

# SAN BERNARDINO LAFCO APPLICATION AND PRELIMINARY ENVIRONMENTAL DESCRIPTION FORM

**INTRODUCTION:** The questions on this form and its supplements are designed to obtain enough data about the application to allow the San Bernardino LAFCO, its staff and others to adequately assess the proposal. By taking the time to fully respond to the questions on the forms, you can reduce the processing time for your proposal. 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 Apple Valley Annexation 2019-001  
\_\_\_\_\_  
\_\_\_\_\_

2. NAME OF APPLICANT: Town of Apple Valley, CA  
APPLICANT TYPE:  Landowner  Local Agency  
 Registered Voter  Other \_\_\_\_\_

MAILING ADDRESS:  
14955 Dale Evans Parkway  
Apple Valley, CA 92307

PHONE: ( 760 ) 240-7000 ext.7200

FAX: ( 760 ) 240-7399

E-MAIL ADDRESS: llamson@applevalley.org

3. GENERAL LOCATION OF PROPOSAL: Annexation 2019-001 encompasses  
approximately 1,426 acres generally bounded on the north by Morro Road  
(extended), on the south by Johnson Road, on the west by various parcel boundaries,  
and on the east by Dale Evans Parkway.

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

5. Indicate the reason(s) that the proposed action has been requested. Lands are within the  
Town's sphere-of-influence and an "island" surrounded by its corporate limits. The  
annexation represents a logical extension of the Town's corporate limits to plan  
for future growth.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**LAND USE AND DEVELOPMENT POTENTIAL**

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

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

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3. Approximate current population within area:

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

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research/development, administrative); Public Facilities (Town/County facilities, fires stations, schools, utility facilities)

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

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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:

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two existing interchanges, and primary access will be provided by existing roadways.

6. Indicate the existing use of the subject territory.

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What is the proposed land use?

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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.

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

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|--|--|
| <input type="checkbox"/> Agricultural Land Uses  | <input type="checkbox"/> Agricultural Preserve Designation       |
| <input type="checkbox"/> Williamson Act Contract   | <input type="checkbox"/> Area where Special Permits are Required |
| <input type="checkbox"/> Any other unusual features of the area or permits required: _____ |  |

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:*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ENVIRONMENTAL INFORMATION**

1. Provide general description of topography. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Residential _____%	Agricultural _____%
Commercial _____%	Vacant _____%
Industrial _____%	Other _____%

3. Describe the surrounding land uses:

NORTH \_\_\_\_\_  
EAST \_\_\_\_\_  
SOUTH \_\_\_\_\_  
WEST \_\_\_\_\_

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.).

\_\_\_\_\_  
\_\_\_\_\_

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

employment) to the south and east. The land use plan optimizes existing infrastructure and is compatible with nearby land uses.

6. Are there any existing out-of-agency service contracts/agreements within the area? YES   
 NO  If YES, please identify.

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

region to the north and south. Employment growth will be fostered by the additional commercial and industrial lands proposed.

**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 \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

ADDRESS: 14955 Dale Evans Parkway, Apple Valley, CA 92307

NAME \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

ADDRESS: 42635 Melanie Place, Suite 101, Palm Desert, CA 92211

NAME \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

ADDRESS: \_\_\_\_\_

**CERTIFICATION**

As a part of this application, the City/Town of \_\_\_\_\_, or the \_\_\_\_\_ District/Agency, \_\_\_\_\_ (the applicant) and/or the \_\_\_\_\_ (real party in interest - landowner and/or registered voter of the application subject property) agree 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 6/29/2020

Lori Hanson  
SIGNATURE  
Lori Hanson

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

Assistant Town 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