gina	V	-39.54
566484	10/5/2005	0000014369	Poras, Becky	V	-15.52
566878	10/12/2005	0000014569	Mama Lita's Cajun Cuisine	V	-5.00
567265	10/26/2005	0000000361	Mark Brown & Associates, Inc.	V	-50.00
567932	11/16/2005	0000014728	Hinojosa, Cesar/Ruth	V	-8.17
567973	11/16/2005	0000014737	Lopez, Sharon/Brian	V	-6.12
575135	5/31/2006	0000012412	TIC	V	-4,076,525.38
575242	6/7/2006	0000005948	Lubrication Engineers, Inc.	V	-719.43
575642	6/14/2006	0000009303	Cole, Richard T.	V	-1,664.23
575679	6/14/2006	0000009303	Cole, Richard T.	P	529.70
575680	6/14/2006	0000008111	Collins, Kevin	P	1,134.53
575681	6/21/2006	0000002336	3M	P	604.15
575682	6/21/2006	0000000006	A & L Builders Supply	P	30.42
575683	6/21/2006	0000002695	A-1 Portables	P	495.09
575684	6/21/2006	0000000025	AA Equipment Rental Co.	P	13.90
575685	6/21/2006	0000008550	A & A Transmission Center	P	1,500.00
575686	6/21/2006	0000000051	Accent Fence Co.	P	19,704.00
575687	6/21/2006	0000005289	Adelanto Water and Sanitation	P	41,854.34
575688	6/21/2006	0000014804	ADS Security	P	3,184.00
575689	6/21/2006	0000009866	Agencies Tool Center, Inc.	P	913.42
575690	6/21/2006	0000000073	Air Cold Supply	P	57.07
575691	6/21/2006	0000009439	Alarmax Distributors, Inc.	P	754.26
575692	6/21/2006	0000010965	Albert Grover & Associates	P	14,805.00
575693	6/21/2006	0000010777	All American Golf	P	292.86
575694	6/21/2006	0000015398	All Cities Fence & Construction	P	2,575.00
575695	6/21/2006	0000013841	Allied Utility Products	P	29,611.30
575696	6/21/2006	0000007873	Alpha Card Systems	P	240.01
575697	6/21/2006	0000000139	American Industrial Supply, Inc	P	852.14
575698	6/21/2006	0000013354	American Rotary Broom Co.	P	1,326.12
575699	6/21/2006	0000005159	American Water Works Association	P	288.00
575700	6/21/2006	0000008507	Animal Medical Center	P	350.00
575701	6/21/2006	0000000191	Applied Industrial Tech	P	649.30
575702	6/21/2006	0000009789	Aqua Tech Systems	P	562.39
575703	6/21/2006	0000003042	Apple Valley Communications Inc.	P	35.00
575704	6/21/2006	0000000188	Apple Valley Stationers	P	353.42
575705	6/21/2006	0000010091	Axces Industrial Supply Inc.	P	642.20
575706	6/21/2006	0000003875	AZ Commercial	P	78.62
575707	6/21/2006	0000000265	Baldy Mesa Water District	P	13,288.12
575708	6/21/2006	0000000274	Barklow's Fire Truck Parts	P	94.82
575709	6/21/2006	0000012405	Barnes Distribution	P	211.91
575710	6/21/2006	0000000275	Barr Lumber	P	8.40
575711	6/21/2006	0000000290	Battery Mart	P	677.24
575712	6/21/2006	0000000247	BCS Mechanical-Heating-Cooling-Plun	P	130.00
575713	6/21/2006	0000000287	Beaman Bros. Plumbing & Heating	P	706.55

Check No.	Date	Vendor		Payment Status	Payment Amount
575714	6/21/2006	0000000292	Bear Valley Fabricators &	P	751.66
575715	6/21/2006	0000000293	Beaumont Yamaha/Kawasaki	P	241.87
575716	6/21/2006	0000000297	Beck Oil, Inc.	P	1,722.93
575717	6/21/2006	0000009818	BIA	P	125.00
575718	6/21/2006	0000015877	Boot Barn / American Worker	P	220.89
575719	6/21/2006	0000015834	Burton's Fire Inc.	P	113.54
575720	6/21/2006	0000000456	Calcon Electric Supply	P	222.22
575721	6/21/2006	0000000448	Cal Herbold's Nursery	P	64.43
575722	6/21/2006	0000003245	California Department of Justice	P	817.00
575723	6/21/2006	0000002720	California Tool & Welding Supply	P	212.71
575724	6/21/2006	0000000510	Callaway Golf	P	37.78
575725	6/21/2006	0000014820	Cal-State Auto Parts	P	820.59
575726	6/21/2006	0000000406	CAPPO, Inc.	P	520.00
575727	6/21/2006	0000003007	Carpet Club	P	152.00
575728	6/21/2006	0000009344	Carter & Burgess, Inc.	P	2,859,969.88
575729	6/21/2006	0000006067	Causey's Heating & Air-Conditioning	P	50.00
575730	6/21/2006	0000000399	CCAPA	P	100.00
575731	6/21/2006	0000000618	CDW Government, Inc.	P	1,259.37
575732	6/21/2006	0000005967	Century Forms, Inc.	P	512.74
575733	6/21/2006	0000000543	Chabin Concepts, Inc.	P	16,371.90
575734	6/21/2006	0000000548	Charles Joseph Associates	P	3,628.85
575735	6/21/2006	0000005453	Charter Media LA Region	P	1,869.00
575736	6/21/2006	0000000554	Chevron USA, Inc.	P	372.66
575737	6/21/2006	0000000425	C.H.J. Incorporated	P	4,860.00
575738	6/21/2006	0000005970	Clear Channel Communications	P	2,192.00
575739	6/21/2006	0000005970	Clear Channel Communications	P	600.00
575740	6/21/2006	0000000585	Club Ed	P	21.09
575741	6/21/2006	0000000623	Comser Co.	P	54.00
575742	6/21/2006	0000000630	Conney Safety Products	P	117.35
575743	6/21/2006	0000000632	Consolidated Electrical Distributors,	P	216.77
575744	6/21/2006	0000015875	Cosper, Steve	P	210.00
575745	6/21/2006	0000000662	The Counseling Team International	P	700.00
575746	6/21/2006	0000000677	CRAFCO, Inc.	P	100.72
575747	6/21/2006	0000013155	Crospete Sports	P	168.00
575748	6/21/2006	0000000700	Cutting Edge Supply Co.	P	4,636.38
575749	6/21/2006	0000000703	D&D Disposal	P	345.00
575750	6/21/2006	0000015351	D&D Landscape & Maintenance	P	47,809.90
575751	6/21/2006	0000000712	Daily Press	P	5,434.76
575752	6/21/2006	0000010363	Dashhugger	P	52.90
575753	6/21/2006	0000000701	DB Music & Sound	P	1,500.00
575754	6/21/2006	0000015862	DC Associates, Inc	P	8,823.31
575755	6/21/2006	0000000743	Dell Marketing L.P.	P	29,541.54
575756	6/21/2006	0000000754	Desert Community Bank	P	32,327.33
575757	6/21/2006	0000000761	Desert Stationers	P	1,788.05
575758	6/21/2006	0000000764	Desert Truck Supply	P	169.23
575759	6/21/2006	0000013146	DGMDRM Corporate Safety, Inc.	P	860.00
575760	6/21/2006	0000000798	Dieterich-Post Company	P	292.78
575761	6/21/2006	0000007371	Discount School Supplies	P	347.88
575762	6/21/2006	0000015869	DME Incorporated	P	459.02
575763	6/21/2006	0000000854	EDMO Distributors, Inc.	P	147.20
575764	6/21/2006	0000000839	EZ GO Textron	P	1,066.43
575765	6/21/2006	0000011697	FedEx Freight West, Inc.	P	60.76
575766	6/21/2006	0000011539	Ferguson Enterprises, Inc. #677	P	842.87
575767	6/21/2006	0000006286	FirstLine, LLC	P	242.39

Check No.	Date	Vendor		Payment Status	Payment Amount
575768	6/21/2006	0000015480	Fleming Environmental Inc.	P	73,776.43
575769	6/21/2006	0000009437	Fore-Par	P	500.01
575770	6/21/2006	0000001003	G & M Business Interiors	P	2,468.00
575771	6/21/2006	0000001002	G & M Towing & Recovery	P	221.25
575772	6/21/2006	0000015867	Gallardo, Vanessa	P	24.25
575773	6/21/2006	0000001740	G.A. Osborne Pipe-Supply	P	1,443.06
575774	6/21/2006	0000014442	Gigantic Idea Studio	P	925.25
575775	6/21/2006	0000001047	Global Tour Golf, Inc.	P	47.01
575776	6/21/2006	0000011689	Golf Ventures West	P	3,704.83
575777	6/21/2006	0000001943	Goodspeed Distributing, Inc.	P	111,316.48
575778	6/21/2006	0000001063	Goodyear Service Store	P	812.10
575779	6/21/2006	0000001074	Graham Equipment	P	269.38
575780	6/21/2006	0000001076	Grainger, Inc.	P	3,214.15
575781	6/21/2006	0000006269	Green, de Bortnowsky & Quintanilla, Ll	P	6,500.00
575782	6/21/2006	0000006956	GreenField Compression, Inc.	P	51,642.81
575783	6/21/2006	0000002968	The Grumpy Golfer	P	331.95
575784	6/21/2006	0000005697	Verizon	P	36.02
575785	6/21/2006	0000001104	Haaker Equipment Co.	P	3,699.17
575786	6/21/2006	0000001107	Halcyon Business Pub., Inc.	P	3,975.00
575787	6/21/2006	0000001123	Harbor Freight Tools	P	337.07
575788	6/21/2006	0000001096	HCS-Cutler	P	1,238.85
575789	6/21/2006	0000001155	Hesperia Hose Supply	P	13.20
575790	6/21/2006	0000001162	Hi-Desert Communications	P	160.73
575791	6/21/2006	0000008848	Hi Desert Fire Protection Service	P	401.00
575792	6/21/2006	0000004221	Hi Desert Plan Room	P	240.52
575793	6/21/2006	0000001184	High Desert Laser Graphics	P	212.54
575794	6/21/2006	0000011025	Hippo Golf Company, Inc.	P	543.60
575795	6/21/2006	0000001207	Hi-Way Safety, Inc.	P	11,289.01
575796	6/21/2006	0000015249	Holland & Knight LLP	P	8,297.24
575797	6/21/2006	0000001218	Home Depot, Inc.	P	1,165.67
575798	6/21/2006	0000001229	Howards Muffler Service, Inc.	P	30.00
575799	6/21/2006	0000007512	Imperial Sprinkler Supply, Inc.	P	519.65
575800	6/21/2006	0000011852	Independent Power Systems	P	73,855.09
575801	6/21/2006	0000008885	Inmark/Victor	P	1,030.85
575802	6/21/2006	0000014580	Innovative Printing Concept	P	1,411.41
575803	6/21/2006	0000007761	I O S Capital	P	358.00
575804	6/21/2006	0000002388	J.G. Tucker & Son, Inc.	P	426.25
575805	6/21/2006	0000001318	J & L Windshield Repair	P	98.00
575806	6/21/2006	0000001334	Jobs Available, Inc.	P	297.50
575807	6/21/2006	0000001059	Joe A. Gonsalves & Son	P	2,770.00
575808	6/21/2006	0000013738	Johnson Controls	P	175.50
575809	6/21/2006	0000012411	Johnson Power Systems	P	9,058.20
575810	6/21/2006	0000015733	John Williams	P	390.00
575811	6/21/2006	0000001359	Kamper's Korner	P	81.88
575812	6/21/2006	0000012113	Ketch-All Company	P	237.59
575813	6/21/2006	0000006646	KFROG Stations	P	500.00
575814	6/21/2006	0000001399	Kleinfelder, Inc.	P	14,810.13
575815	6/21/2006	0000001411	Kussmaul Electronics Co.	P	173.78
575816	6/21/2006	0000001426	Lab Safety Supply co.	P	396.28
575817	6/21/2006	0000001416	Lawson Products, Inc.	P	574.10
575818	6/21/2006	0000001439	League of California Cities	P	70.00
575819	6/21/2006	0000004986	Leslie's Pool Supplies	P	622.27
575820	6/21/2006	0000001462	Lindy T's Too!	P	339.47
575821	6/21/2006	0000001476	Los Angeles Times	P	78.60

Check No.	Date	Vendor		Payment Status	Payment Amount
575822	6/21/2006	0000010660	Loveland's Automotive Service	P	110.00
575823	6/21/2006	0000008208	Lowe's	P	442.24
575824	6/21/2006	0000013967	Lowe's	P	37.58
575825	6/21/2006	0000001489	M&D Fire Equipment Company, Inc.	P	1,276.74
575826	6/21/2006	0000013387	Main Street Tours	P	550.00
575827	6/21/2006	0000002716	MANPOWER	P	1,954.48
575828	6/21/2006	0000000361	Mark Brown & Associates, Inc.	P	360.00
575829	6/21/2006	0000010734	MBS, a Konica Minolta Business Soluti	P	144.83
575830	6/21/2006	0000014892	McCormick, Kidman, & Behrens, LLP	P	795.00
575831	6/21/2006	0000001548	McMaster-Carr Supply Co.	P	2,015.72
575832	6/21/2006	0000005674	Merrell-Johnson Engineering, Inc.	P	2,800.00
575833	6/21/2006	0000011414	Milano Imaging Products	P	260.29
575834	6/21/2006	0000002835	Minolta Business Systems, Inc.	P	503.22
575835	6/21/2006	0000001589	Mobile Storage Group-West	P	80.14
575836	6/21/2006	0000001596	Mojave Copy & Printing	P	112.73
575837	6/21/2006	0000005448	MWB Business Systems	P	504.34
575838	6/21/2006	0000001637	Myers Tire Supply	P	72.17
575839	6/21/2006	0000001648	NAPA Auto Parts	P	451.13
575840	6/21/2006	0000009511	National Waterworks	P	297.69
575841	6/21/2006	0000001687	Newman, Susan	P	255.00
575842	6/21/2006	0000008744	Nextel Communications	P	9,335.86
575843	6/21/2006	0000001711	Office Depot	P	2,328.06
575844	6/21/2006	0000002772	OfficeMax	P	930.62
575845	6/21/2006	0000002772	OfficeMax	P	278.46
575846	6/21/2006	0000005341	Oriental Trading Company, Inc.	P	1,835.77
575847	6/21/2006	0000010156	Outback	P	1,775.00
575848	6/21/2006	0000011201	Pacifica Publishing Services	P	300.00
575849	6/21/2006	0000001800	Paulson Paint	P	1,338.28
575850	6/21/2006	0000001810	Pep Boys	P	60.32
575851	6/21/2006	0000003033	Pitney Bowes	P	589.00
575852	6/21/2006	0000002837	Platronics Communications	P	1,180.79
575853	6/21/2006	0000011861	Plumber's Depot	P	408.91
575854	6/21/2006	0000011559	Premiumwear, Inc	P	964.56
575855	6/21/2006	0000013736	Professional Association for SQL Serve	P	150.00
575856	6/21/2006	0000001886	Prudential Overall Supply	P	1,386.64
575857	6/21/2006	0000001760	PTL Electric	P	4,922.50
575858	6/21/2006	0000014577	PureRite Drinking Water	P	45.91
575859	6/21/2006	0000015870	Quantum Packs	P	119.90
575860	6/21/2006	0000004348	Quill Corporation	P	20.19
575861	6/21/2006	0000004834	Radio Shack	P	17.83
575862	6/21/2006	0000001930	Rancho Motor Company	P	641.73
575863	6/21/2006	0000001916	R.D.O. Equipment Co.	P	366.22
575864	6/21/2006	0000001910	R & R Products	P	907.46
575865	6/21/2006	0000004504	S & S Worldwide	P	647.06
575866	6/21/2006	0000002019	Safelite Glass Corp.	P	284.51
575867	6/21/2006	0000002016	Safety-Kleen Corp.	P	432.00
575868	6/21/2006	0000002017	Safeway Sign Co.	P	309.25
575869	6/21/2006	0000002041	San Bernardino Associated Government	P	10,015.34
575870	6/21/2006	0000002039	San Bernardino County Agricultural	P	86.95
575871	6/21/2006	0000002073	San Bernardino County Sheriff's Dept.	P	331.74
575872	6/21/2006	0000002071	San Bernardino County Solid Waste	P	206,917.79
575873	6/21/2006	0000014877	Schaefer Engineering & Design	P	3,201.00
575874	6/21/2006	0000005372	S E Clemons, Inc.	P	95.00
575875	6/21/2006	0000015854	Sim-Co Fabricators, Inc.	P	1,910.22

Check No.	Date	Vendor		Payment Status	Payment Amount
575876	6/21/2006	0000002155	Smart & Final	P	196.97
575877	6/21/2006	0000002168	Smog Center	P	83.50
575878	6/21/2006	0000002009	Southern California Association of	P	7,136.00
575879	6/21/2006	0000002188	Southern California Edison	P	28,126.97
575880	6/21/2006	0000002206	Spartan Motors, Inc.	P	112.08
575881	6/21/2006	0000008323	Spectrum Communications Cabling Ser	P	821.42
575882	6/21/2006	0000003860	SportsTurf	P	646.08
575883	6/21/2006	0000000256	Sport Supply Group, Inc.	P	294.56
575884	6/21/2006	0000002217	Sprint	P	965.73
575885	6/21/2006	0000002227	Staples Credit Plan	P	1,107.57
575886	6/21/2006	0000002238	Stater Bros. Markets	P	347.02
575887	6/21/2006	0000007039	Stoody Industrial & Welding Supply, In	P	832.60
575888	6/21/2006	0000010542	STUMPS	P	502.74
575889	6/21/2006	0000011750	Sully-Miller Contracting Co.	P	557.18
575890	6/21/2006	0000002269	Sunland Ford	P	1,120.89
575891	6/21/2006	0000002269	Sunland Ford	P	24,850.11
575892	6/21/2006	0000002202	Southwest Concrete Products	P	1,462.33
575893	6/21/2006	0000002313	Target Specialty Products	P	1,210.02
575894	6/21/2006	0000002322	Tempo	P	1,982.23
575895	6/21/2006	0000003171	Tennis & Trophy World	P	1,088.80
575896	6/21/2006	0000011036	Time Warner Telecom	P	1,450.34
575897	6/21/2006	0000002346	Titleist	P	2,531.10
575898	6/21/2006	0000004182	TMT-Pathway, LLC	P	502.94
575899	6/21/2006	0000002357	Tops N' Barricades, Inc.	P	200.00
575900	6/21/2006	0000002360	Town & Country Tire	P	174.97
575901	6/21/2006	0000002372	Transwest Ford Truck Sales	P	400.77
575902	6/21/2006	0000006279	Turf Star, Inc.	P	912.55
575903	6/21/2006	0000002419	Underground Service Alert	P	780.80
575904	6/21/2006	0000014613	UniFirst Corporation	P	233.87
575905	6/21/2006	0000002426	United Parcel Service	P	103.11
575906	6/21/2006	0000003089	United Rentals, Inc.	P	5,231.31
575907	6/21/2006	0000005441	U.S. Customs Service	P	419.13
575908	6/21/2006	0000015871	Vehicle Reversing Systems	P	1,333.00
575909	6/21/2006	0000002475	Victor Elementary School District	P	489.00
575910	6/21/2006	0000005896	Victor Valley Hand Car Wash, Inc.	P	405.90
575911	6/21/2006	0000002862	Victor Valley Towing, Inc.	P	110.00
575912	6/21/2006	0000002499	Victor Valley Water District	P	14,212.66
575913	6/21/2006	0000002533	Wal-Mart Store #01-1588	P	159.85
575914	6/21/2006	0000011361	Walters Wholesale Electric Co.	P	1,856.50
575915	6/21/2006	0000002554	Waxie Sanitary Supply	P	1,335.78
575916	6/21/2006	0000002555	Wayne's Engine Rebuilders	P	183.70
575917	6/21/2006	0000015839	Wayne's Towing	P	80.00
575918	6/21/2006	0000002575	Western Golf, Inc.	P	105.80
575919	6/21/2006	0000002579	Western Outdoor Power Equipment Co.	P	1,999.37
575920	6/21/2006	0000002571	West Group Publishing Company	P	258.64
575921	6/21/2006	0000015293	William Bower Associates Inc.	P	750.00
575922	6/21/2006	0000002632	Xerox Corporation	P	104.06
575923	6/21/2006	0000002632	Xerox Corporation	P	2,385.27
575924	6/21/2006	0000002645	Z.A.P. Manufacturing, Inc.	P	1,410.50
575925	6/21/2006	0000002646	Zee Medical Service	P	62.28
575926	6/21/2006	0000002648	ZEP Manufacturing	P	145.09
575927	6/21/2006	0000015447	ZETRON - US	P	10,753.45
575928	6/21/2006	0000008243	4imprint	P	270.97
575929	6/21/2006	0000010190	Aircraft Marketing, Inc.	P	33,333.33

Check No.	Date	Vendor		Payment Status	Payment Amount
575930	6/21/2006	0000015876	ATI Avionics	P	5,745.00
575931	6/21/2006	0000005482	Blimpies	P	188.92
575932	6/21/2006	0000015868	BP West Coast Products LLC	P	10.00
575933	6/21/2006	0000000303	Costco	P	40.00
575934	6/21/2006	0000000892	Escrow Junction, Inc.	P	1,124.20
575935	6/21/2006	0000015874	Friends of the Victorville Library	P	500.00
575936	6/21/2006	0000001275	Inland Empire Economic Partnership	P	30.00
575937	6/21/2006	0000014247	Inland Energy, Inc.	P	289,266.49
575938	6/21/2006	0000004263	Inland Fair Housing & Mediation Board	P	2,191.97
575939	6/21/2006	0000001377	Kempton Company	P	2,807.69
575940	6/21/2006	0000003983	Lady "B" Ranch	P	301.00
575941	6/21/2006	0000009310	Lawson, Peter A.	P	245.00
575942	6/21/2006	0000007645	Millender, Francene	P	1,052.71
575943	6/21/2006	0000009129	Ogilvie-Harper, Marquita	P	16.09
575944	6/21/2006	0000015865	Pickens, Daniel	P	20.00
575945	6/21/2006	0000013614	Redwood Energy Marketing, LLC	P	232,829.94
575946	6/21/2006	0000003589	Rodriguez, Louie	P	125.50
575947	6/21/2006	0000002050	San Bernardino County Recorder	P	960.00
575948	6/21/2006	0000002050	San Bernardino County Recorder	P	1,800.00
575949	6/21/2006	0000002050	San Bernardino County Recorder	P	1,212.00
575950	6/21/2006	0000002050	San Bernardino County Recorder	P	22.00
575951	6/21/2006	0000006009	Skillpath Seminars	P	149.00
575952	6/21/2006	0000011900	Smith, David	P	167.10
575953	6/21/2006	0000006816	Soderquist, Peter	P	22.28
575954	6/21/2006	0000002204	Southwest Gas Corporation	P	40,836.85
575955	6/21/2006	0000010455	Thomas, Tanya	P	308.39
575956	6/21/2006	0000012412	TIC	P	1,097,508.66
575957	6/21/2006	0000005441	U.S. Customs Service	P	17,750.00
575958	6/21/2006	0000000198	City of Victorville, Cash	P	39.51
575959	6/21/2006	0000002504	City of Victorville Sanitation	P	91.88
575960	6/21/2006	0000015873	Wawanesa Insurance	P	1,677.40
575961	6/21/2006	0000011775	Weiss, Melinda	P	125.09
575962	6/21/2006	0000012615	Whitehall, Troy	P	61.41
575963	6/21/2006	0000015293	William Bower Associates Inc.	P	50.00
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Check No.	Date	Vendor		Payment Status	Payment Amount
548481	5/5/2004	0000011511	Automotive Inventory Management Sys	V	-570.41
561552	5/25/2005	0000010053	Dugan, Chuck	V	-35.00
566353	10/5/2005	0000014474	Geiman, Onofre	V	-10.21
566525	10/5/2005	0000014386	Sherron, Greg	V	-7.15
566693	10/12/2005	0000014430	Conley, Sandra D.	V	-34.88
567224	10/26/2005	0000000946	First American Title Co.	V	-45.04
567361	10/26/2005	0000014594	Ramirez, Arnoldo	V	-50.00
567827	11/9/2005	0000014635	"R" Escrow	V	-5.00
568111	11/16/2005	0000014763	Golden State Fence Company	V	-890.00
568150	11/23/2005	0000014629	Allens Flowers & Plants	V	-52.26
568447	11/30/2005	0000014692	Cole, Nicole	V	-26.80
568500	11/30/2005	0000014670	Gonzales, Fred	V	-8.17
575454	6/14/2006	0000002977	Theresa M. Dickover	V	-197.00
575964	6/22/2006	0000008243	4imprint	P	5,868.81
575965	6/28/2006	0000002336	3M	P	17,894.22
575966	6/28/2006	0000013312	A&B Hitches and Mufflers	P	574.74
575967	6/28/2006	0000000006	A & L Builders Supply	P	23.40
575968	6/28/2006	0000012587	AAA Hose Connection	P	83.33
575969	6/28/2006	0000007343	Abrego, Tamala S	P	115.00
575970	6/28/2006	0000000051	Accent Fence Co.	P	438.15
575971	6/28/2006	0000009866	Agencies Tool Center, Inc.	P	453.84
575972	6/28/2006	0000006716	Airgas West	P	324.61
575973	6/28/2006	0000012939	Airlab	P	1,450.00
575974	6/28/2006	0000009439	Alarmax Distributors, Inc.	P	146.14
575975	6/28/2006	0000009633	AllCom USA, Inc.	P	1,882.39
575976	6/28/2006	0000013841	Allied Utility Products	P	3,035.12
575977	6/28/2006	0000000111	Allstar Fire Equipment	P	2,254.93
575978	6/28/2006	0000000139	American Industrial Supply, Inc	P	1,072.92
575979	6/28/2006	0000013354	American Rotary Broom Co.	P	1,326.12
575980	6/28/2006	0000000169	Antelope Valley Turf Supply	P	7,242.09
575981	6/28/2006	0000000193	Apria Healthcare, Inc.	P	40.00
575982	6/28/2006	0000012801	Arzola, Mary Ann	P	147.00
575983	6/28/2006	0000000038	AT&T	P	19.97
575984	6/28/2006	0000000038	AT&T	P	23.48
575985	6/28/2006	0000000038	AT&T	P	63.92
575986	6/28/2006	0000012978	AV Now, Inc	P	810.18
575987	6/28/2006	0000000270	Bankcard Services	P	522.23
575988	6/28/2006	0000000290	Battery Mart	P	1,535.42
575989	6/28/2006	0000015728	BB&T	P	95.17
575990	6/28/2006	0000006991	B & B Cycles	P	44.69
575991	6/28/2006	0000000294	Bear Valley Rentals	P	6,530.75
575992	6/28/2006	0000000293	Beaumont Yamaha/Kawasaki	P	29.24
575993	6/28/2006	0000000297	Beck Oil, Inc.	P	25,498.54
575994	6/28/2006	0000002770	Ben Meadows Company	P	94.87
575995	6/28/2006	0000000311	Best Access Systems/	P	92.74
575996	6/28/2006	0000000312	Best, Best & Krieger	P	4,485.60
575997	6/28/2006	0000000253	BNI Building News	P	744.37
575998	6/28/2006	0000000456	Calcon Electric Supply	P	1,552.24
575999	6/28/2006	0000000448	Cal Herbold's Nursery	P	282.84
576000	6/28/2006	0000005244	California District Attorney Association	P	949.82
576001	6/28/2006	0000000792	State of California Franchise Tax Board	P	174.60
576002	6/28/2006	0000010630	California Overnight	P	166.96
576003	6/28/2006	0000002720	California Tool & Welding Supply	P	909.31

Check No.	Date	Vendor		Payment Status	Payment Amount
576004	6/28/2006	0000000510	Callaway Golf	P	111.98
576005	6/28/2006	0000010029	CA Shopping Cart Retrieval	P	744.00
576006	6/28/2006	0000006067	Causey's Heating & Air-Conditioning	P	2,565.85
576007	6/28/2006	0000011887	CDCE Inc.	P	10,669.30
576008	6/28/2006	0000000618	CDW Government, Inc.	P	19,910.80
576009	6/28/2006	0000006675	Central Sierra Child Support Agency	P	139.00
576010	6/28/2006	0000015462	Central Supply International	P	7,993.83
576011	6/28/2006	0000000543	Chabin Concepts, Inc.	P	18,820.59
576012	6/28/2006	0000000548	Charles Joseph Associates	P	2,534.14
576013	6/28/2006	0000015894	Chavez, Domingo	P	200.00
576014	6/28/2006	0000013846	Cheryl's Gift Baskets	P	30.26
576015	6/28/2006	0000000425	C.H.J. Incorporated	P	8,309.75
576016	6/28/2006	0000015831	Club Prophet Systems	P	200.00
576017	6/28/2006	0000008199	Coast Recreation Inc.	P	1,569.98
576018	6/28/2006	0000000623	Comser Co.	P	594.96
576019	6/28/2006	0000000630	Conney Safety Products	P	234.46
576020	6/28/2006	0000000632	Consolidated Electrical Distributors,	P	192.42
576021	6/28/2006	0000000677	CRAFCO, Inc.	P	749.53
576022	6/28/2006	0000000671	Crawford's Distributing	P	425.61
576023	6/28/2006	0000003901	Creative Benefits, Inc.	P	216.00
576024	6/28/2006	0000003901	Creative Benefits, Inc.	P	2,341.97
576025	6/28/2006	0000015351	D&D Landscape & Maintenance	P	215.00
576026	6/28/2006	0000006348	Daily Journal Corporation	P	94.60
576027	6/28/2006	0000000712	Daily Press	P	2,233.66
576028	6/28/2006	0000010363	Dashhugger	P	29.04
576029	6/28/2006	0000000737	John C. Davis	P	78.50
576030	6/28/2006	0000015862	DC Associates, Inc	P	465.00
576031	6/28/2006	0000000743	Dell Marketing L.P.	P	6,617.50
576032	6/28/2006	0000002854	Department Issue	P	384.24
576033	6/28/2006	0000006974	Desert First Aid	P	28.36
576034	6/28/2006	0000000760	Desert Service Station Maintenance	P	125.00
576035	6/28/2006	0000000761	Desert Stationers	P	769.57
576036	6/28/2006	0000000764	Desert Truck Supply	P	255.41
576037	6/28/2006	0000006024	Dewey Pest Control	P	450.00
576038	6/28/2006	0000002977	Theresa M. Dickover	P	394.00
576039	6/28/2006	0000000804	Direct Safety Co.	P	86.57
576040	6/28/2006	0000002965	Don Martin and Co.	P	87.44
576041	6/28/2006	0000007289	EDFUND	P	50.46
576042	6/28/2006	0000013765	Electromark	P	1,334.81
576043	6/28/2006	0000015893	Etter Engineering Company, Inc.	P	859.52
576044	6/28/2006	0000008681	Exhibit Works	P	2,121.60
576045	6/28/2006	0000000839	EZ GO Textron	P	149.66
576046	6/28/2006	0000010132	F.E.C. Electric Inc.	P	26,160.14
576047	6/28/2006	0000011697	FedEx Freight West, Inc.	P	82.06
576048	6/28/2006	0000011539	Ferguson Enterprises, Inc. #677	P	990.50
576049	6/28/2006	0000013384	Fish Window Cleaning	P	125.00
576050	6/28/2006	0000000953	Fitness Appraisals, Inc.	P	125.00
576051	6/28/2006	0000009437	Fore-Par	P	4,540.40
576052	6/28/2006	0000000966	Forestry Suppliers, Inc.	P	3,773.13
576053	6/28/2006	0000001015	Gall's Inc.	P	161.61
576054	6/28/2006	0000001015	Gall's Inc.	P	477.41
576055	6/28/2006	0000001740	G.A. Osborne Pipe-Supply	P	3,234.11
576056	6/28/2006	0000004364	Gapelu, Shivonn	P	159.50
576057	6/28/2006	0000001025	Gempler's Inc.	P	227.00

Check No.	Date	Vendor		Payment Status	Payment Amount
576058	6/28/2006	0000010990	GFOA	P	695.00
576059	6/28/2006	0000009691	GK & Associates	P	3,652.50
576060	6/28/2006	0000001047	Global Tour Golf, Inc.	P	336.67
576061	6/28/2006	0000001056	Golden State Fire Protection, Inc.	P	460.00
576062	6/28/2006	0000015838	Goldstar Asphalt Products	P	288.60
576063	6/28/2006	0000011689	Golf Ventures West	P	723.17
576064	6/28/2006	0000001943	Goodspeed Distributing, Inc.	P	97,936.66
576065	6/28/2006	0000001063	Goodyear Service Store	P	1,106.29
576066	6/28/2006	0000001074	Graham Equipment	P	128.22
576067	6/28/2006	0000001076	Grainger, Inc.	P	4,291.49
576068	6/28/2006	0000003047	Graves & King	P	5,366.21
576069	6/28/2006	0000006269	Green, de Bortnowsky & Quintanilla, LI	P	107,512.11
576070	6/28/2006	0000006956	GreenField Compression, Inc.	P	2,412.50
576071	6/28/2006	0000001089	Greiner Pontiac Buick	P	37.00
576072	6/28/2006	0000001089	Greiner Pontiac Buick	P	43,431.72
576073	6/28/2006	0000001092	Griffith Air Tool, Inc.	P	17,778.75
576074	6/28/2006	0000005697	Verizon	P	120.51
576075	6/28/2006	0000010761	Verizon Internet Solutions	P	82.89
576076	6/28/2006	0000001100	H & E Home Builders	P	2,328.92
576077	6/28/2006	0000001104	Haaker Equipment Co.	P	2,162.99
576078	6/28/2006	0000001123	Harbor Freight Tools	P	451.83
576079	6/28/2006	0000001096	HCS-Cutler	P	1,150.88
576080	6/28/2006	0000001155	Hesperia Hose Supply	P	128.21
576081	6/28/2006	0000001162	Hi-Desert Communications	P	2,977.76
576082	6/28/2006	0000004221	Hi Desert Plan Room	P	954.13
576083	6/28/2006	0000001194	Hightech Signs	P	210.11
576084	6/28/2006	0000001218	Home Depot, Inc.	P	4,927.54
576085	6/28/2006	0000013386	HSBC Business Solutions	P	97.00
576086	6/28/2006	0000015311	Ice Energy, Inc.	P	48,789.20
576087	6/28/2006	0000008055	IKON Office Solutions, Inc.	P	319.94
576088	6/28/2006	0000003097	Imperial Headwear, Inc.	P	300.87
576089	6/28/2006	0000007512	Imperial Sprinkler Supply, Inc.	P	433.03
576090	6/28/2006	0000011852	Independent Power Systems	P	69,114.09
576091	6/28/2006	0000007761	I O S Capital	P	2,161.88
576092	6/28/2006	0000008825	iWater, Inc.	P	8,920.14
576093	6/28/2006	0000001318	J & L Windshield Repair	P	98.00
576094	6/28/2006	0000001334	Jobs Available, Inc.	P	560.00
576095	6/28/2006	0000012435	Kar Ice Service Inc.	P	70.03
576096	6/28/2006	0000004324	Kosmont & Associates, Inc.	P	4,081.22
576097	6/28/2006	0000001426	Lab Safety Supply co.	P	212.44
576098	6/28/2006	0000013117	Lands Energy Consulting, Inc.	P	10,707.58
576099	6/28/2006	0000003956	Dick Larsen, Treasurer - Tax Collector	P	23.37
576100	6/28/2006	0000001416	Lawson Products, Inc.	P	403.32
576101	6/28/2006	0000004986	Leslie's Pool Supplies	P	64.94
576102	6/28/2006	0000001462	Lindy T's Too!	P	3,009.53
576103	6/28/2006	0000014576	Line-X of Victor Valley	P	551.63
576104	6/28/2006	0000009908	Lowe's	P	711.77
576105	6/28/2006	0000008208	Lowe's	P	699.42
576106	6/28/2006	0000011722	Lowe's	P	1,073.84
576107	6/28/2006	0000013967	Lowe's	P	452.18
576108	6/28/2006	0000007650	Maaco	P	533.85
576109	6/28/2006	0000002716	MANPOWER	P	886.13
576110	6/28/2006	0000000361	Mark Brown & Associates, Inc.	P	100.00
576111	6/28/2006	0000010739	McGraw, Deborah	P	215.50

Check No.	Date	Vendor		Payment Status	Payment Amount
576112	6/28/2006	0000001548	McMaster-Carr Supply Co.	P	325.15
576113	6/28/2006	0000001551	Measurement Control Systems	P	4,389.79
576114	6/28/2006	0000001558	Merrill's Garage Door, Inc.	P	1,300.00
576115	6/28/2006	0000001560	Mesa Veterinary Care Center	P	3,142.00
576116	6/28/2006	0000015898	Mid American Specialties	P	147.96
576117	6/28/2006	0000015879	Miratech SCR Corporation	P	3,868.85
576118	6/28/2006	0000001596	Mojave Copy & Printing	P	62.82
576119	6/28/2006	0000001599	Mojave Desert AQMD	P	225.68
576120	6/28/2006	0000005448	MWB Business Systems	P	1,976.75
576121	6/28/2006	0000001648	NAPA Auto Parts	P	3,700.16
576122	6/28/2006	0000009511	National Waterworks	P	878.69
576123	6/28/2006	0000004894	New Jersey Family Support Pmt	P	152.00
576124	6/28/2006	0000001687	Newman, Susan	P	100.00
576125	6/28/2006	0000013396	Noah's Ark Animal Hospital	P	162.00
576126	6/28/2006	0000002863	Nolte and Associates, Inc.	P	1,257.00
576127	6/28/2006	0000001711	Office Depot	P	1,010.36
576128	6/28/2006	0000002772	OfficeMax	P	1,831.22
576129	6/28/2006	0000015888	Ohler, Kelly	P	50.00
576130	6/28/2006	0000005177	One Way Backflow	P	60.00
576131	6/28/2006	0000011594	County of Orange	P	176.00
576132	6/28/2006	0000005341	Oriental Trading Company, Inc.	P	708.95
576133	6/28/2006	0000009637	Parsons Brinckerhoff	P	23,601.42
576134	6/28/2006	0000001800	Paulson Paint	P	244.09
576135	6/28/2006	0000015771	PCH Solar	P	10,369.44
576136	6/28/2006	0000002992	Public Entity Risk Management Authori	P	20,412.39
576137	6/28/2006	0000002992	Public Entity Risk Management Authori	P	248,779.00
576138	6/28/2006	0000002992	Public Entity Risk Management Authori	P	134,592.00
576139	6/28/2006	0000001815	Pervo Paint Co.	P	20,380.92
576140	6/28/2006	0000011861	Plumber's Depot	P	422.81
576141	6/28/2006	0000001845	Positive Promotions	P	453.88
576142	6/28/2006	0000012413	Pouk & Steinle, Inc.	P	139,331.85
576143	6/28/2006	0000015872	Power Management, Inc.	P	69,421.23
576144	6/28/2006	0000006228	Precision Fleet Repair	P	109.54
576145	6/28/2006	0000004918	Precision Window Tinting	P	60.00
576146	6/28/2006	0000011559	Premiumwear, Inc	P	440.26
576147	6/28/2006	0000013149	Project Partners	P	6,322.40
576148	6/28/2006	0000014218	Property Specialists	P	15,708.75
576149	6/28/2006	0000015897	Pro-Planet Industrial Supply	P	840.56
576150	6/28/2006	0000015890	Pro-Shopkeeper Computer Software Co	P	145.50
576151	6/28/2006	0000001886	Prudential Overall Supply	P	1,065.73
576152	6/28/2006	0000001760	PTL Electric	P	7,797.50
576153	6/28/2006	0000001761	PTO Sales	P	726.26
576154	6/28/2006	0000014506	Qwest	P	35.19
576155	6/28/2006	0000001925	The Ragman & Co.	P	220.89
576156	6/28/2006	0000001930	Rancho Motor Company	P	1,010.49
576157	6/28/2006	0000006170	Reliable Office Supplies	P	43.78
576158	6/28/2006	0000013646	Rentech Boiler Systems, Inc.	P	248,437.98
576159	6/28/2006	0000003150	Robertson's	P	566.58
576160	6/28/2006	0000008573	Rodriguez, Carmen	P	948.00
576161	6/28/2006	0000013956	Rogers-Quinn Construction	P	236,052.18
576162	6/28/2006	0000013956	Rogers-Quinn Construction	P	4,311.16
576163	6/28/2006	0000001910	R & R Products	P	345.13
576164	6/28/2006	0000002000	Russell Products	P	2,137.49
576165	6/28/2006	0000015456	Safetyline	P	788.94

Check No.	Date	Vendor		Payment Status	Payment Amount
576166	6/28/2006	0000002017	Safeway Sign Co.	P	546.08
576167	6/28/2006	0000002039	San Bernardino County Agricultural	P	106.40
576168	6/28/2006	0000002066	San Bernardino County Child Support	P	2,053.33
576169	6/28/2006	0000002048	San Bernardino County Information	P	144.00
576170	6/28/2006	0000002073	San Bernardino County Sheriff's Dept.	P	56.00
576171	6/28/2006	0000014877	Schaefer Engineering & Design	P	1,200.00
576172	6/28/2006	0000015881	Schaefer, Ryan	P	61.64
576173	6/28/2006	0000011945	Scrub-N-Up	P	639.91
576174	6/28/2006	0000005372	S E Clemons, Inc.	P	245.34
576175	6/28/2006	0000008057	Selectron Technologies, Inc.	P	4,848.75
576176	6/28/2006	0000002111	Service Rock Products	P	358.76
576177	6/28/2006	0000008511	Sherman & Feller	P	258.77
576178	6/28/2006	0000013712	SHRM Society for Human Resources M	P	160.00
576179	6/28/2006	0000007829	Siemens	P	990.00
576180	6/28/2006	0000002155	Smart & Final	P	321.34
576181	6/28/2006	0000002188	Southern California Edison	P	20,025.47
576182	6/28/2006	0000007804	Software House International, Inc.	P	416.99
576183	6/28/2006	0000013356	Solar Turbines	P	781,021.89
576184	6/28/2006	0000002206	Spartan Motors, Inc.	P	150.15
576185	6/28/2006	0000008323	Spectrum Communications Cabling Ser	P	410.71
576186	6/28/2006	0000003860	SportsTurf	P	345.88
576187	6/28/2006	0000002225	Standard Electric Works	P	50.00
576188	6/28/2006	0000002227	Staples Credit Plan	P	174.74
576189	6/28/2006	0000002238	Stater Bros. Markets	P	413.18
576190	6/28/2006	0000014875	Stathis, Jacqueline	P	606.50
576191	6/28/2006	0000004812	Stericycle Inc.	P	59.00
576192	6/28/2006	0000007039	Stoody Industrial & Welding Supply, In	P	108.30
576193	6/28/2006	0000011750	Sully-Miller Contracting Co.	P	22,546.70
576194	6/28/2006	0000002269	Sunland Ford	P	165.61
576195	6/28/2006	0000002266	The Sun - San Bernardino	P	330.60
576196	6/28/2006	0000002266	The Sun - San Bernardino	P	89.70
576197	6/28/2006	0000002298	Systems & Methods	P	317.19
576198	6/28/2006	0000002313	Target Specialty Products	P	4,373.29
576199	6/28/2006	0000002312	Target Stores	P	34.50
576200	6/28/2006	0000002322	Tempo	P	1,355.37
576201	6/28/2006	0000015886	Therapeutic Research	P	126.36
576202	6/28/2006	0000002346	Titleist	P	1,589.73
576203	6/28/2006	0000002357	Tops N' Barricades, Inc.	P	1,232.88
576204	6/28/2006	0000002360	Town & Country Tire	P	1,300.01
576205	6/28/2006	0000002372	Transwest Ford Truck Sales	P	144.37
576206	6/28/2006	0000002790	Treadwell Support Services	P	5,891.67
576207	6/28/2006	0000014903	UAP Timberland	P	3,636.73
576208	6/28/2006	0000014613	UniFirst Corporation	P	72.12
576209	6/28/2006	0000002418	Union Bank of California	P	875.00
576210	6/28/2006	0000002426	United Parcel Service	P	36.11
576211	6/28/2006	0000003089	United Rentals, Inc.	P	12,256.34
576212	6/28/2006	0000014536	United Site Services of CA, Inc.	P	2,416.98
576213	6/28/2006	0000002430	United Way Desert Communities	P	45.00
576214	6/28/2006	0000002403	URS Corporation	P	18,234.35
576215	6/28/2006	0000015277	V3 Productions	P	1,144.85
576216	6/28/2006	0000015079	Verizon Wireless	P	158.74
576217	6/28/2006	0000008430	Vulcan Materials Company	P	445.12
576218	6/28/2006	0000008078	Victor Valley Animal Hospital	P	576.00
576219	6/28/2006	0000002481	Victor Valley Animal Protective League	P	6,198.50

Check No.	Date	Vendor		Payment Status	Payment Amount
576220	6/28/2006	0000002443	VVCE, Inc.	P	3,000.00
576221	6/28/2006	0000002508	Victorville Glass	P	380.96
576222	6/28/2006	0000002511	Victorville Motors	P	8.08
576223	6/28/2006	0000002507	Victorville Professional Firefighters	P	1,886.61
576224	6/28/2006	0000002499	Victor Valley Water District	P	10,983.89
576225	6/28/2006	0000002498	Victor Valley Wastewater Reclamation	P	295,770.90
576226	6/28/2006	0000012329	Wallace, Raquel	P	70.50
576227	6/28/2006	0000002533	Wal-Mart Store #01-1588	P	322.32
576228	6/28/2006	0000011361	Walters Wholesale Electric Co.	P	74.95
576229	6/28/2006	0000002554	Waxie Sanitary Supply	P	5,391.22
576230	6/28/2006	0000002555	Wayne's Engine Rebuilders	P	185.65
576231	6/28/2006	0000002579	Western Outdoor Power Equipment Co.	P	5,623.49
576232	6/28/2006	0000002603	Willdan, Inc.	P	60,785.00
576233	6/28/2006	0000015293	William Bower Associates Inc.	P	22,446.25
576234	6/28/2006	0000003078	Wilson Windoware, Inc.	P	107.00
576235	6/28/2006	0000008863	Winner Industrial Chemical & Tool	P	999.95
576236	6/28/2006	0000015788	Wright, Harold	P	14.63
576237	6/28/2006	0000015892	Al-N-Aprils R.V.	P	1,200.00
576238	6/28/2006	0000010190	Aircraft Marketing, Inc.	P	23,562.41
576239	6/28/2006	0000015860	Alliance Title Company	P	479.56
576240	6/28/2006	0000011435	Barreau, Shirley	P	87.67
576241	6/28/2006	0000003195	Carolee Bates	P	30.00
576242	6/28/2006	0000015259	Belcher, Bobby Jr.	P	160.00
576243	6/28/2006	0000015805	Bennett-Jackson, Bonita	P	241.50
576244	6/28/2006	0000013635	Boom Boom Incorporated	P	10,000.00
576245	6/28/2006	0000005734	Brown, Michael	P	347.17
576246	6/28/2006	0000000380	Burrtec Waste Industries	P	274,000.00
576247	6/28/2006	0000002924	Cales, Brandon	P	29.26
576248	6/28/2006	0000009817	State of California Air Resource Board	P	52.35
576249	6/28/2006	0000009706	Cognitech, Inc.	P	2,939.25
576250	6/28/2006	0000015896	Coleman, David	P	167.54
576251	6/28/2006	0000003633	Colver, Tony	P	227.17
576252	6/28/2006	0000007785	Coon, Greg	P	33.25
576253	6/28/2006	0000015836	Corral, Kevin B	P	72.00
576254	6/28/2006	0000009898	CWEA	P	53.00
576255	6/28/2006	0000015891	Dawkins, Tracy	P	11.85
576256	6/28/2006	0000008506	DEO Enterprises	P	8,080.51
576257	6/28/2006	0000013835	Edison ESI	P	3,600.00
576258	6/28/2006	0000005185	Francis, Norm	P	262.00
576259	6/28/2006	0000008873	Fred Pryor Seminars	P	1,250.00
576260	6/28/2006	0000002940	Graham, Georgia	P	276.09
576261	6/28/2006	0000015895	Guerrero, Daniel	P	64.00
576262	6/28/2006	0000015499	High Desert Mountain Water Associatic	P	200.00
576263	6/28/2006	0000013708	Hoskins, Rocket	P	2,000.00
576264	6/28/2006	0000014627	Jordan, Tom	P	83.22
576265	6/28/2006	0000015889	Lamphier, Richard	P	188.00
576266	6/28/2006	0000006150	McKinley, Jesse	P	80.00
576267	6/28/2006	0000001599	Mojave Desert AQMD	P	612.00
576268	6/28/2006	0000001599	Mojave Desert AQMD	P	75.00
576269	6/28/2006	0000015843	NAS Recruitment Communications	P	18,985.53
576270	6/28/2006	0000002992	Public Entity Risk Management Authori	P	8,847.57
576271	6/28/2006	0000013956	Rogers-Quinn Construction	P	2,124,469.54
576272	6/28/2006	0000013956	Rogers-Quinn Construction	P	38,800.46
576273	6/28/2006	0000002050	San Bernardino County Recorder	P	32.00

Check No.	Date	Vendor		Payment Status	Payment Amount
576274	6/28/2006	0000002050	San Bernardino County Recorder	P	2,520.00
576275	6/28/2006	0000002050	San Bernardino County Recorder	P	2,028.00
576276	6/28/2006	0000015450	Sierra, Ramon	P	80.00
576277	6/28/2006	0000015887	Stanton, Barbara	P	200.00
576278	6/28/2006	0000013648	Trevino, Paul Jr.	P	80.00
576279	6/28/2006	0000002502	Victorville Chamber of Commerce	P	125.00
576280	6/28/2006	0000002502	Victorville Chamber of Commerce	P	25.00
576281	6/28/2006	0000002506	Victorville Firemen's Association	P	330.00
576282	6/28/2006	0000000198	City of Victorville, Cash	P	188.54
576283	6/28/2006	0000002504	City of Victorville Sanitation	P	25.03
				Check Total:	5,737,020.16

Check No.	Date	Vendor		Payment Status	Payment Amount
576160	6/28/2006	0000008573	Rodriguez, Carmen	V	-948.00
576284	6/29/2006	0000012587	AAA Hose Connection	P	602.29
576285	6/29/2006	0000000073	Air Cold Supply	P	183.49
576286	6/29/2006	0000000139	American Industrial Supply, Inc	P	203.64
576287	6/29/2006	0000000213	Asbury Environmental Services	P	70.50
576288	6/29/2006	0000000038	AT&T	P	39.97
576289	6/29/2006	0000009599	Aufbau	P	19,547.75
576290	6/29/2006	0000000247	BCS Mechanical-Heating-Cooling-Plum	P	3,554.00
576291	6/29/2006	0000000311	Best Access Systems/	P	45.34
576292	6/29/2006	0000000448	Cal Herbold's Nursery	P	573.77
576293	6/29/2006	0000015858	CCI Design, Engineer & Build	P	5,903.00
576294	6/29/2006	0000015462	Central Supply International	P	3,531.28
576295	6/29/2006	0000000543	Chabin Concepts, Inc.	P	12,783.26
576296	6/29/2006	0000000425	C.H.J. Incorporated	P	30,942.10
576297	6/29/2006	0000002739	C & M Electric	P	389.61
576298	6/29/2006	0000000623	Comser Co.	P	106.85
576299	6/29/2006	0000000700	Cutting Edge Supply Co.	P	490.09
576300	6/29/2006	0000006348	Daily Journal Corporation	P	110.94
576301	6/29/2006	0000000712	Daily Press	P	1,051.35
576302	6/29/2006	0000004407	Deery American Corp	P	10,599.14
576303	6/29/2006	0000012049	Desert West Karts	P	321.04
576304	6/29/2006	0000008893	DGA Consultants, Inc.	P	113,340.89
576305	6/29/2006	0000014316	Douglas Fredrikson Architects	P	51,984.12
576306	6/29/2006	0000013664	Economic & Planning Systems	P	5,756.95
576307	6/29/2006	0000000875	Endura Steel, Inc.	P	403.19
576308	6/29/2006	0000000917	Federal Express Corp.	P	83.50
576309	6/29/2006	0000008308	GameTime	P	9,396.46
576310	6/29/2006	0000001740	G.A. Osborne Pipe-Supply	P	275.65
576311	6/29/2006	0000015900	Great Western Park & Playground, Inc.	P	53.88
576312	6/29/2006	0000005697	Verizon	P	183.55
576313	6/29/2006	0000001100	H & E Home Builders	P	9,996.23
576314	6/29/2006	0000001104	Haaker Equipment Co.	P	722.83
576315	6/29/2006	0000001123	Harbor Freight Tools	P	160.87
576316	6/29/2006	0000000278	Hi Desert Alarm	P	354.00
576317	6/29/2006	0000001218	Home Depot, Inc.	P	1,043.41
576318	6/29/2006	0000001229	Howards Muffler Service, Inc.	P	67.16
576319	6/29/2006	0000001251	Ice Machine Service	P	426.20
576320	6/29/2006	0000007512	Imperial Sprinkler Supply, Inc.	P	323.30
576321	6/29/2006	0000011508	Industrial Solution Services	P	2,047.25
576322	6/29/2006	0000014580	Innovative Printing Concept	P	661.59
576323	6/29/2006	0000012411	Johnson Power Systems	P	18,940.79
576324	6/29/2006	0000001359	Kamper's Korner	P	51.59
576325	6/29/2006	0000001426	Lab Safety Supply co.	P	288.54
576326	6/29/2006	0000004986	Leslie's Pool Supplies	P	153.62
576327	6/29/2006	0000001462	Lindy T's Too!	P	361.72
576328	6/29/2006	0000008208	Lowe's	P	85.55
576329	6/29/2006	0000007650	Maaco	P	4,709.37
576330	6/29/2006	0000015882	Major Surplus & Survival, Inc.	P	984.41
576331	6/29/2006	0000001548	McMaster-Carr Supply Co.	P	30.70
576332	6/29/2006	0000001599	Mojave Desert AQMD	P	6,723.56
576333	6/29/2006	0000001648	NAPA Auto Parts	P	899.71
576334	6/29/2006	0000009511	National Waterworks	P	100.94
576335	6/29/2006	0000001800	Paulson Paint	P	355.42

Check No.	Date	Vendor		Payment Status	Payment Amount
576336	6/29/2006	0000001810	Pep Boys	P	414.82
576337	6/29/2006	0000001820	Petsmart	P	39.84
576338	6/29/2006	0000003033	Pitney Bowes	P	633.98
576339	6/29/2006	0000002837	Platronics Communications	P	1,180.79
576340	6/29/2006	0000015452	Priority Safety Services	P	339.10
576341	6/29/2006	0000001886	Prudential Overall Supply	P	622.61
576342	6/29/2006	0000001760	PTL Electric	P	825.00
576343	6/29/2006	0000004348	Quill Corporation	P	283.06
576344	6/29/2006	0000001916	R.D.O. Equipment Co.	P	87,816.25
576345	6/29/2006	0000002016	Safety-Kleen Corp.	P	1,870.85
576346	6/29/2006	0000002017	Safeway Sign Co.	P	6,249.50
576347	6/29/2006	0000002865	San Bernardino County Transportation	P	106,651.96
576348	6/29/2006	0000005372	S E Clemons, Inc.	P	7,470.00
576349	6/29/2006	0000012812	Selltech - Compressor Pump & Engine I	P	2,524.20
576350	6/29/2006	0000002188	Southern California Edison	P	1,806.38
576351	6/29/2006	0000002238	Stater Bros. Markets	P	12.98
576352	6/29/2006	0000011036	Time Warner Telecom	P	3,021.81
576353	6/29/2006	0000004182	TMT-Pathway, LLC	P	125.00
576354	6/29/2006	0000015904	ToucanEd Inc.	P	230.05
576355	6/29/2006	0000002360	Town & Country Tire	P	1,091.97
576356	6/29/2006	0000002372	Transwest Ford Truck Sales	P	70.41
576357	6/29/2006	0000002426	United Parcel Service	P	135.31
576358	6/29/2006	0000003089	United Rentals, Inc.	P	675.54
576359	6/29/2006	0000005205	Upbeat, Inc.	P	1,029.07
576360	6/29/2006	0000002403	URS Corporation	P	14,548.10
576361	6/29/2006	0000005441	U.S. Customs Service	P	30,859.50
576362	6/29/2006	0000015277	V3 Productions	P	202.03
576363	6/29/2006	0000002508	Victorville Glass	P	123.77
576364	6/29/2006	0000002879	Victor Valley Transit Authority	P	101,165.37
576365	6/29/2006	0000011361	Walters Wholesale Electric Co.	P	3,338.59
576366	6/29/2006	0000002554	Waxie Sanitary Supply	P	1,425.53
576367	6/29/2006	0000002646	Zee Medical Service	P	1,810.84
576368	6/29/2006	0000009957	Burning Bush Baptist Church	P	792.87
576369	6/29/2006	0000015901	Campbell, Anita	P	24.50
576370	6/29/2006	0000014939	Capital Pacific Homes	P	382.59
576371	6/29/2006	0000015903	John Kennedy Pools & Spas	P	227.50
576372	6/29/2006	0000015903	John Kennedy Pools & Spas	P	227.50
576373	6/29/2006	0000001403	Knox Company	P	157.32
576374	6/29/2006	0000015902	Levalley, Larry E.	P	50.00
576375	6/29/2006	0000015481	Richmond American Homes of Calif., In	P	14.70
576376	6/29/2006	0000015481	Richmond American Homes of Calif., In	P	14.50
576377	6/29/2006	0000008573	Rodriguez, Carmen	P	500.00
576378	6/29/2006	0000015899	Ross Dress for Less	P	50.00
576379	6/29/2006	0000003077	Stirling Airports International, LLC	P	3,750.00
576380	6/29/2006	0000002505	Victorville Disposal, Inc.	P	499,488.94
				Check Total:	1,205,342.99

Check No.	Date	Vendor		Payment Status	Payment Amount
576381	7/5/2006	0000013841	Allied Utility Products	P	1,995.75
576382	7/5/2006	0000015909	Ante, Maria Luz	P	500.00
576383	7/5/2006	0000000191	Applied Industrial Tech	P	1,012.47
576384	7/5/2006	0000000206	Arrowhead Mountain Spring Water	P	82.55
576385	7/5/2006	0000015905	Blue Heron Consulting	P	4,471.83
576386	7/5/2006	0000006067	Causey's Heating & Air-Conditioning	P	1,154.68
576387	7/5/2006	0000000618	CDW Government, Inc.	P	1,062.90
576388	7/5/2006	0000015509	CM Distributors	P	3,226.02
576389	7/5/2006	0000000623	Comser Co.	P	54.00
576390	7/5/2006	0000000671	Crawford's Distributing	P	546.08
576391	7/5/2006	0000000743	Dell Marketing L.P.	P	493.13
576392	7/5/2006	0000000820	Driver Alliant Insurance Services	P	144,536.00
576393	7/5/2006	0000000848	Earthlink Network, Inc.	P	19.95
576394	7/5/2006	0000000917	Federal Express Corp.	P	32.03
576395	7/5/2006	0000011697	FedEx Freight West, Inc.	P	60.48
576396	7/5/2006	0000011539	Ferguson Enterprises, Inc. #677	P	2,843.59
576397	7/5/2006	0000001943	Goodspeed Distributing, Inc.	P	5,208.53
576398	7/5/2006	0000001076	Grainger, Inc.	P	2,275.33
576399	7/5/2006	0000001100	H & E Home Builders	P	17.22
576400	7/5/2006	0000001096	HCS-Cutler	P	945.35
576401	7/5/2006	0000015907	J.J. Jinkleheimer & Co.	P	1,071.36
576402	7/5/2006	0000008210	Lowe's	P	246.89
576403	7/5/2006	0000012924	Macerich Victor Valley LLC	P	3,000.00
576404	7/5/2006	0000001548	McMaster-Carr Supply Co.	P	104.44
576405	7/5/2006	0000014254	Netriplex	P	563.90
576406	7/5/2006	0000009123	Patton Sales Corp.	P	1,072.11
576407	7/5/2006	0000002992	Public Entity Risk Management Authori	P	748,685.00
576408	7/5/2006	0000001886	Prudential Overall Supply	P	48.00
576409	7/5/2006	0000001760	PTL Electric	P	2,530.00
576410	7/5/2006	0000004834	Radio Shack	P	64.61
576411	7/5/2006	0000002046	San Bernardino County Human Resourc	P	1,700.00
576412	7/5/2006	0000002073	San Bernardino County Sheriff's Dept.	P	1,110,011.00
576413	7/5/2006	0000002071	San Bernardino County Solid Waste	P	471.96
576414	7/5/2006	0000011678	Scott, Anthony	P	1,200.00
576415	7/5/2006	0000011945	Scrub-N-Up	P	456.77
576416	7/5/2006	0000002111	Service Rock Products	P	506.07
576417	7/5/2006	0000015449	Snorkel International Inc.	P	529.04
576418	7/5/2006	0000011750	Sully-Miller Contracting Co.	P	665.14
576419	7/5/2006	0000003089	United Rentals, Inc.	P	13,266.01
576420	7/5/2006	0000008724	Unitrol/Stinger Spike Systems	P	259.68
576421	7/5/2006	0000002462	Valley Sporting Goods	P	126.93
576422	7/5/2006	0000002508	Victorville Glass	P	104.92
576423	7/5/2006	0000002879	Victor Valley Transit Authority	P	75,000.00
576424	7/5/2006	0000002632	Xerox Corporation	P	259.75
576425	7/5/2006	0000015445	Abuan, Anna L.	P	196.00
576426	7/5/2006	0000012751	Atkins, Lela	P	303.40
576427	7/5/2006	0000006406	Burnell, Don	P	267.75
576428	7/5/2006	0000007195	California Redevelopment Association	P	840.00
576429	7/5/2006	0000014605	Cunningham-Stevenson, Katrina	P	70.00
576430	7/5/2006	0000015316	Dalin, Kyra	P	420.00
576431	7/5/2006	0000000820	Driver Alliant Insurance Services	P	2,987.93
576432	7/5/2006	0000014843	Duncan, Penny L.	P	240.63
576433	7/5/2006	0000015258	Fitzgerald-Gutierrez, Jennifer M.	P	542.50

Check No.	Date	Vendor		Payment Status	Payment Amount
576434	7/5/2006	0000013704	Gorke, Gale K.	P	460.00
576435	7/5/2006	0000012566	Guerra Fencing Studio	P	777.00
576436	7/5/2006	0000001115	Hand of Wisdom	P	109.20
576437	7/5/2006	0000015312	Hilton	P	293.12
576438	7/5/2006	0000012403	Holder, Diane	P	504.00
576439	7/5/2006	0000013828	Jauss, George	P	619.50
576440	7/5/2006	0000015906	Jomaa, Walid	P	598.50
576441	7/5/2006	0000001439	League of California Cities	P	1,840.00
576442	7/5/2006	0000015310	McBride, Susan L.	P	288.00
576443	7/5/2006	0000015407	Morris, Nathan Vern	P	48.13
576444	7/5/2006	0000015817	Nelson, Lisa	P	497.38
576445	7/5/2006	0000011023	RK Gott's Tumbling	P	2,118.73
576446	7/5/2006	0000015253	Romero, Joel Reyes Jr. II	P	294.70
576447	7/5/2006	0000015294	Salido, Erica	P	231.00
576448	7/5/2006	0000014515	Sauve, Jaime	P	1,281.88
576449	7/5/2006	0000014902	Seishin Shotokan Karate, Inc.	P	264.25
576450	7/5/2006	0000012141	Wicker, Tina	P	433.13
576451	7/5/2006	0000002818	Craig Willhite's Instruction	P	701.30
				Check Total:	2,149,709.50

CITY OF
VICTORVILLE

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Victorville, California 92393-5001

AGENDA ITEM

CITY COUNCIL MEETING OF: July 18, 2006

SUBMITTED BY: Adair Patterson ap/aon
Director of Finance

DATE: June 28, 2006

SUBJECT: **PAYROLL WARRANT LIST**

RECOMMENDATION: That the Honorable City Council approve Payroll Demand Schedule No. 12B, for Payroll Period June 3, 2006 through June 16, 2006, in the amount of $1,114,589.68 covering Warrant Nos. 20032 and 20115 through 20180 and Advice Nos. 101170 through 101701 inclusive.

FISCAL IMPACT: Payroll gross total amount $1,114,589.68

Budget Amount: $1,114,589.68
Budget Account No.: Various

--Finance Dept. Use Only--
Additional Appropriation:

✓ No
____ Yes/Amount:

Finance Director Review and Approval ap/aon

DISCUSSION: I hereby certify that the claims or demands covered by the attached list of warrants have been audited as to the accuracy and availability of funds for payment thereof and that said claims or demands are accurate and the funds are available for payment thereof.

Adair Patterson /aon
DIRECTOR OF FINANCE

AMP/elb

Attachment - Payroll Warrant List

Consent
#18B
7-18-06

City of Victorville

City Council Payroll Report

Payroll Period Ending: June 16, 2006

Date: 06/28/06

Employee Number	Check #	Total Gross	Check Date
1417	101428	1631.15	6/23/2006
2396	101555	739.76	6/23/2006
1515	20125	1767.77	6/23/2006
1871	101244	1697.62	6/23/2006
2052	101556	351.12	6/23/2006
1883	101646	2020.69	6/23/2006
1970	101333	1663.92	6/23/2006
1305	101647	2893.76	6/23/2006
1097	101334	1879.92	6/23/2006
2414	20143	127.71	6/23/2006
2281	20133	119.84	6/23/2006
1169	101245	1767.77	6/23/2006
1024	101266	2638.69	6/23/2006
1005	101181	1959.31	6/23/2006
2402	101557	114.95	6/23/2006
1007	101182	3364.69	6/23/2006
1063	101173	1767.77	6/23/2006
2357	101217	1507.00	6/23/2006
1746	101429	2269.47	6/23/2006
2142	101517	197.72	6/23/2006
1681	20144	227.00	6/23/2006
1258	101558	782.08	6/23/2006
2354	101246	1905.31	6/23/2006
2422	20145	4.73	6/23/2006
1853	101492	2368.69	6/23/2006
1025	101430	2221.92	6/23/2006
1520	101335	2128.24	6/23/2006
2343	101559	879.84	6/23/2006
2326	101535	1014.26	6/23/2006
1026	101431	1879.92	6/23/2006
1949	101236	2471.48	6/23/2006
2043	101247	2318.45	6/23/2006
2405	101560	104.50	6/23/2006
1061	101174	3440.85	6/23/2006
2210	101417	3489.69	6/23/2006
1244	101648	3176.34	6/23/2006
1099	101336	3177.51	6/23/2006
1170	101248	5190.42	6/23/2006
1457	101183	2318.38	6/23/2006
1027	101432	1879.92	6/23/2006
1100	101337	1879.92	6/23/2006
2329	101561	782.08	6/23/2006
2384	101536	782.08	6/23/2006
1078	101305	2943.94	6/23/2006
1727	101338	1957.24	6/23/2006
1243	101649	2985.39	6/23/2006
1187	101650	3321.23	6/23/2006
2382	101562	806.52	6/23/2006
1101	101339	2328.25	6/23/2006

1966	101433	1631.15	6/23/2006
2157	101563	868.28	6/23/2006
1849	101267	3614.69	6/23/2006
1212	20178	3106.46	6/23/2006
2092	101268	2419.92	6/23/2006
2394	101269	1372.68	6/23/2006
1699	101564	867.62	6/23/2006
1497	101340	2368.69	6/23/2006
1739	101652	2422.49	6/23/2006
2079	101518	25.68	6/23/2006
1261	20146	782.08	6/23/2006
1721	101653	2793.88	6/23/2006
1174	101654	3552.43	6/23/2006
1697	101218	2756.38	6/23/2006
2192	101341	1507.00	6/23/2006
1451	101184	2130.08	6/23/2006
2416	101565	175.01	6/23/2006
2415	20147	75.24	6/23/2006
1843	101519	593.28	6/23/2006
1103	101342	2175.31	6/23/2006
1973	101185	2880.08	6/23/2006
1644	101270	2368.69	6/23/2006
1104	101170	2193.31	6/23/2006
1833	101655	2629.67	6/23/2006
2050	101271	1697.62	6/23/2006
1748	101186	2269.46	6/23/2006
2377	101566	879.84	6/23/2006
1426	101567	782.08	6/23/2006
1225	101219	3159.00	6/23/2006
2217	20121	2318.38	6/23/2006
2411	20148	12.54	6/23/2006
1068	101418	3077.62	6/23/2006
1227	20179	3710.16	6/23/2006
1989	101657	2020.69	6/23/2006
2034	101568	977.60	6/23/2006
1030	101434	2418.38	6/23/2006
1963	101343	2367.28	6/23/2006
1079	101306	3412.92	6/23/2006
1898	101344	1697.62	6/23/2006
1576	101220	2638.69	6/23/2006
1620	101569	832.23	6/23/2006
2017	20149	422.18	6/23/2006
1523	101658	2958.49	6/23/2006
1437	101537	879.84	6/23/2006
1032	101435	2000.38	6/23/2006
1105	101345	3479.05	6/23/2006
1265	101570	33.88	6/23/2006
2254	101272	2221.92	6/23/2006
2331	101571	586.56	6/23/2006
2082	101187	1598.85	6/23/2006
1962	101493	2302.65	6/23/2006
1353	101249	1905.31	6/23/2006
1033	101436	2000.38	6/23/2006
1266	101346	2229.76	6/23/2006
2204	101494	1600.83	6/23/2006
2323	101273	2269.46	6/23/2006

1392	101495	4030.69	6/23/2006
2205	101437	2472.54	6/23/2006
1267	101438	1801.47	6/23/2006
1678	101572	56.75	6/23/2006
1850	101274	3010.23	6/23/2006
1767	101188	2000.38	6/23/2006
1447	101250	2724.80	6/23/2006
1108	101347	2816.04	6/23/2006
2214	101520	1335.36	6/23/2006
2126	101573	830.96	6/23/2006
2231	101513	955.20	6/23/2006
2360	101574	775.97	6/23/2006
1109	101348	2676.14	6/23/2006
1268	101575	755.04	6/23/2006
1172	101251	3742.09	6/23/2006
1110	101349	2085.77	6/23/2006
2262	101538	1014.26	6/23/2006
1111	101350	2368.69	6/23/2006
1919	101419	3489.69	6/23/2006
1080	101307	3364.69	6/23/2006
1750	101351	2135.10	6/23/2006
2228	101352	1767.77	6/23/2006
2053	101659	2020.69	6/23/2006
1112	101353	2368.69	6/23/2006
1070	20119	2856.72	6/23/2006
2373	101483	1432.37	6/23/2006
2238	101275	1767.77	6/23/2006
2103	101554	1107.69	6/23/2006
2282	101521	17.12	6/23/2006
1882	101522	286.76	6/23/2006
2413	101576	250.69	6/23/2006
2115	101420	2000.38	6/23/2006
2327	101539	782.08	6/23/2006
1656	101354	1567.46	6/23/2006
2364	101276	1959.31	6/23/2006
1271	20150	391.04	6/23/2006
2337	101221	2318.38	6/23/2006
2319	101523	8.56	6/23/2006
2279	101421	2443.69	6/23/2006
1978	101439	1732.23	6/23/2006
2139	101189	1959.31	6/23/2006
2156	101577	25.08	6/23/2006
1199	101660	3176.34	6/23/2006
1715	101190	1959.31	6/23/2006
1165	101308	2817.31	6/23/2006
2347	101309	1860.15	6/23/2006
1522	101277	2944.23	6/23/2006
2105	101278	2368.69	6/23/2006
1272	101440	2000.38	6/23/2006
2166	101578	624.25	6/23/2006
2190	101355	1507.00	6/23/2006
2345	101579	782.08	6/23/2006
2150	101540	794.30	6/23/2006
1037	101496	1841.62	6/23/2006
2040	101516	111.94	6/23/2006
2063	101580	179.74	6/23/2006

1453	101191	2269.46	6/23/2006
2160	101581	453.53	6/23/2006
1249	101356	2236.94	6/23/2006
2397	101422	2310.02	6/23/2006
2380	20151	769.86	6/23/2006
2355	101279	1507.00	6/23/2006
2372	101252	1697.62	6/23/2006
2332	101357	1598.85	6/23/2006
2026	101222	1667.71	6/23/2006
2206	101358	1919.15	6/23/2006
2236	101533	775.97	6/23/2006
2125	101423	1990.87	6/23/2006
2259	101310	3122.52	6/23/2006
1438	101359	2617.95	6/23/2006
1971	101497	1875.11	6/23/2006
1315	101253	2762.38	6/23/2006
2369	101311	3217.92	6/23/2006
2020	101582	629.33	6/23/2006
2312	101541	1014.26	6/23/2006
2087	101441	1567.46	6/23/2006
1987	20134	616.32	6/23/2006
1190	101661	3710.16	6/23/2006
1841	20126	1841.62	6/23/2006
1407	101312	3486.92	6/23/2006
1448	20152	290.23	6/23/2006
1009	101192	3364.69	6/23/2006
1117	20127	2944.23	6/23/2006
1118	101280	2638.69	6/23/2006
1232	101662	2958.49	6/23/2006
2163	101360	1841.62	6/23/2006
2391	101484	2000.38	6/23/2006
1740	101663	2310.61	6/23/2006
2099	101583	611.00	6/23/2006
1625	101361	2368.69	6/23/2006
1233	101664	3176.34	6/23/2006
2248	20153	879.84	6/23/2006
2221	101223	1919.15	6/23/2006
1316	101524	296.64	6/23/2006
1801	101224	1841.62	6/23/2006
2363	101254	1697.62	6/23/2006
1218	101665	2893.76	6/23/2006
1319	101525	292.50	6/23/2006
1588	101362	2085.24	6/23/2006
2305	20135	17.12	6/23/2006
2189	101193	1919.15	6/23/2006
1900	101255	1985.99	6/23/2006
2109	101584	977.60	6/23/2006
1119	20128	2085.77	6/23/2006
1038	101442	5042.54	6/23/2006
1082	101313	2000.38	6/23/2006
2084	101443	1631.15	6/23/2006
1706	101485	3202.62	6/23/2006
1011	101194	2269.46	6/23/2006
1901	101314	4155.69	6/23/2006
1698	101363	2269.46	6/23/2006
1890	101498	1766.85	6/23/2006

2366	101195	1628.80	6/23/2006
1121	101364	2221.92	6/23/2006
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MEMORANDUM

DATE: June 26, 2006

FROM: Joe Flores
Public Works Manager

TO: Rod Sorensen
Acting Director of Public Works

SUBJECT: **PUBLIC WORKS DEPARTMENT - REPORTS**

Attached are reports of service provided by the Public Works Department as of May 2006, for FY03-04 thru FY05-06. It is requested that these items be included in the City Council Agenda of July 18, 2006, and forwarded to the City Council for their review.

