



*Local Agency Formation Commission of Kern County*

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# 2016 Municipal Service Review Lebec County Water District

**Adopted by the Commission on XXXXX XX, 2016**

Prepared for:  
Local Agency Formation Commission of Kern County  
Kern County, California

Prepared by:  
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# Abbreviations

ADA.....	Americans with Disabilities Act
ADT.....	Average daily traffic
AF.....	Acre-foot/Acre feet (Note: 1 acre-foot = 325,851 gallons)
AFY.....	Acre feet of water per year
CDPH.....	California Department of Public Health
CDP.....	Census Designated Place
CEQA.....	California Environmental Quality Act
FY.....	Fiscal Year
gc.....	gallon capacity
gpm.....	gallons per minute
gw/pcd.....	gallons of water per capita per day
KernCog.....	Kern County Council of Governments
LAFCo.....	Local Agency Formation Commission
LCWD.....	Lebec County Water District
MCL.....	Maximum contaminant levels
MSR.....	Municipal Service Review
OPR.....	California Governor's Office of Planning and Research
pph.....	person per household
SB.....	Senate Bill
SOI.....	Sphere of Influence
USDA.....	United States Department of Agriculture

# I. Introduction

The law governing Local Agency Formation Commissions (LAFCOs) was substantially modified effective January 1, 2001 with the adoption of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. Among the changes introduced with the adoption of the Act is the requirement that each LAFCo, as necessary, review and update the sphere of influence of each city and special district within its county every five (5) years. Additionally, the new law provides that no sphere of influence (SOI) can be updated until the local LAFCo conducts a municipal service review (MSR) for the agency in accordance with California Government Code Section 56430.

Kern County LAFCo (LAFCo) has never adopted an MSR for Lebec County Water District. In 2016, the District began examining the possibility of expanding its SOI and annexing certain lands in order to accommodate requests from existing developments to provide public water service. In order to determine an appropriate extent of the SOI expansion, this MSR has been prepared to analyze the ability of the District to adequately serve the expanded area.

In November of 2011, Government Code Section 56430 was amended by the adoption of Senate Bill (SB) 244 to provide that an MSR consist of a written statement on the LAFCo's determinations with respect to each of the following:

- Growth and population projections for the affected area
- The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence
- Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or adjacent contiguous to the sphere of influence
- Financial ability of agencies to provide services
- Status of, and opportunities for, shared facilities
- Accountability for community service needs, including governmental structure and operational efficiencies
- Any other matter related to effective or efficient service delivery, as required by commission policy.

Specifically, SB 244 modified LAFCo law to require that LAFCOs consider effects to disadvantaged unincorporated communities when either property adjacent to one of said communities is annexed or during preparation of an MSR for an SOI amendment after July 1, 2012.

Kern County LAFCo generally follows the procedures adopted in the Office of Planning and Research (OPR) guidelines, as amended by recent statutory changes. This municipal service review report analyzes a study area including lands intended for inclusion in the Lebec County Water District (LCWD) SOI along with other lands identified by LAFCo staff.

## II. Agency Profile

### A. Background

Lebec County Water District (District) is a county water district established by resolution of the Kern County Board of Supervisors on December 26, 1967 pursuant to the County Water District Law, Division 12, Section 30000 et seq., of the CA Water Code, to provide for the organization and management of water works and for the acquisition or construction of facilities for the distribution and sale of water. Operation of the existing water system began in Lebec, California on April 21, 1969.

As particularly relevant to the service the District provides, Water Code Sections 31020-31024 state that the District may:

- Do any act necessary to furnish water in the district for any present or future beneficial use;
- Store water for the benefit of the district, conserve water for future use, and appropriate, acquire, and conserve water and water rights for any useful purpose;
- Operate water rights, works, property, rights, and privileges useful or necessary to convey, supply, store, or make use of water;
- Sell water or the use thereof for any useful purpose; and
- Establish rules and regulations for the sale, distribution, and use of water.

The District provides domestic water service to the mountain community of Lebec. Lebec is located in southern Kern County, in the Castac Lake Valley, Cuddy Canyon, and surrounding mountains. The District delivers between 55 and 70 million gallons of water per year and has a service area of approximately 1,500 acres. The District supplies potable water to approximately 240 residential homes, two mobile home parks, more than 50 commercial businesses including a Holiday Inn, as well as the northbound and southbound Interstate 5 (I-5) rest stops. Although statutorily authorized to provide storm drainage service, the District does not provide that service.

#### II.A.1 Land Use and Zoning

The County of Kern is the land use authority for all unincorporated areas, including the community of Lebec. The District's service area is within the Frazier Park/Lebec Specific Plan, an adopted County plan area. The District's service area comprises a combination of urbanized commercial and residential development and rural land uses, such as farming and agricultural uses and suburban residences.

In general, the commercial, industrial and higher-density land use designations within the District are located closest to I-5. Land uses located in the southwestern portion of the District and those within the areas proposed for annexation are industrial, agricultural or lower-density residential uses that permit one residential unit for each five acres of land.

## B. Profile

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Mailing Address: P.O. Box 910  
Lebec, CA 93243

Physical Address: 323 Frazier Mountain Park Road  
Lebec, CA 93243

Phone Number: (661) 248.6872

Fax Number: (661) 248.6439

Service Provided: Domestic water

Date Formed: December 26, 1967

Board of Directors: The Directors are elected to two or four-year terms in accordance with the provisions of the County Water District Law (Water Code Section 30000 et seq.).

