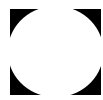


**PLAN FOR PROVISION OF MUNICIPAL SERVICES  
ANNEXATION 2018-001  
TO THE  
TOWN OF APPLE VALLEY**

**Prepared for:**

**Town of Apple Valley  
14955 Dale Evans Parkway  
Apple Valley, CA 92307**

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**February 2018**

# TOWN OF APPLE VALLEY

## Annexation 2018-001

### TABLE OF CONTENTS

	Page
<b>LIST OF TABLES</b>	2
<b>I. INTRODUCTION .....</b>	<b>3</b>
<b>II. COMMUNITY SETTING.....</b>	<b>5</b>
A. Annexation Area .....	5
B. Planning Area Context .....	9
C. Physical Characteristics.....	9
D. Population Estimates.....	9
<b>III. EXISTING AND PROPOSED SERVICES.....</b>	<b>10</b>
A. Administrative Services/General Government.....	10
B. Wastewater Treatment.....	11
C. Stormwater Improvements .....	14
D. Roadway Maintenance .....	15
E. Public Safety: Police and Emergency Preparedness .....	16
F. Fire Department .....	17
G. Parks and Recreation.....	17
H. Public Services and Facilities .....	18
<b>List of Exhibits</b>	
Exhibit 1 Regional Location Map.....	6
Exhibit 2 Vicinity Map .....	7
Exhibit 3 Annexation 2018-001 and Annexation 2008-001 Boundary Map .....	8
Exhibit 4 Existing and Proposed Sewers in the Annexation Vicinity .....	13
Exhibit 5 Existing Water Mains in the Annexation Area .....	20
<b>List of Tables</b>	
Table 1 Estimated Water Demand .....	19
Table 2 Estimated Solid Waste Generated at Build Out .....	22
Table 3 Estimated Electricity Usage at Build Out .....	23
Table 4 Estimated Natural Gas Usage at Build Out.....	24
Table 5 Estimated Student Generation at Build Out.....	25
<b>Appendices</b>	
Appendix A Assessor’s Parcel Numbers Within Annexation 2018-001 .....	29

## I. INTRODUCTION

The San Bernardino County Local Agency Formation Commission (LAFCO) requires the preparation of a Plan of Services (POS) to evaluate all proposed annexations. The POS describes existing services provided within the annexation area and identifies the jurisdiction or other agency that provides them. It also discusses services to be provided to the annexation area by the Town of Apple Valley and other applicable service providers upon annexation.

In 2008, a POS was prepared for Annexation No. 2008-001 to the Town of Apple Valley. The voters did not approve the annexation, and the annexation area was not incorporated into the Town. The POS contained herein evaluates a newly proposed annexation area that covers the western portion of the Annexation No. 2008-001 (see Exhibit 3). The proposed annexation area is within the Town of Apple Valley Sphere of Influence. It is northwest of the Town and adjacent to the U.S. Interstate-15 transportation corridor, both of which are areas where urban development is expected to occur and intensify in the future. Its southern and northern boundaries are contiguous to the Town corporate limits.

The purpose of this annexation application is to provide a means by which to accomplish comprehensive and orderly planning for future development, while ensuring the efficient and adequate provision of services to the site. The most efficient provision of municipal services and the extension of utilities, as well as the use of public facilities, would be by the Town. The Apple Valley General Plan provides for the extension of public facilities and utility services to the proposed annexation area.

The POS identifies the following:

- Public facilities and service providers that will be responsible for various facilities to serve the annexation area;
- Whether these services are currently available in the annexation area;
- Where applicable, extension of services has been considered, and costs that may be associated with the provision of service.

The annexation area will be provided services by the following providers:

- Liberty Utilities Apple Valley for domestic water
- Town of Apple Valley for sanitary sewer service
- Apple Valley Unified School District for public educational services
- San Bernardino County Newton T. Bass Apple Valley Library for public library services
- AVCO Disposal, a Burrtec Waste Industries company, for solid waste management

- Apple Valley Police Department/San Bernardino County Sheriff's Department for police protection
- Apple Valley Fire Protection District for primary fire services
- Town of Apple Valley for parks/recreation services and facilities
- Southern California Edison for electricity
- Southwest Gas Company for natural gas
- Frontier and Charter Spectrum for telephone and telecommunications
- St. Mary Medical Center for hospital services; American Medical Response (AMR) for ambulance services

Section III describes each of the services that will be provided by the respective service provider. Existing facilities available to serve the annexation area are discussed, and costs associated with extending services and facilities to serve the site are identified where possible.

## **II. COMMUNITY SETTING**

### **A. Annexation Area**

The Town of Apple Valley proposes the annexation of 1,304± acres of land currently under the jurisdiction of the County of San Bernardino. The proposed annexation area is in the northwest portion of the Town's Sphere of Influence and generally bounded on the north by Morro Road (extended), on the south by Johnson Road, on the west by U.S. Interstate-15 (I-15), and on the east by various parcels west of Stoddard Wells Road and Dale Evans Parkway. The location of the annexation area is shown on Exhibits 1 and 2. Exhibit 3 shows the boundaries of the currently proposed annexation compared to the previously proposed Annexation 2008-001.

The annexation area may be described as including: a portion of Sections 5, 6, 7, 8, and 18, Township 6 North, Range 3 West; and a portion of Section 13, Township 6 North, Range 4 West of the San Bernardino Base and Meridian. A list of Assessor's Parcel Numbers (APNs) in the annexation area is provided in Appendix A.

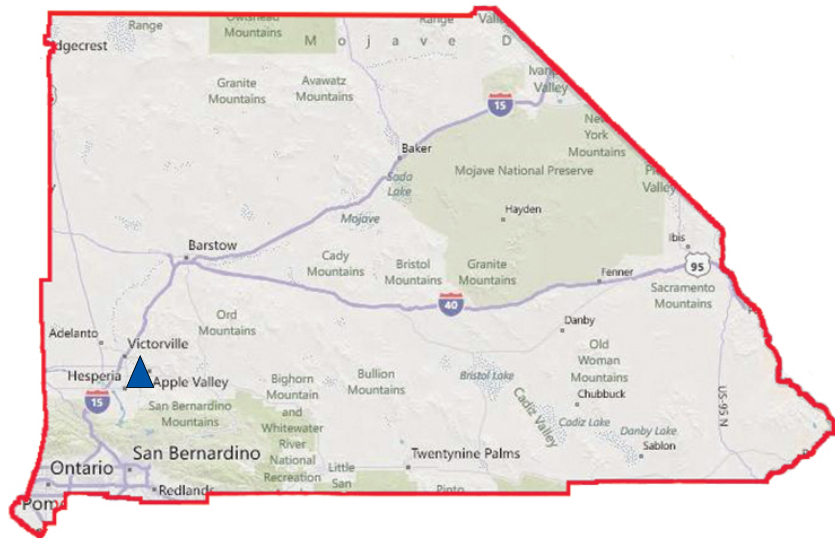
The entire annexation area consists of undeveloped desert land, with the exception of several paved and unpaved roads that traverse the area. As previously noted, the northern and southern boundaries of the annexation area are adjacent to the Town's boundaries. Land to the immediate east is sparsely developed with scattered residential units. I-15 forms the annexation area's western boundary and separates it from vacant land to the west.

