

7. **DETERMINATION PROCEEDING**

None

8. **NOTICED PUBLIC HEARINGS**

- a. 1869 County Service Area 87..... *Vote Required*

Sphere of Influence

Consideration of the proposed sphere of influence amendment to encompass the area presented in the corresponding annexation area (proceeding 1873) and properties currently being served by the district as required by [GC. § 56428](#). CEQA: Notice of Exemption. **(Resolution)**

- b. 1872 County Service Area 87:..... *Vote Required*

Municipal Services Review

Municipal Service Review update of the County Service Area 87 Sphere of Influence boundary. In order to prepare and to update spheres of influence in accordance with [GC. § 56425](#), the commission shall conduct a service review of the municipal services provided in the county or other appropriate areas designated by the commission. [GC. § 56430.\(a\)](#) **(Resolution)**

- c. 1873 County Service Area 87:..... *Vote Required*

Annexation 8 (Lamont)

This proposal is to annex approximately 48.25 acres located North of Panama Road and West of Main Street, South of Collison Street. This annexation was initiated by the County to annex a parcel requesting drainage maintenance, landscape maintenance, street sweeping, block wall maintenance, and street lighting. This proposal has 100% landowner consent. The applicant has requested that notice, hearing, and protest hearing be waived. **(Resolution)**

9. **COMMISSION ITEMS**

- a. Commissioner comments, questions, referrals or announcements
- b. **RESTRICTED PUBLIC MEMBER AND ALTERNATE (Continued)*Vote Required***
Interview and Selection of Restricted Public Member and Restricted Public Member & Alternate Applicants. (Resolution) NOTE: vote required by special district and county members only

10. **GENERAL BUSINESS**

- a. Approval of Monthly Expense List No. 26-04..... *Vote Required*
- b. Approval of Monthly Expense List No. 26-05..... *Vote Required*
- c. Artificial Intelligence Policy Guidelines Training & Framework *Vote Required*
- d. Disruption of Electronic Communications Policy (Resolution) *Vote Required*
- e. Disposal of Documents for Consideration *Vote Required*
- f. City Select Committee Appointment of City Representation (Continued) *Informational*
- g. Strategic Plan 2025-2030 Review *Informational*
- h. Executive Officer Miscellaneous Items Informational

11. ADJOURNMENT

Next scheduled meeting

Wednesday, August 19, 2026

NOTE TO THE PUBLIC

CAMPAIGN CONTRIBUTION - If you are an applicant for, or a participant in (actively supporting or opposing) any proceeding on the agenda and have made a campaign contribution of \$250 or more to or for any of the Commission members, state law provides for disqualification of Commissioner voting, or even prohibition of such gifts. These restrictions also apply to agents of applicants or participants. Please consult with LAFCo staff as to the requirements of the Political Reform Act (Gov. Code § 84308). This statement is not a comprehensive summary of the section.

DISABILITY ACCOMODATIONS - A request for disability-related accommodations should be made to the Executive Officer no later than 8 days before the need for the accommodation.

For additional information on the above items please contact the Kern Local Agency Formation Commission at 5300 Lennox Ave Suite 303, Bakersfield CA 93309, or phone us at 661-716-1076

**KERN LOCAL AGENCY FORMATION COMMISSION
STATE OF CALIFORNIA
MINUTES**

Kern Council of Governments (Kern COG) Conference Room
1401 19th Street Suite 300
Bakersfield, CA 93301
In-Person and Videoconference
Meeting of April 15, 2026

Pursuant to the Government Code § 54963. et seq., meetings were held both at a physical location and by video/teleconference to attend to any health and safety concerns of the panelist and/or participants.

Regular scheduled meeting was called to order at 5:29 p.m., with. Chair Zaragoza presiding.

ROLL CALL

Present: Ayon, Clark, Endicott, Fowler, McKibbin, Zaragoza
Absent: Couch, Flores, Gonzales
Staff: Knox, Menchaca, Munoz
Counsel: Schroeter

Item 04/15/26-1: *No Determination Required*

INVOCATION: (Agenda Item 2) Led by Commissioner Ayon

Item 04/15/26-2: *No Determination Required*

VIDEO CONFERENCE EMERGENCY REQUEST (if necessary): (Agenda Item 4)

Chair Zaragoza announced that Commissioners Endicott was present via teleconference. Attorney Tom Schroeter announced that Commissioner Endicott was under standard provision therefore no vote conducted or necessary.

Item 04/15/26-3: *Approved as Presented*

APPROVAL OF MINUTES: (Agenda Item 5) March 18, 2026, Meeting

*Chair Zaragoza presented the March minutes; Upon motion of Commissioner **Fowler** seconded by Commissioner **McKibbin**, **IT IS ORDERED:** March 18, 2026, Minutes are approved as presented by the following votes:*

AYES: Ayon, Clark, Endicott, Fowler, McKibbin, Zaragoza
NAYS: None
ABSTAIN: None
ABSENT: Couch, Flores, Gonzales

Item 04/15/26-4: *No Public Comments*

PUBLIC COMMENTS: (Agenda Item 6)

None

DETERMINATION PROCEEDING: (Agenda Item 7)

Item 04/15/26-5: *Approved as Motioned Resolution 26-09*

1861 Greenfield County Water District Annexation No. 50

Executive Officer Knox recommended the Commission consider the environmental document adopted by the applicant and approve the proposal as presented, subject to conditions recommended by the Executive Officer, waiving notice, hearing, and protest hearing. Upon motion of Commissioner Clark, seconded by Commissioner Fowler, IT IS ORDERED: The Greenfield County Water District Annexation No. 50 : Annexation is approved as presented by the following votes:

AYES: Ayon, Clark, Endicott, Fowler, McKibbin, Zaragoza
NAYS: None
ABSTAIN: None
ABSENT: Couch, Flores, Gonzales

NOTICE OF PUBLIC HEARING: (Agenda Item 8a)

Item 04/15/26-6: *Approved as Presented Resolution 26-10*

2026-2027 Annual Preliminary Budget

Executive Officer Knox recommended the Commission accept the 2026-2027 Final Budget with increasing the budget allocation for memberships an additional \$5,000 as requested by Commissioner Zaragoza. Increased \$3,000 to professional services category for an agreement with our website host Streamline to have all documents to be in compliant on website. Use 50% of the carryover from the previous year to pay down CalPERS unfunded liability to reduce reserve to meet the existing formula. Upon motion of Commissioner Ayon, seconded by Commissioner Fowler, IT IS ORDERED: The 2026-2027 Annual Final Budget is approved with the increased allocation for memberships of \$5,000, increase \$3,000 to professional services and use 50% of the carryover from the previous year to pay down CalPERS unfunded liability as presented by the following votes:

AYES: Ayon, Clark, Endicott, Fowler, McKibbin, Zaragoza
NAYS: None
ABSTAIN: None
ABSENT: Couch, Flores, Gonzales

Item 04/15/26-7: (Agenda Item 8b) *Approved as Presented Resolution 26-11*

1870 Lamont Storm Water District: Protest Hearing Results - Dissolution

Executive Officer Knox informed the Commission that the protest was held on Monday, April 13, 2026, at the Lamont Public Utility District Board Room. Mr. Knox recommended the Commission accept and approve the results of the protest hearing, as zero protests were filed and therefore failed. Upon motion of Commissioner Ayon, seconded by Commissioner Clark, IT IS ORDERED: The Lamont Storm Water Dissolution, Protest Hearing Results are approved as presented by the following votes:

AYES: Ayon, Clark, Endicott, Fowler, McKibbin, Zaragoza
NAYS: None
ABSTAIN: None
ABSENT: Couch, Flores, Gonzales

Item 04/15/26-8: (Agenda Item 8c) *Approved as Presented Resolution 26-12*

1865 City of Delano: Municipal Service Review

Executive Officer Knox recommended the Commission approve the Municipal Service Review

update. Upon motion of Commissioner **Ayon**, seconded by Commissioner **McKibbin**, IT IS ORDERED: The City of Delano Municipal Service Review is approved as presented by the following votes:

AYES: Ayon, Clark, Endicott, Fowler, McKibbin, Zaragoza
NAYS: None
ABSTAIN: None
ABSENT: Couch, Flores, Gonzales

COMMISSION ITEMS: Informational

Item 04/15/26-9: (Agenda Item 9a)

Commissioner Zaragoza recommended that staff move the Commission Items section to follow General Business for future and upcoming meetings.

Item 04/15/26-10: (Agenda Item 9b) **Continued**

Restricted Public Member and Alternate

Executive Officer Knox announced to the Commission we did not have a quorum for this item. Commissioner Ayon motioned to continue item to the following meeting. Upon motion of Commissioner **Ayon**, seconded by Commissioner **Fowler**, IT IS ORDERED: The Restricted Public Member and Alternate be continued until the following meeting as motioned by the following votes:

AYES: Ayon, Clark, Endicott, Fowler, McKibbin, Zaragoza
NAYS: None
ABSTAIN: None
ABSENT: Couch, Flores, Gonzales

GENERAL BUSINESS: (Agenda Item 10)

Item 04/15/26-11: **Approved as Presented**

EXPENSE LIST 26-03 (Agenda Item 10a)

Chair Zaragoza presented Expense List 26-03. Upon motion of Commissioner **Clark**, seconded by Commissioner **Endicott**, IT IS ORDERED: The general claim set forth in Expense List No. 26-03 is approved for payment, and the Chairman is authorized to certify said list by the following votes:

AYES: Ayon, Clark, Endicott, Fowler, McKibbin, Zaragoza
NAYS: None
ABSTAIN: None
ABSENT: Couch, Flores, Gonzales

Item 04/15/26-10: **Approved as Presented**

Special District Seat and Alternate Election Results (Agenda Item 10b)