As of April 2016, the Board of Directors is constituted as listed in **Table II-1**:

**Table II-1. Lebec County Water District Board of Directors**

Lebec County Water District Board of Directors		
Member	Term Began	Term Ends
Willard Martin, President	January 2014	November 2017
William Hopper, Vice President	December 2011	November 2019
Patricia Maillis, Secretary/Treasurer	February 2014	November 2017
Brett Tucker, Director	December 3, 2010	November 2017
Open Seat	***	***

**Table II-2. District Information**

District Information	
Statistics	
Area in District:	±3,421 acres
Area in Sphere of Influence:	±3,421 acres
Number of Assessor's Parcels:	435
Current Number of Water Service Connections:	±292
Executive/Management Staff:	President of the Board
Support/Operations Staff:	Water Technician Supervisor, Michael Hightower Jr. and Office Supervisor, Jessica Carroll



## C. Service Provided

### II.C.1 Water

The District services the entire community of Lebec by providing groundwater from three existing wells. The District currently has 304 metered service connections that encompass its residential (including mobilehomes), commercial, industrial and agricultural customers. LCWD does not provide any other services to the community.

The District's water distribution system consists of water mains ranging in size from two to eight inches in diameter. The two-inch diameter pipelines are dead-end lines and typically serve only a few houses. The majority of the backbone water mains are six inches in diameter. The one exception is in the older Lebec area that has an eight-inch PVC water main. The water system has six booster pump stations typically consisting of submersible pumps set within a small tank.

The District obtains its water from three groundwater wells. These wells draw water from the Cuddy Canyon Aquifer, which is geologically composed of coarse-grained alluvial deposits. Depth to groundwater ranges from 50 to 200 feet below ground surface. Pumping rates for these wells range from an estimated 90 to 300 gallons per minute (gpm). The largest capacity wells, the State and Lebec Wells, are located on the east side of I-5, while the lower capacity Chimney Canyon Well is located on the west side of I-5. The District currently derives approximately 80 percent of its water supply from the east side of I-5, while most of its service area is on the west side of I-5. A fourth well, the Frykholm Well is currently not permitted for use by the California State Water Resources Control Board Division of Drinking Water (formerly the California Department of Public Health or CDPH) because of its location within the Cuddy Creek streambed. The District's eight above-ground storage tank sites provide a total capacity of 496,340 gallons as shown in **Table II-3:**

**Table II-3. Lebec County Water District Storage**

Lebec County Water District Storage	
Tank Name	Capacity (gallons)
Chimney Canyon	169,080
Mesa Valley	41,430
Phillips	41,430
State Well Valley	9,400
State	144,550
Lebec	60,000
Lower Ridge	10,150
Upper Ridge	20,300
<b>Total:</b>	<b>496,340</b>

As a result of declared emergencies regarding the California drought, the District has implemented a conservation incentive. If a customer installs a hot water recirculation pump, that customer receives an additional 250 cubic feet (CF) of water for the same monthly rate.

## D. Service Area/Sphere of Influence

The District's current sphere of influence (SOI) is generally located near the southern border of Kern County, both east and west of the I-5 corridor. **Figure II-1** illustrates the location of the community of Lebec relative to other cities and communities in Kern County. It currently contains approximately 5.3 square miles, or 3,421 acres. **Figure II-2** illustrates the District's current boundary and SOI, which are coterminous.

## E. Proposed Sphere of Influence Amendment/Annexation

The District has received a request by landowners to annex approximately 191.24 acres of existing development, consisting of nine parcels into the District's service area. For purposes of this analysis, the area the District intends to annex immediately upon approval will be known as the "SOI/Annexation area" and is shown on Maps and Exhibits (**Figure II-2**) as "Parcels to be Annexed." LAFCo identified an area immediately adjacent to the SOI/Annexation area that could be classified as a "potential social or economic community of interest in the area". This area is identified as the "study area," but is not slated for immediate annexation and will be identified in this analysis as the "SOI Amendment" area.

**Table II-4. Sphere of Influence/Annexation Proposed Changes**

Proposed Sphere of Influence/Annexation Proposed Changes			
	SOI Annexation	SOI Amendment	Total w/ Increase
Area in District:	±192	±192	±3,613 acres
Area in Sphere of Influence:	±192	±352	±3,773 acres
Number of Assessor's Parcels:	9	32	459
Potential No. of New Water Service Connections:	9	32	336