# CALIFORNIA

PACIFIC OCEAN

MEXICO

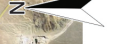
# SAN BERNARDINO COUNTY



01.22.18



01-22-18



**PROJECT  
SITE**

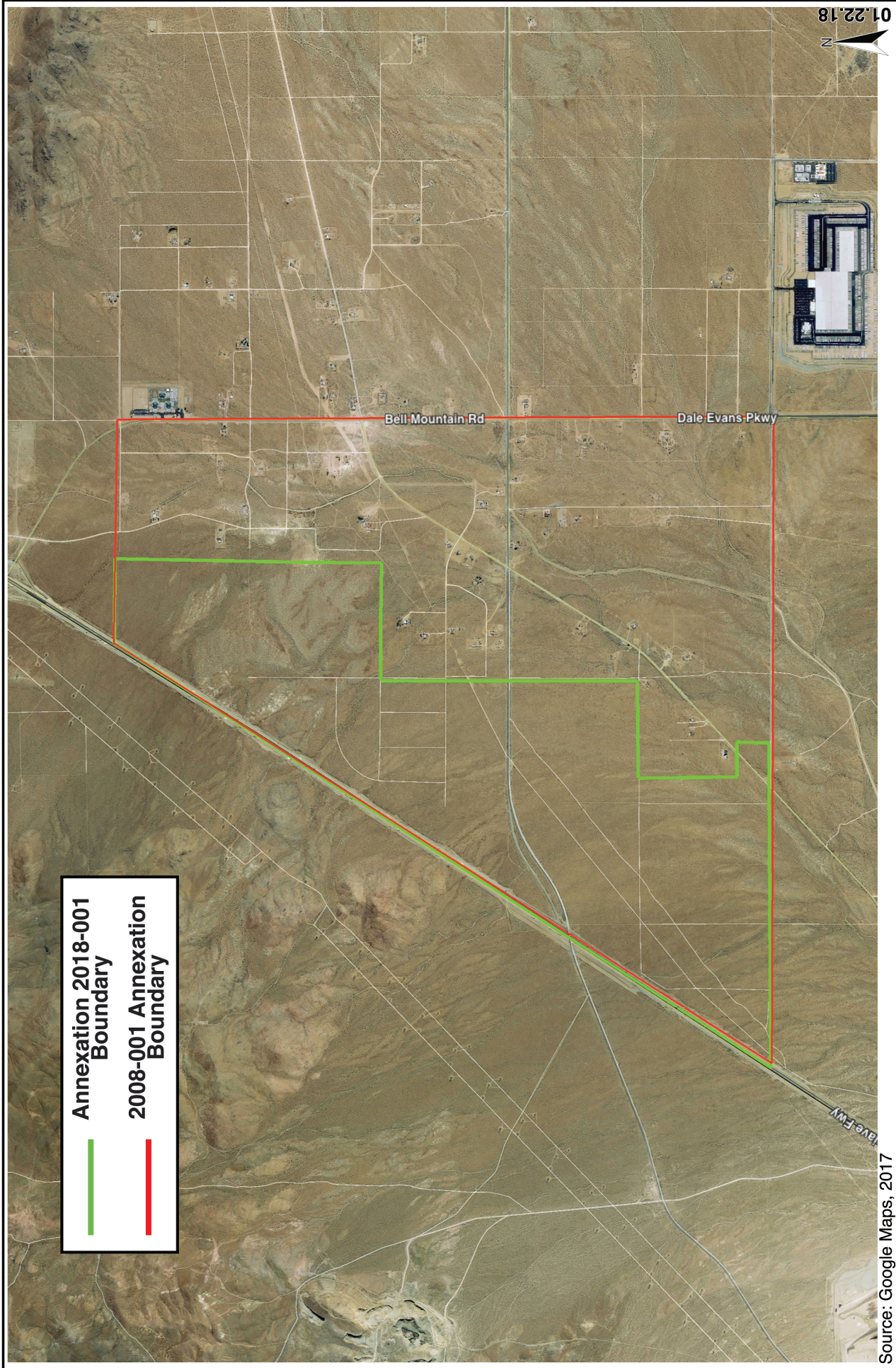
Source: Google Maps, 2017



**Annexation 2018-001 - Plan of Services  
Vicinity Map  
Apple Valley, California**

Exhibit

**2**



Source: Google Maps, 2017

## **B. Planning Area Context**

The Town of Apple Valley's corporate boundaries cover approximately 78 square miles.<sup>1</sup> An additional 200± square miles comprise the Town's Sphere of Influence. Apple Valley is situated in the high desert region of southwest San Bernardino County, near the foothills of the San Bernardino Mountains, which lie to the south. Other jurisdictions in the region include the City of Victorville to the west, City of Hesperia to the southwest, City of Adelanto to the northwest, and unincorporated community of Lucerne Valley to the east.

The Town has developed most densely along major roadways, including State Highway 18, which extends southeast to northwest through Apple Valley; and Bear Valley Road, which is located south of Highway 18 and runs east to west. North of Highway 18 to Waalew Road, the existing development pattern becomes gradually less dense. North of Waalew Road, existing development is scattered and relatively limited in most areas; however, the North Apple Valley Industrial Specific Plan (NAVISP) provides for substantial future industrial and commercial development in this area. Existing development in the NAVISP area includes the Apple Valley Airport and the Walmart Distribution Center, as well as a number of smaller industrial buildings and projects. Some development has occurred on Dale Evans Parkway, which is east of the annexation area and provides direct access to I-15.

The I-15 corridor borders the Town and annexation area in a generally southwest to northeast direction. It connects the region with Los Angeles and other markets to the south, and Barstow, Las Vegas, and Salt Lake City to the north.

## **C. Physical Characteristics**

The proposed annexation area is characterized by expanses of vacant desert and several paved and unpaved roadways. Its topography is relatively flat, with elevations ranging from approximately 3,000 feet to 3,160 feet above mean sea level. Dry washes, part of the regional drainage of the area, occur throughout the annexation area.

## **D. Population Estimates**

In 2010, the Town of Apple Valley population was 69,135; by 2017 it was estimated at 74,701.<sup>2</sup> The average household size is 2.91.<sup>3</sup>

The annexation area is undeveloped and has no residents.

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<sup>1</sup> <http://www.applevalley.org>

<sup>2</sup> U.S. Census 2010; and California Department of Finance City/County Population and Housing Estimates, January 1, 2017.

<sup>3</sup> U.S. Census 2010.

### **III. EXISTING AND PROPOSED SERVICES**

#### **A. Administrative Services/General Government**

##### *County of San Bernardino*

The annexation area is currently under the jurisdiction of San Bernardino County. General government services include the County Supervisor's office, Clerk of the Board of Supervisors, County Administrative Offices, and County Counsel. The Board of Supervisors is the governing body of the County government and Board-governed special districts. The annexation area is in the First Supervisorial District of the County, which is currently represented by Supervisor Robert Lovingood.

Duties of the Clerk of the County Board of Supervisors include handling appeals made by members of committees, commissions and boards to the Board of Supervisors. The Clerk also records documents, including CEQA documentation and other items. The Clerk serves the entire County, including the annexation area.

County administrative offices establish and administer policy, manage various County departments, and coordinate the County budget. The County Counsel's office oversees all legal aspects of County government, including providing legal representation in court, prosecutions on behalf of the County, providing legal advice and interpretation, and handling all necessary legal processes. The Counsel serves the entire County.

##### *Town of Apple Valley*

Upon annexation, the annexation area would become part of the Town of Apple Valley. General government services include the Town Council, Town Manager, Town Clerk, Town Administrative Offices, including Public Services Administration, and Town Attorney. The Town Council consists of five council members with the mayor as presiding officer. No new council representation will be required upon annexation.

The Town Manager is responsible for the administrative affairs of the Town, including managing Town services and implementing programs and activities as directed by the Town Council. Other managerial responsibilities include monitoring and advising the Council of all state and federal legislation that concern the Town. The Town Manager and staff serve the entire Town, and will serve the annexation area. No additional personnel are expected to be required in the Town Manager's office as a result of the annexation.

The Town Clerk maintains the Town's official records, including Town Council official minutes. The Clerk performs duties required by the California Political Reform Act, which created the California Fair Political Practices Commission (FPPC). The Clerk serves as the Town's Election Official and Notary Public, and maintains the Municipal Code. The Clerk's office also serves as a Passport office. The Clerk and staff serve the entire Town, and will serve the annexation area. No additional personnel are expected to be required in the Clerk's office to serve the annexation area.

The Town's General Government offices and services include the following:

- Human Resources Department, including Risk Management
- Public Information Office
- Finance Department
- Animal Services
- Economic and Business Development Department
- Police Department
- Community Development Department, including planning, housing, and code enforcement services
- Parks & Recreation Department
- Public Services Department
- Office of Emergency Preparedness
- Building & Safety Department
- Public Works Department, including street maintenance, wastewater, and grounds maintenance
- Engineering Department
- Environmental & Transit Services
- Apple Valley Golf Course administration

The Community Resource Foundation, a non-profit public benefit corporation, supports and promotes cultural, recreational, and human services needs in Apple Valley.

## **B. Wastewater Treatment**

There are currently no wastewater collection or treatment facilities in the annexation area. Upon annexation, the Town of Apple Valley would be responsible for providing wastewater services as the area builds out. The Town owns and operates the local wastewater collection system, which serves more than 22,000 residents. The sewer system consists of approximately 145 miles of sewer pipe infrastructure, 9 lift stations, and 9 miles of force mains. It is relatively new and does not cover the entire Town; approximately 70% of developed residential areas have not been connected to the sewer system and still rely on septic systems.