Executive Officer Knox recommended the Commission approve the ballot results. Nominations were sent out to all eligible independent districts. Executive Officer Knox recommended accepting the nomination of Les Clark to be seated for a 4-year term ending in 2030 and Martin Hernandez as alternate seat with term ending in 2030. Upon motion of Commissioner **Fowler**, seconded by Commissioner **McKibbin**, IT IS ORDERED: Les Clark to be seated for a term of 4-years ending in 2030 and Martin Hernandez as alternate seat ending in 2030 is approved as presented by the following votes:

AYES: Ayon, Clark, Endicott, Fowler, McKibbin, Zaragoza

NAYS: None
ABSTAIN: None
ABSENT: Couch, Flores, Gonzales

Item 04/15/26-11: Continued

LAFCo Response to County General Plan Housing Update (Agenda Item 10c)

*Executive Officer Knox recommended Commission authorize the Executive Officer to transmit a comment letter. Commissioners' recommendation is to continue this item until next meeting. Upon motion of Commissioner **Zeragoza**, seconded by Commissioner **Clark**, IT IS ORDERED: LAFCo Response to County General Plan Housing Update to be continued by the following votes:*

AYES: Clark, Endicott, Fowler, McKibbin, Zaragoza
NAYS: Ayon,
ABSTAIN: None
ABSENT: Couch, Flores, Gonzales

Item 04/15/26-12: Informational

City Select Committee Appointment of City Representation: (Agenda Item 10d)

Executive Officer Knox informed the Commission the City Select Committee will be having their meeting April 16, 2026, to replace McFarland whose term is ending. Shafter will be next to join the commission, and Ridgecrest will continue to serve as alternate for the next 2 years. Commissioner Endicott announced that they will be picking an alternate during their City Council Meeting this evening. No vote conducted or necessary.

Item 04/15/26-13: Informational

State Legislative Report: (Agenda Item 10e)

Executive Officer Knox reported to the Commission that there were no Bills to raise concern for LAFCo at this time, however he will continue to monitor. No Commission comment or vote necessary.

Item 04/15/26-14: Informational

EXECUTIVE OFFICER MISCELLANEOUS ITEMS: (Agenda Item 10f)

- LAFCo office closed May 6-8
- Form 700 reminder
- Ethic Certificate reminder
- AI Policy

**Executive Officer gave recognition to Commissioner Fowler and Commissioner Ayon of their time served with LAFCo. Commissioners spoke kind words of both.*

Item 04/15/26-15: Adjournment

ADJOURNMENT: (Agenda Item 11)

Chair Zaragoza announced the next meeting being May 20, 2026. There being no further business to come before the Commission. IT IS ORDERED: The meeting is adjourned at 6:39 p.m.

Clerk

Executive Officer

Proceeding No. 1869 & 1872

COUNTY SERVICE AREA (CSA) 87

Sphere of Influence (SOI) Amendment & Municipal Service Review Update

Report & Presentation Documents

- [Report & Recommendation SOI](#)
- [Municipal Service Review Memo](#)
- [LAFCo Resolution \(DRAFT\)](#)

Application Packet

- [Application Form SOI](#)
- [Municipal Service Review](#)

BEFORE THE LOCAL AGENCY FORMATION COMMISSION
COUNTY OF KERN, STATE OF CALIFORNIA

In the Matter of

Proceeding No. 1869

COUNTY SERVICE AREA (CSA) 87:
REPORT AND RECOMMENDATION
SPHERE OF INFLUENCE AMENDMENT

June 17, 2026

In the above-entitled matter the staff report and the recommendation of the Executive Officer are respectfully submitted as follows:

PROPOSAL BACKGROUND AND ANALYSIS:

On December 15, 2025, Public Works, County of Kern operating County Service Area (CSA) 87 submitted an application for Annexation 8, activation of streetlight services, with a Sphere of Influence amendment, to Kern LAFCo. The process required by the Cortese-Knox-Hertzberg Reorganization Act of 2000 has been followed including notices to affected agencies and any notices and publications required by law.

This proposal is to amend the Sphere of Influence approximately 47.0 acres to match the expanded boundaries of the district included in Annexation . One parcel is generally located at the northeast corner of Weedpatch Highway and East Panama Lane, west of the East Side Canal, and south of Farmers Lane in the Lamont area. The District has a history of keeping the Sphere of Influence coterminous with the District boundaries.

CONDITIONS RECOMMENDED BY EXECUTIVE OFFICER:

1. The applicant has signed an agreement to actively defend or indemnify and hold harmless the Kern County Local Agency Formation Commission or its agents, officers and employees, from any liability or loss connected with the approval of County Service Area 87 sphere amendment.
2. It is recommended that the Sphere of Influence amendment not be approved unless and until Annexation No. 7 is approved and will not be effective until the final recording of Annexation No. 7.

ENVIRONMENTAL IMPACT STATEMENT:

The applicant, as lead agency, has prepared and filed a Notice of Exemption to review and consider.

GOVERNMENT CODES § 56430:

Gov. code § 56430 requires that when updating a Sphere of Influence the Commission conduct a services review of the municipal services provided. County Services Area 87 provides streetlights for domestic purposes. As the services being provided are defined as municipal service, a municipal service review update is required (See 1872 CSA 87-8 MSR).

All other sections of Gov. code § 56425. which apply to this proposal have been addressed in the Sphere of Influence Amendment Application, Resolution, Environmental Document or Municipal Services Review. "When adopting, amending, or updating a sphere of influence for a special district, the commission shall establish the nature, location, and extent of any functions or classes of services provided by existing districts."

CONSIDERATIONS

The following determinations are the result of utilizing the considerations as directed by Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

1. **Section 56425(e)(1):** *“The present and planned land uses in the area, including agricultural and open-space lands.”*

The parcels included are not currently enrolled in the Williamson Act. The land usage is expected to change to residential development in the future.

2. **Section 56425(e)(2):** *“The present and probable need for public facilities and services in the area.”*

The parcels included in this Sphere of Influence Amendment will receive multiple services from the District and will continue into the foreseeable future.

3. **Section 56425(e)(3):** *“The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.”*

The County is capable of providing services to this area.

4. **Section 56425(e)(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.”*

This area does not have current residents therefore is not a Disadvantaged Unincorporated Community (DUC).

5. **Section 56425(e)(5):** *“... public facilities or services related to sewers, municipal and industrial water, or structural fire protection, ... the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.”*

Annexation into the district and amendment of the Sphere of Influence will not affect the need for public services.

6. **Section 56425(i):** *“When adopting, amending, or updating a sphere of influence for a special district, the commission shall establish the nature, location, and extent of any functions or classes of services provided by existing districts.”*

No overlapping of services occurs with this annexation.

RECOMMENDATION:

It is recommended that the Commission consider the environmental document prepared by the district and approve the sphere amendment to County Service Area 87 with conditions recommended by Executive Officer. (Resolution)

Respectfully Submitted,
Blair Knox, Executive Officer





**Kern Local Agency
Formation Commission**
5300 Lennox Ave. Suite 303
Bakersfield, CA 93309
661-716-1076
www.kernlafco.org

To: Kern LAFCO Commission
From: Executive Officer
Date: June 17, 2026
Subject: Municipal Service Review – County Service Area 87

The Municipal Service Review (MSR) for County Service Area 87 evaluates service delivery, infrastructure, financial capacity, and governance in accordance with Government Code section 56430. The review is intended to inform Sphere of Influence determinations and assess the agency’s ability to provide efficient and reliable services.

CSA 87 serves a limited function typical of county service areas, providing localized municipal services within an unincorporated area. Growth within the service area is modest, with development generally occurring through small-scale expansion or annexation.

Services and infrastructure are adequate for current needs. However, any expansion of services is dependent on securing funding, typically through assessments requiring property owner approval. Financial capacity is sufficient for ongoing operations but constrained for significant service expansion.

The CSA operates under County governance, with the Board of Supervisors serving as the governing body. This model provides administrative efficiency and clear accountability, though it limits local autonomy.

As a county-operated service provider, CSA 87 benefits from shared services and administrative support, minimizing overhead and avoiding duplication of functions.

The MSR concludes that CSA 87 is functioning as intended and remains an appropriate mechanism for delivering localized services. No major service deficiencies or governance issues were identified that would warrant reorganization.

Continued operation under the existing structure is recommended. Future annexations or service expansions should be considered on a case-by-case basis and supported by dedicated funding. The findings of this MSR support maintaining the current service model and inform any associated Sphere of Influence updates.

RECOMMENDATION

Approve and adopt the Municipal Service Review for CSA 87, including the written determinations contained therein, and direct staff to file the document.