Figure II-1. Location Map

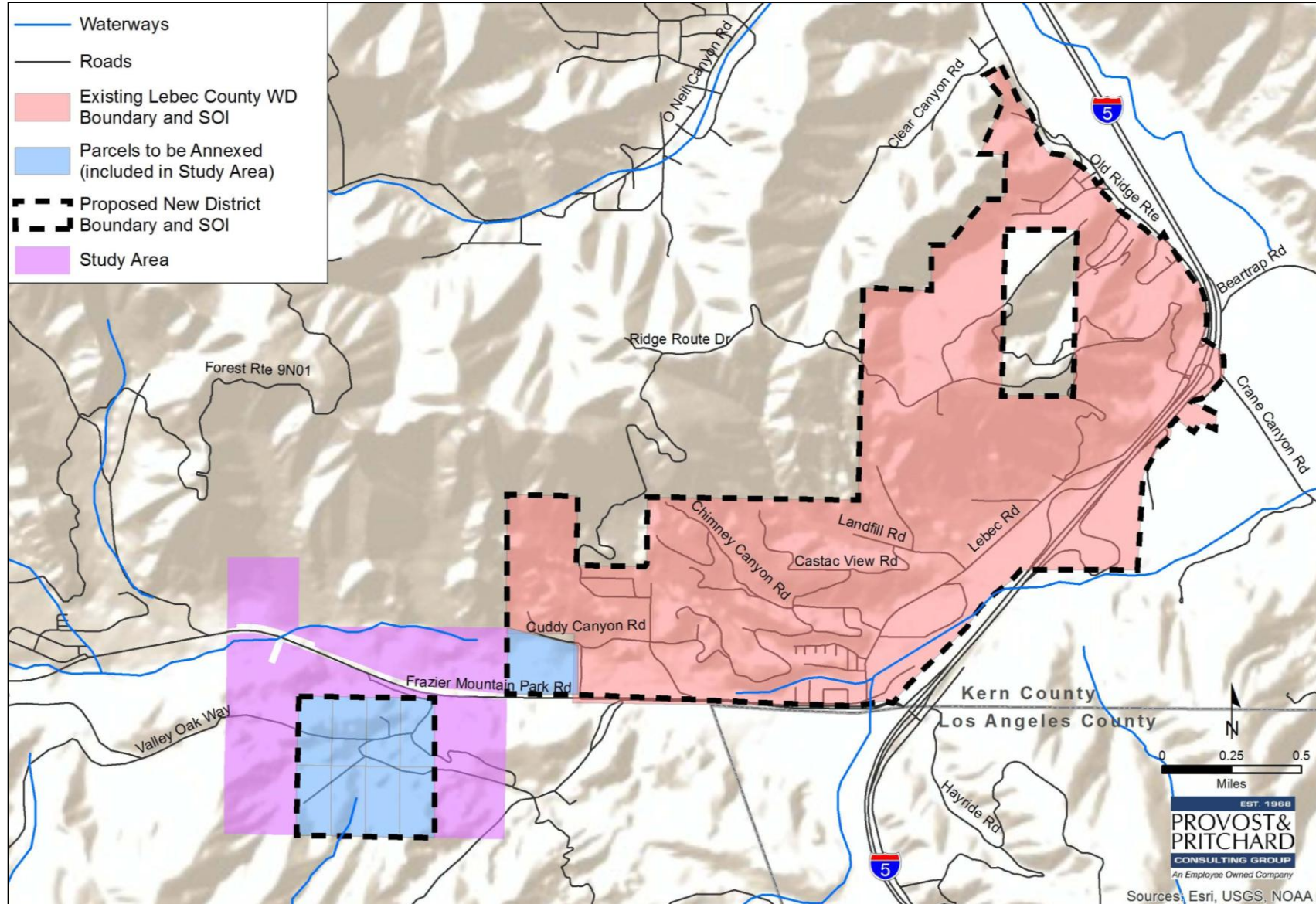


Figure II-2. Existing Boundary & Existing Sphere of Influence



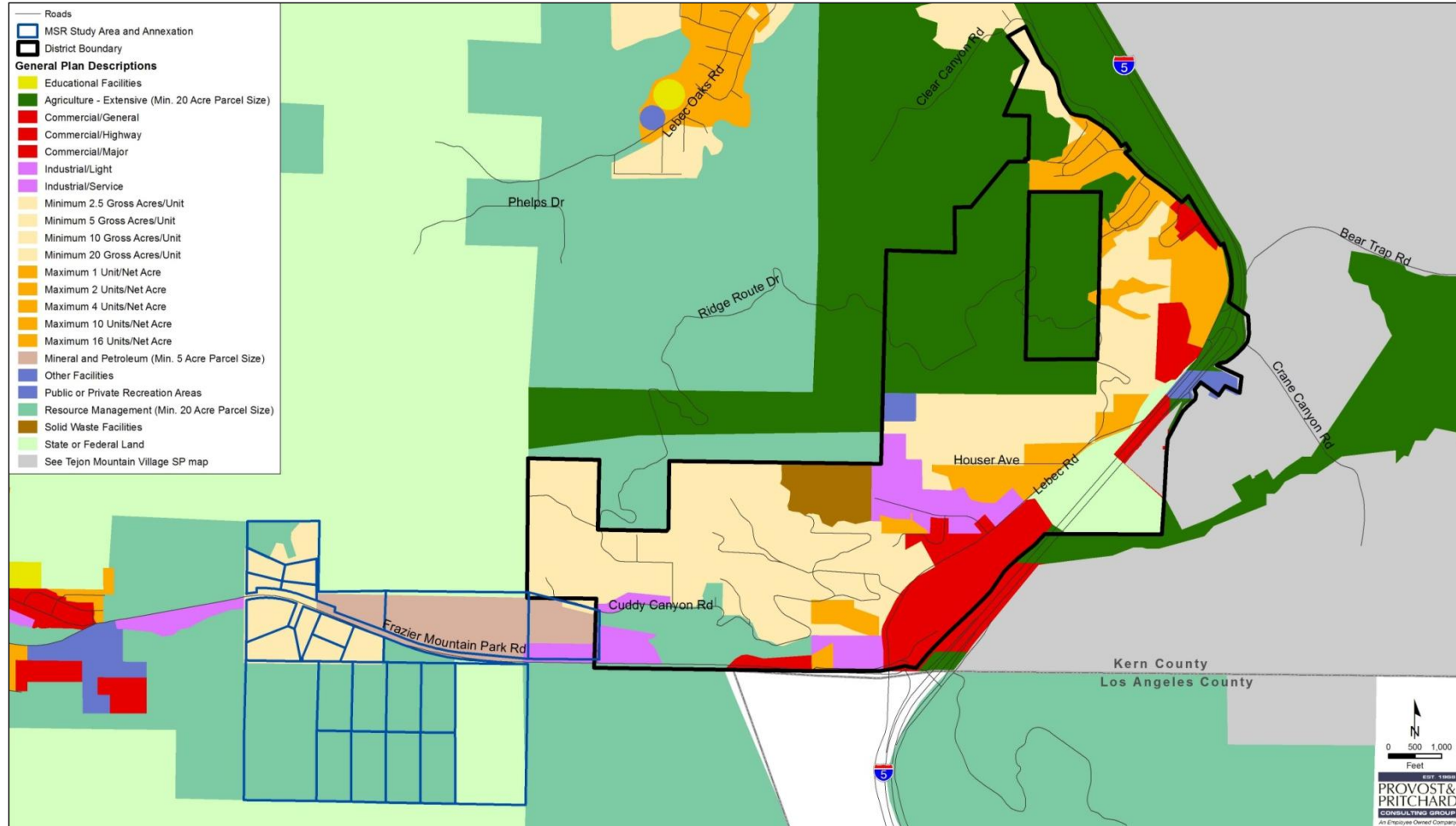


Figure II-3. Land Use

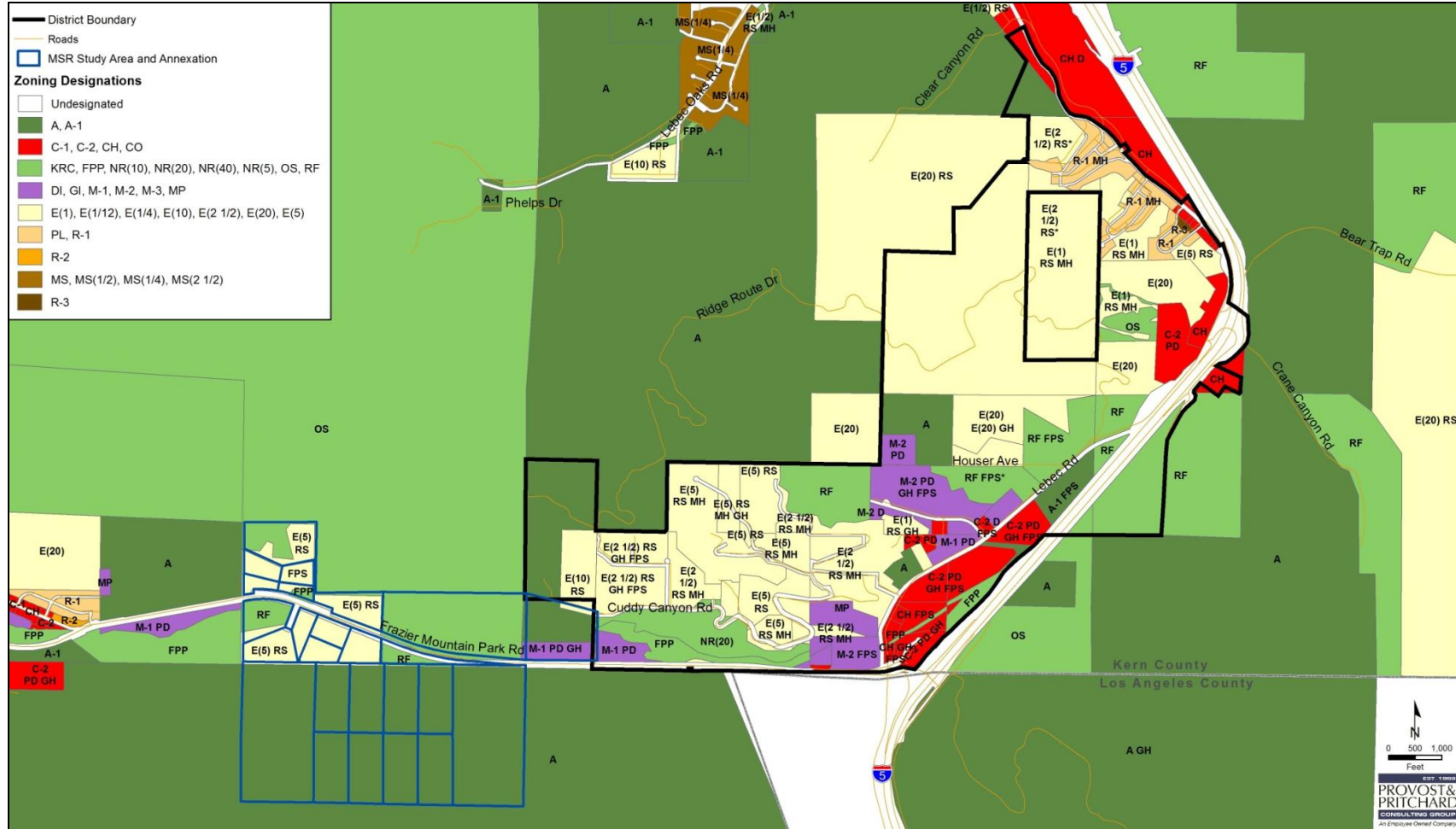


Figure II-4. Zoning

## III. Municipal Service Review

### A. Growth and Population

The District lies within Census Tract 33.02, which includes both the Frazier Park Census Designated Place (CDP) and the Lebec CDP. The U.S. Census estimates that there were 516 and 561 housing units within the Lebec CDP in the Years 2000 and 2010 respectively, and indicates an average household size of 2.6 persons. The Kern County Council of Governments (Kern COG) estimated there were approximately 3.03 persons per household (pph) in 2000 and 3.15 pph in 2010 within Kern County overall. To provide a more conservative analysis, the Kern COG estimates are used in this report. The population estimates below represent Kern COG's estimated persons per household for each residential service connection within the District.

Table III-1. 1990-2010 Population - Lebec CDP and Estimated District Population

1990-2010 Population – Lebec CDP and Estimated District Population				
Year	Lebec CDP Population <sup>1</sup>	Lebec CDP Households	LCWD Residential Service Connections	LCWD <sup>2</sup> Population
1990	570	202	-	-
2000	1,285	516	179	727
2010	1,468	561	219	756
2015 <sup>3</sup>	1,497	-	242	771

Source: County of Kern, Kern COG, U.S. Census.