The Town is a member of the Victor Valley Wastewater Reclamation Authority (VWRA), a joint powers authority that includes the Town of Apple Valley, City of Hesperia, City of Victorville, and San Bernardino County Service Areas 42 (Oro Grande) and 64 (Spring Valley Lake). Although the Town of Apple Valley maintains ownership, operation, and maintenance of its sewer system, VWRA maintains regional intercept lines that collect and transport wastewater from Town pipelines to a regional wastewater treatment plant in Victorville. The Victorville wastewater treatment plant treats approximately 10.7 million gallons per day (MGD),<sup>4</sup> and has a design and treatment capacity of 18 MGD. Overall capacity is expected to be expanded to 22 MGD by 2020 and 30 MGD by 2025.<sup>5</sup>

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<sup>4</sup> <http://www.vvwra.com>, accessed September 21, 2017.

<sup>5</sup> "Victor Valley Wastewater Reclamation Authority Sewer Plan, Adopted Policy for Serving the Growth of the Community," August 2005.

The Apple Valley Subregional Water Reclamation Plant near Brewster Park is a new facility that will treat a portion of locally generated wastewater, while all solids and other wastewater will continue to be treated at the Victorville treatment plant. The new plant will produce about one million gallons per day of recycled water to be used for irrigation of the Apple Valley Golf Course and other irrigated spaces.<sup>6</sup>

Although there are currently no local sewer facilities in the annexation area, the Northern Apple Valley Interceptor (NAVI) is located approximately ½-mile to the east.<sup>7</sup> The NAVI is a 38,925-foot long sewer pipeline with diameters ranging from 18 to 24 inches. It extends from the High Desert Juvenile Detention Center at the intersection Dale Evans Parkway and Morro Road in the north, south along Stoddard Wells Road, and southwest beyond Interstate-15 to the Victorville sewer collection system. Currently, its only connection is the Detention Center.

The Apple Valley Sewer System Master Plan Update evaluated the adequacy of the Town's sewer system based on the assumption that the Town will develop according to land use projections defined in the 2009 General Plan. These projections include build out of the Golden Triangle area ("previously denied" Annexation 2008-001), which encompasses the currently proposed annexation area plus an additional 1,200± acres. The report concluded that the NAVI has adequate capacity to handle additional flows from future build out anticipated within the Golden Triangle without the need for upgrading the pipe diameter.<sup>8</sup> New pipelines that connect to the NAVI will be needed to serve development as the area builds out. The report includes plans for future pipelines (see Exhibit 4) in the Golden Triangle and estimates that new infrastructure serving the Golden Triangle area would cost about \$31.9 million.<sup>9</sup> The proposed annexation area covers about 50% of the Golden Triangle and will result in less development at build out. Therefore, it is reasonable to assume the need for and costs associated with new infrastructure will be less than these estimates.

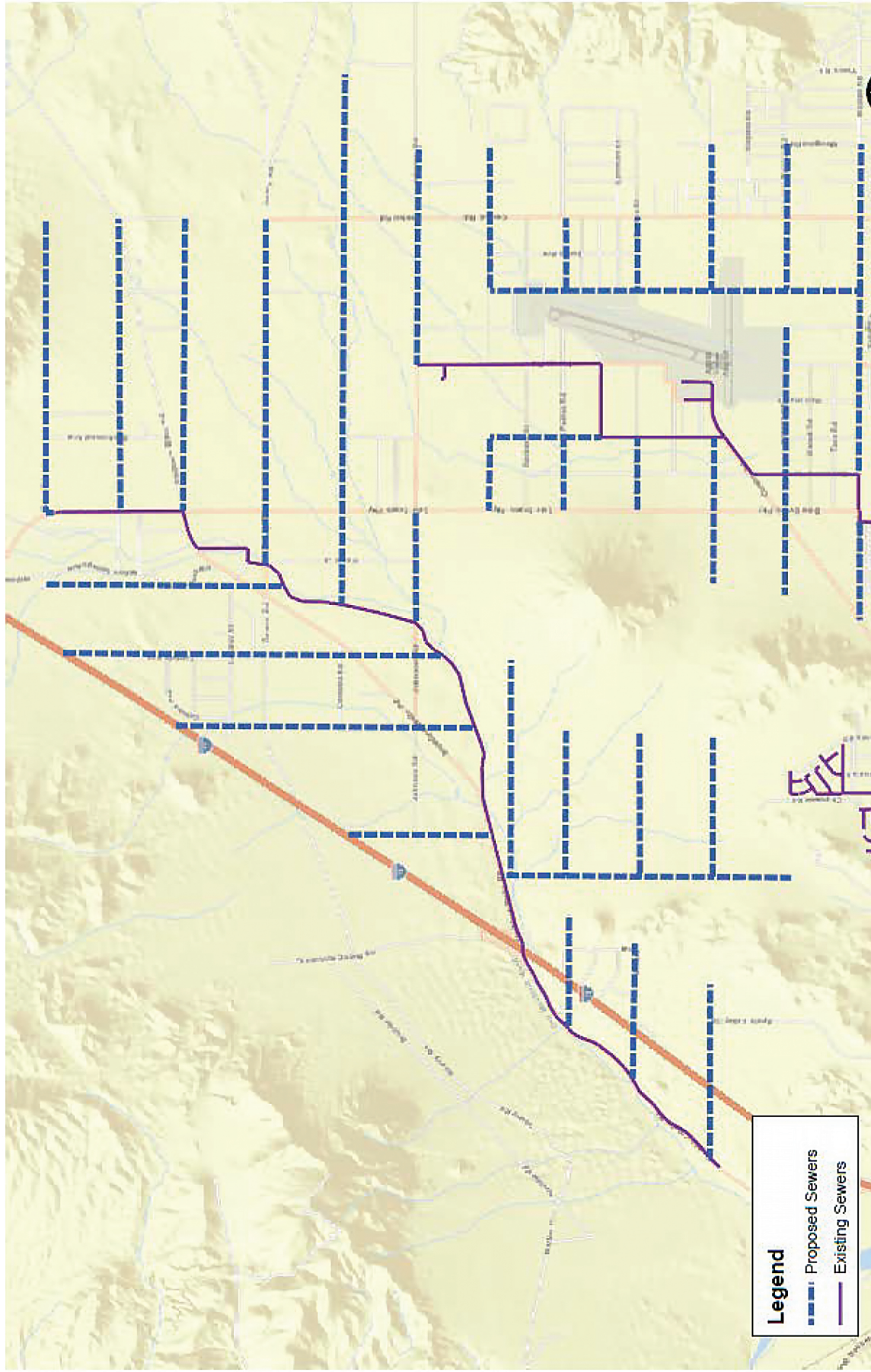
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<sup>6</sup> Ibid.

<sup>7</sup> "Final Report, Sewer System Master Plan Update, Town of Apple Valley, California," URS Corporation, August 2013.

<sup>8</sup> Ibid, p. 10-30 and 10-65.

<sup>9</sup> Ibid, Figure 12-4, Figure 12-5, Table 1-2.



01.22.18  
 Not To Scale

**Legend**  
 - - - - - Proposed Sewers  
 ——— Existing Sewers

Source: URS, 2013



**Annexation 2018-001 - Plan of Services  
 Existing & Proposed Sewers in the Annexation Vicinity  
 Apple Valley, California**

Exhibit

At build out, the annexation area is expected to have a population of approximately 719 residents. Based on a wastewater generation factor of 100 gallons per capita per day<sup>10</sup>, build out of the annexation area could generate an estimated 71,900 gallons of wastewater per day. Based on these estimates, future development is not expected to result in wastewater flows that exceed the existing or planned capacity of the Victorville wastewater treatment plant.

Future development within the annexation area will be required to extend wastewater collection to the property frontage, and project developers will be responsible for costs associated with connecting development to the service. The Town adopted a Sewer Connection Policy in 2006 that requires that new development connect to Town facilities where the development's lots are within one-half mile of existing sewer facilities. Developments located more than one-half mile from existing facilities are required to install dry sewers or interim "Holding Tank Systems" if approved by the Lahontan Regional Water Quality Control Board (CRWQCB). All new development is expected to ultimately be connected to the community sewage collection system.<sup>11</sup>

The Town and VVWRA assess local and regional sewer connection fees based on the total number of plumbing fixtures. The Town also assesses capacity fees, sewage facilities fees, and Development Impact Fees which are expected to provide adequate funding for extension and maintenance of sewer services to new development.

