

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 #0634-121-15 (JOHN D. RUDOMETKIN-OWNER)**
2. NAME OF APPLICANT: **TWENTYNINE PALMS WATER DISTRICT**
APPLICANT TYPE: Landowner Local Agency
 Registered Voter Other _____
MAILING ADDRESS: **72401 HATCH RD. TWENTYNINE PALMS, CA 92277**
PHONE: **(760) 367-7546**
FAX: **(760) 367-6612**
E-MAIL ADDRESS: **mshragge@29palmswater.org**
3. GENERAL LOCATION OF PROPOSAL: **Mr. Rudometkin purchased a 40.09-acre lot on the north side of Old Chisholm Trail (Squaw Road) between Monte Vista Street and Bullion Mountain Road.**
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. **Mr. Rudometkin desires to annex this property into the District to obtain water service so that he can build a single family residence.**

LAND USE AND DEVELOPMENT POTENTIAL

1. Total land area of subject territory (defined in acres): **One 40.09-acre parcel.**
2. Current dwelling units within area classified by type (single-family residential, multi-family [duplex, four-plex, 10-unit], apartments): **This property is currently vacant land and has not undergone any development to date.**
3. Approximate current population within area: **Zero (0).**

4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s): **N/A- Not annexing into a city.**

San Bernardino County General Plan designation(s) and uses permitted by this designation(s):
RL-10

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. **Vacant Land.**

What is the proposed land use? **Owner desires to build a single family residence.**

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 District is not operating at or near capacity. Therefore, this project would not have an impact on the District's ability to supply water to a single family residence on this property.**
8. On the following list, indicate if any portion of the territory contains the following by placing a checkmark next to the item:
- | | |
|--|--|
| <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:

Parcel #0634-121-15, is located within the Sphere of Influence of the Twentynine Palms Water District as determined by San Bernardino Local Agency Formation Commission. Given that this parcel is in the sphere of influence, the owner of the parcel desires to annex in order to get access to water service, the annexation process positively promotes environmental justice by providing a pathway to water service while meeting the goals and objectives of San Bernardino LAFCO.

There is another option for the property owner to drill a water well. However local geologic data and institutional knowledge tends to support a lack of groundwater, sustainable or suitable for the development of the property. This is the primary reason for the request to annex the parcel into the boundaries of the Twentynine Palms Water District.

ENVIRONMENTAL INFORMATION

1. Provide general description of topography. **Generally Flat Alluvial Plain with Light Rock Formation. No Blue Line Streams Noted.**

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

Residential	0%	Agricultural	0%
Commercial	0%	Vacant	0%
Industrial	0%	Other	0%

3. Describe the surrounding land uses:

NORTH	Residential and vacant desert land - private or BLM/Federal ownership
EAST	Residential land – private or BLM/Federal ownership
SOUTH	Residential and vacant desert land - private or BLM/Federal ownership
WEST	Residential and vacant desert land - private or BLM/Federal ownership

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.).

The water meter will be installed on the mainline running east to west on Old Chisholm Trail (Squaw Road) immediately adjacent to the south property boundary. The meter will be placed on either the southwest (SW) or southeast (SE) corner of the parcel.

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

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.

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: TWENTYNINE PALMS WATER DISTRICT TELEPHONE NO.: 760-367-7546

ADDRESS: 72401 HATCH ROAD TWENTYNINE PALMS, CA 92277

NAME: MR. MATTHEW SHRAGGE TELEPHONE NO.: 760-367-7546

ADDRESS: 72401 HATCH RD. TWENTYNINE PALMS, CA 92277

CERTIFICATION

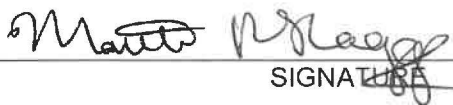
As a part of this application, the TWENTYNINE PALMS WATER DISTRICT, and MATTHEW SHRAGGE (real party in interest - landowner and/or registered voter of the application subject property) agree to defend, indemnify, hold harmless, promptly reimburse San Bernardino LAFCO for all reasonable expenses and attorney 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 12-16-24


SIGNATURE

MATTHEW SHRAGGE

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

GENERAL MANAGER/TWENTYNINE PALMS WATER DISTRICT

Title and Affiliation (if applicable)

NAME: **TWENTYNINE PALMS WATER DISTRICT** TELEPHONE NO.: **760-367-7546**

ADDRESS: **72401 HATCH ROAD TWENTYNINE PALMS, CA 92277**

NAME: **MR. JOHN D. RUDOMETKIN** TELEPHONE NO.: **310-409-8130**

ADDRESS: **55068 BAKER TRAIL YUCCA VALLEY, CA 92284**

CERTIFICATION

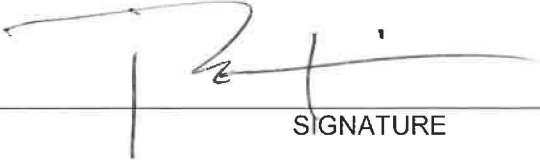
As a part of this application, the **TWENTYNINE PALMS WATER DISTRICT**, and **JD RUDOMETKIN** (real party in interest - landowner and/or registered voter of the application subject property) agree to defend, indemnify, hold harmless, promptly reimburse San Bernardino LAFCO for all reasonable expenses 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.

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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 11/25/24


SIGNATURE

John D. Rudometkin

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

Land Owner/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

KRM-Rev. 8/19/2015