DH:so

Enclosure

cc: Mike Jenks, Assistant Director of Public Works
Managers

Consent
#18C
7-18-06

Public Works Monthly Report
As of May 2006

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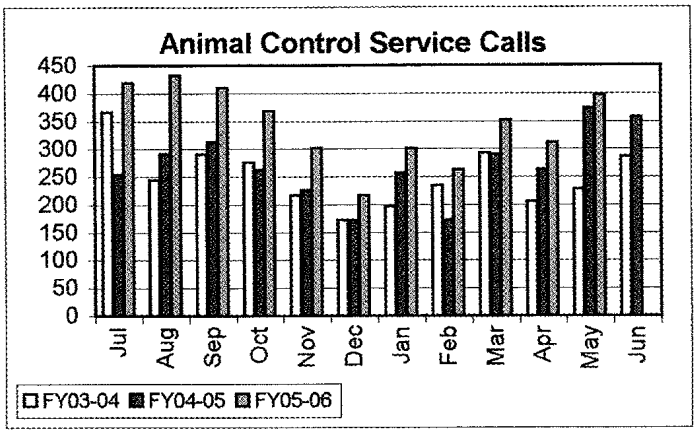

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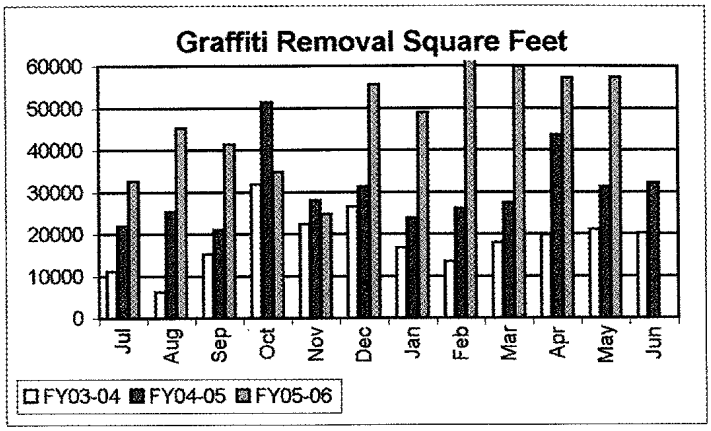

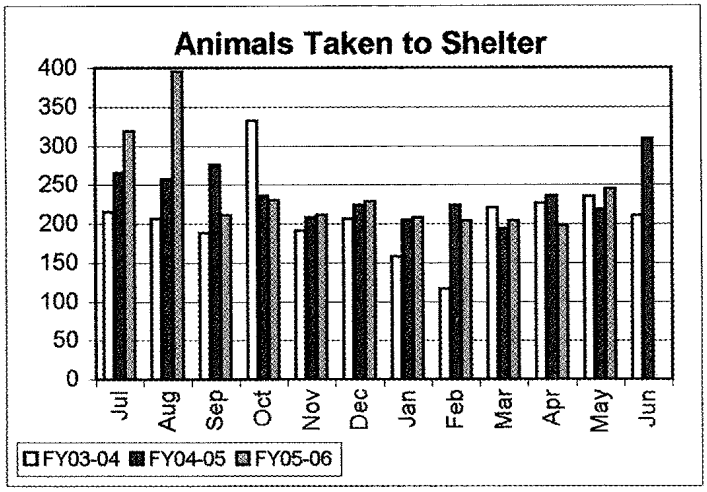

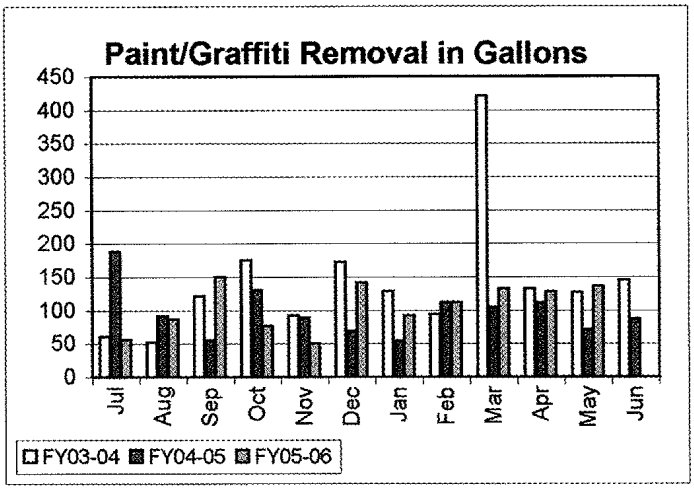

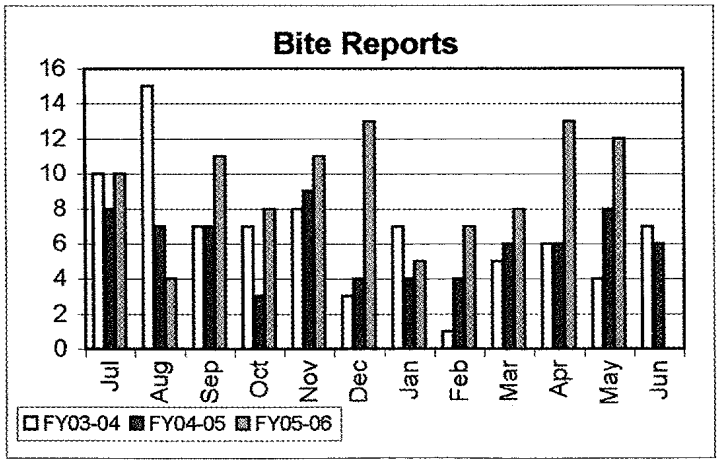

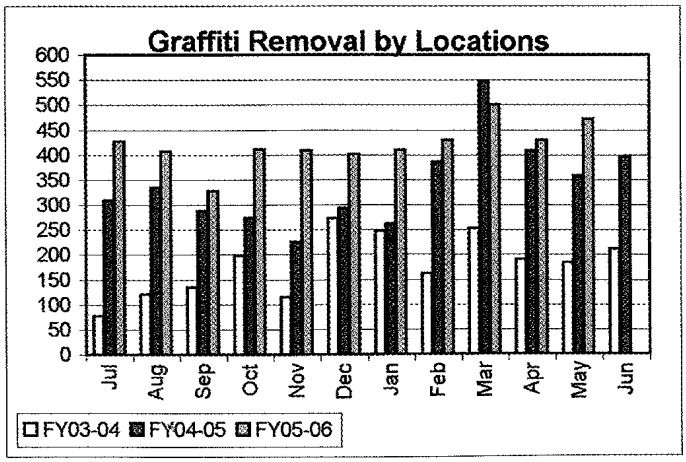

Public Works Monthly Report
As of May 2006

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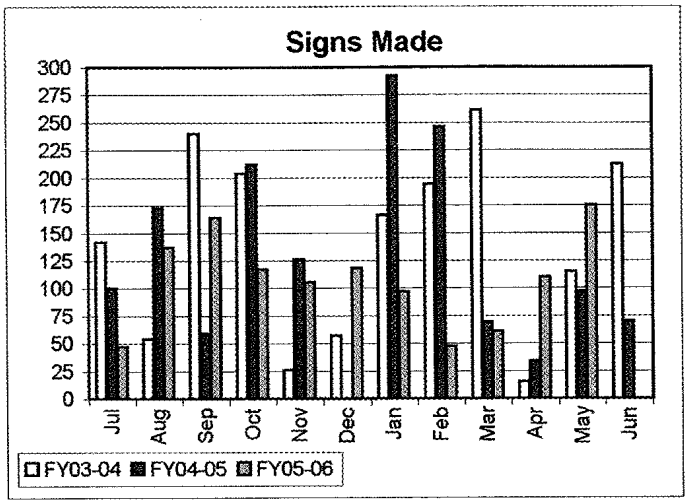

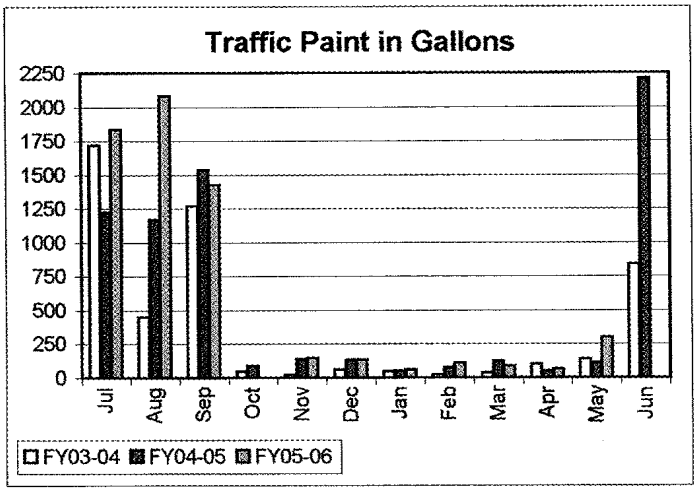

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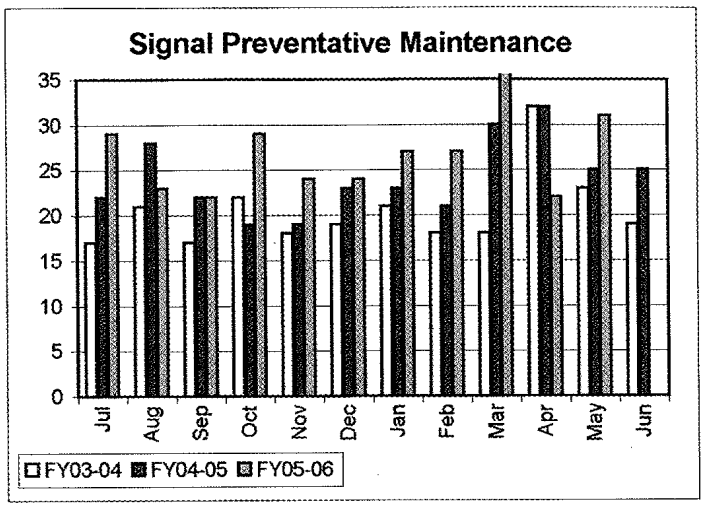
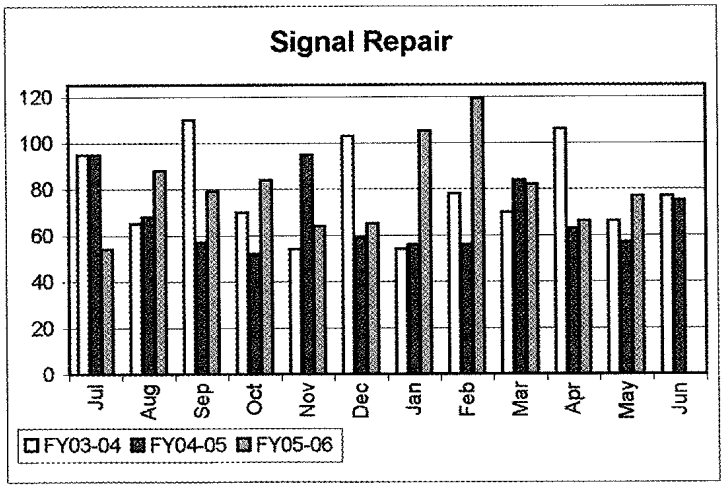
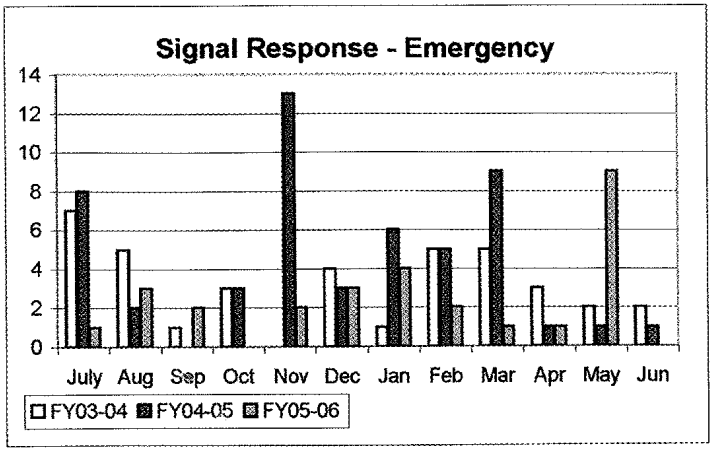
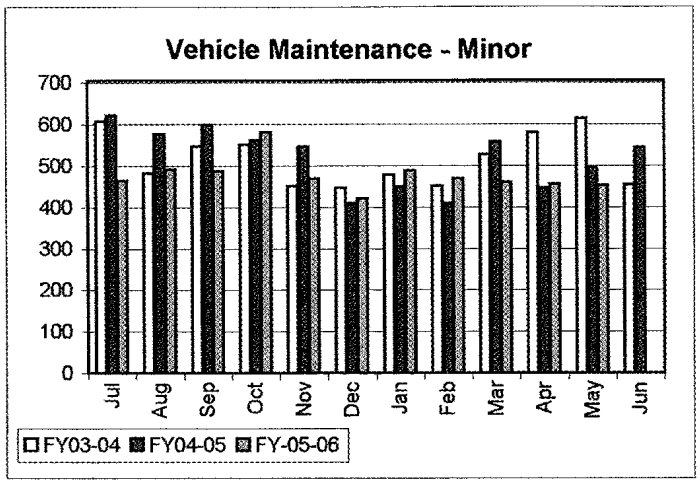






Public Works Monthly Report
As of May 2006

Fleet:



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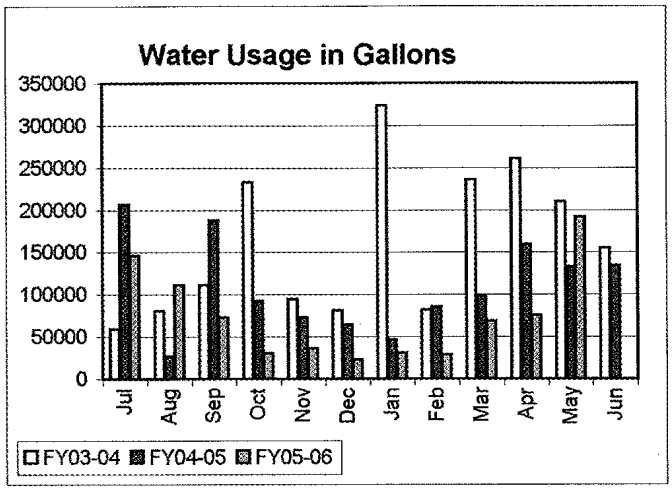
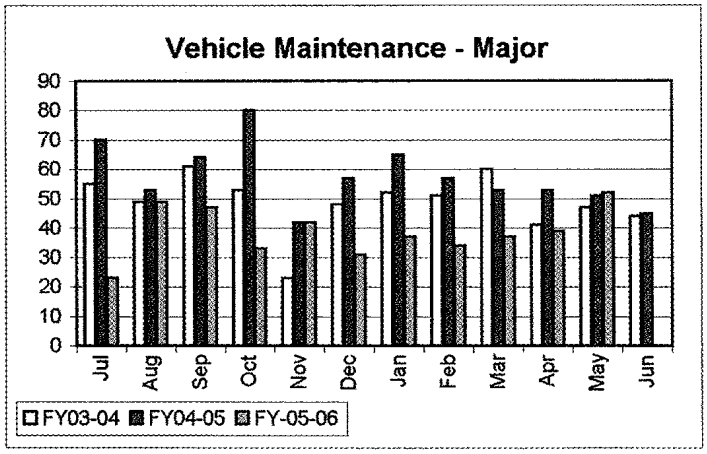
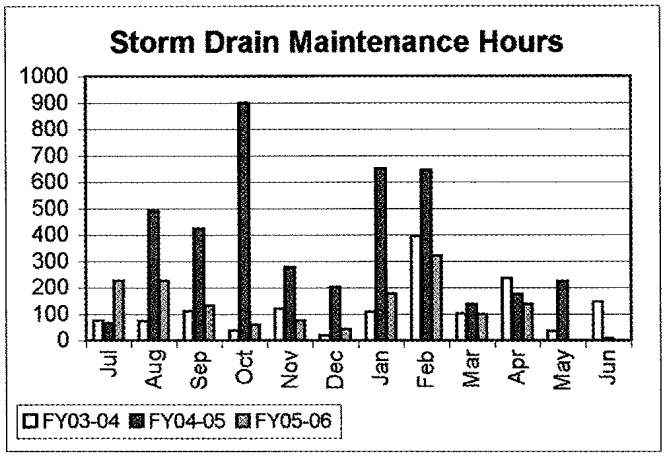
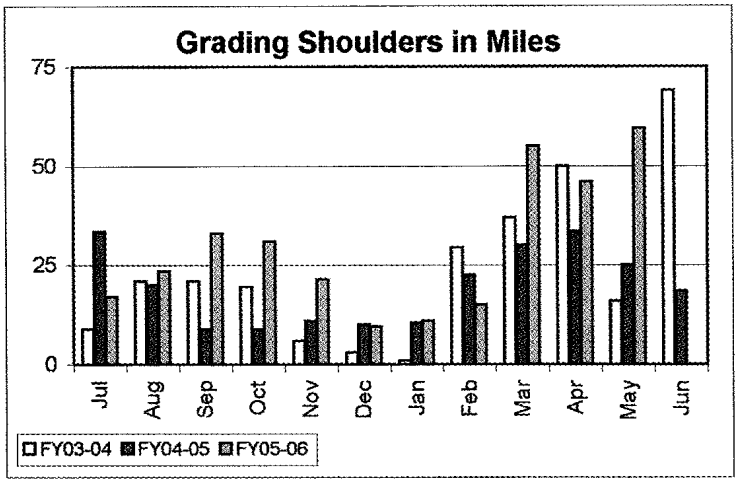


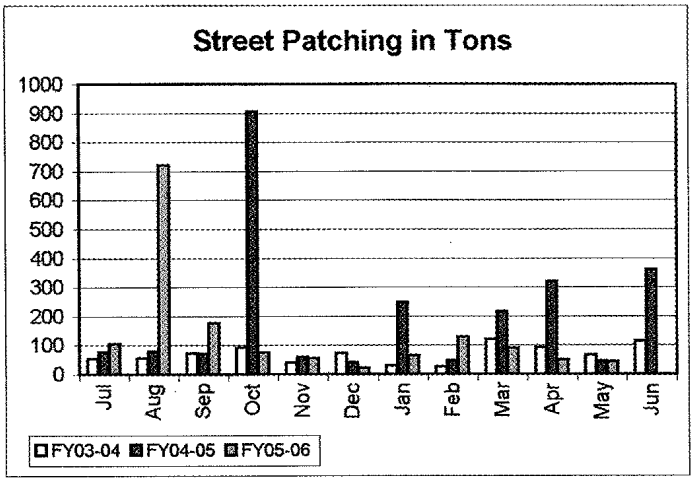


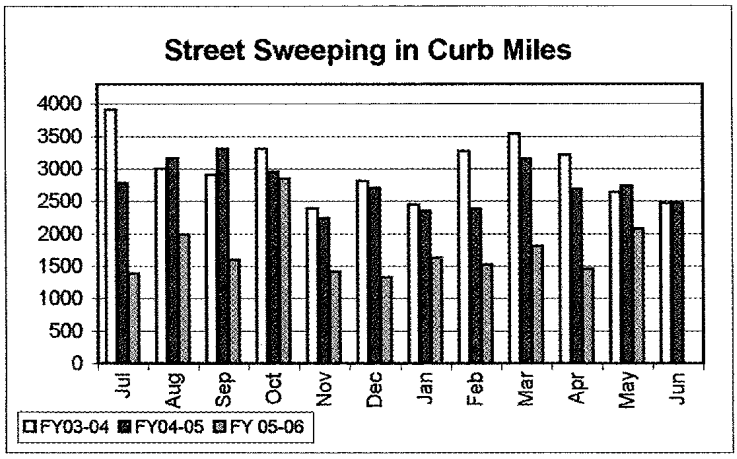


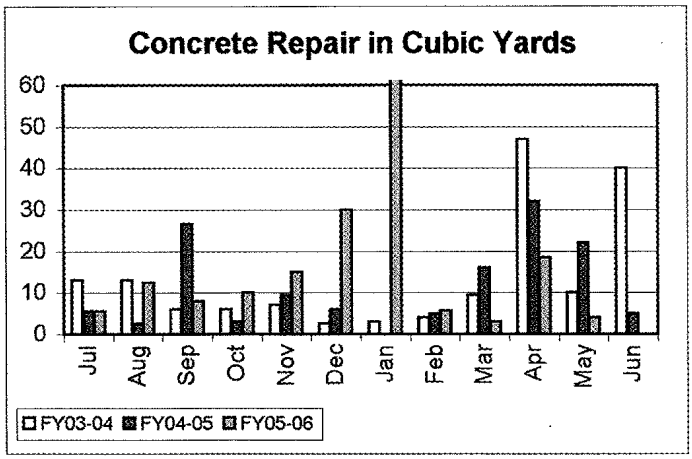
Public Works Monthly Report
As of May 2006

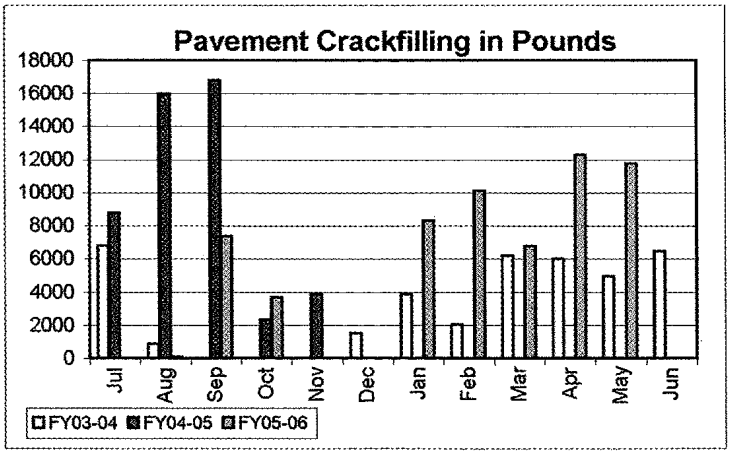
Street Maintenance:

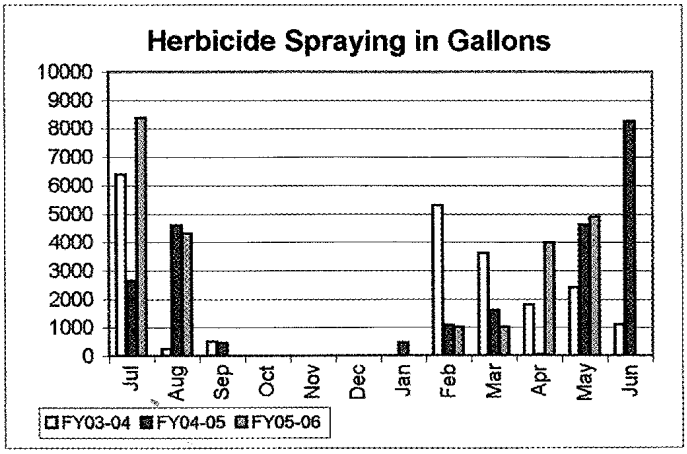












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CITY OF
VICTORVILLE

760-955-5000
FAX 760-245-7243
E-mail: vville@ci.victorville.ca.us
14343 Civic Drive
P.O. Box 5001
Victorville, CA 92393-5001

AGENDA ITEM

CITY COUNCIL MEETING OF: 7/18/06

SUBMITTED BY: Carolee Bates
City Clerk

DATE: 7/10/06

SUBJECT: PRESENTATION OF ORDINANCE NO 2152 FOR SECOND READING AND ADOPTION BY THE CITY COUNCIL

RECOMMENDATION: That the City Council waive further reading and adopt Ordinance No. 2152:

ZC-06-006 – Deville Developments, LLC

DISCUSSION: At a regular City Council meeting held June 20, 2006, the City Council conducted a public hearing and introduced the above-referenced Ordinance. Accordingly, this Ordinance is presented for second reading and possible adoption at this time.

/cb
Attachments

Consent
#18D
7-18-06

ORDINANCE NO. 2152

AN ORDINANCE OF THE CITY OF VICTORVILLE APPROVING ZONE CHANGE ZC-06-006 TO RECLASSIFY PROPERTY FROM R-3T (MULTI-FAMILY RESIDENTIAL – TRANSITIONAL – 15 DWELLING UNITS PER GROSS ACRE) TO R-4T (MULTI-FAMILY RESIDENTIAL – TRANSITIONAL – 20 DWELLING UNITS PER GROSS ACRE) – DEVILLE DEVELOPMENTS, LLC

Pursuant to Title 7, Division I, Chapter 4, Article 2 of the Government Code of the State of California, a Public Hearing was held on the 24th day of May 2006, to hear arguments for and against the issue, and after hearing all testimony offered, the Planning Commission approved Resolution No. P-06-073, which recommended to the City Council the adoption of the zone change on property in the City of Victorville, County of San Bernardino, State of California hereinafter described as:

Parcels 1, 2, and 3 of Parcel Map 1190 per map recorded in Book 10, page 95, inclusive, records in the City of Victorville, San Bernardino County, State of California; and

WHEREAS, The City Council finds that the proposed zone change is consistent with the General Plan; and

WHEREAS, The City Council finds that the site is adequate in size to accommodate the proposed land use; and

WHEREAS, The City Council finds that the proposed use will have no adverse effect upon abutting property; and

WHEREAS, a Negative Declaration for the proposed Zone Change has been presented to the Planning Commission, and each member having reviewed and considered the information contained therein, and the Planning Commission having determined that the proposed Zone Change will not have a significant effect on the environment and therefore recommends adoption by the City Council,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. That Zone Change ZC-06-006 be adopted, reclassifying property from R-3T (Multi-Family Residential – Transitional – 15 Dwelling Units per Gross Acre) to R-4T (Multi-Family Residential – Transitional – 20 Dwelling Units per Gross Acre) on property generally located at the southwest corner of Seneca Road and Petaluma Road.

CITY OF
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Victorville, CA 92393-5001

AGENDA ITEM

CITY COUNCIL MEETING OF: July 18, 2006

SUBMITTED BY: Christopher P. Stathis CPS
Director of Information Systems

DATE: July 7, 2006

SUBJECT: **Award of funds to renew Oracle/PeopleSoft Software Maintenance and Support.**

RECOMMENDATION: That the Honorable City Council award the annual renewal of Oracle/PeopleSoft Software maintenance and support in an amount not to exceed $193,843.60.

FISCAL IMPACT: $193,843.60

Budget Amount: $193,843.60

Budget Account No.: 521009-10100-30200-30303-52193 $105,258.34
Budget Account No.: 521009-10100-30200-30304-52193 $51,843.66
Budget Account No.: 521009-30100-30500-30313-52193 $36,741.60.

--Finance Dept. Use Only--
Additional Appropriation:

✓ No
____ Yes/$Amount:

Finance Director Review and Approval CP

DISCUSSION: This item is needed to provide software maintenance and support services for the Oracle/PeopleSoft Financials System, Oracle/PeopleSoft Human Resources Management System, and Oracle/PeopleSoft Customer Information System (Utility Billing) for the period of July 1, 2006 through June 30, 2007. The annual maintenance and support services provide for software updates and upgrades, fixes and patches, problem resolution assistance, tax updates, etc.

The item is budgeted for, and sufficient funds are available to cover the cost of the purchase.

Consent
#18E
7-18-06

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CITY OF
VICTORVILLE

(760) 955-5000
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Victorville, CA 92393-5001

AGENDA ITEM

CITY COUNCIL MEETING OF: July 18, 2006

SUBMITTED BY: Adair M. Patterson ap/aon
Director of Finance

DATE: July 7, 2006

SUBJECT: **Contract Award – Fleming Environmental – Project # CC06-069**

RECOMMENDATION: That the Honorable City Council award a contract to Fleming Environmental for the Installation of Playground Equipment for the amount of $82,218.00

FISCAL IMPACT: $ 82,218.00

Budget Amount: $ 83,000.00
Budget Account No.:

Village Park: $33,200.00
540400-60500-80050-80059-52216

Mesa Linda Park: $3,800.00
540400-60500-80050-80088-52216

Hollyvale Park: $45,218.00
540400-60500-80050-80028-52216

--Finance Dept. Use Only--
Additional Appropriation:

✓ No
____ Yes/$Amount:

Finance Director Review and Approval ap/aon

DISCUSSION: Bids were received from the following vendors:

Company	Bid Amount
Fleming Environmetal	$82,218.00
Casron Services	$88,650.00
Premium Construction	$109,970.00
Arco Gen. Contracting	$175,997.00

Consent
#18F
7-18-06

Staff from Community Services and Purchasing Division have reviewed the bids submitted and recommended bid award as stated above. Sufficient funds are available to cover the cost of this purchase.

AMP/jvm/cc cc by BM
projects\cc-approvalcc06-069
cc: Jon Gargan, Director of Community Services

MEMORANDUM

DATE: June 15, 2006

FROM: Adair M. Patterson
Director of Finance

TO: Jon Gargan
Director of Community Services

SUBJECT: **Bid Results – Installation of Play Equipment Hollyvale, Village and Mesa Linda – CC06-069**

A bid opening was held on June 15, 2006 in Conference Room "C" for the above referenced project (see attached spreadsheet for the price breakdown). Listed below are the results of that opening:

COMPANY	BID AMOUNT
Fleming Environmental	$82,218.00
Casron Services	$88,650.00
Premium Construction	$109,970.00
Arco Gen. Contractor	$175,997.00

Copies of the proposals are attached for your review and analysis. In order to prepare a memorandum for Council approval, please provide your recommendation as soon as possible.

Submitted by: Celeste Calderon

* * * * *

Recommendation:

Proceed with agenda item for Council approval: _____

Other: _____

_____

_____

Department Head Signature _____ Date 6/27/06

BID RESULTS: CC06-069 INSTALLATION OF PLAY EQUIPMENY
HOLLVALE, VILLAGE AND MESA LINDA PARK

DESCRIPTION	*FLEMING ENV.*	*CASRON*	*PREMIUM CONST.*	*ARCO*
		SERVICES		*GENERAL CONT.*
Site Preparation Hollyvale	$ 34,000.00	$ 22,725.00	$ 34,515.00	$ 36,333.00
Site Preparation Village Park	$ 22,000.00	$ 6,880.00	$ 29,820.00	$ 39,500.00
Demolition Village Park	$ 1,100.00	$ 6,800.00	$ 2,150.00	$ 17,000.00
Playground Equipment Installation Village	$ 9,000.00	$ 20,640.00	$ 17,880.00	$ 27,833.00
Playground Equipment Installation Hollyvale	$ 9,000.00	$ 22,725.00	$ 17,880.00	$ 27,833.00
Playground Equipment Installation Mesa Linda	$ 3,800.00	$ 4,800.00	$ 7,725.00	$ 25,000.00
APPLICABLE TAX	$ 1,118.00	$ 4,000.00	0	
ANY OTHER CHARGES	$ 2,200.00	$ -	0	$ 2,498.00
TOTAL BID	**82,218.00**	**$ 88,650.00**	**$ 109,970.00**	**$ 175,997.00**

CITY OF VICTORVILLE

BID PROPOSAL

Installation of New Playground Equipment for Hollyvale, Village and Mesa Linda Park
Project #CC06-069

TO THE CITY COUNCIL OF THE CITY OF VICTORVILLE, CALIFORNIA:

The undersigned declares that he has carefully examined the locations of the proposed work, the plans, specifications, and contract documents; and being familiar with all of the conditions surrounding the work, including the availability of materials and labor, hereby proposes to furnish all labor, materials, tools, equipment, and incidentals, to complete all the work. All of the aforementioned shall be done in accordance with said plans, specifications, and contract documents for the price set forth in the following schedule:

Description	Extension Price
Site Preparation Hollyvale Park	$ [redacted] 34,000 00
Site Preparation Village Park	$ 22,000 —
Demolition Village Park	$ 1,100 —
Playground equipment installation for Village Park	$ 9,000 —
Playground equipment installation for Hollyvale Park	$ 9,000 —
Playground equipment installation for Mesa Linda Park	$ 3,800 —
Subtotal	$ 78,900 —
Applicable Tax	$ 1,118 00
Any other Charges	$ 2,200 —
TOTAL BID	$ [redacted]
	$ 82,218 00

Total Bid in Words: Eighty Two Thousand Two Hundred Eighteen & 00/100

Contractor: FLEMING ENVIRONMENTAL INC.

Address: 6130 VALLEY VIEW STREET BUENA PARK, CA 90620-1030

Phone: (714) 228-0935 Fax: (714) 228-9231

Signature — Date: JUNE 13, 2006

TERRY L. FLEMING, JR. — Name printed

PRESIDENT — Title

CITY OF VICTORVILLE

PROPOSER IDENTIFICATION

1. Legal name of Proposer: FLEMING ENVIRONMENTAL INC.

2. Street Address: 6130 VALLEY VIEW STREET BUENA PARK, CA 90620-1030

3. Mailing Address: SAME

4. Business Telephone: (714) 228-0935

5. Facsimile Telephone: (714) 228-9231

6. Email Address: tfleming@flemingenvironmental.com

7. Type of Business: GENERAL CONTRACTOR

   ☐ Sole Proprietor ☐ Partnership ☒ Corporation Other: _____

   If corporation, indicate State where incorporated: CALIFORNIA

8. Business License number issued by the City where the Proposer's principal place of business is located.

   Number: BL-007693 Issuing City: BUENA PARK

9. Federal Tax Identification Number: 33-0791479

10. Proposer's Project Manager: FRANK CICERO

CITY OF VICTORVILLE

BID PROPOSAL

Installation of New Playground Equipment for Hollyvale, Village and Mesa Linda Park
Project #CC06-069

TO THE CITY COUNCIL OF THE CITY OF VICTORVILLE, CALIFORNIA:

The undersigned declares that he has carefully examined the locations of the proposed work, the plans, specifications, and contract documents; and being familiar with all of the conditions surrounding the work, including the availability of materials and labor, hereby proposes to furnish all labor, materials, tools, equipment, and incidentals, to complete all the work. All of the aforementioned shall be done in accordance with said plans, specifications, and contract documents for the price set forth in the following schedule:

Description	Extension Price
Site Preparation Hollyvale Park	22,725.00
Site Preparation Village Park	6,880.00
Demolition Village Park	6,880.00
Playground equipment installation for Village Park	20,640.00
Playground equipment installation for Hollyvale Park	22,725.00
Playground equipment installation for Mesa Linda Park	4,800.00
Subtotal	80,650.00
Applicable Tax	4,000.00
Any other Charges	0.00
TOTAL BID	84,650.00

84,650.00

Correct na 88,650

Total Bid in Words: Eighty Four Thousand Six Hundred Fifty and 00/100

Contractor: Carson Services Corp.

Address: 8621 Bellanca Ave. #101 Los Angeles CA 90045

Phone: 310 568 9846 Fax: 310 568 9843

Signature

6/14/2006
Date

Thomas Pickard
Name printed

President.
Title

CITY OF VICTORVILLE

PROPOSER IDENTIFICATION

1. Legal name of Proposer: Cisron Services Corp.
2. Street Address: 8621 Bellanca Ave #101
3. Mailing Address: Los Angeles CA 90045
4. Business Telephone: 310 568 9846
5. Facsimile Telephone: 310 568 9843
6. Email Address: tom@playsolutions.net
7. Type of Business: Sales & Construction

   ☐ Sole Proprietor ☐ Partnership ☑ Corporation Other: _____

   If corporation, indicate State where incorporated: CA

8. Business License number issued by the City where the Proposer's principal place of business is located.

   Number: ~~815795~~ 949 4860018 Issuing City: Los Angeles

9. Federal Tax Identification Number: 52 2357981
10. Proposer's Project Manager: Miguel Prediger

CITY OF VICTORVILLE

BID PROPOSAL

Installation of New Playground Equipment for Hollyvale, Village and Mesa Linda Park
Project #CC06-069

TO THE CITY COUNCIL OF THE CITY OF VICTORVILLE, CALIFORNIA:

The undersigned declares that he has carefully examined the locations of the proposed work, the plans, specifications, and contract documents; and being familiar with all of the conditions surrounding the work, including the availability of materials and labor, hereby proposes to furnish all labor, materials, tools, equipment, and incidentals, to complete all the work. All of the aforementioned shall be done in accordance with said plans, specifications, and contract documents for the price set forth in the following schedule:

Description	Extension Price
Site Preparation Hollyvale Park	34,515.00
Site Preparation Village Park	29,820.00
Demolition Village Park (OLD Play Equip.)	2,150.00
Playground equipment installation for Village Park	17,880.00
Playground equipment installation for Hollyvale Park	17,880.00
Playground equipment installation for Mesa Linda Park	7,725
Subtotal	109,970.00
Applicable Tax	N/A
Any other Charges	—
TOTAL BID	109,970.00

Total Bid in Words: One hundred and nine thousand, nine hundred and seventy.

Contractor: Premium Construction

Address: 3537 Old Conejo Rd #102

Phone: 805-484-6000 Fax: 805-484-6202

Fred Haynes — 6-13-06
Signature — Date

Fred Haynes — V.P.
Name printed — Title

CITY OF VICTORVILLE

PROPOSER IDENTIFICATION

1. Legal name of Proposer: Premium Construction
2. Street Address: 3537 Old Conejo Rd #102,
3. Mailing Address: Newbury Park, CA 91320
4. Business Telephone: 805 - 484 - 6000
5. Facsimile Telephone: 805 - 484 - 6202
6. Email Address: Premiumplay@aol.com or Tony@premiuminstall.co
7. Type of Business: Playground Construction Company

   ☐ Sole Proprietor ☐ Partnership ☒ Corporation Other: _____

   If corporation, indicate State where incorporated: CA

8. Business License number issued by the City where the Proposer's principal place of business is located.

   Number: 6623-42 Issuing City: Thousand Oaks, CA

9. Federal Tax Identification Number: 77-0506182
10. Proposer's Project Manager: Fred / Janice

CITY OF VICTORVILLE

BID PROPOSAL

Installation of New Playground Equipment for Hollyvale, Village and Mesa Linda Park
Project #CC06-069

TO THE CITY COUNCIL OF THE CITY OF VICTORVILLE, CALIFORNIA:

The undersigned declares that he has carefully examined the locations of the proposed work, the plans, specifications, and contract documents; and being familiar with all of the conditions surrounding the work, including the availability of materials and labor, hereby proposes to furnish all labor, materials, tools, equipment, and incidentals, to complete all the work. All of the aforementioned shall be done in accordance with said plans, specifications, and contract documents for the price set forth in the following schedule:

Description	Extension Price
Site Preparation Hollyvale Park	36,333
Site Preparation Village Park	39,500
Demolition Village Park	17,000
Playground equipment installation for Village Park	27,833
Playground equipment installation for Hollyvale Park	27,833
Playground equipment installation for Mesa Linda Park	25,000
Subtotal	173,499
Applicable Tax	N/A
Any other Charges	2,498
TOTAL BID	175,997

Total Bid in Words: One hundred seventy-five Thousand Nine hundred ninety-seven

Contractor: ARCO General Contracting, Inc.

Address: 17581 Orange St. Hesperia, CA 92345

Phone: 760 244-9342 Fax: 760 244-8458

Signature: [signature] Date: 6-14-06

Name printed: Duwayne Steward Title: President

CITY OF VICTORVILLE

PROPOSER IDENTIFICATION

1. Legal name of Proposer: ARCO General Contracting, Inc.
2. Street Address: 17581 Orange St. Hesperia, CA 92345
3. Mailing Address: 17581 Orange St. Hesperia, CA 92345
4. Business Telephone: 760 244-9342
5. Facsimile Telephone: 760 244-8458
6. Email Address: dwayne arco@verizon.net
7. Type of Business: Corporation - Public Works Only

   ☐ Sole Proprietor ☐ Partnership ☑ Corporation Other: _____

   If corporation, indicate State where incorporated: CA

8. Business License number issued by the City where the Proposer's principal place of business is located.

   Number: N/A Issuing City: N/A

9. Federal Tax Identification Number: 33 0943127
10. Proposer's Project Manager: Dwayne or Cody Steward

CITY OF
VICTORVILLE

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E-mail: vville@ci.victorville.ca.us

14343 Civic Drive
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Victorville, CA 92393-5001

AGENDA ITEM

CITY COUNCIL MEETING OF: July 18, 2006

SUBMITTED BY: Adair M. Patterson ap/aom
Director of Finance

DATE: July 5, 2006

SUBJECT: **Misc. Fire Equipment - Project # CC06-075**

RECOMMENDATION: That the Honorable City Council award a contract to LN Curtis (Section1 only) in the amount of $89,666.48 and to Fischer Scientific (Section 3 only) in the amount of $22,956.09 for the purchase of Misc. Fire Equipment.

FISCAL IMPACT: $ $112,622.57

Budget Amount: $ 120,000.00
Budget Account No.: Section 1 – 521003-20100-55200-00000-52108 = 25% / 521003-20100-55555-00000-52108 = 25% / 521003-20100-55400-00000-52108 = 25%/ 521003-20100-55500-00000-52108 = 25% - Section2 – 521014-20100-55200-00000-52227 = 25% / 521014-20100-55555-000000-52227 = 25%/ 521014-20100-55400-00000-52227 = 25% / 521014-20100-55500-00000-52227 = 25%

--Finance Dept. Use Only--
Additional Appropriation:

✓ No
____ Yes/$Amount:

Finance Director Review and Approval ap/aom

DISCUSSION:

Bids were received from the following vendors:

COMPANY	BID AMOUNT		
	Section 1	***Section 2***	***Section 3***
LN Curtis	$89,666.48	$171.00 (partial)	NB
Fischer Scientific	$69,158.01 (partial)	$3,687.58 (partial)	$22,956.09
PMI	No Bid	$3,650.58	NB

Staff from Fire Dept. has recommended splitting the award between LN Curtis (Section1) and Fischer Scientific (Section 3) and will re-bid Section 2 in a later time.

Staff from Fire Department and Purchasing Division have reviewed the bids submitted. Sufficient funds are available to cover the cost of this purchase.

AMP/jvm/cc

cc: John Becker, Fire Chief

Consent
#18G
7-18-06

MEMORANDUM

DATE: June 23, 2006

FROM: Adair M. Patterson
Director of Finance

TO: John Becker
Fire Chief

RECEIVED
JUN 23 2006
PURCHASING

SUBJECT: **Bid Results – Misc. Fire Equipment – CC06-075**

A bid opening was held on June 20, 2006 in Conference Room "C" for the above referenced project (see attached spreadsheet for the price breakdown).

Copies of the proposals are attached for your review and analysis. In order to prepare a memorandum for Council approval, please provide your recommendation as soon as possible.

Submitted by: Celeste Calderon

* * * * *

Recommendation:

Proceed with agenda item for Council approval:_____

Other: Award Section 1 to LN Curtis for $83,217.15 – 1,000 discount plus tax & Award Section 3 to Fisher for $21,304.96 plus tax

Department Head Signature — Date 6-22-06

- Fisher "no bid" on $17,021.85 worth of equipment in Section #1.
- Sec 2 will be re-bid later

LN Curtis

BID PROPOSAL FORM

Furnish and Deliver
MISC. FIRE EQUIPMENT
CC06-075

The undersigned hereby agrees to furnish and deliver the item(s) listed below in accordance with the specifications (which have been carefully examined and are attached hereto) on file in the Office of the Director of Finance. The City reserves the right to award all or some of this bid package to one or more vendors.

SECTION 1 - HOSE, TOOLS, FITTINGS

ITEM #	QTY	DESCRIPTION	EA.	TOTAL
1	1800 Ft	5" Hose, Stortz fittings, Yellow, 100 foot sections, Angus Hi-Vol or equal. #HFX50X100Y Snaptite	5.44' ~~5.73'~~ 50S	9792.00* ~~10,314.00~~
2	3000 Ft	2-1/2" Hose, 2-1/2" beveled couplings, 50 foot sections, North American or N-Dura. NO EXCEPTION #NP25X50 Snaptite NDura	2.80'	8,400.00
3	1500 Ft	1-3/4" Hose, 1-1/2" beveled couplings, 50 foot sections, yellow, North American or N-Dura. NO EXCEPTION #NP17X50 Snaptite NDura	1.95'	2,925.00
4	600 Ft	1-3/4" Hose, 1-1/2" beveled couplings, 50 foot sections, orange, Dura Lite. #HFX17X50 Snaptite	2.67'	1,602.00
5	6 Ea.	Soft suction, 4" diameter, 4" female swivel long handle X 4-1/2" female swivel long handle, 16 feet long. #HFX40X16Y40FLX45FL Snaptite	279.50	1,677.00
6	10 Ea.	TFT ball intake valve, 6" female swivel X 5" Stortz #AB3-ST-NX. NO EXCEPTION	1172.50	11,725.00
7	3 Ea.	2-1/2" Plain wye, lite weight, Akron or equal. #260 Red Head	135.00	405.00
8	3 Ea.	2-1/2" Plain Siamese, lite weight, Akron or equal. #261 Akron Cast Brass	269.00	807.00
9	12 Ea.	Double female 2-1/2", lite weight. #35	22.50	270.00
10	12 Ea.	Double male 2-1/2", lite weight. #36	12.50	150.00
11	6 Ea.	2-1/2" Female X 1-1/2" male reducer, lite weight. #37	12.50	75.00
12	6 Ea.	2-1/2" X 2 – 1-1/2" gated wye, lite weight. #2581 Akron	195.00	1,170.00
13	3 Ea.	4" Double male, lite weight. #36	42.00	126.00

* ANGUS HI-VOL OFFERED @6.26' = 11,268.00

ITEM #	QTY	DESCRIPTION	EA.	TOTAL
14	3 Ea.	4" Double female, lite weight. #35	58.00	174.00
15	3 Ea.	5" Stortz X 4" female swivel, lite weight. #S54RL	102.00	306.00
16	3 Ea.	5" Stortz X 4-1/2" male. #S36	89.00	267.00
17	3 Ea.	4" Male X 2-1/2" female long handle swivel reducer, lite weight. #54	66.25	198.75
18	3 Ea.	Foam eductor, 95 GPM, POK #1448 or equal with pick-up tube. #UE-095NF TFT	486.50	1459.50
19	3 Ea.	Foam nozzle, 95 GPM, POK #9957 or equal. #FS2095BCP TFT	434.00	1302.00
20	7 Ea.	TFT #H-2 blitz nozzle. NO EXCEPTION	875.00	6125.00
21	9 Ea.	TFT #HM-VPGI nozzle. NO EXCEPTION	672.00	6048.00
22	2 Ea.	TFT #M-R-NJ nozzle, 2-1/2" NH, female. NO EXCEPTION	759.50	1519.00
23	3 Ea.	TFT #XXC-32 blitz fire package with 500 GPM nozzle #MD18A, 2-1/2" NH female. NO EXCEPTION	2345.00	7035.00
24	6 Ea.	Nozzle, 2-1/2" NH, lite weight, play-pipe with stacked tip, Akron #2393 or equal.	777.00	4662.00
25	3 Ea.	Nozzle, Celler (Bresnan), 2-1/2" NH, #535 rotating type, 250 GPM minimum flow Akron	414.50	1243.50
26	3 Ea.	Nozzle, piercing, POK #8955 or equal, with shutoff, 1-1/2" NH female swivel. #1088 Akron	622.30	1866.90
27	3 Sets	Spanners, SnapTite #FSPH1L, flat type, for 5" hose, or equal.	11.95	35.85
28	9 Sets	Spanners, Red Head: Set of 2 each with holder, for 1-1/2" – 2-1/2" hose, #146-2 or equal.	39.00	351.00
29	6 Ea.	Hydrant wrench, iron or steel head, Red Head #105 or equal.	23.50	141.00
30	3 Ea.	Nozzle, "Bubble Cup" TFT #DS1040 BC, 1" NH Thread, 10-40 GPM.	329.00	987.00
31	3 Ea.	Smoke ejector, Tempest #DD18-H-5.5 with exhaust extension. NO EXCEPTION	1665.85	4997.55
32	4 Ea.	Axe, pick head with mounts, NUPLA #AP-6 or equal, 6 lb. weight.	56.65	226.60

ITEM #	QTY*	DESCRIPTION	EA.	TOTAL
33	3 Ea.	Axe, flat head with mounts, NUPLA #FP-6 or equal, 6 lb. weight.	54.00	162.00
34	3 Ea.	Trash hook, 5 foot with D handle grip, NUPLA #RH-5D or equal.	58.00	174.00
35	3 Ea.	Crowbar, 48 inch, pinch point with mounts, Council Tool #100PP or equal.	16.00	48.00
36	2 Ea.	Hooligan tool, 36 inch, standard claw, Paratech #601 or equal.	135.00	270.00
37	3 Ea.	Bolt cutters, 36 inch, H.K. Porter #0390MCX or equal.	160.00	480.00
38	2 Ea.	Air chisel kit, Ajax Tool #711-45 RK, for 4500 PSI bottles. NO EXCEPTION	542.00	1084.00
39	8 Ea.	Lite box, Streamlight, 12 VDC vehicle mount charger, orange color, spot bulb.	81.00	648.00
40	3 Ea.	Hose pac, soft, Zico #QTC or equal.	135.00	405.00
41	600 Ft.	Rope, 1/2", lifeline, CMC or equal, static kern mantle, 9,500 lb. rated, 1 spool. #K05160	.70'	420.00
42	3 Ea.	Figure "8" device, CMC or equal, 12,000 lb. rated. RATED 9000lbs. #312873	28.00	84.00
43	18 Ea.	Carabiner, steel, rescue type, CMC or #300110 equal, 9,000 lb. rated with locking gate.	15.50	279.00
44	3 Ea.	Rope bag, red, for 200 feet 1/2" rope. #430203	30.00	90.00
45	200 Ft.	Webbing, 1 inch, tubular weave, 4,000 lb. rated, red in color, CMC or equal. #200103	.24'	48.00
46	3 Ea.	10 Lb. CO_2 extinguisher with vehicle bracket. #332/811 Amerex	249.50	748.50
47	3 Ea.	10 Lb. dry chem. with vehicle bracket. #B44/809 Amerex	69.00	207.00

TOTAL BID FOR SECTION 1 $ ~~83,739.15~~ * 83,217.15 PH

TAX 6449.33

BID IN WORDS: EIGHTY-THREE THOUSAND TWO HUNDRED SEVENTEEN DOLLARS & FIFTEEN CENTS PH ~~EIGHTY-THREE THOUSAND SEVEN HUNDRED THIRTY NINE DOLLARS & FIFTEEN CENTS~~

* IF SECTION 1 IS AWARDED TO L.N.CURTIS & SONS IN AGGREGATE, L.N. CURTIS & SONS WILL DISCOUNT $1000.00 OF OF TOTAL PRICE.

L N Curtis 89,666.48

SECTION 2 - MEDICAL EQUIPMENT				
ITEM #	QTY	DESCRIPTION	EA.	TOTAL
1	6 Ea.	Cylinder, O_2, aluminum, "D" size with toggle handle.	28.50	171.00
2	3 Ea.	Regulator, O_2, brass, with pressure gauge and flow meter control, single outlet.	NO BID	NO BID
3	3 Ea.	O_2 bag, Life Assist #A1000 or equal.	NO BID	NO BID
4	3 Ea.	Trauma bag, Life Assist #A300 or equal.	NO BID	NO BID
5	2 ea.	Pulse Ox unit, Nunin Onyx with case.	NO BID	NO BID
6	1 Ea.	A.E.D., Life Pak 500. NO EXCEPTION	NO BID	NO BID
		TOTAL BID FOR SECTION 2		$ 171.00

BID IN WORDS: ONE HUNDRED SEVENTY ONE DOLLARS

SECTION 3 - BREATHING APPARATUS				
ITEM #	QTY	DESCRIPTION	EA.	TOTAL
1	15	Scott 4500 PSI air cylinders, 30 minute, carbon fibre. NO EXCEPTION	NO BID	NO BID
2	4	Scott complete breathing apparatus. NO EXCEPTION	NO BID	NO BID
		TOTAL BID FOR SECTION 3		$ NO BID

BID IN WORDS: NO BID

FISCHER

BID PROPOSAL FORM

Furnish and Deliver
MISC. FIRE EQUIPMENT
CC06-075

The undersigned hereby agrees to furnish and deliver the item(s) listed below in accordance with the specifications (which have been carefully examined and are attached hereto) on file in the Office of the Director of Finance. The City reserves the right to award all or some of this bid package to one or more vendors.

SECTION 1 - HOSE, TOOLS, FITTINGS

ITEM #	QTY	DESCRIPTION	EA.	TOTAL
1	1800 Ft	5" Hose, Stortz fittings, Yellow, 100 foot sections, Angus Hi-Vol or equal.	$491.31 100's ect	$8,843.58
2	3000 Ft	2-1/2" Hose, 2-1/2" beveled couplings, 50 foot sections, North American or N-Dura. NO EXCEPTION		No BID
3	1500 Ft	1-3/4" Hose, 1-1/2" beveled couplings, 50 foot sections, yellow, North American or N-Dura. NO EXCEPTION		NB
4	600 Ft	1-3/4" Hose, 1-1/2" beveled couplings, 50 foot sections, orange, Dura Lite.		NB
5	6 Ea.	Soft suction, 4" diameter, 4" female swivel long handle X 4-1/2" female swivel long handle, 16 feet long.		NB
6	10 Ea.	TFT ball intake valve, 6" female swivel X 5" Stortz #AB3-ST-NX. NO EXCEPTION	1,365.49	13,654.90
7	3 Ea.	2-1/2" Plain wye, lite weight, Akron or equal.		NB
8	3 Ea.	2-1/2" Plain Siamese, lite weight, Akron or equal.		NB
9	12 Ea.	Double female 2-1/2", lite weight.	18.76	225.12
10	12 Ea.	Double male 2-1/2", lite weight.	10.95	131.40
11	6 Ea.	2-1/2" Female X 1-1/2" male reducer, lite weight.	11.47	68.82
12	6 Ea.	2-1/2" X 2 – 1-1/2" gated wye, lite weight.		NB
13	3 Ea.	4" Double male, lite weight.	51.57	154.71

ITEM #	QTY	DESCRIPTION	EA.	TOTAL
14	3 Ea.	4" Double female, lite weight.	56.25	168.75
15	3 Ea.	5" Stortz X 4" female swivel, lite weight.	101.58	304.74
16	3 Ea.	5" Stortz X 4-1/2" male.	87.39	262.
17	3 Ea.	4" Male X 2-1/2" female long handle swivel reducer, lite weight.	68.76	206.28
18	3 Ea.	Foam eductor, 95 GPM, POK #1448 or equal with pick-up tube.	245.46	736.38
19	3 Ea.	Foam nozzle, 95 GPM, POK #9957 or equal.	246.82	740.46
20	7 Ea.	TFT #H-2 blitz nozzle. NO EXCEPTION	1019.03	7133.21
21	9 Ea.	TFT #HM-VPGI nozzle. NO EXCEPTION	782.61	7043.49
22	2 Ea.	TFT #M-R-NJ nozzle, 2-1/2" NH, female. NO EXCEPTION	884.52	1769.04
23	3 Ea.	TFT #XXC-32 blitz fire package with 500 GPM nozzle #MD18A, 2-1/2" NH female. NO EXCEPTION	2730.98	8192.94
24	6 Ea.	Nozzle, 2-1/2" NH, lite weight, play-pipe with stacked tip, Akron #2393 or equal. X TFT HJ2VPP + ES-35TACK X	472.83 + 240.49	2836.98 + 1442.94
25	3 Ea.	Nozzle, Celler (Bresnan), 2-1/2" NH, rotating type, 250 GPM minimum flow. X TFT S-CN X	480.98	1442.94
26	3 Ea.	Nozzle, piercing, POK #8955 or equal, with shutoff, 1-1/2" NH female swivel.	609.55	1828.65
27	3 Sets	Spanners, SnapTite #FSPH1L, flat type, for 5" hose, or equal.	No Bid	No Bid
28	9 Sets	Spanners, Red Head: Set of 2 each with holder, for 1-1/2" – 2-1/2" hose, #146-2 or equal.	44.89	404.01
29	6 Ea.	Hydrant wrench, iron or steel head, Red Head #105 or equal.	26.56	159.36
30	3 Ea.	Nozzle, "Bubble Cup" TFT #DS1040 BC, 1" NH Thread, 10-40 GPM.	383.16	1149.48
31	3 Ea.	Smoke ejector, Tempest #DD18-H-5.5 with exhaust extension. NO EXCEPTION DD18-H-5.5 + Exhaust	1539.14 + 131.74	4617.42 + 395.22
32	4 Ea.	Axe, pick head with mounts, NUPLA #AP-6 or equal, 6 lb. weight.	45.75	183.00

ITEM #	QTY	DESCRIPTION	EA.	TOTAL
33	3 Ea.	Axe, flat head with mounts, NUPLA #FP-6 or equal, 6 lb. weight.	44.04	132.12
34	3 Ea.	Trash hook, 5 foot with D handle grip, NUPLA #RH-5D or equal.	57.20	171.60
35	3 Ea.	Crowbar, 48 inch, pinch point with mounts, Council Tool #100PP or equal.	27.25	81.75
36	2 Ea.	Hooligan tool, 36 inch, standard claw, Paratech #601 or equal.	174.73	349.46
37	3 Ea.	Bolt cutters, 36 inch, H.K. Porter #0390MCX or equal.	156.53	469.59
38	2 Ea.	Air chisel kit, Ajax Tool #711-45 RK, for 4500 PSI bottles. NO EXCEPTION	494.57	989.14
39	8 Ea.	Lite box, Streamlight, 12 VDC vehicle mount charger, orange color, spot bulb.	80.32	642.56
40	3 Ea.	Hose pac, soft, Zico #QTC or equal.	152.47	457.41
41	600 Ft.	Rope, 1/2", lifeline, CMC or equal, static kern mantle, 9,500 lb. rated, 1 spool.	.70	420.00
42	3 Ea.	Figure "8" device, CMC or equal, 12,000 lb. rated.	37.11	111.33
43	18 Ea.	Carabiner, steel, rescue type, CMC or equal, 9,000 lb. rated with locking gate.	14.49	260.82
44	3 Ea.	Rope bag, red, for 200 feet 1/2" rope.	28.55	85.65
45	200 Ft.	Webbing, 1 inch, tubular weave, 4,000 lb. rated, red in color, CMC or equal.	.23	46.00
46	3 Ea.	10 Lb. CO_2 extinguisher with vehicle bracket. Extinguisher + bracket	153.98 + 62.50	461.94 + 187.50
47	3 Ea.	10 Lb. dry chem. with vehicle bracket. Extinguisher + bracket	45.18 + 19.87	135.54 + 59.61
		TOTAL BID FOR SECTION 1		$ 69,158.01

BID IN WORDS: Sixty-ninethousand onehundred-fifty-eight and 01/100-

Fisher Scientific Company L.L.C

SECTION 2 - MEDICAL EQUIPMENT				
ITEM #	QTY	DESCRIPTION	EA.	TOTAL
1	6 Ea.	Cylinder, O_2, aluminum, "D" size with toggle handle.		No Bid
2	3 Ea.	Regulator, O_2, brass, with pressure gauge and flow meter control, single outlet.		NB
3	3 Ea.	O_2 bag, Life Assist #A1000 or equal.	271.18	813.54
4	3 Ea.	Trauma bag, Life Assist #A300 or equal.	217.65	652.95
5	2 ea.	Pulse Ox unit, Nunin Onyx with case. Must order both part #'s 179500, 179500BC	372.81 + 19.22 $392.03	784.06
6	1 Ea.	A.E.D., Life Pak 500. NO EXCEPTION	1,437.03	1,437.03
		TOTAL BID FOR SECTION 2		$ 3,687.58

BID IN WORDS: three-thousand six-hundred eighty-seven dollars and 58/100

SECTION 3 - BREATHING APPARATUS				
ITEM #	QTY	DESCRIPTION	EA.	TOTAL
1	15	Scott 4500 PSI air cylinders, 30 minute, carbon fibre. NO EXCEPTION	$551.00	$ 8,265.00
2	4	Scott complete breathing apparatus. NO EXCEPTION	$3,259.99	$ 13,039.96
		TOTAL BID FOR SECTION 3		$ 21,304.96

1,651.13
22,956.09

BID IN WORDS: twenty-one thousand three-hundred four dollars and 96/100

PMI

BID PROPOSAL FORM

Furnish and Deliver
MISC. FIRE EQUIPMENT
CC06-075

The undersigned hereby agrees to furnish and deliver the item(s) listed below in accordance with the specifications (which have been carefully examined and are attached hereto) on file in the Office of the Director of Finance. The City reserves the right to award all or some of this bid package to one or more vendors.

SECTION 1 - HOSE, TOOLS, FITTINGS

ITEM #	QTY	DESCRIPTION	EA.	TOTAL
1	1800 Ft	5" Hose, Stortz fittings, Yellow, 100 foot sections, Angus Hi-Vol or equal.		
2	3000 Ft	2-1/2" Hose, 2-1/2" beveled couplings, 50 foot sections, North American or N-Dura. NO EXCEPTION		
3	1500 Ft	1-3/4" Hose, 1-1/2" beveled couplings, 50 foot sections, yellow, North American or N-Dura. NO EXCEPTION		
4	600 Ft	1-3/4" Hose, 1-1/2" beveled couplings, 50 foot sections, orange, Dura Lite.		
5	6 Ea.	Soft suction, 4" diameter, 4" female swivel long handle X 4-1/2" female swivel long handle, 16 feet long.		
6	10 Ea.	TFT ball intake valve, 6" female swivel X 5" Stortz #AB3-ST-NX. NO EXCEPTION		
7	3 Ea.	2-1/2" Plain wye, lite weight, Akron or equal.		
8	3 Ea.	2-1/2" Plain Siamese, lite weight, Akron or equal.		
9	12 Ea.	Double female 2-1/2", lite weight.		
10	12 Ea.	Double male 2-1/2", lite weight.		
11	6 Ea.	2-1/2" Female X 1-1/2" male reducer, lite weight.		
12	6 Ea.	2-1/2" X 2 – 1-1/2" gated wye, lite weight.		
13	3 Ea.	4" Double male, lite weight.		

ITEM #	QTY	DESCRIPTION	EA.	TOTAL
14	3 Ea.	4" Double female, lite weight.		
15	3 Ea.	5" Stortz X 4" female swivel, lite weight.		
16	3 Ea.	5" Stortz X 4-1/2" male.		
17	3 Ea.	4" Male X 2-1/2" female long handle swivel reducer, lite weight.		
18	3 Ea.	Foam eductor, 95 GPM, POK #1448 or equal with pick-up tube.		
19	3 Ea.	Foam nozzle, 95 GPM, POK #9957 or equal.		
20	7 Ea.	TFT #H-2 blitz nozzle. NO EXCEPTION		
21	9 Ea.	TFT #HM-VPGI nozzle. NO EXCEPTION		
22	2 Ea.	TFT #M-R-NJ nozzle, 2-1/2" NH, female. NO EXCEPTION		
23	3 Ea.	TFT #XXC-32 blitz fire package with 500 GPM nozzle #MD18A, 2-1/2" NH female. NO EXCEPTION		
24	6 Ea.	Nozzle, 2-1/2" NH, lite weight, play-pipe with stacked tip, Akron #2393 or equal.		
25	3 Ea.	Nozzle, Celler (Bresnan), 2-1/2" NH, rotating type, 250 GPM minimum flow.		
26	3 Ea.	Nozzle, piercing, POK #8955 or equal, with shutoff, 1-1/2" NH female swivel.		
27	3 Sets	Spanners, SnapTite #FSPH1L, flat type, for 5" hose, or equal.		
28	9 Sets	Spanners, Red Head: Set of 2 each with holder, for 1-1/2" – 2-1/2" hose, #146-2 or equal.		
29	6 Ea.	Hydrant wrench, iron or steel head, Red Head #105 or equal.		
30	3 Ea.	Nozzle, "Bubble Cup" TFT #DS1040 BC, 1" NH Thread, 10-40 GPM.		
31	3 Ea.	Smoke ejector, Tempest #DD18-H-5.5 with exhaust extension. NO EXCEPTION		
32	4 Ea.	Axe, pick head with mounts, NUPLA #AP-6 or equal, 6 lb. weight.		

ITEM #	QTY	DESCRIPTION	EA.	TOTAL
33	3 Ea.	Axe, flat head with mounts, NUPLA #FP-6 or equal, 6 lb. weight.		
34	3 Ea.	Trash hook, 5 foot with D handle grip, NUPLA #RH-5D or equal.		
35	3 Ea.	Crowbar, 48 inch, pinch point with mounts, Council Tool #100PP or equal.		
36	2 Ea.	Hooligan tool, 36 inch, standard claw, Paratech #601 or equal.		
37	3 Ea.	Bolt cutters, 36 inch, H.K. Porter #0390MCX or equal.		
38	2 Ea.	Air chisel kit, Ajax Tool #711-45 RK, for 4500 PSI bottles. NO EXCEPTION		
39	8 Ea.	Lite box, Streamlight, 12 VDC vehicle mount charger, orange color, spot bulb.		
40	3 Ea.	Hose pac, soft, Zico #QTC or equal.		
41	600 Ft.	Rope, 1/2", lifeline, CMC or equal, static kern mantle, 9,500 lb. rated, 1 spool.		
42	3 Ea.	Figure "8" device, CMC or equal, 12,000 lb. rated.		
43	18 Ea.	Carabiner, steel, rescue type, CMC or equal, 9,000 lb. rated with locking gate.		
44	3 Ea.	Rope bag, red, for 200 feet 1/2" rope.		
45	200 Ft.	Webbing, 1 inch, tubular weave, 4,000 lb. rated, red in color, CMC or equal.		
46	3 Ea.	10 Lb. CO_2 extinguisher with vehicle bracket.		
47	3 Ea.	10 Lb. dry chem. with vehicle bracket.		
		TOTAL BID FOR SECTION 1		$

BID IN WORDS: _____

SECTION 2 - MEDICAL EQUIPMENT				
ITEM #	QTY	DESCRIPTION	EA.	TOTAL
1	6 Ea.	Cylinder, O_2, aluminum, "D" size with toggle handle.	51.00	306.00
2	3 Ea.	Regulator, O_2, brass, with pressure gauge and flow meter control, single outlet.	57.95	173.85
3	3 Ea.	O_2 bag, Life Assist #A1000 or equal.	203.25	609.75
4	3 Ea.	Trauma bag, Life Assist #A300 or equal. 12309	164.00	492.00
5	2 ea.	Pulse Ox unit, With Case Nunin Onyx with case. 33004 33008	339.49	678.98
6	1 Ea.	A.E.D., Life Pak 500. NO EXCEPTION Refirbished Bi-phasic 12 month Warranty	1390.00	1390.00
		TOTAL BID FOR SECTION 2		$3650.58

BID IN WORDS: Three thousand six hundred fifty and fifty eight cents.

SECTION 3 - BREATHING APPARATUS				
ITEM #	QTY	DESCRIPTION	EA.	TOTAL
1	15	Scott 4500 PSI air cylinders, 30 minute, carbon fibre. NO EXCEPTION		
2	4	Scott complete breathing apparatus. NO EXCEPTION		
		TOTAL BID FOR SECTION 3		$

BID IN WORDS: _____

CITY OF
VICTORVILLE

(760) 955-5000
FAX (760) 245-7243
E-mail: vville@ci.victorville.ca.us

14343 Civic Drive
P.O. Box 5001
Victorville, CA 92393-5001

AGENDA ITEM

CITY COUNCIL MEETING OF: July 18, 2006

SUBMITTED BY: Adair M. Patterson ap/aom
Director of Finance

DATE: July 5, 2006

SUBJECT: Contract Extension – Janitorial Supplies - Annual Supply Agreement

RECOMMENDATION: That the Honorable City Council award a one-year contract extension to Waxie Sanitary for the annual contract amount (not-to-exceed) of $46,650.00 (various Divisions).

FISCAL IMPACT: $46,650.00

Budget Amount: $46,650.00

Budget Account No.:

--Finance Dept. Use Only--
Additional Appropriation:

✓ No
____ Yes/$Amount:

Finance Director Review and Approval ap/aom

DISCUSSION:

The City of Victorville competitively bid and awarded a contract to Waxie Sanitary on November 2005. The current contract with Waxie Sanitary has a base contract year and allows for three additional optional one-year contract extension based on performance. The supplier has expressed an interest in exercising that option for fiscal year 2007. Purchasing Division has reviewed the matter and recommended the one-year contract extension for fiscal year 2007. Sufficient funds are available to cover the cost of this purchase.

AMP/cc
cc: Jon Gargan, Director of Community Services Department

Consent
#18H
7-18-06

CITY OF
VICTORVILLE

760-955-5000
FAX 760-245-7243
email: [illegible]

14343 Civic Drive
P.O. Box 5001
Victorville, California 92393-5001

June 22, 2006

Waxie Sanitary Supply
905 North Wineville Ave
Ontario, CA 91764
Attn: Hank

RE: Renewal Option - Annual Supply Agreement – Janitorial Supplies

Dear Sir,

On June 30, 2006, the above referenced Annual Service Agreement expired. However, the contract allows for additional one year renewals beginning July 1,2006 and expiring on June 30, 2007.

Our Community Services Department has expressed a desire to exercise the option to renew this Agreement provided all the terms and conditions of this Agreement will still be in effect.

Please use the bottom of this letter to respond and either fax or mail your response to:

City of Victorville
14343 Civic Drive
Victorville, CA 92392
Attn: Purchasing Division

Should you have questions, you may contact me at 760/955-5082. My fax number is 760/269-0045.

Sincerely,

Celeste Calderon
Buyer

cc: John Mendiola, Purchasing Manager
Jon Gargan, Director of Community Services Dept.

Supplier Name: WAXIE Date: 07-05-06

Annual Supply Agreement #: _____ Name: STEVE SKARBEK

I agree to adhere to the terms and conditions set forth in the original bid package for the above referenced Annual Supply Agreement. Please review the attached pricing and sign at the bottom page.

Signature: [illegible] Title: Regional Sales Mgr.

CITY OF
VICTORVILLE

(760) 955-5000
FAX (760) 245-7243
E-mail: vville@ci.victorville.ca.us

14343 Civic Drive
P.O. Box 5001
Victorville, CA 92393-5001

AGENDA ITEM

CITY COUNCIL MEETING OF: July 18, 2006

SUBMITTED BY: Adair M. Patterson ap/am
Director of Finance

DATE: July 5, 2006

SUBJECT: Contract Extension – Public Works Annual Supply Agreements

RECOMMENDATION: That the Honorable City Council award a one-year contract extension on the Annual Supply Agreements to various vendors (see below).

