



San Bernardino Local Agency Formation Commission

PLAN OF SERVICE REPORT - ANNEXATION OF PARCEL NO. 0631-051-28

May 2021

Prepared by Applicant: Bighorn-Desert View Water Agency

Marina D. West, PG

Bighorn-Desert View Water Agency

622 Jemez Trail, Yucca Valley, CA 92284

I certify that the information
contained in this Plan of Service
Report is accurate to the best of my
knowledge.

SUMMARY:

This *Plan for Service* was prepared in accordance with Government Code Section 56653 and is included as an attachment to the application for annexation of Assessor Parcel No. 0631-051-28 (10-acres located 550 Landers Lane, Landers, CA). The Annexation to the Bighorn-Desert View Water Agency and its Improvement Zones "1" and "A".

The annexation was requested by the property owner, H. Tsaconas. Bighorn-Desert View Water Agency will serve as the applicant on behalf of the landowner.

Ms. Tsaconas became the sole owner of this parcel in 2017. It was her late husband that purchased this 10-acre parcel with the single-family residence in 2009. It was a permitted residential dwelling utilizing bulk hauled water. Ms. Tsaconas has only used the property part-time but now is planning to move to Landers full time and began inquiring about service with Bighorn-Desert View Water Agency. She was informed that the parcel is within the Agency's Sphere of Influence and that annexation would be required to obtain access to water service. The landowner has decided it is in their best interest to proceed with the annexation so that water service to the parcel can be secured.

The annexation is for one single parcel for one water meter which is the basis for this *Plan for Service* in meeting the minimum requirements for such under the LAFCO guidelines.

A. Level and Range of Service to be Provided: The property owner is seeking access to water service from Bighorn-Desert View Water Agency. To our knowledge, there would be no other entity that would be providing a "service" for which LAFCO would be required to approve (ie. sewer service).

To that end, the level of service would be provision of water through a 1-inch water meter and service line installed west of the property on Rainbow Drive. The property owner would need to extend a private side service line from the meter onto the property. In other words, the meter will be "remote" to the property as are many such installations within the Agency boundaries.

B. Discuss When Service can be Feasibly Extended to the Parcel: No mainline extension or other infrastructure is needed to service this parcel. The parcel lies within 700 feet of an existing transmission mainline which is within the distance allowed by the Agency Rules and Regulations for Water Service. The only additional work needed is to install the service line and meter. Once the annexation proceedings are completed to bring the parcel into the service territory of the Agency, the water meter and service line can be installed within two weeks of that request.

C. Identify any Improvements or Upgrades the Agency would Impose on the Territory: None, no additional infrastructure is required to serve this parcel.

D. Fiscal Impact Analysis: The Agency has sufficient capacity to service this additional parcel. The fiscal impact of adding one additional service connection would not be significant and is

within the projected annual growth for the Agency. The Agency has completed a Water Rate Study which advised the Prop. 218 rate setting process. The fees adopted by the Board on April 13, 2021 outlined in the report will adequately fund the Agency's operations going forward. Furthermore, this rate study contemplates water consumption tiers to both encourage conservation but to also fund replacement water for any user that consumes more than the baseline established in the first consumption Tier. The Water Rate Study includes a 20-year financial model which is used here as the fiscal impact analysis. The Water Capacity Fee Study informs the water meter buy-in charge.

The 2021 Water Rate Study and 2021 Water Capacity Fee Study reports and associated appendixes were received and filed by the Board of Directors on February 9, 2021 and are submitted as an Appendix to this report.

E. Annexing Parcel to Existing Improvement District: The project falls within the existing physical infrastructure of the Bighorn-Desert View water system thus assimilating into what is known as Improvement District 1 and Improvement Zone A.

F. Water Availability to Parcel: Upon finalization of approvals by LAFCO to annex the territory (a single 10-acre parcel) and payment of fees applicable to initiating water service, the Agency can install the needed improvements within approximately two weeks.