**BEFORE THE LOCAL AGENCY FORMATION COMMISSION
COUNTY OF KERN, STATE OF CALIFORNIA**

In the Matter of:

**COUNTY SERVICE AREA 87: SPHERE
OF INFLUENCE AMENDMENT &
MUNICIPAL SERVICE REVIEW
UPDATE**

Resolution No. 26-XX

Proceeding No. 1869 & 1872

Minute Book 73

I, Blair Knox, Executive Officer, of the LOCAL AGENCY FORMATION COMMISSION, COUNTY OF KERN, STATE OF CALIFORNIA, hereby certify that the following resolution, proposed by Commissioner **XXXX**, seconded by Commissioner **XXXX**, was duly adopted by the Commission at an official meeting thereof held on the **17th day of June 2026**, by the following vote:

AYE: XXXX

NAYE: XXXX

ABSTAIN: XXXX

ABSENT: XXXX

Blair Knox, Executive Officer

RESOLUTION MAKING DETERMINATION

Whereas, pursuant to Government code § 56658, a proposal for the annexation of territory to County Service Area (CSA) 87 (“Applicant”), designated as Sphere of Influence Amendment was initiated by Resolution of Application to the Local Agency Formation Commission of Kern County (“Commission”);

Whereas, an amendment to the sphere of influence must be approved by the Commission

prior to services being provided pursuant to Government Code Section 56133et. seq.;

Whereas, a Municipal Service Review (“MSR”) must be prepared prior to an update to the Sphere of Influence pursuant to Government Code Section 56430 et. seq.;

Whereas, on April 27, 2026, County Service Area 87 submitted a draft MSR;

Whereas, on May 27, 2026, pursuant to Government code § 56427. Notice, publication and affected local agency notification was performed;

Whereas, the MSR was reviewed to meet the criteria outlined pursuant to Government Code Section 56430 et. seq.;

Whereas, on June 17, 2026, the Commission heard and received all evidence which was made, presented or filed, and all person’s present were given the opportunity to be heard in respect to any matter relating to the MSR and Sphere of Influence Amendment;

Whereas, the Commission is fully advised in the premises; now therefore, be it *Resolved that the Local Agency Formation Commission, County of Kern, State of California, pursuant to the authority provided by Government Code, Title 5, Division 3; Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 and on behalf of its members, finds and determines as follows:*

1. *Specific reference is hereby made to all the papers, documents, files and proceedings heretofore and now taken, had and filed in this matter with particular reference to Minute Item 6/17/26-X, as appears upon the official minutes of the proceedings of this Commission.*
2. *All the proceedings heretofore and now taken and had in this matter have been and now are in all respects as required by law.*

3. *The County Service Area (CSA) 87 Municipal Service Review underwent a comprehensive review of all the agencies that provide the identified service or services within the designated geographic area.*

4. *the Sphere of Influence amendment will be in the best public interest;*

5. *The MSR was assessed for various alternatives for improving efficiency and affordability of infrastructure and service delivery within and contiguous to the sphere of influence.*

6. *Pursuant to the authority granted by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 the County Service Area (CSA) 87 Sphere of Influence Amendment and Municipal Service Review Update including all written determinations included in the MSR, particularly described and delineated attached hereto and by reference made apart hereof is hereby approved.*

7. *The Commission authorizes and directs the Executive Officer to accept, file and record any and all documentation required by law.*

DRAFT



**Kern Local Agency
Formation Commission**
5300 Lennox Ave. Suite 303
Bakersfield, CA 93309
661-716-1076
www.co.kern.ca.us/lafco/

SPHERE OF INFLUENCE AMENDMENT

Government Code Section 56428

(a) Any person or local agency may file a written request with the executive officer requesting amendments to a sphere of influence or urban service area adopted by the commission. The request shall state the nature of the proposed amendment, state the reasons for the request, include a map of the proposed amendment, and contain any additional data and information as may be required by the executive officer.

(b) After complying with the California Environmental Quality Act, Division 13 (commencing with Section 21000) of the Public Resources Code, the executive officer shall place the request on the agenda of the next meeting of the commission for which notice can be given. The executive officer shall give notice in the manner provided by Section 56427. On the date and time provided in the notice, the commission may do either of the following:

- (1) Without further notice, consider the amendments to a sphere of influence.
- (2) Set a future date for the hearing on the request.

(c) The executive officer shall review each requested amendment and prepare a report and recommendation. The report shall be completed not less than five days before the date specified in the notice of hearing. The executive officer shall send copies of the report to the person or agency making the request, each affected local agency, and each person who has filed a request for a report.

(d) At its meeting, the commission shall consider the request and receive any oral or written testimony. The consideration may be continued from time to time, but not to exceed 70 days from the date specified in the original notice. The person or agency which filed the request may withdraw it at any time prior to the conclusion of the consideration by the commission.

(e) At the conclusion of its consideration, the commission may approve with or without amendment, wholly, partially, or conditionally, or disapprove the request. The commission shall follow the procedures in Section 56425.

(f) The commission may require the person or agency making a request pursuant to this section to pay a fee to cover the commission's costs. The fee shall not exceed the estimated reasonable cost of providing the service and shall be set pursuant to Section 56383. The commission may waive the fee if it finds that the request can be considered and studied as part of the periodic review of spheres of influence required by Section 56425. In addition, the commission may waive the fee if it finds that payment would be detrimental to the public interest.

(g) The commission and executive officer may review and act on any request to amend a sphere of influence or urban service area concurrently with their review and determination on any related change of organization or reorganization. In case of a conflict between the provisions of this section and any other provisions of this part, the other provisions shall prevail.

**SPHERE OF INFLUENCE
AMENDMENT APPLICATION**

INFORMATION REQUESTED

Agency seeking LAFCo Approval:
Kern County Public Works - CSA

Agency Address:
2700 M Street Suite 570

Contact Person: Miguel Munoz

Phone: (661) 862-8908

Email:munozmi@kerncounty.com

PROJECT INFORMATION

Please provide the following information. You may attach additional sheets as needed.

1. Purpose of the Proposal

Why is this proposal being filed? List all actions for LAFCo approval.

Annexation of TTM 6206 into CSA 87 for the purpose of Drainage Maintenance, Street Sweeping, Street Lights, Landscape Maintenance, Block Wall Maintenance

2. Consultation with the County (City Only)

Provide documentation regarding consultation that has occurred between the City and the County with regard to agreement on boundaries, development standards and zoning requirements for land in the proposed Sphere of Influence (SOI) as required by Government Code §56425

Please indicate if document is attached:

3. Description of area to be included in the SOI

A. What is the acreage of the proposed addition? 47+/-

B. Why was it decided to use these particular boundaries?

The boundaries coincide with the boundaries of Tentative Tract Map 6206

C. List the existing land uses for the proposed amendment area?

agricultural, industrial

D. List the proposed land uses for the proposed amendment area?

residential

4. Relationship to Existing Plans

A. List the current County/City General Plan designation/s for the proposal area?

County General Plan is LR: Low Density Residential and HMR: High Medium Density Residential

B. List the current County/City Zoning designation/s for the proposal area?

County zoning is

- A: Exclusive Agriculture

C. List the proposed General Plan designation/s for the proposal area?

D. List the proposed (Pre-) Zoning designation/s for the proposal area?

E. What is the current and estimated agency population?

Current Population: approximately 0 Estimated 2025: 0

Estimated 2030: Estimated 2035:

5. Services

A. What is the range of services now provided by the agency?

Streetlights, Landscaping, Street Sweeping, Drainage, Firefighter Paramedic, Sewer, etc.

B. Does the present range of services fulfill the present needs of the territory within the agency?

Yes: No:

If "No", describe inadequacies:

C. What are the probable future service needs of the territory within the agency up to the year 2035?

Street Sweeping, Drainage

D. Does your agency provide services to any area outside the boundaries of the agency?

Yes: No:

If "Yes", describe the area/s and the services.

E. Within the capacity of present agency facilities can your agency provide services to adjacent territory not now within the agency?

Yes: No:

If "Yes", describe the services and the potential service area.

If adjacent properties annex and request specific services, we can extend existing services.

F. Are the services provided by other local agencies within the territory of your agency adequate?

Yes: No:

If "No", describe the nature of any asserted inadequacy.

G. Are there any social or economic communities of interest adjacent to your SOI that would benefit from your services?

Yes: No:

If "Yes", name the community/ies and location/s.

6. Future Needs & Plans

A. What type of development is now occurring or planned for the territory within your agency including, but not limited to, residential, commercial and industrial development?

Present: Streetlights

Planned:

B. Does the agency contemplate any annexation(s) within the next five years which total more than 100 acres?

Yes: No:

If "Yes", give a general description of the proposed annexation/s and acreage involved.

The County Service Areas has constant annexations throughout Kern County.

C. Describe the existing facilities used by your agency in carrying out the functions of the agency.

The Public Services Building located at 2700 M Street, Suite 570., Bakersfield, CA 93301

- D. Describe any new facilities contemplated for use by your agency in the performance of its functions up to the year 2040:

N/A

7. Agricultural Conservation

- A. Are there agricultural preserves within the area being considered within the proposed sphere of influence?

Yes: No:

- B. Can the physical and economic integrity of such preserves be maintained in the event such preserves are included within the sphere of influence of the agency?

Yes: No:

8. Finance

- A. What are the methods of financing your district? (i.e. service charges, etc.)

special assessment through property tax bill

Provide additional information that the agency deems relevant for the SOI amendment

ENVIRONMENTAL REVIEW

Please include a copy of environmental review and adopted environmental declaration conducted for the project.

If exempt, please provide a copy of the Notice of Exemption.

MAPS

Please provide a vicinity map showing the district or city boundary, district or city SOI, and proposed amendment area.

Date Completed: December 04, 2025

By:

Miguel Munoz Digitally signed by Miguel Munoz
Date: 2025.12.04 10:17:49 -08'00'

Kern Local Agency Formation Commission Municipal Service Review

**County Service Area (CSA) No. 87
Habecker Road**

**Initial Draft Prepared by:
Public Works Department
County of Kern**

**Revisions and Final Draft:
Blair Knox
Kern LAFCo Executive Officer**

**Date:
June 2026**

Executive Summary

This Municipal Service Review (MSR) evaluates County Service Area (CSA) No. 87, located in the unincorporated area of Kern County near the community of Lamont. The review has been prepared in accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act to support consideration of a proposed Sphere of Influence (SOI) amendment and to assess the CSA's ability to provide authorized services.

CSA 87 was established in 1999 primarily to provide stormwater drainage sump maintenance and later expanded to include zones of benefit for street sweeping, landscaping and wall maintenance, and other related services. The CSA currently encompasses approximately 39.6 acres and includes about 129 parcels, consisting predominantly of residential properties with a limited number of commercial parcels. Active services are limited to drainage sump maintenance for the full CSA area and landscape and wall maintenance for a smaller subset of parcels within a designated zone of benefit.

The MSR evaluates all seven statutory service factors. Population and growth analysis indicates that the CSA and surrounding Lamont area have experienced limited growth and based on recent Census and American Community Survey data, a modest population decline. While proposed annexations may introduce additional residential development, overall growth in the area remains constrained by infrastructure limitations, particularly the availability of sewer service.