### **C. Stormwater Improvements**

Stormwater management for the annexation area and surrounding area is provided by the San Bernardino Flood Control District ("Flood Control District"). The Flood Control District implements broad management functions, such as flood control planning, construction of drainage improvements for regional flood control facilities, and watershed and watercourse protection related to those facilities. It has power of taxation, bonded indebtedness, land and water rights acquisition, and cooperative partnerships with local, state, and federal agencies in order to carry out its mandated responsibility. Decisions related to the Flood Control District are made by the San Bernardino County Board of Supervisors. The District is subdivided into several geographic zones; the Town of Apple Valley and proposed annexation area are in District Zone 4.

Upon annexation, the Flood Control District would be responsible for regional stormwater management within the annexation area, and the Apple Valley Public Works Department would be responsible for local drainage management. The Town defines and manages local facilities through its Master Drainage Plan, which divides the Town and its Sphere of Influence into several subareas and identifies facilities and future needs within each. The proposed annexation area is within the North Community Drainage Plan area, which includes numerous drainage facilities designed to manage locally generated runoff.

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<sup>10</sup> p. III-246, "Draft Environmental Impact Report, Apple Valley General Plan and Annexations 2008-001 & 2008-002," February 2009.

<sup>11</sup> "Town of Apple Valley General Plan," adopted August 11, 2009.

The Town is required to monitor its Master Drainage Plans every five years to update changes to local and regional drainage and flood conditions. It has established per unit developer impact fees for storm drainage facilities for residential and commercial/industrial development to offset the cost of improvements due to increased development.

Future development within the annexation area will be required to manage storm flows on-site, and to participate in regional drainage improvements included in both County and Town drainage master plans.

#### **D. Roadway Maintenance**

The annexation area includes a small network of paved and unpaved roadways. It is bounded on the west by U.S. Interstate 15, a 6-lane divided highway. The nearest I-15 interchanges to the annexation area are at: 1) Dale Evans Parkway, approximately ½-mile north of the annexation area, and 2) Stoddard Wells Road, approximately ¾-mile south of the annexation area.

Stoddard Wells Road runs through the southeast corner of the annexation area. It is a two-lane undivided, southwest-northeast trending roadway that enters the Town at an interchange with I-15 and extends northeast beyond the Town limits. It is General Plan designated as a Major Road (104 foot right-of-way) north of Johnson Road and to the northeast as it traverses the Town.

The annexation area is bounded on the south by Johnson Road. East of Stoddard Wells Road, it is a two-lane east-west trending road that extends from the annexation area to the east across the northern portion of the Town. West of Stoddard Wells Road, it is unpaved and unimproved. Johnson Road is General Plan designated as a Major Road (104 foot right-of-way) east of Stoddard Wells Road.

Quarry Road roughly bisects the annexation area. It is a privately owned east-west trending road that runs parallel to and north of Johnson Road. It originates from a quarry east of the Town limits and continues west through the annexation area, crosses over I-15, and continues west. It is currently a 2-lane undivided roadway. The General Plan designates it as a Major Divided Arterial (128 foot right-of-way) within the annexation area.

Upon annexation, the Town will be responsible for roadway construction and maintenance. Construction and improvements will be required as development occurs in the annexation area, and will likely be undertaken by individual developers. Future development will be responsible for a fair share of roadway improvements. The Town has established transportation impact fees through its Developer Impact Fee schedule. These are assessed on a per unit basis for single and multi-family residential development, and per square foot for commercial and industrial development. Gas taxes, Proposition 42 Traffic Congestion Relief funds, Local Transportation Funds, and Measure I funds are also used for the construction and maintenance of streets and highways.

## **E. Public Safety: Police and Emergency Preparedness**

### *Law Enforcement*

The San Bernardino County Sheriff's Department currently provides law enforcement services to the annexation area. Upon annexation, law enforcement services will be provided by the Town of Apple Valley which contracts with the San Bernardino County Sheriff's Department. The Apple Valley Police/Sheriff Station is located in the Civic Center at 14931 Dale Evans Parkway in Apple Valley. Its staff includes 51 sworn personnel and 13 general employees.<sup>12</sup> In 2016, staffing levels resulted in a ratio of one deputy per 1,922 residents, and the Department responded to 69,944 calls for service.<sup>13</sup>

The Department has set a target ratio of 1 deputy per 1,500 residents.<sup>14</sup> Based on this standard, and a projected buildout population of 719 in the annexation area, build out of the annexation area would require one additional deputy.

The Town expends approximately 48% of its General Fund toward Sheriff services.<sup>15</sup> The Town has established Development Impact Fees to fund additional law enforcement facilities; these are assessed per dwelling unit and per square foot of commercial/industrial development.

### *Emergency Preparedness*

The Town's Public Safety budget includes expenditures for emergency and disaster preparedness, including but not limited to the Emergency Operations Plan, operation of the Emergency Operation Center (EOC) at the Apple Valley Unified School District's Administration Campus, emergency response training and coordination, and public education and drills. Inclusion of this program places the Town in position to receive Federal Emergency Management Assistance (FEMA) reimbursement funds. In the event of an emergency, the Apple Valley EOC reports directly to the County Office of Emergency Services who can assist the Town with requests for state and federal assistance. Funding for the Emergency Preparedness program is through the Town's General Fund, the Apple Valley Fire Protection District, and a Federal Emergency Management Program Grant (EMPG).

Emergency medical services are provided by American Medical Response, AMR, a private company. This is further discussed under Fire Department and Medical Services, below.

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<sup>12</sup> <http://cms.sbcounty.gov/sheriff/PatrolStations/AppleValley.aspx>, accessed September 22, 2017.

<sup>13</sup> p. 178, "Town of Apple Valley Adopted Budget, Fiscal Year July 1, 2017 – June 30, 2018"

<sup>14</sup> "Town of Apple Valley General Plan," adopted August 11, 2009.

<sup>15</sup> p. 34, "Town of Apple Valley Adopted Budget, Fiscal Year July 1, 2017 – June 30, 2018"

## **F. Fire Department**

The Apple Valley Fire Protection District (AVFPD) provides fire protection and emergency response services to a population of approximately 90,000 in a service area covering 206 square miles, including the Town of Apple Valley, the annexation area, and unincorporated land east of Apple Valley.

The District employs 51 full-time and 22 part-time, paid call, and reserve personnel.<sup>16</sup> In 2016, it responded to more than 11,247 incidents, including fires and medical emergencies.<sup>17</sup> It staffs five fire stations full time, all of which provide paramedic services. The closest station to the annexation area is Station No. 332 at 18857 Highway 18, approximately 4.5 miles to the south. Response times are typically within 6 minutes.<sup>18</sup>

The desired staffing ratio of full-time fire personnel to population is 1:1,500.<sup>19</sup> Based on this guideline, at build out the annexation area will require one additional full time fire protection staff. AVFPD may also need to obtain new equipment or facilities to serve future development in the annexation area. Given that the annexation area is undeveloped, new fire hydrants and the extension of water mains will also be required. As previously noted, the AVFPD already serves the annexation area, and additional demand will increase incrementally as development builds out in the area. Nonetheless, the increased demand will require funding to ensure the adequate provision of fire protection staffing, equipment, and facilities to serve future development.

The District's 2016-17 budget totals \$9.3 million.<sup>20</sup> Operations are funded through two main revenue sources: property taxes and special tax measures. In 2016, voters approved Measure A, a special tax measure to help fund the District, allowing it to open two previously closed fire stations and reduce response times. The District also receives revenues from Development Impact Fees which are collected by the Town from developers for new development occurring within the District.

## **G. Parks and Recreation**

The annexation area is currently undeveloped and has no parks or recreation facilities. Upon annexation, the Town of Apple Valley Parks and Recreation Department would be responsible for planning, operating, and maintaining parks and recreational facilities within the annexation area. There are currently 370 acres of parks and open space within 6 mini parks, 2 neighborhood parks, 3 community parks, 2 special use parks, and 4 undeveloped park properties in Apple Valley.<sup>21</sup> The special use parks include the Apple Valley Golf Course and Horsemen's Center. The closest developed park facilities to the annexation area are the Lenny Brewster Sports Complex and Virginia Park, approximately 4 and 4.5 miles, respectively, to the southeast.

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<sup>16</sup> <http://avfpd.org/about-us/>, accessed September 22, 2017.

