

**NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT  
FOR THE PROPOSED  
APPLE VALLEY RANCHOS WATER SYSTEM ACQUISITION PROJECT**

**TO:** Public Agencies  
Interested Parties

**FROM:** Town of Apple Valley  
Community Development Department  
14955 Dale Evans Parkway  
Apple Valley, CA 92307  
(760) 240-7000 ext. 7200

The Town of Apple Valley, as lead agency, hereby gives notice that pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the Town of Apple Valley has prepared and completed a Draft Environmental Impact Report (EIR) for the proposed Apple Valley Ranchos Water System Acquisition Project. A Draft EIR is an informational document that evaluates a proposed project's potential to significantly impact the environment, while also identifying ways to reduce or avoid environmental impacts through mitigation measures and alternatives to the project. If a copy of the EIR is not enclosed with this notice, you may request or review a copy at 14975 Dale Evans Parkway, Apple Valley, CA 92307, or you may obtain a copy from the website: <http://avh2ours.com>.

**Agencies:** The Town requests your agency's views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed Project, in accordance with California Code of Regulations, Title 14, Section 15082(b). Your agency may need to use the EIR prepared by the Town when considering any permits that your agency must issue or for any other approval for the project.

**Interested Parties:** The Town requests your comments and concerns regarding the environmental issues associated with implementation of the proposed project.

**Project Title:** Apple Valley Ranchos Water System Acquisition Project EIR

**Project Location:** The Project Area is located in San Bernardino County and is comprised of the approximately 50 square-mile area currently served by the Apple Valley Ranchos Water Company water supply system (AVR System). The majority of the Project Area is in the incorporated area of the Town of Apple Valley, with most of the remainder of the Project Area located outside the Town of Apple Valley's corporate boundary in unincorporated San Bernardino County. A minor portion of the Project Area falls within the incorporated area of the City of Victorville, adjacent to its boundary with the Town. The Project Area is bordered by the City of Victorville to the west and City of Hesperia to the southwest, and surrounded by unincorporated areas of San Bernardino County to the north, east, and south.

**Project Applicant:** Town of Apple Valley  
14955 Dale Evans Parkway  
Apple Valley, CA 92307  
Attn: Lori Lamson, Asst. Town Manager

**Project Description:**

The Town of Apple Valley (Town) is proposing to acquire the AVR System that currently serves the majority of the incorporated area of the Town as well as some outlying areas running east along Cahuilla Road; the acquisition and subsequent operation of this water supply system by the Town represents the proposed Project.

The existing AVR System is currently owned and operated by the Apple Valley Ranchos Water Company. The Apple Valley Ranchos Water Company was first created in 1947, and then purchased by Park Water Company in 1987. As part of the proposed Project, the Town would purchase all rights and interests in the AVR System from Park Water Company. The Town's proposed acquisition of the AVR System would include all associated assets, (i.e., real, intangible, and personal property), including, but not limited to the following:

- Water systems and production wells, as defined in Section 240 of the California Public Utilities Code
- Utility plants
- Water rights

- Water supply contracts
- Records, books, and accounts

In addition to the Town's acquisition of the AVR System, the proposed Project includes the Town's subsequent operation of the AVR System. The Town is proposing only to acquire and operate the existing system, and is not proposing changes or expansion to the physical AVR System or to the associated water rights nor is the Town proposing any changes to the manner of operation of the AVR System or the exercise of the associated water rights. The Town would operate and maintain the system out of AVR's existing operations and maintenance facility, which is located at 21760 Ottawa Road, approximately half a mile south of Highway 18 and 300 feet east of the intersection of Navajo Road and Ottawa Road. Although Park Water Company/AVR recently acquired the Yermo Water District and its facilities, the proposed project does not include acquisition of the Yermo Water System, which is located east of the City of Barstow. The Yermo Water District facilities are located approximately 45 miles from the Town; Yermo Water District does not provide any water services to the Town's residents, businesses, or other uses; and the Yermo Water District's facilities do not provide any other benefit to the Town's residents. Furthermore, the Yermo system is an entirely separate and distinct system that is not integrated into the AVR system.

Discretionary actions required by the Town include the following approvals:

- Approval by the Town Council for acquisition of the AVR System from Apple Valley Ranchos Water Company/Park Water Company
- Reports under Government Code section 65402

In addition, if the AVR System is acquired through a negotiated purchase, the Town of Apple Valley will need to obtain approval from the CPUC for transfer of ownership and operation of the AVR System from Apple Valley Ranchos Water Company/Park Water Company to the Town. Similarly, the County Department of Public Health may review and/or issue permits to the Town for the Town's operation of a drinking water system. Finally, the Regional Water Quality Control Board and/or State Water Resources Control Board would review the Town's operation of the drinking water system as part of permit issuance in compliance with the Statewide General NPDES Permit for Discharges from Drinking Water Systems.

**Potential Environmental Effects:** The EIR focuses on potential environmental impacts to the following resource areas: Air Quality, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Noise, Transportation/Circulation and Utilities and Service Systems.

**Public Review Period:** The Town has made this Draft EIR available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). Your response must be sent as soon as possible but **not later than 45 days after receipt of this notice**. All comments must be submitted in writing to the address below. The comment period during which the Town will receive comments on the Draft EIR is:

**Starting Date:** September 18, 2015

**Ending Date:** November 2, 2015

**Document Availability:** The Draft EIR is available for public review during regular business hours at the following locations:

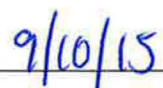
- Apple Valley Town Hall, 14955 Dale Evans Parkway, Apple Valley, CA 92307
- Apple Valley Development Services, 14975 Dale Evans Parkway, Apple Valley, CA 92307
- Victor Valley Museum, 11873 Apple Valley Road, Apple Valley, CA 92308

The Draft EIR may also be viewed on the Town's website at <http://avh2ours.com>.

**Comments:** All comments must be received no later than 5:00 PM on Monday, November 2, 2015. Written comments may be submitted to the Town of Apple Valley Community Development Department. Please indicate a contact person for your agency or organization and send your comments to:

**Lori Lamson, Assistant Town Manager**  
Town of Apple Valley  
14955 Dale Evans Parkway  
Apple Valley, CA 92307  
Fax: (760) 240-7910  
Email: [applevalley@applevalley.org](mailto:applevalley@applevalley.org)

  
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Signature  
Lori Lamson  
\_\_\_\_\_  
Printed Name

  
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Date  
Assistant Town Manager  
\_\_\_\_\_  
Title