The review identifies that CSA 87 is located within and adjacent to disadvantaged unincorporated communities as defined by state criteria. Median household income levels and CalEnviroScreen data indicate socioeconomic conditions that warrant careful consideration of service costs and long-term financial impacts.

Infrastructure and public service analysis finds that existing drainage facilities are adequate for current development and are maintained by Kern County Public Works. CSA 87 does not provide sewer, water, or fire protection services, which are instead provided by the Lamont Public Utility District and the Kern County Fire Department. No significant deficiencies were identified that would impair current service delivery.

Financial analysis shows that CSA 87 has sufficient revenues and reserves to fund ongoing operations, administrative costs, and contingencies. The CSA's current budget is adequate to support the active zones of benefit, and inactive zones are not generating expenditures.

Governance and accountability structures are consistent with statutory requirements, with administration by Kern County staff and oversight by the Kern County Board of Supervisors. Public notice and participation procedures comply with applicable laws.

The MSR also evaluates service efficiency and the CSA's fragmented boundaries. Proposed SOI expansion and future annexations would extend services in a more logical and contiguous manner, particularly for street-related maintenance and lighting services, while recognizing the financial constraints of the affected communities.

Overall, the MSR concludes that CSA 87 is capable of providing its authorized services in a financially sustainable and efficient manner. The findings support consideration of the proposed SOI amendment and provide a basis for evaluating future annexations and service modifications consistent with statutory objectives and local conditions.

CSA 87 Description:

CSA No. 87, also known as Habecker Road, is located in the unincorporated County of Kern, in and near the area known as Lamont; bound on the north by Panama Road, on the south by the Di Giogio Road, on the east by Kern Delta Water District canal and on the west by South Fairfax Road. The first (established) area and 2nd annexation were along Habecker Road in Lamont, CA.

CSA No. 87 provides the financing for the provision of drainage sump maintenance and landscape and wall maintenance within the CSA's boundaries. CSA 87 is approximately 39.59 acres in size and includes approximately 129 parcels. CSA 87 was formed primarily to establish drainage sump maintenance and street lighting by the original LAFCO Formation Commission in May of 1997. This initial formation of County Service Area No. 87 was driven by the developer's request for services for Tract No. 5686.

Currently there is 1 active separate zone of benefit. The largest number of zones of benefit for CSA 87 were as many as 3 separate services and 2 separate zones of benefit. The designated zone of benefits and their benefit uses are as follows:

Zone of Benefit (ZB) No. 1: Habecker Road

- Street Sweeping

Zone of Benefit (ZB) No. 2: Habecker Road

- Landscape and Wall Maintenance

Zone of Benefit (ZB) No. 3: Lamont (Fuller Acres) - Proposed

- Street Lighting Service and Maintenance

Zone of Benefit (ZB) No. 4: Lamont - Proposed

- Block Wall Maintenance

128 parcels within CSA 87 are considered for drainage sump maintenance with 126 parcels being residential and 2 parcels being commercial. 129 Parcels are currently paying into CSA 87 for drainage sump maintenance, 3 of which are commercial properties. Drainage in the form of surface and underground drainage generally terminating in drainage sumps that serve CSA 87. The drainage sumps and infrastructure are maintained by the Kern County Public Works – Roads Maintenance Division.

There are no parcels that currently receive the benefit – street sweeping. County records indicate that the parcels that potentially could receive the benefit have neither been charged for the services nor receiving the benefit of street sweeping since its establishment in 2010 from CSA 87. Currently, the Kern County Roads Maintenance Department provides on-call street sweeping

services when requested.

Landscaping & wall maintenance benefit 36 parcels within CSA 87. 1 development, 1 tract that receives this beneficial use. Landscaping & wall maintenance is maintained and serviced by private contractors under vendor contracts. The vendor contract includes CSA 87 as part of the contract. The current (2026) contract lists the services to be within "Area 1".

No streetlights within CSA 87 that are maintained by the CSA. As of April 2026, all streetlights in the public roadway or right-of-way in the area adjacent or near CSA 87 are generally maintained by Lamont Public Utility District (Lamont PUD). A portion of those streetlights along Weedpatch Hwy/Main Street/State Route (SR) 184 are most likely the responsibility of Caltrans. It is of special note that while most of these lights are the responsibility of Lamont PUD, the majority are actually owned and maintained by the Pacific Gas and Electric Company (PG&E).

No parcels receive a specific benefit from block wall maintenance within CSA 87. Block wall maintenance is maintained by Kern County Public Works staff and on occasion with the assistance of a vendor under a limited project or purchase order contract.

The Kern County Public Works Department prepares an annual budget for CSA 87, which is reviewed and approved by the Kern County Board of Supervisors as a part of the County's overall budget.

Expenditures for CSA 87 include maintenance, services, and supplies such as utility charges. Expenditures for CSA 87 also include vendor services such as those related to landscaping, wall maintenance and repair. There are other charges to the County for County staff performing duties on behalf of the CSA.

Sphere of Influence Expansion Proposal:

The proposal by the County of Kern, Development Division, CSA Section is to amend the Sphere of Influence (SOI) by 167 acres, which includes proposed Annexation 7 – Fuller Acres Tract (± 120 acres) & Annexation 8 – Tract 6206 (± 47 acres). The areas identified in the proposed annexations are within the jurisdiction of the County of Kern, with Annexation 8 being contiguous with the current boundary of CSA 87. The SOI amendment also includes requested streetlight services to a community that has been desiring said service for some time as part of Annexation No. 7. The SOI amendment would also create a logical extension of the boundary and continuation of services as part of Annexation No. 8. The subject property with the area proposed for Annexation 8 has been undeveloped and without active agricultural use for a few years. The development for the proposed Annexation No. 8 sought to continue with the development in that location for years as evidenced by County staff initially setting aside that development as separate annexations in the past.

Table of Past and Proposed CSA and related LAFCO Actions related to CSA 87

Annexation No.	Date Established	Resolution No.	Benefits Received
Formation – 23 acres	March 9, 1999	99-062	Drainage Sump Maintenance
Annexation 2 – 13.21 acres (Tract 6093)	September 14, 2010	2010-278	ZOB 1 – Street Sweeping ZOB 2– Landscape and Wall Maintenance
[Prev.] Proposed Annexation 3; [Prev] Proposed Former Annexation 7 (later); Currently Proposed Annexation 8 (Tract 6206)	TBD	TBD	ZOB 1 – Street Sweeping ZOB 2– Landscape and Wall Maintenance ZOB 3 - Street lighting (see ANX 8) ZOB 4 – Block Wall Maintenance (see ANX 8)
Proposed Annexation 4 – Not completed (Tract 6339) – Map time extension to 10-19-25	TBD	TBD	ZOB 1 – Street Sweeping ZOB 2– Landscape and Wall Maintenance
Annexation 5 – 3.38 acres (Parcel Map 11945)	October 9, 2012	2012-288	ZOB 1 – Street Sweeping
Potential Annexation 6 – 16.10 acres (Parcel Map 12303) LAFCO processes not completed	TBD – After the fact Processing	TBD – After the fact Processing	ZOB 1 – Street Sweeping
Proposed Annexation 7 – 120.00 acres (Fuller Acres). ANX 7 was originally proposed for Tract 6206 (formerly proposed ANX #3 and current proposed ANX #8)	TBD	TBD	ZOB 3 - Street lighting
Proposed Annexation 8 – 47 acres (Tract 6206); Previously Proposed Annexation 3 and Former Annexation 7;	TBD	TBD	ZOB 1 – Street Sweeping ZOB 2– Landscape and Wall Maintenance ZOB 3 - Street lighting ZOB 4 – Block Wall Maintenance
Annexation No.	Date Established	Resolution No.	Benefits Received
Formation – 23 acres	March 9, 1999	99-062	Drainage Sump Maintenance
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Proposed Annexation 4 – Not completed (Tract 6339) – Map time extension to 10-19-25	TBD	TBD	ZOB 1 – Street Sweeping ZOB 2– Landscape and Wall Maintenance
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Proposed Annexation 7 – 120.00 acres (Fuller Acres). ANX 7 was originally proposed for Tract 6206 (formerly proposed ANX #3 and current proposed ANX #8)	TBD	TBD	ZOB 3 - Street lighting
Proposed Annexation 8 – 47 acres (Tract 6206); Previously Proposed Annexation 3 and Former Annexation 7;	TBD	TBD	ZOB 1 – Street Sweeping ZOB 2– Landscape and Wall Maintenance ZOB 3 - Street lighting ZOB 4 – Block Wall Maintenance

Table of CSA 87 Zone of Benefits and Benefits/Services Received

Zone of Benefit	Date Established	Resolution No.	Benefits Received
1 – 13.21 acres	September 14, 2010	2010-278	Street Sweeping
2 – 13.21 acres	September 14, 2010	2010-278	Landscape and Wall Maintenance
3 – 120.00 acres (Proposed)	TBD	TBD	Street lighting
4 – 48.25 acres (Proposed)	TBD	TBD	Block Wall Maintenance

MSR Component No. 1

Growth and population projections for the affected area

Determination **No.** **1:**
 County Service Area (CSA) No. 87 includes two residential developments and a limited number of commercial properties. Land use within and surrounding the CSA and the broader Lamont area are predominantly agricultural and industrial, with residential uses representing the second-largest land use category by area. Since the formation of CSA 87, several developments have initiated the entitlement or construction process; however, relatively few have reached full build-out.

With the exception of the Proposed Annexation No. 8 (Tract 6206), CSA 87 and the Lamont community have not experienced a substantial increase in new households since approximately 2009. Population data from the 2010 and 2020 U.S. Censuses, as well as the 2024 American Community Survey five-year estimates, indicate an overall population decline in the area. Potential growth north of Panama Road is constrained by existing canal infrastructure that limits expansion east and west.

Proposed Annexation No. 8 represents the most significant potential population increase in the area since 2009. The proposed development is planned in multiple phases, with occupancy expected to occur gradually due to financing and construction sequencing. Given demographic trends, infrastructure limitations, and the phased nature of development, large or rapid population increases within CSA 87 are not anticipated.