Note 1: Population includes the Lebec Census Designated Place, which extends beyond the existing LCWD Boundary.

Note 2: Estimates for the District are computed as: Number of Service Connections reported by LCWD X Kern COG's estimated Number of Persons Per Household.

Note 3: 2015 population estimated using Kern COG's estimated population increases/per year.

It is assumed that the areas proposed for immediate annexation (SOI/Annexation area) and for the SOI Amendment will be developed in accordance with their current Kern County General Plan zoning and land uses. As listed in **Table III-2**, population within the SOI/Annexation Area and within the SOI Amendment area are estimated to be 29 persons and 102 persons respectively.

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Lebec County Water District, 2016 Municipal Service Review

Table III-2. Growth Potential - Proposed SOI/Annexation and Proposed SOI Amendment

Growth Potential – Proposed SOI/Annexation & Proposed SOI Amendments				
APN	No. Acres	Zoning	No. Residential Units/Service Connections	Increase in Population/Service
<b>SOI/Annexation Area:</b>				
255-560-25	19.51	A	1	3
255-560-26	19.57	A	1	3
255-560-27	19.53	A	1	3
255-560-28	19.40	A	1	3
255-560-29	20.04	A	1	3
255-560-30	19.99	A	1	3
255-560-31	20.03	A	1	3
255-560-32	20.17	A	1	3
<b>Subtotal:</b>	<b>191.81</b>		<b>9</b>	<b>29</b>
<b>SOI Amendment</b>				
255-620-47	33.57	M-1 PD & A	1	3
255-193-52	3.73	E(5) RS	1	3
255-193-53	6.25	E(5) RS	1	3
255-193-54	5.70	E(5) RS	1	3
255-193-55	3.37	E(5) RS	1	3
255-193-56	36.78	E(5) RS	7	22
255-193-61	9.05	A	1	22
255-193-62	67.70	A	1	3
255-193-66	5.80	E(5) RS	1	3
255-193-67	6.85	E(5) RS	1	3
255-193-68	6.52	E(5) RS	1	3
255-193-69	9.45	E(5) RS	1	3
255-193-70	11.76	E(5) RS	2	3
255-193-71	12.99	E(5) RS	2	6
255-560-05	83.20	A	1	6
255-560-07	82.46	A	1	3
<b>Total:</b>	<b>543.42</b>		<b>32</b>	<b>102</b>

Kern COG forecasts that the number of persons per household in Kern County will increase between 2015 and 2035 from 3.2 pph to 3.27 pph, and then will start to decline in 2040. Using these conservative estimates, **Table III-3** lists the projected District growth in population with no change in District boundaries, population change including the proposed Annexation area full build-out, and population change with full



buildout of the Study Area. As demonstrated in **Table III-3**, over the next 20 years, District population is projected to increase from 873 to 1,352, an increase of approximately 65 percent.

**Table III-3. 20-Year Project Population Growth, Existing, with SOI/Annexation, and with SOI Amendment**

20-Year Projected Population Growth			
Year	LCWD Population	LCWD Population – SOI/Annexation	LCWD Population – SOI Amendment
2015	771	800	873
2020	851	880	953
2025	940	969	1,042
2030	1,038	1,067	1,140
2035	1,143	1,172	1,245
2040	1,250	1,279	1,352
2015	771	800	873
2020	851	880	953
2025	940	969	1,042

## B. Disadvantaged Unincorporated Communities (DUC)

Pursuant to SB 244, a disadvantaged unincorporated community is defined as any area with 12 or more registered voters, or as determined by LAFCo policy, with a median household income of less than 80% of the statewide median household income, contains 10 or more dwelling units in close proximity to one another, is either within a city Sphere of Influence (SOI), is an island within a city boundary, or is geographically isolated and has existed for more than 50 years. The primary intent of the legislation is for LAFCos to encourage investment in communities that often lack necessary infrastructure when considering annexation of adjacent areas by cities and special districts by requiring these agencies to include them in local planning processes. As illustrated in **Figure III-1** the lands within the existing and proposed boundaries of the Lebec County Water District do not meet these standards because it is not densely settled. In addition, the Study Area is not within a City's sphere of influence, is not within an island within a city boundary, and is not geographically isolated. The proposed Lebec County Water District Sphere of Influence expansion does not contain and is not adjacent to an area identified as a disadvantaged unincorporated community.

## C. Adequacy of Public Services and Infrastructure

The District currently has four groundwater wells, three of which are active (Lebec Well, State Well, Chimney Canyon Well) and one that is inactive (Frykholm Well). Of the three active wells, the Chimney Canyon Well has the lowest pumping capacity, and water taken from the Chimney Canyon Well exceeds the State's maximum contaminant levels (MCL) for uranium and fluoride. The uranium level is not critical such that it poses an imminent health risk; however, the District is working with the State Water Resources Control Board to alleviate the problem. The fluoride level has the potential to cause cosmetic teeth discoloration, particularly in children, but does not pose a health risk. The District is pursuing grant funding to rectify this situation. As a result of these two issues, the Chimney Canyon Well is only marginally in compliance with current drinking water standards and is the only active well on the west side of I-5, where the majority of the

District's customers are. Another major concern is that in the event that any of the District's wells are required to shut down or that the pipelines crossing I-5 are disconnected, the District may have difficulty supplying water to its residents. For these reasons, the District is in the process of conducting tests and obtaining approvals necessary to drill a new well, located on the west side of I-5, that will replace the Chimney Canyon Well. It is the District's intent that future water supply will continue to be achieved from three water wells, which would include either the existing Chimney Canyon Well or the new well that is under development.

