



Local Agency Formation Commission (LAFCO) of San Bernardino County

PLAN FOR SERVICE REPORT - ANNEXATION OF PARCEL #0585-273-04

February 2025

Prepared on Behalf of Applicant/Property Owner: Connor Bauman

By

Hi-Desert Water District

Ron Wortham

Hi-Desert Water District

55439 29 Palms Hwy.

Yucca Valley, CA 92284

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

A handwritten signature in blue ink, reading "Ronald R. Wortham", is written over a horizontal line.

Ron Wortham
Director of Operations

Introduction:

This Plan for Service was prepared in accordance with Government Code Section 56653 for annexation of Assessor Parcel No. 0585-273-04 (the property), approximately 10-acres located at 7886 Shafter Ave., Yucca Valley, CA 92284.

Hi-Desert Water District (HDWD) is a special district formed on December 14, 1962, pursuant to Division 12, Section 30321 of the California Water Code, to provide drinking water service for a growing population in Yucca Valley, California.

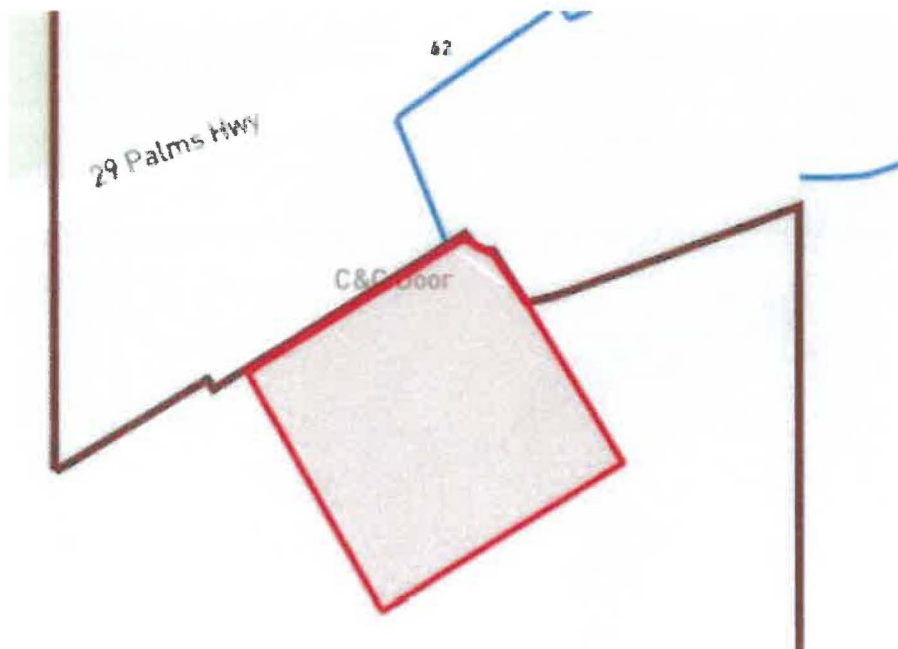
HDWD's water service area spans 57 square miles and includes over 300 miles of pipeline and provides water to the Town of Yucca Valley and a portion of the unincorporated areas of San Bernardino County.

Connor Bauman (the property owner) who wishes to develop the property and requires water service has requested HDWD to initiate annexation for the property.

HDWD's service boundary is immediately adjacent to the property. There are no other neighboring water agencies, the only other known source of water service for the property would be to drill a well.

Property Location:

The property is located at 7886 Shafter Ave. on the West end of Yucca Valley adjacent to HDWD's service boundary.



Water Service Plan:

The property owner is seeking access to *water service* from HDWD. To our knowledge, there would be no other entity that would be providing a “service” for which LAFCO would be required to approve.

Sewer Service Statement: This parcel is not subject to the Town of Yucca Valley Onsite Wastewater Treatment Systems Prohibition, which is outlined in Chapter 4, Section H. SEPTIC SYSTEMS of The California Regional Water Quality Control Plan for the Colorado River Basin Region. *At this time there are no available sewer facilities for this property and the property will not be required to connect to any sewer facilities.*

No mainline extension or additional infrastructure are needed to service this parcel.

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 were adopted by the Board on August 21, 2024. The Water Rate Study includes a 20-year financial model which is used here as the fiscal impact analysis.

Upon finalization of approvals by LAFCO to annex the parcel and receipt of payment of fees applicable to installing water service, HDWD can install the needed meter/service within approximately two weeks.

Cortese-Knox-Hertzberg Local Government Reorganization Act

Pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act, the District provides the following information:

Appendices: Reference

1. Water and Wastewater Rate Study – Water and Wastewater Financial Plan and Rate Study Report - Final report received and filed by the Board of Directors on August 21, 2024.
2. Ordinance No. 90 An ordinance of the Board of Directors of Hi-Desert Water District establishing rates for water service charges and taking other actions related thereto, adopted August 21, 2024.