FISCAL IMPACT:

Budget Amount:
Budget Account No.: Sheltering of Animals – AC023 = $80,000.00 / 521029-40515-70450-00000-52202 = 180,000.00

--Finance Dept. Use Only--
Additional Appropriation:

✓ No
____ Yes/$Amount:

Finance Director Review and Approval ap/am

DISCUSSION:

The previous contracts from the following suppliers allows for three additional optional one-year contract extension based on performance. The suppliers have expressed an interest in exercising that option for fiscal year 2007. Staff from Purchasing Division and the Public Works Department have reviewed the matter and recommended the one-year contract extension for fiscal year 2007. Sufficient funds are available to cover the cost of this purchase.

PROJECT NAME	COMPANY	AGREEMENT AMOUNT
Sheltering of Animals	VV Animal Protective	$80,000.00
Traffic Paint	Pervo Paint	$60,000.00
Sign Materials	3M Products	$40,000.00
Signs & Sign Materials	Safeway Signs	$80,000.00

AMP/cc
cc: Rod Sorensen, Acting Director of Public Works

Consent
#18I
7-18-06

MEMORANDUM

DATE: June 9, 2006

FROM: Michael Cathcart
Animal Care and Control Supervisor

TO: Louie Rodriguez
Public Works Supervisor

RECEIVED
JUN 14 2006
PURCHASING

SUBJECT: PURCHASE ORDER REQUEST (POR) – VICTOR VALLEY ANIMAL PROTECTIVE LEAGUE

Attached please find a POR for the care and housing of the animals impounded from the City of Victorville for fiscal year 2006/2007. This purchase order should not exceed $80,000 and should be coded to account AC023.

If you have any questions, please contact me.

MC:llm

Attachment

MEMORANDUM

DATE: **April 3, 2006**

FROM: **Louie Rodriguez**
Public Works Supervisor

TO: **Mike Jenks**
Assistant Director of Public Works

SUBJECT: ANNUAL SUPPLY PURCHASE ORDER REQUESTS

Attached for your review and approval, please find three purchase orders requests and supporting documentation from Mr. Chris Lawson, Public Works Supervisor for the Traffic Control Section, requesting the extension of annual supply purchase orders for these following companies:

3M Company — 40,000 - 521029-40515-70450-0000052202
Pervo Paint Company 60,000 -
Safeway Sign Company - 80,000. " 180,000

Funding is available in the Traffic Control Infrastructure Repairs Account for FY 2006/2007.

If you have any questions, please contact me.

LMR:sc

Attachments

cc: Chris Lawson, Public Works Supervisor

MEMORANDUM

DATE: **March 20,** 2006

FROM: Chris Lawson
Public Works Supervisor

TO: Louie Rodriguez
Public Works Supervisor

Need Council Approval

SUBJECT: EXTENSION OF SAFEWAY SIGN PURCHASE ORDER # 0591

Please find attached a Purchase Order to request an extension of the Safeway Sign Company Purchase Order for fiscal year 2006/2007. The purchase order should be generated in an amount not to exceed $80,000.00.

Funding is available in account:

Traffic Control Infrastructure Repairs–521029-40515-70450-00000-52202

This purchase order will be used to purchase sign making and peripheral materials.

If you have any questions regarding the information above, please contact me.

CL:sc

Attachments

MEMORANDUM

DATE: **March 20,** 2006

FROM: Chris Lawson (OZ)
Public Works Supervisor

TO: Louie Rodriguez
Public Works Supervisor

Need Council

SUBJECT: EXTENSION OF 3M PURCHASE ORDER # 0444

Please find attached a Purchase Order to request an extension of the 3M Company Purchase Order for fiscal year 2006/2007. The purchase order should be generated in an amount not to exceed $40,000.00.

Funding is available in account:

Traffic Control Infrastructure Repairs–521029-40515-70450-00000-52202

3M provides this division with sign sheeting making and peripheral materials.

If you have any questions regarding the information above, please contact me.

CL:sc

Attachments

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CITY OF
VICTORVILLE

(760) 955-5000
FAX (760) 245-7243
E-mail: vville@ci.victorville.ca.us

14343 Civic Drive
P.O. Box 5001
Victorville, CA 92393-5001

AGENDA ITEM

CITY COUNCIL MEETING OF: July 18, 2006

SUBMITTED BY: Adair M. Patterson ap/am
Director of Finance

DATE: July 5, 2006

SUBJECT: Contract Extension – Toner Cartridges Annual Supply Agreement

RECOMMENDATION: That the Honorable City Council award a one-year contract extension to MWB Business for the annual contract amount (not-to-exceed) of $30,000.00.

FISCAL IMPACT: $40,000.00

Budget Amount: $40,000.00

Budget Account No.: PU074

--Finance Dept. Use Only--
Additional Appropriation:

✓ No
____ Yes/$Amount:

Finance Director Review and Approval ap/am

DISCUSSION:

The City of Victorville competitively bid and awarded a contract to MWB on July 30, 2004. The current contract with MWB Business has a base contract year and allows for two additional optional one-year contract extension based on performance. The supplier has expressed an interest in exercising that option for fiscal year 2007 and has agreed to honor the contract price as well. Purchasing Division has reviewed the matter and recommended the one-year contract extension for fiscal year 2007. Sufficient funds are available to cover the cost of this purchase.

AMP/cc
cc: Adair Patterson, Director of Finance

Consent
#18J
7-18-06

CITY OF
VICTORVILLE

760/955-5000
FAX 760-245-7243
email cville@ci.victorville.ca.us
14343 Civic Drive
P.O. Box 5001
Victorville, California 92393-5001

July 5, 2006

MWB Business Systems
5700 Warland Dr.
Cypress, CA 90630
Attn: Diana Herrera

RE: Renewal Option - Annual Supply Agreement – Toner Cartridges

Dear Ms. Herrera:

On June 30, 2006, the above referenced Annual Supply Agreement expired. However, the contract allows for additional one year renewals beginning July 1,2006 and expiring on June 30, 2007.

Purchasing Department has expressed a desire to exercise the option to renew this Agreement provided all the terms and conditions of this Agreement will still be in effect.

Please use the bottom of this letter to respond and either fax or mail your response to:

City of Victorville
14343 Civic Drive
Victorville, CA 92392
Attn: Purchasing Division

Should you have questions, you may contact me at 760/955-5082. My fax number is 760/269-0045.

Sincerely,

Celeste Calderon
Buyer

cc: John Mendiola, Purchasing Manager

Supplier Name: MWB BUSINESS SYSTEMS Date: 6/30/6

Annual Supply Agreement #: CC05-005 Name: DIANA HERRERA

I agree to adhere to the terms and conditions as set forth in the original bid package for the above referenced Annual Supply Agreement.

Signature: Title: MWB SUPPLY REPRESENTATIVE

2006/JUN/30/FRI 10:31 AM MWB BUSINESS SYSTEMS FAX No. 562 342 7302 P. 001/001

CITY OF
VICTORVILLE

(760) 955-5000
FAX (760) 245-7243
E-mail: vville@ci.victorville.ca.us

14343 Civic Drive
P.O. Box 5001
Victorville, CA 92393-5001

AGENDA ITEM

CITY COUNCIL MEETING OF: July 18, 2006

SUBMITTED BY: Adair M. Patterson ap/am
Director of Finance

DATE: July 5, 2006

SUBJECT: Contract Extension – Weed Abatement - Annual Service Agreement

RECOMMENDATION: That the Honorable City Council award a one-year contract extension to Kempton Co. for the annual contract amount (not-to-exceed) of $90,000.00.

FISCAL IMPACT: $90,000.00

Budget Amount: $90,000.00

Budget Account No.: 521009-20100-55100-55020-52193

--Finance Dept. Use Only--
Additional Appropriation:

✓ No
____ Yes/$Amount:

Finance Director Review and Approval ap/am

DISCUSSION:

The City of Victorville competitively bid and awarded a contract to Kempton Co. on September 2004. The current contract Kempton Co. allows for three additional optional one-year contract extension based on performance. The contractor has expressed an interest in exercising that option for fiscal year 2007. Staff from Purchasing Division and the Fire Department have reviewed the matter and recommended the one-year contract extension for fiscal year 2007. Sufficient funds are available to cover the cost of this purchase.

AMP/cc
cc: John Becker, Fire Chief

Consent
#18K
7-18-06

KEMPTON CO.

See us on the web: http://.kemptoncompany.com

Post Office Box 3057
Apple Valley, CA 92307
(760) 247-7838 High Desert
Fax: (760) 951-8010
Email:kemptoncompany@aol.com

June 8, 2006

City of Victorville
Purchasing Department
Mr. John Mendiola
14343 Civic Drive
Victorville, CA 92392

Mr. Mendiola:

Due to increases in fuel, insurance, parts, and related supplies, it is necessary for the Kempton Company to ask you to increase our prices.

	Now	Proposed
One acre or less	$66.75	$70.75
Plus one acre	$61.00	$64.65
Two man ½ hour	$55.65	$59.00
Two man one hour	$76.85	$81.45
Tree & chipper work	$145.75	$154.50
One man ½ hour	$24.25	$27.20 - 25.71
One man one hour	$38.40	$40.70
Tractor		$40.70

These prices reflect a 6% increase.

Additionally we have purchased a new tractor with a 4 in one bucket mainly for lifting heavy debris into the dump truck. We would like to charge the same rate as one employee. The tractor would be shown in pictures working. There would be no extra charge when it is used for mowing.

Thank you,
W.L. Kempton
W.L. Kempton Manager

Fire Hazard Abatement & Clean Up Specialist * Licensed & Insured

Celeste Calderon

From: John Becker
Sent: Monday, June 12, 2006 9:10 AM
To: Celeste Calderon
Subject: RE:

I think we budgeted $90,000

-----Original Message-----
From: Celeste Calderon
Sent: Monday, June 12, 2006 9:05 AM
To: John Becker; John Mendiola
Subject: RE:

I will go ahead and draft the contract...So how much do you want me to encumber for this fiscal year? Thanks Chief....

<< OLE Object: Picture (Metafile) >>

-----Original Message-----
From: John Becker
Sent: Monday, June 12, 2006 9:02 AM
To: John Mendiola
Cc: Celeste Calderon
Subject:

I reviewed Larry Kemptons request for a small in crease on his weed contract and it looks reasonable to me in light of increased costs on fule etc.

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CITY OF
VICTORVILLE

(760) 955-5000
FAX (760) 245-7243
E-mail: vville@ci.victorville.ca.us

14343 Civic Drive
P.O. Box 5001
Victorville, CA 92393-5001

AGENDA ITEM

CITY COUNCIL MEETING OF: July 18, 2006

SUBMITTED BY: Adair M. Patterson ap/am
Director of Finance

DATE: July 5, 2006

SUBJECT: Contract Extension – Recreation Brochure – Annual Supply Agreement

RECOMMENDATION: That the Honorable City Council award a one-year contract extension to San Dieguito Printers for the annual contract amount (not-to-exceed) of $26,667.00

FISCAL IMPACT: $26,667.00

Budget Amount: $30,000.00

Budget Account No.: RC039

--Finance Dept. Use Only--
Additional Appropriation:

✓ No
____ Yes/$Amount:

Finance Director Review and Approval ap/am

DISCUSSION:

The City of Victorville competitively bid and awarded a contract to San Dieguito Printer on July 7, 2004. The current contract with San Dieguto Printer has a base contract year and allows for three additional optional one-year contract extension based on performance. The supplier has expressed an interest in exercising that option for fiscal year 2006-2007. Purchasing Division has reviewed the matter and recommended the one-year contract extension for fiscal year 2006-2007. Sufficient funds are available to cover the cost of this purchase.

AMP/cc
cc: Jon Gargan, Director of Community Services

Consent
#18L
7-18-06

CITY OF
VICTORVILLE

760-955-5000
FAX 760-245-7245
cityhall@ci.victorville.ca.us
14343 Civic Drive
P.O. Box 5001
Victorville, California 92395-5001

February 6, 2006

San Dieguito Printers
1880 Diamond Street
San Marcos, CA 92069
Attn: Dennis Price

RE: Renewal Option - Annual Supply Agreement – Recreation Brochures – CC05-008

Dear Sir,

On June 30, 2006, the above referenced Annual Service Agreement will expire. However, the City would like to renew the contract for one year beginning July 1, 2006 and expiring June 30, 2007.

Our Community Services Department has expressed a desire to initiate the renewal option for this Agreement provided all the terms and conditions of the Agreement will still be effect. Attached is the Bid Proposal Form, please fill it out and fax it back to Celeste Calderon @760-269-0045.

Please use the bottom of this letter to respond and either fax or mail your response to:

City of Victorville
14343 Civic Drive
Victorville, CA 92392
Attn: Purchasing Division

Should you have questions, you may contact me at 760/955-5082. My fax number is 760/269-0045.

Sincerely,

Celeste Calderon
Buyer

cc: John Mendiola, Purchasing Manager
Jon Gargan, Director of Community Services Dept.

Supplier Name: San Dieguito Printer Date 2/14/06

Annual Supply Agreement #: CC05-008 Name: Recreation Brochures

I agree to adhere to the terms and conditions as set forth in the original bid package for the above referenced Annual Supply Agreement. Please review the attached price list and sign the bottom of the page.

Signature: Dennis Price Title: Estimating

CITY OF VICTORVILLE
BID PROPOSAL FORM – RENEWAL FOR 2006-2007

Furnish and Deliver
RECREATION ACTIVITIES BROCHURES
FALL 2006, WINTER/SPRING 2006, & SUMMER 2007
PROJECT # CC05-008

The undersigned hereby agrees to furnish and deliver printed products as follows:

A 36 page magazine format publication, finished size approximately 8 ½" x 10 ¾ ". For **Fall 2006 Brochures**; City of Victorville will send files to Printer on or about **July 31, 2006**, contractor must deliver the finished and bundled brochures (100ea/bundle) to labeler no later than **August 23, 2006**. For **Winter/Spring 2007 Brochures**; City of Victorville will send files to Printer on or about November 20, 2006, contractor must deliver the finished and bundled brochures (100 ea/bundle) to labeler no later than **December 13, 2006**. For **Summer 2006 Brochures**; City of Victorville will send files on or about **April 25, 2007**, contractor must deliver the finished and bundled brochures (100 ea/bundle) to labeler no later than **May 18, 2007**, in accordance with the specifications which have been fully examined and are attached hereto.

Item	Quantity	Description	Unit Price per 1,000	Total
1	37,000 copies	36 page brochure (incl. covers) Front/back outside and inside covers - full-bleed, 4 color photograph on 70# coated stock, and per other specifications provided on Section C "Specifications".	$214.02	$7,919.00
2	1,000	Additional brochures	.1409	$140.96
			Subtotal	$8,059.96
			Total Bid	$8,059.96

Price subject to verifiable paper price increases from paper mills and supplier.

Samples (paper) must be provided with this Bid Proposal Form. The City of Victorville encourages, and will consider, alternate bids with recycled paper.

F.O.B. : Destination, Freight Prepaid Payment Terms: N30

Please identify any charges not included in the base bid price: No Changes

Halftones: $ included

Registration Marks: $ included

Color photo option for front cover: $ included

Other camera work, please explain:$ no camera work - all on disk

Any other charges not listed (please specify):$ Delivery included

Please identify any exceptions that you are taking to the City of Victorville specifications, and explain: no exceptions

Bidder: San Dieguito Printers

Address: 1880 Diamond Street San Marc os, CA 92078

Phone: 760-744-0910 Fax: 760-744-5811

Dennis Price 2/14/06

Signature Date

Dennis Price Estimating

Name printed Title

CITY OF
VICTORVILLE

760-955-5000
FAX 760-245-7243
email: vville@ci.victorville.ca.us
14343 Civic Drive
P.O. Box 5001
Victorville, California 92393-5001

AGENDA ITEM

CITY COUNCIL MEETING OF: July 18, 2006

SUBMITTED BY: John A. McGlade
City Engineer

DATE: July 10, 2006

SUBJECT: Release Monumentation Bonds for Tracts 16197-2, 16220 16479, 13996 and 14002.

RECOMMENDATION: Approval of Release of Monumentation Bonds for the subject Tracts.

FISCAL IMPACT: None

Finance Dept. Use Only
Additional Appropriation
☐ No _____
☐ Yes/$ Amount _____
Finance Director Review
$ Approval _____

DISCUSSION: KB Home has requested the release of Monumentation Bonds for Tracts 16197-2, 16220, 16479, 13996 and 14002. The Monumentation has been checked and found to be in order. The Engineering Dept. is requesting release of the following Monument Bonds:

Tract 16197-2 Monument Bond No. 08658062
Tract 16220 Monument Bond No. 929232850
Tract 16479 Monument Bond No. 08724159
Tract 13996 Monument Bond No. 11119519129
Tract 14002 Monument Bond No. 159320666

Consent
#18M
7-18-06

KB HOME

RECEIVED
MAY 18 2006
ENGINEERING DEPT.

May 17, 2006

Ms. Helen Wilson
City of Victorville
Engineering Department
14343 Civic Drive
Victorville, CA 92393

Re: Various Victorville Tracts

Dear Helen,

We have received bond releases for several tracts/projects over the last couple of months. There are still some outstanding bonds connected with these projects and I'm hoping you can give me the status of these last few releases. I'm enclosing a list of the bonds. They are, for the most part, monumentation bonds and it is my understanding that our civil engineer has submitted all monumentation documents to the City.

I can be reached at (909) 618-1432 if you have any questions or comments regarding this request.

Sincerely,

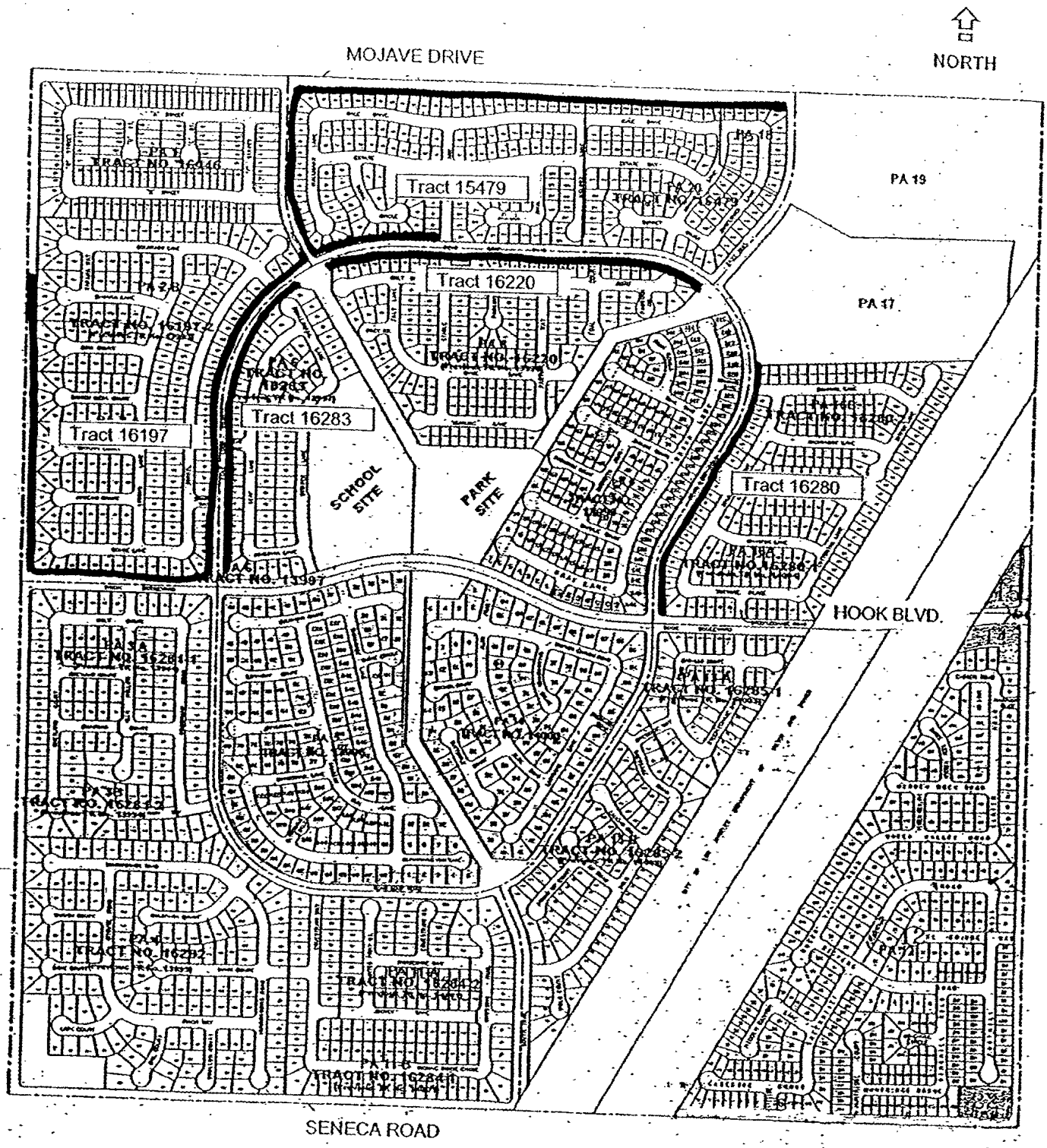
Sheri McInturff
Forward Planning Coordinator

)ME INLAND VALLEY 801 CORPORATE CENTER DR. SUITE 201 POMONA, CA. 91768
TEL 909 618 1500 FAX 909 629 7143 KBHOME.COM

Victorville

Tract	Date	Marketing Name	Description	Amount	Bond #
16197-2	6/23/2003	Belmont @ Brentwood	Monumentation	$ 7,000.00	08658062
16281-1	11/6/2003	Belmont II @ Brentwood	Monumentation	$ 11,000.00	104198822
16281-2	11/6/2003	Belmont II @ Brentwood	Monumentation	$ 8,000.00	104198825
16281	3/15/2004	Belmont II @ Brentwood	Sales Trailer Removal	$ 208,288.00	929324342
16220	5/24/2002	Cambridge @ Brentwood	Monumentation	$ 12,295.00	929232850
16284-1	12/5/2003	Cambridge II @ Brentwood	Monumentation	$ 14,000.00	104198863
16284-2	12/5/2003	Cambridge II @ Brentwood	Monumentation	$ 7,500.00	104198864
16479	9/17/2003	Lexington	Landscape	$ 178,398.00	08724156
16479	9/18/2003	Lexington	Monumentation	$ 8,500.00	08724159
13996	4/10/2001	Masterpiece	Monumentation	$ 21,800.00	11119519129
14002	8/17/1998	Northdale	Monumentation	$ 30,800.00	159320666
				$ 507,581.00	

BRENTWOOD LANDSCAPE ASSESSMENT DISTRICT # 3



CITY OF
VICTORVILLE

760-955-5000
FAX 760-245-7243
E-mail: vville@ ci.victorville.ca.us
14343 Civic Drive
P.O. Box 5001
Victorville, CA 92393-5001

AGENDA ITEM

CITY COUNCIL MEETING OF: JULY 18, 2006

SUBMITTED BY: Jonathan E. Gargan
Director of Community Services

DATE: June 15, 2006

SUBJECT: REQUESTING THE FULL RELEASE OF LABOR AND MATERIALS BONDS FOR THE BRENTWOOD LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT FOR TRACT 16285

TRACT NUMBER	BOND NUMBER	LABOR AND MATERIALS
16285-1	SU 5002764	$17,024.70
16285-2	SU 5002768	$53,218.11
		$70,242.81

Developer: SunCal Companies
1250 Corona Pointe Court, Suite 210
Corona, CA 92879

RECOMMENDATION: That the City Council approve the full release of the Labor and Materials Bonds in the amount of $70,242.81.

FISCAL IMPACT: None

Budget Amount:_____Budget
Account No._____

---Finance Dept. Use Only---
Additional Appropriation:
__✓__ No
____ Yes/$Amount:_____Finance Director
Review & Approval_____

DISCUSSION: The developer, LB/L- Suncal II Victor Valley LLC, completed the required landscaping improvements along the east side of South Trail and Reno Loop to Hook Blvd. The area was accepted for City maintenance on December 21, 2005. The required six-month waiting period has been fulfilled and it is now recommended that the Labor and Materials Bonds be released in full, as per (Ordinance 999 § 1 (part) 1985. A vicinity map and copies of the bonds are attached.

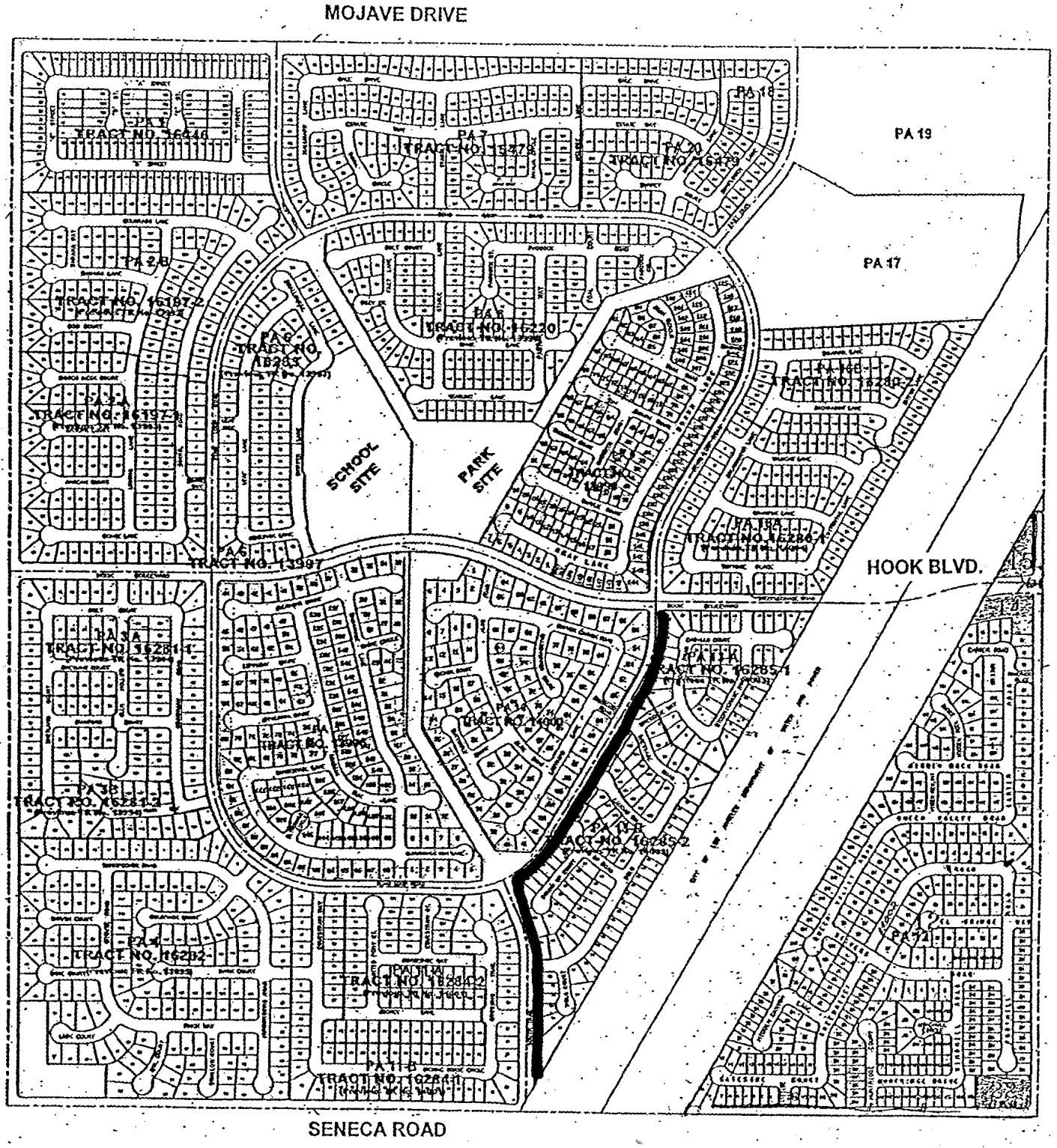
JEG:RS:bw

Attachments

Consent
#18N
7-18-06

BRENTWOOD DEVELOPMENT

TRACT 16285



ARCH INSURANCE COMPANY

Bond Number: SU 5002764

SUBDIVISION BOND
LABOR & MATERIAL/PAYMENT

KNOW ALL MEN BY THESE PRESENTS: That we, **LB/L-SUNCAL II VICTOR VALLEY, LLC, A DELAWARE LIMITED LIABILITY COMPANY** as Principal, and **ARCH INSURANCE COMPANY**, as Surety, are held and firmly bound unto **CITY OF VICTORVILLE** as Obligee, in the sum of **SEVENTEEN THOUSAND TWENTY-FOUR & 70/100** DOLLARS **($17,024.70)** lawful money of the United States of America, for the payment of which sum well and truly to be made, We bind ourselves jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, That, Whereas, said Principal has entered into a Subdivision Agreement with the Obligee, dated _____, in which said Principal agrees to construct designated public improvements, as follows:

SUBDIVISION IMPROVEMENTS FOR TRACT 16285-1, LANDSCAPE MANAGEMENT ASSESSMENT DISTRICT (LMAD).

and, as a condition of approving said Subdivision, the Principal is required to give Labor and Material Payment Bond as herein provided.

NOW, THEREFORE, if said Principal and/or contractor or subcontractor fails to pay for any materials, provisions, or rented equipment used in, upon, or for or about the construction of the public improvements for performance of the work to be done, or any work or labor done of any kind, in or on such improvements, said surety will pay the same in an amount not exceeding the sum set forth above.

This bond shall insure to the benefit of the contractor, his subcontractors, and to persons renting equipment or furnishing labor and materials to them for the improvements.

SIGNED, SEALED, DATED: **AUGUST 28, 2003**

LB/L-SUNCAL II VICTOR VALLEY, LLC,
A Delaware Limited Liability Company
(Principal)

By: SEE ATTACHED SIGNATURE PAGE

ARCH INSURANCE COMPANY
(Surety)

By: _____
D.J. PICARD, Attorney In Fact

DIRECT CORRESPONDENCE TO :
ARCH INSURANCE COMPANY, PO BOX 41375, 7470 N. FIGUEROA ST., LOS ANGELES, CA 90041
PHONE (323) 257-8291 • FAX (323) 256-7218

ARCH INSURANCE COMPANY

Bond Number: SU 5002768

SUBDIVISION BOND
LABOR & MATERIAL/PAYMENT

KNOW ALL MEN BY THESE PRESENTS: That we, **LB/L-SUNCAL II VICTOR VALLEY, LLC, A DELAWARE LIMITED LIABILITY COMPANY** as Principal, and **ARCH INSURANCE COMPANY**, as Surety, are held and firmly bound unto **CITY OF VICTORVILLE** as Obligee, in the sum of **FIFTY-THREE THOUSAND TWO HUNDRED EIGHTEEN & 11/100** DOLLARS **($53,218.11)** lawful money of the United States of America, for the payment of which sum well and truly to be made, We bind ourselves jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, That, Whereas, said Principal has entered into a Subdivision Agreement with the Obligee, dated _____, in which said Principal agrees to construct designated public improvements, as follows:

SUBDIVISION IMPROVEMENTS FOR TRACT 16285-2, LANDSCAPE MANAGEMENT ASSESSMENT DISTRICT (LMAD).

and, as a condition of approving said Subdivision, the Principal is required to give Labor and Material Payment Bond as herein provided.

NOW, THEREFORE, if said Principal and/or contractor or subcontractor fails to pay for any materials, provisions, or rented equipment used in, upon, or for or about the construction of the public improvements for performance of the work to be done, or any work or labor done of any kind, in or on such improvements, said surety will pay the same in an amount not exceeding the sum set forth above.

This bond shall insure to the benefit of the contractor, his subcontractors, and to persons renting equipment or furnishing labor and materials to them for the improvements.

SIGNED, SEALED, DATED: **AUGUST 28, 2003**

LB/L-SUNCAL II VICTOR VALLEY, LLC,
A Delaware Limited Liability Company
(Principal)

By: SEE ATTACHED SIGNATURE PAGE

ARCH INSURANCE COMPANY
(Surety)

By: _____
D.J. PICARD, Attorney In Fact

DIRECT CORRESPONDENCE TO :
ARCH INSURANCE COMPANY, PO BOX 41375, 7470 N. FIGUEROA ST., LOS ANGELES, CA 90041
PHONE (323) 257-8291 • FAX (323) 256-7218

CITY OF
VICTORVILLE

760-955-5000
FAX 760-245-7243
email: vville@ci.victorville.ca.us

14343 Civic Drive
P.O. Box 5001
Victorville, California 92393-5001

AGENDA ITEM

CITY COUNCIL MEETING OF: July 18, 2006

SUBMITTED BY: John A. McGlade
City Engineer

DATE: July 10, 2006

SUBJECT: Release of 80% of the offsite Sewer Bond and acceptance of the work into the public maintenance system for Tract 15295.

RECOMMENDATION: Approval of 80% of Release of the Faithful Performance bond only for sewer and acceptance of the work.

FISCAL IMPACT: None

Finance Dept. Use Only
Additional Appropriation
☐ No _____
☐ Yes/$ Amount _____
Finance Director Review
$ Approval _____

DISCUSSION: Tanamera Homes has requested an 80% release of the offsite Sewer Bond for Tract 15295. The sewer work has been completed satisfactorily and the Engineering Dept. recommends a release of 80% of the Faithful Performance Bond and acceptance of the work into the public maintained system for the offsite sewer. The remaining 20% will be held for the one-year warranty period.

Tract 15295 Offsite Sewer Bond SU5018387

Consent
#18O
7-18-06

RECEIVED
JUL 10 2006
ENGINEERING DEP

Via Facsimile Machine – (760) 955-5159

July 7th, 2006

Helen Wilson
Engineering Department
City of Victorville
14343 Civic Drive
Victorville, California 92392

Re: Reduction of Off-Site Sewer Bond

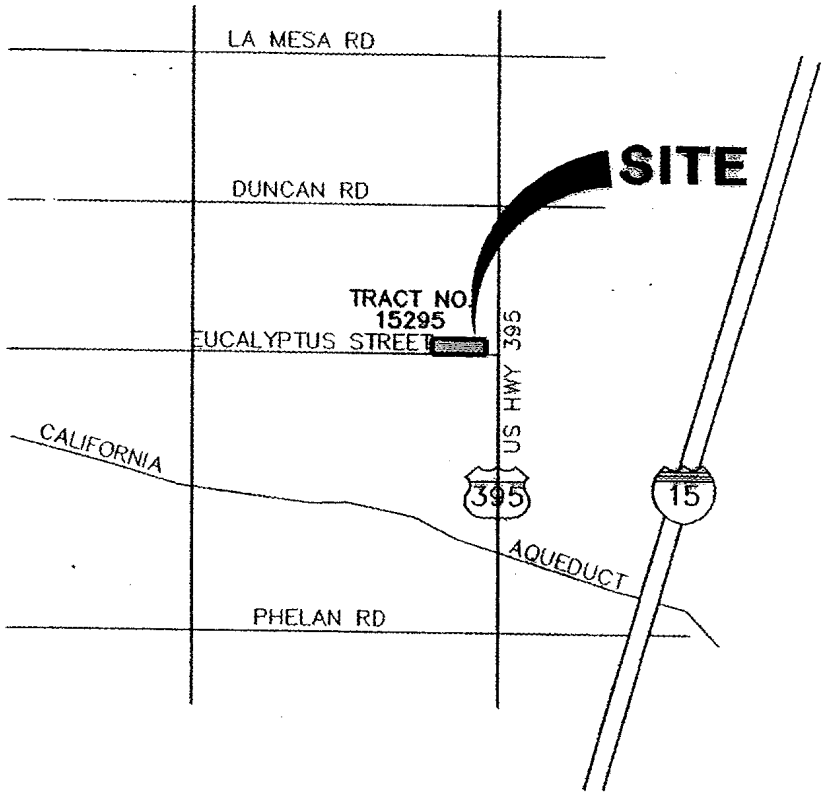
Dear Ms. Wilson:

At this time Savannah Homes, LLC formally requests an 80% reduction of our Off-Site Sewer Bond for Tract 15295. The number on this bond is SU5018387 and the amounts are $257,245.00 and $128,622.50. The off-site sewer has been inspected and found acceptable to the City and is ready to enter into our one year warranty period.

Thank you for all your help with this matter.

Sincerely,

Megan Kenny
Project Coordinator



VICINITY MAP

N.T.S.

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CITY OF
VICTORVILLE

760-955-5000
FAX 760-245-7243
email: vville@ci.victorville.ca.us
14343 Civic Drive
P.O. Box 5001
Victorville, California 92393-5001

AGENDA ITEM

CITY COUNCIL MEETING OF: July 18, 2006

SUBMITTED BY: John A. McGlade
City Engineer

DATE: July 10, 2006

SUBJECT: Release of 80% of the Street and Sewer Bonds and acceptance of the work into the public maintenance system for Tract 14199-1.

RECOMMENDATION: Approval of 80% of Release of the Faithful Performance Bond only for streets and sewer and acceptance of the work.

FISCAL IMPACT: None

Finance Dept. Use Only
Additional Appropriation
☐ No _____
☐ Yes/$ Amount _____
Finance Director Review
$ Approval _____

DISCUSSION: American Housing Group has requested an 80% release of the Street and Sewer Bond for Tract 14199-1. The street and sewer work has been completed satisfactorily and the Engineering Dept. recommends a release of 80% of the Faithful Performance Bond and acceptance of the work into the public maintained system for streets and sewers. The remaining 20% will be held for the one-year warranty period.

Tract 14199-1 Street & Sewer Bond No.828869S

Consent
#18P
7-18-06

AMERICAN HOUSING GROUP

January 10, 2006

City of Victorville
14343 Civic Drive
Victorville, CA 92392

Attention: Helen Wilson, Engineering Department

Re: Tract 14199

Dear Helen:

We have made all of the necessary improvements on Tract 14199, Lots 1 – 66, on Butte, Great Falls, and Ottawa. We are looking for a reduction or release of the bonds.

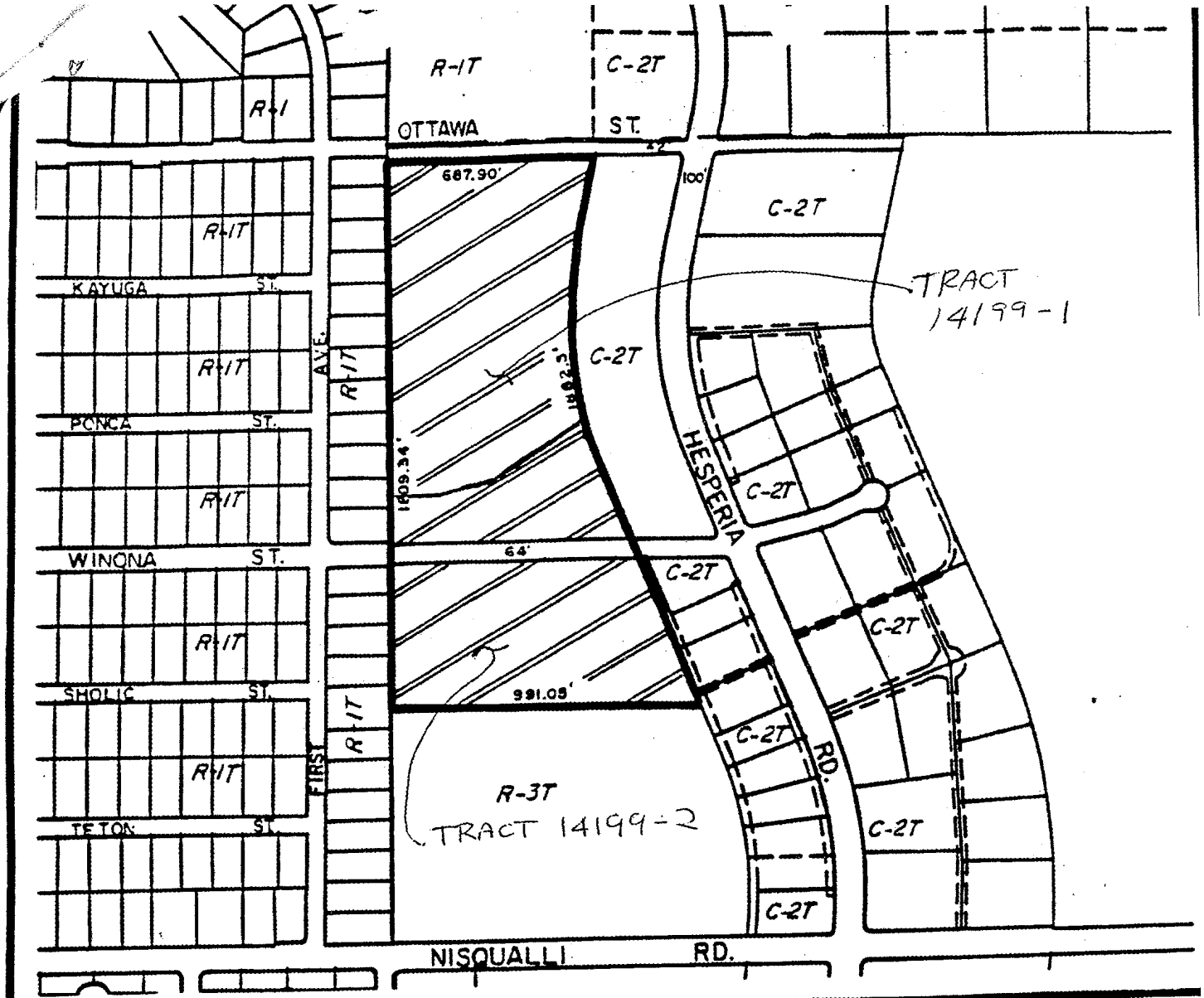
Please submit this request to the city counsel for action.

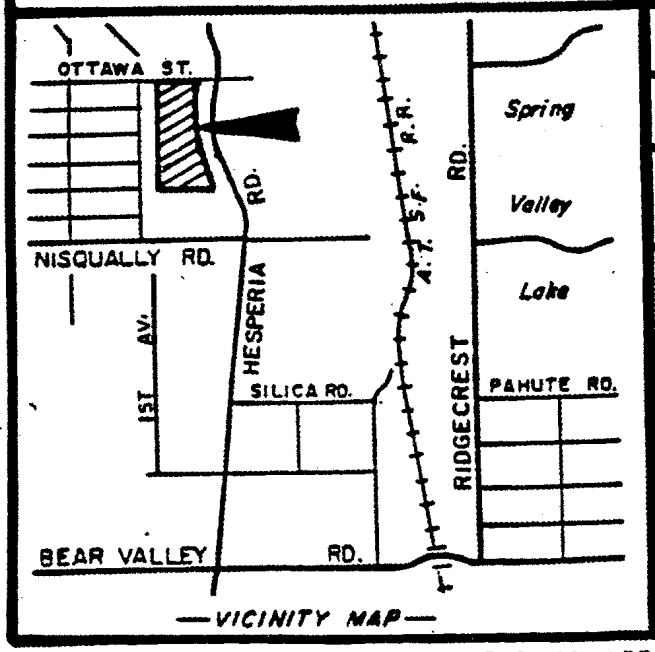
Sincerely,

James Tatum

JT:jm

14298 ST. ANDREWS DRIVE, SUITE 4, VICTORVILLE, CA 92395 • 760-245-1933 • FAX: 760-245-2283





TITLE: **PROPERTY LOCATION MAP**

ZONING: R-1TB6000	AREA: 28.72 AC.
A. P. NO: 481-031-05 & 06	

LOCATION: West of Hesperia Rd., south of and abutting the logical extension of Ottawa St., north of Nisqualli Rd. and east of First Ave.

DR. BY: CCD	DATE: 12-23-91	CASE NO. Dan TT-2-89 (M)

PREPARED BY: PLANNING DEPARTMENT, CITY OF VICTORVILLE, CA.

GRAPHICS ARE DIAGRAMATIC ONLY-NOT TO SCALE

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CITY OF
VICTORVILLE

760-955-5000
FAX 760-245-7243
email: vville@ci.victorville.ca.us
14343 Civic Drive
P.O. Box 5001
Victorville, California 92393-5001

AGENDA ITEM

CITY COUNCIL MEETING OF: July 18, 2006

SUBMITTED BY: John A. McGlade
City Engineer

DATE: July 10, 2006

SUBJECT: Release of the remaining 20% of the Sewer Bond for Tract 13908-2.

RECOMMENDATION: Approval of the remaining 20% release of Faithful Performance Bond for sewer and the associated Labor and Materials Bonds.

FISCAL IMPACT: None

Finance Dept. Use Only
Additional Appropriation
☐ No _____
☐ Yes/$ Amount _____
Finance Director Review
$ Approval _____

DISCUSSION: American Heritage Communities has requested an exoneration of the Sewer Bond for Tract 13908-2. This work has been completed satisfactorily, the warranty period has been met and the Engineering Dept. recommends release of the remaining 20% for Sewers and the Faithful Performance Bond and associated Labor and Material Bonds..

Tract 13908-2 Sewer Bond No.B34223491

Consent
#18Q
7-18-06

American Heritage Communities
15392 Bonanza Road ,Suite A
Victorville , CA 92392

(760) 241-6212
Fax (760) 241-6702

June 12 , 2006

City of Victorville
Engineering Dept.
14343 Civic Dr.
Victorville, CA 92392

Dear Helen:

American Heritage Communities is requesting Bond Exoneration for Tract 13908-2 , In Tawney Ridge.

Street Improvement Bond #B34223490 - $26,545.40 Sewer Bond #B34223491-$657.40

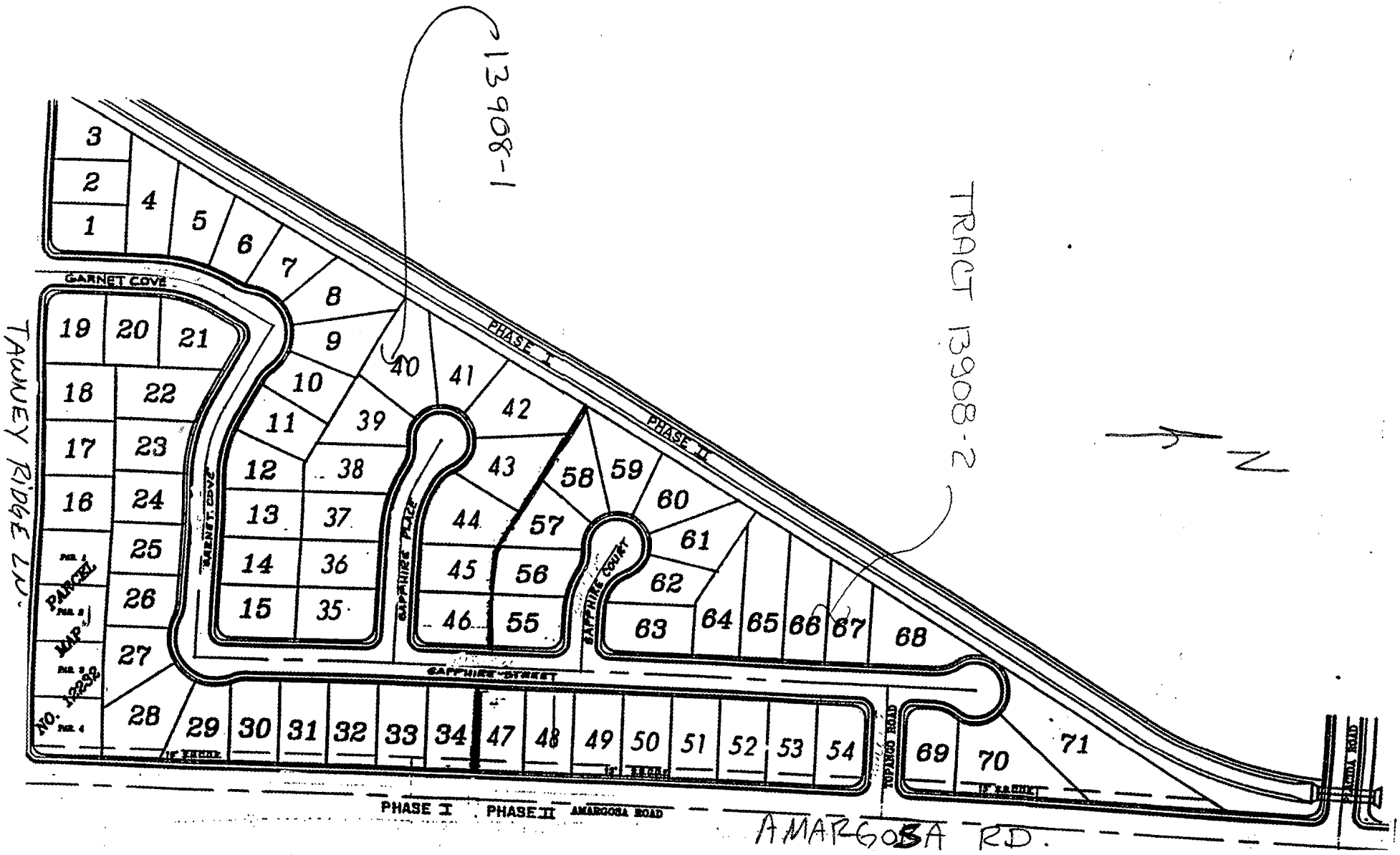
Monument Bond #B34223492 - $745.60

Thank you for your help in this matter.

Sincerely,

American Heritage Communities

Mark Rowling
Managing Partner



13908-1
TRACT 13908-2
N
GARNET COVE
PHASE I
PHASE II
GARNET COVE
SAPPHIRE PLACE
SAPPHIRE COURT
SAPPHIRE STREET
TOPANGO ROAD
PLACIDA ROAD
PHASE I
PHASE II
AMARGOSA ROAD
AMARGOSA RD.
TAWNEY RIDGE LN.
PARCEL MAP NO. 12232

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CITY OF
VICTORVILLE

(760) 955-5000
FAX (760) 245-7243
E-mail: vville@ci.victorville.ca.us

14343 Civic Drive
P.O. Box 5001
Victorville, CA 92393-5001

AGENDA ITEM

CITY COUNCIL MEETING OF: July 18, 2006

SUBMITTED BY: Adair M. Patterson ap/am
Director of Finance

DATE: July 5, 2006

SUBJECT: **Notice of Completion #CC05-011, Asbestos Abatement & Building Demolition**

RECOMMENDATION: That the Honorable City Council accept as completed the above referenced project.

FISCAL IMPACT: none

Budget Amount:

Budget Account No.:

--Finance Dept. Use Only--
Additional Appropriation:

✓ No
____ Yes/$Amount:

Finance Director Review and Approval ap/am

DISCUSSION:

The original contract (final Phase) for the above captioned project has been satisfactorily completed and inspected. The Building and Safety Department would recommend acceptance of the project and the filing of the Notice of Completion.

AMM/cc

cc: Bill Webb, Director of Development Department

Consent
#18R
7-18-06

Recording Requested By:

CITY OF VICTORVILLE

And When Recorded Mail To:

City of Victorville
P.O. Box 5001
Victorville, CA 92393-5001

Space above this line for Recorder's Use

PUBLIC CONTRACT
NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN THAT:

1. The work of improvement set forth in the contract documents for this project #CC05-011, Asbestos Abatement and Building Demolition (First Phase), was successfully completed on April 4, 2006.

2. The full name and address of the contractor is: George Bryant Construction
9333 Golden Street
Alta Loma, CA 91737-2821

3. The location of the project is: Various City of Victorville Locations

4. Any communications relating to the subject work of improvement shall be directed to the Building t Department, City of Victorville, 14343 Civic Drive, Victorville., California 92392.

City of Victorville - Owner

Dated: _____

Bill Webb
Development Dept. Director

The CITY OF VICTORVILLE in accordance with minute action taken this 20th day of June, 2006 hereby accepts the above work of improvements as set forth in the contract documents and all change orders applicable thereto subject to the guarantees as set forth in said contract documents.

Dated: _____

Mike Rothschild
MAYOR OF THE CITY OF VICTORVILLE

ATTEST:

CITY CLERK

STATE OF CALIFORNIA }
COUNTY OF SAN BERNARDINO }
CITY OF VICTORVILLE }

On _____, 2006, before me, _____personally appeared _____personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____

(THIS AREA FOR OFFICIAL NOTARIAL SEAL)

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CITY OF
VICTORVILLE

760-955-5000
FAX 760-245-7243
email: vville@ci.victorville.ca.us
14343 Civic Drive
P.O. Box 5001
Victorville, California 92393-5001

A G E N D A I T E M

CITY COUNCIL MEETING OF: **July 10, 2006**

SUBMITTED BY: John A. McGlade
City Engineer

DATE: July 18, 20062002

SUBJECT: **CONTINUED SECOND READING OF ORDINANCE No. 2147 ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VICTORVILLE ADDING SECTION 12.36.070"Commercial Vehicle Parking" TO THE VICTORVILLE MUNICIPAL CODE**

RECOMMENDATION: If City Council approves of the changes as recommended, then adopt Ordinance No. 2147 "Commercial Vehicle Parking"

FISCAL IMPACT:

--Finance Dept. Use Only --
Additional Appropriation
No
Yes/$Amount _____
Finance Director Review
$Approval _____

Budget Amount No.:
Budget Account No.:

DISCUSSION: At the regular meeting of the City Council of the City of Victorville, the minutes of the June 1, 2006 Traffic Advisory Committee were approved. The item dealing with regulating commercial vehicle parking requires a Section to be added to the Victorville Municipal Code. The attached Ordinance No. 2147 would add a Section to Title 12, "Vehicles and Traffic" of the Victorville Municipal Code which would restrict parking of commercial vehicles (12,000# or more gross vehicle weight) on a portion of designated truck routes lying within 1,000 feet of residential districts. This would for example prohibit commercial vehicle parking on portions of Hesperia Rd, Mariposa Rd, and all of Green Tree Blvd. Currently, commercial vehicle parking occurs on Hesperia Rd north of Green Tree Blvd, and on Mariposa Rd adjacent to the Palmdale northbound off ramp, across from Quality Inn-Green Tree.

Written
#19
7-18-06

In some instances, it will be very difficult for a truck driver, unfamiliar with the area, to determine whether the location on a truck route that he chooses to park lies within 1,000 feet of a residential district. Should City Council choose to adopt this Ordinance, staff recommends that City Council authorize the City Engineer to cause the installation of appropriate signs posting such restricted portions.

ORDINANCE NO. 2147

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VICTORVILLE ADDING SECTION 12.36.070, "COMMERCIAL VEHICLE PARKING" TO THE VICTORVILLE MUNICIPAL CODE

WHEREAS, the City Council of the City of Victorville (the "City Council") has determined that the public health, safety and welfare of residents of the City of Victorville ("the City") are adversely affected by the parking of commercial vehicles on a portion of a designated truck route within 1000 feet of a residential district in the City; and

WHEREAS, the proliferation of the parking of commercial vehicles in residential districts and on vacant lots or unimproved properties is a vital concern to the City; and

WHEREAS, the City Council has the authority to adopt an ordinance regulating the parking of commercial vehicles under section 22507.5 of the California Vehicle Code; and

WHEREAS, regulation of the parking of commercial vehicles will benefit the public health, safety and welfare of the residents of the City.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Title 12 of the Victorville Municipal Code is hereby amended to include Section 12.28.250, titled "Commercial vehicle parking," which shall read as follows:

12.28.250 Commercial vehicle parking.

(a) No person shall park or leave standing any commercial vehicle, truck, trailer or semi-trailer having a manufacturer's gross vehicle weight rating in excess of twelve thousand pounds (12,000 lbs.), at any of the following locations:

(1) On any portion of a highway, street, road, alley, or public right of way, which is a designated truck route lying within 1000 feet of a residential district;

(b) No person shall park or leave standing any unattached commercial trailer or semi-trailer on any public highway, street, road, alley, or right of way within the City.

(c) Any commercial vehicle, truck, trailer or semi-trailer, or any unattached commercial trailer or semi-trailer may be parked at any of the locations

listed in subsections (a) or (b) above, provided one or more of the following apply:

(1) Such parking is for the purpose of making pickups or deliveries of goods, wares or merchandise from or to any building or structure located on or next to such location; or

(2) Such parking is for the purpose of delivering materials to be used in the actual bona fide repair, alteration, remodeling or construction of any building or structure next to such location, for which a building permit has previously been obtained; or

(3) Such parking is for the purpose of removing debris from or next to such location; or

(4) Such parking is in connection with, and in the aid of, performance of a service to or on a property in the block on which such vehicle is parked; or

(5) Such parking is in an area specifically designated by the City as "Commercial Vehicle Parking."

(d) The following shall not be considered a commercial vehicle, truck, trailer or semi-trailer, or unattached commercial trailer or semi-trailer, for the purposes of this section:

(1) Any school or passenger bus under the jurisdiction of the Public Utilities Commission; or

(2) Any vehicle owned by the city, county, state, public utility or licensed contractor engaged in the installation, maintenance or repair of any public property, utility or highway; or

(3) Any authorized emergency vehicle as defined by the California Vehicle Code; or

(4) Any attached or unattached trailer parked on improved commercially or industrially zoned property in conjunction with loading or unloading activities related to the business location; or

(5) Any attached or unattached trailer stored at a commercial vehicle storage facility that complies with city land use and zoning requirements; or

(6) Any large vehicles and/or heavy equipment parked in compliance with Section 18.58.080, "Prohibited on-site parking."

SECTION 3. Severability

The City Council declares that, should any provision, section, paragraph, sentence or word of this ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this ordinance as hereby adopted shall remain in full force and effect.

SECTION 4. Repeal of Conflicting Provisions

All the provisions of the Victorville Municipal Code as heretofore adopted by the City of Victorville that are in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. Effective Date

This ordinance shall take effect thirty (30) days after its second reading by the City Council.

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City of Victorville

14343 Civic Drive
P.O. Box 5001
Victorville, California 92392-5001

PHONE 760.955.5000
FAX 760.955.5199
vville@ci.victorville.ca.us
http://ci.victorville.ca.us

AGENDA ITEM

CITY COUNCIL MEETING OF: July 18, 2006

SUBMITTED BY: Rod E. Sorensen
Interim Director of Public Works

Date: June 5, 2006

SUBJECT:

Agreement between City of Victorville and Victor Valley Animal Protection League for the care and housing of City of Victorville animals at the Apple Valley animal shelter.

RECOMMENDATION:

Staff recommends that Your Honorable Council approve the Agreement between the City of Victorville and Victor Valley Animal Protection League.

FISCAL IMPACT:

Budget Amount 06/07: $627,281
5% increase included in 06/07 budget.
See page 2 of Agreement for fees.

Finance Dept. Use Only

Additional Appropriation:
? No
? Yes/$Amount: _____
Finance Director Review and Approval_____

DISCUSSION:

Animal Care and Control houses all stray and owner-relinquished animals at the Victor Valley Animal Protection League Shelter located at 21779 Zuni Road, Apple Valley, California. There is no other animal shelter in the High Desert that can accommodate the number of animals the City of Victorville impounds.

Written
#20
7-18-06

AGREEMENT

THIS CONTRACT is entered into in the State of California by and between the City of Victorville, hereinafter referred to as "CITY" and the Victor Valley Animal Protective League, Inc., hereinafter referred to as "SOCIETY", this 1st day of July, 2006.

WITNESSETH

The parties hereto do hereby agree as follows:

1. SOCIETY shall accept, impound, and dispose of any and all dogs, cats and other small animals which are brought to SOCIETY from the incorporated area of CITY by CITY's Animal Care and Control Officers, other officers authorized by CITY and CITY residents.

2. SOCIETY shall accept for impoundment and shall quarantine for the period prescribed in Section 7.04.190 of the Victorville Municipal Code any and all stray animals involved in bite cases which are delivered to its shelter by persons authorized in this Agreement. SOCIETY shall notify CITY when any such animal is delivered, giving CITY first right of refusal to quarantine such animal. SOCIETY shall notify CITY each month of the number and type of such animals held for observation and the number of days each animal was held.

3. SOCIETY shall require residents of CITY delivering stray dogs to sign an impound slip indicating that the dog is a stray dog. (For purposes of this Agreement, a stray dog shall be defined as any dog which has not been in the care and custody of the person delivering and declaring such dog to be a stray for a period in excess of six days.) The impound slip shall contain a description of the dog, address and phone number of person delivering the dog to SOCIETY, and location of where the dog was picked up. A copy of the signed impound slip shall accompany the monthly billing to the CITY.

4. SOCIETY shall, for and on behalf of CITY, destroy or otherwise dispose of all stray animals brought to SOCIETY by persons authorized in Paragraph 1, provided that no animal so impounded shall be destroyed or otherwise disposed of without notice to the owner of such animal, if that person is known. No dog or cat impounded under the provisions of Section 7.04.160 of the Victorville Municipal Code shall be destroyed or otherwise disposed of before 96 hours have elapsed from the time said dog or cat was apprehended, except when directed by the County Department of Public Health to immediately dispose of any animal delivered to SOCIETY, or which is so severely injured as to warrant being immediately euthanized or so ill as to present a hazard to other impounded animals.

5. SOCIETY shall provide a method of animal euthanasia acceptable to the State and CITY.

6. SOCIETY shall maintain records of all dogs and all other species delivered to SOCIETY by parties authorized in Paragraph 1. SOCIETY shall report to CITY not later than the 10th day of each month the total number of each species of each animal delivered to SOCIETY during the previous month. The CITY shall allow the SOCIETY to use computer printouts, that are mutually agreed upon by CITY and SOCIETY, for impound slips and reports submitted to the CITY.

7. SOCIETY employees shall be deputized and authorized to collect CITY's license, apprehension, shelter and related penalty fees at the shelter as directed by CITY, for all dogs released from the shelter to residents of CITY. SOCIETY officers, agents and/or employees shall also collect the requisite sums for rabies vaccination where required. Such license forms and receipt books as may be deemed necessary by CITY will be furnished to SOCIETY by CITY.

8. All monies collected by SOCIETY for CITY in connection with this Agreement shall be deposited in the SOCIETY account and shall be paid to CITY on or before the 10th day of each month for the month preceding.

9. In consideration of the above services, CITY shall pay SOCIETY the following fees:

    (1) Owned and stray dogs and puppies held for 96 hours and destroyed - $36.75/dog.

    (2) Animals held for quarantine and observation in accordance with Paragraph 2 - $14.75/day.

    (3) Animals (other than cats and kittens) owned and stray destroyed as authorized herein - $17.35/animal.

    (4) Dogs held for license check - $14.75/day.

    (5) Animals disposed of after quarantine or license check - $17.00/animal.

    (6) Owned and stray cats and kittens destroyed as authorized herein - $14.75/cat.

    (7) Owned and stray dead animals delivered to SOCIETY by parties authorized in Paragraph 1 - $11.00/animal.

    (8) Owned and stray cats held for 96 hours and destroyed - $23.00/cat.

10. SOCIETY shall be paid monthly upon receipt of SOCIETY invoice for services rendered during the previous month.

11. It is agreed that SOCIETY is an independent contractor hereunder; that the officers and employees of SOCIETY are not the agents, officers or employees of the CITY; that SOCIETY shall maintain and enforce a policy of Workmen's Compensation Insurance, covering its officers and employees if qualified for such coverage.

12. SOCIETY as an independent contractor shall operate its shelter in compliance with the requirements of SB 1785.

13. CITY will defend and hold harmless said SOCIETY, its officers and employees from any liability or claim arising from the performance of any of said acts in accordance with CITY and this Agreement, except as to any act which results from negligence or willful misconduct of said officers and employees.

14. SOCIETY books of CITY accounts shall be made available to the City Auditors for audit purposes, provided such audit is performed during regular office hours on regular working days.

15. In accordance with AB1856, the SOCIETY and CITY shall divide all unclaimed deposits equally.

16. This Agreement shall be effective July 1, 2006, and shall remain in effect through June 30, 2007, but shall automatically be renewed for successive one-year periods unless otherwise terminated or amended. Notwithstanding the foregoing, either party may terminate this Agreement at any time upon sixty (60) days prior written notice to the other party.

THIS AGREEMENT supersedes all previous agreements between the parties.

CITY OF VICTORILLE

_____
Mayor

ATTEST:

_____
City Clerk

VICTOR VALLEY ANIMAL PROTECTIVE LEAGUE

_____

_____
Title

APPROVED AS TO FORM AND CONTENT:

_____
City Attorney

CITY OF
VICTORVILLE

760-955-5000
FAX 760-245-7243
email: vville@ci.victorville.ca.us
14343 Civic Drive
P.O. Box 5001
Victorville, California 92393-5001

AGENDA ITEM

CITY COUNCIL MEETING OF: July 18, 2006

SUBMITTED BY: John A. McGlade
City Engineer

DATE: June 29 2006

SUBJECT: Appropriation of Funds for Bear Valley Road Culvert

RECOMMENDATION: That City Council approve the appropriation of funds in the amount of $50,000 for the emergency repair of the Bear Valley Road Culvert from the Storm Drain Utility fund.

FISCAL IMPACT: $50,000

Budget Amount: -0-
Budget Acct. No.:
Storm Drain Utility Fee 30800

Finance Dept. Use Only
Additional Appropriation
☐ No
☑ Yes/$ Amount $50,000
Finance Director Review
$ Approval

DISCUSSION : In January 2005 Home Depot on Bear Valley commenced repairs on the storm drain traversing their center, which experienced catastrophic failure. When the Home Depot was constructed they elected to use a ribbed type HDPE pipe. The cause of the failure is unknown. During this replacement effort their contractor discovered that some of this pipe existed in the right of way of Bear Valley Road. This type of pipe has not been approved by the City for use in City maintained storm drain systems. I was made aware of the issue and made a decision to have the Home Depot contractor remove that portion lying within the public right of way and replace with reinforced concrete pipe. This was an emergency repair and pursuant to the City's purchasing policy and public contract code is exempt from the public bidding process. The original amount that the contractor wanted to charge was $76,710. Staff has negotiated that amount down to $50,000.

Written
#21
7-18-06

3800 West Chapman Avenue • Orange, CA 92868
(714) 940-3500

INVOICE

RECEIVED
JUN 2 0 2006
ENGINEERING

June 23, 2006

Mr. Sean McGlade, City Engineer
City of Victorville
Engineering Department
14343 Civil Drive
Victorville, CA 92392

Jobsite Location: 15150 Bear Valley Road, Victorville, CA.

Reimbursement for emergency storm drain repair at 15150 Bear Valley Road.
Removed and installed storm drain line, sidewalk, street section, etc.
..... **$50,000.00**

Please send check to: The Home Depot USA, Inc.
Attn: Mr. Jim Sadler
3800 W. Chapman Avenue
Orange, CA 92868

USA
Proud Sponsor

CITY OF
VICTORVILLE

(760) 955-5000
FAX (760) 245-7243
E-mail: vville@ci.victorville.ca.us

14343 Civic Drive
P.O. Box 5001
Victorville, CA 92393-5001

AGENDA ITEM

CITY COUNCIL MEETING OF: July 18, 2006

SUBMITTED BY: Adair M. Patterson ap/aom
Director of Finance

DATE: June 27, 2006

SUBJECT: **CITY OF VICTORVILLE INVESTMENT POLICY**

RECOMMENDATION: Council approval of Investment Policy.

FISCAL IMPACT: None

Budget Amount: None

Budget Account No.: None

--Finance Dept. Use Only--
Additional Appropriation:

✓ No
____ Yes/$Amount:

Finance Director Review and Approval Adair Patterson /aom

DISCUSSION: The policy of the City of Victorville is to invest public funds in a prudent manner, which will provide the maximum security while meeting the daily cash flow needs and conforming to all statutes governing the investment of public funds.

The purpose of the Investment Policy is to identify the policies guiding prudent investment of the City's temporarily idle funds and to establish guidelines and objectives for suitable investments. The City shall not invest any funds in inverse floaters, range notes, mortgage derived interest-only strips or any security that could result in zero interest accrual if held to maturity.

The City of Victorville's Investment Policy will be reviewed on an annual basis by City Council to ensure its consistency with respect to the overall objectives of safety, liquidity and yield.

AMP/cb

Attachment: Investment Policy

Written
#22
7-18-06

CITY OF VICTORVILLE
INVESTMENT POLICY

PURPOSE

It is the policy of the City of Victorville to invest public funds in a prudent manner which will provide the maximum security while meeting the daily cash flow needs and conforming to all statues governing the investment of public funds.

The purpose of this document is to identify the policies guiding prudent investment of the City's temporarily idle funds and to establish guidelines and objectives for suitable investments including: prudence, investment authorized, selection of depositories, broker/dealer, collateralization, safekeeping, reporting and policy review.

GOALS

The standard of prudence to be used by investment officials shall be the "prudent person" standard and shall be applied in the context of managing an overall portfolio. Investment officers acting in accordance with written procedures and this investment policy and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely fashion and the liquidity and the sale of securities are carried out in accordance with the terms of this policy.

Investment shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived.

OBJECTIVES

Temporarily idle or surplus funds of the City of Victorville shall be invested in accordance with principles of sound treasury management and in accordance with provisions of California Government Code sections 53600 et seq., the Municipal Code, and this investment Policy.

A. Overall Risk Profile

The basic objectives of the City of Victorville's investment program are, in order of priority:

1. Safety of invested funds;
2. Maintenance of sufficient liquidity to meet cash flows needs; and
3. Attainment of the maximum yield possible consistent with the first two objectives.

B. Achievement of Objectives

The achievement of these objectives shall be accomplished in the manner described below:

1. Safety

The City shall insure the safety of its invested funds by limiting credit and interest rate risks. Credit risks are the risks of loss due to the failure of the security issuer or backer. Interest rate risk is the risk that the market value of portfolio securities will fall due to an increase in general interest rates.

a. Credit Risk will be mitigated by:

i. Limit investments to the safest types of securities;

ii. Pre-qualifying with an established procedure the financial institutions with which it will do business;

iii. Diversifying the investment portfolio so that the failure of any one issuer or backer will not place an undue financial burden on the City.

b. Interest rate risk will be mitigated by:

i. Structuring the City's portfolio so that securities mature to meet the City's cash requirements for ongoing operations, thereby, avoiding the need to sell securities on the open market prior to their maturation to meet those specific needs;

ii. Investing primarily in short- term securities, money markets, mutual funds, or similar investment pools.

c. The physical security or safekeeping of the City's investments is also an important element of safety. Detailed safekeeping requirements are defined in the section of this policy entitled "Safekeeping of Securities and Certificates of Deposit (CD)".

2. Liquidity

The City's financial portfolio must be structured in a manner, which will provide that securities mature at approximately the same time as cash is needed to meet anticipated demands. Additionally, since all possible cash demands cannot be anticipated, the portfolio should consist largely of securities with active secondary or resale markets. The specific percentage mix of different investment instruments and maturities is described herein.

3. Yield

Yield on the City's investment portfolio is of tertiary importance compared to the safety and liquidity objectives described above. Investments are limited to relatively low- risk securities in anticipation of earning a fair return relative to the risk being assumed. While it may occasionally be necessary or strategically prudent of the City to sell a security prior to maturity to either meet unanticipated cash needs or to restructure the portfolio, this policy specifically prohibits trading securities for the sole purpose of speculating or taking an unhedged position on the future direction of interest rates. Specifically, "when, as and if issued" trading and open ended portfolio restructuring transactions are prohibited.

C. Time Frame for Investment Decisions

The City's investment portfolio shall be structured to provide that sufficient funds from investments are available every month to meet the City's anticipated cash needs. Subject to the safety provisions outlined above, the choice of investment instruments and maturities shall be based upon an analysis of anticipated cash needs, existing and anticipated revenues, interest rate trends and specific market opportunities. As a general rule, the average maturity of the investment portfolio will not exceed three years, and no investment will have a maturity of more than five years from its date of purchase.

INVESTMENT PARAMETERS

A. Types of Investment Authorized

The City may invest unexpended funds through banks, saving and loans, authorized broker/dealers, and the State Local Agency Investment Fund ("LAIF").

No investment shall have maturity greater than five years. Combined investments with maturities greater than one year shall not exceed 70% of the total portfolio. Funds may be invested only in the following:

1) United States Treasury notes, bonds, bills, or certificates of indebtedness, or those for which the faith and credit of the United States are pledged for the payment of principal and interest.

2) The Local Agency Investment Fund (LAIF).

3) Collateralized and/or insured demand deposits in nationally or state chartered banks or states or federal associations (as defined by Section 5102 of the Financial Code).

4) Certificates of deposit issued by a nationally or state-chartered bank or a state or federal association (as defined by Section 5102 of the Financial code) maturing in

two years or less, the total of which shall not exceed 15% of the total portfolio, and which shall be insured by each institution at the maximum amount required by regulations of the F.D.I.C. and any amount above the insured amount must be collateralized in accordance with State Law.