Based upon information provided in a hydrogeologic study prepared by Ken Schmidt and Associates<sup>1</sup>, the aquifer beneath the District's water wells is capable of producing enough water to serve the District's customers. Limitations on water supply are those created by the District's ability to pump the groundwater from the three existing and/or new wells. The District currently has the ability to supply up to 919 acre feet of water per year (AFY). The pumping capacity of the new well proposed for development is currently not known, however, it is assumed that the new well will be capable of pumping at a rate that equals or exceeds the District's highest producing water well, the State Well, which produces approximately 250 gpm. Replacement of the Chimney Canyon Well with a new well will increase the District's pumping capacity to approximately 1,145 AFY. **Table III-4** lists the District's current and future pumping capacities.

**Table III-4. LCWD Pumping Capacity**

LCWD Pumping Capacity		
Well Name	Pump Rate (GPM)	Pump Rate (AFY)
Chimney Canyon Well	110	177
Lebec Well	210	339
State Well	250	403
New Well	250	403
Existing Pumping Capacity:		919
Future Pumping Capacity:		1,145

Commercial and Industrial water demand within the District has averaged approximately 307 AFY for the current and previous three years. Related to residential service use, the United States Geological Survey provides a conservative estimate for water usage at approximately 80-100 gallons of water per capita each day (gw/pcd). **Table III-5** provides an estimate of the District's current and future water demand using the conservative rate of 100 gw/pcd for the District's residential users based on population alone. For purposes of forecasting water demand, commercial and industrial water use is assumed to increase at a rate of approximately 50% each five years. A 50% increase in commercial service use exceeds the forecasted population growth of approximately 1% each five years and is a conservative estimate of the potential for commercial growth due to highway-related and/or industrial services necessary to support the growing population. **Table III-6** provides an estimate of the District's current and future water demand for all users.

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<sup>1</sup> Schmidt, Kenneth D. and Associates, Hydrogeologic Study for Lebec CWD, dated August 31, 2015.

Table III-5. Estimated Water Demand Based on Population

Estimated Water Demand Based on Population						
Year	LCWD Population – SOI/Annexation	Water Demand – SOI/Annexation (GW/PCD)	Water Demand – SOI/Annexation (AFY)	LCWD Population – SOI Amendment	Water Demand – SOI Amendment (GW/PCD)	Water Demand – SOI Amendment (AFY)
2015	800	80,000	90	873	87,300	98
2020	880	88,000	99	953	95,300	107
2025	969	96,900	109	1,042	104,200	117
2030	1,067	106,700	120	1,140	114,000	128
2035	1,172	117,200	131	1,245	124,500	139
2040	1,279	127,900	143	1,352	135,200	151

**Table III-6** lists the estimated water demand for all users based on the SOI/Annexation or SOI Amendment scenarios analyzed in this report.

Table III-6. Estimated Water Demand - All Users

Estimated Water Demand – All Users			
Year	LCWD Comm'l/Ind Use	SOI/Annexation Water Demand (AFY)	SOI Amendment Water Demand (AFY)
2015	800	80,000	90
2020	880	88,000	99
2025	969	96,900	109
2030	1,067	106,700	120
2035	1,172	117,200	131
2040	1,279	127,900	143

Table III-7. Estimated Water Demand and Supply

Estimated Water Demand and Supply		
	SOI/Annexation	SOI Amendment
<b>Demand</b>	<b>AFY</b>	<b>AFY</b>
Usage Year 2015	397	405
Forecasted Usage Year 2040	817	826
<b>Supply</b>		
Groundwater Pumping Capacity Year 2015	919	919
Groundwater Pumping Capacity Year 2040	1,145	1,145
<b>Surplus Year 2040</b>	<b>328</b>	<b>319</b>

## D. Financial Ability to Provide Services

As a purveyor of utility services, the District is primarily dependent upon user fees and charges for the services it renders. However, in accordance with the provisions of Proposition 218 and County Water District Law, the District has the right to also assess parcels based on the special benefit those parcels receive from the District's operations.

Logically, revenues related to user fees and charges will increase in proportion to the housing/population, commercial, and industrial growths within the District. It is projected that the development will continue to build out in accordance with Land Use Element of the Kern County General Plan. Beyond then, revenues related to user fees and charges would understandably remain steady with the exception of rate adjustments to keep up with any rising costs and/or inflation.

User fee revenues are generally used to fund the operation of District services and maintenance of facilities, while construction of new facilities will generally be the responsibility of the developers and/or landowners requiring the additional District facilities. Possibilities also exist for the District to secure grant or low-interest loan funding for construction of new facilities. The District's rate schedule was last adjusted in 2011 in accordance with Proposition 218 to reflect actual costs of providing those services. The District has no immediate plans to further review its user fees. See **Table III-8** for condensed statements of net assets and liabilities for the fiscal years (FY) ending in 2011 through 2014 (July 1 through June 30).

In summary, the audited financials show that the District is fiscally stable, has continued to pay down its long-term debt, and shows a steady increase in net assets.

**Table III-8. Condensed Statement of Assets and Liabilities**

Condensed Statement of Assets and Liabilities			
	FY 2011-2012	FY 2012-2013	FY 2013-2014
<b>Current Assets</b>			
Total Assets	\$778,296	\$841,269	\$932,125
<b>Current Liabilities</b>			
Total Liabilities	\$22,941	\$39,682	\$9,698
<b>Equity</b>			
Fund Balance – Net Assets	\$755,355	\$801,581	\$922,427

Source: California State Controller's Office, Government Financial Reports (accessed 4/26/16)  
<https://bythenumbers.sco.ca.gov/finance-explorer/view-by-special-district>

At this time, the District has minimal long-term debts. Current income for the District generally comprises user fees and assessments. As development occurs, the District's income from user fees will naturally increase in proportion to that development. While it is anticipated that user fees will adequately fund the District's operations for the foreseeable future, California law nonetheless provides the District with ability to seek additional funding sources including but not limited to special benefit assessments and the formation of improvement districts.