<sup>17</sup> Ibid.

<sup>18</sup> <http://avfpd.org/fireems/ems-unit/>, accessed September 22, 2017.

<sup>19</sup> Town of Apple Valley General Plan, 2009.

<sup>20</sup> "Apple Valley Fire Protection District 2016-17 Final Budget"

<sup>21</sup> "Apple Valley Parks and Recreation Master Plan, Final Plan," MIG, Inc., May 2013.

The Town's target parkland standard is 4.5 acres of developed parkland per 1,000 residents.<sup>22</sup> To meet the needs of its growing population over the long term, the Town has identified the need for 176.2 acres of additional parkland throughout its incorporated limits. The nearest proposed parks to the annexation area are: 1) a neighborhood park near the intersection of Dale Evans Parkway and Stoddard Wells Road (1/3 mile east of the annexation area), and 2) a community park near Bell Mountain (1 mile south of the annexation area).<sup>23</sup> At build out, the annexation area is projected to have a population of 719 residents. To achieve the target parkland standard of 4.5 acres per 1,000 residents, the annexation area would require approximately 3.2 acres of new parkland.

The Town collects Park fees through its Development Impact Fee schedule based on a per residential unit and per square foot commercial/industrial development basis. As authorized by the Quimby Act of 1975, the Town has adopted an ordinance to require dedications of land or in-lieu fees for development of new, or rehabilitation of existing, park facilities. A portion of the 1% property tax allocation it receives from the County is also allocated to parks and recreation.

#### **H. Public Services and Facilities**

The Town is within the service areas of the following public services providers:

- Domestic Water: the Town is served by several water service providers, of which Liberty Utilities Apple Valley has the largest customer base.
- Solid Waste Management: Burrtec Waste Industries
- Electricity: Southern California Edison
- Natural Gas: Southwest Gas Company
- Telecommunications: Frontier, Charter Spectrum
- Public Schools: Apple Valley Unified School District
- Library Services: San Bernardino County Library System
- Medical Services: St. Mary Medical Center, American Medical Response (AMR)

#### **Domestic Water**

The annexation area is undeveloped and outside the service areas of any of the several water purveyors that serve the area. Domestic water for existing residences to the immediate east is provided by private wells.

The Town of Apple Valley is served by several water providers. Liberty Utilities Apple Valley provides water services to the majority (81%) of the Apple Valley population, including areas east and south of the annexation area (see Exhibit 5). Liberty pumps 100% of its water from the Alto subarea of the Mojave River Basin groundwater aquifer from 24 wells. It has approximately 20,000 service connections, 450 miles of water pipelines, 11

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<sup>22</sup> Ibid.

<sup>23</sup> Ibid, Map 2.

storage tanks, 4 booster pump stations, and 11.6 million gallons of storage.<sup>24</sup> Liberty’s 2015 Urban Water Management Plan concluded that it can meet water demands during normal, single dry, and multiple dry years through the year 2040, and groundwater supplies available to Liberty in the Mojave Basin area are considered reliable over the long term.

The Town will require new development in the annexation area to extend water infrastructure as development occurs. As the annexation area builds out and increased demand warrants, it is expected that it will be annexed into the Liberty Utilities Apple Valley service area for provision of domestic water and associated facilities, including the extension of water lines. Future development in the area will be required to extend water lines and other facilities to the property frontage, and shall be responsible for costs associated with the extension of service.

At build out, implementation of the proposed annexation will facilitate the development of approximately 247 dwelling units, 590 acres of commercial development, 462 acres of industrial development, and a population of 719 residents.

**Table 1**  
**Estimated Water Demand**  
**at Build Out**

<b>Land Use</b>	<b>Units</b>	<b>Demand Factor<sup>1</sup></b>	<b>Total</b>
	<b>no. of persons</b>	<b>gallons/capita/day</b>	<b>ac-ft/yr</b>
Residential	719	208.00	167.5
	<b>no. of acres<sup>2</sup></b>	<b>ac-ft/ac/year</b>	<b>ac-ft/yr</b>
Commercial	590	1.98	1,168.2
Industrial	380	1.61	611.8
<b>TOTAL:</b>			<b>1,947.5</b>

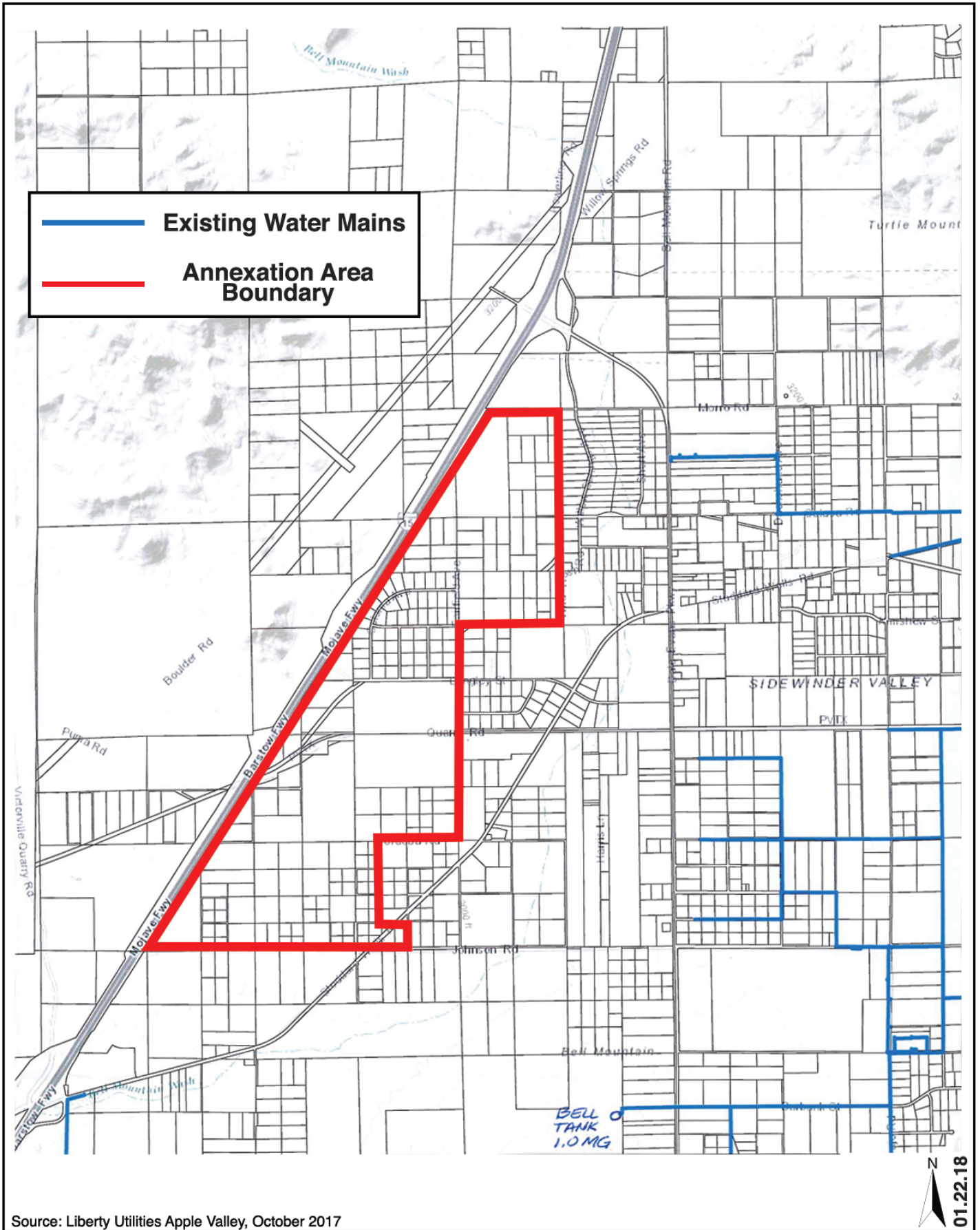
<sup>1</sup> Demand factors from Table III-35, “Draft Environmental Impact Report, Apple Valley General Plan and Annexations 2008-001 & 2008-002,” February 2009.

<sup>2</sup> Does not include street right-of-way acreage.

As shown in Table 1, development in the annexation area is projected to consume approximately 1,947.5 acre-feet of water per year at build out. Future demand will depend on actual development levels and types. Major development projects will be required to prepare Water Supply Assessments (WSAs) in compliance with Senate Bills 610 and/or 221, prior to the Town’s approval. WSAs will quantify a project’s estimated water usage within the context of background demand.