5) Federal agency or United States government-sponsored enterprise obligations, participations, or other instruments, including those issued by or fully guaranteed as to principal and interest by federal agencies or United States government-sponsored enterprises.

   Agencies of the Federal Government, maturing in five years or less, the total of which shall not exceed 75% of the total portfolio, as follows:

   a. Federal National Mortgage Association (Fannie Mae).

   b. Government Nation Mortgage Association (Ginnie Mae) in an amount not to exceed 20% of the total portfolio.

   c. Federal Home Loan Mortgage Corporation (Freddie Mac).

   d. Federal Home Loan Bank (FHLB).

   e. Federal Farm Credit banks (FFCB).

   f. Federal Agricultural Mortgage Corporation (FAMC).

6) Money market mutual funds. Shares of beneficial interest issued by diversified management companies that are money market funds registered with the Securities and Exchange Commission under the Investment Company Act of 1940(15U.S.C.Sec.80a-1et seq.), the total of which shall not exceed 5% of the total portfolio. To be eligible for purchase the money fund shall be an "AAA" rated Government or U.S. Treasury money fund. In addition, the company shall have met either of the following criteria: (A) Attained the highest ranking or the highest letter and numerical rating provided by not less than two nationally recognized statistical rating organizations. (B) Retained an investment adviser registered with the Securities and Exchange Commission with not less than five years' experience managing money market mutual funds with assets under management in excess of five hundred million dollars ($500,000,000).

The percentages limitations listed above on the amount of the City's portfolio that may be invested in each investment category or issuer apply at time of purchase.

B. Prohibited investments

Investments by the City in securities permitted by the California Government Code but not specifically approved by this investment policy are prohibited without the prior approval of the City Council.

As required by California Government Code Section 53601.6, the City shall not invest any funds in inverse floaters, range notes, mortgage derived interest-only strips or any security that could result in zero interest accrual if held to maturity.

No representative of the City is authorized to engage in margin transactions, derivatives, nor reverse repurchase agreements on behalf of the City.

C. Qualification of Brokers, Dealers, and Financial Institutions

United States Treasury issue transactions shall be conducted only with the Federal Reserve, or the bank providing banking services for the City, or broker/dealers currently authorized to provide investment services to the City.

The City Treasurer shall maintain a list of financial institutions and broker/dealers authorized to provide investment services to the City. The authorized financial institutions and broker/dealers shall maintain an office in the State of California, and shall qualify under the Securities & Exchange Commission Rule 15C3-1(uniform net capital rule). If at any time the City Treasurer learns that a financial institution or broker/dealer does not maintain an office in the State of California or no longer qualifies under the SEC Rule 15C3-1, the Treasurer shall immediately notify the City Council and shall place the item on the next agenda. Annually, all authorized firms must supply the City Treasurer with a current audited financial statement and documents verifying compliance with Rule 15C3-1.

D. Collateralization Requirements

Uninsured time deposits with banks and savings and loans shall be collateralized in the manner prescribed by law for depositories accepting municipal investment funds.

E. Ethics & Conflicts of Interest

Officers and employees involved in the investment process shall refrain from personnel business activity that could conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions. Such employees and investment officials shall disclose to the City Council and the City Manager any material financial interests in financial institutions that conduct business within this jurisdiction, and they shall further disclose any large personnel financial/investment positions that could be related to the performance of the City's portfolio. Such employees and officers shall subordinate their personal

investment transactions to those of the City, particularly with regard to the time of purchases and sales.

F. Pre-formatted Wire Transfers

Wherever possible, the City shall use pre-formatted wire transfers to restrict the transfer of funds to pre-authorized accounts only. When transferring funds to an account, the bank is required to call back a second authorized employee for confirmation that the transfer is authorized. Wire transfers between brokers and/or security dealers are prohibited. Wire transfers directly between LAIF and the City's safekeeping bank are permitted.

G. Notice of Policy

The City shall send a copy of the current edition of this Investment Policy and enabling resolution upon opening an account and annually to brokers/ dealers, which are approved to handle City of Victorville investments. Receipt of the policy and authorizing resolution, including confirmation that it has been reviewed by persons handling the City's account, shall be acknowledged in writing within thirty days.

H. Place and Time for Conducting Business

Investment transactions shall be conducted from City Hall during normal business hours unless a sufficient number or authorized signatories are unavailable at City Hall to complete the investment transaction.

I. Investing Bond Proceeds

For the purpose of this section, "Bond Proceeds" shall include any notes, bonds, or other instruments issued on behalf of the City of Victorville, or any other District or Corporation for which the members of the City Council serve as the governing body. Should the City of Victorville elect to issue bonds for any purpose, the Indenture of Trust shall be the governing document specifying allowable investments for the proceeds of the issue as prescribed by law. The section of any Indenture of Trust which specifies allowable investments shall be presented to the Governing body for approval. If the bond documents are silent as to the permitted investments, bond proceeds shall be invested in securities permitted by this policy. With respect to maximum maturities, if in the opinion of the City Treasurer matching the segregated investment portfolio of the bond reserve fund with the maturity schedule of an individual bond issue is prudent given current economic analysis, the policy authorizes extending beyond the five-year maturity limitation.

SAFEKEEPING OF SECURITIES AND CERTIFICATES OF DEPOSIT (CD)

A. Safekeeping Agreement

The City shall contract with a bank or trust company for the safekeeping of securities, other than CDs, LAIF, and money market mutual funds, which are owned by the City as part of its investment portfolio. All investments held by the third party custodian for the City of Victorville shall be evidenced by safekeeping receipts.

B. Handling of City-Owned Securities and Certificates of Deposit

All CDs owned by the City shall be held by the City. The collateral for CDs purchased from a nationally or state chartered bank or state or federal association (as defined by Section 5102 of the Financial Code) shall be held by the Federal Home Loan Bank. The collateral for CDs purchased from banks shall be held in trust by the bank (if a safekeeping agreement has been executed) or by a third party custodian. The collateral shall be monitored by the State of California Treasurer's office. Securities Clearance Section, Local Agency Administration.

C. Security Transfers

All Security transactions entered into by the City shall be conducted on a Delivery-Versus-Payment (DVP) basis. DVP is delivery of securities with an exchange of money for the securities and with an exchange of a signed receipt for the securities. All securities, except CDs and money market funds shall be held in an account in the City's name by a third party custodian designated by the City Treasurer. LAIF accounts may be held in either the name of the City and/or in the name of any subsidiary district or component unit of the City.

The authorization to release City Securities shall be provided either in writing, signed by two authorized signatories or by telephone to the appropriate bank or financial institution by an authorized City official other than the person who initiated the transaction. If instruction are provided by telephone, a written confirmation outlining details for the transaction and confirming the telephoned instructions shall be sent to the bank within five (5) working days.

Authorized City officials are the City Manager, the Director of Finance/ Treasurer, and the Assistant Director of Finance.

D. Verification of Certificates of Deposit Collateral

The collateral for certificates of deposits shall be an amount equal to a minimum of 110% of the deposited funds. The State of California Treasurer's office, Securities Clearance Section, Local Agency Administration will monitor the collateral held by the custodian of collateral pledged for local agency deposits.

RESPONSIBILITIES

A. Responsibilities of the Finance Department

The Finance Department is charged with responsibility for maintaining custody of all public funds and securities belonging to or under the control of the City and for the deposit and investment of those funds in accordance with principles of sound treasury management and with applicable laws and ordinances. However, duties related to day-to-day investment activities shall be performed by an official other than the person responsible for accounting for those investments.

B. Responsibilities of the Director of Finance

The Director of Finance is charged with responsibility for the conduct of all Finance department functions, and the development of procedures to implement this investment Policy as approved by the Councils.

C. Responsibilities of the City Manager

The City manager is responsible for directing and supervising the Director of Finance. He or she is responsible further to keep the City Council fully advised as to the financial condition of the City.

D. Responsibilities of the City's auditing firm

The City's auditing firm's responsibilities shall include, but not be limited to an annual review of the City's investment policy for compliance with the California Governments Codes relating to local government investment policies. The auditing firm shall test the City's investment activity for compliance with the City's investment policy and the applicable California Government Code relating to investments that may be purchased and held by local governments.

E. Responsibilities of the City Council

The City Council shall annually consider and adopt a written Investment Policy. As provided in that Policy, the Council shall receive, review, and accept Quarterly Investment Reports.

F. Responsibilities of the City Treasurer

The City Treasurer shall be responsible to carry out all investment actions.

G. Responsibilities of Investment Advisors, Brokers/ Dealers

Approved investment advisors shall provide the service within the following parameters:

1. All investments made on behalf of the City shall be accomplished in accordance with this Investment Policy.
2. All investment advisors must be explicitly authorized by the City Council.
3. All investment advisors must provide services within the scope of responsibility consistent with their contract with the City.

REPORTING

Pursuant to Government Code Section 53646, the Director of Finance shall prepare a quarterly Investment Report, including a management summary that provides an analysis of the status of the current investment portfolio and transactions made over the last quarter. This report shall be submitted to the City Council members within sixty (60) days following the end of the quarter.

The Quarterly Investment Report shall include the following:

- Type of investment instruments
- Issuer names
- Maturity date
- Par Value of investment
- Current rate of interest
- Purchase price
- Current market value and the source of the valuation
- Overall portfolio yield based on cost
- Weighted average days to maturity
- Included in each report and signed by the Director of Finance/ Treasurer: "The above Investments are consistent with the City's Investment Policy and Government Code Section 53646. All investment transactions during this period are included in this report. As Treasurer and Director of Finance of the City of Victorville, we hereby certify that sufficient investment liquidity and anticipated revenue are available to meet the next six (6) month's estimated expenditures."

ANNUAL REVIEW

This investment Policy shall be reviewed each year (no later than July 1) by the City Council to ensure its consistency with respect to the overall objectives of safety, liquidity, and yield. Proposed amendment to the policy shall be forwarded to the City Council for consideration.

CITY OF
VICTORVILLE

(760) 955-5000
FAX (760) 245-7243
E-mail: vville@ci.victorville.ca.us

14343 Civic Drive
P.O. Box 5001
Victorville, CA 92393-5001

AGENDA ITEM

CITY COUNCIL MEETING OF: July 18, 2006

SUBMITTED BY: MARK TAYLOR, Captain
Police Department

DATE: June 28, 2006

SUBJECT: **PRESENTATION REQUEST TO ADOPT RESOLUTION NO. 06-127 TO ENTER INTO CONTRACT FOR GRANT ASSISTANCE FROM STATE OF CALIFORNIA, DEPARTMENT OF ALCOHOL BEVERAGE CONTROL IN THE AMOUNT OF $96,293.00.**

RECOMMENDATION: That the City Council adopt Resolution 06-127

FISCAL IMPACT: None.

Budget Amount: None

Budget Account No.: None

DISCUSSION:

--Finance Dept. Use Only--
Additional Appropriation:

_____ No
_____ Yes/$Amount:

Finance Director Review and Approval_____

MT/pw

Attachment – Copy of Application

Written
#23
7-18-06

RESOLUTION NO. 06-127

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VICTORVILLE AUTHORIZING TO ENTER INTO A CONTRACT WITH THE STATE OF CALIFORNIA, DEPARTMENT OF ALCOHOL BEVERAGE CONTROL GOVERNING BOARD

WHEREAS, THE Victorville City Council desires to undertake a certain project designated as ABC Special Programs to be funded in part from funds made available through the Grant Assistance to Local Law Enforcement Agencies Project administered by the Department of Alcoholic Beverage Control (hereafter referred to as ABC);

NOW, THEREFORE, BE IT RESOLVED that the City Manager of the City of Victorville is authorized on its behalf to enter in contract with ABC and is authorized to execute on behalf of the City Council the attached contract, including any extensions of amendments thereof and any subsequent contract with the State in relation thereto, and that if an amendment to add additional funds is made to the original contract, an additional resolution is not necessary from the City Council to accept the additional funding.

IT IS AGREED that any liability arising out of the performance of this contract, including civil court actions for damages, shall be the responsibility of the grant recipient and the authorizing agency. The State of California and ABC disclaim responsibility for any such liability.

BE IT FURTHER RESOLVED that grant funds received hereunder shall not be used to supplant expenditures controlled by this body.

IT IS ALSO AGREED that this award is not subject to local hiring freezes.

STATE OF CALIFORNIA
STANDARD AGREEMENT
STD 213 (Rev 06/03)

AGREEMENT NUMBER
06G-LA39

REGISTRATION NUMBER

1. This Agreement is entered into between the State Agency and the Contractor named below:

STATE AGENCY'S NAME
Department of Alcoholic Beverage Control

CONTRACTOR'S NAME
City of Victorville through the Victorville Police Department

COPY

2. The term of this Agreement is: **July 1, 2006 through June 30, 2007**

3. The maximum amount $ of this Agreement is: **$96,293.00**

4. The parties agree to comply with the terms and conditions of the following exhibits which are by this reference mad a part of the Agreement:

Exhibit A - Scope of Work/Project Narrative	8 pages
Exhibit B - Budget Estimate	1page
Exhibit C - General Terms and Conditions	GTC 304*
Exhibit D - Payment Provisions	2 pages
Exhibit E - Special Terms and Conditions	1 page

Items shown with an Asterisk (*) are hereby incorporated by reference and made part of this agreement as if attached hereto. These documents can be viewed at www. ols.dgs.ca.gov/Stand+Language

IN WITNESS WHEREOF, this Agreement has been executed by the parties hereto.

CONTRACTOR

CONTRACTOR'S NAME *(If other than an individual, state whether a corporation, partnership, etc.)*
City of Victorville through the Victorville Police Department

BY (Authorized Signature)

DATE SIGNED *(Do not type)* 6/20/06

PRINTED NAME AND TITLE OF PERSON SIGNING
MARK TAYLOR, CHIEF OF POLICE

ADDRESS
14200 Amargosa
Victorville, CA 92392

STATE OF CALIFORNIA

AGENCY NAME
Department of Alcoholic Beverage Control

BY (Authorized Signature)

DATE SIGNED *(Do not type)*

PRINTED NAME AND TITLE OF PERSON SIGNING
Dennis J. Clear, Assistant Director, Administration

ADDRESS
3927 Lennane Drive, Suite 100
Sacramento, CA 95834

California Department of General Services Use Only

☐ Exempt per

PROJECT NARRATIVE

▶ Background

The City of Victorville is situated approximately 81 miles northwest of Los Angeles in San Bernardino County. Latest figures indicate that the residential population of Victorville is 90,647 and its surge in growth shows no signs of slowing.

The City of Victorville was incorporated on September 21, 1962, as a general law city with a population of approximately 8,110 and an area of 9.7 square miles. The city now encompasses 74 square miles. The Victor Valley includes the communities of Adelanto, Apple Valley, Hesperia, Lucerne Valley, Oak Hills, Phelan, Helendale, Spring Valley, Ore Grande, Pinion Hills, Wrightwood and Silver Lakes. Victorville is the business hub of the of the area and draws consumers from well beyond its borders, which is why it is represented by the motto "Key City of the High Desert". Victorville is the home of Victor Valley Community College now in its 44th year. The college is the principal postsecondary institution serving the Victor Valley.

Law enforcement services are provided by the Victorville Police Department, which has the distinction of being the San Bernardino County Sheriff's Department's first contract city, starting in 1962. Victorville Police employs 75 sworn personnel – 57 Deputies, 8 Detectives, with 10 supervisory and management positions. The sworn men and women perform a variety of assignments such as: Patrol, Investigations, Traffic Enforcement, and Special Projects. Victorville Police also has 36 Citizen on Patrol members, 15 Explorer Scouts and 7 Reserve Deputies. These volunteers donate thousands of hours to their community every year.

The 2006/2007 Multi-Agency grant will be managed by the Victorville Police Department. San Bernardino County is the largest County in the United States and covers approximately 20,160 square miles with approximately 90% of the area being desert. San Bernardino County has a population of over 2,000,000. The grant will cover 7 contract cities and 21 cities/communities. Within this area there are 410 on sale licensees, 328 off sale licensees and 5 non retail licensees for a total of 743 ABC license establishments. Although the desert area will be the main objective of the grant, officers assigned to the grant can respond to other areas of the county should a major issue arise.

Mission Statement

We believe in being a high performance, inclusive department with high professional standards of integrity, ethics and behavior – guided by the letter and spirit of the law, and the law enforcement code of ethics. We will relentlessly investigate criminal acts and arrest those guilty of violating the law, while building positive relationships with those we serve.

July 1, 2005 marked the start of Victorville's grant assistance program awarded by the Alcohol Beverage Control (ABC). The grant project is approximately 75% complete and

nearly all project objectives have been met. To date 32 Deputies have been trained regarding issues of ABC licensed establishments. 10 of the 32 have received training and have participated in IMPACT, Decoy and Shoulder Tap operations. Since July 1st a total of 7 Decoy programs, 12 Shoulder Tap operations, 72 IMPACT/ROSTF inspections, and two Cops-In-Shop programs were conducted, with one LEAD seminar at Victorville City Hall. The program has resulted in 89 arrests and 44 citations issued. To date we have filed seven accusations against licensees within the Victor Valley area. Our efforts have led to an enhanced partnership with the local District Attorneys Office who has dedicated Deputy District Attorney Barbara McClanahan to prosecute all ABC related Offences.

▶ **Problem Statement**

Victorville, like most communities in California, has experienced a dramatic increase in population and commercial business. According to recent State of California SWITS report, Victorville is the seventh highest city among comparable cities in the State of California when it comes to injury traffic collisions involving intoxicated minors. According to recent ABC statistical information, 163 Victorville businesses were licensed through ABC. Of that number, 56 % are identified as off-sale establishments. It is the off-sale premises where sales to minors often occur and where theft of alcohol beverages is most common. Historically, the majority of police attention is at the on-sale establishments, which account for the remaining 44% of licensees.

Alcohol associated crime has affected a great deal of our citizens. In 2005, 2977 people were cited/arrested for alcohol related incidents in the City of Victorville. There were 2185 collisions reported, 247 of which involved injuries with 12 fatalities. On December 29, 2003, a fatal traffic collision occurred in the city. Through investigation a surviving minor described the alcohol consumed prior to the crash being obtained by soliciting an adult to make the purchase for them, which are commonly referred to as a "shoulder tap". In June of 2005, a double homicide was committed at a local service station in the city. Through investigation it was determined there had been a large party in Apple Valley where a large amount of alcohol was consumed by minors. A fight occurred at the location and some of the minors left. They were followed to the service station where another group of subjects, who attended the party, shot and killed two of the minors. In February 2006 a California Highway Patrol Officer was struck and killed by a 20 year old intoxicated driver on IS-15 in Hesperia.

The #1 killer of our young people is alcohol. Underage drinking is at near epidemic proportions in this country. In 2004, over ten million people under the legal drinking age of 21 had consumed alcohol within a one-month period, according to a national survey. Almost seven million of them were binge drinkers and over two million were heavy drinkers. Right now, underage drinkers are responsible for consuming 10-20 percent of all alcohol sold in the United States. "Drinking is teen America's fatal attraction", says Joseph A. Califano, chairman of CASA. "Beer and other alcohol are implicated in the three top causes of teen deaths: accidents (including traffic fatalities and drowning), homicide and suicide". Those who start drinking before the age of 21 are more likely to be involved in fights, commit violent crimes, experience verbal, physical, or sexual violence, drive under the influence, and become alcohol dependent than those who wait

to drink legally. Over a quarter of those killed in motor vehicle crashes who were under the age of 21 had been drinking. Thousands of lives are being destroyed by alcohol. These are significant quality of life issues.

In the past, the Victorville Police had responded with the traditional law enforcement techniques such as extra patrols and bar checks: however, these methods were brief. They were designed to make a police presence known and to look for the most obvious problems. Although Victorville Police had observed some success with these techniques, the success was often temporary and the problems continued as law enforcement attention was diverted elsewhere. Likewise, in the effort to combat sales of alcohol to minors, many of those minors turned to the "shoulder tap" method. By standing outside of a liquor store or market, violators ask adults to buy them alcohol.

Unfortunately, enforcement alone was not enough to address the community problems associated with alcohol. A need for a more innovative approach was evident and in July 2004, the ABC awarded grant assistance to Victorville Police, which changed the way we did business. Bar checks and visits to off sale establishments were dramatically different as a result of an IMPACT/ROSTF approach. Success of the shoulder tap and decoy programs were phenomenal; however, through the grant process we better understand our weaknesses and are confident we can do better. Certainly the success of the 2004 grant period had a positive, lasting effect on our community. However, due to those successes, we believe alcohol related problems, and especially the underage availability to alcohol, have increased in the other nearby communities of Adelanto, Apple Valley, Hesperia and the unincorporated areas, which created an overlapping concern. For that reason these areas were added on the 2005 grant. With a single ABC grant we have had the opportunity to service four contact cities and the unincorporated area of the Victor Valley. Throughout the 2005 grant we have seen success in reducing alcohol related problems. The assistance of not only our GAP investigator, but members of our local ABC office, has allowed us to conduct numerous programs within the area that could not have been conducted without the assistance of the grant program. We have seen sanctions against local ABC licensees increase due to the programs conducted. Because of the success of this program we will be adding other areas to the grant, Barstow and Needles, stretching coverage from the State of Nevada to the North, Arizona to the East, the counties of Los Angeles & Kern to the West and Riverside to the South. If granted a grant for the 2006/2007 year the areas of coverage will be:

Contract Cities	**County Areas**	
Adelanto	Death Valley	Baker
Apple Valley	Phelan	Helendale
Hesperia	Barstow	Pinion Hills
Victorville	Lucerne Valley	Oak Hills
Needles	Silver Lakes	Tronoa
29 Palms	Wrightwood	Ore Grande
Joshua Tree	Parker Dam	Thermal
	Newberry Springs	Amboy
	Landers	Daggett
	Hinckley	Mojave

More than 500,000 people call this area their home.

Adelanto, Apple Valley and Hesperia all share borders with Victorville; however, Victorville, Hesperia and Apple Valley share a business route known as Bear Valley Road that often proves problematic. The south side of Bear Valley is shared by Hesperia and Apple Valley and the north side is Victorville. The route is home to many ABC licensed establishments, which include liquor stores, bars, nightclubs and grocery stores. All of the cities share many common alcohol associated problems from DUI's, bar fights and sales of alcohol to minors along this common border. A call for service generally requires the response from all three stations until a confirmation from the first arriving officer can determine which side of Bear Valley the call originated on. We believe that a task force approach, working with adjoining communities, will prove worthwhile and will give other communities ownership in the program by making them stakeholders. Through a valley wide approach we can visit more licensed establishments, educate more citizens and train more officers. The city of Needles sits on the Colorado River and during holidays a large number of minors congregate to the area because of the activities within the area. During this time period, drownings, boating accidents, sex crimes and thefts mostly involving minors under the influence of alcohol increase. Because of the location of the area, it is difficult for the officers assigned to this area to receive training in alcohol related matters.

The San Bernardino County Sheriff's Department has a continued need for funding. Funding, which would enable the implementation of programs throughout the Upper Desert area that combat ABC violations specific to the underage purchase, possession and consumption of alcohol at and around liquor stores, markets and nightclubs. This would be accomplished through such programs as Shoulder Taps, Minor Decoy, Cops-In-Shops and educational programs such as IMPACT and LEAD. Further ABC funding will enable Victorville Police to continue a model of partnerships with community members and the ABC, by funding overtime to presently employed deputies and necessary support personnel for the purpose of increasing the number of hours worked by such personnel. Funding would make it possible for the Victorville Police to continue with task force operations involving ABC establishments regularly and allow us the ability to work in adjoining cities and communities.

▶ Project Objectives

The 2005 grant was marked by two components, education and enforcement. In 2006/2007 we have set a goal to continue with these two components, and adding a third component, education programs directed towards minors. By focusing on what works, and by establishing goal numbers, we can together reach the ultimate goal – major compliance.

In 2006/07, we are committed to visit more licensed establishments and are committed to train more officers. We are committed to a higher number of accusations and sales to

minors, which will serve as a reduction tool. Our goal is to expand our efforts in cooperation with the adjoining communities of Adelanto, Apple Valley, Hesperia, Barstow, 29 Palms, Joshua Tree and Needles, including the unincorporated areas by conducting valley wide operations.

Our project objectives will consist of a three-part process starting with an educational component followed by an enforcement component and then followed up by another educational component in order to better gauge our successes and failures.

There are 7 primary objectives:

1. Reduce underage consumption of and access to alcohol by deterring licensed establishments from selling alcohol to minors accomplished by offering educational programs such as IMPACT (Informed Merchants Preventing Alcohol-Related Crime Tendencies). Our goal is to complete 170 valley wide IMPACT inspections by project end.
2. Increase licensee cooperation by developing personal relationships accomplished through programs such as LEAD (License Education of Alcohol and Drugs). Provide one local LEAD seminar during the first six months of the grant and invite all licensees to a second LEAD program during the second six months of the grant program. These two programs will be held for the upper desert communities. A separate LEAD program will be held in the Needles area during the grant program to educate the licensees.
3. Education of minors - Conduct one high school assembly/MADD presentation in the Town of Apple Valley at Apple Valley High School and Granite High School, the city of Hesperia at Sultana High School, the city of Victorville at Victor High School and Silverado High School and in the community of Phelan at Serrano High School and an education program at Victor Valley College emphasizing the dangers of alcohol. We will be assisting several programs presented by MADD – "Sober Grad Night" and "Parents that host lose the most", to name a few.
4. Reduce underage consumption of, and access to, alcohol by deterring adults from furnishing alcohol to them outside of licensed premises accomplished by conducting shoulder tap, minor decoy, and cops-in-shops programs throughout the valley. Our goal is to complete 12 programs by project end including at least one program in the Needles area.
5. Raise public awareness about underage availability to alcohol and alcohol related problems through a media kick-off event with the presenting of a giant check from ABC to city officials and the local District Attorney's Office.
6. Provide ongoing roll call training at designated locations to train officers on ABC related issues from Adelanto, Hesperia, Apple Valley, Victorville, Needles, Barstow, and Victor Valley Sheriff's Stations during the grant period. Our goal is to train 75 new officers at adjoining stations during the 2006/07 grant period.
7. Coordinate enforcement/media events with the county-wide multi-agency OTS funded "Avoid the 25" DUI task force. These programs will be focused during the major drinking holidays throughout the year.

▶ Method of Procedure

Phase 1 - Preparation
Victorville Police has described who we are, what we are concerned about, what we propose to do, when our project will start and finish, where we will conduct our activities, and how much money is being requested to accomplish the tasks.

Upon notice of approval Victorville Police will conduct the following tasks:

1. The designated Project Director will re-contact ABC and establish points of contact with the local representative who will be assisting with project events and will discuss the scope and focus of the project.
2. The designated Project Director will contact the local media and briefly describe the grant program, how the police intend to address the problem and how the desired results will benefit citizens.
3. The staff will begin preparation for ABC educational and enforcement programs each quarter at various ABC licensed establishments.

Phase II – Preliminary Training
Working with consultation from ABC professionals, the Project Director will prepare a schedule to begin initial training in all applicable ABC laws and regulations for involved personnel. The training will gradually include training in more complex issues such as Shoulder Taps, Minor Decoy, LEAD and IMPACT programs.

Phase III - Implementation
Educational programs offer ABC licensed establishments training regarding responsibilities and requirements, which helps to create a more cooperative relationship with law enforcement. The Project Director and selected team members will combine efforts with ABC and community volunteers and deploy to pre-determined locations within the Victor Valley to perform educational programs such as IMPACT and RODTF with two planned LEAD educational programs.

The Project Director and selected team members will combine efforts with ABC and community volunteers and deploy to pre-determined locations within the Victor Valley to perform enforcement programs. Multiple enforcement programs will occur each month throughout the project life such as Shoulder Taps, Minor decoys, and Cops-In-Shops.

The Shoulder Tap is a program ABC and local enforcement agencies use to detect and deter illegal activity. During the program, a minor decoy, under the direct supervision of law enforcement officers, solicits adults outside ABC licensed stores to buy the minor decoy alcohol. Any person seen furnishing alcohol to the minor decoy is arrested (either cited or booked) for furnishing alcohol to a minor (a violation of Section 25658(a) Business and Professions Code.) Through shoulder taps law enforcement is successful at reducing a minor's ability to purchase alcohol.

The Minor Decoy Program utilizes underage participants who are sent to different ABC licensed establishments to try and buy alcohol.

Cops in Shops make use of undercover law enforcement officers who pose as employees in ABC licensed outlets and takes the necessary enforcement action for attempted purchase or furnishing of alcohol.

Victorville Police will conduct the following periodic ABC reporting tasks:
Each Quarter
◊ Complete detailed written reports. The reports will disclose statistical data relevant to the progress and success of the project as it relates to the previously set objectives. The quarterly reports will allow team staff and other stakeholders to receive feedback on the success of the project, and develop strategies to make adjustments to address issues and problems.
◊ Complete detailed invoices and project claim forms.
◊ Provide media with updates on progress.

Phase IV – Community Involvement
A combined effort involving law enforcement, community members, and ABC officials is a worthwhile approach. We will also be committed in involving school programs with our school resource officers in an attempt to educate minors in drinking programs.

Victorville Police has 18 Explorer Scouts. These volunteers donate thousands of hours to their community every year. Throughout the project, these volunteers will be utilized mainly in Shoulder Taps and Minor Decoy operations. Explorer Scouts from the other cities and county stations will also be trained in these programs so that they can be conducted throughout the year. The San Bernardino County District Attorney's Office is committed to continue the dedication of a Deputy District Attorney to prosecute all ABC related cases.

As mentioned in Phase II, Victorville Police will facilitate community training relevant to ABC licensed stores, markets and nightclubs. The interaction with ABC licensed business owners will promote positive partnerships and the involvement of the local newspaper will likely generate positive public opinion and indirectly involve the community.

Phase V – Date Gathering and Analysis
The Project Director will provide a year-end report of the project. The year-end report will provide a detailed analytic comparison of project activities and will evaluate how well the project has met the proposed objectives.

In general, the final report will examine how the project impacted ABC licensed establishments, and the community.

▶ Method of Evaluation

The evaluation process will be implemented at the same time the Victorville Police Department starts the project in order to accurately determine change along some dimension.

The Victorville Police Department has made a commitment to produce measurable results as a result of an ABC funded project. The main method of evaluating the project will be quantitative by comparing pre and post project statistics and qualitative by soliciting community feedback through testimonials, anecdotes, success stories and observations.

Additionally, the evaluation of the project will serve two purposes. They are:

1. Determine how effective it is in reaching its stated objectives by aiming at measurable results and outcomes of the project: and
2. Use the evaluation as a tool to provide information necessary to make appropriate changes and adjustments in the project as it proceeds by focusing on the way the project has been conducted.

▶ ABC Liaison

Historically, the Victorville Police Department has maintained an excellent working relationship with ABC. Throughout the 2005/2006 grant assistance program, ABC agents have participated in numerous city events such as minor decoy, shoulder taps, cops-in-shops, IMPACT and LEAD programs with success. With added training and continued interaction between ABC agents and deputies, the success rate of the grant project will surely increase.

▶ Statement of Intent

The Victorville Police Department is committed to developing and continuing comprehensive projects like the one proposed. The programs and ideas presented are important to the community served. It is the intent of the San Bernardino County Sheriff's Department to continue developing ABC programs based on current issues and community needs and to continue these programs beyond the grant-funded period. The Victorville Police Department intents to maintain a cooperative relationship with ABC and continue identifying and addressing current problem trends.

The goal of this project is not to replace, but to add to, efforts already in progress.

Exhibit B

BUDGET ESTIMATE

BUDGET CATEGORY AND LINE-ITEM DETAIL	COST (Round all budget amounts to nearest dollar)
A. Personnel Services (salaries, overtime, and benefits)	
1. Overtime Sergeant Est. 120 hours @ $65.66 Detective Est. 500 hours @ $57.69 Deputy Est. 980 hours @ $52.27	$ 7,879.00 $28,845.00 $51,224.00
TOTAL PERSONNEL SERVICES	$87,948.00
B. Operating Expenses (maximum $2,500)	
1. Decoy and Shoulder Tap Programs	$2,500.00
TOTAL OPERATING EXPENSES	$2,500.00
C. Equipment (maximum $3,000)	
1. Flash Magnifiers and UV Lights for CDL's $650.00 2. Paz Devices $1200.00 3. Raid and equipment vests $ 495.00	$2,345.00
TOTAL EQUIPMENT	$2,345.00
D. Travel Expense/Registration Fees (maximum $3,500)	
GAP Conference (July)	$1,750.00
GAP Mid Year Conference (January)	$1,750.00
TOTAL TRAVEL EXPENSE	$3,500.00
TOTAL BUDGET ESTIMATE, ALL CATEGORIES	$96,293.00

Exhibit D

Payment Provisions

1. INVOICING AND PAYMENT: Payments of approved reimbursable costs (per Budget Detail attached) shall be in arrears and made via the State Controller's Office. Invoices shall be submitted in duplicate on a **monthly basis** in a format specified by the State. Failure to submit invoices and reports in the required format shall relieve the State from obligation of payment. Payments will be in arrears, within 30 days of Department acceptance of Contractor performance, pursuant to this agreement or receipt of an undisputed invoice, whichever occurs last. Nothing contained herein shall prohibit advance payments as authorized by Item 2100-101-3036, Budget Act Statutes of 2006.

2. Revisions to the "Project Narrative" and the "Budget Estimate" may be requested by a change request letter submitted by the Contractor. If approved by the State, the revised Grant Assistance Program Narrative and/or Budget Estimate supersede and replace the previous documents bearing those names. A contract amendment will be required to implement any such changes with the exception that changes in a budget line item of expense not to exceed five percent (5%) of the line item may be authorized without requiring a contract amendment if the total amount of the contract remains unchanged.

3. Contractor agrees to refund to the State any amounts claimed for reimbursement and paid to Contractor which are later disallowed by the State after audit or inspection of records maintained by the Contractor.

4. Only the costs displayed in the "Budget Estimate" are authorized for reimbursement by the State to Contractor under this agreement. Any other costs incurred by Contractor in the performance of this agreement are the sole responsibility of Contractor.

5. Title shall be reserved to the State for any State-furnished or State-financed property authorized by the State which is not fully consumed in the performance of this agreement. Contractor is responsible for the care, maintenance, repair, and protection of any such property. Inventory records shall be maintained by Contractor and submitted to the State upon request. All such property shall be returned to the State upon the expiration of this contract unless the State otherwise directs.

6. If travel is a reimbursable item, the reimbursement for necessary traveling expenses and per diem shall be at rates set in accordance with Department of Personnel Administration rates set for comparable classes of State employees. No travel outside of the State of California shall be authorized. No travel shall be authorized outside of the legal jurisdiction of Contractor without prior authorization by the State.

7. Prior authorization by the State in writing is required before Contractor will be reimbursed for any purchase order or subcontract exceeding $3,000 for any articles, supplies, equipment, or services to be purchased by Contractor and claimed for reimbursement. Contractor must justify the necessity for the purchase and the reasonableness of the price or cost by submitting three competitive quotations or justifying the absence of bidding.

8. Prior approval by the State in writing is required for the location, costs, dates, agenda, instructors, instructional materials, and attendees at any reimbursable training seminar, workshop or conference, and over any reimbursable publicity or educational materials to be made available for distribution. Contractor is required to acknowledge the support of the State whenever publicizing the work under the contract in any media.

9. It is understood between the parties that this contract may have been written before ascertaining the availability of appropriation of funds, for the mutual benefit of both parties, in order to avoid program and fiscal delays that would occur if the contracts were executed after that determination was made.

10. BUDGET CONTINGENCY CLAUSE - It is mutually agreed that if the Budget Act of the current year and/or any subsequent years covered under this Agreement does not appropriate sufficient funds for the program, this Agreement shall be of no further force and effect. In this event, the State shall have no liability to pay any funds whatsoever to Contractor or to furnish any other considerations under this Agreement and Contractor shall not be obligated to perform any provisions of this Agreement.

    If funding for any fiscal year is reduced or deleted by the Budget Act for purposes of this program, the State shall have the option to either cancel this Agreement with no liability occurring to the State, or offer an agreement amendment to Contractor to reflect the reduced amount.

Exhibit E

Special Terms and Conditions

1. Disputes: Any dispute concerning a question of fact arising under this contract which is not disposed of by agreement shall be decided by the Director, Department of Alcoholic Beverage Control, or designee, who shall reduce his decision to writing and mail or otherwise furnish a copy thereof to the Contractor. The decision of the Department shall be final and conclusive unless, within 30 days from the date of receipt of such copy, the Contractor mails or otherwise furnishes to the State a written appeal addressed to the Director, Department of Alcoholic Beverage Control. The decision of the Director of Alcoholic Beverage Control or his duly authorized representative for the determination of such appeals shall be final and conclusive unless determined by a court of competent jurisdiction to have been fraudulent, capricious, arbitrary, or so grossly erroneous as necessarily to imply bad faith, or not supported by substantial evidence. In connection with any appeal proceeding under this clause, the contractor shall be afforded an opportunity to be heard and to offer evidence in support of its appeal. Pending final decision of a dispute hereunder, Contractor shall proceed diligently with the performance of the contract and in accordance with the decision of the State.

2. Termination Without Cause: Either party may terminate this agreement at any time for any reason upon ten (10) days written notice. No penalty shall accrue to either party because of contract termination.

3. Contract Validity: This contract is valid and enforceable only if approved by the Office of Legal Services, State Department of General Services, if required, and if adequate funds are appropriated in Item 2100-101-3036, Budget Act of 2006, for the purposes of this program.

4. Contractor Certifications: By signing this agreement, Contractor certifies compliance with the provisions of CCC 304, Standard Contractor Certification Clauses. This document may be viewed at: www.dgs.ca.gov/contracts.

5. If the State determines that the grant project is not achieving its goals and objectives on schedule, funding may be reduced by the State to reflect this lower level of project activity.

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CITY OF
VICTORVILLE

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E-mail: vville@ci.victorville.ca.us

14343 Civic Drive
P.O. Box 5001
Victorville, CA 92393-5001

AGENDA ITEM

CITY COUNCIL MEETING OF: JULY 18, 2006

SUBMITTED BY: Adair M. Patterson *ap/aar*
Director of Finance

DATE: July 6, 2006

SUBJECT: **PRESENTATION OF RESOLUTION NO. 06-129 - CONFIRMING THE ANNUAL SPECIAL TAX AMOUNT TO BE LEVIED IN COMMUNITY FACILITIES DISTRICT ("CFD") 01-01 FOR FISCAL YEAR 2006-2007.**

RECOMMENDATION: That the Honorable City Council adopt Resolution No. 06-129 and order the special tax be applied to property taxes of affected parcels.

FISCAL IMPACT: $343,815.68 revenue to the Community Facilities District for tax year 2006-2007.

--Finance Dept. Use Only--
Additional Appropriation:

✓ No
____ Yes/$Amount:

Finance Director Review and Approval *ap/aar*

DISCUSSION:
The City Council, at their meeting of June 19, 2001, established the Community Facilities District 01-01 for the purpose of incurring bond indebtedness to provide revenue to perform certain works of public improvement in the area known as the Western Addition.

The establishment of the District included the annual determination of tax levy required to meet the bond obligations and to direct the County Controller/Auditor to apply the special levy to all parcels within the Community Facilities District. This year the parcels will be assessed at the maximum amount allowed.

In addition to the assessment required, the levy includes an administrative fee which pays various fees relating to the administration of the District as well as the consulting services of Berryman & Henigar, who calculate the assessment amounts, applies them to the tax rolls, and administers the work related to the delinquent accounts.

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\\cityfinancial\UserFolders\Finance\SharedDocuments\AMM \ agenda item - CFD 01-01 2006-2007

Attachment: Resolution No. 06-129

Written
#24
7-18-06

RESOLUTION NO. 06-129

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VICTORVILLE CONFIRMING THE ANNUAL SPECIAL TAX AMOUNTS TO BE LEVIED AGAINST THE PARCELS WITHIN THE COMMUNITY FACILITIES DISTRICT 01-01 FOR THE TAX YEAR 2006-2007

WHEREAS, the City of Victorville has, by Ordinance No. 1951, authorized the levy of a special tax within the Community Facilities District No. 01-01, under the provisions of Chapter 2.5 of Division 2 of Title (commencing with Section 53311 of the California Government Code, commonly known as the "Mello-Roos Community Facilities Act of 1982"); and

WHEREAS, Ordinance No. 1951 authorizes that the special tax be determined each year and shall not exceed that set forth in said Ordinance; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the assessments are determined to be in accordance with the methodology set forth in Ordinance No. 1951, authorizing the levy and the tax methodology of the special tax in the Community Facilities District No. 01-01. The list of assessments for the annexed area are shown on Attachment "A" attached hereto and are on file in the office of the Director of Finance of the City of Victorville.

SECTION 2. That the special tax levy shall be collected in the same manner as ordinary ad valorem property taxes are collected and shall be subject to the same penalties and the same procedure, sale and lien priority in case of delinquency as is provided for ad valorem taxes, as such procedure may be modified by the law or by the City Council from time to time.

SECTION 3. That the City Clerk of the City of Victorville is hereby ordered and directed to file a certified copy of the assessment roll with the County together with a certified copy of this resolution upon its adoption.

SECTION 4. That the works of improvement determined by the Community Facilities District No. 01-01 include financing all or a portion of the acquisition construction, and installation of public facilities, including waste distribution pipelines and appurtenances, roadway improvements and major sewage collection pipelines, together with necessary appurtenances thereto and site and right-of-way acquisition, as set forth in Resolution 01-78, adopted by the City Council of the City of Victorville June 19, 2001.

CITY OF VICTORVILLE
COMMUNITY FACILITIES DISTRICT NO. 01-01

ASSESSMENT ROLL
BY ASSESSOR'S PARCEL NUMBER
FISCAL YEAR 2006-07

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Maximum Special Tax	Assigned Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
CANO, SERGIO A	3096012010000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
CHAVEZ, MAGDALENO	3096012020000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MEDINA, M & SULLIVAN, V REV TR	3096012030000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ESTRADA, AURELIA E	3096012040000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ROBINSON, STEVEN	3096012050000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
RAYMOND, ROBERTA	3096012060000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
PEREZ, FRANKLIN	3096012070000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GARNER, JAMES W	3096012080000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ORPIN, RICHARD A	3096012090000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
URIBE, ARTURO	3096012100000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
TRAILER, KAREN N	3096012110000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
CUMMINGS, KARAN	3096012120000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ELISEO, ROBERT	3096012130000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
LIOU, NUO-TZU HWANG	3096012140000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
NOVOA, MIGUEL	3096012150000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
KEY, DAVE C	3096012160000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GONZALEZ, ERNESTO	3096012170000	0.27	DEV	$696.06	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
FC LIVING TRUST 10/28/2004	3096012180000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BRUCE, DAVID L	3096012190000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SAUNDERS, MEGAN L	3096012200000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ORNDORFF, DEBORAH L	3096012210000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ARMSTRONG, SALLY M	3096012220000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
STREHLE, DAVID R	3096012230000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
RAC, FELIX	3096012240000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
CHAVEZ, JOSE	3096012250000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
KENNEALLY, JOHN	3096012260000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MARTINEZ, SCOTT A	3096012270000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
HUMPHRIES, GWENDOLYN D	3096012280000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SHACKELFORD, DON	3096012290000	0.19	DEV	$489.82	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MATHIS, LELAND E & ROSALIE A L	3096012300000	0.24	DEV	$618.72	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MATHIS, LELAND E & ROSALIE A	3096012310000	0.21	DEV	$541.38	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MATHIS, LELAND E & ROSALIE A L	3096012320000	0.26	DEV	$670.28	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Maximum Special Tax	Assigned Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
MATHIS, LELAND E & ROSALIE A L	3096012330000	0.19	DEV	$489.82	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
HARVEY, RONALD T	3096012340000	0.20	DEV	$515.60	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
LEIKER, RANDY P	3096012350000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BACA, PETER	3096012360000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ASMAN, GABRIEL	3096012370000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GEHRKE, GERALDINE A	3096012380000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ZORIO, SERGIO E	3096012390000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GOLLAZ, AGUSTINA	3096012400000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BRITT, S Y & R C HAVEMAN REVC	3096012410000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BAILEY, DEBRA I	3096012420000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SARRATT, PATRICIA L	3096012430000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
NOLAN, ROSILYN DIANE	3096022010000	0.21	DEV	$541.38	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
CARTER, CATHERINE S	3096022020000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
AYON, ESTEBAN	3096022030000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
DOWNHOUR, DARREN	3096022040000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SANDERS, DAVID MICHAEL	3096022050000	0.13	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ENCISO, DOMINADOR R JR	3096022060000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
DURANTE, JEFFREY R	3096022070000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
FLOREZ, PABLO I	3096022080000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GOMEZ, ERICK	3096022090000	0.21	DEV	$541.38	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WATKINS, BLANCH E	3096022100000	0.23	DEV	$592.94	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ACOSTA, ROBERT	3096022110000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
FURGERSON, STEVE	3096022120000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ALVARADO, MANUEL G	3096022130000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
OHANNESSIAN, YEREVAN K	3096022140000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
RODRIGUEZ, LUCIA	3096022150000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MAYS, RODERICK	3096022160000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SERRATO, JOHN C	3096022170000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
VASUDEVA, SADHANA	3096022180000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
PEREZ, OMAR	3096022190000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
CRUZ, JORGE A	3096022200000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
NGO, MICHELLE	3096022210000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
HAGGSTROM LIVING TRUST 5-20-	3096022220000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GIBSON, ANTHONY	3096022230000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
PEREZ, ARMANDO	3096022240000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GRAHAM, HERMAN	3096022250000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
DUNLAP, DONALD M	3096022260000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WASHINGTON, KERMIT JR	3096022270000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SERRANO, FAUSTINO	3096022280000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Maximum Special Tax	Assigned Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
NAVARRO, INGRID	3096022290000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SAUNDERS, CHRISTOPHER	3096022300000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
DESIST, ROBERT	3096022310000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GONZALEZ, RICARDO	3096022320000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MCLEAN, MARK	3096022330000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ADRIANO, ROSARIO S R	3096022340000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MCDOWELL, JAMES O	3096022350000	0.21	DEV	$541.38	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
TORRES, ALEJANDRO N	3096022360000	0.21	DEV	$541.38	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
HEREDIA, CLARA	3096022370000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
CORNEJO, MARIA	3096022380000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
DAVIS, JAMES W	3096022390000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
STINEMATES, ROBERT E	3096022400000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SILVA, ERNESTO R	3096022410000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GOMEZ, CHAD A	3096032010000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
PICHINTE, CHRISTINA L	3096032020000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BROOKS, TOMMIE	3096032030000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SANDERS, EARL	3096032040000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
PIERCE, WESLEY R	3096032050000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BULLOCK, DONALD	3096032060000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SANDOVAL, EDUARDO V	3096032070000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
FELIX, JESUS	3096032080000	0.13	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
OLIVA, ARTHUR G	3096032090000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GUERRA, JOSE	3096032100000	0.26	DEV	$670.28	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
HALIM, HOWARD S	3096032110000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
KECSKES, GARY	3096032120000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
HOPPER, WILLIAM B	3096032130000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GOMEZ, MARIA G	3096032140000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
NJUGUNA, KENNETH	3096032150000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
TAYLOR, CECILIA	3096032160000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
JONES, ERNEST & DEBRA FAM 20	3096032170000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ACOSTA, JOHN	3096032180000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
REED, TERRENCE	3096032190000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
HUNTLEY, MARK	3096032200000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
LUEVANO, ANA M	3096032210000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
CRAIG, BRYAN	3096032220000	0.21	DEV	$541.38	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ABBOTT, JOHN E	3096032230000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
TOVAR, VICENTE E	3096032240000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SOLIS, FRANCISCO	3096032250000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WISE, SHERI	3096032260000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Maximum Special Tax	Assigned Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
SELVIN, DENIECE	3096032270000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
TOOMBS, MICHAEL A	3096032280000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
CHAFFEE, RONALD E SR	3096032290000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
RICO, ARTURO	3096032300000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GRIGGS, MICHAEL L	3096032310000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
CRAWFORD, HERBERT B	3096032320000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
FINCHUM, CHRISTOPHER	3096032330000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BARDIN, SHELDON	3096032340000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MACKEY, MAUREEN M	3096032350000	0.20	DEV	$515.60	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
CITY OF VICTORVILLE	3096032360000	0.00	EXE	$0.00	$0.00	$0.00	0902	EXEMPT PROPERTY
LEE, KWONG-LUK	3096033010000	0.13	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MONTES, JUAN	3096033020000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
KNAPP, BRANDON	3096033030000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
EDMON, JAMES A	3096033040000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BEISSEL, MICHAEL	3096033050000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
PEARSON, DAVID D	3096033060000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ALMEIDA, W E & M REVOC LIV TR	3096033070000	0.26	DEV	$670.28	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WEATHERBIE, STEVEN D	3096033080000	0.21	DEV	$541.38	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
AGUIRRE, RUBEN A	3096033090000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
PHUNG, HAI V	3096033100000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
FUENTES, CARLOS	3096033110000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
VAZQUEZ, JORGE	3096033120000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
DONLEY, WENDELL K	3096033130000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BANTZ, TODD E	3096033140000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WIXOM, JOHN DAVID	3096033150000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MILLER REVOCABLE LIVING TRUS	3096033160000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MARRAPESE, JAMES B	3096033170000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
POLSTER, ADAM	3096033180000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
LEE, HOI-CHU	3096033190000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
LABOCA, NERI D	3096034010000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
PUSATERE, ROBERT	3096034020000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
VAN WALRAVEN, HOLLIE	3096034030000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
VILLALOBOS, RICARDO	3096034040000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
OH, DEBORAH MI	3096034050000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MORAN, RICARDO	3096034060000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
DOMINGUEZ, PEDRO	3096034070000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MORALES, MARY L	3096034080000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MARYO, DAVID T	3096034090000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MOTA, LUIS	3096034100000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Maximum Special Tax	Assigned Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
VERNON, KEVIN G	3096034110000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
JOHNSTON, HEATHER	3096034120000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MORGAN, HEATHER L	3096034130000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
NGUYEN, HAO	3096034140000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
DAVILA, LEONARD	3096034150000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WALKER, JAMES C	3096034160000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
OROZCO, ANTONIO	3096034170000	0.13	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
COPLEY, ROBERT M	3096034180000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
JONES, YOLANDA R	3096042010000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GUZMAN, MARTHA A	3096042020000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
QUALLES, CHARLENE F	3096042030000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GIANGROSSI, JENIFER	3096042040000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
AVILA, JIMMY	3096042050000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
PEREZ, CHARLES A	3096042060000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
VAUGHN, DONNY A SR	3096042070000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WELCH, STANLEY	3096042080000	0.20	DEV	$515.60	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
VAIRIN, JASON A	3096042090000	0.28	DEV	$721.84	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
REUST, KENNETH R	3096042100000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
FLICK, RICHARD W	3096042110000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
HAYNES, PRISCILLA	3096042120000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BUESCHER, JUERGEN G	3096042130000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
STONE, ROBERT S	3096042140000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
CERDA, GINA G	3096042150000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SUAREZ, ARMANDO	3096042160000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
PARAJA, JOEL	3096042170000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MORRIS, JEROME E	3096042180000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
PIZANO, ALFREDO	3096042190000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
REED, SHIRLEY	3096042200000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MC ELWAIN TRUST 4-7-89	3096042210000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ACUNA, FRED M JR	3096042220000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
FORD, ANDRE	3096042230000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MIDDLESETTER, GEORGE R	3096042240000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
CORTES, JUAN H	3096042250000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
LOPEZ, BERNARDO L	3096042260000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
DONNELLY, MICHAEL J	3096042270000	0.31	DEV	$799.18	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
NARANG, NICK	3096042280000	0.20	DEV	$515.60	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
DAUK, EUGENE T	3096042290000	0.25	DEV	$644.50	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ESPARZA, LORENZO DVA	3096042300000	0.21	DEV	$541.38	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MUNIZ, MARIA A	3096042310000	0.21	DEV	$541.38	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Maximum Special Tax	Assigned Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
LACY, GEORGINE	3096042320000	0.19	DEV	$489.82	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SPEIR, ALLEN R	3096042330000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
JONES, DONNY W	3096042340000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MC COVY, ADRIAN L	3096042350000	0.19	DEV	$489.82	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
DENKERS, CHRISTOPHER & LOM	3096042360000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
NARANG, MUKESH	3096042370000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
TAPIA, STEVEN A	3096042380000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WELCH, DANIEL L	3096052010000	0.20	DEV	$515.60	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
RIVERO, RAMON	3096052020000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WIKERT, DAVID J	3096052030000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WHITING, MARA K	3096052040000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
LEWIS, LEONARD W	3096052050000	0.23	DEV	$592.94	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SANTISTEVAN, BRIAN	3096052060000	0.30	DEV	$773.40	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
STACEY, JIMMY D	3096052070000	0.23	DEV	$592.94	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
LATIMER, LAWRENCE E	3096052080000	0.25	DEV	$644.50	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
FISHER, DERRICK D SR	3096052090000	0.23	DEV	$592.94	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
D' ESPYNE, SHERRIL A	3096052100000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
VUELVAS, FELIX	3096052110000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
LE, JUSTINE M	3096052120000	0.23	DEV	$592.94	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
HAUGHTON, MATTHEW B	3096052130000	0.28	DEV	$721.84	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ROBERTSON, DOUGLAS B	3096052140000	0.36	DEV	$928.08	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
TELLEZ, AMY G	3096052150000	0.38	DEV	$979.64	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MULDOON, WILLIAM F	3096052160000	0.33	DEV	$850.74	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
HAUGHTON, NICHOLAS A	3096052170000	0.26	DEV	$670.28	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
LUNK, LARRY L	3096052180000	0.26	DEV	$670.28	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
LAVOIE, LINDA M	3096052190000	0.21	DEV	$541.38	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
DUMAGAT, VINCE C	3096052200000	0.21	DEV	$541.38	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ELLIS, DONALD J	3096052210000	0.21	DEV	$541.38	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GONZALEZ, ROBERT A	3096052220000	0.25	DEV	$644.50	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
HUYNH, ANDY P	3096052230000	0.26	DEV	$670.28	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SCHALKX, BERNARD H	3096052240000	0.21	DEV	$541.38	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ESCALERA, MICHAEL	3096052250000	0.20	DEV	$515.60	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ALCARAZ, THOMAS A SR	3096052260000	0.20	DEV	$515.60	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SVAY, CHANSATH S	3096052270000	0.21	DEV	$541.38	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
FOBI, WILLIAM W	3096072010000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MENESES, MARTHA	3096072020000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SASSER, KEVIN L	3096072030000	0.26	DEV	$670.28	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
NASON, JACKIE K	3096072040000	0.20	DEV	$515.60	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
KILIAN, BILL	3096072050000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Maximum Special Tax	Assigned Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
CARTER, HENRY J SR	3096072060000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MC LAURIN, LINDA G	3096072070000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
PIERCE, DROCHELLE	3096072080000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
LEASK, EDWARD H	3096072090000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BUCKNER, GRISELDA L	3096072100000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
CAPUZZI, NICHOLAS V	3096072110000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
JONES, ARNESIA	3096072120000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
FRANKLIN, JOHNNIE THOMAS JR	3096072130000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MARTINEZ, ARNULFLO	3096072140000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
VENEGAS, STEVEN L	3096072150000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BANNISTER, EDDIE C	3096072160000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SANDERS, EARL E	3096072170000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BRENNAN, DARRIN M	3096072180000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
FINN, MICHAEL T JR	3096072190000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ADESEYE, SEGUN	3096112010000	0.23	DEV	$592.94	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MENGESHA, TWEODROS	3096112020000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
JAUREGUI, OSBALDO	3096112030000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
LEGUIZAMON, JAVIER	3096112040000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
DELGADO, CHRIS	3096112050000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
EJEYE, ALERO	3096112060000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SAUCEDA, ARMANDO	3096112070000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
HOLMES, TERRI	3096112080000	0.13	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ADEDEJI, ADETUNJI O	3096112090000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
CONTRERAS, DEBORAH ANN	3096112100000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
VALDEZ, JONATHAN A	3096112110000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
CRAWFORD, JOANN	3096112120000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SHEPPARD, TERESA M	3096112130000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
RUSSELL, JENNIFER N	3096112140000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
QUALE, TONY A	3096112150000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
DELL, JASON A	3096112160000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SIAPUATCO, CONRAD G	3096112170000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
CANCHOLA, DAVID P	3096112180000	0.13	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
DREHER, SCOTT	3096112190000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
AGUILAR, ANNETTE L	3096112200000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
VAN ENGEN, NORMAN L	3096112210000	0.19	DEV	$489.82	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ACEVES, RUBEN	3096112220000	0.25	DEV	$644.50	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
HOLMES, TERRI	3096112230000	0.33	DEV	$850.74	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ORCA, CHARALIE	3096112240000	0.34	DEV	$876.52	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
JELUGBO, MARY A	3096112250000	0.25	DEV	$644.50	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Maximum Special Tax	Assigned Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
MORENO, JOSE A	3096112260000	0.20	DEV	$515.60	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
JEKAYINFA, ADEBAYO	3096112270000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
STEPHENS, CHRISTOPHER R	3096112280000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SERRANO, PABLO	3096112290000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BELL, MICHAEL A	3096112300000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
RUSTIN, JERRY S SR	3096112310000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
DU CHARME, ACELA	3096112320000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
TOMASO, SADEL	3096112330000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BURGEN, BRIAN	3096112340000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
NGUYEN, WENDY HUYEN	3096112350000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
CARRILLO, TIMOTHY JR	3096112360000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
AUSTIN, KENNETH M	3096112370000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GARCIA, ELEAZAR M	3096112380000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
KROGH, STEVEN T	3096112390000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
AGUIRRE, MANUEL L	3096112400000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
KIM, ANTHONY	3096112410000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
VU, NGA M	3096112420000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SNIDER, EDWARD W	3096112430000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MCNEESE, REBECCA D	3096112440000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GENTRY, JAMES W JR	3096112450000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BROWN, DARREL	3096112460000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
VASQUEZ, EDDIE	3096112470000	0.23	DEV	$592.94	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BREWINGTON, JERRY W	3096122010000	0.13	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
VELASCO, ALEJANDRO	3096122020000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GONZALEZ, TOMAS	3096122030000	0.13	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
NIGLIAZZO, DEBRA J	3096122040000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
LAMAS, WILLIAM G	3096122050000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MURPHY, SHAWN	3096122060000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GOVEA, MICHAEL III	3096122070000	0.21	DEV	$541.38	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
DHAWAN, ANIL	3096122080000	0.29	DEV	$747.62	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
VASQUEZ, DAVID ANTHONY	3096122090000	0.40	DEV	$1,031.20	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BERNSTEIN, ROBERT BARRY	3096122100000	0.32	DEV	$824.96	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BARRY LIVING TRUST 1/19/2005	3096122110000	0.23	DEV	$592.94	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
AYALA, JOSE L	3096122120000	0.21	DEV	$541.38	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SASSER, RYAN	3096122130000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GUTH, JOHN E	3096122140000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
LIBBY, KEVIN C	3096122150000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ROJAS, RICHARD R	3096122160000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
PEARSON, PAUL R	3096122170000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Maximum Special Tax	Assigned Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
PADWORSKI, JOHN J	3096122180000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
NGUYEN, DUNG	3096122190000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BOUCHER, CHRISTINE	3096122200000	0.13	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
TANITA, MARIA F	3096122210000	0.13	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
PERKINS, SCOTT	3096122220000	0.13	DEV	$413.24	$413.24	$413.54	0150	SINGLE FAMILY RESIDENTIAL
MARTINEZ, JOSE A	3096122230000	0.13	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ROBERTSON, JING	3096122240000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SMILDEN, NORM D	3096122250000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
RODRIGUEZ, SERGIO	3096122260000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
HOLMES, TERRI L	3096122270000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ESQUIVEL, ALBERT	3096122280000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WAN, JEFF	3096122290000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SALBINO, RANDY J	3096122300000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MANGHAM, MONICA D	3096122310000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
DODANGEH, KAMRAN M	3096122320000	0.13	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GONZALEZ, HAROLD S	3096122330000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
STEWART-BARNES, LAWANNA Y	3096122340000	0.26	DEV	$670.28	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MARQUEZ, GREG L	3096122350000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SOLORIO, PAUL M	3096122360000	0.13	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
CANTRELL, W STEVEN	3096122370000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
TORRES, EDGAR	3096122380000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SMITH, MOSES M	3096122390000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
EIGENHEER, RODNEY C	3096122400000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096123010000	0.14	VAC	$360.92	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096123020000	0.13	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096123030000	0.13	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096123040000	0.13	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096123050000	0.13	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096123060000	0.13	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096123070000	0.13	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096123080000	0.13	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096123090000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096123100000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096123110000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096123120000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096123130000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096123140000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096123150000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096123160000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Maximum Special Tax	Assigned Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
WOODSIDE EAGLE RANCH 210	3096123170000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096123180000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096123190000	0.12	VAC	$309.36	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096123200000	0.12	VAC	$309.36	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096123210000	0.12	VAC	$309.36	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096123220000	0.12	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096123230000	0.12	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096123240000	0.12	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096123250000	0.12	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096123260000	0.12	VAC	$309.36	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096123270000	0.12	VAC	$309.36	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096123280000	0.12	VAC	$309.36	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096123290000	0.12	VAC	$309.36	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096123300000	0.12	VAC	$309.36	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096123310000	0.12	VAC	$309.36	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096123320000	0.12	VAC	$309.36	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096123330000	0.12	VAC	$309.36	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096123340000	0.13	VAC	$335.14	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096123350000	0.16	VAC	$412.48	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096123360000	0.22	VAC	$567.16	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096123370000	0.13	VAC	$335.14	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096123380000	0.14	VAC	$360.92	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096123390000	0.15	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096123400000	0.15	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096123410000	0.15	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096123420000	0.16	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096123430000	0.16	VAC	$412.48	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096123440000	0.15	VAC	$386.70	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096123450000	0.15	VAC	$386.70	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096123460000	0.14	VAC	$360.92	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096123470000	0.13	VAC	$335.14	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096123480000	0.12	VAC	$309.36	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096123490000	0.12	VAC	$309.36	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096123500000	0.12	VAC	$309.36	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096123510000	0.12	VAC	$309.36	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096123520000	0.12	VAC	$309.36	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096123530000	0.13	VAC	$335.14	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096123540000	0.14	VAC	$360.92	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096123550000	0.19	VAC	$489.82	$0.00	$0.00	0000	VACANT PROPERTY

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Maximum Special Tax	Assigned Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
WOODSIDE EAGLE RANCH 210	3096132010000	0.20	DEV	$515.60	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096132020000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096132030000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096132040000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096132050000	0.18	VAC	$464.04	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096132060000	0.15	VAC	$386.70	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096132070000	0.14	VAC	$360.92	$0.00	$0.00	0000	VACANT PROPERTY
LOPEZ, DAVID V JR	3096132080000	0.13	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
HUYNH, TU A	3096132090000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MC MULLEN, WENDY	3096132100000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
NOVELLO, RONALD J JR	3096132110000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GALVEZ, DARIO	3096132120000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WILTON, MICHAEL	3096132130000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
COTEREL, MELISSA A	3096132140000	0.13	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
CALDERON, CARLOS C JR	3096132150000	0.13	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
HADLEY, SHIRLEY M	3096132160000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WEBB, MARSHA	3096132170000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MCGIVNEY, JOEL N	3096132180000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
LOUCKS, ROBERT A	3096132190000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SAARI, BRETT E	3096132200000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
OTUONYE, EUGENE C	3096132210000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
HOLLAND, ARCHIE	3096132220000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
HSU, FONG CHING	3096132230000	0.20	DEV	$515.60	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
TOPETE-HOOPER, JENNIFER M	3096132240000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GETTS, ROBERT HENRY JR	3096132250000	0.13	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SIMMONS, JACKELIN X	3096132260000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GRAU, ANDREW N	3096132270000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
FAN, HENRY	3096132280000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BARNES, CHARLES E III	3096132290000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BRYANT, RICHARD J	3096132300000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
EAGLES, MARK A	3096132310000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ORTIZ, GEORGE	3096132320000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ZHOU, WEINIAN	3096132330000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
KASPER, TOD A	3096132340000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GALAZ, RENE A	3096132350000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
VANATER, DONALD R	3096132360000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
CORNEJO, IRENE	3096132370000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
TORRES, SALVADOR C	3096132380000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
VELASQUEZ, DANTE	3096132390000	0.13	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Maximum Special Tax	Assigned Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
HENRY, JERRY D	3096132400000	0.13	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BOUDARGHAM, HOSNI K	3096132410000	0.13	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BALLARD, CHARLES E	3096132420000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
LLANOS, SONIA	3096132430000	0.23	DEV	$592.94	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
CHARA, ROY M	3096132440000	0.33	DEV	$850.74	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
NAPUE, CHARLES W	3096132450000	0.27	DEV	$696.06	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WILMARTH, KAREN E	3096132460000	0.20	DEV	$515.60	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MOSBY, DEBRA E	3096132470000	0.16	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
SCHOOLS, VICTORIA A	3096132480000	0.14	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
FERNANDEZ, RUBEN V	3096132490000	0.13	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
ESQUIVIAS, JAVIER A	3096132500000	0.14	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096133010000	0.12	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096133020000	0.12	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
CERVANTES, DAVID A	3096133030000	0.12	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
MATTHIAS, DENISE M	3096133040000	0.13	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
FORCELL, ROYAL J	3096133050000	0.14	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
FLORES, SANDRA	3096133060000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ESPINOZA, ANDREW	3096133070000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
KORSTE, RUDOLF H	3096133080000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SCHAFER, DIANE	3096133090000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
REEDY, KELLIE	3096133100000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MCGRANE, BARBARA A	3096133110000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
REIMER, CURTIS	3096133120000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
HERRERA, SERGIO V	3096133130000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SMITH, RICHARD G	3096133140000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
LOPEZ, JESUS	3096133150000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
HANNER, JOHN J	3096133160000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
TRABOULSI, RONALD I	3096133170000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
TEJADA, JUAN C	3096133180000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ESQUIBEL, RALPH C	3096133190000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
JOHNSON, RUDY E	3096133200000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
LADAGE, RONALD	3096133210000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
COLLINS, JENNIFER	3096133220000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GUARENTE, RICHARD B	3096133230000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
FORD, TERRI L	3096133240000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
RAMCHARAN, MOHANLAL	3096133250000	0.15	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
LARA, DOLORES D	3096133260000	0.12	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
ATHA, KEVIN D	3096133270000	0.12	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
SORENSEN, ARTHUR B	3096133280000	0.12	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Maximum Special Tax	Assigned Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
WOODSIDE EAGLE RANCH 210	3096133290000	0.12	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096133300000	0.12	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096133310000	0.12	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096133320000	0.12	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096133330000	0.12	VAC	$309.36	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096133340000	0.12	VAC	$309.36	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096133350000	0.12	VAC	$309.36	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096133360000	0.12	VAC	$309.36	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096133370000	0.12	VAC	$309.36	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096133380000	0.12	VAC	$309.36	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096133390000	0.12	VAC	$309.36	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096133400000	0.16	VAC	$412.48	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096133410000	0.17	VAC	$438.26	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096133420000	0.12	VAC	$309.36	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096133430000	0.13	VAC	$335.14	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096133440000	0.13	VAC	$335.14	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096133450000	0.20	VAC	$515.60	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096133460000	0.17	VAC	$438.26	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096133470000	0.17	VAC	$438.26	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096133480000	0.16	VAC	$412.48	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096133490000	0.16	VAC	$412.48	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096133500000	0.15	VAC	$386.70	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096133510000	0.14	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096133520000	0.14	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096133530000	0.13	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096133540000	0.13	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096133550000	0.13	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
RODRIGUEZ, LEANDRO III	3096133560000	0.13	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
TORRES, MARIA FAUSTINA PERE	3096133570000	0.14	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
GARCIA, LEROY R	3096133580000	0.14	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096192010000	0.15	VAC	$386.70	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096192020000	0.16	VAC	$412.48	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096192030000	0.16	VAC	$412.48	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096192040000	0.18	DEV	$464.04	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096192050000	0.13	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096192060000	0.13	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096192070000	0.13	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096192080000	0.17	DEV	$438.26	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096192090000	0.16	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Maximum Special Tax	Assigned Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
WOODSIDE EAGLE RANCH 210	3096192100000	0.15	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096192110000	0.12	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096192120000	0.12	VAC	$309.36	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096192130000	0.12	VAC	$309.36	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096192140000	0.12	VAC	$309.36	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096192150000	0.12	VAC	$309.36	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096192160000	0.12	VAC	$309.36	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096192170000	0.12	VAC	$309.36	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096192180000	0.12	VAC	$309.36	$0.00	$0.00	0000	VACANT PROPERTY
PHILLIPS, JENNETTE R	3096192190000	0.11	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
MUNOZ, EDDIE JR	3096192200000	0.11	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
REEDY, DANA A	3096192210000	0.13	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
ALVAREZ, RICHARD	3096192220000	0.14	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
HORNE, CARLTON JR	3096192230000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
AVALOS, GUADALUPE C	3096192240000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
PLASCENCIA, ENRIQUE	3096192250000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096192260000	0.14	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096192270000	0.13	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096192280000	0.12	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096192290000	0.12	VAC	$309.36	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096192300000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096192310000	0.13	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096192320000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096192330000	0.13	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096192340000	0.14	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
SINGH, RAVINDER	3096192350000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ROBLES, ELIA	3096192360000	0.21	DEV	$541.38	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ROMASANTA, JEANETTE M	3096192370000	0.29	DEV	$747.62	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SEHREMELIS, ANDY G	3096192380000	0.40	DEV	$1,031.20	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BECKAS, SPIROS P	3096192390000	0.33	DEV	$850.74	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SANCHEZ, NORMA A	3096192400000	0.24	DEV	$618.72	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
LE, JOEY T	3096192410000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
PEREZ, GEORGE R	3096192420000	0.15	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
MOHAMMAD, RANIA	3096192430000	0.14	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
HERNANDEZ, PEDRO M	3096192440000	0.12	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
HANNER, JOHN J	3096192450000	0.12	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
HERNANDEZ, ROMELIA	3096192460000	0.12	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
WOODSIDE EAGLE RANCH 210	3096192470000	0.12	VAC	$309.36	$0.00	$0.00	0000	VACANT PROPERTY
WOODSIDE EAGLE RANCH 210	3096192480000	0.12	VAC	$309.36	$0.00	$0.00	0000	VACANT PROPERTY