District policy mandates that developers fund the facilities specifically required for new development, while major infrastructure projects may be funded in part through development fees and in part through grants or low-interest loans. This policy will continue to be followed as additional areas are brought into the District.

The District's current customers will generally not fund the construction of any additional infrastructure for new development. User fees paid by property owners and/or customers receiving District services fund ongoing operations and maintenance.

Responsible fiscal management has allowed the District to fund infrastructure improvements, operations, and maintenance while maintaining reasonable rates for those receiving services. The District anticipates that this success will continue for the foreseeable future.

## **E. Status of and Opportunities for Shared Facilities**

The District is located within an unincorporated area of Kern County, approximately 32 miles from Arvin, the nearest incorporated city and 40 miles from Bakersfield, the nearest metropolitan area. Approximately 15 acres of the District east of I-5 overlaps with the Tejon Mountain Village service area of Tejon-Castac Water District, which also provides domestic water services. However, the two districts will maintain separate systems and will not serve the same customers. Lebec CWD will remain the sole purveyor of water within the area. There is no opportunity for shared facilities.

## **F. Accountability**

The District is governed by a five-member Board of Directors (see Agency Profile in **Section II** for details). In accordance with County Water District Law, Directors are elected every two to four years based on staggered terms ending in odd years.

The Board regularly meets at 7:00 PM on the second Tuesday of each month. Regular meetings are held at the District Offices at 323 Frazier Mountain Park Road, Lebec, CA and by teleconference at 595 Castac View Road, Lebec, CA. Board meetings are publicly noticed and conducted in compliance with the Brown Act, and the meeting locations and facilities comply with the Americans with Disabilities Act (ADA). Directors receive compensation per Section 30507 of the California Water Code. Board meeting compensation covers "Mandatory Monthly Meetings", up to three (3) meetings per month, and any and all "Special" and "Emergency Meetings." Directors are not provided any other stipends or benefits.

The District maintains a website (<http://lebecwater.com/>) that provides staff and contact information, downloadable meeting agendas and minutes, and project updates. It also allows customers to pay their water bills online.