CSA87 is comprised of the following Census Tracts:

Census Tract	2010 Population	2020 Population	Change**	% Change**
64.01	8,320 (total)			
64.05* (see 64.01 for 2010)	3,365**	2,997*	-368	-10.94%
64.06*	4,955**	4,413*		
62.01 (ANX #8)	2,877	2,587	-290	-10.08%
TOTAL (Current CSA)	3,365**	2,997	-368	- 10.94%
(Total w/ Proposed Annexations)	6,242**	5,584	-658	- 10.54%

*2020 Census Separated the 64.01 Census Tract and removed areas west of Habecker Road north of Segrue Road and south of Segrue Road to Di Giorgio Road west of Myrtle Avenue to create the new Census Tract 64.05 and the now removed portion that is Census Tract 64.06

**An estimated proportion based on land area of the census tract within CSA-87 and the total

census tract was utilized to best estimate these census tracts that are not completely within the CSA-87 sphere of influence. If the proportion of population was equal in change the following would be the estimated changes. The combined total of the two census tracts that had been combined would have been 7,410, the changes are weighted averages based on that ratio to the total in 2020 compared with the 2010 population.

- a) According to the U.S. Census (2010) the population within the boundaries of CSA-87 and the related census tract (No. 64.01) the estimated population of the unincorporated Kern County areas was 8,320. At or before the 2020 Census, Census Tract 64.01 was divided into Census Tracts 64.05 and 64.06 with Census Tract 64.05 including the areas within existing CSA 87 boundaries. According to the U.S. Census (2020) the population for Census Tract 64.05 was 2,997 amounting to a decrease in population of nearly 11%.
- b) CSA-87 has seen minimal growth. Since its establishment, the CSA has had several tentative developments started, but very few complete developments. The bulk of developments that have been recorded are commercial developments with few newly created parcels for development. In the area in and around CSA 87 (Lamont), the bulk of proposed developments since 2015 have been along Main Street/Weedpatch Hwy (Hwy-184) and others along Panama Road east of Main Street (Hwy-184).
- c) The lack of sewer services has limited development in the area within and near CSA 87. This will stunt growth for the area within the CSA and the community of Lamont until sewer can be extended north to Mountain View Road connecting the more northerly portion of Lamont PUD to the core portion of the Lamont community. As well if water and sewer could be installed to serve the Fuller Acres community, one of the proposed annexations of CSA 87, the reach of Lamont PUD could extend to the next largest residential community in the general Lamont area. However, if the proposed annexations to CSA 87 and other communities that will be served along the way are serviced may require expansion of Lamont PUD sewer and, or water facilities.

There is an anticipated significant increase in population with the inclusion of the proposed annexations within CSA 87 when compared with the existing CSA-87 population. Annexation No. 8 will have a development that has 2 phases with the second having the majority of the properties of Tract 6206. The funding and building mechanism(s) for the development are likely to have a slow building process that would in the end result in slower occupancy than with most developments. Given the Census and other population trends available, significant increases are not anticipated to occur within CSA 87 due to the balancing of reducing population and increased population due to new homes.

MSR Component No. 2: Location and characteristics of disadvantaged unincorporated communities.

Determination No. 2: CSA 87 is located within and contiguous to areas identified as disadvantaged unincorporated communities based on state criteria, including SB 535 and CalEnviroScreen indicators. Relevant census tracts exhibit median household income levels below statewide and county thresholds and score within the top quartile for cumulative environmental

and socioeconomic burden.

These conditions indicate that communities within and adjacent to CSA 87 are economically sensitive. As a result, service planning and future annexation considerations must give careful attention to affordability, cost effectiveness, and the potential financial impacts of additional services or assessments.

Please see the corresponding table of disadvantaged communities based on census tract:

Census Tract (CT)	CSA-87 2020 Population	CSA-87 2022 Population*	Disadvantaged Communities Category ¹	CalEnviroScreen 4.0 Percentile ¹
64.01	8,320	7,230	Top 25%	89.02
64.05	Currently a portion of the former 64.01 Census Tract			
64.06 [^]	Not part of CSA 87, currently a portion of the former 64.01 Census Tract			
62.01	2,587	2,923	Top 25%	97.47
TOTAL	10,907	10,153	Top 25%	91.45**

[^]CSA 87 includes an area (Census Tract 64.06) that has been excluded from this (CT 64.01) total.

*2022 Population from given population from the SB 535 Map

**Weighted average of census tracts as per the map for 64.05 and 62.01 based on total populations provided by the map.

- a) The California Statewide Annual Median Household Income (MHI) per Census.gov was \$99,122 in 2024 inflation adjusted dollars. Considering that 80% of the California MHI is the set limit of a disadvantaged community, this limit would be \$79,297.60. Considering that 60% of the California MHI is the set limit of a severely disadvantaged community, this limit would be \$59,473.20. Census Tract 64.05 has a MHI of \$64,563, per the 2024 American Community Survey (ACS) 5-Year Estimate, making this census tract a disadvantaged community. The proposed annexation #7 (Fuller Acres) is within Census Tract 62.01 with the ACS 5-Year Estimate MHI at \$64,779, which also makes that area a disadvantaged community. To also compare this community with the County as a whole, the 2025 Median Family Income (MFI) for Kern County is set at \$93,900 for a four-person household. Census Tract 64.05 and the proposed Annexation #7 (Census Tract 62.01) are both below the Low-Income MFI threshold.

Median Family Income based on number of persons per household (California Department of Housing and Community Development)²

Number of Persons in Household:		1	2	3	4	5	6	7	8
Kern County Area Median Income: \$93,900	Acutely Low	9850	11300	12700	14100	15250	16350	17500	18600
	Extremely Low	19750	22550	26650	32150	37650	43150	48650	54150
	Very Low Income	32900	37600	42300	46950	50750	54500	58250	62000
	Low Income	52600	60100	67600	75100	81150	87150	93150	99150
	Median Income	65750	75100	84500	93900	101400	108900	116450	123950
	Moderate Income	78900	90150	101450	112700	121700	130750	139750	148750

MSR Component No. 3: Present and planned capacity of public facilities, adequacy 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 contiguous to the sphere of influence.

Determination No. 3:

CSA 87 provides one infrastructure-related service: stormwater drainage sump maintenance. Drainage facilities serving the CSA include surface and underground systems that convey runoff to drainage sumps maintained by Kern County Public Works – Roads Maintenance Division. These facilities are designed, operated, and maintained in accordance with Kern County Development Standards and are sufficient to serve existing development. No capacity deficiencies were identified.

Block wall maintenance is an authorized service but is not provided as an active stand-alone program. Existing block walls were installed as part of development requirements, and maintenance needs have been minimal.

CSA 87 does not provide sewer, municipal water, or structural fire protection services. Sewer and water services within and contiguous to the CSA are provided by the Lamont Public Utility District, while fire protection services are provided by the Kern County Fire Department. Existing water and sewer facilities are adequate for present demand; however, the absence of sewer infrastructure outside the Lamont community core constrains future growth within and near the CSA.

Street lighting within the area is provided by the Lamont Public Utility District, Caltrans, and Pacific Gas and Electric Company. Lighting levels meet County Development Standards. Proposed annexations would extend CSA-administered street lighting services to areas that are underserved.

Overall, public facilities and services within CSA 87 are adequate, and no significant infrastructure deficiencies affecting service delivery were identified.

MSR Component No. 4: Financial ability of agencies to provide services.

Determination No. 4: CSA 87 has sufficient financial resources to fund its services. The Fiscal Year 2025–2026 budget, as adopted by the Kern County Board of Supervisors, provides adequate funding for drainage sump maintenance, landscape and wall maintenance, and administrative costs. Active zones of benefit meet or exceed projected expenditures.

CSA policy emphasizes maintaining reserve balances sufficient to fund approximately one year of operating costs and emergency expenditures. Available reserves are adequate to meet these objectives. Inactive zones of benefit do not generate expenditures and do not adversely affect the CSA's financial condition.

See CSA budget for 2025-2026 below:

State Controller Schedules County Budget Act January 2010 Edition, revision #1	COUNTY OF KERN Special Districts and Other Agencies Financing Sources and Uses by Budget Unit by Object Fiscal Year 2025-26	Schedule 15 COUNTY SERVICE AREA #87 HABECKER DRAINAGE Fund 40911 Budget Unit 9337 Workday Fund 1279FD Workday Cost Center 1856CC
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Detail by Revenue Category and Expenditure Object	Actual 2023-24	Actual 2024-25	CAO Recommended 2025-26	Adopted by the Board of Supervisors 2025-26
1	2	3	4	5

TAXES	\$	8,879 \$	8,851 \$	8,830 \$	8,830
FINES AND FORFEITURES		2	3	5	5
USE OF MONEY/PROPERTY		1,708	1,499	1,400	1,400
CHARGES FOR SERVICES		(28)	(26)	(30)	(30)
TOTAL REVENUE	\$	10,561 \$	10,327 \$	10,205 \$	10,205

SERVICES & SUPPLIES	\$	695 \$	9,104 \$	12,000 \$	12,000
OTHER CHARGES		-	-	107	107

TOTAL EXPENDITURES/APPROPRIATIONS	\$ 695 \$	9,104 \$	12,107 \$	12,107
NET COST \$		9,866 \$	1,223 \$	(1,902) \$ (1,902)

<p>State Controller Schedules County Budget Act January 2010 Edition, revision #1</p>	<p>COUNTY OF KERN Special Districts and Other Agencies Financing Sources and Uses by Budget Unit by Object Fiscal Year 2025-26</p>	<p>Schedule 15 COUNTY SERVICE AREA #87.2 LAMONT LANDSCAPE AND WALL MAINTENANCE Fund 40910 Budget Unit 9338 Workday Fund 1277FD Workday Cost Center 1854CC</p>		
<p>Detail by Revenue Category and Expenditure Object</p>	<p>Actual 2023-24</p>	<p>Actual 2024-25</p>	<p>CAO Recomme nded 2025-26</p>	<p>Adopted by the Board of Supervisors 2025-26</p>
<p>1</p>	<p>2</p>	<p>3</p>	<p>4</p>	<p>5</p>

TAXES	\$	3,608 \$	3,607 \$	3,650 \$	3,650
FINES AND FORFEITURES		-	-	250	250
USE OF MONEY/PROPERTY		338	300	300	300
CHARGES FOR SERVICES		(8)	(7)	(10)	(10)
TOTAL REVENUE	\$	3,938 \$	3,900 \$	4,190 \$	4,190

SERVICES & SUPPLIES	\$	1,704 \$	1,337 \$	1,815 \$	1,815
OTHER CHARGES		185	73	457	457
TOTAL EXPENDITURES/APPROPRIATIONS	\$	1,889 \$	1,410 \$	2,272 \$	2,272
NET COST \$		2,049 \$	2,490 \$	1,918 \$	1,918

DRAFT

MSR Component No. 5: Status of, and opportunities for, shared facilities.