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Maximum Special Tax	Assigned Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
HARBOUR, SHANNON J	3096471490000	0.26	DEV	$670.28	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
HERNANDEZ, RUBEN V JR	3096471500000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
RUBIO, RALPH JR	3096471510000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BALLENGER, ERNEST JR	3096471520000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
RODRIGUEZ, BENJAMIN	3096471530000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GORDON, KENNETH S	3096471540000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BRAVO, GEORGE V	3096471550000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BUGAYONG, ROLANDO PATEO	3096471560000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GARRETT, CARMEN L REV TRUST	3096471570000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
HARBOUR, EDWIN F	3096471580000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BENHAM, COLIN	3096471590000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
RIOS, CLINTON	3096471600000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SPARLIN, MICHAEL	3096471610000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
CASTILLO, PHILLIP H JR	3096471620000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
LENNEAR, JONAH S	3096491280000	0.19	DEV	$489.82	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
NORMAN, ALTON R	3096491290000	0.20	DEV	$515.60	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ROBERTSON, ROBERT G	3096491300000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
DILLABOUGH, MILO C	3096491310000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MORENO, MARIA D	3096491320000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SHACKELFORD, DOUGLAS	3096491330000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MENDOZA, ERIC	3096491340000	0.33	DEV	$850.74	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SLOCUMB, CHRISTOPHER C	3096491350000	0.25	DEV	$644.50	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
PINEDO, SANDRA M	3096491360000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BRICE, JOHN PHILIP	3096491370000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
JAYNES, EUGENE J	3096491380000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
RENFRO, STEPHEN LE ROY	3096491390000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ARAGUES, ANTONIO L	3096491400000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
VILLA, RAMON J	3096491410000	0.20	DEV	$515.60	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
AJAYI FAMILY REVOCABLE LIV TR	3096491420000	0.33	DEV	$850.74	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BRATZ, THOMAS	3096491430000	0.21	DEV	$541.38	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ORTIZ, CARLOS	3096491440000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
STONUM, JOHNNIE	3096491450000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
RUMARY, JOYCE I	3096491460000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
VENEGAS, ROLAND R	3096491470000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WARREN, DAVID W	3096491480000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WEBB, JOYCE J	3096491490000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BECHTOL, THOMAS C	3096491500000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
PARSON, DONALD R	3096491510000	0.28	DEV	$721.84	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
DAY, BILLY J	3096491520000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Maximum Special Tax	Assigned Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
LOMBARDI, BRIAN E	3096491530000	0.26	DEV	$670.28	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
LAMOTHE, PAUL K	3096491540000	0.25	DEV	$644.50	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
HITT, DANNY R SR	3096491550000	0.21	DEV	$541.38	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MC NEAL, WILLIAM C D	3096491560000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
RODRIQUEZ, RUBEN	3096491570000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WASHINGTON-ADDUCI, ARCOLA	3096491580000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
NEAL, ROBERT A	3096491590000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
FLORES, JOHN	3096491600000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
CHANG, SUSAN	3096491610000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
CHAVEZ, JUAN P	3096491620000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ROSE, ROBERT	3096491630000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
CALLENDER, MICHELLE Y	3096491640000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MANNON, THOMAS J	3096501320000	0.22	DEV	$567.16	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GARCIA, HUMBERTO E	3096501330000	0.23	DEV	$592.94	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GREEN, SHAWN	3096501340000	0.23	DEV	$592.94	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
LEWIS, FREDRICK	3096501370000	0.23	DEV	$592.94	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
LA PLANTE FAMILY TRUST (02/10/	3096501380000	0.21	DEV	$541.38	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
PATHAN, GULAMMOHMEDKHAN	3096501390000	0.19	DEV	$489.82	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BONNER, RONALD T	3096501400000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SIRR-STEPHEN, LUNINGNING M	3096501410000	0.19	DEV	$489.82	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SALVAGE, ROBERT	3096501420000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
RODRIGUEZ, ISAIAS L	3096501430000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
NIGHBERT, DAVID L	3096501440000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SHEIDA, SAHAR	3096501450000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
COROMINA, ROBERT	3096501460000	0.28	DEV	$721.84	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
TOWLES, LEON III	3096501470000	0.23	DEV	$592.94	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
DIGGS, JAMES N	3096501480000	0.30	DEV	$773.40	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GARZA, ERIC M	3096501490000	0.21	DEV	$541.38	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
DEWBERRY, HAROLD R	3096501500000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
RIDENOUR, WILLIAM P	3096501510000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
EBRAHIM, ALI M	3096501520000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
JANG, KI W	3096501530000	0.19	DEV	$489.82	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GUDINO, HERNESTO	3096501540000	0.20	DEV	$515.60	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
RENTAS, JUNE	3096501550000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
REYES, RONERT C	3096501560000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
DEWIT, MARK	3096501570000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
KINGCADE, WALTER B	3096501580000	0.23	DEV	$592.94	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
HUBBARD, MICHAEL L	3096501590000	0.31	DEV	$799.18	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
JOHNSTON, DAVID A	3096501600000	0.26	DEV	$670.28	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Maximum Special Tax	Assigned Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
ECKLUND, JACKIE	3096501610000	0.26	DEV	$670.28	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
LA CASSE, DAVID LEE	3096501620000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MACIAS, JOHNNIE JR	3096501630000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GONZALEZ, JOSE J	3096501640000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ROMERO, ERNIE S	3096501650000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
HANKINS, MELVIN L	3096501660000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
JOHNSON, ROBERT F	3096501670000	0.23	DEV	$592.94	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MOJICA, TEODORO L	3096501690000	0.23	DEV	$592.94	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
OVERLAND OPPORTUNITY FUND	3134251010000	18.92	RAW	$48,749.98	$0.00	$0.00	0000	VACANT PROPERTY
OVERLAND OPPORTUNITY FUND	3134341010000	21.60	RAW	$55,684.80	$0.00	$0.00	0000	VACANT PROPERTY
MC GOWAN, WILLIAM C JR	3096861430000	0.19	DEV	$489.82	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BROOKS, ANDRE L	3096861440000	0.19	DEV	$489.82	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
REYES, EDWARD M	3096861450000	0.19	DEV	$489.82	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
DAVIDSON, PAUL E	3096861460000	0.19	DEV	$489.82	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
JACOBO, JUAN A	3096861470000	0.23	DEV	$592.94	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ANGUIANO, JOSE L	3096861480000	0.23	DEV	$592.94	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
YANCEY, HENRY M	3096861490000	0.22	DEV	$567.16	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
CULLEY, RICHARD D	3096861500000	0.22	DEV	$567.16	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
THOMAS, JOHN E	3096861510000	0.21	DEV	$541.38	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GARCIA, OSCAR H	3096861520000	0.22	DEV	$567.16	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BROOKS, DWAYNE L	3096861530000	0.19	DEV	$489.82	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
LIBERTONE, PATRICK	3096861540000	0.20	DEV	$515.60	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
PUCKETT, TOMMY	3096861550000	0.20	DEV	$515.60	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
DILSWORTH, THOMAS J	3096861560000	0.28	DEV	$721.84	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
PROPERTY OWNERS	3096861570000	0.23	DEV	$592.94	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
AMATO, MONIKA	3096861580000	0.31	DEV	$799.18	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MC CLINTOCK, JANICE L	3096861590000	0.31	DEV	$799.18	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
CATALANO, JOSEPH J II	3096861600000	0.23	DEV	$592.94	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MAGDALENO, GREGORY L	3096861610000	0.24	DEV	$618.72	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SHAW, LISA M	3096891010000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
CASAREZ, DANIEL	3096891020000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MIURA, CHRISTINA F	3096891030000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MANZANO, ELMER R	3096891040000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
HARDIN, FRANKLIN O	3096891050000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SANDRIDGE, DANNY E	3096891060000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BRADLEY, LESLIE D	3096891070000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
PHILLIPS, TERESA M	3096891080000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
O'BRIEN, LIZA M	3096891090000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GUTIERREZ, RUTH C	3096891100000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Maximum Special Tax	Assigned Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
GONZALEZ, ANSELMO C	3096891110000	0.22	DEV	$567.16	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
NAVARRO, YESMIN LIVING TRUST	3096891120000	0.29	DEV	$747.62	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
LUCE, DEE A	3096891130000	0.29	DEV	$747.62	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
FIELDS, HOWARD N	3096891140000	0.19	DEV	$489.82	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
HARRINGTON, FRANK	3096891150000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
LOZANO, JORGE J	3096891160000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
TOURGEMAN, ALBERT	3096891170000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
EMANUEL, DORIEN S	3096891180000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
FELIX FAMILY LIVING TRUST 7-9-0	3096891190000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
LEEPER, JEFFREY C	3096891200000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
JACKSON, ERIC	3096891210000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
RITCHIE, BILLY R SR	3096891220000	0.19	DEV	$489.82	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ANDRZEJEWSKI, MARK A	3096891230000	0.20	DEV	$515.60	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ORTEGA, JUAN J	3096891240000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
KEANE, DOLORES	3096891250000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SLUDER, KATHERINE A	3096891260000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
OLIVER, FELICIDAD	3096891280000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SIMONI, ANTHONY	3096891290000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
HARDIN, BRETON W	3096891300000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MEDLIN DEVELOPMENT	3096891310000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
KORSTE, ELLEN G	3096891320000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GUTIERREZ, ROBERT	3096891330000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
COLLINS, JUANITA	3096891340000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
DAVIS, PHILIP	3096891350000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MATTERA, MICHAEL	3096891360000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BLUE, LARRY M	3096891370000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
RETT, MICHAEL	3096891380000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
FLOREZ, JUAN A	3096891390000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
KIM, BONNIE L	3096891400000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
CARROLL FAMILY TRUST DTD 2/2/	3096891410000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
PATCH, DOUGLAS J	3096891420000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
FALL, KRISTIN L	3096891430000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
FRIJAS, JANICE R	3096891440000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MARCELLETTA, DAVID	3096891450000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ROSAS, JESUS	3096891460000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
REYES, CAYETANO	3096891470000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GIBER, JOSEPH F	3096891480000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
CAVEYO, SERGIO E	3096891490000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
TOLARI, BETTINA M	3096891500000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Maximum Special Tax	Assigned Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
WILLIAMS, MARIANNE	3096891510000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BALTAZAR, RUDY	3096891520000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WILLIAMS, JEFFERY W	3096891530000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
VARGAS, DAVID S	3096891540000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
TAYLOR, PHILLIP W	3096891550000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WEBB, MICHELLE	3096901010000	0.19	DEV	$489.82	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WENSZELL, MARK T	3096901020000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ABELLAR, JOSE E	3096901030000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
THORPE, KATHLEEN	3096901040000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BRADBURY, JOSHUA	3096901050000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
FORSTER, THOMAS C	3096901060000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GONZALEZ, YOLANDA	3096901070000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
STEPHENS, CRAIG M	3096901080000	0.19	DEV	$489.82	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
PHAM, ALAN	3096901090000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
RODRIGUEZ, MARIA E	3096901100000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SOLIS, MARCELINO	3096901110000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
RAMOS, JESUS M	3096901120000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BALTAZAR, DIANA M	3096901130000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ROBLES, LETICIA	3096901140000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
PEREZ, ELVIA	3096901150000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
PADILLA, JOSE Z	3096901160000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MILLER, BRIAN L	3096901170000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BRADFORD, DANIEL	3096901180000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
LETNER, BRAD	3096901190000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
RODRIGUEZ, FELIX	3096901200000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GARCIA, MICHAEL	3096901210000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
AGUIAR, EDWIN P	3096901220000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
RAINWATER, MICHAEL G	3096901230000	0.20	DEV	$515.60	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GRAU, DOLORES M TRUST	3096901240000	0.20	DEV	$515.60	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BRUN, TIMOTHY	3096901250000	0.28	DEV	$721.84	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WARD LIVING TRUST 3/6/2004	3096901260000	0.25	DEV	$644.50	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
JACOBO, AGUSTIN	3096901270000	0.22	DEV	$567.16	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MC LELAND, JOHN A	3096901280000	0.19	DEV	$489.82	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BURTON, VELMA	3096901320000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
DE RENARD, DAVID J	3096901330000	0.19	DEV	$489.82	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
POST, CHARLES W	3096901340000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MARSMAN, MARTIN	3096901350000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
AVITIA, JESUS	3096901360000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MICHELS, LOUIS R	3096901370000	0.22	DEV	$567.16	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Maximum Special Tax	Assigned Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
LAFLIN, RICHARD J	3096901380000	0.24	DEV	$618.72	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
PIERCE, EDWARD L	3096901390000	0.27	DEV	$696.06	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SERRATO, ROBERT G	3096901400000	0.19	DEV	$489.82	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
FOSTER, JOHN F	3096901410000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
HOUSTON, SANDRA	3096901420000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WEBB, RICHARD L	3096901430000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
LUMSDEN, ELIZABETH J	3096901440000	0.24	DEV	$618.72	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
AHUERO, TERESA	3096901450000	0.19	DEV	$489.82	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
YEUNG, WANG WAI	3096901460000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
HERNANDEZ, ENRIQUE M	3096901470000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GILCHRIST, ROGER	3096901480000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GAULT FAMILY TRUST 5/11/95	3096901490000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MARTINEZ, LOUIS	3096901500000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
DZURKO, CAROLLYNE	3096901510000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WONG, WILLIAM	3096901520000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
TARASCIO, PAUL	3096901530000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SALAZAR, JOSE	3096901540000	0.19	DEV	$489.82	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ALEXANDER REVOCABLE TRUST	3096901550000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BRUNO, JIMMY	3096901560000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
DUFFY, BRIAN T	3096901570000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
JOHNSON, MICHAEL A	3096911010000	0.13	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
REMLEY, CHARLES	3096911020000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SAIYED, MUSTAKALI F	3096911030000	0.13	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
DAVIS, DWAYNE	3096911040000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
PATHAN, ALTAFAHMADKHAN K	3096911050000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SMRTNIK, EDWARD	3096911060000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
DIAZ, RUBEN L	3096911070000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
LA BELLA, MICHAEL J	3096911080000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SAIYAD, MUKHTYARALI F	3096911090000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MALDONADO, MIGUEL A	3096911100000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
CLARK, MARK A	3096911110000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BRAMBLE, MARK K	3096911120000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
CASTRO, HERBERT A	3096911130000	0.13	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WILLIAMS, MELISSA K	3096911140000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SMITH, ROBERT L	3096911150000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
LOPEZ, JESUS M	3096911160000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
EVANS, DAVID	3096911170000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
TORRES, DANNY	3096911180000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ROSALES, ANTHONY	3096911190000	0.13	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Maximum Special Tax	Assigned Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
THOMPSON, SCOTT	3096911200000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
PHILLIPS, VERONICA A	3096911210000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
PAPA, DONALD B	3096911220000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
EKIZIAN, MARTEN D LIVING TRUS	3096911230000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GALLAWAY, JULIE	3096911240000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SMELSER, FRED R	3096911250000	0.28	DEV	$721.84	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SANDERS, VICTORIA	3096911260000	0.21	DEV	$541.38	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ROUTE, ALANA M	3096911270000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
FLEMING, ERIC R	3096911280000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BIRBRAGHER, BORIS	3096911290000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
DOWD, DWAYNE C	3096911300000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
OLIVER, KENNY	3096911310000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
RING, HEIDI	3096911320000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GUEVARA, RENE	3096911330000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MILLER, CURTIS R JR	3096911340000	0.20	DEV	$515.60	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
FRIJAS, JANICE	3096911350000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
STALLBOHM, ANDRE	3096911360000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
DAVANZO, JAMES	3096911370000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
JACKSON, JERRY	3096911380000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
JENNINGS, WILLIAM A	3096911390000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
CALDERON, ANTONIO	3096911400000	0.19	DEV	$489.82	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
URIAS, ROMELIA	3096911410000	0.13	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BANKS, SUE	3096911420000	0.13	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MIRANDA, SALVADOR	3096911430000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MATHIS, LELAND E & ROSALIE A T	3096911440000	0.20	DEV	$515.60	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
AVILEZ, JOSE L	3096911450000	0.26	DEV	$670.28	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
NUNEZ, JOSE L	3096911460000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SMITH, JEAN	3096911470000	0.13	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WEBER, MICHAEL D	3096911480000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
RAMIREZ, LUIS V	3096911490000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GALLEGOS, RANDALL	3096911500000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MCNABB, STEVE	3096911510000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SMITH, LEE	3096911520000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GUERRERO, JAELY I	3096911530000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MORENO, JACQUE D II	3096911540000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
PUTNAM, SCOTT N	3096911550000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ST MARTIN, ANTHONY M	3096911560000	0.13	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
OSORTO, EDGARDO	3096911570000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
STINE, NANCY K	3096911580000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Maximum Special Tax	Assigned Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
BALDERRAMA, AURORA A	3096911590000	0.13	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
CONTRERAS, ROBERTO C	3096911600000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
OCHOA, ANGEL H	3096921010000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BROBSTON, MICHAEL	3096921020000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GALAMGAM, PABLO S JR	3096921030000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
STAKLEY, APRIL M	3096921040000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
NAVARRETE, EDWARD L	3096921050000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SANCHEZ, MARTHA N	3096921060000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
NAVARETTE, JOSE S	3096921070000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SIKORSKI, GEOFFREY	3096921080000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
HIRSCH, ROBERT	3096921090000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
AMEZQUITA, MANUEL M	3096921100000	0.13	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ANDERSON, THOMAS	3096921110000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
OLIVAS, LILY	3096921120000	0.19	DEV	$489.82	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
CHAMPION, SAMUEL JR	3096921130000	0.13	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
JUDY, STEPHEN	3096921140000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
LOERA, ANDRES	3096921150000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SMITH, SUSAN M	3096921160000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
CARRERAS, EPIMENIO D	3096921170000	0.13	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
HARPER, DEBRA A	3096921180000	0.19	DEV	$489.82	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
NARAG, JOCELYN	3096921190000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BAUMGARTNER, DAVE W	3096921200000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
NARAG, JOCELYN	3096921210000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GODOY, GUSTAVO N	3096921220000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MARIN, CHASTITY L	3096921230000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
LUCAS, STEVEN D	3096921240000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BROWN, TINA M	3096921250000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WALTERS, FRANK C	3096921260000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BURTON, ERICA	3096921270000	0.12	DEV	$413.24	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
NORWOOD, VERIC M	3096921280000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
KHOUM, SOKHA	3096921290000	0.13	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
COBIAN, EDELMIRA	3096921300000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
VALLEJO, GUILLERMO	3096921310000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
VOKEY, SHERMAN W	3096921320000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
UNGARO, PATRICK	3096921330000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MORA, ELIZANDO	3096921340000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
RIVERA, MANUEL	3096921350000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
BALABANLILAR, SERMIN	3096921360000	0.12	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
CARROLL, MARILYN D	3096921370000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Maximum Special Tax	Assigned Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
ESCANO, PRINCESS M	3096921380000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MATHIS, LELAND E & ROSALIE A T	3096921390000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
JIMENEZ, PABLO	3096921400000	0.13	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
CHILDERS, JEFFERY K	3096921410000	0.20	DEV	$515.60	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
LUCE, KEVIN B	3096921420000	0.26	DEV	$670.28	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
LEE, DAVID J	3096921430000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
DIAZ, SOPHIA H	3096921440000	0.26	DEV	$670.28	$413.24	$413.54	0000	SINGLE FAMILY RESIDENTIAL
MATHIS, LELAND E & ROSALIE A T	3096921450000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ELLIOTT, MICHAEL	3096921460000	0.13	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
CALIFORNIA CITIES HOME OWNE	3096921470000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
DE RIZO, MICAELA Z	3096921480000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
SCHREMELIS, ANDREA	3096921490000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
REYES, CARLOS	3096931010000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ANDERSON, JACOB P	3096931020000	0.20	DEV	$515.60	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
HITT, PAUL S JR	3096931030000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
KAUR, GURVINDER	3096931040000	0.20	DEV	$515.60	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
FRANCHINI, YVETTE	3096931050000	0.20	DEV	$515.60	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GOMEZ, GABRIELA I	3096931060000	0.20	DEV	$515.60	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WOJCIK, JACEK	3096931070000	0.23	DEV	$592.94	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
KATZ, RALPH	3096931080000	0.23	DEV	$592.94	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MC ELWAIN TRUST DTD 4/7/89	3096931090000	0.23	DEV	$592.94	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
OTUAFI, ANJA A	3096931100000	0.23	DEV	$592.94	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GARDNER FAMILY TRUST 6-9-04	3096931110000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
YOON, SANG SEOP	3096932010000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
PAYNE, RONALD F	3096932020000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
VALENCIA, JOSE A	3096932030000	0.15	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
LEE, DENNIS	3096932040000	0.14	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
CHUBB, JOE	3096932050000	0.20	DEV	$515.60	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
YARBROUGH, MARLENE JUNE	3096932060000	0.20	DEV	$515.60	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MALAN, JEFFREY S	3096932070000	0.23	DEV	$592.94	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WESTENBERG, PATRICIA J	3096932080000	0.20	DEV	$515.60	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GROSSICH, RICHARD	3096932090000	0.20	DEV	$515.60	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
RODRIGUEZ, TONY ROLANDO	3096932100000	0.21	DEV	$541.38	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
PULIDO, HUGO	3096932110000	0.23	DEV	$592.94	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ARAGON, WILLIE J	3096932120000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MUNOZ, FRANK	3096932130000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
WARE, CHANDRA	3096932140000	0.20	DEV	$515.60	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
MARINELARENA, JESSE	3096932150000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
ALEXANDER, LASHANDA C	3096932160000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Maximum Special Tax	Assigned Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
HUMPHREY, KEEVAN W	3096932170000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
FERLISI, NATALIE M	3096932180000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
KING, DEREK G	3096932190000	0.16	DEV	$413.24	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
KHAN, AHMAR A	3096932200000	0.20	DEV	$515.60	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
RODRIQUEZ, EZEQUIEL	3096932210000	0.21	DEV	$541.38	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
GRAHAM, JOHN W JR	3096932220000	0.20	DEV	$515.60	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
LUSUNG, DENNISMUND S	3096932230000	0.18	DEV	$464.04	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
JULIAN, MICHAEL J	3096932240000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
APODACA, PATRICK	3096932250000	0.17	DEV	$438.26	$413.24	$413.54	0510	SINGLE FAMILY RESIDENTIAL
TOTALS:	**899**	**187.90**		**$508,856.42**	**$343,815.68**	**$344,065.28**		

CITY OF
VICTORVILLE

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

AGENDA ITEM

CITY COUNCIL MEETING OF: JULY 18, 2006

SUBMITTED BY: Adair M. Patterson ap /aom
Director of Finance

DATE: July 6, 2006

SUBJECT: **PRESENTATION OF RESOLUTION NO. 06-130 - CONFIRMING THE ANNUAL SPECIAL TAX AMOUNT TO BE LEVIED IN COMMUNITY FACILITIES DISTRICT ("CFD") 90-1 FOR FISCAL YEAR 2006-2007.**

RECOMMENDATION: That the Honorable City Council adopt Resolution No. 06-130 and order the special tax be applied to property taxes of affected parcels.

FISCAL IMPACT: $1,065,762.09 revenue to the Community Facilities District for tax year 2006-2007.

--Finance Dept. Use Only--
Additional Appropriation:

✓ No
____ Yes/$Amount:

Finance Director Review and Approval ap /aom

DISCUSSION:
The City Council, at their meeting of July 19, 1990, established the Community Facilities District 90-1 for the purpose of incurring bond indebtedness to provide revenue to perform certain works of public improvement in the area known as the Western Addition.

The establishment of the District included the annual determination of tax levy required to meet the bond obligations and to direct the County Controller/Auditor to apply the special levy to all parcels within the Community Facilities District. This year the parcels will be assessed at the maximum amount allowed.

In addition to the assessment required, the levy includes an administrative fee which pays various fees relating to the administration of the District as well as the consulting services of Berryman & Henigar, who calculate the assessment amounts, applies them to the tax rolls, and administers the work related to the delinquent accounts.

AMP/ls
\\cityfinancial\UserFolders\Finance\SharedDocuments\AMM \ agenda item - CFD 90-1 2006-2007

Attachment: Resolution No. 06-130

Written
#25
7-18-06

RESOLUTION NO. 06-130

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VICTORVILLE CONFIRMING THE ANNUAL SPECIAL TAX AMOUNTS TO BE LEVIED AGAINST THE PARCELS WITHIN THE COMMUNITY FACILITIES DISTRICT 90-1 FOR THE TAX YEAR 2006-2007

WHEREAS, the City of Victorville has, by Ordinance No. 1445, authorized the levy of a special tax within the Community Facilities District No. 90-1, under the provisions of Chapter 2.5 of Division 2 of Title (commencing with Section 53311 of the California Government Code, commonly known as the "Mello-Roos Community Facilities Act of 1982"); and

WHEREAS, Ordinance No. 1445 authorizes that the special tax be determined each year and shall not exceed that set forth in said Ordinance; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the assessments are determined to be in accordance with the methodology set forth in Ordinance No. 1445, authorizing the levy and the tax methodology of the special tax in the Community Facilities District No. 90-1. The list of assessments for the annexed area are shown on Attachment "A" attached hereto and are on file in the office of the Director of Finance of the City of Victorville.

SECTION 2. That the special tax levy shall be collected in the same manner as ordinary ad valorem property taxes are collected and shall be subject to the same penalties and the same procedure, sale and lien priority in case of delinquency as is provided for ad valorem taxes, as such procedure may be modified by the law or by the City Council from time to time.

SECTION 3. That the City Clerk of the City of Victorville is hereby ordered and directed to file a certified copy of the assessment roll with the County together with a certified copy of this resolution upon its adoption.

SECTION 4. That the works of improvement determined by the Community Facilities District No. 90-1 include financing all or a portion of the acquisition construction, and installation of public facilities, including waste distribution pipelines and appurtenances, roadway improvements and major sewage collection pipelines, together with necessary appurtenances thereto and site and right-of-way acquisition, as set forth in Resolution 90-114, adopted by the City Council of the City of Victorville June 5, 1990.

CITY OF VICTORVILLE
COMMUNITY FACILITIES DISTRICT NO. 90-1

ASSESSMENT ROLL
BY ASSESSOR'S PARCEL NUMBER
FISCAL YEAR 2006-07

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
SCC ACQUISITIONS INC	0394021220000	10.00	10	0	$27,150.00	$0.00	0000	UNDEVELOPED PROPERTY
SCC ACQUISITIONS INC	0394021260000	10.00	10	0	$27,150.00	$0.00	0000	UNDEVELOPED PROPERTY
SCC ACQUISITIONS INC	0394021270000	10.00	10	0	$27,150.00	$0.00	0000	UNDEVELOPED PROPERTY
SCC ACQUISITIONS INC	0394021290000	10.00	10	0	$27,150.00	$0.00	0000	UNDEVELOPED PROPERTY
SCC ACQUISITIONS INC	0394021300000	2.50	10	0	$6,787.50	$0.00	0000	UNDEVELOPED PROPERTY
SCC ACQUISITIONS INC	0394021320000	2.50	10	0	$6,787.50	$0.00	0000	UNDEVELOPED PROPERTY
SCC ACQUISITIONS INC	0394021340000	2.50	10	0	$6,787.50	$0.00	0000	UNDEVELOPED PROPERTY
SCC ACQUISITIONS INC	0394021350000	2.50	10	0	$6,787.50	$0.00	0000	UNDEVELOPED PROPERTY
SCC ACQUISITIONS INC	0394021360000	2.16	10	0	$5,864.40	$0.00	0000	UNDEVELOPED PROPERTY
SCC ACQUISITIONS INC	0394021370000	2.26	10	0	$6,135.90	$0.00	0000	UNDEVELOPED PROPERTY
SCC ACQUISITIONS INC	0394021380000	2.07	10	0	$5,620.05	$0.00	0000	UNDEVELOPED PROPERTY
SCC ACQUISITIONS INC	0394021390000	1.98	10	0	$5,375.70	$0.00	0000	UNDEVELOPED PROPERTY
SCC ACQUISITIONS INC	0394021400000	3.14	10	0	$8,525.10	$0.00	0000	UNDEVELOPED PROPERTY
SCC ACQUISITIONS INC	0394021410000	3.55	10	0	$9,638.25	$0.00	0000	UNDEVELOPED PROPERTY
SCC ACQUISITIONS INC	0394021420000	4.77	10	0	$12,950.55	$0.00	0000	UNDEVELOPED PROPERTY
SCC ACQUISITIONS INC	0394021430000	4.33	10	0	$11,755.95	$0.00	0000	UNDEVELOPED PROPERTY
SCC ACQUISITIONS INC	0394021440000	4.08	10	0	$11,077.20	$0.00	0000	UNDEVELOPED PROPERTY
SCC ACQUISITIONS INC	0394021450000	4.67	10	0	$12,679.05	$0.00	0000	UNDEVELOPED PROPERTY
SCC ACQUISITIONS INC	0394021460000	4.67	10	0	$12,679.05	$0.00	0000	UNDEVELOPED PROPERTY
SCC ACQUISITIONS INC	0394021470000	4.22	10	0	$11,457.30	$0.00	0000	UNDEVELOPED PROPERTY
SCC ACQUISITIONS INC	0394021480000	4.22	10	0	$11,457.30	$0.00	0000	UNDEVELOPED PROPERTY
SCC ACQUISITIONS INC	0394021490000	4.61	10	0	$12,516.15	$0.00	0000	UNDEVELOPED PROPERTY
SCC ACQUISITIONS INC	0394021500000	9.05	10	0	$24,570.75	$0.00	0000	UNDEVELOPED PROPERTY
SCC ACQUISITIONS INC	0394021510000	8.91	10	0	$24,190.65	$0.00	0000	UNDEVELOPED PROPERTY
GURULE, ANNIE	0394021520000	5.00	10	0	$13,575.00	$0.00	0000	UNDEVELOPED PROPERTY
SCC ACQUISITIONS INC	0394021530000	5.00	10	0	$13,575.00	$0.00	0000	UNDEVELOPED PROPERTY
SCC ACQUISITIONS INC	0394021540000	5.00	10	0	$13,575.00	$0.00	0000	UNDEVELOPED PROPERTY
SCC ACQUISITIONS INC	0394021550000	5.00	10	0	$13,575.00	$0.00	0000	UNDEVELOPED PROPERTY
LB/L SUNCAL II VICTOR VALLEY L	0455053290000	35.75	10	0	$97,061.25	$0.00	0000	UNDEVELOPED PROPERTY
LB/L SUNCAL II VICTOR VALLEY L	0455053890000	11.46	10	0	$311,113.90	$0.00	0000	UNDEVELOPED PROPERTY
LB/L SUNCAL II VICTOR VALLEY L	0455053900000	120.00	10	0	$325,800.00	$0.00	0000	UNDEVELOPED PROPERTY
LB/L SUNCAL II VICTOR VALLEY L	3104031010000	1.68	10	0	$4,561.20	$0.00	0000	UNDEVELOPED PROPERTY

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
LB/L SUNCAL II VICTOR VALLEY L	3104031020000	21.40	10	0	$58,101.00	$0.00	0000	UNDEVELOPED PROPERTY
LB/L SUNCAL II VICTOR VALLEY L	3104031030000	1.08	10	0	$2,932.20	$0.00	0000	UNDEVELOPED PROPERTY
LB/L SUNCAL II VICTOR VALLEY L	3104031040000	4.32	10	0	$11,728.80	$0.00	0000	UNDEVELOPED PROPERTY
LB/L SUNCAL II VICTOR VALLEY L	3104031050000	11.98	10	0	$32,525.70	$0.00	0000	UNDEVELOPED PROPERTY
LB/L SUNCAL II VICTOR VALLEY L	3104031060000	23.71	10	0	$64,372.65	$0.00	0000	UNDEVELOPED PROPERTY
READY, MARK R	3104041010000	0.23	5	2,075	$701.33	$469.89	0510	SINGLE FAMILY RESIDENTIAL
MOULTON, GARY M	3104041020000	0.16	4	1,580	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
WASHINGTON, EUGENE	3104041030000	0.16	4	1,580	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
IBRAHIM, MAKRAM R	3104041040000	0.16	3	1,436	$487.90	$326.89	0510	SINGLE FAMILY RESIDENTIAL
PARK, STEPHANIE	3104041050000	0.16	4	1,707	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
SMITH, HAYWOOD M SR	3104041060000	0.16	3	1,375	$487.90	$326.89	0510	SINGLE FAMILY RESIDENTIAL
STONERIDGE PROPERTIES LLC	3104041070000	0.16	3	1,205	$487.90	$326.89	0510	SINGLE FAMILY RESIDENTIAL
AHMED, RIFAT	3104041080000	0.16	5	1,930	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
ROMANO, FRANK C JR	3104041090000	0.16	4	1,580	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
NETWORK REAL ESTATE SERVIC	3104041100000	0.16	5	1,852	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
METIAM, JEWEL J	3104041110000	0.16	3	1,436	$487.90	$326.89	0510	SINGLE FAMILY RESIDENTIAL
LEWIS, CHARLES L	3104041120000	0.16	5	2,075	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
PIERRE, EDUARDO	3104041130000	0.16	10	0	$434.40	$0.00	0000	UNDEVELOPED PROPERTY
PIERRE, EDUARDO JR	3104041140000	0.16	3	1,376	$487.90	$326.89	0510	SINGLE FAMILY RESIDENTIAL
CRUZ, MARA C	3104041150000	0.16	5	2,044	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
IBRAHIM, MONA M	3104041160000	0.38	4	1,554	$1,158.71	$776.34	0510	SINGLE FAMILY RESIDENTIAL
TYLER, LILA L	3104041170000	0.16	5	2,051	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
BARI, TAHIR	3104041180000	0.16	5	2,051	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
KINDEL, EDWARD	3104041190000	0.16	6	2,270	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MILLAN, RUBEN	3104041200000	0.16	5	2,051	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
MAXWELL, HERBERT	3104041210000	0.16	6	2,270	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
RAINES, DAVID E	3104041220000	0.16	5	2,051	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
SANDOVAL, MARTIN	3104041230000	0.25	5	2,051	$762.30	$510.74	0510	SINGLE FAMILY RESIDENTIAL
HYUN, DANIEL	3104041240000	0.20	5	2,051	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
STROBEHN, MICHAEL JAMES	3104041250000	0.20	5	2,036	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
IVESTER, DAVID L	3104041260000	0.20	5	1,930	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
HYUN, DANIEL	3104041270000	0.20	5	2,051	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
GREENE, JEFFREY M	3104041280000	0.25	5	2,051	$762.30	$510.74	0510	SINGLE FAMILY RESIDENTIAL
DAVIES, BARBARA D	3104041290000	0.16	6	2,270	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
RICO, JUDY	3104041300000	0.16	5	2,051	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
EVERS, THOMAS P	3104041310000	0.16	6	2,270	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CRAIG, DONALD W	3104041320000	0.16	5	2,051	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
LEVAN, THOMAS E	3104041330000	0.16	5	2,051	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
ROSS, TONI M	3104041340000	0.16	5	2,051	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
HYUN, DANIEL	3104041350000	0.16	5	2,051	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
PUPPE, HUGO V	3104041360000	0.16	5	2,051	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
BURGESS, RYAN E	3104041370000	0.16	6	2,270	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
GRUNDIG, THOMAS R	3104041380000	0.16	5	2,051	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
HYUN, DANIEL	3104041390000	0.16	6	2,270	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
JOHNSON, DESERIA M	3104041400000	0.16	5	2,051	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
MORA, MARK F	3104041410000	0.25	5	2,051	$762.30	$510.74	0510	SINGLE FAMILY RESIDENTIAL
PROPERTY OWNERS	3104041420000	0.20	5	2,051	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
BERRY, GARY & MARY 2001 LIV T	3104041430000	0.20	5	2,036	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
HYUN, DANIEL	3104041440000	0.20	5	2,051	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
BROWN, SHAWN D	3104041450000	0.20	5	2,051	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
ALEFAIO, IAFETA	3104041460000	0.25	5	2,051	$762.30	$510.74	0510	SINGLE FAMILY RESIDENTIAL
HERNANDEZ, ARMANDO L	3104041470000	0.16	5	2,051	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
KANG, JAE BOK	3104041480000	0.16	5	2,051	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
RADER, MICHAEL E	3104041490000	0.16	5	2,051	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
KERBY, CHARLES A	3104041500000	0.16	5	2,051	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
HAUSER, GRACE LIVING TRUST 0	3104041510000	0.16	5	2,051	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
ALVARADO, CHRISTOPHER A	3104041520000	0.16	5	2,051	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
LB/L SUNCAL II VICTOR VALLEY L	3104051010000	22.46	10	0	$60,978.90	$0.00	0000	UNDEVELOPED PROPERTY
LB/L SUNCAL II VICTOR VALLEY L	3104061010000	6.42	10	0	$17,430.30	$0.00	0000	UNDEVELOPED PROPERTY
MOJAVE & AMETHYST LLC	3104061020000	5.60	10	0	$15,204.00	$0.00	0000	UNDEVELOPED PROPERTY
CHAGARIS, JERRY E	3104061030000	0.17	3	1,485	$518.35	$347.29	0510	SINGLE FAMILY RESIDENTIAL
LUNA, ALERTO	3104061040000	0.17	3	1,327	$518.35	$347.29	0510	SINGLE FAMILY RESIDENTIAL
ARMSTRONG, DANIELLE T	3104061050000	0.17	3	1,485	$518.35	$347.29	0510	SINGLE FAMILY RESIDENTIAL
FIELDS, GLEN	3104061060000	0.17	4	1,665	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
TORRES, AGUSTIN	3104061070000	0.17	3	1,485	$518.35	$347.29	0510	SINGLE FAMILY RESIDENTIAL
WREN, CHRISTOPHER	3104061080000	0.17	4	1,665	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
SOSA, RAUL	3104061090000	0.17	3	1,485	$518.35	$347.29	0510	SINGLE FAMILY RESIDENTIAL
SIGNER, SCOTT L	3104061100000	0.17	4	1,665	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
BURGESS, RICHARD N	3104061110000	0.17	3	1,327	$518.35	$347.29	0510	SINGLE FAMILY RESIDENTIAL
GOMEZ, GLORIA	3104061120000	0.17	4	1,665	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
BETTS, SAUNDRA E	3104061130000	0.17	3	1,485	$518.35	$347.29	0510	SINGLE FAMILY RESIDENTIAL
AYALA, RAUL	3104061140000	0.16	4	1,665	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
MALEY, TODD	3104061150000	0.22	3	1,485	$670.81	$449.44	0510	SINGLE FAMILY RESIDENTIAL
SCHRIMPF, DAVID A	3104061160000	0.31	3	1,327	$945.28	$633.34	0510	SINGLE FAMILY RESIDENTIAL
DRENK, THOMAS E	3104061170000	0.21	3	1,485	$640.36	$429.04	0510	SINGLE FAMILY RESIDENTIAL
BRENT, JAMES W III	3104061180000	0.17	4	1,665	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
SEXTON, FRANCIS A	3104061190000	0.16	3	1,485	$487.90	$326.89	0510	SINGLE FAMILY RESIDENTIAL
MC DONOUGH, DEREK B	3104061200000	0.17	4	1,665	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
HABIBI, SHADMAN	3104061210000	0.16	4	1,665	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
VALADEZ, GLORIA	3104061220000	0.16	3	1,485	$487.90	$326.89	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
ROSS, JESSE	3104061230000	0.16	4	1,665	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
BELL, LARRY	3104061240000	0.16	3	1,327	$487.90	$326.89	0510	SINGLE FAMILY RESIDENTIAL
PEREZ, ARTHUR R	3104061250000	0.16	4	1,665	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
EBERLE, JASON J	3104061260000	0.16	3	1,485	$487.90	$326.89	0510	SINGLE FAMILY RESIDENTIAL
TITUS, MACK E	3104061270000	0.16	4	1,665	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
POOLE, THOMAS	3104061280000	0.16	3	1,327	$487.90	$326.89	0510	SINGLE FAMILY RESIDENTIAL
STEWARD FAMILY TRUST 9/26/20	3104061290000	0.16	4	1,665	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
GODINA, GERARDO	3104061300000	0.16	4	1,509	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
OATMAN, ROBERT E	3104061310000	0.18	4	1,665	$548.87	$367.74	0510	SINGLE FAMILY RESIDENTIAL
ARCHER, JACOB	3104111030000	0.10	4	1,623	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
GORNAL, JENNIFER O	3104111040000	0.10	6	2,258	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
RUFFO, CARLOS E	3104111050000	0.10	3	1,455	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
DE LA CRUZ, LAURA	3104111060000	0.10	5	2,039	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
BAKER, EVANGELINE S	3104111070000	0.10	2	1,182	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
LIMA, JAMIE M	3104111080000	0.10	5	1,918	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
LARREMORE, BOBBY	3104111090000	0.10	4	1,623	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
STORY, DOUGLAS W	3104111100000	0.10	5	1,918	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
BOWEN, VICKI L	3104111110000	0.10	6	2,258	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LIGHTBURN, CURTIS	3104111120000	0.10	3	1,455	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
OLIVAS, HUMBERTO	3104111130000	0.10	5	1,918	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
MANEAFAIGA, MOA F	3104111140000	0.10	6	2,258	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CUEVAS, JUVENTINO	3104111150000	0.10	5	1,918	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VAZQUEZ, JUAN	3104111160000	0.10	5	2,039	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
CHAI, HEEDO	3104111170000	0.10	4	1,623	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
KENDALL, DELVIN W	3104111180000	0.10	5	2,039	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
LY, MOLYCA	3104111190000	0.10	5	1,918	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
KNIGHT, HAROLD H	3104111200000	0.10	2	1,182	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104111210000	0.10	4	1,623	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
ROCKWELL, RAIMA	3104111220000	0.10	5	1,918	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
MUZSLAY, STEVEN A	3104111230000	0.10	3	1,455	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
NGUYEN, RICHARD	3104111240000	0.10	5	2,039	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104111250000	0.10	4	1,623	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104111260000	0.16	5	1,918	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104111270000	0.24	6	2,258	$720.93	$483.02	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104111280000	0.18	5	1,918	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104111290000	0.14	5	2,039	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104111300000	0.12	2	1,182	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104111310000	0.12	5	1,918	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104111320000	0.12	6	2,258	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104111330000	0.12	2	1,182	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
VICTORVILLE RESIDENT DEV PTN	3104111340000	0.12	5	1,918	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104111350000	0.12	4	1,623	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104111360000	0.12	5	2,039	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104111370000	0.16	5	1,918	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104111380000	0.21	6	2,258	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104111390000	0.20	5	1,918	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104111400000	0.12	3	1,455	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104111410000	0.11	5	2,039	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104111420000	0.11	5	1,918	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104111430000	0.11	4	1,623	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104111440000	0.11	5	2,039	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104111450000	0.11	2	1,182	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104111460000	0.11	5	1,918	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104111470000	0.11	4	1,623	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104111480000	0.11	5	1,918	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104111490000	0.11	6	2,258	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104111500000	0.11	3	1,455	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104111510000	0.11	5	1,918	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104111520000	0.11	5	2,039	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104111530000	0.11	4	1,623	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104111540000	0.11	2	1,182	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104111550000	0.11	3	1,455	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104111560000	0.11	5	2,039	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104111570000	0.11	4	1,623	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104111580000	0.11	5	1,918	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104111590000	0.11	5	2,039	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104111600000	0.11	4	1,623	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104111610000	0.11	5	2,039	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104111620000	0.11	3	1,455	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104111630000	0.11	6	2,258	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104111640000	0.11	5	1,918	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104111650000	0.11	4	1,623	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104111660000	0.11	2	1,182	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104112010000	0.12	2	1,182	$375.48	$251.57	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104112020000	0.12	3	1,455	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104112030000	0.12	6	2,258	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104112040000	0.12	5	1,918	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104112050000	0.12	4	1,623	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104112060000	0.12	5	2,039	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104112070000	0.12	5	1,918	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
VICTORVILLE RESIDENT DEV PTN	3104112080000	0.12	3	1,455	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
SHERWOOD, RYAN	3104112090000	0.12	2	1,182	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
TORRES, DANNY	3104112100000	0.10	5	1,918	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
NESHEIWAT, JOSEPH	3104112110000	0.10	3	1,455	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
LARIVA, RICHARD	3104112120000	0.09	6	2,258	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ALFONSI, STEVEN	3104112130000	0.09	5	1,918	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
HERNANDEZ, PETER	3104112140000	0.09	5	2,039	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
CRISTOFOL, ANN M	3104112150000	0.09	4	1,623	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
MILLER, RODNEY L	3104112160000	0.09	2	1,182	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
CHENG, JEFF	3104112170000	0.09	5	2,039	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
PACHECO, SERGIO F	3104112180000	0.09	3	1,455	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
LEGARDY, ERIC	3104112190000	0.09	5	2,039	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
THACKER, JAMES	3104112200000	0.09	2	1,182	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
MARTINEZ, RAUL	3104112210000	0.09	5	1,918	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
IBANEZ, OLGA	3104112220000	0.09	6	2,258	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CASTILLO, ROBERTO	3104112230000	0.09	5	1,918	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
BARRAGAN, JORGE A	3104112240000	0.09	4	1,623	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
VALDOVINOS, ROQUE	3104112250000	0.09	5	1,918	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
HERNANDEZ, JAVIER	3104112260000	0.09	3	1,455	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
RAYFORD, MAURICE A	3104112270000	0.09	6	2,258	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SHOFFNER, TONI MARIA	3104112280000	0.09	5	1,918	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
ALONZO, GLORIA	3104112290000	0.11	2	1,182	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104112300000	0.16	5	2,039	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104112310000	0.12	4	1,623	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104112320000	0.12	6	2,258	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104112330000	0.12	5	1,918	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104112340000	0.14	2	1,182	$414.89	$277.98	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104112350000	0.14	2	1,182	$418.25	$280.23	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104112360000	0.13	4	1,623	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104112370000	0.12	5	1,918	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104112380000	0.12	3	1,455	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104112390000	0.20	6	2,258	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104112400000	0.20	5	1,918	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104112410000	0.12	5	2,039	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104112420000	0.12	3	1,455	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104112430000	0.13	6	2,258	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104112440000	0.14	2	1,182	$418.25	$280.23	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104112450000	0.14	2	1,182	$418.25	$280.23	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104112460000	0.13	5	1,918	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104112470000	0.12	4	1,623	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
VICTORVILLE RESIDENT DEV PTN	3104112480000	0.12	5	2,039	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104112490000	0.20	5	1,918	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104112500000	0.20	6	2,258	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104112510000	0.12	5	1,918	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104112520000	0.12	3	1,455	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104112530000	0.13	6	2,258	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104112540000	0.14	2	1,182	$418.25	$280.23	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104112550000	0.14	2	1,182	$414.89	$277.98	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104112560000	0.12	5	1,918	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104112570000	0.12	5	2,039	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104112580000	0.12	3	1,455	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENT DEV PTN	3104112590000	0.14	6	2,258	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
STECKLER, CHARLES F JR	3104151010000	0.12	3	1,428	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
ALVARADO, GEORGE	3104151020000	0.12	3	1,280	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
ACOSTA, JUDITH	3104151030000	0.12	2	1,120	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
GLASER, GAYLENE M	3104151040000	0.12	3	1,428	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
KALAMA, WAYNE T	3104151050000	0.11	3	1,236	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
IBARRA, JOSE A	3104151060000	0.11	5	1,959	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
REYES, LUIS A	3104151070000	0.11	3	1,242	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
PEIRO, GEORGE F	3104151080000	0.11	3	1,449	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
NGUYEN, ANH	3104151090000	0.11	6	2,202	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ESPARZA, RICARDO	3104151100000	0.13	5	1,922	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
HOLDER, DIANE	3104151110000	0.13	6	2,202	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
GONZALEZ, JORGE M	3104151120000	0.14	5	1,959	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
PATTERSON, CHERYL	3104151130000	0.16	6	2,202	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
YEDRA, DAVID	3104151140000	0.14	3	1,449	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
MC DANIEL, RONALD L JR	3104151150000	0.11	3	1,242	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
MARTINEZ, GIOVANNI E	3104151160000	0.13	5	1,959	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
REGULA, JAMES	3104151170000	0.14	5	1,922	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
LAIRD, THOMAS C	3104151180000	0.17	6	2,202	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ORABONA, PAUL E	3104151190000	0.17	5	1,922	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
YOO, JIN SUN	3104151200000	0.11	3	1,449	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
GUZMAN, ALBERTO	3104151210000	0.11	3	1,242	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
TRAN, KIMHIEN C	3104151220000	0.20	5	1,959	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
GOMEZ, JUAN	3104151230000	0.21	6	2,202	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HUERTA, MARISELA	3104151240000	0.11	3	1,449	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
SHAFFER FAMILY LIVING TRUST 6	3104151250000	0.11	3	1,242	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
LEANO, FRANCISCO J	3104151260000	0.13	4	1,679	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
ANDERSON, RICHARD J TRUST (6-	3104151270000	0.13	3	1,242	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
AGUIRRE, CHARLES	3104151280000	0.11	5	1,922	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
SOLARES, MARLON	3104151290000	0.11	4	1,679	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
BUTLER, LEWIS	3104151300000	0.11	3	1,449	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
MORRIS, BRANDIE L	3104151310000	0.11	3	1,242	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
VANHOOK, STEVEN R	3104151320000	0.11	6	2,202	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ARREY, NORMA A	3104151330000	0.11	5	1,959	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
MILSTEAD, BRANDEN	3104151340000	0.16	5	1,922	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
PEREZ, MARIO A	3104151350000	0.17	3	1,449	$518.35	$347.29	0510	SINGLE FAMILY RESIDENTIAL
LINARES, MANUEL H	3104151360000	0.16	5	1,959	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
MILADINOVIC, MLADEN	3104151370000	0.16	5	1,922	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
SANCHEZ, LINDA V	3104151380000	0.13	6	2,202	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BLAND, DAMON A	3104151390000	0.13	3	1,242	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
STEVENSON, MICHAEL	3104151400000	0.11	4	1,679	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
ZUAZAGA, MARTHA IVETTTE	3104151410000	0.11	3	1,449	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
CUMMINGS, F MIKE	3104151420000	0.11	3	1,242	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
PASCUA, GERARD	3104151430000	0.11	6	2,202	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
IBARRA, JORGE	3104151440000	0.11	3	1,449	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
LOPEZ, FREDDIE	3104151450000	0.11	5	1,959	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
TROUP, LARRY E	3104151460000	0.11	6	2,202	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ZAMORA, AYDEE	3104151470000	0.11	4	1,679	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
GALVEZ, JOSE M	3104151480000	0.13	3	1,242	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
ARAGUNDI, ISAIAS	3104151490000	0.20	6	2,202	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CORNEJO-TORRES, JULIA	3104151500000	0.23	6	2,202	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MEYER, MICHAEL D	3104151510000	0.15	3	1,449	$457.38	$306.44	0510	SINGLE FAMILY RESIDENTIAL
CASTILLO, MAYNARD L	3104151520000	0.11	6	2,202	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SMITH, MOSES	3104151530000	0.11	5	1,922	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
LA MAY, DAVID	3104151540000	0.11	3	1,242	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
MALDONADO, MARICELA A	3104151550000	0.11	5	1,959	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
MEDRANO, JUAN L	3104151560000	0.11	6	2,202	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
PADILLA, JOSE M	3104151570000	0.11	3	1,242	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
MORENO, ERLENE	3104151580000	0.13	6	2,202	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MAYWEATHER, ERIC	3104151590000	0.13	6	2,202	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
GUTIERREZ, ALEJANDRO	3104151600000	0.15	3	1,449	$457.38	$306.44	0510	SINGLE FAMILY RESIDENTIAL
GUTIERREZ, JAVIER	3104151610000	0.15	3	1,242	$457.38	$306.44	0510	SINGLE FAMILY RESIDENTIAL
BALLARD, DENNIS R	3104151620000	0.11	5	1,959	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
ALAMILLO, SALVADOR JR	3104151630000	0.11	5	1,922	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
SMITH, JOSHUA L	3104151640000	0.11	3	1,449	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
FITCH, MARSHALL	3104151650000	0.11	5	1,959	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
ALDAMA, RAYMOND MICHAEL	3104151660000	0.11	6	2,202	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CASTIGLIONE, PETER P	3104151670000	0.11	5	1,959	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
CARRANZA, JULIO	3104151680000	0.11	3	1,242	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
PANJAITAN, DENNY	3104151690000	0.11	4	1,679	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
CORDERO, NEVIN D	3104151700000	0.11	6	2,202	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
FRESQUEZ, ERIC A	3104151710000	0.11	5	1,922	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
GREANY, SHAWN	3104151720000	0.11	4	1,679	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
ONEIL, THEODORE M III	3104151730000	0.11	6	2,202	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CARRILLO, FRANCISCO	3104151740000	0.11	5	1,959	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
ADAMS, VIRGIL J JR	3104151750000	0.11	6	2,202	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BRIGGS, ERIC M	3104151760000	0.11	3	1,242	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
PEREZ, DAVID F	3104151770000	0.11	5	1,922	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
KEELER, CHAD L	3104151780000	0.11	3	1,449	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
VALADEZ, VICTOR	3104151790000	0.11	4	1,679	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
BIRDSALL, R S	3104151800000	0.11	3	1,242	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
HAWS, ROBERTA L	3104151810000	0.11	3	1,242	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
BOLDEN, CATHERINE	3104151820000	0.11	3	1,449	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
LOPEZ, EFRAIN	3104151830000	0.11	6	2,202	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
STOCKWELL, DOUGLAS	3104152010000	0.11	3	1,280	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
VILLA, RAFAEL T	3104152020000	0.11	3	1,236	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
SEARS, ALPHA L	3104152030000	0.11	2	868	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
ALBA, CARLOS A	3104152040000	0.11	2	1,120	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
JONES, WALTER C	3104152050000	0.11	3	1,280	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
MARLOW, JAMES M	3104152060000	0.11	3	1,236	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
KELLY, COLIN J	3104152070000	0.11	3	1,428	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
GALLUP, WALTER I	3104152080000	0.11	3	1,280	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
BROOKS, ALICE A	3104152090000	0.11	5	1,922	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VELASQUEZ, PABLO	3104152100000	0.11	3	1,242	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
STEGALL, JANAE R	3104152110000	0.11	3	1,449	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
VAN HECKE, RICHARD L	3104152120000	0.11	3	1,449	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
LUTZ, MICHAEL J	3104152130000	0.11	5	1,922	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
CHEN, QIUHONG	3104152140000	0.11	3	1,449	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
PADILLA, JAIME JOEL	3104152150000	0.11	3	1,242	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
ARTIAGA, GABRIEL	3104152160000	0.11	6	2,202	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
TRIGUEROS, JOSE C	3104152170000	0.15	6	2,202	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SHAW, JAMES	3104152180000	0.15	3	1,449	$457.38	$306.44	0510	SINGLE FAMILY RESIDENTIAL
WILSON, FRANCES LANDAY	3104152190000	0.15	6	2,202	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
TZAVELLA, AGAPI	3104152200000	0.15	3	1,449	$457.38	$306.44	0510	SINGLE FAMILY RESIDENTIAL
TWAITE, ANTHONY R	3104152210000	0.11	3	1,242	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
STARKS, CLARK MC KINLEY	3104152220000	0.11	3	1,449	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
MORAN, JAVIER A	3104152230000	0.11	3	1,449	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
SMITH, DAVID T	3104152240000	0.11	3	1,242	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
ANSARI, SHAHNAZ	3104152250000	0.11	3	1,242	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
SUZUKI, DAVID K	3104152260000	0.11	2	1,120	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
LOZANO, GEORGE	3104152270000	0.11	2	868	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
DOBOS, LOUIS	3104152280000	0.12	3	1,236	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
FRIDLEY, JERRY W JR	3104152290000	0.12	3	1,428	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
SCOTT, ROBERT	3104152300000	0.11	3	1,428	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
VIDAL, DANIEL Z	3104152310000	0.17	3	1,236	$518.35	$347.29	0510	SINGLE FAMILY RESIDENTIAL
TORRES, PATRICIA G	3104152320000	0.16	3	1,428	$487.90	$326.89	0510	SINGLE FAMILY RESIDENTIAL
HERNANDEZ, ANN M	3104152330000	0.16	2	1,120	$487.90	$326.89	0510	SINGLE FAMILY RESIDENTIAL
LOPEZ, MARIO V	3104152340000	0.16	3	1,280	$487.90	$326.89	0510	SINGLE FAMILY RESIDENTIAL
MOSELL, DEANNA D	3104152350000	0.11	2	868	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
PLAZOLA, CYNTHIA K	3104152360000	0.12	3	1,428	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
JONES, SHANNON M	3104152370000	0.12	3	1,428	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
PALMA, JORGE & ROSA REV TRU	3104152380000	0.13	2	1,120	$396.41	$265.59	0510	SINGLE FAMILY RESIDENTIAL
GROSS, RAY A	3104152390000	0.14	3	1,280	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
GALVAN, JAIME	3104152400000	0.12	2	1,120	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
LARSON, AMBER	3104152410000	0.12	3	1,428	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
BRADSHAW, ROBERT H	3104152420000	0.12	3	1,236	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
VIGIL, BRIAN L	3104152430000	0.11	3	1,280	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
TAYLOR, BRYAN L	3104152440000	0.12	3	1,428	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
POWELL, SCOTT S	3104152450000	0.11	3	1,236	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
BROADEY, JERRY LYNN	3104152460000	0.11	3	1,428	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
TRUJILLO, RACHEL M	3104152470000	0.11	2	1,120	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
BUMPUS, JOHN W	3104152480000	0.11	3	1,280	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
SMITH, JACQUELINE A	3104152490000	0.11	3	1,428	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
LLOYD, HAROLD L	3104152500000	0.15	2	1,120	$457.38	$306.44	0510	SINGLE FAMILY RESIDENTIAL
RODRIGUEZ, NOELIA E	3104181010000	0.09	2	1,120	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
CRISTESCU, RADU	3104181020000	0.09	3	1,280	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
GARCIA, KATHLEEN M	3104181030000	0.09	3	1,428	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
HARKIN, JOHN E III	3104181040000	0.09	5	1,922	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
PORCEL, MARIA B	3104181050000	0.09	3	1,242	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
MENON, VIJAY S	3104181060000	0.09	4	1,679	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
VISZNEKI, FREDERICK J	3104181070000	0.13	2	1,120	$396.41	$265.59	0510	SINGLE FAMILY RESIDENTIAL
GREATHOUSE, PATRICIA	3104181080000	0.13	3	1,256	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
JORDAN, PATRICIA A	3104181090000	0.13	2	1,120	$396.41	$265.59	0510	SINGLE FAMILY RESIDENTIAL
ESMOND, JAMES S	3104181100000	0.18	2	1,120	$548.87	$367.74	0510	SINGLE FAMILY RESIDENTIAL
MARTINEZ, SAM	3104181110000	0.18	3	1,428	$548.87	$367.74	0510	SINGLE FAMILY RESIDENTIAL
MICETICH, JOSHUA C	3104181120000	0.18	2	1,120	$548.87	$367.74	0510	SINGLE FAMILY RESIDENTIAL
BILLOW, DAVID	3104181130000	0.18	3	1,236	$548.87	$367.74	0510	SINGLE FAMILY RESIDENTIAL
ANGEL, ALFONSO A	3104181140000	0.18	3	1,428	$548.87	$367.74	0510	SINGLE FAMILY RESIDENTIAL
OHLER, JENNIFER J	3104181150000	0.18	2	1,096	$548.87	$367.74	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
BULACLAC, ARNEL J TRUST 2004	3104181160000	0.13	2	1,120	$396.41	$265.59	0510	SINGLE FAMILY RESIDENTIAL
LISH, DAVID	3104181170000	0.15	3	1,236	$457.38	$306.44	0510	SINGLE FAMILY RESIDENTIAL
WANG, GUONENG	3104181180000	0.16	3	1,280	$487.90	$326.89	0510	SINGLE FAMILY RESIDENTIAL
MC LEAN, SEAN	3104181190000	0.21	3	1,280	$640.36	$429.04	0510	SINGLE FAMILY RESIDENTIAL
GONZALEZ, JUAN M JR	3104181200000	0.13	3	1,428	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
ARANA, RAYMUNDO	3104181210000	0.13	3	1,236	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
LOCKWOOD, GARY	3104181220000	0.10	3	1,428	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
RINGOR, CHARLES A	3104181230000	0.09	2	1,086	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
HALEMAN, MARK A	3104181240000	0.09	3	1,236	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
MCCARRON, DAVID J	3104181250000	0.09	3	1,236	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
MC NEIL, DUANE E	3104181260000	0.09	3	1,280	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
LEWIS, JOHN A	3104181270000	0.09	3	1,428	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
SIMPSON, ROBERT C	3104181280000	0.09	3	1,280	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
HALSTEAD, ROBERT J	3104181290000	0.09	3	1,236	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
LOCKWOOD, ROD A	3104181300000	0.09	2	868	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
NUNO, ARTURO	3104181310000	0.09	3	1,280	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
DE ROXAS, BERNARD	3104181320000	0.09	3	1,280	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
IPARAGUIRRE, JOSEPH	3104181330000	0.09	3	1,236	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
RAMIREZ, ROMINA	3104181340000	0.09	3	1,280	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
RUBIO, URIEL A	3104181350000	0.09	2	1,083	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
OTERO, LORETTA S	3104181360000	0.09	3	1,428	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
ADAMS, SONYA R	3104181370000	0.09	3	1,280	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
CURTIS, KEVIN	3104181380000	0.12	3	1,280	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
CARVER, BARBARA JO	3104181390000	0.12	2	1,086	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
SAKAL, WILLIAM O	3104181400000	0.12	3	1,236	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
CROCKER DECLARATION TRUST	3104181410000	0.12	3	1,280	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
HEESY, PAUL K	3104181420000	0.15	3	1,280	$457.38	$306.44	0510	SINGLE FAMILY RESIDENTIAL
AMEDURI, JULIET	3104181430000	0.15	3	1,236	$457.38	$306.44	0510	SINGLE FAMILY RESIDENTIAL
RATTRAY, RANDALL R	3104181440000	0.16	2	1,120	$487.90	$326.89	0510	SINGLE FAMILY RESIDENTIAL
MOREHOUSE, BRUCE R	3104181450000	0.16	3	1,236	$487.90	$326.89	0510	SINGLE FAMILY RESIDENTIAL
GLORIA, ABEL	3104181460000	0.16	3	1,236	$487.90	$326.89	0510	SINGLE FAMILY RESIDENTIAL
VILLALOBOS, ROSARIO	3104181470000	0.14	3	1,280	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
PIKE, EARL JR	3104181480000	0.14	3	1,236	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
KURANO, JAMES Y	3104181490000	0.14	3	1,280	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
DAUPHINEY, ANGELA D	3104181500000	0.14	3	1,236	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
PARAS, ROMEO S	3104181510000	0.14	3	1,280	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
GREWAL, SATBIR S	3104181520000	0.14	3	1,303	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
HUBBS, LEROY D	3104181530000	0.14	2	1,120	$426.86	$286.00	0510	SINGLE FAMILY RESIDENTIAL
MEZEL, FAYEZ AL	3104181540000	0.11	3	1,280	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
EVERLY, PATRICIA L	3104181550000	0.11	3	1,428	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
GREEAR, REGINA R	3104181560000	0.11	2	868	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
WRIGHT, KIMBERLY	3104181570000	0.19	3	1,236	$579.32	$388.14	0510	SINGLE FAMILY RESIDENTIAL
CARREON, MARY P	3104181580000	0.18	2	1,120	$548.87	$367.74	0510	SINGLE FAMILY RESIDENTIAL
CEJA, JOSE L	3104181590000	0.11	3	1,428	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
BEBER, LINNIE L	3104181600000	0.11	2	1,120	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
MARTIN, WILLIAM H	3104181610000	0.09	3	1,236	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
HOFSTEDE, JACOB A	3104181620000	0.09	3	1,280	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
GONZALEZ, JOSE R	3104181630000	0.09	3	1,428	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
CARRILLO, CONNIE	3104181640000	0.09	3	1,236	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
BURTON, BILLY A	3104181650000	0.09	2	1,120	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
PICOU FAMILY TRUST 10-27-03	3104181660000	0.09	3	1,280	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
BOHANNAN, WILMA A	3104181670000	0.09	3	1,236	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
GRAVES, CHRISTOPHER J	3104181680000	0.15	2	1,120	$457.38	$306.44	0510	SINGLE FAMILY RESIDENTIAL
PENDLETON, JOHN III	3104181690000	0.16	3	1,428	$487.90	$326.89	0510	SINGLE FAMILY RESIDENTIAL
RUIZ, ROSEMBEL D	3104182010000	0.09	6	2,202	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
TOUSSI, ARDESHIR	3104182020000	0.09	3	1,242	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
HIDALGO, JORGE M	3104182030000	0.09	5	1,959	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
HARRIS, JAMIE V	3104182040000	0.15	6	2,202	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MEERE, MARY E	3104182050000	0.09	2	1,120	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
OROZCO, JOSE	3104182060000	0.12	3	1,236	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
OWENS, DALE N	3104182070000	0.09	3	1,280	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
WULFF, BRETT	3104182080000	0.09	3	1,428	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
ALBA, CARLOS A	3104182090000	0.09	3	1,236	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
FOUSE, VELMA	3104182100000	0.09	2	1,120	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
WEBEL, ARMIDA D	3104182110000	0.10	3	1,280	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
ARROYOS, MARIA	3104182120000	0.10	2	1,120	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
KNOTH, DEWITT L	3104182130000	0.11	3	1,280	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
KINN, LUCY	3104182140000	0.11	3	1,236	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
BONILLA, FRANK H	3104182150000	0.12	3	1,428	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
LUCERO, MERCED JR	3104182160000	0.11	3	1,236	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
PADILLA, JIMMY R JR	3104182170000	0.11	3	1,280	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
HARRYMAN, DON	3104182180000	0.10	2	868	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
MACHADO, JOSE D	3104182190000	0.10	2	1,086	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
DEAL, DARREN B	3104182200000	0.11	3	1,428	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
CARSON, LORETTA A	3104182210000	0.12	2	1,096	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
CRUZ, JOHN D SR	3104182220000	0.17	3	1,428	$518.35	$347.29	0510	SINGLE FAMILY RESIDENTIAL
MANCILLAS, JOSE A	3104182230000	0.12	2	1,120	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
HILDRETH, KAREN Y	3104182240000	0.10	2	1,120	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
RODRIGUEZ, JESUS L	3104182250000	0.11	3	1,428	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
JOHANNESSEN, BIRGITH S	3104182260000	0.11	2	1,086	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
ROGERS, HERBERT E	3104182270000	0.11	3	1,280	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
RODRIGUEZ, EDUARDO A	3104182280000	0.11	2	1,086	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
SCHOONOVER, DALE & EULALIA T	3104182290000	0.11	2	1,120	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
BERRYHILL, JUDITH A	3104182300000	0.11	3	1,236	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
CARDIEL, JOHN F	3104182310000	0.11	2	1,120	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
LIPSCOME, MARY M	3104182320000	0.11	3	1,236	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
ARGABRIGHT, LUCIA D	3104182330000	0.11	2	1,120	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
JONES, DEAN R	3104182340000	0.11	3	1,236	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
LOOBY, ROBIN C	3104182350000	0.11	2	1,086	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
JOHNSON, CLIFFORD L TR	3104182360000	0.14	3	1,236	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
MARITATO, PATRICK	3104182370000	0.15	3	1,280	$457.38	$306.44	0510	SINGLE FAMILY RESIDENTIAL
AGUIAR, JOSEPH W	3104182380000	0.12	3	1,280	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
ROUBISON, SUSAN	3104182390000	0.12	3	1,236	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
LUCIENE, JOHN A	3104182400000	0.12	3	1,280	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
DUARTE, JAIME	3104182410000	0.11	2	1,086	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
JOHNSON, STANLEY	3104182420000	0.09	2	1,120	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
SWANSON, MARY	3104182430000	0.09	3	1,236	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
GARIBAY, ROBERT R	3104182440000	0.09	2	1,120	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
SCOTT, MARSHALL	3104182450000	0.09	3	1,236	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
CRISTESCU, RADU	3104182460000	0.09	2	1,120	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
FAGGINS, FELICIA	3104182470000	0.09	3	1,236	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
RHODES, PAMELA LIV TRUST 12-1	3104182480000	0.09	2	868	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
CASTILLO, LUIS D	3104182490000	0.09	3	1,236	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
LUCAS, WILLIAM C	3104182500000	0.09	3	1,280	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
HERNANDEZ, ERNESTO	3104182510000	0.09	2	1,120	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
CABALLERO, ALICIA	3104182520000	0.09	3	1,428	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
MORALES, MARGARITA	3104182530000	0.09	2	1,086	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
WENTZ, R LEROY	3104182540000	0.09	3	1,280	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
ARROYO, LAURA O FAM TRUST (3	3104182550000	0.09	3	1,303	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
SHARMAN, VINNIE L	3104182560000	0.09	3	1,428	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
RATTANASINH, PANYA	3104182570000	0.09	3	1,236	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
MASON, HAROLD T	3104182580000	0.09	3	1,236	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
VELEZ, CANDIDO	3104182590000	0.11	2	1,096	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
TAYLOR, JOHN A	3104201180000	0.22	6	2,603	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
DEL COLLIANO, DONNA M	3104201190000	0.15	3	1,428	$457.38	$306.44	0510	SINGLE FAMILY RESIDENTIAL
SAULPAUGH, RICHARD R	3104201200000	0.14	3	1,236	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
HAINES, SANDRA L	3104201210000	0.14	2	1,120	$426.86	$286.00	0510	SINGLE FAMILY RESIDENTIAL
TABOR LIVING TRUST 8/31/2004	3104201220000	0.14	2	868	$426.86	$286.00	0510	SINGLE FAMILY RESIDENTIAL
BECERRA, KATHLEEN	3104201230000	0.14	6	2,604	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
VICTOR ELEMENTARY SCHOOL DI	3104201420000	6.48	0	0	$0.00	$0.00	0000	EXEMPT PROPERTY

