

LAND USE AND DEVELOPMENT POTENTIAL

1. Total land area of subject territory (defined in acres):

The annexation area is 14,720 acres (23 square miles)

2. Current dwelling units within area classified by type (single-family residential, multi-family [duplex, four-plex, 10-unit], apartments)

There are an estimated 97 residential dwelling units in the area which are single family residential units.

3. Approximate current population within area:

The estimated population is 175 (there are 175 registered voters within the area as of February 2023)

4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):

Not applicable

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

Rural Living (RL-5) 1 unit to five acres; Rural Living (RL) range of units from 1 to five acres to 1 unit per 30 acres; Resource Conservation 1 unit to 40 acres; Agriculture/Agriculture Preserve allows for farming, dairy operations, and associated housing for the agricultural operation; Floodway

5. Describe any special land use concerns expressed in the above plans. In addition, for a City Annexation or Reorganization, provide a discussion of the land use plan's consistency with the regional transportation plan as adopted pursuant to Government Code Section 65080 for the subject territory:

The Agricultural Preserve designations within the area affect the ability for the extension of urban type service. There are five active Williamson Act contracts within the proposed annexation; however, the agricultural operations within 4 of Williamson Act Contract has ceased. This occurred following the demolition of all improvements on the properties by permit issued in 2014. Mineral resources zones within the area are on private land whose land use concerns would be addressed by the County whenever future development is proposed for the area.

6. Indicate the existing use of the subject territory.

The majority of the annexation area is vacant lands. There is scatter rural residential development within the core of the annexation generally along the Mojave River. There is one dairy operation, Dutch Dairy, currently within the area southerly of Wild Road and some scatter agricultural uses associated with homes in the area.

What is the proposed land use?

There will be no change in land use authority or land use designation resulting from this annexation.

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

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: _____

There are currently five active Williamson Act Contracts within the annexation area, with none having an active agricultural operation. Four of the contract areas have ceased operation related to environmental concerns and demolished all buildings associated with the dairy and poultry businesses through permits issued in 2014.

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

The annexation of the territory to the Helendale Community Services District is proposed for the extension of Solid Waste and Recycling services to developed properties and the extension of park and recreation programs and services for the residents of the area. These service extensions will not negatively impact any persons or cultures. The district will extend its additional range of services (water, sewer, and streetlighting) when requested by property owners pursuing development which necessitates these services. The district monitors and plans for the service needs within its boundaries to assure that all segments of the population are fairly served.

ENVIRONMENTAL INFORMATION

1. Provide general description of topography.

The annexation area is located along the Mojave River as it travels in a northeastely direction toward the City of Barstow. The area is generally flat with some minor hills and rocks with sandy soils. The natural drainage in the area is from the north and south toward the Mojave River which traverses the central portion of the annexation.

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

Residential	25%	Agricultural	1%
Commercial	2%	Vacant	70%
Industrial	0%	Other	2(Railroad)%

3. Describe the surrounding land uses:

NORTH Vacant with some scatter rural residential uses. A number of government owned lands occur in the area.

EAST The community of Hodge (a rural residential area) and vacant lands within the Barstow sphere of influence

SOUTH Primarily vacant lands southerly to Interstate 15

WEST Scattered residential and further to the west along Helendale Road the community of Silver Lakes

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

None

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

Adjacent sites? YES NO Unincorporated Incorporated

The extension of solid waste and recycling and park and recreation services will not induce growth within the annexation area.

6. Are there any existing out-of-agency service contracts/agreements within the area? YES

NO . If YES, please identify.

There are no existing out-of-agency service contracts within the area through the Helendale Community Services District.

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

NOTICES

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

NAME : Dr. Kimberly Cox, General Manager

TELEPHONE NO. (760) 951-0006

ADDRESS: P. O. Box 359, Helendale CA 92342

NAME: Kathleen Rollings-McDonald

TELEPHONE NO. (909) 801-9568

ADDRESS: 1635 Henrietta Street, Redlands, Ca 92373

NAME _____

TELEPHONE NO. _____

ADDRESS: _____

CERTIFICATION

As a part of this application, the Helendale Community Services District, agrees to defend, indemnify, hold harmless, promptly reimburse San Bernardino LAFCO for all reasonable expenses and attorney fees, and release San Bernardino LAFCO, its agents, officers, attorneys, and employees from any claim, action, proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it.

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

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

I hereby certify that the statements furnished above and in the attached supplements and exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

DATE 4/21/23


SIGNATURE

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

General Manager
Title and Affiliation (if applicable)

PLEASE CHECK SUPPLEMENTAL FORMS ATTACHED:

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