Determination No. 5: Opportunities for shared facilities within CSA 87 are limited due to the nature of its services and the CSA's geographic context. Street lighting infrastructure in the Lamont area is contiguous with facilities maintained by the Lamont Public Utility District but is not shared operationally.

CSA areas served by Lamont PUD will continue to receive service through that provider. Future development is anticipated to rely on CSA-provided street lighting, consistent with Lamont PUD policies requiring the County or CSA to assume responsibility for lighting in new developments. No additional shared facility opportunities were identified.

MSR Component No. 6: Accountability for community service needs, including governmental structure and operational efficiencies.

Determination No. 6: CSA 87 is administered by the Kern County Public Works Department, with the Kern County Board of Supervisors serving as the CSA's governing body. Board of Supervisors meetings are open to CSA residents and the general public. Affected property owners and residents receive notice of Board actions involving changes to the CSA, as required by Proposition 218 and the Brown Act. When fees are proposed or adjusted, particularly in the case of fee increases, the County conducts at least one public information meeting for affected residents. Property owners also receive mailed notices when assessments are proposed to be increased. Notices are provided to residents and other stakeholders when CSA 87 considers adoption of a new regional service study. If such a document is proposed, interested parties are afforded opportunities for public comment, including at least one informational meeting and a public hearing before the Board of Supervisors.

Street sweeping services authorized within CSA 87 are provided through a third-party vendor under contract with the County. The vendor is required to maintain tracking systems for service equipment, typically using GPS technology. CSA staff periodically review vendor tracking data to verify compliance with contractual service requirements. Storm drain infrastructure maintenance, including both CSA-specific and County General Fund sumps, is performed by Kern County Roads Maintenance staff. CSA staff coordinate with the Roads Maintenance Division to ensure efficient operation and maintenance of drainage infrastructure.

Landscape and wall maintenance services within CSA 87 are performed by a third-party vendor under County-administered agreements. These services are provided through a single vendor covering all applicable areas within the CSA. The Kern County General Services Department prepares service agreements between the CSA and third-party vendors. Kern County Public Works – Finance processes vendor payments based on approved invoices and executed contracts. Vendor invoices are reviewed and approved by CSA staff prior to payment.

County purchasing procedures govern the scope and authorization of work performed by contractors, consultants, and vendors. Depending on the procurement mechanism and dollar amount, approvals may be required from management staff in addition to Public Works Finance

Division authorization. Additional or special maintenance activities associated with CSA 87, such as supplemental street sweeping or landscape improvements, are reviewed by CSA staff and approved when appropriate. In some circumstances, CSA staff may complete minor projects directly when doing so is determined to be more efficient or cost-effective.

CSA staff respond to public inquiries and service requests and manage the operational aspects of vendor contracts related to landscaping and maintenance services. When landscaping or wall maintenance for a new development cannot be added to an existing vendor agreement mid-term, CSA staff provide interim services until the next contract term allows inclusion of the additional areas.

Block wall maintenance, if implemented as a service, would be administered by CSA staff. Minor repairs and routine maintenance would be performed in-house, while larger repairs or replacements—most often associated with vehicle damage—would be completed by licensed contractors or consultants. When outside services are required, CSA staff obtain multiple cost quotes and follow County purchasing policies.

Streetlight maintenance services, if implemented, would be administered by CSA 87, with all operational maintenance performed by Pacific Gas and Electric Company in accordance with PG&E-owned streetlight service standards (LS-1). Streetlight-related complaints, including outages or flickering lights, are received by CSA staff and forwarded to PG&E for investigation, repair, or equipment replacement as needed.

MSR Component No. 7: Any other matter related to effective and efficient service delivery, as required by commission policy.

Determination No. 7:

- A. Establish a formal CSA Program Management Model that designates a single lead position (by classification, not by individual) as the long-term program coordinator for all County Service Areas, supported by documented procedures and cross-training to ensure continuity during staff transitions.

Rationale

All County Service Areas including CSA 87 has experienced assignments of multiple staff members over the last decade. While service delivery has remained largely uninterrupted, frequent staff turnover poses risks to institutional knowledge retention, consistency in administrative practices, and long-term planning continuity. CSAs rely heavily on familiarity with historical agreements, assessment structures, vendor relationships, and informal operational knowledge that can be difficult to reconstruct following repeated transitions.

Formalizing a program management structure reduces dependence on individual staff members and shifts key knowledge and responsibility to the institutional level. This approach supports governance stability while recognizing the realities of County staffing, promotions, and reassignments.

Key Elements

- Designate a CSA Program Manager role with responsibility for overall coordination, regardless of individual assignment changes.
- Develop and maintain standard operating procedures (SOPs) for CSA administration, contract oversight, assessment management, and interdepartmental coordination.
- Implement cross-training and succession documentation so interim or new staff can assume responsibilities with minimal disruption.
- Maintain a centralized CSA institutional record, including service histories, contracts, assessments, and key decisions, accessible beyond a single staff assignment.

MSR Policy Alignment

This recommendation supports efficient service delivery, enhances accountability and transparency, and promotes a stable and sustainable governance structure without altering service levels or creating additional agencies.

B. Establish a Formal Service Performance Reporting Mechanism

Implement a simple, recurring service performance report for CSA 87 covering:

- street sweeping frequency and compliance,
- drainage and stormwater maintenance activities,
- landscape and wall maintenance status,
- complaint volume and resolution time.

MSR Policy Alignment

CSA services are monitored, but metrics are largely internal. A periodic summary report (even annually) enhances transparency to stakeholders, supports defensible fee and assessment decisions, and strengthens the administrative record if service levels are questioned.

C. Strengthen Long-Term Infrastructure and Asset Planning

Prepare a basic, multi-year infrastructure and asset management outlook for:

- landscaped areas,
- walls,
- drainage facilities,
- streetlight assets (where applicable).

MSR Policy Alignment

CSA services are infrastructure-heavy and long-lived. Even a high-level asset outlook improves reserve planning, supports Proposition 218 compliance, and reduces the risk of deferred maintenance.

D. Periodically Review CSA Boundary and Service Scope Alignment

Conduct periodic internal reviews to confirm that:

- CSA boundaries remain aligned with service responsibilities, and
- services provided match the original formation intent and adopted assessments.

MSR Policy Alignment

Over time, incremental changes can create misalignment between boundaries, services, and funding. Proactive review prevents the need for corrective action later. Supports orderly governance and alignment with statutory intent.

CONCLUSION

CSA 87 is effectively administered and provides services in an efficient and fiscally responsible manner. Opportunities exist to further strengthen governance clarity, standardize contract oversight, enhance performance reporting, and improve long-term planning. These recommendations do not necessitate changes in service levels or organizational structure but would enhance transparency, accountability, and operational resilience.

REFERENCES

1. SB 535 Disadvantaged Communities – OEHHA
<https://oehha.ca.gov/calenviroscreen/sb535>
2. California Department of Housing and Community Development – 2025 Income Limits
<https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/income-limits-2025.pdf>
3. Census.gov – United States Census <https://www.census.gov/>
4. [United States - Census Bureau Profile](#) (Census Tract 64.05)
5. [United States - Census Bureau Profile](#) (Census Tract 62.01)

Proceeding No. 1873

COUNTY SERVICE AREA (CSA) 87

Annexation No. 8 (Lamont)

Drainage Maintenance, Street Sweeping

Landscape Maintenance & Streetlights

Report & Presentation Documents

- Report & Recommendation
- LAFCo Resolution (DRAFT)

Application Packet

- Application Form
- Plan for Providing Services
- Resolution of Application
- Environmental Documentation
- Exhibit A – Legal Description
- Exhibit B – Map

Supporting Documentation

- Report of Auditor
- Assessor's Landowners within
- Certificate of Filing

BEFORE THE LOCAL AGENCY FORMATION COMMISSION
COUNTY OF KERN, STATE OF CALIFORNIA

In the Matter of

Proceeding No. 1873

COUNTY OF KERN; COUNTY SERVICE
AREA (CSA 87): ANNEXATION NO. 8

REPORT AND RECOMMENDATION

June 17, 2026

In the above-entitled matter the staff report and the recommendation of the Executive Officer are respectfully submitted as follows:

PROPOSAL BACKGROUND AND ANALYSIS:

On December 15, 2025, the County of Kern Public Works operating County Service Area (CSA) 87 submitted an application for Annexation No. 8 to Kern LAFCo. The application was deemed complete on May 27, 2026. The process required by the Cortese-Knox-Hertzberg Reorganization Act of 2000 has been followed including notices to affected agencies and any notices and publications required by law.

The purpose is to modify the existing boundary of the district to establish four Zones of Benefit for streetlight services, street sweeping, landscape maintenance, block wall maintenance and drainage in an unincorporated area north of Panama Road, west of Main Street, South of Collison Street. The territory comprises approximately 48.25 acres of one assessment parcels.