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
LB/L-SUNCAL II VICTOR VALLEY L	3104201430000	7.27	0	0	$0.00	$0.00	0000	EXEMPT PROPERTY
CARIGON, GARY L	3104211010000	0.11	3	1,253	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
THOMPSON, EDWARD F	3104211020000	0.11	3	1,364	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
CADGER JOINT LIVING TRUST (5-4	3104211030000	0.11	3	1,239	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
MCCALMON, KATHLEEN M	3104211040000	0.11	3	1,371	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
BOOTMAN, RICHARD W	3104211050000	0.14	4	1,593	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
BOSOWICZ, JASON W	3104211060000	0.12	3	1,239	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
ZELENSKI, NORINE	3104211070000	0.12	4	1,593	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
JACKSON, LAYNE L	3104211080000	0.11	3	1,256	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
CRAMER, STEPHEN J	3104211090000	0.11	3	1,371	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
HERMANTO, IRWAN	3104211100000	0.11	3	1,256	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
HELBLING, LOUIS A	3104211110000	0.11	3	1,371	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
CIRINCIONE, TOM A	3104211120000	0.11	3	1,371	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
CASTILLO, OLIVIA G	3104211130000	0.11	4	1,593	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
CAMPA, VICTOR R	3104211140000	0.11	3	1,371	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
SIMBULAN, EVELYN	3104211150000	0.11	4	1,593	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
KRAIGE, DARYL L REV TRUST DT	3104211160000	0.11	3	1,239	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
MC MICAN, MONTE	3104211170000	0.11	4	1,593	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
FRASER, MATTHEW E	3104211180000	0.11	3	1,256	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
DAVID, JUSTIN	3104211190000	0.11	3	1,253	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
WARE, GAYLEN BRETT	3104211200000	0.11	3	1,364	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
TACKETT, ARNOLD W	3104211210000	0.11	3	1,253	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
MARTINEZ, CATARINO S TR	3104211220000	0.11	3	1,364	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
AGUIRRE, BARBARA J	3104211230000	0.13	4	1,578	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
SANCHEZ, VICKI E	3104211240000	0.17	4	1,578	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
PIZARRO, ROD C	3104211250000	0.12	3	1,253	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
CHAMBERS, ROBERT S	3104211260000	0.11	3	1,253	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
LERMA, ANSELMO I	3104211270000	0.11	3	1,357	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
ERB, STEVE SCOTT	3104211280000	0.11	3	1,257	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
KIM, SUNJOO C	3104211290000	0.12	4	1,513	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
GILLILAND, RICHARD S	3104211300000	0.11	3	1,382	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
CARPENTER, BRIDGETTE D	3104211310000	0.11	3	1,382	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
SANABRIA, DELIA M	3104211320000	0.11	4	1,513	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
SMITH, STEVEN M	3104211330000	0.11	4	1,513	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
LUCERO, SABINO M	3104211340000	0.11	4	1,513	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
CASTRO, RAQUEL	3104211350000	0.11	4	1,513	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
EUSEBIO, GERMAN S	3104211360000	0.11	3	1,382	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
HYUN, DANIEL	3104211370000	0.11	4	1,513	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
HURLEY, ANTHONY R	3104211380000	0.11	3	1,382	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
MCMULLEN, PAYTON	3104211390000	0.11	4	1,513	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
KING, JUN L	3104211400000	0.11	5	1,833	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
ALLENDE, RAQUEL	3104211410000	0.11	5	1,833	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
TYLER, FRANK M JR	3104211420000	0.11	3	1,257	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
ZACHARY, ERIC R	3104211430000	0.11	3	1,382	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
VELASCO, ARMANDO	3104211440000	0.11	3	1,257	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
ABESHYAN, SEROB	3104211450000	0.11	5	1,833	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
HERNANDEZ, TELMA A	3104211460000	0.11	3	1,382	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
CAMPBELL, JOSEPH S	3104211470000	0.18	5	1,833	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
GOMEZ, MILTON C	3104211480000	0.18	5	1,833	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
BROCCO, ROBERT G	3104211490000	0.13	5	1,833	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VALLEJO, FIDEL	3104211500000	0.12	5	1,833	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
MORRIS, RUTH V	3104211510000	0.12	3	1,257	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
LAZAROVITZ, SHAUEL	3104211520000	0.12	5	1,833	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
GHAZAWI, MIKE M	3104211530000	0.12	5	1,833	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
MEDINA, THEODORE M	3104211540000	0.12	3	1,257	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
BOEHM, TODD M	3104211550000	0.12	4	1,513	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
WILLIAMS, MARY L	3104211560000	0.12	3	1,257	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
NEWTON, BOBBIE	3104211570000	0.12	4	1,513	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
RIVERA, EFRAIN E JR	3104211580000	0.12	3	1,382	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
INGALLS, WILLIAM G	3104211590000	0.12	3	1,253	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
KINSEY, GARRY A TR	3104211600000	0.12	3	1,364	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
WALTON, WILLIAM B JR TR	3104211610000	0.12	3	1,253	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
VARGAS, ANTHONY	3104211620000	0.12	3	1,253	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
MORRILL, IRMGARD L	3104211630000	0.12	3	1,364	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
JOHNSON, TROY M	3104211640000	0.16	4	1,578	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
HARRELL, DANIEL W JR	3104211650000	0.13	4	1,578	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
LABOY, TERESA	3104211660000	0.13	4	1,578	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
WAGNON, WILLIAM J	3104211670000	0.13	4	1,578	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
MARITATO, JOSEPH A	3104211680000	0.13	4	1,578	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
RAMIREZ, ALBERT	3104211690000	0.13	4	1,578	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
HOLZBERGER, JOHN C	3104211700000	0.12	3	1,380	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
TUROV, NADIA	3104221010000	0.12	3	1,257	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
BULMAN, MICHAEL J	3104221020000	0.12	5	1,833	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
SEISS, H M & S L FAMILY TRUST	3104221030000	0.12	3	1,257	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
STINE, GABRIEL L	3104221040000	0.12	3	1,239	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
LACANLALE, JOSEPH D	3104221050000	0.12	3	1,256	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
BIRD, GARY C	3104221060000	0.12	3	1,371	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
CHAVEZ, OSCAR P & JANICE K TR	3104221070000	0.13	4	1,593	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
BALANON, ROLANDO R	3104221080000	0.12	4	1,593	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
CARMACK, MICHAEL B	3104221090000	0.12	3	1,256	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
MONDOZA, DAVID	3104221100000	0.13	4	1,593	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
HARTZ, ADAM L	3104221110000	0.13	3	1,256	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
ZERBE, RICHARD S	3104221120000	0.13	3	1,371	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
COOK, MELINDA L REV LIV TRUST	3104221130000	0.11	3	1,256	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
LINO, FRANK	3104221140000	0.12	4	1,593	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
PEDERSON, BRODIE J	3104221150000	0.12	3	1,277	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
RIVERA, FRANK	3104221160000	0.13	3	1,371	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
LOPEZ, DAVID	3104221170000	0.12	3	1,256	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
SANDERS, CHARLES M	3104221180000	0.12	4	1,593	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
MESSLER, HAENG JA	3104221190000	0.12	3	1,277	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
HINDMAN, LEE	3104221200000	0.12	3	1,371	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
ALCANTAR, JUAN M	3104221210000	0.12	3	1,256	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
WOLKEN, RICHARD L	3104221220000	0.12	4	1,593	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
WANG, TERESA	3104221230000	0.13	3	1,256	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
GUZMAN, CAROLINA	3104221240000	0.12	4	1,593	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
MEDINA, MERCEDES	3104221250000	0.12	3	1,277	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
FRACHOU, MANUEL A	3104221260000	0.12	3	1,371	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
SALAM, ANTHONY	3104221270000	0.13	4	1,593	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
CASTILLO, FRANK T	3104221280000	0.11	3	1,277	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
STACY, BRETT L	3104221290000	0.11	3	1,371	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
LOBACK, CLAYTON J	3104221300000	0.11	4	1,593	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
NICHOLS, LESTER E	3104221310000	0.11	3	1,256	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
MAY, VERONICA	3104221320000	0.12	3	1,239	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
SALAZAR, ARELYS	3104221330000	0.12	4	1,593	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
RODRIGGUEZ, NILA M	3104221340000	0.12	3	1,239	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
GROSS, GREGORY J	3104221350000	0.12	3	1,364	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
DELEO, JASON	3104221360000	0.13	3	1,239	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
DARROW FAMILY TRUST (12-17-87	3104221370000	0.11	3	1,239	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
YOUNGBLOOD, ARVEL	3104221380000	0.11	3	1,256	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
KEITH, DENNIS L	3104221390000	0.11	4	1,593	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
HERRERA, SALVADOR M	3104221400000	0.11	3	1,371	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
BELLAMY, KATHRYN MARIE	3104221410000	0.11	3	1,239	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
ARENAS, ROBERT P	3104221420000	0.14	4	1,593	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
ARMIJO, MILO F	3104221430000	0.12	3	1,239	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
CRUZ, GERARD	3104221440000	0.12	4	1,593	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
YI, SONG HEE	3104221450000	0.11	3	1,256	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
GARCIA, MIGUEL	3104221460000	0.12	3	1,371	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
KESTER, JAMES	3104221470000	0.11	3	1,256	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
CHAIDEZ, EILEEN	3104221480000	0.11	3	1,371	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
JAQUEZ, SHARON G	3104221490000	0.12	3	1,239	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
CAMPA, ARMANDO R	3104221500000	0.12	4	1,593	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
CRISTOBAL, RICHARD A	3104221510000	0.11	3	1,371	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
TELGENHOFF, LYLE B	3104221520000	0.12	3	1,253	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
SEABERRY, CATHARINE M LIV TR	3104221530000	0.12	3	1,253	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
BULLOCK, JASPER E	3104221540000	0.12	3	1,364	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
HYUN, MICHAEL H	3104221550000	0.12	3	1,253	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
BAKER, CYNTHIA M	3104221560000	0.12	3	1,239	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
SCRIVEN, STACY L	3104221570000	0.12	3	1,371	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
JENKINS, JUDITH L	3104221580000	0.11	4	1,593	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
BRANDT, CHRISTOPHER D	3104221590000	0.12	3	1,371	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
PECK, JEAN C	3104221600000	0.12	4	1,593	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
KENNEDY, WILLIAM D SR	3104221610000	0.12	3	1,256	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
SOSA, BERNARDO V	3104221620000	0.12	3	1,239	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
MEDINA, RAQUEL	3104221630000	0.12	3	1,371	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
WALLACE, PAUL	3104221640000	0.19	3	1,256	$579.32	$388.14	0510	SINGLE FAMILY RESIDENTIAL
SALAZAR, ISMAEL	3104221650000	0.25	3	1,371	$762.30	$510.74	0510	SINGLE FAMILY RESIDENTIAL
ROCK, ROBERT G	3104221660000	0.15	4	1,593	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
MARQUEZ, GILBERT	3104221670000	0.11	3	1,371	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
GREER, P R & D TRUST FAMILY T	3104221680000	0.12	4	1,593	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
HEREDIA, ROSA	3104221690000	0.12	3	1,239	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
MONTES, NANCY	3104221700000	0.12	4	1,593	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
DRAPER, LOWELL A	3104221710000	0.12	3	1,239	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
LAGARRETA, MICHAEL	3104221720000	0.13	3	1,382	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
MATA, ANTONETTE	3104221730000	0.12	3	1,382	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
BELL, STANLEY E	3104221740000	0.12	5	1,833	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
CARLOS, BEN H	3104221750000	0.12	3	1,382	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
THOMPSON, PAMELA	3104221760000	0.12	5	1,833	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
SALDANA, TONY	3104221770000	0.12	3	1,382	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
MITCHELL, MAVERNIE V	3104221780000	0.12	5	1,833	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
HARRIS, FAY M	3104221790000	0.13	3	1,257	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
MOHAVE & EL EVADO, LLC	3104231010000	17.75	10	0	$48,191.25	$0.00	0000	UNDEVELOPED PROPERTY
TATE, W DANIEL	3104231120000	2.73	10	0	$7,411.95	$0.00	0000	UNDEVELOPED PROPERTY
VICTOR ELEMENTARY SCHOOL DI	3104231150000	3.54	0	0	$0.00	$0.00	0999	EXEMPT PROPERTY
CITY OF VICTORVILLE	3104231170000	1.11	0	0	$0.00	$0.00	0000	EXEMPT PROPERTY
STOCKTON, WARREN R	3104262010000	0.17	6	3,099	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
JACKSON, JOHN D	3104262020000	0.17	6	2,765	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
PEARL, TIMOTHY J	3104262030000	0.17	5	2,179	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
SIMON, BARRY A	3104262040000	0.16	5	2,179	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
IORIO, ANTHONY M JR	3104262050000	0.20	6	2,473	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MARTIN, JERROLD O	3104262060000	0.16	5	2,179	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
WHITING, JEFFREY S	3104262070000	0.18	6	2,473	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SANTANA, RAMON A	3104262080000	0.17	6	2,764	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
NEELY, MARK E	3104262090000	0.20	5	1,812	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
DEAL, DARREN B	3104262100000	0.19	3	1,357	$579.32	$388.14	0510	SINGLE FAMILY RESIDENTIAL
CHAVERS, ELLIOTT M & MARTHA	3104262110000	0.18	5	1,812	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
HOSKISON, DANIEL L	3104262120000	0.18	4	1,568	$548.87	$367.74	0510	SINGLE FAMILY RESIDENTIAL
THOMPSON FAMILY TRUST	3104262130000	0.18	3	1,357	$548.87	$367.74	0510	SINGLE FAMILY RESIDENTIAL
AGUAYO, ROBERT L	3104262140000	0.18	5	1,812	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
WILSON, WILLIE F	3104262150000	0.16	3	1,357	$487.90	$326.89	0510	SINGLE FAMILY RESIDENTIAL
JACKS, FRED F	3104262160000	0.16	4	1,568	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
MARIE, GIGI L	3104262170000	0.18	5	1,812	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
RAMIREZ, DIEGO	3104262180000	0.17	4	1,568	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
HINTON, RONALD C	3104262190000	0.18	3	1,357	$548.87	$367.74	0510	SINGLE FAMILY RESIDENTIAL
GILBUENA, GLORIA O	3104262200000	0.18	4	1,568	$548.87	$367.74	0510	SINGLE FAMILY RESIDENTIAL
SIMS, MYRTLE R TR	3104271640000	0.16	3	1,357	$487.90	$326.89	0510	SINGLE FAMILY RESIDENTIAL
CAMARILLO, ORLY M	3104271650000	0.16	5	1,812	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
SOLLERS, PHILLIP A	3104271660000	0.16	3	1,357	$487.90	$326.89	0510	SINGLE FAMILY RESIDENTIAL
WELLS, DONALD A	3104271670000	0.16	6	2,765	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HERNANDEZ, HECTOR	3104271680000	0.24	6	3,099	$731.78	$490.29	0510	SINGLE FAMILY RESIDENTIAL
ALEXANDER, JIMMY L	3104271690000	0.23	6	3,099	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CHOW, KEN	3104271700000	0.18	5	2,179	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
JOHNSON-LUTHER, KARLA ONDIL	3104271710000	0.16	6	2,473	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
JANHETT, CHRISTOPHER	3104271720000	0.16	6	3,099	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BUNKER, DAVID W	3104271730000	0.16	6	2,765	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CUMMINGS, FAWN M	3104271740000	0.16	5	2,179	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
HARBIN, RONNIE	3104301010000	0.20	6	2,430	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SERIO, JOHN M	3104301020000	0.22	6	2,225	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
RAMIREZ FAMILY LIVING TRUST (	3104301030000	0.21	5	2,078	$640.36	$429.04	0510	SINGLE FAMILY RESIDENTIAL
SCRIVEN, LARRY	3104301040000	0.18	5	2,115	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
KANG, HEE YUNG	3104301050000	0.15	4	1,725	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
JONES, MARY E	3104301060000	0.17	4	1,725	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
ORTEGA, RAMON D AND CONSUE	3104301070000	0.16	4	1,725	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
CASTILLO, JUAN J	3104301080000	0.16	4	1,725	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
HONG, NHIEN	3104301090000	0.17	5	2,115	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
LITTLE, MAYNARD L	3104301100000	0.17	4	1,725	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
ARELLANO, JAVIER	3104301110000	0.17	6	2,473	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
RASMUSSEN, KENNY	3104301120000	0.18	4	1,776	$548.87	$367.74	0510	SINGLE FAMILY RESIDENTIAL
WHITEHEAD, DAVID	3104301130000	0.16	6	2,225	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SCHMIDT, ROBERT E	3104301140000	0.18	5	2,078	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
HILL, GARY L	3104301150000	0.17	6	2,430	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
HOLGUIN, ERNESTO A	3104301160000	0.17	4	1,511	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
NGUYEN, REUBEN	3104301170000	0.17	4	1,780	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
MARIN, JORGE A	3104301180000	0.14	6	2,765	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CURTI, HENRY SR	3104301190000	0.14	3	1,357	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
SUTTON, JACOB	3104301200000	0.17	4	1,511	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
AREVALOS, ALMA	3104301210000	0.17	4	1,750	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
NWUBA-UGO, PAULINA	3104301220000	0.16	6	2,765	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ARMOUR, LETITIA C L	3104301230000	0.16	6	2,473	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CURLESS, CHRIS J	3104301240000	0.16	6	2,473	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
DILLON, GARY A	3104301250000	0.16	3	1,357	$487.90	$326.89	0510	SINGLE FAMILY RESIDENTIAL
HEITKAMP, MARK A	3104301260000	0.16	5	2,179	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
TELLO, ALBERT F	3104301270000	0.17	6	2,765	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
WOODS, BRYAN H	3104301280000	0.16	5	2,179	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
KRONBERGER, DONALD L	3104301290000	0.18	3	1,357	$548.87	$367.74	0510	SINGLE FAMILY RESIDENTIAL
WILLIAMS, MICHAEL T	3104301300000	0.16	6	2,765	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CABRERA, MARIA K	3104301310000	0.16	6	2,765	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HOLLOWAY, ANDRE L	3104301320000	0.16	6	2,473	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MC GEE, JAPHETH AND LINDA RE	3104301330000	0.16	6	2,765	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
JONES, JAY	3104301340000	0.16	6	2,765	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
WARDLOW, ROBERT A	3104301350000	0.16	6	2,765	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
GARDUNO, JANICE E	3104301360000	0.16	5	2,179	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
BLAKELEY, JAMES E	3104301370000	0.16	5	2,179	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
ZUZAK, WESLEY	3104301380000	0.16	6	2,473	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
DAYTON, MICHAEL D	3104301390000	0.16	6	2,765	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ZAGALA, LAWRENCE W	3104301400000	0.16	6	2,473	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BERRY, TAYA N	3104301410000	0.16	5	2,179	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
MUDD, RAYMOND C	3104301420000	0.16	6	2,473	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BROWN, JIMMY	3104301430000	0.16	5	2,115	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
MORRIS, RICHARD R	3104301440000	0.16	6	2,430	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
JONES, JAY L	3104301450000	0.16	6	2,430	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LB/L-SUNCAL II VICTOR VALLEY L	3104302010000	4.22	0	0	$0.00	$0.00	0000	EXEMPT PROPERTY
ARROYO, ARACELY	3104302020000	0.18	6	2,374	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
VELAZQUEZ, RAYMUNDO T	3104302030000	0.22	6	2,555	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BLACK, LIONEL	3104302040000	0.18	6	3,092	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
FIGUEROA, ARTHUR D	3104302050000	0.17	6	2,360	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ROGERS, VICTOR J AND JUNE P T	3104302060000	0.17	6	2,621	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
TEALL, RENAE	3104302070000	0.17	6	2,480	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HUANG, DAVID T TR	3104302080000	0.19	6	2,252	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MC KINNEY, YOLANDA Z	3104302090000	0.18	6	2,374	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ESSPINO, IRMA	3104302100000	0.19	6	3,305	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
CALIMLIM, MARCELINO S JR	3104302110000	0.19	6	3,092	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SUAREZ, AGUSTIN	3104302120000	0.18	6	3,305	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BRITTAIN, STEPHEN D	3104302130000	0.18	6	2,555	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
STARR, LORETTA	3104302140000	0.18	6	3,092	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
DIAZ, NILSA	3104302150000	0.18	6	2,374	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BURKETT, BRETT W	3104302160000	0.21	6	2,374	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KOKOSZKA, GERALD C	3104302170000	0.18	6	2,555	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
REEVES, LOUIS A	3104302180000	0.20	6	3,305	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
RUSSELL, THOMAS K	3104302190000	0.19	6	2,555	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ROBINSON, DONALD T	3104302200000	0.18	6	2,662	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
WON, GLORIA E	3104302210000	0.17	6	3,092	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
GONZALES, DAVID J	3104302220000	0.20	6	2,374	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
REYES, ROBERTO M	3104302230000	0.21	6	3,092	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HARPER, DARLENE	3104302240000	0.19	6	2,555	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
NAJERA, CELIA	3104302250000	0.17	6	3,305	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
PARK, YOONG M	3104302260000	0.17	6	2,555	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
NOONAN, LAURA	3104302270000	0.19	6	2,555	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HENDRIX, DAVEL	3104302280000	0.18	6	2,555	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
METTIAS, NADY	3104302290000	0.18	6	3,092	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MURREY, ELVIN L & LINDA G REV	3104302300000	0.17	6	2,555	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
TRIPP, ARTURO	3104302310000	0.20	6	3,092	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BAYLESS, WILLIAM C	3104302320000	0.18	6	2,819	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BROWN, ROYCE C	3104302330000	0.18	6	3,092	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MERCADO, MARTIN J SR	3104311010000	0.18	5	1,810	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
RAMIREZ, DAVID J	3104311020000	0.17	6	2,225	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SANTANA, RAPHAEL	3104311030000	0.17	6	2,430	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MORRISON, JASON	3104311040000	0.17	6	2,430	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ALLEN, MARTIN	3104311050000	0.18	6	2,225	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HAMPTON, RUSSELL	3104311060000	0.23	6	2,225	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BAKER, ROBERT W	3104311070000	0.17	6	2,225	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
WINGERD, GREGORY A	3104311080000	0.17	6	2,430	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ENGLISH, TINA R	3104311090000	0.17	5	1,810	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
LEWIS, LEOLA J	3104311100000	0.18	5	2,078	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
HOPPER, JERRY L	3104311110000	0.23	6	2,225	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
COLANTUONO, ROBERT	3104311120000	0.23	5	2,078	$701.33	$469.89	0510	SINGLE FAMILY RESIDENTIAL
DIAZ, LOUIS	3104311130000	0.23	6	2,430	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
PADILLA, ROBERT J	3104311140000	0.16	5	1,810	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
NORDBECK, ERIC S	3104311150000	0.18	5	1,810	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
JOHNSON, ANASTASIA S	3104311160000	0.18	6	2,225	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HUGHES, STEVEN M	3104311170000	0.16	6	2,430	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
MAGALLANES, AMADOR M	3104311180000	0.16	6	2,225	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
JUNEAU, BARBARA J	3104311190000	0.18	5	2,078	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
LOPEZ, NORMA	3104311200000	0.16	4	1,568	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
WASHINGTON, ANN	3104311210000	0.16	3	1,357	$487.90	$326.89	0510	SINGLE FAMILY RESIDENTIAL
WHITTINGTON, THOMAS L	3104311220000	0.16	5	1,812	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
SAN MARTIN, MARTA E	3104311230000	0.17	6	2,765	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CARRILLO, MARK S	3104311240000	0.17	6	2,473	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MURPHY, TERENCE T	3104311250000	0.17	6	2,465	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
COUSIN, WAYNE M	3104311260000	0.17	6	3,099	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
STEENVELD, GREGORY W	3104311270000	0.16	5	2,179	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
ROSS, MARQUES N	3104311280000	0.16	6	2,473	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ZUNIGA, RENAN R	3104311290000	0.16	6	2,473	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
PETERSON, LYLE D	3104311300000	0.16	6	3,099	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
OCHOA, OCTAVIO	3104311310000	0.16	6	2,765	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
GONZALEZ, RICHARD A	3104311320000	0.16	6	2,473	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
TABOR LIVING TRUST 8/31/2004	3104311330000	0.16	6	2,765	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BANDOSZEWSKI, DANIEL J	3104311340000	0.16	6	2,765	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ALFORD, MICHAEL	3104311350000	0.16	5	2,179	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
BISHOP, CHRISTOPHER C	3104311360000	0.16	6	2,473	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HERNANDEZ, JUAN J	3104311370000	0.16	6	2,765	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MC KENZIE, DONNA V	3104311380000	0.17	6	2,473	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
NWAGWU, IHEUKUMERE OBINNA	3104311390000	0.17	6	2,765	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
STALEY, TIMOTHY E	3104311400000	0.19	5	2,179	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
EPP, JONEL R	3104311410000	0.16	6	2,473	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
JOHNSON, KELLY M	3104311420000	0.17	6	2,765	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ELLIOTT, LILIA P	3104311430000	0.19	6	3,099	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CHESTER, LEROY JR	3104311440000	0.21	6	2,765	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CORONEL, M E A LIVING TRUST (0	3104311450000	0.20	6	2,765	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HOWARD, GEROLYN D	3104311460000	0.22	6	2,473	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CLARK, JEFFRY T	3104311470000	0.23	6	2,765	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
RIZO, MICHAEL C JR	3104311480000	0.19	6	2,765	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
GOSTANIAN, PAUL	3104311490000	0.16	5	2,179	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
WHITEHALL, NICHOLAS J	3104311500000	0.16	6	2,473	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BATES, ANTHONY	3104311510000	0.16	6	2,765	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ELTISTE, JOHN A	3104311520000	0.15	5	2,179	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
MOFFETT, KELLY C	3104311530000	0.16	6	2,473	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KETCHENS, O'NEIL A	3104311540000	0.16	6	2,765	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CASAS, ALBERT	3104311550000	0.19	6	2,473	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
WILLIAMS, ARTHA J	3104311560000	0.16	6	2,473	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
JENKINS, SHERRY	3104311570000	0.17	6	3,099	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
MOLLENHAUER, MICHAEL	3104311580000	0.16	6	2,765	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HOOGERWERF, ROBERT A	3104311590000	0.17	6	2,473	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LEGRANDE, DARRYL M	3104311600000	0.17	6	2,765	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HAYGOOD, MICHAEL	3104311610000	0.17	6	3,099	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CASTILLO, MAYNARD	3104311620000	0.16	6	3,099	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SOLIS, GREGG	3104311630000	0.16	6	2,765	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BLOCKER, GWENDOLYN L	3104311640000	0.16	6	2,473	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HATTEN, JEFFREY J	3104311650000	0.16	5	2,179	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
CARMICHAEL, TANAIA	3104311660000	0.16	6	2,473	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
GRIEVE, ROBERT W	3104311670000	0.16	6	2,765	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MC CLELLAN, WILLIAM J	3104311680000	0.16	6	2,473	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
DUFFEY, MARK	3104311690000	0.16	6	2,225	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HAROLD, JAMES	3104311700000	0.16	6	2,430	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BARNES, BEVERLY J	3104311710000	0.16	6	2,225	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HERNANDEZ, ALEJANDRO I	3104311720000	0.16	5	2,078	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
JIRON, JULIA	3104311730000	0.17	6	2,225	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
TORRES, JORGE	3104311740000	0.19	6	2,374	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
EARLYWINE, RICHARD J JR	3104311750000	0.19	6	2,662	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CARROLL, MICHAEL L	3104311760000	0.27	6	3,305	$823.27	$551.59	0510	SINGLE FAMILY RESIDENTIAL
CARROLL, EARL	3104311770000	0.26	6	3,092	$792.82	$531.19	0510	SINGLE FAMILY RESIDENTIAL
JOHNSON, DENNIS W	3104311780000	0.19	6	2,555	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MOCK, DANIEL L	3104311790000	0.18	6	2,662	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LEANO, FRANCISCO L	3104311800000	0.18	6	2,374	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BELISARIO, HOSPICIO	3104311810000	0.17	6	3,092	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HARRIS, CLIFTON	3104311820000	0.21	6	3,092	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CARTER, ERNIE	3104311830000	0.22	6	3,092	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
EVANS, SANDRA L	3104311840000	0.27	6	3,092	$823.27	$551.59	0510	SINGLE FAMILY RESIDENTIAL
BATES FAMILY 2004 TRUST 3-25-2	3104341010000	0.18	6	3,092	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
FOSTER, THOMAS E	3104341020000	0.20	6	3,305	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ARTHUR, MICHAEL A	3104341030000	0.18	6	2,374	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
NAPOLES, JORGE	3104341040000	0.19	6	3,092	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MORALES, JUAN	3104341050000	0.25	6	3,092	$762.30	$510.74	0510	SINGLE FAMILY RESIDENTIAL
SMITH, KARL S	3104341060000	0.28	6	3,305	$853.79	$572.04	0510	SINGLE FAMILY RESIDENTIAL
LEAZER, MARK A	3104341070000	0.29	6	3,092	$884.24	$592.44	0510	SINGLE FAMILY RESIDENTIAL
LOPEZ, EVA E	3104341080000	0.21	6	2,374	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CORNEJO, VINICIO	3104341090000	0.21	6	2,555	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HANGER, OSCAR E	3104341100000	0.20	6	2,550	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BLACK, DARCEL	3104341110000	0.14	6	2,819	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
GONZALEZ, JOSE L SR	3104341120000	0.15	6	3,251	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SCHNEIDER, RICK D	3104341130000	0.18	6	2,374	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
LOY, ALVIN G	3104341140000	0.18	6	2,374	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HERNANDEZ, EDDY A	3104341150000	0.18	6	3,092	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
METZLER, KEITH C	3104341160000	0.18	6	2,374	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
GRIFFITH, EMEIL	3104341170000	0.17	6	2,555	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
AYALA, FRANCISCO R	3104341180000	0.16	6	3,092	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SALLOUM, SAMER	3104341190000	0.24	6	3,305	$731.78	$490.29	0510	SINGLE FAMILY RESIDENTIAL
LUCERO, PAUL J	3104341200000	0.24	6	2,555	$731.78	$490.29	0510	SINGLE FAMILY RESIDENTIAL
AMEZQUITA, SAUL A	3104341210000	0.18	6	3,092	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SCHNEIDER, RICHARD A FAMILY	3104341220000	0.20	6	2,555	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ROJAS, JAVIER	3104341230000	0.20	6	2,374	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LEWIS, ZANETTE Z	3104341240000	0.19	6	2,555	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
EVERHART, PAUL I	3104341250000	0.17	6	2,374	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MOLINA, SILBERIO	3104341260000	0.17	6	3,092	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LEE, RHEANETTE A	3104341270000	0.18	6	2,555	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BEHLER, TIMOTHY J	3104341280000	0.17	6	3,092	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HERNANDEZ, MICHAEL A	3104341290000	0.18	6	2,374	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LE, ALEX H	3104341720000	0.20	5	1,958	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
MURILLO, LUIS A	3104341730000	0.14	6	2,344	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HENDRIX, ORQUILLA	3104351010000	0.19	6	2,374	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
RODRIGUEZ, BEVERLY K	3104351020000	0.29	6	3,092	$884.24	$592.44	0510	SINGLE FAMILY RESIDENTIAL
EDWARDS, KATHRYN C	3104351030000	0.20	6	2,555	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BOYD, TRACI L	3104351040000	0.17	6	2,374	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
WASHBURN, THOMAS J	3104351050000	0.20	6	3,092	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SLAUGHTER, LAFAYETTE FAMILY	3104351060000	0.18	6	2,374	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
GETZ, JOHN T	3104351070000	0.18	6	2,555	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
PICKETT, JAMES M	3104351080000	0.20	6	2,555	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
PABLO, JOHN C	3104351090000	0.19	6	3,092	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ADAMS, WILLIAM C	3104351100000	0.22	6	3,305	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
GREMER, JOHN	3104351110000	0.19	6	3,092	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
RIEMER, LAWRENCE	3104351120000	0.19	6	2,555	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MENDOZA, JOSE	3104351130000	0.19	6	2,374	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BELL, WALTER & KATHY LIV TRU	3104351140000	0.19	6	2,555	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
VILLALPANDO, SALVADOR	3104351150000	0.18	6	3,092	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HUNT, PATRICE C	3104351160000	0.18	6	2,374	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LESLIE, ALICE	3104351170000	0.18	6	3,305	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
IVEY, GARY	3104351180000	0.18	6	3,092	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
GARIBALDI, ERNESTO	3104351190000	0.20	6	3,092	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CUADROS, DANIEL	3104351200000	0.19	6	3,092	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HERNANDEZ, ALEJANDRO I	3104351210000	0.18	6	3,092	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
PHAM, DUNG	3104351220000	0.18	6	2,662	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
GUTIERREZ, JUAN L	3104352010000	0.13	5	1,986	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
CALLISTER, JEFFREY T	3104352020000	0.16	3	1,351	$502.18	$336.46	0510	SINGLE FAMILY RESIDENTIAL
VARGAS, EDUARDO	3104352030000	0.14	6	2,344	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MANGUNE, SUSANA M	3104352040000	0.20	4	1,661	$614.88	$411.97	0510	SINGLE FAMILY RESIDENTIAL
TEECE, DENNIS	3104352050000	0.31	6	2,344	$964.81	$646.42	0510	SINGLE FAMILY RESIDENTIAL
PONCE, ERIKA E	3104352060000	0.21	5	1,986	$651.49	$436.50	0510	SINGLE FAMILY RESIDENTIAL
JOHNSON, ANNIE M	3104352070000	0.11	3	1,351	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
SNEAD, RANDOLPH L	3104352080000	0.11	4	1,661	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
SANTIAGO, JUNE	3104352090000	0.11	5	1,986	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
RODRIGUEZ, JOSE	3104352100000	0.11	4	1,661	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
ANDERSON, CHRISTIAN L	3104352110000	0.11	3	1,351	$430.00	$288.10	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104352120000	0.14	6	2,344	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104352130000	0.16	5	1,986	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104352140000	0.16	6	2,344	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104352150000	0.15	5	1,958	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104352160000	0.14	6	2,344	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104352170000	0.15	3	1,351	$464.66	$311.32	0000	SINGLE FAMILY RESIDENTIAL
BACSKAI, STEVEN T	3104352180000	0.13	6	2,344	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
CANISALEZ, ANGEL A	3104352190000	0.13	5	1,986	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
YOUNG, CRISTINA H	3104352200000	0.13	3	1,351	$430.00	$288.10	0000	SINGLE FAMILY RESIDENTIAL
CASTILLO, JOSUE	3104352210000	0.12	6	2,344	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
PEATROSS, CHRISTOPHER M	3104352220000	0.11	6	2,344	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
CEBALLOS, THERESA	3104352230000	0.14	5	1,986	$630.00	$422.10	0999	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104352240000	0.15	5	1,958	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104352250000	0.17	5	1,958	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104352260000	0.13	5	1,986	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
DOOLEY, JOHN P	3104352270000	0.12	6	2,344	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
COOKSEY, KIIA C	3104352280000	0.12	5	1,958	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
FONTES, PAULINO	3104352290000	0.15	6	2,344	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104352300000	0.13	4	1,661	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104352310000	0.15	6	2,344	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
ASENIERO, RAMON T JR	3104352320000	0.14	4	1,661	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
MARTINEZ, ALDO	3104352330000	0.13	5	1,958	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
ANGELO, MICHAEL C	3104352340000	0.12	3	1,351	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
GARLOCK, SHAWN E	3104352350000	0.11	5	1,986	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
KIM, DAVID	3104352360000	0.15	4	1,661	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
GUTIERREZ, JOSE A	3104352370000	0.17	6	2,344	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CUEVAS, PEDRO	3104352380000	0.16	5	1,958	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
TATE, W DANIEL	3104371010000	0.74	10	0	$2,009.10	$0.00	0000	UNDEVELOPED PROPERTY
BELL, ELAINE	3104371020000	0.22	4	1,664	$670.81	$449.44	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
CORONA, PEDRO J JR	3104371030000	0.11	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
LANE, JAMES T	3104371040000	0.14	3	1,296	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
DTM SOLUTIONS LLC	3104371090000	0.10	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
GONZALEZ, SERGIO	3104371100000	0.10	3	1,296	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
CORONA, VICTOR M	3104371110000	0.17	2	1,144	$518.35	$347.29	0510	SINGLE FAMILY RESIDENTIAL
WILSON, ORBENY G	3104371120000	0.15	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
SCROGGINS, JAMES A	3104371130000	0.09	4	1,664	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
SWADER, JACOB A	3104371140000	0.11	3	1,296	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
BOERNER, ERIC	3104371150000	0.15	2	1,144	$457.38	$306.44	0510	SINGLE FAMILY RESIDENTIAL
VASQUEZ, JAIRO A	3104371160000	0.20	4	1,664	$609.84	$408.59	0510	SINGLE FAMILY RESIDENTIAL
AGUILAR, EDGAR	3104371170000	0.12	5	2,118	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
LAGUNA, SAUL	3104371180000	0.14	4	1,664	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
GALEAS, JOSE T	3104371190000	0.09	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
HUMPHREY, LONNIE E	3104371200000	0.09	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
HOLLOWAY, AUTRY THOMAS SR	3104371210000	0.11	2	1,144	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
HAWK, KEVIN E	3104371220000	0.11	2	1,144	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
LAVER, RODNEY C	3104371230000	0.09	4	1,664	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
MISHRA, PRANJAL	3104371240000	0.09	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
LUNA, RICARDO	3104371250000	0.09	3	1,296	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
RINCHIUSO TRUST DATED 4-9-98	3104371260000	0.09	4	1,664	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
LANUZA, IRENE	3104371270000	0.09	5	2,118	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
GRUEN, LETICIA L	3104371280000	0.09	3	1,296	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
PEREZ, PEDRO L	3104371290000	0.09	4	1,664	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
MAGNO, ANGEL M	3104371300000	0.09	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
ANAYA, ADAM R	3104371310000	0.09	3	1,206	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
FLORES, JOHN A	3104371320000	0.09	2	970	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
ST JOHNS, COLLIN	3104371330000	0.11	3	1,296	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
MORENO, DANIEL	3104371340000	0.15	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
FRASER, BERLE	3104371350000	0.16	3	1,296	$487.90	$326.89	0510	SINGLE FAMILY RESIDENTIAL
LEE, LILY K	3104371360000	0.12	4	1,664	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
TAMAYO, ROBERT JR	3104371370000	0.16	3	1,296	$487.90	$326.89	0510	SINGLE FAMILY RESIDENTIAL
FLORES, RAMON	3104371380000	0.13	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
BAUMAN, JONATHON	3104371390000	0.09	3	1,296	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
STEWART, LARRY J	3104371400000	0.10	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
PIPER, REBECCA D	3104371410000	0.12	2	1,144	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
KING, ROBERT T	3104371420000	0.11	4	1,664	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
BUTLER, RANDY K	3104371430000	0.13	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
RAZO, RAMON	3104371440000	0.09	4	1,664	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
FLORES, FEDERICO L	3104371450000	0.09	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
ABBOTT, RALPH	3104371460000	0.09	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
CHAMBERS, NORMAN E	3104371470000	0.11	2	1,144	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
BILLUPS FAMILY TRUST 7/18/96	3104371480000	0.11	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
JACKSON, NAOMI	3104371490000	0.11	3	1,296	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
SMITH, EDWARD E	3104371500000	0.09	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
KIM, UN S	3104371510000	0.09	4	1,664	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
RODRIGUEZ, LUZ	3104371520000	0.09	5	2,118	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
PARK, NAMHEE	3104371530000	0.09	4	1,664	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
COBB, BERLIS J	3104371540000	0.09	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
JOHNSON, LINNELL	3104371550000	0.09	4	1,664	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
HURTADO, ROGER	3104371560000	0.12	4	1,664	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
MERCADO, JOSE C	3104371570000	0.10	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
HOWARD, MARILYN L	3104371580000	0.11	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
CORSEY, ALFRED O SR	3104371600000	0.11	5	2,118	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVVALLEY WATER DISTRIC	3104372010000	0.85	0	0	$0.00	$0.00	0000	EXEMPT PROPERTY
FITCH, MICHAEL D	3104381010000	0.09	5	1,833	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
SANTOS, JOSE	3104381020000	0.09	3	1,380	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
SHIREY, DARA	3104381030000	0.09	3	1,257	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
GOMEZ, MODESTO	3104381040000	0.09	4	1,513	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
SANDERSON, TINA L	3104381050000	0.09	3	1,382	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
CORMIER, ERIC S	3104381060000	0.09	3	1,257	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
RAMIREZ, ELOINO JR	3104381070000	0.09	5	1,833	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
TRACY, JEREMY	3104381080000	0.09	3	1,382	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
ABBOTT, RALPH A	3104381090000	0.09	3	1,257	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
ZEPEDA, CUITLAHUAC	3104381100000	0.09	5	1,833	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
ANDRADE, EDUVINA	3104381110000	0.09	3	1,382	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
GUERTIN, JONATHON D	3104381120000	0.12	5	1,833	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
SMITH, JACQUELINE A	3104381130000	0.13	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
OROPEZA, RUBEN	3104381140000	0.17	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
PEREZ, GIL EDUARDO	3104381150000	0.14	3	1,296	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
STOVER, GAYLE L	3104381160000	0.13	5	2,112	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
HEBERT, ERIC A	3104381170000	0.09	4	1,664	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
FULLER, LISA G	3104381180000	0.09	5	2,112	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
SULLIVAN, JAMIE E	3104381190000	0.10	3	1,296	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
COWINGS, VIRGINIA M	3104381200000	0.10	3	1,296	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
HADGE, JEFFREY P	3104381210000	0.09	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
LOPEZ, SERVANDO	3104381220000	0.09	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
SCHAUF, JACK E	3104381230000	0.09	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
WHEELER, BILLY J	3104381240000	0.09	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
DIEP, KEVIN	3104381250000	0.09	3	1,296	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
AQUINO, ADOLFO	3104381260000	0.09	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
PORRAS, DANIEL	3104381270000	0.10	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
TRIPP, RANDY	3104381280000	0.10	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
MUNOZ, VICTOR M	3104381290000	0.09	4	1,664	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
WALLS, BYRON	3104381300000	0.09	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
MORRIS, BRYAN E	3104381310000	0.09	3	1,296	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
MILES, JACQUELYNN I	3104381320000	0.09	4	1,664	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
DIAZ, DEBBIE A	3104381330000	0.09	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
CAREY, BEN E	3104381340000	0.09	3	1,296	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
VARGAS, RAMON	3104381350000	0.10	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
EVENS, JOSEPH E	3104381360000	0.10	3	1,296	$430.00	$288.10	0000	SINGLE FAMILY RESIDENTIAL
PLAZA, MIGUEL A	3104381370000	0.09	4	1,664	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
BRADLEY, BRIAN J	3104381380000	0.10	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
KEETON, CINDY	3104381390000	0.13	4	1,664	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
PASILLAS, ROSA ISELA	3104381400000	0.20	4	1,678	$609.84	$408.59	0510	SINGLE FAMILY RESIDENTIAL
FLORES, DIANA	3104382010000	0.09	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
DONG, GABBY SUN	3104382020000	0.09	4	1,664	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
ACOSTA, BEVERLY L	3104382030000	0.09	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
RIVERA, ARMANDO	3104382040000	0.09	4	1,664	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
DENNIS, JEFFREY L	3104382050000	0.11	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
ALVARADO, ISABEL	3104382060000	0.13	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
MORENO, LUCIANO N	3104382070000	0.21	3	1,296	$640.36	$429.04	0510	SINGLE FAMILY RESIDENTIAL
EVANS, KEITH	3104382080000	0.16	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
GARR, JASON	3104382090000	0.13	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
LOMBARDI, THOMAS	3104382100000	0.09	4	1,664	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
VARVAIS, TIMOTHY	3104382110000	0.09	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
VALDOVINOS, JOSE	3104382120000	0.09	3	1,296	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
WEINBLATT, SHARON	3104382130000	0.09	4	1,664	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
JOHNSON, PEGGY	3104382140000	0.09	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
AMOS, TROY	3104382150000	0.09	4	1,664	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
ARMSTRONG, WESLEY	3104382160000	0.09	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
ROBERTS, LORETTA JEAN	3104382170000	0.09	3	1,296	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
PROPERTY OWNER	3104382180000	0.09	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
SCHRADER, BRIAN R	3104382190000	0.09	3	1,296	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
PEREZ, JOSE	3104382200000	0.09	3	1,296	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
EARLE, MARILYN K	3104382210000	0.13	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
CLARK, CHRISTOPHER A	3104382220000	0.13	4	1,664	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
RAY, RICHARD W	3104382230000	0.09	3	1,382	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
EBERHARDT, CHESTER E	3104382240000	0.09	2	1,094	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
FISHER, HOWARD W	3104382250000	0.09	3	1,382	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
CERVANTES, ANTONIO	3104382260000	0.09	2	953	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
CLINTON, CLOVER R	3104382270000	0.09	3	1,257	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
ULIBARRI, KEVIN	3104382280000	0.09	2	1,092	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
SHAFRAN, AVIRAM	3104382290000	0.09	4	1,513	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
MC CREADIE, MARY L	3104382300000	0.09	2	953	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
RODRIGUEZ, JOSE A	3104382310000	0.09	3	1,382	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
AMEDURI, LUCAS	3104382320000	0.09	3	1,257	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
SHERMAN, JACK	3104382330000	0.09	5	1,833	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
ROMERO, JOSE L	3104382340000	0.09	3	1,257	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
ROBLES, RAMON R	3104382350000	0.09	3	1,382	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
LIZARRAGA, GERMAN	3104382360000	0.09	3	1,257	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
CHAVEZ, JOSEPH C	3104382370000	0.09	5	1,833	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
BOLDEN, DELBERT C	3104382380000	0.09	3	1,257	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
SNETSINGER, DAVID	3104382390000	0.10	3	1,382	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
GONZALEZ, JAVIER J	3104382400000	0.14	5	1,833	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
RILEY, CLARENCE C	3104382410000	0.16	5	1,833	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
AGUILAR, MARICELA	3104382420000	0.15	3	1,382	$457.38	$306.44	0510	SINGLE FAMILY RESIDENTIAL
ADAMSON, VERLAN L	3104382430000	0.12	5	1,833	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
EZAKI, IRENE G	3104382440000	0.09	3	1,257	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
REDDIC, BILLY JR	3104382450000	0.09	3	1,382	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
KUAI, LINDA	3104382460000	0.09	4	1,513	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
BARR, RAYMOND C	3104382470000	0.09	3	1,257	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
KIM, SEO HWI	3104382480000	0.09	3	1,257	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
GIBBS, JAMES C	3104382490000	0.09	3	1,257	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
PEREZ, FRANCES M	3104382500000	0.09	4	1,513	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
PRESSLEY, VERNON R	3104382510000	0.09	3	1,296	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
MAKO FINANCING & LEASING	3104382520000	0.12	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
COCKRELL, WILLIE J	3104382530000	0.19	6	2,765	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KIM, ANTHONY B	3104382540000	0.19	6	2,473	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
WALLSTEAD, LUKE F	3104382550000	0.11	5	2,118	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
WEAVER, FLORENCE	3104382560000	0.10	3	1,296	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
RODARTE, JOSE	3104382570000	0.10	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
CASE, WARREN R	3104382580000	0.10	4	1,664	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
MUNOZ, JORGE L	3104382590000	0.09	4	1,678	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
ALEXANDER, DEBORAH A	3104382600000	0.13	3	1,382	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
MOSBY, DEIRDRE M	3104382610000	0.09	3	1,257	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
BADRE, SAMI	3104382620000	0.09	2	1,094	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
CARLOS, HERON	3104382630000	0.09	2	953	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
SEISS, H M & S L FAMILY TRUST	3104382640000	0.09	3	1,257	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
GILBERT, CHRISTIAN	3104382650000	0.09	5	1,833	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
CORPUZ, FELIX C	3104382660000	0.09	3	1,382	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
KIM, ERIC INDUK	3104382670000	0.09	5	1,833	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
SEISS, H M & S L FAMILY TRUST	3104382680000	0.10	3	1,257	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
BLAIR, PHIL J	3104382690000	0.10	2	1,094	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
PERRY, EDWIN R	3104382700000	0.09	3	1,257	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
HANSON GARY H TRUST	3104382710000	0.09	4	1,513	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
DORSEY, KEIKO	3104382720000	0.09	3	1,257	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
RODRIGUEZ, ADRIAN C	3104382730000	0.09	3	1,382	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
SPRUILL, MARGRETH A	3104382740000	0.09	2	1,094	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
METZLER, KELSY D	3104382750000	0.09	2	953	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
DORSEY, KEIKO	3104382760000	0.09	3	1,257	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
LOPEZ, COSME	3104382770000	0.09	3	1,382	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
ESPINDOLA, LEOPOLDO	3104382780000	0.13	5	1,833	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
ADAMS, MARVETTE	3104382790000	0.09	3	1,257	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
DONNELLAN, JILL	3104382800000	0.09	3	1,382	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
LOPEZ, MICHELLE	3104382810000	0.09	5	1,833	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
BURKS, JAMES M	3104382820000	0.09	5	1,833	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
BUNCH, STEPHEN	3104382830000	0.09	3	1,382	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
DAVIS FAM TR (2-16-99)	3104391010000	0.11	3	1,206	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
CARASA, LUIS E	3104391020000	0.09	3	1,416	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
MEDRANO, ARMANDO	3104391030000	0.09	3	1,206	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
SERDINSKY, ROBERT M SR	3104391040000	0.09	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
QUEZADA, CARLOS	3104391050000	0.09	3	1,416	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
TELLEZ, JOSE	3104391060000	0.09	2	970	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
WEBER, RANDALL W JR	3104391070000	0.12	3	1,416	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
SANDOVAL, JUAN M	3104391080000	0.13	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
ANDERSON, LYNDA	3104391090000	0.17	3	1,416	$518.35	$347.29	0510	SINGLE FAMILY RESIDENTIAL
HENRY, HAZEL	3104391100000	0.11	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
JOSEPH, NAZMY	3104391110000	0.10	2	970	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
DARRELL, OTIS O	3104391120000	0.11	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
BARNETT, SANDIE J	3104391130000	0.09	3	1,206	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
HORTON, LEONARD	3104391140000	0.09	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
MELENDEZ, CESAR A	3104391150000	0.09	3	1,206	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
CHAVEZ, ALFREDO C	3104391160000	0.09	3	1,416	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
HERRERA, FRANCISCO E	3104391170000	0.09	2	970	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
JONES, ROBBIE D	3104391180000	0.09	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
CLAY, JOE	3104391190000	0.09	3	1,416	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
MAIR, MARK D	3104391200000	0.11	2	970	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
FAGGINS, FELICIA	3104391210000	0.15	3	1,206	$457.38	$306.44	0510	SINGLE FAMILY RESIDENTIAL
WOTAWA TRUST 5-6-2004	3104391220000	0.15	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
RIVERA, JUAN M	3104391230000	0.15	2	970	$457.38	$306.44	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
ROGERS, LEEBERTHA A	3104391240000	0.11	3	1,206	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
CALLAWAY, WENDELL A	3104391250000	0.09	2	970	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
KOEHLER, TIMOTHY W	3104391260000	0.13	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
CARTER, GLEN M	3104391270000	0.11	3	1,416	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
HORRIDGE, DAWN M	3104391280000	0.17	3	1,206	$518.35	$347.29	0510	SINGLE FAMILY RESIDENTIAL
SAYLES, NATHAN L	3104391290000	0.19	2	970	$579.32	$388.14	0510	SINGLE FAMILY RESIDENTIAL
BRYSON, ROBERT III	3104391300000	0.12	3	1,416	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
MC KERNAN, WILLIAM J	3104391310000	0.09	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
DE PALMA, TODD	3104391320000	0.09	3	1,416	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
DAVIS, KENT F	3104391330000	0.09	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
C-M-H, DEVELOPERS INC	3104391340000	0.09	3	1,206	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
PETILLO, MARCELLA	3104391350000	0.09	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
SMITH, ANNIE	3104391360000	0.12	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
HUSSAIN, MUJAHID	3104391370000	0.23	3	1,416	$701.33	$469.89	0510	SINGLE FAMILY RESIDENTIAL
KIM, UN SOK	3104391380000	0.23	4	1,632	$701.33	$469.89	0510	SINGLE FAMILY RESIDENTIAL
WHELAN, MICHAEL W	3104391390000	0.11	3	1,416	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
JOSEPH, RAMSEY FAM TRUST 9-7	3104391400000	0.10	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
BERG, SEAN	3104391410000	0.09	2	970	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
HEDDEN, MARY F	3104391420000	0.11	3	1,206	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
PALOMAREZ, JOAQUIN H	3104391430000	0.10	3	1,416	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
DUCOING, BRENT & AMI LIV TRUS	3104391440000	0.10	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
BARBOZA, JOHN	3104391450000	0.10	2	970	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
BERTOLA, SALVATORE A	3104391460000	0.10	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
CHAVEZ, MARIA G	3104391470000	0.10	3	1,416	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
NAGHASH, ESMAIL	3104391480000	0.11	3	1,206	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
GARCIA, RAYMOND ANTHONY	3104391490000	0.11	2	1,094	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
PATNO, DESIREE	3104391500000	0.12	3	1,382	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
WILLIAMS, RUTH M	3104391510000	0.21	4	1,513	$640.36	$429.04	0510	SINGLE FAMILY RESIDENTIAL
BOLTON, ROBERT J	3104391520000	0.18	4	1,513	$548.87	$367.74	0510	SINGLE FAMILY RESIDENTIAL
THOMAS, SHERYL L	3104391530000	0.20	4	1,513	$609.84	$408.59	0510	SINGLE FAMILY RESIDENTIAL
THOMAS-SHAW, SHIRLEY A	3104391540000	0.25	3	1,382	$762.30	$510.74	0510	SINGLE FAMILY RESIDENTIAL
HARRIS, DENIS Z	3104391550000	0.09	3	1,382	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
MARSHALL, KENNETH L	3104391560000	0.09	3	1,257	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
BINGHAM, GARY R	3104391570000	0.09	4	1,513	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
DEL REAL, JAMES	3104391580000	0.09	3	1,257	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
ABERLE, JOHN E	3104391590000	0.09	2	953	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
WELSH, NOEL F	3104391600000	0.10	2	1,094	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
GONZALEZ, ESTEBAN D	3104391610000	0.10	3	1,257	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
STROPLE, TIMOTHY J	3104391620000	0.09	2	953	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
SAENZ, VICENTE A	3104391630000	0.09	2	1,094	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
ZEA, DALIA M	3104391640000	0.11	2	947	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
BENTOW, JEFF	3104391650000	0.09	3	1,416	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
ARROYO, JORGE	3104391660000	0.09	2	947	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
JOSEPH, RAMSEY FAMILY TRUST	3104391670000	0.09	3	1,416	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
DERMODY, MICHAEL J	3104391680000	0.09	2	947	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
DESAI, NIRAV M	3104391690000	0.09	3	1,416	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
ACOSTA, SANDRA Y	3104391700000	0.09	2	947	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
WILLIAMS, SHIRLENE	3104391710000	0.16	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
HENNINGER, ALICE L	3104391720000	0.09	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
DIAZ, BLANCA	3104391730000	0.09	3	1,416	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
STOOKSBURY, FRANK L	3104391740000	0.09	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
JOSEPH. RAMSEY FAMILY TRUST	3104391750000	0.09	3	1,416	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
KO, DA NAM	3104391760000	0.09	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
MOTLEY, CHARLES D	3104391770000	0.09	3	1,416	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
SMOLENSKI, CHRIS	3104391780000	0.11	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
DE LA TORRE, EBERTH G	3104391790000	0.10	3	1,416	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
BARRAGAN, EDUARDO	3104391800000	0.09	2	947	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
MORAN, DONIS	3104391810000	0.09	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
READ, JAMES E	3104391820000	0.09	3	1,416	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
VALDOVINOS, LUIS A	3104391830000	0.18	4	1,632	$548.87	$367.74	0510	SINGLE FAMILY RESIDENTIAL
MARTINEZ, JOSE L	3104391840000	0.18	3	1,416	$548.87	$367.74	0510	SINGLE FAMILY RESIDENTIAL
GARCIA, JESUS A	3104391850000	0.14	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
OGURA, AZAREEL K	3104391860000	0.10	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
COX, MALIKAH	3104391870000	0.09	2	947	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
FORD, GEORGE W	3104391880000	0.09	2	970	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
MARVEL, TERRY	3104401010000	0.12	3	1,382	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
RIVERA, ANGELICA M	3104401020000	0.11	5	1,833	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
RODRIGO, LAURA	3104401030000	0.12	3	1,382	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
FIGUEROA, LUZ M	3104401040000	0.09	4	1,513	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
SUGIMOTO, GARY	3104401050000	0.09	2	953	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
TYLER, BARTON R	3104401060000	0.09	3	1,382	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
RODRIGUEZ, ALEX A JR	3104401070000	0.09	2	1,094	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
PARRA, MARIA L	3104401080000	0.09	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
CLARK, PATRICIA C	3104401090000	0.09	2	947	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
LE, THANH N	3104401100000	0.09	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
DUCOING, BRENT & AMI LIV TRUS	3104401110000	0.09	3	1,416	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
GAUME, RANDALL S	3104401120000	0.09	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
PROPERTY OWNERS	3104401130000	0.10	2	947	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
CUI, JERRY	3104401140000	0.10	3	1,257	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
SANTANA, RAPHAEL JR	3104401150000	0.09	5	1,833	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
RAYMOND, JULIE C	3104401160000	0.09	3	1,257	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
THOMAS, DERICK	3104401170000	0.09	5	1,833	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
CASTRO, CATALINA K	3104401180000	0.09	3	1,257	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
AGUIRRE, MANUEL	3104401190000	0.09	5	1,833	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
SWIFT, SHARON A FAMILY TRUST	3104401200000	0.09	3	1,382	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
THOMPSON, CHRISTIAN	3104401210000	0.10	3	1,257	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
RODDENBERRY, KYLE	3104401220000	0.10	3	1,382	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
MORALES, JOSE D	3104401230000	0.11	3	1,382	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
WILLIAMS, RICHARD E	3104401240000	0.09	5	2,153	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
SOLIS, CARLOS	3104401250000	0.09	3	1,257	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
ALBA, CARLOS A	3104401260000	0.09	5	1,833	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
KAZLOR, MARILYN M	3104401270000	0.09	3	1,257	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
WYATT, GLENN L	3104401280000	0.10	3	1,382	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
MELENDEZ, DIANA	3104402010000	0.09	2	947	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
LITTLE, ANNETTE	3104402020000	0.09	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
COOK, GAIL I	3104402030000	0.09	2	947	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
NAVARRO, ALFREDO	3104402040000	0.09	2	947	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
ANAYA, SYLVIA A	3104402050000	0.09	3	1,416	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
GARCIA, LORENZO A	3104402060000	0.09	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
ROLLEG, DAVID	3104402070000	0.09	2	947	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
CRIVELLO, THOMAS	3104402080000	0.11	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
ORJUELA, DIANA R	3104402090000	0.11	3	1,206	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
TAYLOR, RICHARD	3104402100000	0.11	2	947	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
WEDLAKE, RUSSELL C	3104402110000	0.11	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
HEABERLIN, WILBERT E JR	3104402120000	0.11	3	1,206	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
STAGGS, MARK W	3104402130000	0.11	2	947	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
MANCILLAS, JOE I	3104402140000	0.09	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
BEBER, PHILIP A	3104402150000	0.13	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
GARCIA, JUAN	3104402160000	0.16	3	1,416	$487.90	$326.89	0510	SINGLE FAMILY RESIDENTIAL
EDMONSTON, MICHAEL L	3104402170000	0.11	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
SALAS, GLENN G	3104402180000	0.09	2	947	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
LEE, BRENDA K	3104402190000	0.09	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
BEBBER JIM & CHERYL L REV LIV	3104402200000	0.09	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
MARSHALL, GLADYS	3104402210000	0.09	2	947	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
LLANES, GILBERT	3104402220000	0.09	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
HAWKINS, DONALD	3104402230000	0.09	3	1,416	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
SMITH, DAVID N	3104402240000	0.09	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
JOHNSON, PAUL H	3104402250000	0.11	3	1,206	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
WHITE, WALTER J	3104402260000	0.11	3	1,206	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
DUDLEY, OLGA E	3104402270000	0.09	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
LUCE, DAVID E	3104402280000	0.09	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
CAPITAL AMERICANA INC	3104402290000	0.09	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
SALAIS, ARTHUR G	3104402300000	0.09	2	947	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
FERMA, GENEV	3104402310000	0.09	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
QUEZADA, RAMON E	3104402320000	0.09	3	1,416	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
FLORES, ELIZABETH	3104402330000	0.09	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
PULIDO, BENJAMIN L	3104402340000	0.09	2	947	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
KAISER FAMILY TRUST 6-17-03	3104402350000	0.09	2	994	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
NAINANI, AMIT	3104402360000	0.10	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
GOJICH, ALEXANDER M	3104402370000	0.18	3	1,264	$548.87	$367.74	0510	SINGLE FAMILY RESIDENTIAL
RODRIGUEZ, RODRIGO	3104402380000	0.14	4	1,674	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
EVERS, JEFFREY H	3104402390000	0.13	4	1,674	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
JAMES, MICHAEL D	3104402400000	0.09	3	1,493	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
BRACAMONTES, FRANCISCO	3104402410000	0.09	4	1,674	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
BRUMSEY, REGINALD B	3104402420000	0.09	3	1,206	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
BENNETT, YVONNE	3104402430000	0.09	4	1,674	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
LERMA, MANUEL	3104402440000	0.09	3	1,264	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
THOMPSON, SAMUEL TRUST (08-2	3104402450000	0.09	4	1,674	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
ASHAGRIE, MULUGETA M	3104402460000	0.09	4	1,674	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
PLEASANT, GLENN L	3104402470000	0.09	2	994	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
HISA, DICKIE	3104402480000	0.16	4	1,674	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
SERRANO, ISMAEL P	3104402490000	0.19	3	1,264	$579.32	$388.14	0510	SINGLE FAMILY RESIDENTIAL
BARRIOS, LUPE	3104402500000	0.13	4	1,674	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
MULLINS, ELLEN	3104402510000	0.09	3	1,493	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
MANGOLD, KARL J	3104402520000	0.09	2	994	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
ENCISO, LORENZA	3104402530000	0.09	3	1,493	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
BROWN, MARY W LIVING TRUST 7	3104402540000	0.10	2	994	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
RODRIGUEZ V, JESUS	3104402550000	0.09	4	1,674	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
HERNANDEZ, OSCAR E	3104402560000	0.09	3	1,493	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
CARLISLE, JAQUAN	3104402570000	0.09	4	1,674	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
MACIAS, JOSE SR 2004 TRUST	3104402580000	0.09	3	1,264	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
ROGERS, JUDY L	3104402590000	0.09	4	1,674	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
SPETH, KEN	3104402600000	0.09	3	1,493	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
OVERTON, ROGER D	3104402610000	0.09	4	1,674	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
PASIMIO, ALBERT B	3104402620000	0.10	2	994	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
WHITE, EDWARD	3104402630000	0.10	2	947	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
GALBRAITH, CHARLOTTE B	3104402640000	0.09	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
SUNDSTEDT, N HENRIK	3104402650000	0.11	3	1,416	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
SUEL, JUDITH A	3104402660000	0.22	4	1,632	$670.81	$449.44	0510	SINGLE FAMILY RESIDENTIAL
MEJIA, EVA L	3104402670000	0.21	4	1,632	$640.36	$429.04	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
HOROWITZ, IRA G	3104402680000	0.21	3	1,206	$640.36	$429.04	0510	SINGLE FAMILY RESIDENTIAL
FERRETTI, JOHN F	3104402690000	0.22	4	1,632	$670.81	$449.44	0510	SINGLE FAMILY RESIDENTIAL
DAVILA, JOSE A	3104402700000	0.11	4	1,632	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
GERWIG, HELEN B TR	3104402710000	0.09	2	947	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
TAYLOR, JACK R	3104402720000	0.10	2	947	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
CORNEJO, CARLOS M JR	3104402730000	0.10	4	1,513	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
PEREZ, RAYMOND JR	3104402740000	0.09	3	1,382	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
JUAT, MARIA G	3104402750000	0.09	4	1,513	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
LEE, URSULA	3104402760000	0.09	3	1,257	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
MARTINEZ, ANTONIO	3104402770000	0.09	3	1,382	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
GONZALEZ FAMILY TRUST 10/28/9	3104402780000	0.10	3	1,257	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
MARTINEZ, JESSE	3104402790000	0.10	5	1,833	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
KLUTTS, RODNEY C	3104402800000	0.11	3	1,257	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
PEREZ, RAMON	3104402810000	0.16	5	1,833	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VAIZ, EMETERIA L	3104402820000	0.10	2	947	$375.00	$251.25	0510	SINGLE FAMILY RESIDENTIAL
BARRON, RAMON D	3104402830000	0.09	3	1,206	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
VICTOR VALLEY WATER DISTRIC	3104402840000	1.07	0	0	$0.00	$0.00	0000	EXEMPT PROPERTY
LUNA, RENE	3104411010000	0.11	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ROJAS, ISAAC P	3104411020000	0.11	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
CARRILLO, LUIS	3104411030000	0.13	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BOLDEN, JOHN M	3104411040000	0.23	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MENCY, DE SHAWN	3104411050000	0.16	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
RAMIREZ, ALEX	3104411060000	0.11	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BUTLER, STEVEN R	3104411070000	0.11	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CRESPO, ISRAEL	3104411080000	0.11	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
NOORI, NAFISA	3104411090000	0.13	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CUEVAS, ERIKA	3104411100000	0.20	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HERNANDEZ, ANGEL	3104411110000	0.15	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CHUNG, YEON JAI	3104411120000	0.21	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BROOKS, GREGORY M SR	3104411130000	0.13	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
GARCIA, CARLOS	3104411140000	0.11	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MAC DONALD, TONYA F	3104411150000	0.11	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
GORBY, DIANA L	3104411160000	0.12	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ALVARENGA, JORGE	3104411170000	0.11	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
COLEMAN, MATTHEW L	3104411180000	0.11	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SPINK, RYAN A	3104411190000	0.11	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
LAUDERMILK, KENNETH P	3104411200000	0.11	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BASS, LOUIS III	3104411210000	0.11	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
VELAZQUEZ, MARCO A	3104411220000	0.13	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104411230000	0.11	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
PARK, SUNG HO	3104411240000	0.11	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MOJICA, JUAN	3104411250000	0.12	4	1,689	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
KOO, KEVIN	3104411260000	0.12	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ESPITIA, LUIS	3104411270000	0.11	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
KWASNICKE, JOHNNY C	3104411280000	0.11	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MURILLO, ROBERTO P	3104411290000	0.11	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
RAMIREZ, EVERARDO JR	3104411300000	0.11	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SIERRA, FRANCISCO	3104411310000	0.11	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MACFARLANE, ROBERT R	3104411320000	0.13	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
CANTONI, CLAUDIO A	3104411330000	0.11	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LE, SHEILA N	3104411340000	0.11	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
JOHNSTON, HEATHER	3104411350000	0.11	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
GRONDORF, JOHN E II	3104411360000	0.11	4	1,689	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
ACUNA, FRANCISCO	3104411370000	0.12	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
NARANJO, JOSEPH A	3104411380000	0.11	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
VILLAVERDE, JOCELYN K	3104411390000	0.11	4	1,689	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
JOHNSON, ROBERT JR	3104411400000	0.11	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LIM, ANDY	3104411410000	0.10	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
RIVERA, MARIA DE JESUS	3104411420000	0.12	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LIM, HAE SEON	3104411430000	0.12	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HAN, YOUNG I	3104411440000	0.12	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
GARCIA, BERTHA	3104411450000	0.12	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
YOSHIDA, JOHN D	3104411460000	0.14	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MARTIN, CECELIA R	3104411470000	0.15	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
FERNANDEZ, EZEQUIEL	3104411480000	0.16	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MERCADO, PAUL	3104411490000	0.11	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
PENA, BERNADETTE	3104411500000	0.11	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
DONMOYER, JACQUELINE M	3104411510000	0.13	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
MEDINA, MICHELLE	3104411520000	0.13	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BROWN, JOHN H	3104411530000	0.13	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
GUILLORY, PHILLIP JR	3104411540000	0.13	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
FRAGOSA, VICKII	3104411550000	0.13	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SUM, MO HAU	3104411560000	0.13	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
WILLIAMS, AARON C JR	3104411570000	0.11	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
MALAMANIG, EDISON I	3104421010000	0.11	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
DUBOCQ, FRANCIS M	3104421020000	0.11	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MCLEAN, JUSTIN P	3104421030000	0.11	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
YOSHIDA, JERRY M	3104421040000	0.11	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CULBERT, AUSTIN T	3104421050000	0.11	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MAC DONALD, ADAM M	3104421060000	0.11	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
MURO, GERARDO	3104421070000	0.11	4	1,689	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
SANCHEZ, HECTOR	3104421080000	0.11	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MC CORMICK, DANNIEL A	3104421090000	0.11	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SAMPATH, CIDAMBI	3104421100000	0.11	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CARRANZA, FRANCISCO	3104421110000	0.11	4	1,689	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
SMITH, JACQUELINE A	3104421120000	0.11	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
ESCOBAR, GUILLERMO	3104421130000	0.11	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
OUTEN, CHRISTIOUN	3104421140000	0.11	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
NEWTON, TIM	3104421150000	0.13	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
KOVAC, STEVEN	3104421160000	0.13	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LLANES, ROSA A	3104421170000	0.13	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
DALIT, DAN C	3104421180000	0.12	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MENDOZA, ROBERT	3104421190000	0.12	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
CAVANAUGH, BENJAMIN K	3104421200000	0.13	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
PATTON, SHANNON C	3104421210000	0.11	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BAKER, RUTHANN	3104421220000	0.11	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
LEWIS, MONTRICE J	3104421230000	0.16	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
GONZALEZ, RICHARD SR	3104421240000	0.18	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
RIVERA, ANDREW F	3104421250000	0.13	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
FLORES, LARRY C	3104421260000	0.13	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
DEL RIO, MICHELLE	3104421270000	0.15	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
GRUENWEDEL, ERIK	3104421280000	0.11	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
DEARMOND, ARTHUR D JR	3104421290000	0.15	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
GUERRERO, HAROLD	3104421300000	0.20	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
VILLALON, ROLANDO A	3104421310000	0.18	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
COLLINS, KEVIN	3104421320000	0.13	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ALICEA, JEHU	3104421330000	0.21	5	1,945	$640.36	$429.04	0510	SINGLE FAMILY RESIDENTIAL
WHITE, PHYLLIS A	3104421340000	0.16	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
STEELY, RYAN N	3104421350000	0.11	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MEDRANO, HERIBERTO	3104421360000	0.11	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LINARES, ANTHONY	3104421370000	0.11	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
TOUSSI, ARDESHIR	3104421380000	0.11	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
ANSARI, SHAHNAZ	3104421390000	0.11	4	1,689	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
BRITO, DARIO	3104431010000	0.11	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
LETT, ROBERT	3104431020000	0.11	4	1,689	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
BOEHM, TODD M	3104431030000	0.11	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
LE, TRUC T	3104431040000	0.11	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
SAMPLE, LYNETTE G	3104431050000	0.11	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
FRASER, DOUGLAS	3104431060000	0.11	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
ROMERO, MICHAEL A SR	3104431070000	0.11	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
AYALA, ELISEO V	3104431080000	0.12	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
POWELL, STEPHANIE SUE	3104431090000	0.11	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
HOLMAN, ZAKIYA K	3104431100000	0.14	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MEDINA, MICHELLE M	3104431110000	0.18	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MANGROBANG, TERESITA M	3104431120000	0.18	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SESMA, GEORGE	3104431130000	0.15	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ALFARO, LEONOR	3104431140000	0.16	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SMITH, MICHAEL	3104431150000	0.13	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
AVENA, NOEMI L	3104431160000	0.13	4	1,689	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
HINES, ARLANA H	3104431170000	0.11	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
ELJAMRAH, IMAD M	3104431180000	0.12	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
DIORIO, ELAINE C TRUST (12-10-9	3104431190000	0.11	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
MORINGLANE, CATHERINE J	3104431200000	0.11	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
FONTANA FAMILY TRUST 3-1-04	3104431210000	0.11	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
SULTAN, SYED M	3104431220000	0.11	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ALEXANDER, WILLIAM E	3104431230000	0.11	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
HARLAN, SANDRA V LIV TR 12/31/	3104431240000	0.11	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
PETERSON, THOMAS	3104431250000	0.11	4	1,689	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
DAVIS, DANIEL J	3104431260000	0.12	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
MILLER, MICHAEL B JR	3104431270000	0.12	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
NDWIGA, CHARITY	3104431280000	0.11	4	1,689	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
DIORIO, MICHAEL A	3104431290000	0.11	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
CHAVEZ, TERENCE C	3104431300000	0.11	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MONGE, IVAN M	3104431310000	0.11	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
MORENO, RAMON V	3104431320000	0.11	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
ROSS, WARREN A	3104431330000	0.11	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MUNOZ, ROMAN	3104431340000	0.11	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
SANTANA, MARGARITA	3104431350000	0.12	4	1,689	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
SULLIVAN, BOBBY D	3104431360000	0.13	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SARTEN, SHEILA	3104431370000	0.16	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
PANDURO, MIRIAM J	3104431380000	0.18	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
MEHR, SULIEMON	3104431390000	0.16	6	2,560	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
GOMEZ, ALFONSO	3104431400000	0.11	4	1,689	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
DE NECOCHEA, DAMON	3104431410000	0.11	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
CELLINO, JIMMY V	3104431420000	0.11	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
LOS DOLPHINES LLC	3104431430000	0.11	4	1,689	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
BROWN, CYNTHIA L	3104431440000	0.11	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
LANGE, SCOTT R	3104431450000	0.11	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
NGUYEN, RICHARD	3104431460000	0.11	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
SERRANO, GERBER G	3104431470000	0.11	4	1,689	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
CANDELARIA, EDINAR A	3104431480000	0.11	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
TORRES, MOLLY K	3104431490000	0.11	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
AUYEUNG, TIMOTHY	3104431500000	0.15	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
RODRIGUEZ, DANIEL	3104431510000	0.21	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
WOODS, CHERRON M	3104431520000	0.16	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
OWENS, BRAIN S	3104431530000	0.23	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MAGPANTAY, JAMES A	3104431540000	0.16	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
DALIN, CHRISTOPHER B	3104431550000	0.20	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
WOODSIDE BRENTWOOD 110, IN	3104441010000	0.13	6	2,517	$720.00	$482.40	0999	SINGLE FAMILY RESIDENTIAL
WOODSIDE BRENTWOOD 110, IN	3104441020000	0.13	6	2,720	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
WOODSIDE BRENTWOOD 110, IN	3104441030000	0.13	6	2,517	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
WOODSIDE BRENTWOOD 110, IN	3104441040000	0.13	5	1,966	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
WOODSIDE BRENTWOOD 110, IN	3104441050000	0.13	6	2,720	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
NGUYEN, DUNG TAN	3104441060000	0.14	5	1,966	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
KNAPP, CECILIA	3104441070000	0.13	6	2,720	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
GONZALEZ, OSCAR	3104441080000	0.13	6	2,517	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
TORRES, HECTOR F	3104441090000	0.15	6	2,517	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
NEWELL, MERVIN C	3104441100000	0.21	6	2,720	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
PALMER, AARON D	3104441110000	0.16	5	2,117	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
RENSHAW, DAVID P	3104441120000	0.15	5	1,966	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
ALLEN, PAUL D	3104441130000	0.13	6	2,517	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
REECE, CHRISTOPHER	3104441140000	0.13	6	2,720	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SINAJON, GREGORIO	3104441150000	0.13	6	2,521	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BRYANT, VAUGHN	3104441160000	0.13	6	2,720	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
YOUNG FAMILY TRUST 9-15-00	3104441170000	0.13	5	1,966	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
FELGAR, BRIAN T	3104441180000	0.13	6	2,517	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SAUNDERS, CURTIS D	3104441190000	0.13	5	1,966	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
PINEDO, MARIO	3104441200000	0.13	6	2,720	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
JAMILI, SHAISTA	3104441210000	0.14	6	2,521	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MAGGITT, JESSE	3104441220000	0.19	5	2,117	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VARGAS, TIMOTHY J	3104441230000	0.21	6	2,521	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
VICTOR VALLEY WATER DIST	3104441240000	0.18	0		$0.00	$0.00	0000	EXEMPT PROPERTY
VICTOR VALLEY WATER DISTRIC	3104441250000	0.20	0		$0.00	$0.00	0000	EXEMPT PROPERTY
MC KINLEY, WESLEY L	3104441260000	0.16	5	2,117	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
CAO, THANH	3104441270000	0.15	6	2,517	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KINYON, RAYMOND D	3104441280000	0.13	6	2,720	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HAIR, ANN M	3104441290000	0.13	6	2,720	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SHAW, JAMES	3104441300000	0.13	5	1,966	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
URSICH, JOANNE A	3104441310000	0.13	6	2,720	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
JOHNSON, CHRISTOPHER	3104441320000	0.14	5	1,966	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
WARNER, KARON S	3104441330000	0.14	6	2,517	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LINARES, JESS	3104441340000	0.13	6	2,720	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
O NEAL, ALAN	3104441350000	0.13	6	2,517	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SHULMAN, STEVEN R	3104441360000	0.13	5	1,966	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
ALEKA, JON	3104441370000	0.13	6	2,720	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BACHMAN, FRANK J	3104441380000	0.15	5	2,117	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
DIXON, GLENN D	3104441390000	0.15	5	2,117	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
BRAXTON, PERCY M	3104441400000	0.17	6	2,521	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ALFARO, JOSE R	3104441410000	0.17	6	2,720	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SALGADO, MICHELLE V	3104441420000	0.20	6	2,517	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CARSON, EUGENE III	3104441430000	0.15	5	2,117	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
UNGER, RICHARD C	3104441440000	0.15	6	2,720	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
NAJERA, ALEX R	3104441450000	0.13	5	1,966	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
THOL, YOULINE	3104441460000	0.13	6	2,517	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
TRIMMER, DONALD	3104441470000	0.13	6	2,720	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BOCK, DEAN	3104441480000	0.13	6	2,517	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BALAGOT, LEMUEL L	3104441490000	0.14	6	2,720	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
PHUMIRAT, VOODTIKON	3104441500000	0.14	6	2,517	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
FLORES, ANTHONY	3104441510000	0.13	6	2,720	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
EVANS, KEVIN J	3104441520000	0.13	6	2,517	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ROTH REVOCABLE TRUST 6-21-20	3104441530000	0.13	5	1,966	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
CHEN, TONY	3104441540000	0.13	6	2,720	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KIM, SUNG W	3104441550000	0.15	6	2,517	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ANGEL, EDWARD C	3104441560000	0.15	5	2,117	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
FUGGINS, LINDA M	3104441570000	0.17	6	2,521	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BLACK, LIONEL	3104441580000	0.17	6	2,517	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HIDALGO, RAPHAEL	3104441590000	0.20	6	2,720	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LEYVA, JOE G	3104441600000	0.15	5	2,117	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
O NEILL, ROBERT P	3104441610000	0.15	5	2,117	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
GUZMAN, CARLOS	3104441620000	0.13	6	2,517	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LASTRA, LOUIS	3104441630000	0.13	6	2,720	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
THIES, ALAN J	3104441640000	0.13	6	2,720	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HARPER, GREGORY	3104441650000	0.13	6	2,517	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ALVAREZ, DAVID E	3104441660000	0.14	5	1,966	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
KUHL, TIMOTHY	3104441670000	0.13	6	2,517	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MC ELROY, FREDDIE	3104441680000	0.13	6	2,720	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
DEARMAS, EUGENE JR	3104441690000	0.13	5	1,966	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
GREER, FLORA L	3104441700000	0.13	6	2,720	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ANDREWS, MICHAEL	3104441710000	0.13	6	2,517	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BLAU, LORELEI B LIV TR 3/22/05	3104441720000	0.13	6	2,720	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
YATES, CLINTON R	3104441730000	0.13	5	1,966	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VARGAS, JAIME	3104441740000	0.13	6	2,720	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LE, THOMA KIET	3104441750000	0.13	6	2,517	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
TEEPLE, THOMAS C	3104441760000	0.13	5	1,966	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
JONES, CHAD D	3104441770000	0.13	5	1,966	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
CHILD, BLAIR	3104441780000	0.13	6	2,720	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MANUEL, MORTON E II	3104441790000	0.13	6	2,517	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
WOODSIDE BRENTWOOD 110, IN	3104441800000	0.13	5	1,966	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
WOODSIDE BRENTWOOD 110, IN	3104441810000	0.13	6	2,720	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
WOODSIDE BRENTWOOD 110, IN	3104441820000	0.13	6	2,517	$720.00	$482.40	0999	SINGLE FAMILY RESIDENTIAL
WOODSIDE BRENTWOOD 110, IN	3104441830000	0.13	6	2,720	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
WOODSIDE BRENTWOOD 110, IN	3104441840000	0.13	6	2,517	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
WOODSIDE BRENTWOOD 110, IN	3104441850000	0.13	5	1,966	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
WOODSIDE BRENTWOOD 110, IN	3104441860000	0.13	6	2,517	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
WOODSIDE BRENTWOOD 110, IN	3104451010000	0.14	6	2,720	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
WOODSIDE BRENTWOOD 110, IN	3104451020000	0.13	6	2,517	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
WOODSIDE BRENTWOOD 110, IN	3104451030000	0.13	6	2,720	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
LOPEZ, TRANCITO	3104451040000	0.14	6	2,720	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
TRAN, MEGGIE TOANH	3104451050000	0.13	6	2,517	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
GUTIERREZ, MIGUEL	3104451060000	0.13	6	2,720	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
VINYARD, DANIEL	3104451070000	0.13	6	2,517	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
AVINA, KEITH S	3104451080000	0.13	6	2,720	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
BUSTAMANTE, GREGORY A	3104451090000	0.15	6	2,517	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
GONZALES, REYNALDO B	3104451100000	0.15	5	2,117	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
MALAKLOU, ALI	3104451110000	0.17	6	2,521	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
CHO, KYONG	3104451120000	0.17	6	2,720	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
GARCIA, JULIO A	3104451130000	0.20	6	2,517	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
ADDO, NANA K	3104451140000	0.15	5	2,117	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
TRUONG, KHANH	3104451150000	0.15	6	2,517	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
GIPSON-BRELAND, CELESTE D	3104451160000	0.13	5	1,966	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
STEELE, RANDY C	3104451170000	0.13	6	2,720	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ROSEN, HARVEY	3104451180000	0.13	6	2,517	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SANZ, RAFAEL A	3104451190000	0.13	6	2,720	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ROLL, STEPHEN	3104451200000	0.16	5	1,966	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
GONZALEZ, CARLA	3104451210000	0.13	6	2,720	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
GONZALEZ, JOE O	3104451220000	0.13	6	2,517	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LOPEZ, VICENTE	3104451230000	0.13	6	2,720	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
WOODSIDE BRENTWOOD 110, IN	3104451240000	0.13	6	2,720	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
WOODSIDE BRENTWOOD 110, IN	3104451250000	0.13	5	1,966	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
WOODSIDE BRENTWOOD 110, IN	3104451260000	0.14	6	2,720	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
MESA, TIBURCIO C JR	3104461010000	0.14	5	1,975	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
ALEXANDER, ADAM E	3104461020000	0.14	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CHAVEZ, OSCAR	3104461030000	0.14	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
JONES, NORMA E	3104461040000	0.14	5	1,975	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
CHAVEZ, JUAN G	3104461050000	0.14	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KHAN, JAVED A	3104461060000	0.14	5	1,975	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
CARDENAS, GEORGE R JR	3104461070000	0.14	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SALINAS, BASILIO	3104461080000	0.14	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
GARIBAY, CANDIDO	3104461090000	0.12	6	2,492	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ALEMAN, MANUEL	3104461100000	0.18	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
GONZALEZ, CESAR M	3104461110000	0.20	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MERCADO, TOMAS	3104461120000	0.17	6	2,492	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MOSS, ROBERT J	3104461130000	0.19	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
RODRIGUEZ, LIDIO A	3104461140000	0.15	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CHAVEZ, ROCIO D	3104461150000	0.15	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CARR, ARTHUR W	3104461160000	0.13	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
GARCIA, JOSE L	3104461170000	0.14	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
WILSON, LYSA RENEE	3104461180000	0.14	5	1,975	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
REGALADO, KELLY L	3104461190000	0.14	6	2,492	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ESALANTE, AYSSA	3104461200000	0.14	5	1,975	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
MONTERA, ALAIN V	3104461210000	0.14	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
PINEDA, RAFAEL	3104461220000	0.14	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
WALTERS, MARIE A	3104461230000	0.21	5	1,975	$642.46	$430.45	0510	SINGLE FAMILY RESIDENTIAL
BATTLE, MARVIN	3104461240000	0.15	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
FOOTE, DIANE E	3104461250000	0.14	5	1,975	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
GUZMAN, JOSE Z LIVING TR 3/11/0	3104461260000	0.14	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ANDRADA, ROSENDA V	3104461270000	0.14	5	1,975	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
NAVARRO, RUBEN	3104461280000	0.13	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BASCHOFF, ALEX B	3104461290000	0.15	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ESPINOZA, CHRISTOPHER J	3104461300000	0.15	6	2,492	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KIM, ERIC T	3104461310000	0.21	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BORROEL, ARMANDO	3104461320000	0.18	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
THOMAS, ROGER	3104461330000	0.22	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HAN, YOUNG SOOK	3104461340000	0.18	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BENOIT, LISLOTTE R	3104461350000	0.13	6	2,492	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BUI, JOHN	3104461360000	0.14	5	1,975	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
MILAN, JAMES E	3104461370000	0.14	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
AVILA, ERIC A	3104461380000	0.14	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MCFADDEN, MICHAEL B	3104461390000	0.14	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BAXLEY, KEVIN	3104461400000	0.15	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
CALDERAS, GABRIEL A	3104461410000	0.15	6	2,492	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
NGUYEN, DINH VAN	3104461420000	0.14	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
GONZALEZ, MARTIN	3104461430000	0.13	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LIPTON, JAMES M	3104461440000	0.14	5	1,975	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
WHANG, KYUNG HEE	3104461450000	0.14	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LEE, FRANCISCO K	3104461460000	0.14	5	1,975	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
MORRIS, CLAUDE A	3104461470000	0.14	5	1,975	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
TRAN, TIFFANY TUYET	3104461480000	0.14	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KAHNG, JOANNE J	3104461490000	0.16	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CHUNG, JUNG S	3104461500000	0.20	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CHO, JUNG KYUNG	3104461510000	0.17	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KANG, HYUN JOO	3104461520000	0.20	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
TRAN, THUY THANH	3104461530000	0.16	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LAM, HUEY	3104461540000	0.12	6	2,492	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LY, GIAO VAN	3104461550000	0.14	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LAGIER, CHRISTOPHE P	3104461560000	0.14	5	1,975	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
MC MULLEN, PAYTON	3104461570000	0.14	5	1,975	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
KIM, JOSEPH J	3104461580000	0.14	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SOLIS, IMELDA	3104461590000	0.15	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
EUN, SUSIE	3104462010000	0.13	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
DO, BARRY H	3104462020000	0.13	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
RAGUSA, GIUSEPPE	3104462030000	0.13	6	2,492	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
PICHARDO, JOSE N	3104462040000	0.13	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
DANTE, RICHARD J P	3104462050000	0.13	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BALDWIN, CHARLES	3104462060000	0.13	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
QUANTZ, DEVIN MICHAEL	3104462070000	0.13	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
AMONES, CARL II	3104462080000	0.13	6	2,492	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
GARCIA, JESUS	3104462090000	0.13	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
STRAIT, VERLON	3104462100000	0.16	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
WON, MI YOUNG	3104462110000	0.19	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
TOMCZAK, LARRY R	3104462120000	0.14	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MORALES, JOSE L	3104462130000	0.14	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ZAUCHA, RONALD V	3104462140000	0.14	6	2,492	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
VARELA, MARIA G	3104462150000	0.15	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
JONES, ALEX C	3104462160000	0.15	6	2,492	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
WILLIAMS, SONYA D	3104462170000	0.15	6	2,492	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LOZANO, ROGER	3104462180000	0.13	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
QUINONES, PATRICIA	3104462190000	0.14	5	1,975	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
TSUEI, MICHAEL M	3104462200000	0.14	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HERNANDEZ, RUBEN	3104462210000	0.13	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
PINEDA, JOSE M	3104462220000	0.13	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
APPLEBEE, RICHARD P	3104462230000	0.14	6	2,492	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MASTELLER, KEITH EDWARD	3104462240000	0.14	5	1,975	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
AYSON, MARK A	3104462250000	0.13	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HIGHTOWER, BRIAN K	3104462260000	0.13	6	2,492	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
GARCIA, ALFREDO	3104462270000	0.13	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
VERDE, LENARD	3104462280000	0.14	5	1,975	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
CONTRERAS, JAMES D	3104462290000	0.14	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
TREMBLAY, PAUL L	3104462300000	0.14	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KENNEDY, DAVID A	3104462310000	0.14	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
OWENS FAMILY TRUST 04/16/03	3104462320000	0.14	5	1,975	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
BATISTE, SHAWN L	3104462330000	0.14	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
REDMOND, LEWIS K	3104462340000	0.14	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ROMAN, HERIBERTO C	3104462350000	0.14	5	1,975	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
MONTES, ROBERTO	3104462360000	0.14	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SALMOND, QUINTIN	3104462370000	0.14	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CHU, YUN HAI	3104462380000	0.15	5	1,975	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
ROCKN, FAKHRYN M	3104462390000	0.12	6	2,492	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HERSCU, MAARI	3104462400000	0.15	5	1,975	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
STORY, MICHAEL	3104462410000	0.15	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CHUNG, MYUUNG L S	3104462420000	0.27	6	2,959	$823.69	$551.87	0510	SINGLE FAMILY RESIDENTIAL
TRUONG, MEAGAN K	3104462430000	0.17	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
GOFF, RICHARD	3104462440000	0.17	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HALIBURTON, EDDIE	3104462450000	0.19	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MAYACO, EDWIN	3104462460000	0.16	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BARNETT, TERRANCE R	3104462470000	0.14	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
DYES, MARY	3104462480000	0.14	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ZAUCHA, RONALD V	3104462490000	0.14	5	1,975	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
FEKIN, MELVIN J	3104462500000	0.14	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
JAHSHAN, GEORGE A	3104471010000	0.11	5	1,986	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
REYES, FRANCISCO	3104471020000	0.10	5	1,958	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
POWELL, DELROY	3104471030000	0.10	5	2,040	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
BALDERAS, TRINIDAD	3104471040000	0.11	4	1,786	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
JOHNSON, SONIA M	3104471050000	0.11	3	1,402	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
WANG, ERIC K	3104471060000	0.11	4	1,786	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
AGUILERA, SALVADOR	3104471070000	0.11	3	1,402	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
JOHNSON, DARRYL K REVOCABL	3104471080000	0.11	5	1,875	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
GOULD, ROBERT J	3104471090000	0.12	3	1,402	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
PHUNG, MICHELLE A	3104471100000	0.12	5	1,875	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
AGUIRRE, VICTOR	3104471110000	0.12	3	1,402	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
NGUYEN, LINH	3104471120000	0.12	4	1,786	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
ORELLANA, EVETTE	3104471130000	0.12	5	1,875	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
POMPA, RAYMOND A	3104471140000	0.12	3	1,402	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
OKEWOLE, OLADIMEJI	3104471150000	0.12	4	1,786	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
HERNANDEZ, DARRYL L SR	3104471160000	0.14	5	1,875	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
HENDERSON, PATRICK S	3104471170000	0.13	4	1,786	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
LEDEZMA, RICARDO	3104471180000	0.15	5	1,875	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
OCHOA, ALEX	3104471190000	0.15	4	1,786	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
MALDONADO, PEDRO	3104471200000	0.13	3	1,402	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
ROBINSON, ETHEL J	3104471210000	0.11	4	1,786	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
HART, JOCELYN	3104471220000	0.11	5	1,875	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
URBINA, CHRISTINA G	3104471230000	0.11	4	1,786	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
PEARSON, CHARLES A	3104471240000	0.11	5	1,875	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
MANIER, STEVEN L	3104471250000	0.11	4	1,786	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
ROMAN, JOEL A	3104471260000	0.11	5	2,040	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
FORTUN, FRED M	3104471270000	0.13	4	1,786	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
HABESHIAN, GOR	3104471280000	0.13	5	2,040	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
SEGOVIA, SIDNEY	3104471290000	0.14	5	2,040	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
TLATELPA-MENDEZ, MARIA	3104471300000	0.15	4	1,786	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
TAYLOR, KALEY R	3104471310000	0.14	5	1,875	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
DIAZ-LOPEZ, TOMAS	3104471320000	0.12	4	1,786	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
HOFFMAN, NANCY J	3104471330000	0.12	5	1,875	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
SPAIN, WILLIAM C	3104471340000	0.12	4	1,786	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
CHUNG, KIEU H	3104471350000	0.12	5	1,875	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
DANTZLER, LUVENIA	3104471360000	0.12	3	1,402	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
ALLEN, PHILLIP R	3104471370000	0.12	5	2,040	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
SCOTT, BARBARA M	3104471380000	0.15	4	1,786	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
MAMO, KIDEST	3104471390000	0.13	5	2,040	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
THORNTON, CHARLES E	3104471400000	0.14	5	2,040	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
CANO, MARIA	3104471410000	0.15	5	1,875	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
ALONZO, MICHAEL	3104471420000	0.14	3	1,402	$444.08	$297.53	0510	SINGLE FAMILY RESIDENTIAL
TRAN, MEGGIE	3104471430000	0.12	5	1,875	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
LEONARD, ROBERT A	3104471440000	0.12	4	1,786	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
VARELAS, JORGE	3104471450000	0.12	5	1,875	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
BAILEY, CHAD	3104471460000	0.12	4	1,786	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
LAGEWEG, KRIJN C	3104471470000	0.12	5	1,875	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
DE LEON, MARIO R	3104471480000	0.13	3	1,402	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
TRINER, CHRISTOPHER D	3104471490000	0.14	4	1,786	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
ST ANGE, FREDERICK G II	3104471500000	0.13	5	2,040	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
HARRIS, RODNEY	3104481010000	0.11	3	1,402	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
CARTER, DANA A	3104481020000	0.11	5	1,875	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
MISKELLY, SUSAN M	3104481030000	0.12	3	1,402	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
MARQUEZ, LUIS A	3104481040000	0.12	5	1,875	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
CUNDIEFF, ALEX	3104481050000	0.12	4	1,786	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
FRIES, STEVEN P	3104481060000	0.11	4	1,786	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
LINDSAY, ELISE E	3104481070000	0.13	3	1,402	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
BLOCK, RAYMON J	3104481080000	0.22	4	1,786	$672.28	$450.43	0510	SINGLE FAMILY RESIDENTIAL
HUNT, BRYAN W	3104481090000	0.26	5	1,875	$820.26	$549.57	0510	SINGLE FAMILY RESIDENTIAL
WEISS, TAMINA E	3104481100000	0.12	3	1,402	$430.00	$288.10	0000	SINGLE FAMILY RESIDENTIAL
DAVILA, CARLOS F	3104481110000	0.12	5	1,875	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
WOODSIDE BRENTWOOD 95 INC	3104481120000	0.12	4	1,786	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
GARCIA, FRANK J	3104481130000	0.12	3	1,402	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
LE QUIRE, KEITH S	3104481140000	0.11	5	1,875	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
PUNJANI, AMIRALI R	3104481150000	0.11	3	1,402	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
HARRIS, CRAIG A	3104481160000	0.12	4	1,786	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
RODRIGUEZ, LUZ	3104481170000	0.12	3	1,402	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
GARCIA, ESTHER	3104481180000	0.12	5	1,875	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
HERNANDEZ, ALAN O P	3104481190000	0.13	4	1,786	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
KENNEY, JOHN W	3104481200000	0.15	5	1,875	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
SWEISS, SAMER S	3104481210000	0.15	4	1,786	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
HO, CHIEN LUNG	3104481220000	0.13	3	1,402	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
TRUJILLO, HECTOR	3104481230000	0.12	5	1,875	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
HENDERSHOT, MICHAEL W	3104481240000	0.12	3	1,402	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
GUERRERO, RALPH DANIEL	3104481250000	0.12	4	1,786	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
CARRANZA, JOSE R	3104481260000	0.15	5	2,040	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
LAVER, RODNEY C	3104481270000	0.17	3	1,402	$524.44	$351.37	0510	SINGLE FAMILY RESIDENTIAL
WEBER, TIMOTHY A	3104481280000	0.15	5	1,875	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
WOODSIDE BRENTWOOD INC	3104481290000	0.13	5	1,875	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
ERHARD, JAMES A	3104481300000	0.12	4	1,786	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
MICHEL, JOSEPH P	3104481310000	0.12	5	1,875	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
CORMIER, EILEEN M	3104481320000	0.12	3	1,402	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
HILL, SHAFI	3104481330000	0.12	5	1,875	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
BRASINGTON, JAMES M	3104481340000	0.12	3	1,402	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
NABESHIMA, MAKOTO	3104481350000	0.13	4	1,786	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
SCARLETT, KAREEM	3104481360000	0.15	5	2,040	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
GRACE, BOBBY J	3104481370000	0.15	5	1,875	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
HUBER, GEORGE L	3104481380000	0.11	4	1,786	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
TORRES, ARNULFO	3104481390000	0.11	3	1,402	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
MILLER, ERIC M	3104481400000	0.11	4	1,786	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
LUO, YU LING	3104481410000	0.11	3	1,402	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
BRUNETTI, BRIAN B	3104481420000	0.11	5	1,786	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
PASCO, ANTONIO D	3104481430000	0.11	5	1,875	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
HUTCHINS, BRUCE R	3104481440000	0.11	3	1,402	$430.00	$288.10	0000	SINGLE FAMILY RESIDENTIAL
HU, YUAN R	3104481450000	0.12	5	1,875	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
OKESON, MICHAEL R	3104481460000	0.14	4	1,786	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
MORALES, ROSA	3104481470000	0.17	5	1,875	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
LADINEZ REV LIVING TRUST JANU	3104491010000	0.19	5	2,141	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
CERECERES, BENITO	3104491020000	0.14	6	2,790	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
COOK, MARIAN	3104491030000	0.13	4	1,548	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
LEMUS, JOSE	3104491040000	0.13	6	2,603	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HUANG, LI CHUAN	3104491050000	0.13	4	1,548	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
LUEBCKE, CHARLES	3104491060000	0.13	6	2,790	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MARTIN, CONSTITUTO	3104491070000	0.13	5	2,141	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
SINCLAIR, NANCY A	3104491080000	0.13	6	2,604	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LOPEZ, JUAN D	3104491090000	0.14	5	2,141	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
KUOCH, CHAN QUYNH	3104491100000	0.13	6	2,790	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HERRERA, BLANCA R	3104491110000	0.13	5	2,141	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
NGUYEN, TRUNG QUANG	3104491120000	0.13	6	2,604	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BUI, THEU	3104491130000	0.13	6	2,604	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
QUINONEZ, ANTHONY W	3104491140000	0.13	5	2,141	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
BUI, KIMLAN	3104491150000	0.13	6	2,604	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MAGEE, SABRINA M	3104491160000	0.13	4	1,548	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
MALDONADO, CARL C	3104491170000	0.14	6	2,604	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SUMMERLIN INVESTMENTS LLC	3104491180000	0.15	4	1,548	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
VILLEGAS, CHRISTOPHER	3104491190000	0.15	6	2,301	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
PARK, JOHN S	3104491200000	0.13	5	2,141	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
HUTT, PETER	3104491210000	0.13	6	2,604	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
JACKSON, TODD K	3104491220000	0.13	6	2,604	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
DINKFIELD, MARY J	3104491230000	0.13	6	2,790	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MINO, ANGEL M	3104491240000	0.13	4	1,548	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
NANAN, ADESH	3104491250000	0.13	6	2,604	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SHAHAK, ERIN	3104491260000	0.13	5	2,141	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
HAFOKA, MICHAEL J	3104491270000	0.13	6	2,604	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CHIN, DAVID	3104501010000	0.14	6	2,790	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
DAWLY, LAURA M	3104501020000	0.13	5	2,141	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
WILLIAMSON, THOMAS	3104501030000	0.14	6	2,603	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LOPEZ, JOSE M	3104501040000	0.13	5	2,141	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
BAILEY, CHARLEY R	3104501050000	0.13	6	2,790	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HO, CHIEN LUNG	3104501060000	0.13	4	1,548	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
MARTINEZ, WILLIAM	3104501070000	0.14	6	2,301	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
VU, KHANG	3104501080000	0.15	5	2,141	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
BRAVO, BETTY T	3104501090000	0.16	6	2,301	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CARONNA, CHRISTOPHER	3104501100000	0.18	4	1,548	$550.27	$368.68	0510	SINGLE FAMILY RESIDENTIAL
CLABO, RYAN J	3104501110000	0.18	6	2,301	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
YOUNG, JEFFERY	3104501120000	0.17	5	2,141	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
MERCADO, LAWRENCE M	3104501130000	0.21	5	2,115	$651.35	$436.40	0510	SINGLE FAMILY RESIDENTIAL
THORPE, KATHLEEN D	3104501140000	0.13	4	1,548	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
DICKERSON, RON	3104501150000	0.13	5	2,115	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
MOJICA, MANUEL	3104501160000	0.14	5	2,141	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
TRINH, DIEMCHAU	3104501170000	0.14	5	2,115	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
TIANGCO, GUILLERMO A JR	3104501180000	0.14	5	2,141	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
CASTELLANO, ANTHONY J	3104501190000	0.15	6	2,604	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ALBERT, CLAYTON F	3104501200000	0.21	4	1,548	$670.53	$449.26	0510	SINGLE FAMILY RESIDENTIAL
LOERA, RALPH	3104501210000	0.16	6	2,790	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
VAZQUEZ, JESUS	3104501220000	0.14	5	2,141	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
BULMAN, JOSEPH	3104501230000	0.15	5	2,141	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
GUZMAN, MANUEL	3104501240000	0.15	5	2,141	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
MEYER, KAMRON L	3104501250000	0.16	4	1,548	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
JARAMILLO, MICHAEL J	3104501260000	0.13	6	2,790	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
DOTSON, OMEJIA L	3104501270000	0.13	6	2,790	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
COOPER, CASEY	3104501280000	0.13	5	2,141	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
NATAL, ESTEBAN	3104501290000	0.13	6	2,790	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HWANG, MICHELLE	3104501300000	0.13	4	1,548	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
WASHINGTON, AARON J	3104501310000	0.15	6	2,603	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
NORMAN, DAVID	3104501320000	0.19	5	2,141	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
BIMBER, DWIGHT K	3104501330000	0.20	5	2,115	$635.53	$425.81	0510	SINGLE FAMILY RESIDENTIAL
SULLIVAN, MICHAEL T	3104501340000	0.22	5	2,141	$691.04	$463.00	0510	SINGLE FAMILY RESIDENTIAL
GALINDO, RICARDO JR	3104501350000	0.15	5	2,115	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
SIMONTON, FREDERICK L	3104501360000	0.14	4	1,548	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
KHAN, NOEL	3104501370000	0.14	5	2,115	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
PARAMO, THAMARA	3104511050000	0.10	5	1,958	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
GONZALEZ, JORGE I	3104511060000	0.11	6	2,344	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ELIAS, CESAR	3104511070000	0.15	4	1,661	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
CRAIG, MICHAEL E	3104511080000	0.13	3	1,351	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
ROMAN, MARIO	3104511090000	0.12	5	1,986	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
TUBIG, JANE LE	3104511100000	0.11	6	2,344	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
JONES, TERRILL C JR	3104511110000	0.11	5	1,986	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
FOSTER, AARON	3104511120000	0.11	4	1,661	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
MANOJIT, JENJIRA	3104511130000	0.11	6	2,344	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CRAIG, KATHLEEN D	3104511140000	0.11	4	1,661	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
MOLINAR, MIGUEL R	3104511150000	0.11	6	2,344	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
STRUNA, JOSEPH J	3104511160000	0.17	4	1,661	$533.05	$357.14	0510	SINGLE FAMILY RESIDENTIAL
GUERRERO, PABLO	3104511170000	0.15	5	1,986	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
CHONG, UN CHU	3104511180000	0.12	6	2,344	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BARRERA, RODOLFO R	3104511190000	0.13	5	1,986	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
PECORARO, JOSEPH M	3104511200000	0.12	3	1,351	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
DAVIES, RONALD E	3104511210000	0.12	4	1,661	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
MCGUIRE, LULA E	3104511220000	0.12	5	1,986	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
HUDSON, RHONDA	3104511230000	0.12	4	1,661	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
PORTER, CAREY C	3104511240000	0.12	3	1,351	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
TRAN, LARRY LONG	3104511250000	0.12	6	2,344	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LYTLE, DEREC P	3104511260000	0.12	3	1,351	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
VASQUEZ, ALBERTO	3104511270000	0.12	6	2,344	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LOZOYA, MARIA A	3104511280000	0.12	5	1,986	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
KIM, SUN HI	3104511290000	0.12	6	2,344	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
GOMEZ, VALERIE C	3104511300000	0.12	4	1,661	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
TEJEDA, GUILLERMO M	3104511310000	0.17	3	1,351	$542.22	$363.29	0510	SINGLE FAMILY RESIDENTIAL
MARTINEZ, MARK	3104511320000	0.27	6	2,344	$839.23	$562.28	0510	SINGLE FAMILY RESIDENTIAL
FLORES, CARLOS	3104511330000	0.14	5	1,986	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
SIMPSON, EDDY A	3104511340000	0.13	6	2,344	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BASH, MARK A	3104511350000	0.11	4	1,661	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
POCHE, KEVIN	3104511360000	0.15	5	1,986	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
FUENTES, GEORGE	3104511370000	0.15	6	2,344	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ROLON, ROBERTO	3104511380000	0.12	5	1,986	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
JORGENSON, JAMES A	3104511390000	0.11	6	2,344	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MC CURRY, TIMOTHY L	3104511400000	0.11	4	1,661	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
ZAPP, SHELLA	3104511410000	0.11	5	1,986	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
EDWARDS, MATTHEW D	3104511420000	0.11	6	2,344	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
JIN, KU	3104511430000	0.11	3	1,351	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
POCHE, KEVIN	3104511440000	0.11	4	1,661	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
HAMPTON, TRACY E	3104511450000	0.11	5	1,986	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
ORTEGA, RODOLFO	3104511460000	0.11	6	2,344	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104511470000	0.11	5	1,986	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104511480000	0.11	4	1,661	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104511490000	0.11	3	1,351	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104511500000	0.14	6	2,344	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SAAVEDRA, JEREMY D	3104511510000	0.14	3	1,351	$455.28	$305.04	0510	SINGLE FAMILY RESIDENTIAL
SANCHEZ, LILIA A	3104511520000	0.11	5	1,986	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
CHAT'S INC	3104511530000	0.11	3	1,351	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
QUINTERO, LARRY	3104511540000	0.12	4	1,661	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
THUONG, TONY	3104511550000	0.12	6	2,344	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BELL, BRIAN	3104511560000	0.12	5	1,986	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
KONICK, MICHAEL L JR	3104511570000	0.13	6	2,344	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
GARCIA, JORGE A	3104511580000	0.13	4	1,661	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
BETANCOURT, FELICIANO	3104511590000	0.13	6	2,344	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CARDEC, JOHN	3104511600000	0.16	4	1,661	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
DE MOSS, DANIEL J	3104511610000	0.15	3	1,351	$468.23	$313.71	0510	SINGLE FAMILY RESIDENTIAL
PEFFERLE, MARK	3104511620000	0.13	4	1,661	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
RICK, JAMES E	3104511630000	0.16	3	1,351	$489.23	$327.78	0510	SINGLE FAMILY RESIDENTIAL
GALLEGOS, GUADALUPE L	3104511640000	0.15	5	1,986	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
ORTIZ, FRANKLIN A	3104511650000	0.13	3	1,351	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
PONCE, KIM E	3104511660000	0.13	4	1,661	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
VALENZUELA, JULIA	3104511670000	0.13	5	1,986	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
DODGE, RONALD E JR	3104511680000	0.13	6	2,344	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
GARCIA, JOSE R	3104511690000	0.13	5	1,986	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
LOPEZ, PETER	3104511700000	0.13	6	2,344	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
PAXTON, SHERRI D	3104511710000	0.13	4	1,661	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
HARVEY, RAYMONA L	3104511720000	0.13	3	1,351	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
MILLER, ALLAN J	3104511730000	0.13	6	2,344	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
WILLIAMS, GARY	3104511740000	0.13	3	1,351	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
TAVALLODI, POUYA	3104511750000	0.10	5	1,958	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
OLIVAS, DAVID JR	3104511760000	0.11	5	1,986	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
NGUYEN, DUNA TAN	3104511770000	0.11	4	1,661	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104511780000	0.11	5	1,986	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
RAZA, SYEDA B	3104521010000	0.13	3	1,351	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
DUNNING, MARY K	3104521020000	0.14	5	1,986	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VEGAS, ERIK S	3104521030000	0.16	4	1,661	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
DE LA TORRE, JUAN JR	3104521040000	0.23	5	1,986	$705.53	$472.71	0510	SINGLE FAMILY RESIDENTIAL
RAINS, WILLIAM V	3104521050000	0.34	6	2,344	$1,060.36	$710.44	0510	SINGLE FAMILY RESIDENTIAL
BARRIOS, SAUL	3104521060000	0.21	4	1,661	$664.79	$445.41	0510	SINGLE FAMILY RESIDENTIAL
GORDON, LILIA J	3104521070000	0.11	6	2,344	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CABADA, ALBERTO	3104521080000	0.11	4	1,661	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
VALORET, BRENDA M	3104521090000	0.11	3	1,351	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
THAPER, MOHINDERPAL S	3104521100000	0.11	6	2,344	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ALAN, SAZED	3104521110000	0.14	5	1,986	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
TORRES, JOSEPH C	3104521120000	0.15	4	1,661	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
SCHONDO, DANIEL R C	3104521130000	0.19	3	1,351	$586.81	$393.16	0510	SINGLE FAMILY RESIDENTIAL
KRUTTHAPHAN, BANPOT	3104521140000	0.10	4	1,661	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
JEFFERSON, JOYCE E	3104521150000	0.11	5	1,958	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
DUBOISE, LESTER	3104521160000	0.18	5	1,986	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
SMITH, ANGELA	3104521170000	0.17	6	2,344	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SEDANO, ARNOLD P	3104521180000	0.13	5	1,986	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
GARCIA, CARLOS E	3104521190000	0.13	6	2,344	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
WILLIAMS, JANET L	3104521200000	0.12	4	1,661	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
COUCH, MICHAEL T	3104521210000	0.11	3	1,351	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
POUCHIE, ROBERT B	3104521220000	0.11	6	2,344	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ORTIZ, JOSE L	3104521230000	0.12	4	1,661	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
NICHOLS, JASON	3104521240000	0.12	5	1,986	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
GARCIA, HECTOR R	3104521250000	0.12	3	1,351	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
DE LA ROSA, RUDY	3104521260000	0.12	5	1,986	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
RENDEROS, PABLO	3104521270000	0.17	5	1,958	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
CHAVARRIA, JOSE A	3104521280000	0.22	6	2,344	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
WARDLOW, ROBERT W	3104521290000	0.14	5	1,986	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
SANCHEZ, OSCAR J	3104521300000	0.12	6	2,344	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
VAZQUEZ, ROBERTO	3104521310000	0.12	4	1,661	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
BARASCH, DONZELLA	3104521320000	0.12	5	1,986	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
MARTIN, JAMES	3104521330000	0.17	3	1,351	$537.46	$360.10	0510	SINGLE FAMILY RESIDENTIAL
SOSA, JOSE R	3104521340000	0.22	6	2,344	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ZAIDI, SYED K R	3104521350000	0.18	5	1,986	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
SANDOVAL, CRISTOBAL J	3104521360000	0.17	4	1,661	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
NGUYEN, PHUONG LINH	3104521370000	0.17	6	2,344	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
EREDIA, AUGUSTINE O	3104521380000	0.12	5	1,958	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
ANDRADE, RAFAEL	3104521390000	0.11	6	2,344	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MILLER, JEFFREY J	3104521400000	0.11	3	1,351	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
CHRISTMAN, BRET A	3104521410000	0.11	4	1,661	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
AVALOS, RUBEN	3104521420000	0.11	3	1,351	$430.00	$288.10	0510	SINGLE FAMILY RESIDENTIAL
GARCIA, JAIME	3104521430000	0.19	5	1,986	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
HURST, ALEX J	3104521440000	0.18	6	2,344	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
WARDELL, MATTHEW N	3104521450000	0.15	4	1,661	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
WILLIAMS, EARL G	3104521460000	0.14	6	2,344	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SMITH, STEVEN V	3104521470000	0.17	5	1,986	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
RAGULOVA, LENKA	3104531010000	0.15	5	2,059	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
MOSBY, CHRISTOPHER D	3104531020000	0.17	6	2,555	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ORTEGA, HECTOR	3104531030000	0.23	5	2,059	$701.61	$470.08	0510	SINGLE FAMILY RESIDENTIAL
HONG, RICHARD C	3104531040000	0.20	6	2,555	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
VEGA, SIMON J	3104531050000	0.17	6	2,996	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
JIPP, DONALD L JR	3104531060000	0.17	5	2,176	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
BROWN, ALVIN O JR	3104531070000	0.16	6	3,459	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
TUTHILL, JOSEPH J	3104531080000	0.16	5	2,176	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
BORJA, BERNABE F	3104531090000	0.16	6	3,019	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
NUNEZ, RAUL V	3104531100000	0.16	6	3,459	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
FEKIN, ERIC P	3104531110000	0.16	5	2,176	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
DORIA, VICTOR T	3104531120000	0.16	6	3,696	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ALHANNA, SAMIR I	3104531130000	0.16	6	2,555	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LAI, HIEN D	3104531140000	0.16	5	2,176	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
LIEU, MINNUS	3104531150000	0.16	5	2,059	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
CLARK, BYRON D	3104531160000	0.22	5	2,059	$676.83	$453.48	0510	SINGLE FAMILY RESIDENTIAL
KIM, JOHN B	3104531170000	0.23	6	3,459	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
W & C INVESTMENTS INC	3104531180000	0.20	6	2,854	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KWON, JUSTIN H	3104531190000	0.21	5	2,059	$648.69	$434.62	0510	SINGLE FAMILY RESIDENTIAL
SESALDO, DICK M	3104531200000	0.16	6	2,996	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
REISECK, JANE K	3104531210000	0.16	6	2,555	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
INIGUEZ, FRANCISCO J JR	3104531220000	0.16	6	2,996	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LEE, ELAINE ALLISON TRUST DTD	3104531230000	0.15	5	2,176	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
SCHLOMER, SCOTT A	3104531240000	0.15	5	2,176	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
SMITH, KARL S	3104531250000	0.16	6	3,459	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
RIEGER, KENT G	3104531260000	0.16	6	2,555	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SANCHEZ, LUIS A	3104531270000	0.16	6	2,996	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ADDO, KWAME N	3104531280000	0.22	5	2,059	$676.34	$453.15	0510	SINGLE FAMILY RESIDENTIAL
CAMPARAN, GUADALUPE	3104531290000	0.23	6	2,555	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ARAM, DAVAR	3104531300000	0.23	6	3,459	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HURTADO, CONCEPCION	3104531310000	0.22	5	2,059	$676.34	$453.15	0510	SINGLE FAMILY RESIDENTIAL
DIXON, GLENN E	3104531320000	0.16	6	2,996	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CHHINA, RAGINA P	3104531330000	0.16	6	2,555	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CABRAL, JAMES R	3104531340000	0.16	6	2,996	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CONTRERAS, FRANCISCA L	3104531350000	0.15	5	2,176	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENTIAL DEV P	3104531360000	0.15	5	2,176	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENTIAL DEV P	3104531370000	0.16	6	3,459	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENTIAL DEV P	3104531380000	0.16	6	2,555	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENTIAL DEV P	3104531390000	0.16	6	2,996	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENTIAL DEV P	3104531400000	0.22	5	2,059	$676.34	$453.15	0000	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENTIAL DEV P	3104531410000	0.23	6	2,555	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
RUIZ, SYLVIA G	3104531420000	0.15	6	2,993	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
RAMIREZ, FRANK	3104531430000	0.16	6	2,538	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CAWLEY, MITZIE	3104531440000	0.16	6	2,993	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MUNOZ, PEVIN R	3104531450000	0.18	6	2,538	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
FOXWELL, GUYON III	3104531460000	0.25	5	1,958	$764.12	$511.96	0510	SINGLE FAMILY RESIDENTIAL
CHAPMAN, TODD D	3104531470000	0.22	6	2,993	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
TAGOE, HUBERT C	3104531480000	0.15	6	2,538	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENTIAL DEV P	3104531490000	0.19	6	2,555	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
VICTORVILLE RESIDENTIAL DEV P	3104531500000	0.18	6	3,459	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENTIAL DEV P	3104531510000	0.18	6	3,233	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENTIAL DEV P	3104531520000	0.16	5	2,176	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENTIAL DEV P	3104531530000	0.17	6	2,555	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENTIAL DEV P	3104531540000	0.16	6	3,459	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENTIAL DEV P	3104531550000	0.17	5	2,059	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENTIAL DEV P	3104531560000	0.16	6	2,996	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENTIAL DEV P	3104531570000	0.16	5	2,059	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENTIAL DEV P	3104531580000	0.16	6	2,996	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENTIAL DEV P	3104531590000	0.16	6	2,854	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENTIAL DEV P	3104531600000	0.18	6	3,459	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENTIAL DEV P	3104531610000	0.18	5	2,059	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
TABARES, STELLA	3104531620000	0.17	5	1,958	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
DORMANEN, BRIAN T	3104531630000	0.16	6	2,538	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KEY, BELINDA A	3104531640000	0.16	6	2,993	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
JOHNSON, PERNELL D	3104531650000	0.16	6	2,538	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
RODRIGUEZ, JOHN E	3104531660000	0.16	5	1,958	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
LOPEZ, DAVID L	3104531670000	0.18	6	2,993	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
COOPER, MAURICE A	3104531680000	0.17	6	2,538	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LOPEZ-CURIEL, ROSARIO	3104531690000	0.16	6	2,993	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
RAMIREZ, MARIO R	3104531700000	0.16	5	1,958	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
ADOLPHUS, EDISON	3104531710000	0.16	6	2,993	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ZAPIEN, MANUEL	3104531720000	0.16	6	2,538	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BARAJAS, YESENIA	3104531730000	0.25	6	2,993	$786.38	$526.87	0510	SINGLE FAMILY RESIDENTIAL
PICCINONNO, STEVEN N	3104531740000	0.21	6	2,538	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENTIAL DEV P	3104531750000	0.16	5	2,176	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
ROSS, MARSHALL A	3104531760000	0.16	6	3,459	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
NIZZI, CAROL A	3104531770000	0.16	6	2,555	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HULBURT, GARY R	3104531780000	0.16	5	2,176	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
BELTRAN, RUBEN	3104531790000	0.16	5	2,059	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VARGAS, ERIKA P	3104531800000	0.15	5	2,059	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
MAI, CATLY	3104531810000	0.16	6	2,996	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
13803 WOODPECKER ROAD TR 3/	3104531820000	0.16	6	2,555	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CASTRO, DAWN M	3104531830000	0.16	6	3,459	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LANGFORD, ROBERT S	3104531840000	0.16	5	2,176	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
CARODINE, EDDIE A	3104531850000	0.16	6	3,233	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MORRIS, RONALD	3104531860000	0.16	6	2,555	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENTIAL DEV P	3104531870000	0.16	5	2,176	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENTIAL DEV P	3104541010000	0.23	6	2,555	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENTIAL DEV P	3104541020000	0.22	5	2,059	$676.27	$453.10	0000	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
VICTORVILLE RESIDENTIAL DEV P	3104541030000	0.16	6	2,555	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENTIAL DEV P	3104541040000	0.16	6	2,996	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENTIAL DEV P	3104541050000	0.16	5	2,059	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENTIAL DEV P	3104541060000	0.16	5	2,176	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENTIAL DEV P	3104541070000	0.22	6	3,459	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENTIAL DEV P	3104541080000	0.23	6	2,720	$721.21	$483.21	0000	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENTIAL DEV P	3104541090000	0.23	6	3,459	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENTIAL DEV P	3104541100000	0.18	6	2,555	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENTIAL DEV P	3104541110000	0.19	6	3,459	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENTIAL DEV P	3104541120000	0.19	6	2,555	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENTIAL DEV P	3104541130000	0.20	6	2,996	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENTIAL DEV P	3104541140000	0.19	6	2,555	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENTIAL DEV P	3104541150000	0.19	6	3,459	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENTIAL DEV P	3104541160000	0.19	5	2,176	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
SAIZ, RAYMOND I	3104541170000	0.19	5	1,958	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
BAS, HECTOR G JR	3104541180000	0.19	6	2,993	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ROSS, CARMEN A	3104541190000	0.18	6	2,538	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ALEXANDRE, MARILYN	3104541200000	0.26	6	2,993	$812.56	$544.42	0510	SINGLE FAMILY RESIDENTIAL
TELFORD-WOLFE, MAXINE A	3104541210000	0.24	6	2,538	$760.62	$509.62	0510	SINGLE FAMILY RESIDENTIAL
FIGUEROA, HECTOR M	3104541220000	0.24	6	2,538	$751.73	$503.66	0510	SINGLE FAMILY RESIDENTIAL
SINKFIELD, ANNIE M	3104541230000	0.19	6	2,993	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
JOHNSON, RIEKO	3104541240000	0.19	6	2,538	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CRACCHIOLO, JOHN J	3104541250000	0.17	5	1,958	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
MARQUEZ, NICOLAS PONCE	3104541260000	0.16	6	2,993	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
REYES, CESAR	3104541270000	0.16	6	2,538	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
JISON, CHRISTIAN B SR	3104541280000	0.17	6	2,993	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
RICHARDSON, KENT	3104541290000	0.19	6	2,538	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CHUWANG, JOHN A	3104541300000	0.21	6	2,993	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MARKS, ANTONIO	3104541310000	0.17	6	2,538	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HUFF, RODNEY II	3104541320000	0.16	6	2,993	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CHAPMAN, JILL D	3104541330000	0.16	6	2,538	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
DOYLE, ROSALEE	3104541340000	0.15	6	2,993	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ZEPEDA, HECTOR	3104541350000	0.16	5	1,958	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
PAZ, RIGOBERTO J	3104541360000	0.15	6	2,993	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MORALES, ELVIS E	3104541370000	0.16	6	2,993	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
RINCON, LAURA	3104541380000	0.16	6	2,538	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
FARIAS, CESAR	3104541390000	0.18	6	2,993	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SALCEDA, EUGENIO	3104541400000	0.20	6	2,993	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
DE LOS SANTOS, JUAN	3104541410000	0.16	6	2,538	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BELLEW, RICK W	3104541420000	0.16	5	1,958	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
RODOLA, SIMOA T	3104541430000	0.16	6	2,993	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HERNANDEZ, CARLOS J	3104541440000	0.16	6	2,538	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BAZAN, ANTONIO	3104541450000	0.16	6	2,993	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ABGARYAN, ELIZA	3104541460000	0.16	5	1,958	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
SERIGHT, KENT	3104541470000	0.15	6	2,538	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KIRKPATRICK, PERRY	3104541480000	0.17	6	2,993	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SOLORZANO, MAURICIO	3104541490000	0.25	6	2,993	$791.28	$530.16	0510	SINGLE FAMILY RESIDENTIAL
KERR, JOEL P	3104541500000	0.16	6	2,538	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MITCHELL, BOBBIE J	3104541510000	0.16	5	1,958	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
BADRELDIN, DINA S	3104541520000	0.16	6	2,993	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
DUNKERLEY, RAYMOND Z	3104541530000	0.16	6	2,538	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BASTIDAS, ROSARIO L	3104541540000	0.16	6	2,993	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MAAR, MICHAEL C	3104541550000	0.16	6	2,993	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ANDERSON, KENNETH G	3104541560000	0.16	6	2,993	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ELIAS, ROBERT A JR	3104541570000	0.16	5	1,958	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
WEAST, ERNEST L	3104541580000	0.16	6	2,993	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
PALENSKY, MICHELLE	3104541590000	0.16	6	2,538	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
JUAREZ, RODRIGO	3104541600000	0.16	6	2,993	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MORALES, EDWIN	3104541610000	0.16	6	2,538	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
PERRY, EVA J	3104541620000	0.16	5	1,958	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VAZQUEZ, JOSE M	3104541630000	0.16	6	2,538	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BARRAZA, JOSE J	3104541640000	0.16	6	2,993	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
TURANGE, LARRY D	3104541650000	0.17	6	2,538	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENTIAL DEV P	3104541660000	0.16	6	2,996	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENTIAL DEV P	3104541670000	0.16	6	2,555	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
VICTORVILLE RESIDENTIAL DEV P	3104541680000	0.16	6	3,459	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
JENNINGS, TREQUITTA	3104551010000	0.11	4	1,661	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
NAVARRO, EVA K	3104551020000	0.11	3	1,351	$430.00	$288.10	0000	SINGLE FAMILY RESIDENTIAL
LOWE, STEVEN A	3104551030000	0.11	4	1,661	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551040000	0.11	3	1,351	$430.00	$288.10	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551050000	0.11	4	1,661	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551060000	0.11	5	1,986	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551070000	0.11	5	1,958	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551080000	0.11	3	1,351	$430.00	$288.10	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551090000	0.11	4	1,661	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551100000	0.11	5	1,958	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551110000	0.11	5	1,986	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551120000	0.11	4	1,661	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551130000	0.12	5	1,958	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551140000	0.14	5	1,986	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
SONRISA L P	3104551150000	0.16	6	2,344	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551160000	0.15	3	1,351	$484.40	$324.55	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551170000	0.19	6	2,344	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551180000	0.56	6	2,344	$1,731.52	$1,160.12	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551190000	0.29	5	1,986	$884.94	$592.91	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551200000	0.15	4	1,661	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551210000	0.13	3	1,351	$430.00	$288.10	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551220000	0.13	5	1,986	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551230000	0.16	4	1,661	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551240000	0.17	4	1,661	$537.81	$360.33	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551250000	0.17	6	2,344	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551260000	0.16	5	1,986	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551270000	0.18	6	2,344	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551280000	0.14	6	2,344	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551290000	0.14	4	1,661	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551300000	0.13	6	2,344	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551310000	0.13	5	1,986	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551320000	0.12	6	2,344	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551330000	0.13	5	1,986	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551340000	0.15	3	1,351	$466.20	$312.35	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551350000	0.13	6	2,344	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551360000	0.13	4	1,661	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551370000	0.14	5	1,986	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551380000	0.14	6	2,344	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551390000	0.15	5	1,986	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551400000	0.19	4	1,661	$594.44	$398.27	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551410000	0.23	6	2,344	$720.00	$482.40	0999	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551420000	0.26	5	1,986	$817.67	$547.84	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551430000	0.13	6	2,344	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551440000	0.12	5	1,986	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551450000	0.11	4	1,661	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551460000	0.11	5	1,986	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551470000	0.12	5	1,958	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551480000	0.13	5	1,958	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
SONRISA L P	3104551490000	0.13	4	1,661	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104561010000	0.16	6	2,285	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104561020000	0.19	6	3,683	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104561030000	0.25	6	3,340	$772.10	$517.31	0000	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104561040000	0.23	6	2,992	$725.76	$486.26	0510	SINGLE FAMILY RESIDENTIAL
KBONE INC	3104561050000	0.21	6	3,683	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
KBONE INC	3104561060000	0.26	6	2,294	$803.39	$538.27	0510	SINGLE FAMILY RESIDENTIAL
KBONE INC	3104561070000	0.18	6	3,340	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104561080000	0.16	6	2,992	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
OSBORNE, MARTHA L	3104561090000	0.17	6	3,683	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
JOHNSON, BOB L	3104561100000	0.16	6	3,340	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
THOMPSON, WILLIAM K	3104561110000	0.16	6	2,294	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HSU, MARTIN M	3104561120000	0.16	6	3,340	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
PARK, CHANG SUN	3104561130000	0.16	6	3,683	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ZELAYA, CARLOS	3104561140000	0.17	6	2,992	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LEE, SOOK JA	3104561150000	0.16	6	3,340	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
NGUYEN, JOHN	3104561160000	0.16	6	3,683	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CHIU, SHYH WOEI	3104561170000	0.16	6	2,992	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
DOWNS, JAY H	3104561180000	0.16	6	3,683	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
AZAD, ABUL K	3104561190000	0.16	6	3,340	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
EVANS, KENT A	3104561200000	0.17	6	2,285	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CRISSMAN, JOSHUA A	3104561210000	0.20	6	3,683	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CARDENAS, BENJAMIN	3104561220000	0.29	6	3,683	$886.69	$594.08	0510	SINGLE FAMILY RESIDENTIAL
BAKER, NORMAN L	3104561230000	0.20	6	3,340	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
WALKER, LISA	3104561240000	0.17	6	2,294	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CHON, JANEY H	3104561250000	0.16	6	3,340	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SHYU, HSIANG-YIN	3104561260000	0.16	6	2,294	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
NGUYEN, KATHY	3104561270000	0.17	6	3,683	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
PARK, SANG HOO	3104561280000	0.17	6	3,683	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SONG, DAVID	3104561290000	0.18	6	2,992	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
NOBLE, EDUARDO	3104561300000	0.26	6	3,683	$808.85	$541.93	0510	SINGLE FAMILY RESIDENTIAL
KO, HYE SOOK	3104561310000	0.25	6	3,340	$790.16	$529.41	0510	SINGLE FAMILY RESIDENTIAL
EBERHEART, RICKEY D	3104561320000	0.19	6	3,683	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SHIN, JI HYUN	3104561330000	0.17	6	2,285	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MIKHA, ALBAROSA	3104561340000	0.17	6	2,294	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
PHAM, KATHY KIM	3104561350000	0.17	6	3,683	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
AGUILERA, MICHAEL A	3104571010000	0.17	6	3,340	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ZAGALA, LAWRENCE W JR	3104571020000	0.17	6	3,683	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
GONZALEZ, CARMELO	3104571030000	0.17	6	3,340	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HASSO, FAUZI H	3104571040000	0.17	6	2,294	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ORTEGA, ALEX	3104571050000	0.17	6	3,683	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CAVEYO, SERGIO E	3104571060000	0.19	6	3,340	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BAN, MONIQUE R	3104571070000	0.28	6	3,683	$867.93	$581.51	0510	SINGLE FAMILY RESIDENTIAL
KANG, GI BONG	3104571080000	0.26	6	3,340	$804.02	$538.69	0510	SINGLE FAMILY RESIDENTIAL
CHICO FAMILY TRUST DATED 2-10	3104571090000	0.18	6	2,992	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
PHILLIPS, CARLA D	3104571100000	0.16	6	3,340	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
LEE, JANICE Y	3104571110000	0.16	6	3,683	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ATKINS, ANGERLA	3104571120000	0.16	6	2,294	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
TRAN, JAMIE TRINH	3104571130000	0.16	6	2,992	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HAYES, JOHN R	3104571140000	0.16	6	3,340	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KHERA, SUKHDEV S	3104571150000	0.16	6	3,683	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LAMB, SARAH L	3104571160000	0.16	6	3,340	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ANSARI, SHAHNAZ	3104571170000	0.16	6	2,285	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CARCAMO, ANA	3104571180000	0.16	6	2,294	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LAM, ANN M	3104571190000	0.16	6	3,683	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
PARK, STEWART C	3104571200000	0.16	6	3,340	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BROWN, RONALD	3104571210000	0.16	6	2,992	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SALGADO, FRANCISCA	3104571220000	0.16	6	3,683	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CERVANTES, BARTOLO	3104571230000	0.16	6	2,992	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HUA, JOHN	3104571240000	0.19	6	3,340	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ALBASON, JAY	3104571250000	0.20	6	3,683	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LUEVANO, ANTHONY L	3104571260000	0.17	6	3,340	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
JEFFRIES, KIPP K	3104571270000	0.16	6	2,294	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CANADY, DAVID G	3104571280000	0.16	6	2,294	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KUO, LISA LAM	3104571290000	0.16	6	3,683	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SINGH, SHER	3104571300000	0.16	6	2,992	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
AUN, VY SOK	3104571310000	0.16	6	3,683	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BAHAR, DALE	3104571320000	0.16	6	3,340	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CEDILLO, CARLOS SR	3104571330000	0.16	6	3,683	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HASSAN, TAHEIRA	3104571340000	0.16	6	2,992	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LOPEZ, SILVIA B	3104571350000	0.16	6	3,683	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ANDERSON, MARCUS B	3104571360000	0.16	6	3,340	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
RASHID, SEEMAB	3104571370000	0.16	6	2,992	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LUNASCO, JOHN A	3104571380000	0.17	6	3,340	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CHAO, FRANK	3104571390000	0.17	6	3,683	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LAUREL, GRACE Z	3104571400000	0.19	6	3,683	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MARQUEZ, FRANCISCO	3104571410000	0.19	6	2,992	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ONTIVEROS, STEVEN M	3104571420000	0.17	6	3,340	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KANG, SHIN K	3104571430000	0.17	6	3,683	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ANDERSON, BARBARA C	3104571440000	0.18	6	2,285	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
YATES, MICKEY	3104571450000	0.19	6	3,683	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
INONG, JUNE M	3104571460000	0.17	6	2,992	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KAUR, ABNASH	3104571470000	0.16	6	3,340	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
GALAVIZ, LUIS A	3104571480000	0.16	6	3,683	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KO, SUZY	3104571490000	0.16	6	3,340	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SINFIELD, STEVEN P	3104571500000	0.16	6	3,683	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
PAK, KI YONG	3104571510000	0.16	6	2,294	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CHON, JIN SOON	3104571520000	0.16	6	2,294	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
OATMAN, MITCHELL W	3104571530000	0.16	6	3,683	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
PAYTON, JOHNNY	3104571540000	0.16	6	3,340	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
PAYTON, FRANKIE L SR	3104571550000	0.16	6	2,992	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ZENDEJAS, CARLOS R	3104571560000	0.19	6	3,340	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MA, RINDA C	3104571570000	0.19	6	3,683	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
GARCIA, MARIA E	3104571580000	0.17	6	2,285	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SERRANO, FORTUNATO JR	3104571590000	0.17	6	3,340	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SHERWOOD, CHRISTOPHER G	3104571600000	0.17	6	3,683	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HSIEH, HSIU-YIN	3104571610000	0.17	6	2,992	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
TRUJILLO, MANUEL A	3104571620000	0.17	6	3,683	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ROJAS, HERIBERTO JR	3104571630000	0.17	6	2,285	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CONCHAS, ARTURO JR	3104571640000	0.17	6	2,294	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CRUZ, SERGIO A JR	3104571650000	0.23	6	3,683	$721.77	$483.59	0510	SINGLE FAMILY RESIDENTIAL
FUHRMAN, LAUREL	3104571660000	0.22	6	2,294	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CARRILLO, ROGELIO	3104571670000	0.20	6	3,683	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
PEERZAY, MUKHTAR A	3104571680000	0.19	6	3,683	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
WILLIAMS, ERNEST	3104571690000	0.19	6	2,285	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
GASTINGER, CHRISTOPHER E	3104571700000	0.20	6	3,683	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104581010000	0.19	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104581020000	0.14	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104581030000	0.14	5	2,163	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104581040000	0.14	5	1,897	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104581050000	0.14	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104581060000	0.15	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104581070000	0.14	6	2,757	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
XU, GUI Y	3104581080000	0.13	6	2,475	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
TURNER, JOHN F	3104581090000	0.13	5	2,163	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
EVANGELISTA, GEM Y	3104581100000	0.13	4	1,689	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
YIN, LING	3104581110000	0.13	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
RUDSELL, CHRISTOPHER C	3104581120000	0.13	5	2,163	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
LUTFI, GAIDA	3104581130000	0.16	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ZEPEDA, ROCIO	3104581140000	0.15	4	1,689	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
HSU, JULIE C	3104581150000	0.14	5	2,163	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
REYES, MANUEL D	3104581160000	0.14	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
RODRIGUEZ, VIANEY	3104581170000	0.14	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
DINKINS, BESSIE L	3104581180000	0.14	5	1,897	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
LARA, BRENDA M	3104581190000	0.14	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
AVELLANO, CARMELITA Q	3104581200000	0.15	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
CHAKERIAN, LEON	3104581210000	0.15	5	2,163	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
CHANG, JENNIFER	3104581220000	0.17	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MANZAT, MIRELA J	3104581230000	0.39	6	2,560	$1,198.54	$803.02	0510	SINGLE FAMILY RESIDENTIAL
TADEJA, HANS	3104581240000	0.28	6	2,263	$854.98	$572.84	0510	SINGLE FAMILY RESIDENTIAL
JENKINS, JUDITH L	3104581250000	0.24	6	2,757	$736.82	$493.67	0510	SINGLE FAMILY RESIDENTIAL
HUH, THOMAS	3104581260000	0.18	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
MONTES, GUILLERMO	3104581270000	0.24	6	2,757	$725.55	$486.12	0510	SINGLE FAMILY RESIDENTIAL
ABELLERA, SAL PAZ	3104581280000	0.14	6	2,475	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
NGUYEN, NGUYEN QUOC	3104581290000	0.13	6	2,757	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104581300000	0.13	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104581310000	0.13	6	2,475	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104581320000	0.13	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104581330000	0.13	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104581340000	0.13	6	2,475	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104581350000	0.13	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104581360000	0.13	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104581370000	0.13	6	2,757	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104581380000	0.14	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104582010000	0.19	5	2,163	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104582020000	0.14	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104582030000	0.15	6	2,475	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104582040000	0.15	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104582050000	0.15	5	2,163	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104582060000	0.15	6	2,475	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104582070000	0.15	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104582080000	0.15	6	2,475	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104582090000	0.15	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104582100000	0.15	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KIDO, HIROYUKI M JR	3104582110000	0.14	5	2,163	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
DADO, SCOTT W	3104582120000	0.14	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
TORRES, EDWIN G	3104582130000	0.14	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SHOAF, JEFFREY L	3104582140000	0.14	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
HASHEMI, MOHAMMAD R	3104582150000	0.14	5	1,897	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
MATEO, NATYLENE P	3104582160000	0.14	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CARTER, MICHAEL K JR	3104582170000	0.14	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ALI, MOHAMMAD	3104582180000	0.14	6	2,757	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
PEREZ, CYNTHIA M	3104582190000	0.14	5	2,163	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
NUNEZ, GERARDO	3104582200000	0.14	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
DOMINGUEZ, STEVE	3104582210000	0.14	5	1,897	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
SMITH, DAVID M	3104582220000	0.14	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
CONTRERAS, ESMERALDA	3104582230000	0.14	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
PLUMMER, ARMANDO	3104582240000	0.14	6	2,475	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
IRUELA, ALICIA J	3104582250000	0.14	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
RODRIGUEZ, FRANCES M	3104582260000	0.13	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
HUGGINS, JOHN R	3104582270000	0.13	4	1,689	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
MONTGOMERY, ROGER	3104582280000	0.13	5	2,163	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
RODRIGUEZ, LEYDI N	3104582290000	0.13	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MAYER, LEONARD	3104582300000	0.13	5	2,163	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
XU, XIANG	3104582310000	0.13	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ANDICOCHEA, MELISSA A	3104582320000	0.13	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
YOUSUF, MOHAMMED	3104582330000	0.13	4	1,689	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
ANDREWS, MACK M JR	3104582340000	0.13	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KABIR, ZABI	3104582350000	0.13	6	2,475	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104582360000	0.14	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104582370000	0.14	5	1,897	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
CRUZ, CLAUDIO H	3104582380000	0.14	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
JONGE, CARMNE R	3104582390000	0.14	5	2,163	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
MAYFIELD, ROSALYN	3104582400000	0.14	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HUANG, ZHAN PENG	3104582410000	0.14	4	1,689	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
ARTEAGA, RICARDO	3104582420000	0.14	6	2,475	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
VALLE, FIDEL A	3104582430000	0.14	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
LI, WEN JUAN	3104582440000	0.14	6	2,757	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HENRY, JUSTIN E	3104582450000	0.13	6	2,475	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
GODINA, FAUSTINO	3104582460000	0.13	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
RODRIGUEZ, ARTURO	3104582470000	0.14	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104582480000	0.17	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104582490000	0.24	6	2,560	$733.18	$491.23	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104582500000	0.24	6	2,475	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
GIBSON, SEAN C	3104582510000	0.14	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
HERNANDEZ, EDUARDA R	3104582520000	0.15	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HO, QUAY TAC	3104582530000	0.15	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
PADILLA, ROBERTO	3104582540000	0.15	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104582550000	0.13	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104582560000	0.13	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104582570000	0.13	6	2,757	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104582580000	0.13	4	1,689	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104582590000	0.20	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
PEREZ, ARIEL J	3104591010000	0.13	6	2,757	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SEKANDARY, WASHMA	3104591020000	0.18	6	2,475	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MAGANA, FELIPE	3104591030000	0.32	6	2,560	$974.47	$652.89	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
ANAND, TEJINDER SINGH	3104591040000	0.17	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
SHEN, YIN	3104591050000	0.14	5	1,897	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
TAYLOR, STEPHANIE MARIE	3104591060000	0.15	6	2,475	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LA CAILLE, HELENE C	3104591070000	0.15	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
BRADLEY, THOMAS E	3104591080000	0.15	6	2,757	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MULTANI, LAKHWINDER S	3104591090000	0.15	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
NAVARRO, JOSE	3104591100000	0.15	4	1,689	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
LIN, MEI-HUA	3104591110000	0.15	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HA, JOE	3104591120000	0.15	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
DAYLEY, MATTHEW M	3104591130000	0.15	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
RAY, FREDERICK D SR	3104591140000	0.15	6	2,757	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ZHANG, QING	3104591150000	0.15	5	2,163	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
LOPEZ, CARLOS	3104591160000	0.15	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ELLIS, COURTNEY J	3104591170000	0.15	6	2,475	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
WILLIAMS, VOLONTA	3104591180000	0.15	5	2,163	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
GIBBONEY, CHRIS	3104591190000	0.14	4	1,689	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
PERALTA, JESUS	3104591200000	0.22	5	1,945	$655.97	$439.50	0510	SINGLE FAMILY RESIDENTIAL
CERVANTES, RAUL	3104591210000	0.30	6	2,560	$929.53	$622.79	0510	SINGLE FAMILY RESIDENTIAL
OWENS, KENNETH L	3104591220000	0.20	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MONTES, JOSE P	3104591230000	0.16	6	2,757	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LIU, YUN Y	3104591240000	0.13	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LU, CHENG KE	3104591250000	0.13	6	2,757	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
NOORIPOOR, BIJAN	3104591260000	0.13	5	1,945	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
TANG, DANIEL H	3104591270000	0.13	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HERNANDEZ, EDUARDO	3104591280000	0.13	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
RICHARDSON, ANTHONY C	3104591290000	0.13	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SEBABILI, NDUMUGABO G	3104591300000	0.13	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
OK, JOON S	3104591310000	0.13	4	1,689	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
LIGHTNING, LUKE	3104591320000	0.13	6	2,475	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BARRERA, CARLOS	3104591330000	0.13	5	2,163	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
RAYYAN, FUAD	3104591340000	0.13	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SOLIS, AIDE	3104591350000	0.13	5	2,163	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
JUCO, CORAZON GUINTO	3104591360000	0.13	4	1,689	$530.00	$355.10	0510	SINGLE FAMILY RESIDENTIAL
BRADLEY, ROXANA	3104591370000	0.13	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
TERRONES, DENNIS A JR	3104591380000	0.13	6	2,263	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104601010000	0.13	5	1,852	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104601020000	0.16	6	3,501	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104601030000	0.16	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104601040000	0.18	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CHAU, MINH HOANG	3104601050000	0.27	6	2,959	$809.55	$542.40	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
GUTIERREZ, MARIA DE JESUS	3104601060000	0.27	6	2,807	$832.65	$557.88	0510	SINGLE FAMILY RESIDENTIAL
ORTEGA, RAFAEL	3104601070000	0.23	6	3,501	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SI, KENNETH C	3104601080000	0.16	6	2,492	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
WASHINGTON, JEROME	3104601090000	0.16	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
PHAN, ROSALINA H	3104601100000	0.16	6	3,501	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BOSCH, ELIAS A	3104601110000	0.16	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
WOMACK, PEGGY A	3104601120000	0.16	5	1,852	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
DO, HIEU M	3104601130000	0.16	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
YI, MIKE	3104601140000	0.16	6	2,492	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CLARK, THOMAS C III	3104601150000	0.16	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CHOI, JUNG JA	3104601160000	0.16	5	1,852	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
VALENCIA, JESUS JR	3104601170000	0.16	6	3,501	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
EGAN, CHRISTOPHER	3104601180000	0.16	5	1,852	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104601190000	0.14	6	3,501	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104601200000	0.14	6	2,492	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
PARENTI FAMILY TRUST FBO VIC	3104601210000	0.14	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
FERNANDEZ, RUBEN	3104601220000	0.14	6	2,492	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ESPINOZA, MIGUEL	3104601230000	0.14	6	3,501	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
AHN, PETER	3104601240000	0.14	5	1,852	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104601250000	0.17	5	1,852	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104601260000	0.16	6	2,492	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104601270000	0.16	6	3,501	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104601280000	0.16	5	1,852	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104601290000	0.17	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104601300000	0.15	5	1,852	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104601310000	0.14	6	2,492	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104601320000	0.14	6	3,099	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104601330000	0.14	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104601340000	0.15	5	1,852	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104601350000	0.16	6	3,501	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104601360000	0.15	5	1,852	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104601370000	0.15	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104601380000	0.15	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104601390000	0.16	5	1,852	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104601400000	0.17	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KBONE INC	3104601410000	0.16	6	3,501	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KBONE INC	3104601420000	0.16	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KBONE INC	3104601430000	0.16	5	1,852	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104601440000	0.16	6	2,492	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KBONE INC	3104601450000	0.24	5	1,945	$744.45	$498.78	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
KBONE INC	3104601460000	0.33	6	2,263	$997.78	$668.51	0510	SINGLE FAMILY RESIDENTIAL
KBONE INC	3104601470000	0.21	6	2,560	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104601480000	0.16	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104601490000	0.16	6	3,501	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104601500000	0.16	5	1,852	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104601510000	0.16	6	3,099	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104601520000	0.16	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104601530000	0.16	6	3,099	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
TRAN, PHONG T	3104611010000	0.16	6	2,492	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LODGE, TURHRAN C	3104611020000	0.16	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
AN FAMILY TR 1-21-05	3104611030000	0.16	5	1,852	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
SPECHT, RICHARD A	3104611040000	0.16	6	2,492	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LOPEZ, RAFAEL	3104611050000	0.16	6	3,099	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MADISON, KIMBERLY LIVING TRU	3104611060000	0.16	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ALVARADO, VICENTE R JR	3104611070000	0.17	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MILLER, EUGENE M JR	3104611080000	0.17	6	3,501	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SANDOVAL, PAULA C	3104611090000	0.16	5	1,852	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
GINORI, TANIA A	3104611100000	0.20	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LOPEZ, RAFAEL	3104611110000	0.16	6	2,492	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
PARK, YOUNG HUI	3104611120000	0.16	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CONTRERAS, ROBERTO	3104611130000	0.18	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
TRAM, JAMES T & JULIE TR 1/5/05	3104611140000	0.16	6	3,099	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SALAS, JOHNNY JR	3104611150000	0.15	5	1,852	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
DUONG, HOANG D	3104611160000	0.14	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
JANG, FRANCIS	3104611170000	0.14	6	3,501	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HERRERA, SEVERIANA C	3104612010000	0.15	5	1,852	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
THAI, BILLY N	3104612020000	0.14	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
DIEGO, JOCELYN C	3104612030000	0.14	6	2,492	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LIM, SANG DON	3104612040000	0.14	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
REVELES, BENJAMIN C	3104612050000	0.15	6	3,501	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CHAU, HARLEY T	3104612060000	0.16	5	1,852	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
SMITH, MARY L	3104612070000	0.16	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
PARK, INSIK	3104612080000	0.16	6	3,501	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
RODRIGUEZ, BRYAN W	3104612090000	0.16	5	1,852	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
CHOI, STEVE KI	3104612100000	0.16	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CUNNINGHAM, ADAM C	3104612110000	0.16	6	2,492	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MIRELES, ROSALINDA	3104612120000	0.16	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104612130000	0.16	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
FLORES, JOCELYN G	3104612140000	0.16	6	2,492	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
REYNOSO, SERGIO	3104612150000	0.24	6	2,959	$743.96	$498.45	0510	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
KB HOME GREATER LOS ANGELE	3104612160000	0.35	6	3,501	$1,058.82	$709.41	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104612170000	0.25	6	2,807	$770.56	$516.28	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104612180000	0.31	6	3,501	$959.98	$643.19	0510	SINGLE FAMILY RESIDENTIAL
FLEMING, DALE S	3104612190000	0.21	5	1,852	$643.93	$431.43	0510	SINGLE FAMILY RESIDENTIAL
LEE, CHUL	3104612200000	0.19	6	3,501	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104612210000	0.19	5	1,852	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
ORR, TRAMMEL	3104612220000	0.19	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104612230000	0.21	6	3,501	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MCGUIRE, FLOYD C	3104612240000	0.15	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
HANNA, EMAD G	3104612250000	0.14	6	2,492	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MARQUEZ, ANTHONY C	3104612260000	0.14	5	1,852	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
PHAM, KIET NGOC	3104612270000	0.14	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
CHAVARRIA, JOSE R	3104612280000	0.14	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104612290000	0.28	6	2,807	$848.54	$568.52	0510	SINGLE FAMILY RESIDENTIAL
MERINO, TONY A	3104612300000	0.25	6	2,807	$770.07	$515.95	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104612310000	0.23	6	3,501	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SERVICE TECH PLUMBING & HEA	3104612320000	0.14	5	1,852	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
KIM, SOON J	3104612330000	0.14	6	2,492	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
GRAY, WILLIAM	3104612340000	0.15	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LUNK, BILLIE G	3104612350000	0.17	5	1,852	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
SAMBRANO, REY J	3104612360000	0.17	6	2,492	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
ANABELLA EQUITIES LLC	3104612370000	0.17	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
SMART, CAMERON M	3104612380000	0.17	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KERR, STEPHANIE A	3104612390000	0.17	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LEE, JUNG SOOK	3104612400000	0.38	5	1,852	$1,154.02	$773.19	0510	SINGLE FAMILY RESIDENTIAL
ZADICK, KIRK D	3104612410000	0.31	6	2,807	$940.66	$630.24	0510	SINGLE FAMILY RESIDENTIAL
SANTOS, JERICHO L	3104612420000	0.30	6	3,501	$908.32	$608.57	0510	SINGLE FAMILY RESIDENTIAL
PAVOLYTE, YOVITA	3104612430000	0.24	6	2,492	$737.24	$493.95	0510	SINGLE FAMILY RESIDENTIAL
WILDE, HEIDI ELIZABETH	3104612440000	0.14	5	1,852	$630.00	$422.10	0510	SINGLE FAMILY RESIDENTIAL
HUYNH, ANNIE T	3104612450000	0.15	6	3,099	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BAK, CHANG	3104612460000	0.15	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
MAI, THU VAN T	3104612470000	0.18	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
KB HOME GREATER LOS ANGELE	3104612480000	0.19	6	3,501	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
LLAMAS, MARK A	3104612490000	0.21	6	2,807	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
PICON, FABIAN	3104612500000	0.26	6	3,501	$788.62	$528.38	0510	SINGLE FAMILY RESIDENTIAL
RODARTE, DAVID A	3104612510000	0.23	6	2,959	$720.00	$482.40	0510	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621010000	0.22	4	1,619	$670.82	$449.45	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621020000	0.16	6	2,286	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621030000	0.14	3	1,354	$430.00	$288.10	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621040000	0.12	6	2,286	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
BRENTWOOD 128 LLC	3104621050000	0.10	4	1,619	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621060000	0.09	6	2,286	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621070000	0.09	4	1,619	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621080000	0.09	6	2,286	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621090000	0.09	4	1,619	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621100000	0.09	6	2,286	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621110000	0.09	4	1,619	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621120000	0.09	6	2,286	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621130000	0.09	4	1,619	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621140000	0.09	4	1,619	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621150000	0.09	6	2,286	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621160000	0.11	6	2,286	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621170000	0.10	6	2,286	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621180000	0.09	4	1,619	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621190000	0.09	3	1,354	$430.00	$288.10	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621200000	0.09	6	2,286	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621210000	0.09	4	1,619	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621220000	0.09	6	2,286	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621230000	0.09	4	1,619	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621240000	0.10	6	2,286	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621250000	0.15	6	2,286	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621260000	0.09	4	1,619	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621270000	0.09	6	2,286	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621280000	0.09	6	2,286	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621290000	0.09	4	1,619	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621300000	0.09	6	2,286	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621310000	0.09	4	1,619	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621320000	0.09	4	1,619	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621330000	0.10	6	2,286	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621340000	0.10	6	2,286	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621350000	0.10	6	2,286	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621360000	0.09	4	1,619	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621370000	0.09	6	2,286	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621380000	0.09	4	1,619	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621390000	0.09	6	2,286	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621400000	0.09	3	1,354	$430.00	$288.10	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621410000	0.09	4	1,619	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621420000	0.09	6	2,286	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621430000	0.09	4	1,619	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621440000	0.09	6	2,286	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
BRENTWOOD 128 LLC	3104621450000	0.09	6	2,286	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621460000	0.11	6	2,286	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621470000	0.13	4	1,619	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621480000	0.11	6	2,286	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621490000	0.10	6	2,286	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621500000	0.09	4	1,619	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621510000	0.09	6	2,286	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621520000	0.10	4	1,619	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621530000	0.09	6	2,286	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621540000	0.10	4	1,619	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621550000	0.10	6	2,286	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621560000	0.09	4	1,619	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621570000	0.09	3	1,354	$430.00	$288.10	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621580000	0.09	4	1,619	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621590000	0.09	4	1,619	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621600000	0.09	4	1,619	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621610000	0.09	4	1,619	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621620000	0.09	4	1,619	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621630000	0.09	5	1,844	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621640000	0.09	4	1,619	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621650000	0.09	4	1,619	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621660000	0.09	4	1,619	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621670000	0.09	5	1,844	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621680000	0.09	5	1,844	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621690000	0.09	6	2,286	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621700000	0.09	6	2,286	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621710000	0.09	3	1,354	$430.00	$288.10	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621720000	0.09	6	2,286	$720.00	$482.40	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621730000	0.09	5	1,844	$630.00	$422.10	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621740000	0.09	3	1,354	$430.00	$288.10	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621750000	0.10	4	1,619	$530.00	$355.10	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621760000	0.17	3	1,354	$518.36	$347.30	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621770000	0.16	3	1,354	$487.87	$326.87	0000	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621780000	0.16	4	1,619	$530.00	$355.10	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621790000	0.26	4	1,619	$792.79	$531.17	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621800000	0.23	5	1,844	$701.32	$469.88	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621810000	0.12	5	1,844	$630.00	$422.10	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621820000	0.12	3	1,354	$430.00	$288.10	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621830000	0.10	6	2,286	$720.00	$482.40	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621840000	0.10	4	1,619	$530.00	$355.10	0999	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
BRENTWOOD 128 LLC	3104621850000	0.11	6	2,286	$720.00	$482.40	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621860000	0.09	3	1,354	$430.00	$288.10	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621870000	0.09	4	1,619	$530.00	$355.10	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104621880000	0.12	6	2,286	$720.00	$482.40	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104622010000	0.12	6	2,286	$720.00	$482.40	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104622020000	0.12	3	1,354	$430.00	$288.10	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104622030000	0.12	4	1,619	$530.00	$355.10	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104622040000	0.12	6	2,286	$720.00	$482.40	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104622050000	0.12	4	1,619	$530.00	$355.10	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104622060000	0.12	6	2,286	$720.00	$482.40	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104622070000	0.12	4	1,619	$530.00	$355.10	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104622080000	0.12	6	2,286	$720.00	$482.40	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104622090000	0.12	4	1,619	$530.00	$355.10	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104622100000	0.12	6	2,286	$720.00	$482.40	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104622110000	0.12	6	2,286	$720.00	$482.40	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104622120000	0.12	4	1,619	$530.00	$355.10	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104622130000	0.12	6	2,286	$720.00	$482.40	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104622140000	0.12	4	1,619	$530.00	$355.10	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104622150000	0.12	5	1,844	$630.00	$422.10	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104622160000	0.12	6	2,286	$720.00	$482.40	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104622170000	0.12	3	1,354	$430.00	$288.10	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104622180000	0.12	5	1,844	$630.00	$422.10	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104622190000	0.12	6	2,286	$720.00	$482.40	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104622200000	0.12	5	1,844	$630.00	$422.10	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104622210000	0.12	4	1,619	$530.00	$355.10	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104622220000	0.12	6	2,286	$720.00	$482.40	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104622230000	0.12	4	1,619	$530.00	$355.10	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104622240000	0.12	4	1,619	$530.00	$355.10	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104622250000	0.12	5	1,844	$630.00	$422.10	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104622260000	0.12	5	1,844	$630.00	$422.10	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104622270000	0.12	5	1,844	$630.00	$422.10	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104622280000	0.12	4	1,619	$530.00	$355.10	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104622290000	0.12	6	2,286	$720.00	$482.40	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104622300000	0.12	3	1,354	$430.00	$288.10	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104622310000	0.12	4	1,619	$530.00	$355.10	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104622320000	0.12	6	2,286	$720.00	$482.40	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104622330000	0.12	6	2,286	$720.00	$482.40	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104622340000	0.12	4	1,619	$530.00	$355.10	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104622350000	0.12	6	2,286	$720.00	$482.40	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104622360000	0.12	6	2,286	$720.00	$482.40	0999	SINGLE FAMILY RESIDENTIAL

