

Justification for Proposal and Preliminary Environmental Description Form

INTRODUCTION: The questions on this form and its supplements are designed to obtain enough data about the proposed project site to allow the Commission, its staff and others to adequately assess the project. By taking the time to fully respond to the questions on the forms, you can reduce the processing time for your project. You may also include any additional information which you believe is pertinent. Use additional sheets where necessary, or attach any relevant documents.

GENERAL INFORMATION

1. NAME OF PROPOSAL: Town of Yucca Valley Sphere of Influence Amendment

2. NAME OF APPLICANT: Town of Yucca Valley
MAILING ADDRESS: 57090 Twentynine Palms Highway
Yucca Valley, CA 92284
PHONE: (760) 369-7207
FAX: (760) 369-0626
E-MAIL ADDRESS: townmanager@yucca-valley.org

3. GENERAL LOCATION OF PROPOSAL: The proposed sphere of influence area contains land adjacent to and north of the Town of Yucca Valley and land adjacent to and west of the Town of Yucca Valley.

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

5. Indicate the reasons that the proposed action has been requested.

The Town of Yucca Valley requests this sphere of influence amendment to: 1) better define the Town of Yucca Valley community; 2) provide a mechanism to better manage the pace and quality of development taking place in the community, and; 3) encourage well planned development by providing a level of certainty as to the provision of municipal services in the future.

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

LAND USE AND DEVELOPMENT POTENTIAL

1. Total land area (defined in acres): 14,348 acres
2. Current dwelling units in area: 1,148 estimated total dwelling units (occupied and vacant)
3. Approximate current population in area: 2,982 people
4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):

Yucca Valley's general plan does not currently plan for the proposed sphere area. The Town proposes to adopt the County's current general plan designations for the sphere area, as-is.

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

Zoning Classification		Acres	Portion of Total
RC	Resource conservation	1,345	9.4%
CN	Neighborhood commercial	23	0.2%
IN	Institutional	10	0.1%
RL	Rural living	6,058	42.2%
RL-10	Rural living	353	2.5%
RL-5	Rural living	5,500	38.3%
RS-1	Single residential	162	1.1%
RS-14M	Single residential	897	6.3%
TOTAL		14,348	100%

5. Describe any special land use concerns expressed in the above plans.

The Homestead Valley Community Plan, which covers the northern sphere of influence area, identifies the following land use concerns:

- Protect and preserve the rural character of the community by maintaining primarily low-density residential development and commercial development that serves the needs of local residents.

- Acknowledge the service and infrastructure capacity and limitations of the area, particularly roads and water to serve future development.
- Provide for centralized commercial areas that will create a local gathering place, will serve the commercial needs of the local population, and that are designed with the rural character of the community in mind.

6. Indicate the existing land use.

The proposed sphere of influence area primarily consists of residential and undeveloped open space land uses. Other notable land uses include: San Bernardino County Fire District's station #122, and Morongo Valley Unified School District's Yucca Mesa Elementary School.

What is the proposed land use?

The Town intends to continue the existing land use patterns in the sphere of influence area. The Town further intends to implement the San Bernardino County General Plan for future land use and development.

7. For a city annexation, State law requires pre-zoning of the territory proposed for annexation. Provide a response to the following:

- a. Has pre-zoning been completed? YES ___ NO ___
- b. If the response to "a" is NO, is the area in the process of pre-zoning?
YES ___ NO ___

Identify below the pre-zoning classification, title, and densities permitted. If the pre-zoning process is underway, identify the timing for completion of the process.

Not Applicable. The application is for a Sphere of Influence increase only, not for annexation.

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

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

9. If a Williamson Act Contract(s) exists within the area proposed for annexation to a City, please provide a copy of the original contract, the notice of non-renewal (if appropriate) and any protest to the contract filed with the County by the City. Please provide an outline of the City's anticipated actions with regard to this contract.

Not Applicable

10. Will the proposal require public services from any agency or district which is currently operating at or near capacity (including sewer, water, police, fire, or schools)? YES ___ NO X If YES, please explain.

ENVIRONMENTAL INFORMATION

1. Provide general description of topography.

The proposed sphere of influence area is in the high desert area of San Bernardino County. The proposed sphere area contains primarily level mesa land area, with some hills and cliff areas.

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

Residential	<u>16.0 %</u>	Agricultural	_____
Commercial	<u>0.3 %</u>	Vacant/Open Space	<u>83.7 %</u>
Industrial	_____	Other	_____

3. Describe the surrounding land uses:

NORTH	<u>Residential, open space, undeveloped</u>
EAST	<u>Residential, open space, undeveloped</u>
SOUTH	<u>Residential, open space, undeveloped</u>
WEST	<u>Residential, open space, undeveloped</u>

- 4. Describe site alterations that will be produced by improvement projects associated with this proposed action (installation of water facilities, sewer facilities, grading, flow channelization, etc.).

The proposed action—amendment of the sphere of influence area—will not directly produce improvement projects.

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

Not applicable.

- 6. Is this project a part of a larger project or series of projects? YES ___ NO X If YES, please explain.

NOTICES

Please provide the names and addresses of persons who are to be furnished mailed notice of the hearing(s) and receive copies of the agenda and staff report.

NAME Frank Luckino, Mayor TELEPHONE NO. (760) 369-7207

ADDRESS: Town of Yucca Valley
57090 Twentynine Palms Highway • Yucca Valley, CA 92284

NAME Andrew J. Takata, Town Manager TELEPHONE NO. (760) 369-7207

ADDRESS: Town of Yucca Valley
57090 Twentynine Palms Highway • Yucca Valley, CA 92284

NAME Shane Stueckle, Deputy Town Manager TELEPHONE NO. (760) 369-6575

ADDRESS: Town of Yucca Valley
58928 Business Center Dr. • Yucca Valley, CA 92284

CERTIFICATION

I hereby certify that the statements furnished above and in the attached supplements and exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief. I understand that if this proposal is approved, the Commission will impose a condition requiring the applicant to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

DATE March 30, 2009



SIGNATURE OF APPLICANT

ANDREW J. TAKATA
PRINTED NAME OF APPLICANT

TOWN MANAGER
TITLE

PLEASE CHECK SUPPLEMENTAL FORMS ATTACHED:

- ANNEXATION, DETACHMENT, REORGANIZATION SUPPLEMENT
- SPHERE OF INFLUENCE CHANGE SUPPLEMENT
- CITY INCORPORATION SUPPLEMENT
- FORMATION OF A SPECIAL DISTRICT SUPPLEMENT
- ACTIVATION OF LATENT POWERS SUPPLEMENT