Parcels/Population: 1 assessment parcels; zero residents with no dwelling units. The property is vacant.

The proposal area is outside CSA 87's sphere of influence; does not create islands or peninsulas. The City of Bakersfield city limit is the nearest incorporated boundary within three miles.

Existing land uses within the territory are predominantly agricultural with surrounding residential, agricultural, and industrial uses. County zoning designations include A: Exclusive Agriculture. The Kern County General Plan designations are LMR (Low-Medium Residential) and HMR: (High Medium Density Residential). The proposed services are consistent with existing and planned uses.

The action does not convert prime agricultural land nor open space as defined by Government Code. No Williamson Act contracts are implicated.

Drainage maintenance and street sweeping will be provided through Zone of Benefit 1; Landscape maintenance will be provided through Zone of Benefit 2; Streetlighting will be provided through Zone of Benefit 3. Block wall maintenance will be provided through Zone of Benefit 4. Operations and maintenance costs will be funded by a separate assessment placed on the property tax roll, calculated per the Engineer's Report. PG&E will furnish light fixtures after annexation.

Assessed valuation within the annexation area totals approximately \$449,225 (secured). The proposal does not require a property tax exchange; no bonded indebtedness is assumed. The assessment will provide a dedicated revenue stream for ongoing services.

The parcel is vacant with plans to build residential housing. The annexation extends basic municipal-level services (streetlighting, street sweeping, landscape maintenance, drainage, wall maintenance) and does not trigger extension of water, sewer, or fire protection. The action is consistent with LAFCo policies to improve health and safety services in disadvantaged communities.

The applicant has requested waiver of Protest Hearing under §56662 based on no landowner

objections. Staff recommends waiving notice and hearing and ordering the annexation without election.

STANDARD INDEMNITY AGREEMENT CONDITION:

The Applicant has signed an agreement to actively defend or indemnify and hold harmless the Kern County Local Agency Formation Commission or its agents, officers and employees, from any liability or loss connected with this proceeding approval.

ENVIRONMENTAL IMPACT STATEMENT:

County of Kern, as the lead agency, has prepared and filed a Notice of Exemption for this project. The Commission has been given a copy of the County's environmental document to review. In review of the application, and later confirmed by County Public Works staff, this annexation is part of a larger residential development project with potential environmental effects. As such, the NoE is likely not an adequate document for this annexation.

TAXATION:

No change in taxes will occur with this annexation. Fees for services will be created during a Proposition 218 process.

RECOMMENDATION:

It is recommended that the Commission continue Annexation No. 8 to County Service Area (CSA) 87 until CEQA can be adequately addressed.

Respectfully Submitted



Blair Knox
Executive Officer

The following are the considerations required by Gov. Code §56668:

a) POPULATION AND POPULATION DENSITY; LAND AREA AND LAND USE; PER CAPITA ASSESSED VALUATION; TOPOGRAPHY, NATURAL BOUNDARIES, AND DRAINAGE BASINS; PROXIMITY TO OTHER POPULATED AREAS; THE LIKELIHOOD OF SIGNIFICANT GROWTH IN THE AREA, AND IN ADJACENT INCORPORATED AND UNINCORPORATED AREAS, DURING THE NEXT 10 YEARS.

The property proposed for annexation has 100% landowner consent. This area is uninhabited. The surrounding areas are agriculture. The area is vacant. There is no unusual topography. This area is served by the Tulare Lake (drainage basin).

ASSESSED VALUATION: Secured: \$449,225 Unsecured: \$ 0.00

b) THE NEED FOR ORGANIZED COMMUNITY SERVICES

Essential governmental services and controls now provided, or which may be provided in the future by local governmental agencies within subject territory include the following:

Type	Now provided by:	After proposed action future needs provided by:
Planning	County of Kern	Same
Parks and Recreation	County of Kern	Same
Library	County of Kern	Same
Police Protection	County of Kern	Same
Fire Protection	County of Kern	Same
Streets	County of Kern	Same
Flood Control/Drainage	CSA 87	CSA 87
Sweeping	None	CSA 87
Lighting	None	CSA 87
Street Sweeping	None	CSA 87
Sewerage	None	Same
Water	Fuller Acres MWC	Same
Refuse	County of Kern	Same
Landscape Maintenance	None	CSA 87

c) THE EFFECT OF THE PROPOSED ACTION AND OF ALTERNATIVE ACTIONS ON ADJACENT AREAS, ON MUTUAL SOCIAL AND ECONOMIC INTERESTS AND ON THE LOCAL GOVERNMENTAL STRUCTURE OF THE COUNTY.

No negative impacts on the area associated with the proposed annexation have been identified. The alternative action would be to not provide services needed for the proposed residential development.

d) THE CONFORMITY OF BOTH THE PROPOSAL AND ITS ANTICIPATED EFFECTS WITH BOTH THE ADOPTED COMMISSION POLICIES ON PROVIDING PLANNED, ORDERLY EFFICIENT PATTERNS OF URBAN DEVELOPMENT AND THE POLICIES AND PRIORITIES SET FORTH IN SECTION 56377.

The proposal is consistent with local adopted Commission policies and Government Code §56377

e) THE EFFECT OF THE PROPOSAL ON MAINTAINING THE PHYSICAL AND ECONOMIC INTEGRITY OF AGRICULTURAL LANDS AS DEFINED BY SECTION 56016

“AGRICULTURAL LANDS” MEANS LANDS CURRENTLY USED FOR THE PURPOSE OF PRODUCING AN AGRICULTURAL COMMODITY FOR COMMERCIAL PURPOSES, AND LEFT FALLOW UNDER A CROP ROTATIONAL PROGRAM OR LAND ENROLLED IN AN AGRICULTURAL SUBSIDY OR SET-ASIDE PROGRAM”

This proposal does not convert prime agricultural lands as defined by Gov. Code § 56016. As no commercial agricultural commodities are contained in the annexation there will be no changes to production or operations.

f) THE DEFINITENESS AND CERTAINTY OF THE BOUNDARIES OF THE TERRITORY.

The boundary of the proposed annexation conforms to the Assessor’s parcel.

g) A REGIONAL TRANSPORTATION PLAN ADOPTED PURSUANT TO SECTION 65080 AND CONSISTENCY WITH CITY OR COUNTY GENERAL AND SPECIFIC PLANS

No conflicts have been identified with the County’s General Plan, Regional Transportation Plan or any Specific Plans.

h) THE SPHERE OF INFLUENCE OF ANY LOCAL AGENCY WHICH MAY BE APPLICABLE TO THE PROPOSAL BEING REVIEWED

There is no functional overlap with another agency.

i) COMMENTS OF ANY AFFECTED LOCAL AGENCY OR OTHER PUBLIC AGENCY:

A notice was sent to affected local agencies. No comments were received. A copy of the proposal was sent to the Kern Council of Governments (KernCOG) County Assessor, County Planning and County Surveyor comments were received and used for this report. A copy of the map along with a memo was sent to Kern Council of Governments for review. No negative comments were received.

- AREA NO. 12.04 (LAMONT SCHOOL) COUNTY SERVICE**
- BEAR MT. PARK & REC**
- KERN COUNTY CITRUS PEST CONTROL DIST.**
- KERN COUNTY WATER AGENCY**
- KERN COUNTY, ZONE NO. 17 WATER AGENCY**
- KERN COUNTY, ZONE NO. 19 WATER AGENCY**
- KERN DELTA WATER**
- KERN JT(14,15,26,36,54) COMM. COLLEGE**
- KERN JT-SFID (SAFETY,REPAIR,IMP), JT(15,36,54) COMM. COLLEGE**
- KERN MOSQ & VECTOR CONTRL**
- KERN ROAD-PERMANENT**
- KERN UNION HIGH SCHOOL**
- LAMONT ELEM. SCHOOL**
- SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DIST.**
- SOUTH KERN PUBLIC CEMETERY**

j) THE ABILITY OF THE NEWLY FORMED OR RECEIVING ENTITY TO PROVIDE THE SERVICES WHICH ARE THE SUBJECT OF THE APPLICATION TO THE AREA, INCLUDING THE SUFFICIENCY OF REVENUES FOR THOSE SERVICES FOLLOWING THE PROPOSED

BOUNDARY CHANGE.

The applicant has submitted a plan outlining the services to be provided. Services provided by the CSA are fee based, with Pacific Gas & Electric providing maintenance and power for streetlights.

k) TIMELY AVAILABILITY OF WATER SUPPLIES ADEQUATE FOR PROJECTED NEEDS AS SPECIFIED IN GOV CODE SECTION 65352.5

This annexation will eventually have an effect on water quality, supplies or availability when development occurs. For that reason, a CEQA document that provides analysis is recommended.

l) THE EXTENT TO WHICH THE PROPOSAL WILL AFFECT A CITY AND THE COUNTY IN ACHIEVING THEIR RESPECTIVE FAIR SHARE OF THE REGIONAL HOUSING NEEDS.

This proposal will have an effect on the City or County in achieving their fair share of the regional housing needs.

m) ANY INFORMATION OR COMMENTS FROM THE LANDOWNER OR OWNERS, VOTERS OR RESIDENTS OF THE AFFECTED TERRITORY.

100% of the property owners have consented to being included in the District.

n) ANY INFORMATION RELATING TO EXISTING LAND USE DESIGNATIONS.

This proposal is consistent with existing land use designations.

o) THE EXTENT TO WHICH THE PROPOSAL WILL PROMOTE ENVIRONMENTAL JUSTICE (FAIR TREATMENT OF PEOPLE OF ALL RACES CULTURES, AND INCOMES WITH RESPECT TO THE LOCATION OF PUBLIC FACILITIES AND THE PROVISION OF PUBLIC SERVICES).

The project does not result in unfair treatment with respect to the location of public facilities and provision of public services.