Property Owner	Assessor's Parcel Number	Acreage	CFD Classification	Developed Square Footage	Maximum Special Tax	FY 2006-07 Special Tax	Use Code	Landuse Description
BRENTWOOD 128 LLC	3104622370000	0.12	4	1,619	$530.00	$355.10	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104622380000	0.12	6	2,286	$720.00	$482.40	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104622390000	0.12	4	1,619	$530.00	$355.10	0999	SINGLE FAMILY RESIDENTIAL
BRENTWOOD 128 LLC	3104622400000	0.12	3	1,354	$430.00	$288.10	0999	SINGLE FAMILY RESIDENTIAL
CITY OF VICTORVILLE	3104622410000		0		$0.00	$0.00	0999	EXEMPT PROPERTY
TOTALS:	**2,677**	**816.37**		**5,331,950**	**$3,027,090.14**	**$1,065,762.09**		

CITY OF
VICTORVILLE

760-955-5000
FAX 760-245-7243
E-mail: vville@ci.victorville.ca.us
14343 Civic Drive
P.O. Box 5001
Victorville, CA 92393-5001

AGENDA ITEM

CITY COUNCIL MEETING OF: July 18, 2006

SUBMITTED BY: Mayor Rothschild
Councilmember Hunter

DATE: 7/10/06

SUBJECT: REQUEST TO AUTHORIZE DISPLAY OF THE NATIONAL MOTTO OF THE UNITED STATES, "IN GOD WE TRUST," IN THE NEW CITY COUNCIL CHAMBERS

RECOMMENDATION: That the City Council authorize this display in the new City Council Chambers.