## **G. Other Matters**

*This section intentionally left blank.*

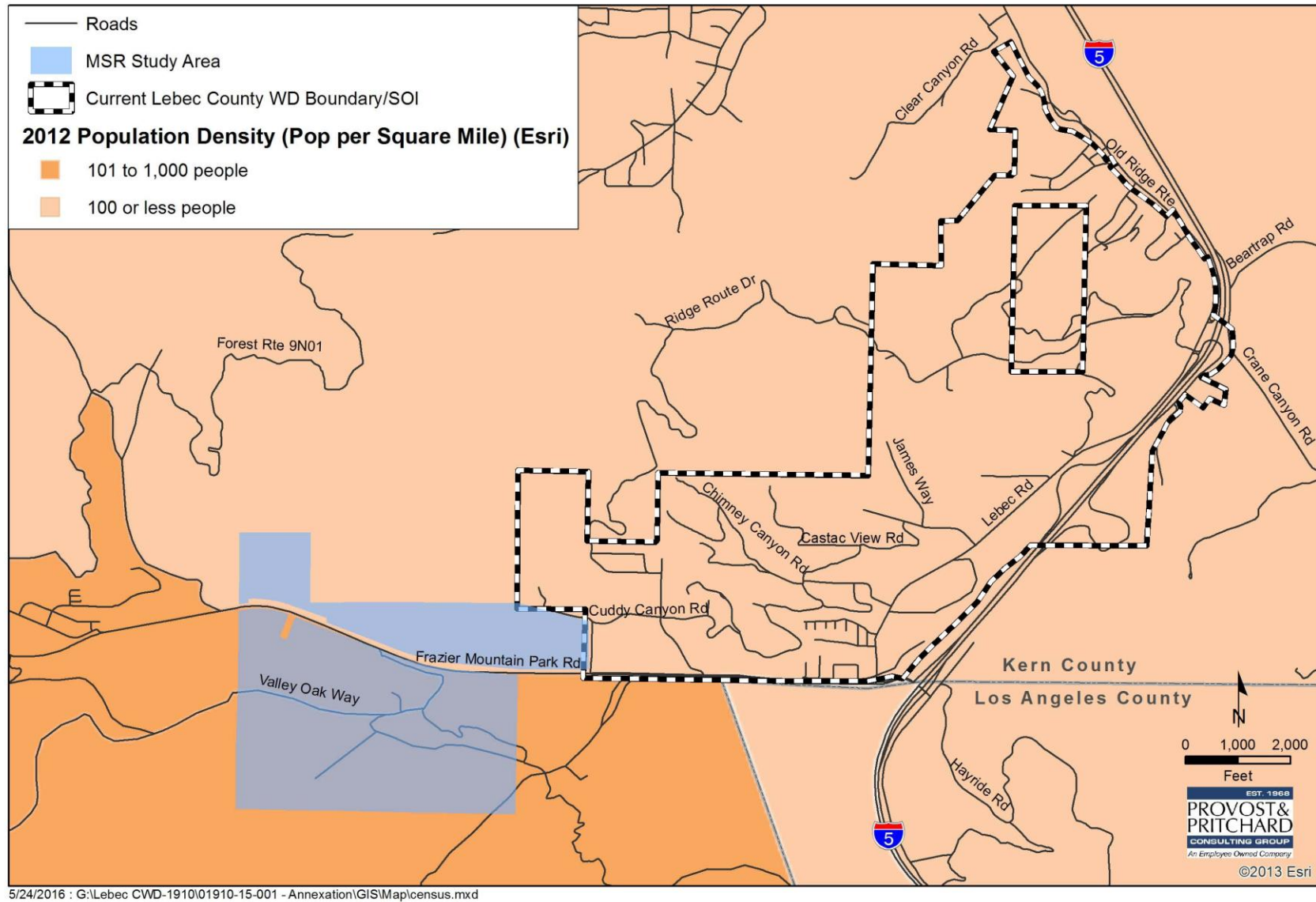


Figure III-1. 2012 Population Density



## IV. MSR Determinations for Consideration by LAFCO

### A. Growth and Population

The District anticipates that growth will occur consistent with the adopted land uses of the Frazier Park/Lebec Specific Plan. As illustrated, the District has or will have the capability to serve that growth.

### B. Disadvantaged Unincorporated Communities

As discussed in **Section III.B** of this report, the community of Lebec is not a disadvantaged unincorporated community, nor are there any DUCs adjacent or near to the Study Area.

### C. Adequacy of Public Services and Infrastructure

Based on information provided in **Section III.C** above, the District has the pumping capacity and water supply necessary to serve the current and future water demands of both the SOI/Annexation and the SOI Amendment, and is planning to extend its water delivery system to the west along Frazier Mountain Park Road.

### D. Financial Ability to Provide Services

The District funds ongoing operations and maintenance through user fees and charges. New capital infrastructure is funded by development or through the acquisition of grants and low-interest loans. It last increased its fees in 2011, and has no immediate plans to increase them again. It has steadily been paying down its debts, and is in solid financial position.

### E. Status of and Opportunities for Shared Facilities

As discussed in Section III. E, the District overlaps with the Tejon Mountain Village service area of Tejon-Castac Water District, which also provides domestic water services. The two districts will maintain separate systems and will not serve the same customers. Lebec CWD will remain the sole purveyor of water within the area. There are no opportunities for shared facilities.

### F. Accountability

The District has a stable management structure, and conducts its business in accordance with local, State, and federal laws. It makes information about its operations easily available to the public via its website, with additional information available at the District office.

### G. Other Matters

*This section intentionally left blank.*

## V. Sphere of Influence Determinations

CA Govt. Code Section 56425(e) requires that LAFCO consider and make a written statement with respect to each of the following:

1. The present and planned land uses in the area, including agricultural and open-space lands.
2. The present and probable need for public facilities and services in the area.
3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.
4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.
5. For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, that occurs pursuant to subdivision (g) on or after July 1, 2012, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.

[1]The District currently covers 3,421 acres of land within the Frazier Park/Lebec Specific Plan in unincorporated Kern County. The Specific Plan's designated land uses within this report's Study Area primarily consist of residential, commercial, agricultural and industrial uses.

[2, 3]The District currently provides an adequate level of service within its service area. Any expansion of the District's service area would require maintenance or acquisition of water supplies sufficient to serve the new area along with existing customers. If the planned land uses within the Study Area develop consistent with the Specific Plan, the District maintains a sufficient supply of potable water to serve the entirety of the Study Area. The District is in the early stages of extending water delivery infrastructure west along Frazier Mountain Park Road, which could be extended farther west as needed.

[4]In addition to the specific parcels that the District intends to include in its SOI and to annex, this report includes information and analysis regarding parcels to the north and south of Frazier Mountain Park Road. For the purpose of this report, those additional parcels constitute a community of interest, relevant insofar as they present an area of logical future expansion that the District is, or will be, capable of serving.

[5]There are no disadvantaged unincorporated communities within or in the proximity of Lebec.



## VI. CEQA Review

A municipal service review (MSR) is considered a “project” as defined by the California Environmental Quality Act (CEQA), and therefore is subject to CEQA. In LAFCo’s role as lead agency under CEQA for adoption of this MSR, the Commission may make the determination that the MSR are categorically exempt from CEQA review under CEQA Guidelines Section 15306, Information Collection, which states:

“Class 6 consists of basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource. These may be strictly for information gathering purposes, or as part of a study leading to an action which a public agency has not yet approved, adopted, or funded.”

The supporting findings for this CEQA exemption are as follows:

- The purpose of an MSR is to collect data for the purpose of evaluating an agency’s ability to provide services within a specified geographic area.
- Adoption of an MSR does not result in any change to land use or zoning, nor does it grant an entitlement or permit of any kind, either directly or indirectly.
- Nothing resulting from adoption of an MSR has the potential to create any physical change in the environment.

## VII. Recommended Actions

Staff recommends the Commission take the following actions:

### A. Environmental Review

Recommended Action: Make the determination that the municipal service review report prepared for the Lebec County Water District is exempt from CEQA review under Section 15306, Information Collection, of the CEQA Guidelines based on the findings identified in **Section IV** of the municipal service review report.

### B. Municipal Service Review

Recommended Action: ADOPT the seven determinations required in Government Code Section 56430 for the Lebec County Water District as identified and described in **Section IV** of the municipal service review report.

### C. Sphere of Influence

Recommended Action: ADOPT the Sphere of Influence Amendment for the Lebec County Water District as identified in **Section IV** of the municipal service review report.

## Appendix A: References

Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

California Government Code Section 56000 et seq.

California State Controller's Office, *Government Financial Reports*  
<https://bythenumbers.sco.ca.gov/finance-explorer/view-by-special-district> (accessed 4/26/16)

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State of California. *Local Agency Formation Commission Municipal Service Review Guidelines*.  
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United States Geological Service website: <http://water.usgs.gov/edu/qa-home-percapita.html>  
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