

**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: Annexation APN 631-051-28 (Tsaconas, H. Owner)
2. NAME OF APPLICANT: Bighorn-Desert View Water Agency / H. Tsaconas
- APPLICANT TYPE: X Landowner X Local Agency
 Registered Voter Other _____

MAILING ADDRESS:

622 Jemez Trail, Yucca Valley, CA 92284

PHONE: (760) 364-2315 ____

FAX: (760) _364-3412_____

E-MAIL ADDRESS: mwest@bdvwa.org

3. GENERAL LOCATION OF PROPOSAL: Ms. Tsaconas owns the 10.0 acres at 550 Landers Lane, Landers, CA. APN 631-051-28.
4. Does the application possess 100% written consent of each landowner in the subject territory? YES
X NO If YES, provide written authorization for change.
5. Indicate the reason(s) that the proposed action has been requested. Applicant is currently in a permitted residential structure served by hauled water. Applicant desires to connect to the BDVWA water system which is contiguous with the western property boundary.

LAND USE AND DEVELOPMENT POTENTIAL

1. Total land area of subject territory (defined in acres): _____ 10.0 ACRES
2. Current dwelling units within area classified by type (single-family residential, multi-family [duplex, four-plex, 10-unit], apartments) _____ Presume Single-Family Residential
3. Approximate current population within area: currently 1 part-time resident
4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):
_____ N/A – not annexing to a city

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

HV/RL

- 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:

None

- 6. Indicate the existing use of the subject territory. 1 single-family residential dwelling.

What is the proposed land use? No change, owner currently resides part-time

- 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.

The Agency is not operating at or near capacity. Therefore, this project would have not impact the Agency's ability to supply water to any development on this property.

There is no sanitary sewer planned for the BDVWA service area.

The Agency cannot determine whether or not the project would have a negative impact on police, fire or schools.

- 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
- Williamson Act Contract
- Any other unusual features of the area or permits required: _____
- Agricultural Preserve Designation
- Area where Special Permits are 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:*

This parcel, as well as those around it, are located within the Sphere of Influence of the Bighorn-Desert View Water Agency as determined by San Bernardino Local Agency Formation Commission. Therefore, given that the sole owner of the parcel desires to annex in order to get access to pressurized water service and to cease "hauled water" service, the annexation process positively PROMOTES environmental justice by providing a pathway to potable water service while meeting all the goals and objectives of SB LAFCO.

This is the primary driver of the request to annex the parcel into the boundaries of Bighorn-Desert View Water Agency.

ENVIRONMENTAL INFORMATION

- 1. Provide general description of topography. ___Parcel is generally flat.

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

Residential ___100___% Agricultural _____%
Commercial _____% Vacant _____%
Industrial _____% Other _____%

- 3. Describe the surrounding land uses:

NORTH ___vacant land zoned for residential_____

EAST ___vacant land zoned for residential_____

SOUTH ___one existing dwelling immediately south and then vacant land zoned for residential_____

WEST ___vacant land zoned for residential_____

- 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.).

___Water meter would be located on Rainbow Drive to the West of the Parcel and customer would have to install a private water line from Rainbow to applicants parcel (approx.. 700 ft). This would involve a single narrow trench be excavated to accommodate an approximate 1-inch diameter service line. No other site alterations have been proposed.

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

There is no mainline extension required and annexation does not induce any growth as a result of this single action.

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

7. Is this proposal a part of a larger project or series of projects? YES NOX 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 Bighorn-Desert View Water Agency _____ TELEPHONE NO. __760-364-2315__

ADDRESS:
_____622 Jemez Trail, Yucca Valley, CA 92284_____

NAME _Ms. Hella Tsaconas_____ TELEPHONE NO. _____

ADDRESS:

NAME _____ TELEPHONE NO. _____

ADDRESS:

CERTIFICATION

As a part of this application, the **Bighorn-Desert View Water Agency** (the applicant) and/or Ms. Hella Tsaconas (real party in interest - landowner 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

(FOR LAFCO USE ONLY)

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 MAR 9, 2021


SIGNATURE

 Hella Tsaconas MARINA WEST (BARWA)
Printed Name of Applicant or Real Property in Interest
(Landowner/Registered Voter of the Application Subject Property)

 Landowner Applicant / Applicant
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