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<sup>24</sup> “Liberty Utilities – Apple Valley, 2015 Urban Water Management Plan,” Stetson Engineers, Inc., June 2016; and <http://www.avrwater.com/about-avrwrcc/about-our-water/>, accessed September 26, 2017.



### **Solid Waste Management**

The annexation area is currently undeveloped and generates no solid waste. Upon annexation, the Town of Apple Valley will be responsible for providing solid waste management services to future development in the annexation area.

Burrtec Waste Industries provides the Town with solid waste collection and disposal services. Through its contractual agreement with Apple Valley, Burrtec's AVCO Disposal collects non-hazardous solid waste and hauls it to the Victorville Landfill, located at 18600 Stoddard Wells Road, approximately 1 mile southwest of the annexation area. The landfill is operated by San Bernardino County. It has 491 total acres, 341 disposal acres, and is permitted to receive up to 3,000 tons daily.<sup>25</sup> Its remaining capacity is estimated at 81,510,000 cubic yards,<sup>26</sup> and the estimated closing date is October 2047.<sup>27</sup> Solid waste collection and disposal services are provided on a fee basis to residential, commercial, and industrial customers.

AVCO also provides weekly pick up of recyclable materials for residential, commercial and industrial development. Recyclables are sorted at the Victor Valley Materials Recovery Facility (MRF) at 17000 Abbey Lane, approximately 4 miles southwest of the annexation area. The facility is capable of processing 20 tons of material per hour.<sup>28</sup>

Residential household hazardous wastes (HHW), such as pesticides, batteries, medications, paint thinners, electronics, and gasoline and fuels, are accepted at the Apple Valley Public Works Yard at 13450 Nomwaket Road.

The Town participates in the Zero Waste Communities of San Bernardino County (ZWC) collective, as well as the Mojave Desert and Mountain Recycling Joint Powers Authority (JPA) along with Adelanto, Barstow, Big Bear, Needles, Twentynine Palms, Victorville, Yucca Valley, San Bernardino County, and unincorporated areas in the high desert. The JPA addresses solid waste contracts, facilities, issues, and education for its member cities and some unincorporated areas in the County.

Table 2 estimates potential solid waste generated at build out of the annexation area.

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<sup>25</sup> <http://calrecycle.ca.gov/SWFFacilities/Directory/36-AA-0045/Detail/>, accessed September 27, 2017.

<sup>26</sup> Ibid.

<sup>27</sup> County of San Bernardino Solid Waste Facility Permit, Facility Number 36-AA-0045, issued June 2, 2010.

<sup>28</sup> <http://www.applevalley.org/services/solid-waste-trash/materials-recovery-facility-mrf>, accessed September 27, 2017.

**Table 2**  
**Estimated Solid Waste Generated**  
**at Build Out**

<b>Land Use</b>	<b>Generation Factor<sup>1</sup></b>	<b>Unit Type</b>	<b>Build Out Units</b>	<b>Total tons/year</b>
Residential/Single Family	2.0400	tons/du/year	247 du	503.88
Commercial/Retail	0.0024	tons/sf/year	3,789,101 sf	9,093.84
Commercial/Office	0.0108	tons/sf/year	1,867,957 sf	20,173.94
Industrial	0.0108	tons/sf/year	3,646,216 sf	39,379.13
<b>Total:</b>				<b>69,150.79</b>

<sup>1</sup> Generation factors from Table III-58, “Draft Environmental Impact Report, Apple Valley General Plan and Annexations 2008-001 & 2008-002,” February 2009.

As shown in Table 2, build out of the annexation area is projected to generate 69,150.79 tons of solid waste per year. Actual solid waste generation will depend on development. At least 50% of solid waste is expected to be diverted from the waste stream and recycled. The existing level of solid waste services and landfill capacity available to the Town are expected to adequately serve future development in the annexation area. The Town will coordinate with developers to ensure that recycling containers are included and maintained in compliance with Town and County waste disposal programs.

### **Electricity**

The annexation area is currently undeveloped and generates no demand for electricity. However, it is within the service area of Southern California Edison (SCE), which serves the Town of Apple Valley and High Desert region. SCE has four major SCE 115kV electric transmission corridors in the region, from which power is delivered to local residential, commercial, industrial and institutional customers by means of substations and distribution lines. Substation voltages are 33kV to 115kV. Distribution lines and circuits range from 33kV to 6.9kV.<sup>29</sup> The Town Ordinance No. 14.28.020 requires that all new electric lines of 34.5kV or less in Apple Valley be installed underground.

In the short-term, no immediate increase in demand for electricity is anticipated in the annexation area. Development is expected to occur gradually over time and will contribute to the regional demand for electricity. Developers will be responsible for the cost for extension of electricity facilities in the annexation area. As a publicly traded company, SCE has developed a rate structure that includes the expansion of facilities to accommodate growth. Since development in the annexation area is expected to occur over time, SCE’s expansion plans will be adjusted to accommodate it.

As shown in Table 3, total electricity usage at build out of the annexation area is estimated at 109,592,202.7 kilowatt-hours per year.

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<sup>29</sup> Letter of correspondence, Nancy Jackson, Southern California Edison, July 25, 2008.

**Table 3**  
**Estimated Electricity Usage**  
**at Build Out**

<b>Land Use</b>	<b>Usage Rate<sup>1</sup></b>	<b>Build Out Units</b>	<b>Total kwh/year</b>
Residential	5,626.5 kwh/unit/year	247 du	1,389,745.5
Commercial/Retail	13.55 kwh/sf/year	3,789,101 sf	51,342,318.6
Commercial/Office	12.95 kwh/sf/year	1,867,957 sf	24,190,043.2
Industrial	8.96 kwh/sf/year	3,646,216 sf	32,670,095.4
<b>Total:</b>			<b>109,592,202.7</b>

<sup>1</sup> Usage rates from Tables III-7, III-8, and III-9, “Draft Environmental Impact Report, Apple Valley General Plan and Annexations 2008-001 & 2008-002,” February 2009.

### Natural Gas

The annexation area is undeveloped and generates no demand for natural gas services. Southwest Gas Company (SWG) provides natural gas service to the Town and its planning area through a series of pipelines of differing sizes and pressure capabilities. Transmission, supply, and distribution lines provide service to most portions of the Town and its Sphere of Influence. Some undeveloped or extremely rural areas within the SWG service area are without facilities. Where natural gas services and facilities are not available, propane is utilized as an alternative source of fuel.

SWG has a network of high-pressure natural gas corridors along: Central Road-Quarry Road to Ottawa Road; Thunderbird Road-Central Road to Highway 18 and Quantico Road; Ottawa Road-Central Road to Kiowa Road; Del Oro Road-Kiowa Road to Tussing Ranch Road; Del Oro Road-Kiowa Road to Joshua Road; Bear Valley Road-Kiowa Road to the Mojave River; and Apple Valley Road-Bear Valley Road to Yucca Loma Road. It also has lines within Dale Evans Parkway east of the annexation area.

The high-pressure system consists of a combination of 4-inch, 6-inch, 8-inch, and 12-inch high-pressure lines that operate at 240 pounds per square inch (psi). These lines use 36-inch lines with pressure levels ranging from 400 to 700 psi, with pressure reduced at different limiting stations, which then direct the gas to distribution lines. Distribution lines are 2 to 8 inches in diameter, with pressure levels ranging from 175 to 400 psi, and are located within most public right-of-ways. The pressure is reduced again at regulator stations, which transfer natural gas to distribution lines for transportation to homes and businesses. Distribution lines are 2 to 4-inch diameter steel or plastic pipes that operate at 45 to 55 psi.<sup>30</sup>

SWG works closely with developers to accommodate new development through the extension of services and facilities as demand load warrants. New facilities, including natural gas distribution lines, will need to be constructed to serve new development in the annexation area. Build out is expected to occur gradually over time. The Town and SWG

<sup>30</sup> Personal communication, Kevin Lang, Southwest Gas, April 2008.

coordinate closely to assure the adequate provision of natural gas facilities and services to new development within the SWG service area. SWG’s rate structure includes the expansion of facilities to accommodate growth. As development occurs, SWG’s expansion plans will be adjusted to accommodate it.

Table 4 estimates that natural gas consumption in the annexation area at build out will be 33,872,398.7 cubic feet per month.