FISCAL IMPACT: Unknown.
Budget Amount:
Budget Acct. No.:

--Finance Department Use Only--
Additional Appropriation:

_____No
_____Yes/$ Amt.:

Finance Director Review and Approval_____

DISCUSSION: A volunteer organization called "In God We Trust – America, Inc." has been organized, headquartered in the City of Bakersfield, California, to encourage each city in the nation to join in prominently and permanently displaying the national motto, "In God We Trust," in every city hall throughout California and across America. The Bakersfield City Council voted in 2002 to display the words "In God We Trust" in their City Council Chambers and information is attached for the Council's review relative to this action. It is requested that the Victorville City Council do likewise and vote in favor of joining this patriotic effort.

/cb
Attachment

Written
#26
7-18-06

RESOLUTION NO. 06-137

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VICTORVILLE SUPPORTING THE DISPLAY OF THE NATIONAL MOTTO, "IN GOD WE TRUST" IN THE NEW VICTORVILLE CITY COUNCIL CHAMBERS

WHEREAS, "In God We Trust" became our national motto 50 years ago on July 30, 1956, shortly after this nation led the world through the trauma of world War II; and

WHEREAS, the words have been used on U.S. currency since 1864; and

WHEREAS, the same inspiring slogan is engraved above both the entrance to the Senate Chamber and above the Speaker's dais in the House of Representatives; and

WHEREAS, in both war and peace, these words have been a profound source of strength and guidance to many generations of Americans.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Victorville does hereby declare that the national motto "In God We Trust" shall become a prominent part of our City and these historic words shall be permanently displayed as the centerpiece of the new City Council Chambers at Victorville City Hall.

Display Our National Motto in Every City Hall in America

January 24, 2006

Dear City Clerk:

In 2002, the Bakersfield City Council voted in favor of proudly and prominently displaying the national motto of the United States, "In God We Trust", in our Council Chambers at City Hall.

Since that time, I helped to initiate an organization called, "In God We Trust – America", and we have attained 501(c)3 non-profit status. Our mission is to encourage every City in California and across the United States of America to follow Bakersfield's lead. I am pleased to inform you that, as of January 2006, 17 cities have voted in favor of joining this important patriotic effort.

We would appreciate it if you would please forward the attached "In God We Trust – America" e-mail packet to each of the following officials in your city: Mayor, City Councilmembers, City Manager, and City Attorney.

Thank you.

Sincerely,

Jacquie

Jacquie Sullivan
Bakersfield City Councilmember
"In God We Trust - America", Founder / President

P.S. I welcome anyone interested in more information to contact me at (661) 834-4943 or via e-mail: jacquie@libertystar.net

We also have volunteers who will be making follow-up telephone calls.

IN GOD WE TRUST – AMERICA, INC.
P.O. BOX 11715 • BAKERSFIELD, CA 93389 • (661) 834-4943 • jacquie@libertystar.net
A non-profit 501c3 educational corporation ID# 2624857
http://www.ingodwetrust-america.com

IN GOD WE TRUST AMERICA

— July 30, 2006 —

50th Anniversary

"In God We Trust"

adopted in Congress as
America's National Motto
July 30, 1956

Prominently display our national motto on the Wall of your City Hall.

Board of Directors

President
Jacquie Sullivan
Bakersfield
Councilmember

Secretary
Mark Abernathy
Western Pacific Research, Inc.

Treasurer
Larry Moxley
Moxley International

Executive Board

Don Clark
Citizen

Holly Culhane, SPHR
P*A*S Associates

Tina Miller
Business Owner

Paul Neufeld
Wasco Councilmember
Building Contractor

Pedro Rios
Delano Councilmember
Educator

Cheryl Rhodes
Educator

Dan Schaffer
KAXL Radio

Ray Scott
Event Coordinator

Abraham I. Tenzer, PhD
XSL Biotechnologies, Inc

Dave Voss
Jesus Shack

Tom Watkins
Bakersfield Family
Medical Center

January 10, 2006

Honorable Mayor & Councilmembers:

The United States of America has much to celebrate. The freedoms we prize were won through great pain and sacrifice and are perpetuated through great courage and vision. Now, to help preserve and protect the best of all that America stands for, a volunteer organization, "In God We Trust - America, Inc.", has been organized, headquartered in the city of Bakersfield, California, to encourage each city in our nation to join in prominently and permanently displaying our national motto, "In God We Trust," in every City Hall throughout our great state and across America.

"In God We Trust" became our national motto 50 years ago on July 30, 1956, shortly after this nation led the world through the trauma of World War II. The words have been used on U.S. currency since 1864. The same inspiring slogan is engraved above both the entrance to the Senate Chamber and above the Speaker's dais in the House of Representatives. In both war and peace, these words have been a profound source of strength and guidance to many generations of Americans.

In February of 2002, the City of Bakersfield officially voted to make our national motto, "In God We Trust" a prominent part of our city. These historic words are now carved in stone as the centerpiece of our city council chambers at Bakersfield City Hall. Neighboring cities have since taken similar official action. We now encourage every city across our wonderful land to do the same.

Will you join us?

Our volunteer organization, "In God We Trust - America" is incorporated, with non-profit 501c3 status. Our organization is designed to provide you, as a civic leader, with whatever assistance, direction and formats you may need by which to be part of this project and to adopt our national motto in your own city. A representative from this organization will contact you soon to see how we can assist you in this noble endeavor.

May God bless America, and may America's trust always be in God.

Please feel free to contact me for assistance at (661) 834-4943 or by email at: jacquie@libertystar.net.

Sincerely,

Jacquie

Jacquie Sullivan
City Councilmember
City of Bakersfield

In God We Trust - America, Inc.
P.O. Box 11715 • Bakersfield, CA 93389 • (661) 834-4943 • jacquie@libertystar.net
A non-profit 501c3 educational corporation ID# 2624857
http://www.ingodwetrust-america.com

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BAKERSFIELD, CA 93301

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July 16, 2004

Ms. Jacquie Sullivan, Council Member, Ward 6
1501 Truxtun Avenue
Bakersfield, California, 93301

RE: Patriotic Display of National Motto

Dear Council Member Sullivan and Interested Persons:

In 2002, the City Council of the City of Bakersfield, in the best interest of the citizens of the City of Bakersfield, decided to display the national motto ("In God We Trust") above the seal of the City of Bakersfield located in the Council Chambers. In addition, the Council added the phrase "e pluribus unum" below the same seal. Also, the Council established a "historical documents" display on the wall across from the City Clerk's Office. These actions were all taken by the Council to provide and encourage a spirit of national patriotism within the community.

The original consideration of these actions was a direct result of a concept proposed by Council Member Sullivan, which embodied the spirit of patriotism. While the public discussion which resulted seemed to center on the national motto terminology, the city Council's stated intent consistently has been to encourage patriotism. The quotation marks around the phrase "In God We Trust" were included to signify that the phrase was the national motto and not an entanglement with nor a promoting of religious activity. In furtherance of this intent, the City Council's inclusion of displaying the phrase "e pluribus unum," which reflects the unifying of many states into a national government, was again to signify that the display was to encourage national patriotism.

You inquired about the legal defensibility of the City Council's actions. While anyone can initiate litigation and assert various challenges to the Council's actions, the record of the City Council's discussions concerning this concept is clear that the City Council was not promoting or becoming entangled in religious activities, but was actively involved in promoting national patriotism. Nothing is 100% sure of being defensible, and when dealing with a constitutional challenge, there is an ever-changing legal case law climate which could, with minimal potential, cause the challenge to the City Council's actions to be successful. However, with the clear record, it is my opinion the ability of the City to advance and display obviously patriotic phrases and documents is constitutionally permissible, and the City arguably has a very defensible position in this issue. The non-existence of the filing of a claim or lawsuit by a citizen of the City of Bakersfield challenging the City Council's action is further evidence the City Council made clear its intention, and was not unconstitutionally entangling itself in promoting or fostering any religious activity.

Very truly yours,

Virginia Gennaro

VIRGINIA GENNARO
City Attorney

The Constitutionality of the National Motto "In God We Trust"

- In September of 1814 during the British bombardment of Fort McHenry, Francis Scott Key composed the poem "Star Spangled Banner" of which one line of the final stanza is "And this be our motto: 'In God is our trust.'"

- In 1861 The Chief Justice Chase of the Supreme Court wrote the following in a letter to the director of the US Mint: "No nation can be strong except in the strength of God, or safe except in His defense. The trust of our people in God should be declared on our national coins."

- In 1866 Congress enacted legislation authorizing the inscription of the phrase "In God We Trust" to be placed on certain coins.

- In 1931 Congress passed the act that until today officially designates as the national anthem " the composition of the words and music known as the Star Spangled Banner .

- In 1955 Congress mandated the inscription of "In God We Trust" on all coins and paper currency.

- A 1956 Congress codified "In God We Trust" as the national motto. Thus, "In God We Trust" has remained our national motto since 1956.

- The United States Code itself contains religious references. For example, Congress has directed the President to " set aside and proclaim a suitable day each year as a National Day of Prayer, on which the people of the United States may turn to God in prayer and meditation at churches, in groups, and as individuals.

- By statute the Pledge of Allegiance to the Flag describes the United States as "one Nation under God". Likewise our National Motto, "In God We Trust" is prominently engraved in the wall above the Speaker s dais in the Chamber of the House of Representatives and is reproduced on every coin minted and every dollar printed by the Federal Government.

- The Judicial Branch also acknowledges the central role of religion in our society. All federal courts open sessions with the request that " God save the United States and this honorable Court .

- The Ten Commandments are posted in the US Supreme Court Chambers directly above the bench where the nine justices sit.

IN GOD WE TRUST AMERICA

The Bakersfield Californian

A1 Thursday, February 21, 2002

Council puts trust in motto

Council votes 6-1 to put "In God We Trust" on City Hall wall - plus the words "E Pluribus Unum" with its translation

By JAMES BURGER
Californian staff writer
e-mail:jburger@bakersfield.com

The Bakersfield City Council supported Jacquie Sullivan' proposal to put the motto "In God We Trust" on the walls of City Hall.

The vote was 6-1, and the council also agreed to post the words "E Pluribus Unum" and its English translation, "from many, one," with that motto.

Sullivan said she hopes the decision will encourage other cities to do the same thing and schools to put "God" back in classrooms.

"Little by little we've lost ground. God has been taken out of everything," she said. "We're doing something great tonight."

Councilwoman Sue Benham disagreed with Sullivan's argument that the motto was inclusive of all people in Bakersfield.

"We were not elected to tell the people of this city what to think," Benham said. " The comments tonight have shown us how divisive this issue is."

But the rest of the council members supported Sullivan.

"I have tried to boil it down to the issue of if we should place our national motto on City Hall," said Councilman David Couch.

But he doesn't think the council is trying to tell the people of Bakersfield what to believe.

Councilwoman Irma Carson made the motion to put the motto on City Hall.

"I am troubled and somewhat confused that we are divided on this issue, because I truly believe that this country was founded on 'In God We Trust,'" she said.

Councilman Mike Maggard said he doesn't think the issue will be a problem for him in the Republican primary on March 5.

He voted for the motto.

Mayor Harvey Hall, who does not have a vote on the council, said he could not support the motto because of its divisive nature.

"Because I a mayor for all the community and believe in unity in the community, I cannot support the placement of 'In God We Trust' on City Hall," Hall said.

The idea of placing the motto "In God We Trust" on the facade of Bakersfield's City Hall has touched thousands of people in the city over the past month.

They wrote letters to the city leaders, 1,222 of them signed a petition in support of the idea and some attended city meetings to speak out against it.

Wednesday, the City Council heard the passion in their voices as they stood at the podium and share their concerns and beliefs on the issue.

Many religious people spoke out against the idea.

"I would prefer the people of Bakersfield had "'In God We Trust' in their heart rather than on City Hall," said Ricardo Perugorria.

Stanley Simrin said posting God's name on City Hall breaks two of the 10 commandments - not to worship a graven image and not to take the name of God in vain.

"Don't wrap yourself in the mantle of God to aggrandize yourself," he said. "Some of the loudest God proclaimers are the biggest sinners - the priest who molests children the rabbi who is a slum-lord and the Muslim cleric who bombs innocent people."

Philip Rudnick called for the council to avoid excluding people with the posting of a Christian motto on City Hall.

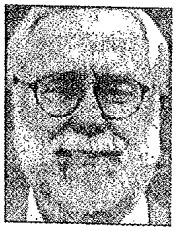
"Lets not build an invisible wall that prevents people from feeling they are a part of our county because they see or misunderstand a religious slogan," he said.

But other speakers spoke equally as passionately in support of the motto.

"Would you please grant us 'In God We Trust' and maybe it will filter through our lips and down into our hearts, said Bill Bondefov.

Jean Miller said having the motto on City Hall would be a spiritual revival for the city.

"The reason our country is in the mess it's in is because we have tried to take God out of government," she said.



"Because I a mayor for all the community and believe in unity in the community, I cannot support the placement of 'In God We Trust' on City Hall,"

- Mayor Harvey Hall

"I am troubled and somewhat confused that we are divided on this issue, because I truly believe that this country was founded on 'In God We Trust,'"

- Irma Carson

"Little by little we've lost ground. God has been taken out of everything,"

- Jaquie Sullivan

"If we trust in God, it is much more important to behave that way rather than to post a slogan on our wall."

- Sue Benham

The Bakersfield Californian

A1 Tuesday, July 30, 2002

'In God' motto unveiled

Bakersfield faiths come together to tout unity over issue that raises constitutional concerns for some.

By JAMES BURGER
Californian staff writer
e-mail: jburger@bakersfield.com

Forty-six years ago today, President Dwight D. Eisenhower signed legislation that made the words "In God We Trust" this nation's motto.

Today, Councilwoman Jacquie Sullivan will complete her quest to put the words up at Bakersfield City Hall.

A ceremony in the council chambers will formally dedicate the words that were mounted last week above the city seal behind the council dais.

Other historical and patriotic displays, including quotes from city founder Col. Thomas Baker and President John F. Kennedy, also will be dedicated.

There will be patriotic songs and speeches.

And representatives of the city's Islamic, Buddhist, Sikh, Hindu, Jewish, American Indian, Catholic and Protestant faiths will pray over the words "In God We Trust."

Bringing faiths together to offer words and worship in support of the motto was a major priority for Mike Miller, president of the historical documents committee, who was selected to design the displays.

Sullivan told him she wanted the motto to have support from all sections of the community.

So he started making calls.

"It was advertised as a unity deal and I've tried my best to make it that," he said. "Love your neighbor is the verse in the Bible that is the most quoted and the least observed."

Sullivan, a devout Christian, began the battle to mount the motto earlier this year, saying she wanted to return what she called the nation's early commitment to Christian ideals.

She also said she was not trying to exclude people of other faiths, or no faith, from city government.

But her idea sparked controversy in Bakersfield – with many falling on one side of the issue or the other.

Some Christians and Jews opposed the motto because they felt it sullied God's good name.

Miller was one of those.

"I thought it was a little bit degrading to put God's name outside the building," he said. "I think it was very divisive."

Others, from many religions, supported the idea, saying it reaffirmed the commitment they believe government should have to serving godly ideals.

Some said putting the motto up at City Hall would divide the community and violate the constitutional principle of separation of church and state.

That was the stand taken by Councilwoman Sue Benham, the only member of the seven-person City Council who voted against mounting the motto.

Mayor Harvey Hall, who campaigned for mayor under the motto "Unity in the Community," opposed the motto because he felt it would hurt that unity.

Watching the documents committee work and seeing all faiths included in the process of mounting the motto has softened his fears, Hall said.

Miller said he got involved in the committee because he believes in the democratic process – even if the vote goes against him.

And he is proud of the unity of faith that has been encouraged by the process.

"I think it couldn't be better," he said.

But some Bakersfield residents shake their heads at what they call the "moral propaganda" of the motto.

"It's just a step backwards. I hope we can eventually reach the reality of separation of church and state," said Bakersfield resident Shane Dixon.

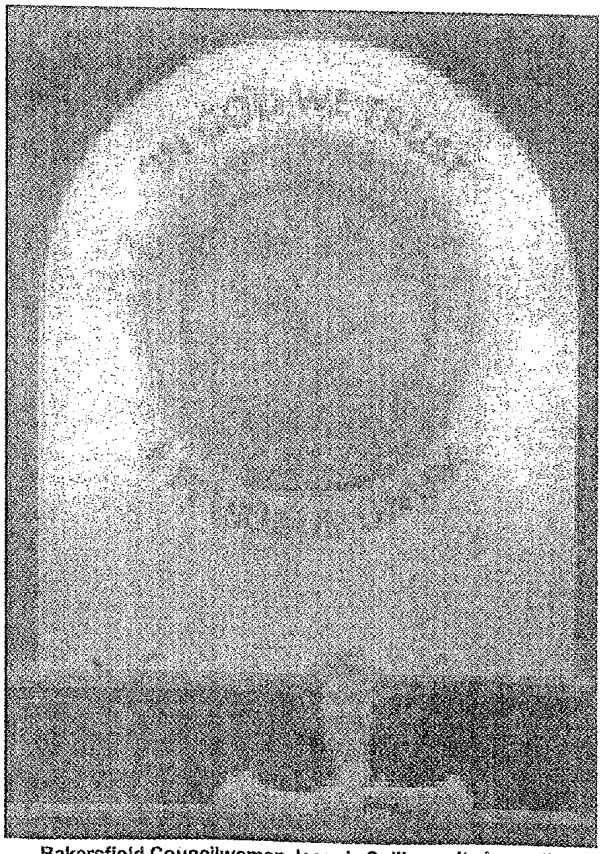
"But since (In God We Trust) is still on our money, we have a long way to go.

Opposition to the motto hasn't stopped Sullivan.

She got her first look at the mounted motto Monday and was pleased with the look. But tonight's 7 p.m. dedication ceremony at City Hall on Truxtun Avenue won't be her last contribution to the national fight to get God back in government.

She plans to send newspaper stories about tonight's dedication to the city clerk of every city in California – asking that it be distributed to each city's mayor and council members.

"I want to just plant the seed for them to hopefully do the same thing – to see if it would be possible in their city," Sullivan said. "I want everyone to know that not only is it possible, but we've done it.



Bakersfield Councilwoman Jacquie Sullivan sits beneath the "In God We Trust" motto inside the City Council chambers.

The Bakersfield Californian

B1 Wednesday, July 31, 2002

'God' gets warm reception at Bakersfield City Hall

By JAMES BURGER
Californian staff writer
e-mail: jburger@bakersfield.com

The Bakersfield City Council chambers echoed with the word "god" more often over two hours Tuesday night than it has for perhaps the last decade.

The word now crowns the city seal that presides over the room – part of the national motto "In God We Trust."

That motto, a wall of historic documents, a children's art exhibit and a liberty garden were dedicated Tuesday during a City Hall ceremony packed with patriotic fervor.

But speeches and prayers from representatives of Bakersfield's diverse religious communities comprised the real heart of the ceremony.

Muslims, Jews, Catholics, Sikhs, Hindus, African Methodist and television news anchors all invoked the individual "God" they worship during dedication of the motto.

"The 'under God' is what we believe in as a nation," said audience member Arti Dunham. "It's for all the people, that's why it was a beautiful thing to see all the faiths there."

Catholic Monsignor Michael Braun declared that the word "god" is neutral and should be defined by every individual.

Emad Meerza, representing Bakersfield's Muslim community, said it is the responsibility of people of faith to keep government just.

"Freedom is in direct conflict with virtue," he said. "But it also gives us the opportunity to instill virtue in our government."

Stan Simrin offered the crowd a dose of wisdom from the Jewish faith.

"Pray as if everything depended on God," he said. "Act as if everything depends on yourself."

Tuesday night's ceremony was the culmination of months of work on the part of Councilwoman Jacquie Sullivan and a committee of community members who designed the new displays.

Sullivan pushed for the motto to be placed somewhere within city hall. All but one of her fellow council members supported the idea with their vote.

And the community committee designed and funded the project.

Master of ceremonies Don Clark, a news anchor with KBAK-TV, Channel 17, acknowledged the controversy and divisiveness the proposal brought to Bakersfield.

"There are many whose love of God surpasses our own that don't celebrate what we do here tonight," he said.

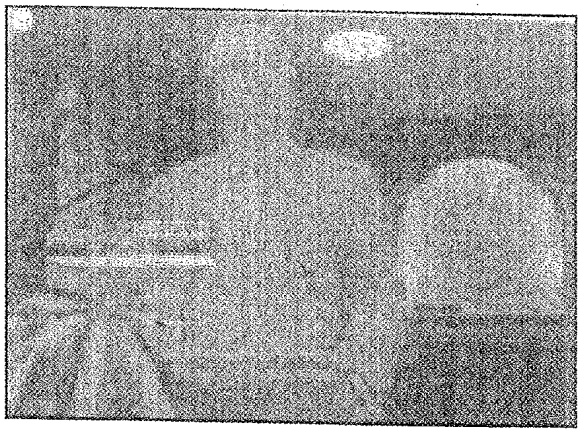
But he said it is that kind of individuality that reflects the greatness of the United States.

"Being an American has always been about debating among ourselves who we are and then declaring it, without shame, to the world," Clark said.

Sullivan, when she spoke received a standing ovation from the hundreds of attendees who packed the council chambers and overflowed into the lobby.

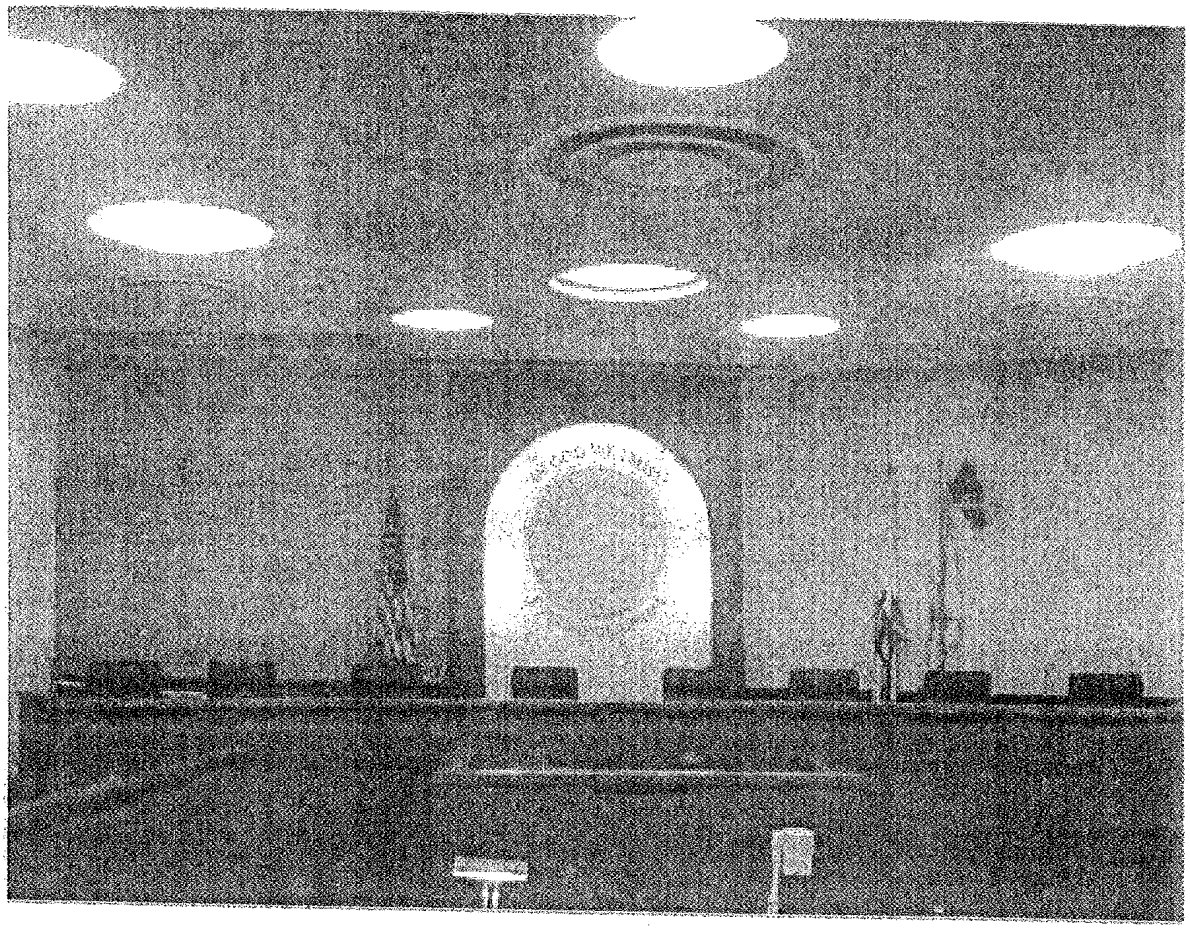
She thanked the crowd, and her fellow council members, for supporting "In God We Trust."

"We are admitting that there is a higher authority than ourselves," she said. "I'm very proud of our city government and this project."



With city seal in background, Bakersfield Mayor Harvey Hall addresses the overflow crowd at City Hall Tuesday evening.

City Council Chambers
Bakersfield, California
Approved February 20, 2002



The Bakersfield Californian

Friday, May 3, 2002

Wasco erects 'In God We Trust' plaque

By ANGELA POYNTER
Californian correspondent

WASCO — The city of Wasco unveiled a previously approved plaque of the national motto Thursday in celebration of National Prayer Day.

"In God We Trust" will now permanently grace the entrance of the City Council chambers at Wasco City Hall, along with copies of six other local and federal government documents, each of which will be hung on the east and west walls of the room.

Councilman Paul Neufeld originally proposed the motto — unanimously approved by the council on March 19 — and said he did so after being inspired by the favorable decision of the Bakersfield City Council and the efforts of his friend, Bakersfield Councilwoman Jacquie Sullivan.

Both Neufeld and Sullivan were on hand for the unveiling, as were approximately 40 of Wasco's residents, clergy and city officials.

Neufeld joked he couldn't pass up the opportunity to give Sullivan some "ribbing" about Wasco beating Bakersfield to the punch and getting the plaque up first.

"They (Bakersfield City Council) are shooting for July 4," said Neufeld, "so I kidded Jacquie that they might have got theirs approved first, but we got ours up first."

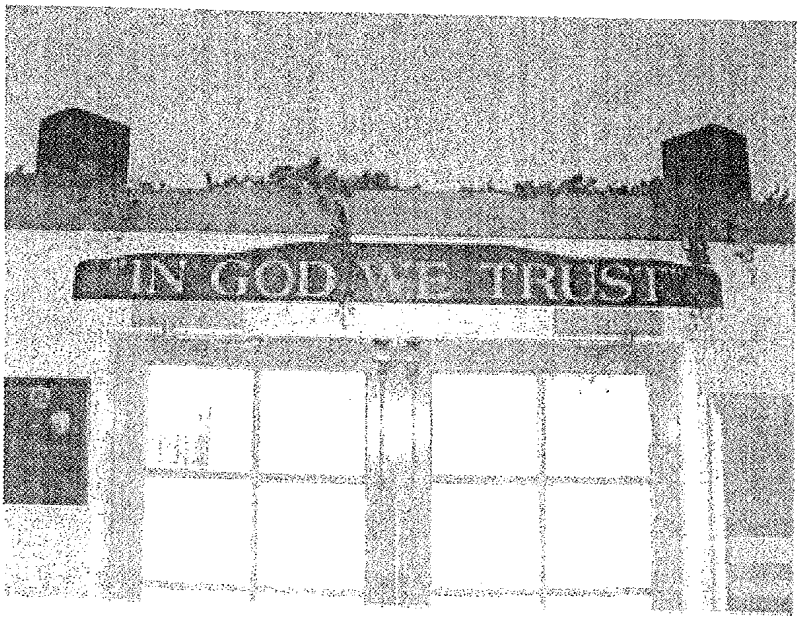
Sullivan said the plaque was beautiful.

"Many of us feel very strongly about our history and recognizing God's power and guidance for the leaders of our country," Sullivan said.

Sullivan said she is checking to see if any other California cities have also voted to display the national motto.

A hand-holding circle prayer session immediately followed the motto unveiling, which Neufeld said was directed toward Wasco's civic leaders.

City Council Chambers
Wasco, California
Approved April 16, 2002



City Council Chambers
Delano, California
Approved July 15, 2002

The Bakersfield Californian

Wednesday, July 17, 2002

Delano Approves Plaque

City to join Bakersfield, Wasco in displaying sign stating "In God We Trust."

By ANGELA POYNTER
Californian correspondent

DELANO — The city of Delano has joined Bakersfield and Wasco in a decision to display "In God We Trust" on a plaque that will be hung inside City Hall.

Although no official vote on displaying the plaque has been taken yet, city officials say there is definitely a green light on the project.

After an initial request by Councilman Pedro Rios, the Delano City Council verbally approved the concept of displaying the motto on June 17. The council directed that a committee research the project details and bring recommendations to the council for a final vote.

Rios and Councilman Gilbert R Flores volunteered to head the research committee and are investigating design concepts and locations for the motto, as well as for several other patriotic documents they plan to frame and display alongside the motto plaque.

A "Freedom Wall," which may highlight the foyer of Delano City Hall, is one idea under discussion, Rios said.

At Monday's Delano council meeting, Rios initially asked the city to approve $800 for the project, but after a suggestion by Councilman Don Callahan, the council unanimously agreed that donations from local churches and the community might make the project more meaningful to residents.

Pastor Jerry Powell, secretary and treasurer for Delano's Gateway Ministerial Association, said he and his congregation at His Vineyard Church are more than happy to support the motto initiative.

Powell, who is helping Rios and Flores with research on the project, said he felt "In God We Trust" was an important part of the nation's heritage.

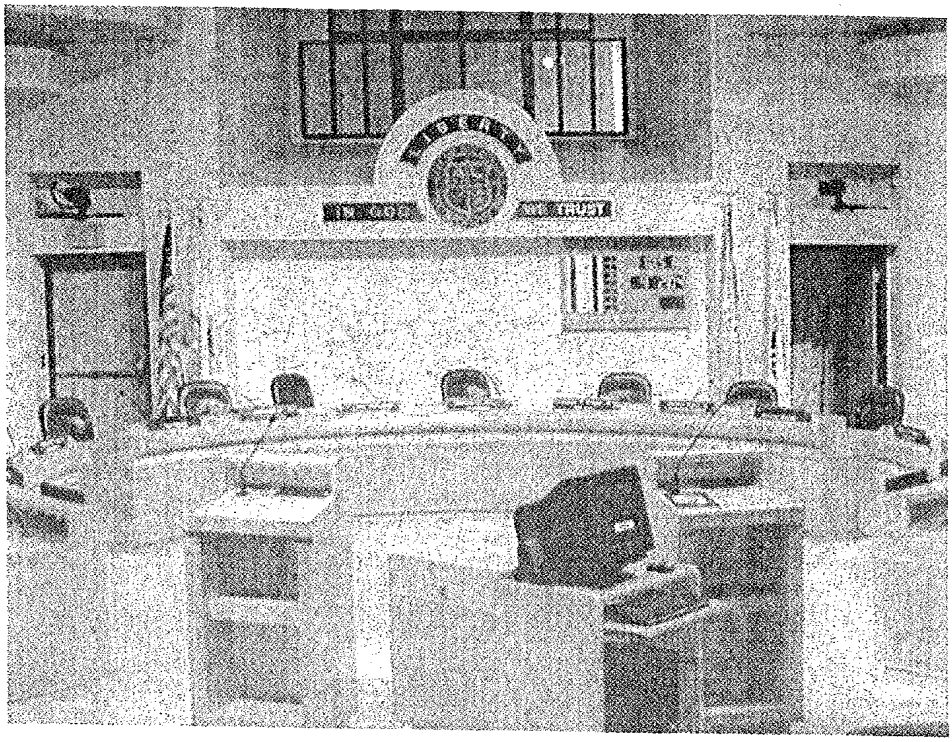
"We are not asking for an endorsement of religion," Powell said, "but an endorsement of our nation's heritage and patriotism."

Rios said he had discussed associated costs and design ideas for the motto with Wasco Councilman Paul Neufeld. Neufeld was responsible for initiating the national motto display for Wasco, which was approved March 19 and now hangs over the inside entrance of that city's council chambers.

In turn, Neufeld said he had been inspired to request the motto display by Bakersfield Councilwoman Jacquie Sullivan, who was the first to initiate what may be becoming the "In God We Trust" campaign in Kern County.

Sullivan has said in past interviews that she is doing further research on the national motto initiative in other cities across California and the nation.

City Council Chambers
Oceanside, California
Approved October 16, 2002



City Council Chambers
Ridgecrest, California
Approved April, 2005

Antelope Valley Press

A1 A4

Thursday, July 21, 2005

City to display 'In God We Trust' motto

MOTTO: Legal grounds exist for such displays

By ALLISON GATLIN
Valley Press Staff Writer

CALIFORNIA CITY — The national motto "In God We Trust" soon will grace the walls of California City's council chambers.

The City Council voted unanimously Tuesday night to prominently display the motto in city Hall "to emphasize the city's commitment to the values that made this nation great," as stated in the resolution adopted.

The city did not receive any negative public comments regarding the proposal, which was suggested at the previous council meeting on July 5, City Clerk Helen Dennis said. The measure was passed with little discussion and no public comment Tuesday.

The motto will be displayed on a plaque behind the dais where council members sit during meetings.

The motto display came about at the request of Bakersfield Councilwoman Jacquie Sullivan.

Sullivan has spearheaded an effort to display the motto in city halls throughout Kern County, and is taking her drive state and nationwide.

With decisions by California city and Shafter on Tuesday, all 11 incorporated cities in Kern County have decided to display the motto, she said.

Sullivan was inspired to promote displays of the motto in 2001, when she heard of a protest of a similar display on a public building on the East Coast.

"It just triggered a passion within me realizing there are those wanting to remove God from everything, and that is really changing the intent the early framers had for our country," she said.

Bakersfield was her first target; the City Council there voted 6-1 in favor of the display in February 2002.

Sullivan formalized her drive in 2004, incorporating the organization In God We Trust-America as a nonprofit dedicated to encouraging cities nationwide to prominently and permanently display the national motto in their city halls.

"Placing the national motto in city halls demonstrates cities are committed to the beliefs the nation was founded on," Sullivan said. "It declares this is what the United States of America is all about. We are one nation under God."

The movement seeks to "get back ground we've lost over 50 years," she said., returning to the nation's roots and countering "those working to remove God."

Early this year she began focusing on the cities within Kern County

"Now that we are 100% in Kern County, that is a strong statement this is a good thing and very doable," Sullivan said.

The measures to display the motto have met little or no resistance in each city, with near-unanimous support from the city councils, she said.

"I have had people say this is one of the most important things going on in our country right now," Sullivan said.

The phrase "In God We Trust" first appeared on US currency in 1864, and Congress passed a law making it the national motto in 1956.

Because the motto was approved by Congress, legal grounds exist for its display.

"This is entirely different than the Ten Commandments, for instance," she said.

The Bakersfield Californian

B1 Wednesday, August 31, 2005

In religious unity they celebrate

City councilwoman honors officials who support 'In God We Trust' motto at rally

By JAMES BURGER
Californian staff writer

Jacquie Sullivan believes that government needs to acknowledge religious faith.

The Bakersfield councilwoman is on a crusade to raise the motto "In God We Trust" at every city hall in the United States.

Since February 2002 she's gotten the motto into buildings in 13 cities – the city halls of all 11 Kern County cities and those in Oceanside and Tulare.

National advocates of the separation of church and state said her efforts are part of larger religious push to put faith back into government across the United States.

And that push often focuses on the national motto "In God We Trust" – for a good reason.

"Our organization doesn't support these kinds of efforts," said Roberty Boston of Americans United for Separation of Church and State. "But we acknowledge that the courts aren't likely to strike them down."

He said the motto is just generic enough in defining the word "God" to pass muster in the courts.

Still, he wondered if Sullivan's campaign was what taxpayers really want from a city's leader.

"There are probably better things for a council member to be doing with their time – certainly there are potholes to be filled," he said.

Tuesday night Sullivan threw a party at Bakersfield City Hall honoring council members in the 13 cities who put the motto up at city hall. The even had the feel of a prayer meting, complete with a patriotic musical tribute, red , white and blue cookies and prayers for the country and for the country's faith. She had to pay the city of Bakersfield to use the council chamber because she was using the city property as a private citizen.

Sullivan said the motto does not promote her personal Christian faith over other religions.

"Certainly we support religious freedom. We are a welcoming nation of many, but we do need to keep our traditions," she said.

And those traditions, from her perspective, are firmly Christian.

"We were founded as a Christian nation," she said.

Sullivan launched "In God We Trust America" last year as a nonprofit corporation dedicated to government display of the motto.

Under the auspices of the group she is currently trying to round up volunteers in every California county to promote the motto to cities there.

Her "In God We Trust" crusade has been controversial since it began.

Bakersfield City Council members voted to raise the motto "In God We Trust" above the city seal on the wall behind the council dais in 2002.

People said the effort was an attempt to promote Christianity over other religions. Others said it cheapened God's name to put it on a public building.

But many - including six of the seven council members - supported the effort.

Councilwoman Sue Benham voted against the motto, say she believed it was divisive to the community.

Paul Neufeld, a former council member in Wasco, helped get "In God We Trust" put up in that city.

"We started it soon after we heard about Jacquie's efforts. It sailed through fairly smoothly," he said.

Wasco voted to approve the motto after Bakersfield but, "we actually had ours mounted on the wall before they did," Neufeld said. "I like to kid Jacquie about that."

Neufeld said one person from Bakersfield showed up to protest the Wasco decision but, "basically we didn't pay any attention to him and went forward."

Shafter approved the motto on July 19 and City manager John Guinn said the decision held no controversy for the community.

"The motto is 'In God We Trust,' but it really means 'We Trust God,'" Buinn said. "Around here, generally folks live that way."

The Bakersfield Californian

Wednesday, August 31, 2005

'In God We Trust' should hold for all

Councilwoman's efforts to spread motto reflects sense of patriotism

By Marylee Shrider
Contributing Columnist

"Congress shall make no law respecting an establishment of religion or prohibiting the free exercise thereof." — The First Amendment

Of all the hot-button issues elected officials love to side-step those related to religion surely head the list.

Looks like City Councilwoman Jacquie Sullivan missed the list. Maybe her PR people forgot to shoot it to her. Maybe she's not concerned about lists.

In any case, Sullivan first jumped into the separation-of-church-and-state fray almost three years ago when she announced her drive to install the national motto "In God We Trust" in every city hall in America, starting with Bakersfield.

So far, she's convinced 13 cities — the 11 in Kern County, plus Oceanside and Tulare — to post the motto, earning equal shares of kudos and criticism along the way.

Sullivan's critics say her crusade forces her Christian religion on others and crosses a clear and absolute line between church and state.

Only problem is, the line isn't all that clear.

The U.S. Supreme Court's latest wobbly, weak-kneed decisions about when religious displays violate the First Amendment — sometimes they do, sometimes they don't — only further muddied the waters.

Fortunately for Sullivan, it's not about religion.

It's about faith. And tradition. And a history of dark days that compelled men and women to instinctively reach out for reassurance that their lives held meaning and purpose.

Such was the state of affairs in 1814, when, inspired by the sight of the American flag flying over Fort McHenry the morning after a relentless bombardment, Francis Scott Key penned "The Star Spangled Banner," the final stanza of which carries the earliest reference to a variation of our modern adage "...And this be our motto: 'In God is our trust.'"

We were a nation still healing from a bloody Civil War, when our motto first appeared on American currency — the 1864 two-cent piece. In 1956, at the height of the cold War, when Americans were building bomb shelters, Congress approved "In God We Trust" as America's national motto. It was signed into law by President Dwight Eisenhower on July 30 of that year.

On Sept. 11, 2001, terrorist attacks in New York City and Washington, D.C., left 3,030 people dead, 2,337 wounded. In the aftermath of those attacks, Americans flocked to churches, synagogues and mosques in search of hope and understanding. The victims of Hurricane Katrina will surely do the same in the weeks and months ahead.

A national survey by Newsweek, published in this week's issue, found the vast majority of Americans — 88 percent — think of themselves as either spiritual or religious.

That number, of course, includes a diverse array of beliefs and ideologies. Sullivan, a Christian, knows that. Her mission in promoting the motto, she says, is not one of exclusion, but one of patriotism. And it's bigger than any one religious denomination.

We Americans, by and large, value our historical traditions — I'm betting the motto even resinates with many who claim no religious affiliations. Sullivan is too. When times are tough, and the laws of man provide few answers, people instinctively turn to a higher authority. And no Constitutional misinterpretations by those who lapse into hysteria at the sight of symbols they dislike, is going to change that.

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CITY OF
VICTORVILLE

760-955-5000
FAX 760-245-7243
E-mail: vville@ci.victorville.ca.us
14343 Civic Drive
P.O. Box 5001
Victorville, CA 92393-5001

AGENDA ITEM

CITY COUNCIL MEETING OF: 7/18/06

SUBMITTED BY: Mayor Rothschild mar DATE: 7/10/06

SUBJECT: REQUEST TO CANCEL CITY COUNCIL'S SUBSCRIPTION TO THE *LOS ANGELES TIMES*

RECOMMENDATION: That the City Council cancel its subscription to the *Los Angeles Times.*

FISCAL IMPACT: None.
Budget Amount:
Budget Acct. No.:

--Finance Department Use Only--
Additional Appropriation:

_____No
_____Yes/$ Amt.:

Finance Director Review and Approval____

DISCUSSION: It is requested that the City Council authorize the cancellation of its subscription to the *Los Angeles Times* due to the type of slanted journalism that newspaper has chosen to engage in recently.

/cb

Written
#27
7-18-06

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CITY OF
VICTORVILLE

(760) 955-5227
FAX (760) 955-1098
E-mail: fire@ci.victorville.ca.us

16200 Desert Knoll Dr.
P.O. Box 5001
Victorville, CA 92393-5001

AGENDA ITEM

CITY COUNCIL MEETING OF: July 18, 2006

SUBMITTED BY: John Becker, Fire Chief DATE: July 10, 2006

SUBJECT: DEVELOPMENT FEE/CREDIT AGREEMENT FOR FIRE STATION WEST OF HWY 395

RECOMMENDATION: Staff Recommends Approval

FISCAL IMPACT:

Budget Amount: $_____

Budget Account No.: _____

--- Finance Dept. Use Only ---

Additional Appropriation:

o No
o Yes/$Amount: _____

Finance Director Review & Approval _____

DISCUSSION: As part of the plan to provide fire services west of 395, a station was planned out several years ago. With recent increases in construction occurring in this area, one of which is a massive specific plan named "The Crossings," the timetable for implementation was accelerated. As part of The Crossings approval process, they were required to assist in station development.

An Agreement has been reached, wherein The Crossings will dedicate approximately 2.5 acres for a fire station site and remote public works yard (or other needs) and advance the sum of one million dollars for station construction in exchange for future Development Impact Fee credits per the attached Agreement. Historically, the Department had to borrow funds for construction and repay those funds as D.I.F. generated more revenue. This Agreement will secure the land and partial construction funding in advance and decrease or eliminate the need to borrow funds when construction begins.

JB/ta
Attachment

Written
#28
7-18-06

DEVELOPMENT FEE CREDIT AGREEMENT
FIRE FACILITY FOR THE CROSSINGS
CITY OF VICTORVILLE

THIS AGREEMENT is entered into this _____ day of _____, 2006 (the "Effective Date") between Victor Crossings, Inc., a California corporation (hereinafter "Developer") and the CITY OF VICTORVILLE, a Municipal Corporation organized and existing under the laws of the State of California (hereinafter "City").

RECITALS

WHEREAS, Developer has a legal or equitable interest in certain real property generally located north of the logical extension of La Mesa Road south of Palmdale Road, east of and abutting the logical extension of Aster Road and west of and abutting the logical extension of Bellflower Road in Victorville, California, hereinafter referred to as "the Property".

WHEREAS, Developer has submitted and received from City various development approvals, and has additional such submittals to process, for a development approved for approximately 2,656 residential units in a master-planned community to be located upon the Property (the "Development"). The Development is under Specific Plan No. SP-004-02 and is known as "The Crossings";

WHEREAS, pursuant to the City of Victorville Fire Department determination that there not will not be enough fire protection facilities to provide adequate response to the residents of the Development, the Developer is required to do the following

- as mitigation measures per the CEQA Negative Declaration for the Specific Plan to "assist , to the City's satisfaction, in the construction, dedication, maintenance and operation of a fire station located west of Highway 395" and to "assist , to the City's satisfaction, in the construction, dedication, maintenance and operation of a satellite Public Works maintenance facility located west of Highway 395"

- by the Specific Plan, "prior to approval of the first tentative tract map, the Master Developer shall enter into an agreement with the City to provide 2.5 acres of land and assist in the funding of a Fire Station/Public Works Yard within or near the Specific Plan at a location approved by the City."

WHEREAS, by mutual consent of the City and the Developer, conveyance and provision of land by the Developer to the City, and funding in the form of

$1,000,000 in advance Fire Development Impact Fees are agreed by the City and the Developer to constitute fulfillment of the above-mentioned requirements;

WHEREAS, Developer agrees to convey and provide to the City land on which to construct the Fire Station and will contribute $1,000,000 toward the cost of the construction of the Fire Station, subject to receiving from the City a credit for $1,000,000 plus the value of the land as defined later in this agreement against future Fire Development Impact Fees otherwise due and payable to the City in conjunction with the issuance of building permits for the Development.

WHEREAS, construction of the Fire Station and the Development have been previously analyzed under the California Environmental Quality Act, Public Resources Code §§ 21000 *et seq.* ("CEQA"), and the adoption of this Agreement does not constitute a "project" under CEQA pursuant to Title 14 California Code of Regulations.§ 15378(b)(4).

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES CONTAINED HEREIN, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED BY EACH OF THE PARTIES HERETO, THE PARTIES HERETO AGREE AS FOLLOWS:

1. Recitals. The Recitals set forth above are hereby incorporated into this Agreement by this reference, as though fully set forth herein. This Agreement relates only to the requirements outlined in Recital 3 above, and not to any other obligation or Condition of Approval for the Development which Developer may either now, or in the future, be required to satisfy.

2. Term. This Agreement shall expire upon (a) satisfaction of the obligations set forth in Sections 3 and 4 of this Agreement or (b) ten (10) years of the date of execution of this Agreement, whichever occurs first, unless extended by the mutual written agreement of the parties hereto; provided, however, that the entire Fee Credit has been used. If the entire Fee Credit has not been used within the ten (10) year period, this Agreement will automatically extend and continue in full force and effect until the entire Fee Credit has been used.

3. Developer's Obligations. Prior to the City's approval of the first Final Tract Map (that subdivides property into the ultimate residential buildling lots), Developer shall perform the following:

a. Land Transfer. Developer shall convey at least 2.5 net acres of land to the City located at the northeast corner of, and adjacent to, La Mesa and Lilac Roads in Victorville, California (the "Fire Station Parcel"). This 2.5 acre acre parcel is contained within the parcel known as APN # 3133-141-06.

b. Monetary Assistance. Developer shall contribute monetary assistance toward the construction of the Fire Station in an amount equal to One Million Dollars ($1,000,000). Such payment shall be in one lump sum, which will be due one year from the effective date of this agreement.

4. City's Obligations. The City shall undertake the following:

a. Design and Construction of Fire Station. City shall be responsible for the design and construction of the Fire Station. Such construction shall commence at a time deemed appropriate by the City. With the exception of the costs required of the Developer pursuant to this Agreement, the City shall bear all costs resulting from the design and construction of the Fire Station.

b. Fee Credit. At such time as Development Impact Fees are due and payable by the Developer, or its successors in interest in the Property, and upon completion of all other Developer obligations set forth in this Agreement, the City shall provide the Developer, or successor in interest in the Property, with a credit equal to the then applicable Developer Impact Fee amount for each residential unit constructed within the Development or upon the Surrounding Properties. The total credit shall not exceed $1,000,000 plus the value of the Fire Station Parcel. The value of the Fire Station Parcel shall be determined by an appraisal conducted within sixty (60) days before the date that the Fire Station Parcel is conveyed by Developer to the City. The appraisal shall be from an appraiser mutually agreeable to the City and the Developer. The Developer shall pay for the appraisal. The cost of the appraisal and other reasonable costs associated with the transfer of the parcel of land shall be included in the credit allowed for the cost of the Fire Station Parcel. After exhaustion of the Fee Credit, the Developer, or successor in interest to the Property, shall no longer receive credits towards Developer Impact Fees that may be generated. The Developer shall have the right to determine how the Fee Credit applies to various individual parcels within the Development. The Developer shall inform the City of how the Fee Credit should be applied to the various parcels within the Development. The City shall apply the Fee Credits as requested by the Developer.

5. Termination. This Agreement may be terminated by either party for material breach hereof, provided that the party electing to terminate this Agreement gives written notice of such termination to the other party and a reasonable opportunity to cure such breach consistent with Section 15 below. A termination of this Agreement for an uncured breach under this Section shall become effective on the thirtieth (30th) business day following actual receipt of said notice by the party to who said notice was sent.

7. No Association Between City and Developer. City and Developer in no way intend for this Agreement to give rise to or create any relationship of partnership, joint venture, or any other form of association of any kind or nature between City and Developer.

8. Indemnification. Developer and City agree to indemnify, defend and hold harmless each other from and against any and all claims, actions and/or suits for injuries (including death) and/or damages of any kind arising or resulting from, or caused by, Developer or City or their directors, officers, employees, agents, assignees, successors, consultants or contractors in connection with construction of the Fire Station.

9. Notices. All notices given hereunder shall be in writing. Notices shall be presented in person or by certified or registered United States Mail, return receipt requested, postage prepaid or by overnight delivery by a nationally recognized delivery service to the addresses set forth below. Notice presented by United States Mail shall be deemed effective on the third business day following the deposit of such Notice with the United States Postal Service. This Section shall not prevent the parties hereto from giving notice by personal service or telephonically verified fax transmission, which shall be deemed effective upon actual receipt of such personal service or telephonic verification. Either party may change their address for receipt of written notice by notifying the other party in writing of a new address for delivering notice to such party.

To City:	Sean McGlade, City Engineer City of Victorville 14343 Civic Drive Victorville, CA 92392
To Developer:	Victor Crossings, Inc. 15367A Tamarack Drive Victorville, CA 92392
With a copy to:	I. Scott Bogatz, Esq. Focus Property Group 3455 Cliff Shadows Parkway Las Vegas, NV 89129

10. Conflicts of Interest. Developer, including any entities affiliated with Developer in relation to the Development, hereby agrees not to hire or otherwise employ any employee of the City of Victorville Fire Department during: (a) the term of this Agreement and (b) the one year period following the completion or termination of this Agreement, unless the prior written consent of City to such employment is obtained.

11. Entire Agreement. This Agreement contains the entire agreement between City and Developer with respect to the subject matter hereof and supersedes all prior understandings, if any, with respect thereto. This Agreement may not be modified, changed, supplemented or terminated, nor may any obligations hereunder be waived, except by written instrument signed by each party or by its agent duly authorized in writing or as otherwise expressly permitted herein. City and Developer do not intend to confer any benefit hereunder on any person, firm, corporation or entity, other than City and Developer and their successors and assigns.

12. Counterparts. This Agreement and any amendment or modification hereto may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

13. Governing Law and Venue. This Agreement shall be governed by, interpreted under, construed and enforced in accordance with, the laws of the State of California. This Agreement is made and entered into in the County of San Bernardino, State of California, and any legal actions or proceedings arising from or related to this Agreement shall be brought in the County of San Bernardino, State of California.

14. Captions and Headings. The headings and captions of the various sections and paragraphs of this Agreement have been inserted only for the purpose of convenience and are not a part of this Agreement and shall not be deemed in any manner to modify, explain, expand or restrict any of the provisions of this Agreement.

15. Ambiguities. This Agreement is in all respects intended by each party hereto to be deemed and construed to have been jointly prepared by the parties and the parties hereby expressly agree that any uncertainty or ambiguity existing herein shall not be interpreted against either of them. Except as expressly limited by this paragraph, all of the applicable rules of interpretation of contract shall govern the interpretation of any uncertainty or ambiguity of this Agreement.

16. Default.

a. A party shall be deemed to have "breached" this Agreement or shall be deemed to be in "default" under this Agreement for the failure or delay by such party to this Agreement to perform any material term or provision of this Agreement after (i) written notice of such default is provided to the defaulting party (the "Default Notice"), and (ii) if the party has not commenced to cure, correct or remedy the default after the expiration of thirty (30) calendar days from receipt of such Default Notice. A party shall not be deemed to be in default or breach under this Agreement if the party commences to cure, correct or remedy

the alleged default, within thirty (30) calendar days after receipt of the Default Notice, and shall diligently complete such cure, correction or remedy thereafter.

b. The party which may claim that a default has occurred shall give the Default Notice to the party in default, specifying the alleged default. Delay in giving such Default Notice shall not constitute a waiver of any default nor shall it change the time of default; provided, however, the injured party shall have no right to exercise any remedy for a default hereunder without delivering the written Default Notice as specified herein.

c. Any failure or delay by a party in asserting any of its rights and remedies as to any default shall not operate as a waiver of any default or of any rights or remedies associated with a default. The exercise by a party of one or more rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other party.

d. In the event that a party is deemed in default under this Agreement, the injured party shall be entitled to seek any appropriate remedy or damages by initiating legal proceedings.

17. Cumulative Remedies. In the event of a breach or default of this Agreement, the non-breaching party shall be entitled to all remedies available pursuant to the terms of this Agreement, at law and in equity, including, but not limited to, specific performance of this Agreement, and all such remedies are cumulative in nature and may be asserted by such party in the alternative and the assertion of a remedy by a party shall not be deemed an exclusive election of remedies or waiver of any other rights conferred on that party by the terms of this Agreement.

18. Severability. Every provision of this Agreement is intended to be severable. If any provision of this Agreement or the application of any provision hereof to any party or circumstance is declared to be illegal, invalid or unenforceable for any reason whatsoever by a court of competent jurisdiction, such invalidity shall not affect the other terms and provisions hereof, provided that the meaning or intent of other terms and provisions is not altered by such invalidity, or the application of the provision in question to any other party or circumstance, all of which shall continue in full force and effect.

19. Waivers. No waiver of any breach of any agreement, provision or failure of a condition herein contained shall be deemed a waiver of any preceding or succeeding breach or failure thereof, or of any other agreement, provision or condition contained herein, nor an extension of time for performance of any other obligation or act.

20. Assignment. This Agreement shall not be assignable by either party without the prior written consent of the other party which consent shall not be unreasonably withheld. Except that, as discussed above, the Developer may assign the application of the Fee Credit to the various parcels in the Development.

21. Review by Attorneys. Each party hereto has had its attorneys review this Agreement and all related documents. Each party hereto has consulted with its attorneys and has negotiated the terms of this Agreement based on such consultation.

22. Representations of Persons Executing Agreement. The persons executing this Agreement warrant that they are duly authorized to execute this Agreement on behalf of and bind the parties each purports to represent.

23. Effectiveness of Agreement. This Agreement shall not be binding upon City or the Developer until signed by an authorized representative of Developer, approved by the City Council, approved as to form by the City Attorney and executed by the Mayor of the City of Victorville.

24. Successors, Heirs and Assigns. Except as otherwise expressly provided herein, this Agreement shall be binding upon the successors, endorsees, assigns, heirs, and personal representatives of each of the parties to this Agreement and, likewise, shall inure to the benefit of the successors, endorsees, assigns, heirs, and personal representatives of each of the parties.

25. Gender. In this Agreement, unless the context clearly requires otherwise, the masculine, feminine and neuter genders, and the singular and the plural shall include one another.

26. Attorney's Fees. If an action (including a reference) is commenced to enforce or interpret any provision of this Agreement, or for damages alleged to have resulted from a breach of this Agreement, the prevailing party, as determined by the referee and/or the court, shall be entitled to recover from the other party, reasonable attorneys' fees and expenses incurred in the action as the court may award, including, expert witness fees, photocopying and telephone charges, deposition costs, travel expenses and investigation expenses. In addition, the prevailing party shall be entitled to its reasonable attorneys' fees and expenses incurred in any post-judgment proceeding to collect or enforce a judgment. This provision shall survive the merger of this Agreement into any judgment based on this Agreement.

27. Further Assurances. Each party shall execute and deliver to the other party all such other further instruments and documents that may be reasonably necessary to carrying out this Agreement in order to provide and

secure to the other party the full and complete enjoyment of its rights and privileges hereunder. Each party shall further cooperate with the other in connection with any obligation required to be performed under this Agreement.

IN WITNESS THEREOF, this Agreement has been executed by the parties on the day and year first above written:

DEVELOPER

Victor Crossings, Inc.

By: _____
John A. Ritter, President

CITY OF VICTORVILLE

_____ _____
MAYOR CITY MANAGER

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM AND CONTENT:

_____
CITY ATTORNEY

EXHIBIT "A"

LEGAL DESCRIPTION

THE WESTERLY 2.5 ACRES OF THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 2250, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS FILED IN BOOK 19 OF PARCEL MAPS AT PAGE 44, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 OF SAID PARCEL MAP NO. 2250,

EXCEPTING THE SOUTHERLY 50.00 FEET OF SAID PARCEL 1;

THE WESTERLY 30.00 FEET OF SAID PARCEL 1;

AND THAT PORTION LYING SOUTHWESTERLY OF A CURVE HAVING A RADIUS OF 30.00 FEET, CONCAVE NORTHEASTERLY, BEING TANGENT TO A LINE 30.00 FEET EASTERLY AND PARALLEL WITH THE WESTERLY LINE OF SAID PARCEL 1 AND TANGENT TO A LINE 50.00 FEET NORTHERLY AND PARALLEL WITH THE SOUTHERLY LINE OF SAID PARCEL 1

PARCEL "A"

THE WESTERLY 2.5 ACRES OF THE HEREINABOVE DESCRIBED PARCEL.

THE EASTERLY LINE OF PARCEL "A" BEING PARALLEL WITH THE WESTERLY LINE OF SAID PARCEL 1.

THE INTENT OF THIS DESCRIPTION IS TO DESCRIBE A 2.5 ACRE PARCEL NET.

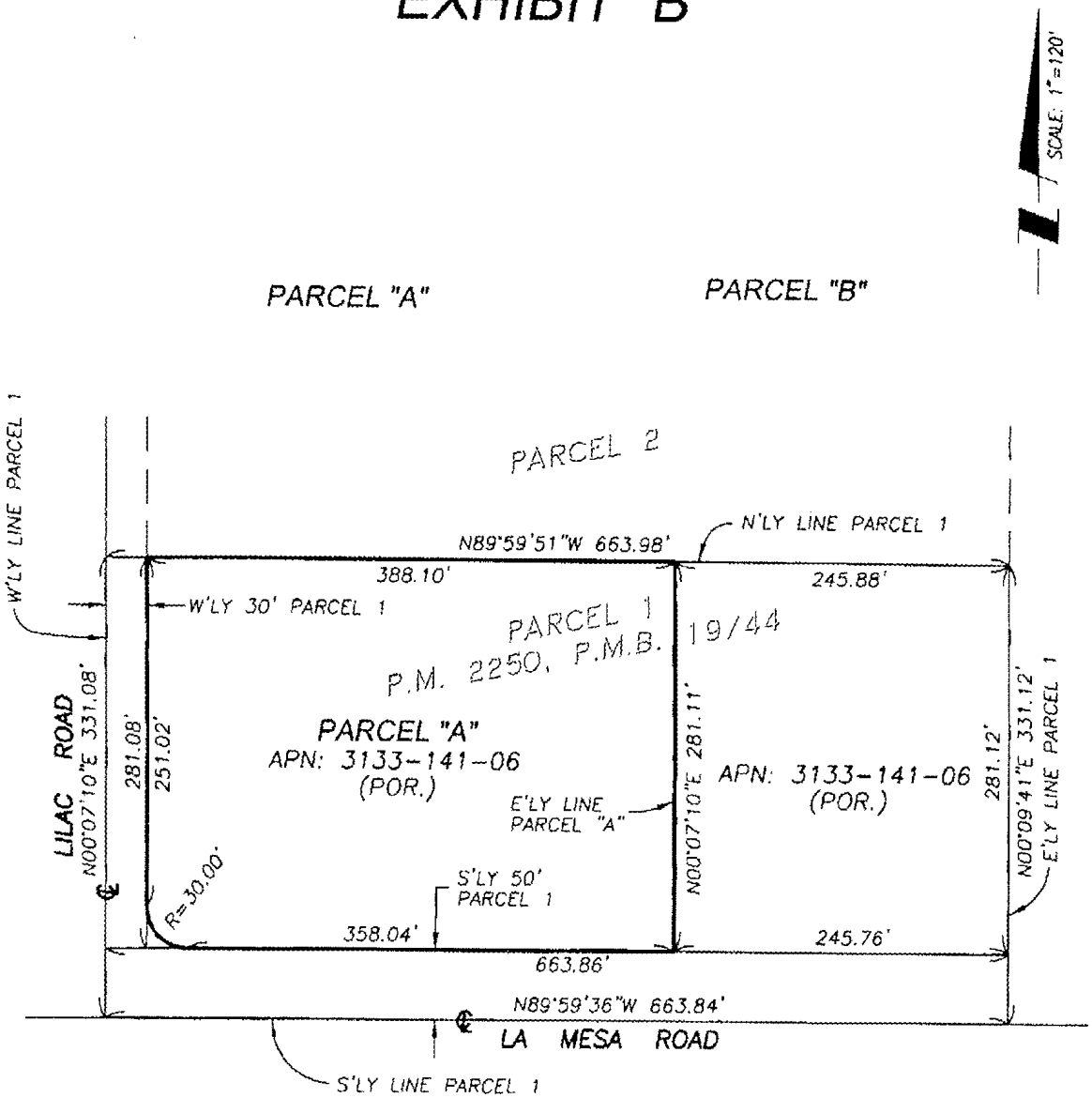
THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION.

BY: _____

DATE: 5/18/06 L.S. 7646

PROFESSIONAL LAND SURVEYOR
WAYNE C. JOHNSON
PLS 7646
Exp 12/31/06
STATE OF CALIFORNIA

EXHIBIT "B"



NOTE:

ALL DATA IS RECORD PER P.M. 2250, P.M.B. 19/44

CROSSINGS FIRE STATION
VICTORVILLE, CALIFORNIA

Stantec

STANTEC CONSULTING INC.
3105 EAST GUASTI ROAD
SUITE 100
ONTARIO, CA 91761
909 390 8880

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CITY OF
VICTORVILLE

760-955-5000
FAX 760-245-7243
email: vville@ci.victorville.ca.us
14343 Civic Drive
P.O. Box 5001
Victorville, California 92393-5001

AGENDA ITEM

CITY COUNCIL MEETING OF; JULY 18, 2006

SUBMITTED BY: Carolee Bates
City Clerk

DATE: 7-11-06

SUBJECT: PRESENTATION OF REPORTS BY COUNCIL MEMBERS

RECOMMENDATIONS: N/A

FISCAL IMPACT: N/A

Budget Amount:
Budget Account No.:

DISCUSSION: In the event Councilmembers have matters on which they wish to report, or desire direction from Council, those matters may be discussed at this time.

--Finance Dept. Use Only—
Additional Appropriation:

_____No
_____Yes/$Amount

Finance Director Review and
Approval_____

CB/dl

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