**Table 4  
Estimated Natural Gas Usage  
at Build Out**

<b>Land Use</b>	<b>Usage Rate<sup>1</sup></b>	<b>Build Out Units</b>	<b>Total cf/month</b>
Residential/single-family	6,665.0 cf/du/month	247 du	1,646,255.0
Commercial/Retail	2.9 cf/sf/month	3,789,101 sf	10,988,392.9
Commercial/Office	2.0 cf/sf/month	1,867,957 sf	3,735,914.0
Industrial	4.8 cf/sf/month	3,646,216 sf	17,501,836.8
<b>Total:</b>			<b>33,872,398.7</b>

<sup>1</sup> Usage rates from Tables III-10, III-11, and III-12, “Draft Environmental Impact Report, Apple Valley General Plan and Annexations 2008-001 & 2008-002,” February 2009.

### **Telecommunications**

The annexation area is currently undeveloped, and there is currently no demand for telecommunications services.

Frontier and Charter Spectrum provide telecommunications services, including telephone, high-speed Internet service, and cable television, to the high desert region, including Apple Valley. Upon annexation, there would be increased demand for Frontier and Charter Spectrum services and facilities in the annexation area. Both companies plan for infrastructure and service extensions throughout the region based on future development. While both of these service providers will need to monitor growth trends in their service areas to ensure the orderly and efficient of services and facilities, development in the annexation area will occur over time, providing them time to plan for expansion and to accommodate growth into their respective rates structures.

### **Public Schools**

Apple Valley Unified School District (AVUSD) provides public education services and facilities to over 13,000 students in the Town of Apple Valley and surrounding area, including the annexation area.<sup>31</sup> The annexation area is within the service boundaries of the following schools: 1) Sycamore Rocks Elementary School (K-6), 5.5± miles to the southeast, 2) Phoenix Academy (K-8), 5± miles to the southeast, and 3) Granite Hills High School (9-12), 7± miles to the southeast. The annexation area is currently undeveloped and generates no student population.

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<sup>31</sup> <http://sites.google.com/a/avusd.org/www/Home>, accessed September 25, 2017.

Build out of the proposed annexation area is expected to result in development of 247 dwelling units, all of which are expected to be single-family homes. Table 5 estimates that, based on student generation rates provided by AVUSD, build out of the annexation area will generate a school enrollment of 120 students. New development will occur over time, with a gradual increase in the number of students.

**Table 5  
Estimated Student Generation  
at Build Out**

<b>Grade Level</b>	<b>Potential Build Out Units</b>	<b>Student Generation Rate<sup>1</sup></b>	<b>Estimated Student Generation at Build Out</b>
<b>K-5</b>			
Single-Family	247	0.2609	65
Multi-Family	0	0.2344	0
<b>6 - 8</b>			
Single-Family	247	0.0727	18
Multi-Family	0	0.0454	0
<b>High School</b>			
Single-Family	247	0.1489	37
Multi-Family	0	0.0880	0
<b>TOTAL:</b>			<b>120</b>

<sup>1</sup> Source: Table 5, Apple Valley Unified School District Residential Development School Fee Justification Study, March 25, 2016.

Future development in the annexation area will generate revenues to the District from Developer Impact Fees. Development Impact school fees are \$0.56 per square foot for commercial development, and \$3.48 per livable square foot for residential development. AVUSD plans for new school sites as the student population increases based on tract map approvals within the Town. The Town will coordinate closely with AVUSD to ensure the adequate provision of public education services and facilities to students in the Town.

### **Library Services**

The Town is served by the Newton T. Bass Branch Library, which is part of the San Bernardino County Library System. The Bass Library is a 19,000± square foot facility located next to Town Hall at 14901 Dale Evans Parkway. It houses over 71,000 hardcopy books<sup>32</sup> and also provides users with access to an online database containing electronic periodicals, magazines and encyclopedias. The library offers a variety of programs and community events.

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<sup>32</sup> Michael Jimenez, County Librarian, San Bernardino County, October 4, 2017.

The County Master Library Facility Plan<sup>33</sup> indicates that the desirable size of a public library in the County system within communities with populations of between 35,000 and 100,000 persons is 0.5 to 0.6 square feet per capita. The County Plan further indicates that additional library funding would be needed to meet a standard of 0.5 to 0.6 square feet per capita, and addresses expansion of the library in Apple Valley to provide facilities consistent with the national average by year 2021. The standard targeted in the Master Facility Plan is 0.45 square feet of library space per capita in Apple Valley.<sup>34</sup>

At build out the annexation area is expected to have a population of 719. Based on the proposed standard of 0.45 that is indicated in the County's Master Plan, the build out population of the annexation areas would be adequately served by approximately 324 square feet of library facilities. Buildout of the annexation area will occur gradually over time, thus providing the County an opportunity to plan for expansion of library facilities.

Currently, the County collects taxes for the library system through a County Library special district assessment. The Special District includes the unincorporated County and 17 cities, including Apple Valley. The annexation will result in no net change in the total tax revenues to the Special District. The amount currently allocated toward the annexation area for library services will be redistributed to those allocated toward the Town. The Town does not directly receive any revenues associated with the library special district.

## **Medical Services**

### *Hospital Services*

The nearest hospital to the annexation area is St. Mary Medical Center, a licensed 212-bed hospital located at 1830 Highway 18 in Apple Valley (4.5± miles south of the annexation area). Its service area includes more than 372,000 residents in the communities of Apple Valley, Heperia, Lucerne Valley, Adelanto, Victorville, Helendale, and surrounding areas. It is staffed by more than 1,751 employees and has professional relationships with more than 300 doctors.<sup>35</sup> Major programs include a fully accredited cardiovascular surgery program, Level II Neonatal Intensive Care Unit, diagnostic imaging, emergency medicine, and obstetrics.

Build out of the annexation area will generate a population of approximately 719 residents, which represents 0.2% of St. Mary's total service area population. It is anticipated that the hospital would be capable of serving the population of the annexation area.

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<sup>33</sup> "San Bernardino County Library Master Facility Master Plan," prepared by Providence Associates, December 2001.

<sup>34</sup> "Apple Valley Branch San Bernardino County Library Planning Recommendations in the San Bernardino County Library Master Facility Master Plan", prepared by Providence Associates, December 2001.

<sup>35</sup> "St. Mary Medical Center 2017 Community Health Assessment Report."

*Emergency Medical Services*


American Medical Response (AMR) Victorville is under contract to San Bernardino County to provide emergency, non-emergency, and stand-by medical services to High Desert communities, including Apple Valley and the annexation area. It responds to approximately 40,000 calls annually and employs an estimated 130 EMTs and Paramedics.<sup>36</sup> Upon annexation, ambulance service would continue to be provided by AMR.

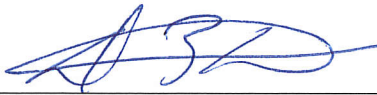
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<sup>36</sup> <http://www.amr.net/home/victorville>, accessed September 27, 2017.

**CERTIFICATION**

I hereby certify that the statements furnished above and the documents attached to this Plan of Services present the data and information required 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.

Prepared by:  Date 05.16.18  
Orlando Acevedo  
Assistant Director of Economic Development

Reviewed by:  Date 5/23/18  
Douglas B. Robertson  
Town Manager

**Appendix A**  
**ASSESSOR'S PARCEL NUMBERS WITHIN ANNEXATION 2018-001**

Assessor Parcel Number (APN)	Parcel Address (optional)					
	Street Number	Street Name	St. Rd. Ln.	City Name	State	ZIP
047229323	0	QUARRY	RD	APPLE VALLEY	CA	92307
047236123	0					00000
047236125	0					00000
047227105	0					00000
047227364	0					00000
047227368	0					00000
047227371	0					00000
047226404	0	SERRA	AVE	APPLE VALLEY	CA	92307
047227311	0	3 LTS E OF FAIRFIELD	AVE	APPLE VALLEY	CA	92307
047236131	0					00000
047236255	0					00000
047236256	0					00000
047226107	0					00000
047226114	0					00000
047226115	0					00000
047236104	0					00000
047229327	0					00000
047229328	0					00000
047229331	0					00000
047226408	0					00000
047227203	0					00000
047227206	0	N/O COLOMA	AVE	APPLE VALLEY	CA	92307
047227210	0					00000
047226501	0					00000
047226505	0					00000
047226506	0					00000
047226507	0					00000
047227210	0					00000
047226116	0					00000
047226201	0					00000
047226208	0					00000

Assessor Parcel Number (APN)	Parcel Address (optional)					
	Street Number	Street Name	St. Rd. Ln.	City Name	State	ZIP
047236240	0					00000
047227314	0	FAIRFIELD	AVE	APPLE VALLEY	CA	92307
047227315	0	FAIRFIELD	AVE	APPLE VALLEY	CA	92307
047227316	0	FAIRFIELD	AVE	APPLE VALLEY	CA	92307
047227323	0					00000
047236107	0					00000
047236111	0			APPLE VALLEY	CA	92307
047236114	0					00000
047236115	0					00000
047223232	0	MORRO	RD	APPLE VALLEY	CA	92307
047227213	0					00000
047227359	0					00000
047227215	0					00000
047227215	0					00000
047227217	0					00000
047227217	0					00000
047236245	0					00000
047236246	0					00000
047226101	0					00000
047226104	0					00000
047226303	0	FAIRFIELD	AVE	APPLE VALLEY	CA	92307
047236247	0					00000
047236248	0					00000
047229315	0					00000
047229316	0					00000
046916211	19459	WRANGLER	RD	VICTORVILLE	CA	92392
046916214	0					00000
047223208	0					00000
047223209	0	1 LOT S OF MORRO	RD	APPLE VALLEY	CA	92307
047223210	0	S/O MORRO	RD	APPLE VALLEY	CA	92307
046916216	0					00000

Assessor Parcel Number (APN)	Parcel Address (optional)					
	Street Number	Street Name	St. Rd. Ln.	City Name	State	ZIP
046916224	0					00000
046916228	0					00000
047227370	0	PROXIMAL TO COLOMA	AVE	APPLE VALLEY	CA	92307
047226206	0					00000
047236127	0					00000
047229320	0					00000
047229326	0					00000
047226109	0					00000
047226111	0					00000
047226215	0	COLOMA	AVE	APPLE VALLEY	CA	92307
047223215	0	COLUSA	RD	APPLE VALLEY	CA	92307
047227312	0					00000
047229304	0					00000
047226104	0					00000
047229304	0					00000
047229304	0					00000
047227369	0	FAIRFIELD	AVE	APPLE VALLEY	CA	92307
047226110	0					00000
047236213	0					00000
047226102	0					00000
047226209	0					00000
047226301	0					00000
047236128	0					00000
047226508	0					00000
047223213	0	NORTH OF COLUSA	RD	APPLE VALLEY	CA	92307
047229332	0	ARCATA	RD	APPLE VALLEY	CA	92307
047226407	0					00000
047229329	0					00000
047223216	0	COLUSA	RD	APPLE VALLEY	CA	92307
047236108	0					00000
047226212	0	COLOMA	AVE	APPLE VALLEY	CA	92307

Assessor Parcel Number (APN)	Parcel Address (optional)					
	Street Number	Street Name	St. Rd. Ln.	City Name	State	ZIP
047227327	0					00000
047229313	0					00000
047227360	0					00000
047236121	0					00000
047236212	0					00000
047229317	0					00000
047226105	0					00000
047226106	0					00000
047236105	0					00000
047226108	0	COLOMA	AVE	APPLE VALLEY	CA	92307
047223211	0	SOUTH OF MORRO	RD	APPLE VALLEY	CA	92307
047236239	0					00000
047227214	0					00000
047227214	0					00000
047227357	0					00000
047229325	0					00000
047227365	0					00000
046916201	0					00000
046916215	0					00000
047227310	0	COLUSA	RD	APPLE VALLEY	CA	92307
046916218	0					00000
047229318	0					00000
047226306	0					00000
047236249	0					00000
047236106	0					00000
047226214	0	COLOMA	AVE	APPLE VALLEY	CA	92307
047226402	0					00000
047226502	0					00000
047227308	0	COLUSA	RD	APPLE VALLEY	CA	92307
047236237	0					00000
047223212	0					00000

Assessor Parcel Number (APN)	Parcel Address (optional)					
	Street Number	Street Name	St. Rd. Ln.	City Name	State	ZIP
047236222	0	STODDARD WELLS	RD	APPLE VALLEY	CA	92307
047236222	0	STODDARD WELLS	RD	APPLE VALLEY	CA	92307
047223218	0	COLUSA	RD	APPLE VALLEY	CA	92307
047227204	0					00000
047226103	0					00000
047226302	0	FAIRFIELD	AVE	APPLE VALLEY	CA	92307
047223214	0	N/O COLUSA	RD	APPLE VALLEY	CA	92307
046916213	0			APPLE VALLEY	CA	92307
047227205	0	SOMBRE	RD	APPLE VALLEY	CA	92307
047227305	0	COLUSA	RD	APPLE VALLEY	CA	92307
047226207	0	KIMSHEW	ST	APPLE VALLEY	CA	92307
047236116	0					00000
047236126	0					00000
047226504	0					00000
046916220	0					00000
047229306	0	QUARRY	RD	APPLE VALLEY	CA	92307
047229311	0					00000
047226307	0					00000
047227212	0					00000
047227306	0	WILD WASH	RD	APPLE VALLEY	CA	92307
047227306	0	WILD WASH	RD	APPLE VALLEY	CA	92307
047236109	0	DOBERMAN	RD	APPLE VALLEY	CA	92307
047226112	0					00000
047226204	0	KIMSHEW	ST	APPLE VALLEY	CA	92307
047226211	0					00000
047227221	0					00000
046916225	0					00000
047227202	0	FAIRFIELD	AVE	APPLE VALLEY	CA	92307
047227326	0					00000
047229322	0					00000
047226203	0					00000

Assessor Parcel Number (APN)	Parcel Address (optional)					
	Street Number	Street Name	St. Rd. Ln.	City Name	State	ZIP
047236113	0	JOHNSON	RD	APPLE VALLEY	CA	92307
047226304	0	FAIRFIELD	ST	APPLE VALLEY	CA	92307
047223206	0	MORRO	RD	APPLE VALLEY	CA	92307
047236215	0					00000
046916210	0	JOHNSON	RD	ORO GRANDE	CA	92368
046916223	0					00000
047223231	0					00000
047226210	20605	COLOMA	AVE	APPLE VALLEY	CA	92308
047226308	0					00000
047226403	0					00000
047236117	0					00000
047236118	0					00000
047236129	0					00000
047236214	0					00000
047227219	0	1 LT W OF FAIRFIELD	AVE	APPLE VALLEY	CA	92307
047229303	0					00000
047229314	0					00000
047226205	0					00000
047226305	0	SERRA	AVE	APPLE VALLEY	CA	92307
047223217	0	COLUSA	RD	APPLE VALLEY	CA	92307
047226406	0					00000
046916217	0			ORO GRANDE	CA	92368
047229330	0					00000
047227220	0	FAIRFIELD	AVE	APPLE VALLEY	CA	92307
047236254	0					00000
047236130	0					00000
047236132	0					00000
047236257	0					00000
047229310	0					00000
047229312	0					00000
047227319	0					00000

Assessor Parcel Number (APN)	Parcel Address (optional)					
	Street Number	Street Name	St. Rd. Ln.	City Name	State	ZIP
047229305	0	QUARRY	RD	APPLE VALLEY	CA	92307
046916212	0					00000
047226401	0					00000
047226405	0	REYES	AVE	APPLE VALLEY	CA	92307
047227218	0	JEO I-15		APPLE VALLEY	CA	92307
047227313	0					00000
047229324	0					00000
047236120	0					00000
047227307	0					00000
047229308	0					00000
046916219	0	FRONTIER	RD	APPLE VALLEY	CA	92307
046916226	0					00000
047226113	0					00000
047236110	0					00000
047223219	0	COLUSA	RD	APPLE VALLEY	CA	92307
047236112	0					00000
047227209	0					00000
047236238	0					00000
047227309	0					00000
047227317	20713	FAIRFIELD	AVE	APPLE VALLEY	CA	92307
047229302	0					00000
047227372	0	FAIRFIELD	AVE	APPLE VALLEY	CA	92307
047236101	0					00000
047236103	0					00000
047226202	0					00000
047226503	0					00000
046916227	0					00000
047226213	0	COLOMA	AVE	APPLE VALLEY	CA	92307
047236124	0					00000

Assessor Parcel Number (APN)	Parcel Address (optional)					
	Street Number	Street Name	St. Rd. Ln.	City Name	State	ZIP