**BEFORE THE LOCAL AGENCY FORMATION COMMISSION
COUNTY OF KERN, STATE OF CALIFORNIA**

<p>In the Matter of:</p> <p>COUNTY SERVICE AREA (CSA) 87: ANNEXATION 8 (LAMONT) DRAINAGE MAINTENANCE STREET SWEEPING, LANDSCAPE MAINTENANCE AND STREETLIGHTS</p>	<p style="text-align: right;">Resolution No. 26-XX</p> <p style="text-align: right;">Proceeding No. 1873</p> <p style="text-align: right;">Minute Book 73</p>
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I, Blair Knox, Executive Officer, of the LOCAL AGENCY FORMATION COMMISSION, COUNTY OF KERN, STATE OF CALIFORNIA, hereby certify that the following resolution, proposed by Commissioner **XXXX**, seconded by Commissioner **XXXX**, was duly adopted by the Commission at an official meeting thereof held on the **17th day of June 2026**, by the following vote:

AYE: XXXX
NAYE: XXXX
ABSTAIN: XXXX
ABSENT: XXXX

Blair Knox, Executive Officer

RESOLUTION MAKING DETERMINATION

Whereas, pursuant to the Government Code § 54963. et seq., meetings were held both at a physical location and by video conference to attend to any health and safety concerns of the panelist and/or participants;

Whereas pursuant to Government code § 56658. a proposal for the annexation of territory to the County Service Area (CSA) 87 (“APPLICANT”), designated as Annexation No. (8 Lamont), was initiated by Resolution of Application to the Local Agency Formation Commission of Kern County (“COMMISSION”);

Whereas on June 17, 2026, the COMMISSION held a public meeting on the proposed Resolution of Application submitted by the APPLICANT;

Whereas pursuant to Government code § 56662, the APPLICANT's application has requested for waiver of hearing, notice and protest hearing;

Whereas pursuant to Government code § 56046, the proposed territory is uninhabited;

Whereas, pursuant to Government code § 56662 (3)(b), the application for annexation has 100% land owner consent;

Whereas pursuant to Government code § 56658, (b) all affected public agencies were notified;

Whereas pursuant to Government code § 56665, the Executive Officer prepared a Report and Recommendation considering all the factors in conformance with Government code § 56668;

Whereas on said 17th day of June 2026, this Commission considered the Notice of Exemption, adopted by the lead agency;

Whereas the COMMISSION is fully advised in the premises; now therefore, be it

Resolved that the Local Agency Formation Commission, County of Kern, State of California, on behalf of its members, finds and determines as follows:

1. *specific reference is hereby made to all the papers, documents, files and proceedings heretofore and now taken, had and filed in this matter have been and now are in all respects as required by law with particular reference to Minute Item 6/17/26-X as appears upon the official minutes of the proceedings of this COMMISSION;*

2. *all of the proceedings heretofore and now taken and had in this matter have been and now are in all respects as required by law;*

3. *the facts set forth in the Executive Officer Report and Recommendation, presented to the COMMISSION are true;*

4. *Notice, hearing and protest hearing have been waived;*

5. *the territory proposed for annexation is uninhabited (less than 12 registered voters);*

6. *the annexation will be in the best public interest;*

7. *the Notice of Exemption, was considered;*

8. *the application has 100% landowner consent;*

9. *the proposed affected territory, is all within the County of Kern, State of California,*

10. *pursuant to the authority granted by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, said territory set forth in the Application for Proceeding on Resolution, by Legislative body, filed herein on May 28, 2026, hereby assigned to the territory proposed to be annexed the following distinctive short form designation, to wit: "County Service Area (CSA) 87 Annexation No. 8 (Lamont) Drainage Maintenance Street Sweeping, Landscape Maintenance & Streetlights", particularly described and delineated in Exhibit "A", attached hereto and by reference made apart hereof; is hereby approved and subject to the following conditions:*

a. *the APPLICANT has signed an agreement to actively defend or indemnify and hold harmless the COMMISSION or its agents, officers, and employees, from any liability or loss connected with the approval of this proceeding; and*

11. *the COMMISSION authorizes and directs the Executive Officer to file and record all documentation required by law upon completion of all directives set forth in regard to this proceeding.*

KERN LOCAL AGENCY FORMATION COMMISSION

Application for Annexations, Detachments and Reorganizations

(Attach additional sheets as necessary)



Application Type: check all that apply

- Annexation Consolidation Detachment Dissolution Formation
 Incorporation Merger Name Change Reorganization Subsidiary District

1. Type of Application:

- Local Agency (*resolution*) Land Owner (*petition*) Registered Voter (*petition*) Other

2. Name of Application: (The name should match the title on the map and legal description)

A. List the reference name that identifies the subject agency and type of reorganization: *e.g. Annexation No. XX*. If more than one agency involved, include all agencies with corresponding reorganization reference: *e.g. Agency Name 1: Annexation No. XX, Agency Name 2: detachment X, etc...*

County Service Area 87: Annexation 8

B. List all proposed service and boundary changes for this application:

Drainage Maintenance, Zone of Benefit 1 - Street Sweeping, Zone of Benefit 2 - Landscape Maintenance, Zone of Benefit 3 - Streetlights, & Zone of Benefit 4 - Block Wall Maintenance

3. Nature of proposal: (Why is this proposal being filed?)

New Development requesting drainage maintenance, landscape maintenance, street sweeping, block wall maintenance, & street lighting benefits.

4. Describe the acreage and general location: (description will be used on notices and publications)

A. Number of proposed areas (acres of each area) & (total acreage):

47 acres +/-

B. Describe the general location; (include streets, direction, postal address if available, and Accessor Parcel Number/s)

Tentative Tract Map 6206, parcel located at the N of Panama Rd/ W of Main St., South of Collison St

APN 174-160-23

5. Land Use - Present and Future:

A. Describe the current physical land use of the proposed area? E.G. vacant, residential, agriculture, etc.

vacant

B. Describe any planned development that would result from or be facilitated by this proposed boundary change.

New housing tract would be developed on said parcel, resulting in subdivision of land into residential parcels.

C. Describe the current physical land use of the area surrounding the proposal: E.G. vacant, residential, commercial, industrial, agriculture, etc.
residential, agriculture, industrial

6. Zoning - Present and Future:

A. List the existing County/City zoning land use designation/s.
County zoning is
- A: Exclusive Agriculture

B. List and attach adopted pre-zoning. (CITIES ONLY - mark attachment 6B)
N/A

7. Conformity with County and City General Plans:

A. List the existing County General Plan designation/s for the proposal area.
County General Plan is LR: Low Density Residential and HMR: High Medium Density Residential

B. List the City general plan designation for the area (CITIES ONLY).
N/A

C. Do the proposed uses conform with the above listed plans? YES NO
If "NO"; please explain:

8. Criteria for Determination without Notice and Hearing (Gov. Code § 56662)

A. Is the affected area uninhabited territory? YES NO
"Uninhabited territory" means territory within which there reside fewer than 12 registered voters. Gov. Code §56079.5
Provide any notations indicating possible voters. (LAFCo will verify registered voters with most current election data)

B.- PETITION

Is the petition signed by all of the owners of land within the affected territory?

OR YES NO

C.- RESOLUTION Do all (100%) of the Land Owner/s consent to the reorganization?

YES NO

If "YES"; attach letter/s of consent for each land owner (include land owner name, Assessor Parcel Number/s) or any additional documents that would be satisfactory to the commission, that all the owners of land within the affected territory have given their written consent to the proposal. Label the attachment/s 8C-1, 8C-2, etc.

D. Is the affected area uninhabited territory? YES NO

"Uninhabited territory" means territory within which there reside fewer than 12 registered voters. Gov. Code §56079.5
Provide any notations indicating possible voters. (LAFCo will verify registered voters with most current election data)

9. Conformity with Spheres of influence:

Is the proposal area within the sphere of influence of the annexing agency?

YES NO

If "NO"; include a proposal to amend the agency's sphere of influence.

Provide the following:

- (1) agency resolution/petition
- (2) sphere of influence amendment application
- (3) sphere of influence amendment map.

10. Impact on Agriculture:

A. Is the affected property "Agricultural Lands" as defined in Gov. Code §56016?

1) Is the affected property currently producing a commercial agricultural commodity?
 YES NO

2) Is the affected property fallow under a crop rotational program?
 YES NO

3) Is the affected property enrolled in an agricultural subsidy or set-aside program?
 YES NO

B. Is the affected property "Prime Agricultural Lands" as defined in Gov. Code §56064?

YES NO

If "YES" to any of A or B above; provide an explanation as to the reasoning for possible removal of the property from agriculture status.

C. Is any portion of the property within a Land Conservation Act contract? (Williamson Act)

YES NO

1) If "YES"; provide the contract number and the date the contract was executed.

Contract No. Contract Date:

2) If "YES"; has a notice of non-renewal been filed? YES NO

Non-renewal filing Date:

D. Will the city succeed to the contract pursuant to Section 51243? (CITIES ONLY).

YES NO

If "YES"; has County Planning been notified and agree with the modification?

YES NO

If "YES"; please provide documentation from County Planning regarding any modification agreement.

11. Impact on Open Space:

Is the affected property Open Space land as defined in Gov. Code §65560(h)(1-6)?

YES NO

If "YES"; please provide an explanation as to the reasoning for possible removal of the property from open space status.

12. Relationship to Regional Housing Goals and Policies: (CITIES ONLY)

Will this proposal result in or facilitate a credit/debit towards the City's most recent Regional Housing Need Allocation (RHNA) number provided by Kern Council of Governments?

YES NO

If "YES"; has County Planning been notified and agree with the allocation modification?

YES NO

If "YES"; please provide documentation from County Planning regarding any RHNA allocation modification agreement.

13. Population:

B. Provide the population of residents within the affected area: N/A

C. List the number of existing dwelling units within the proposal area: N/A

D. Describe the type of existing dwelling units within the proposal area i.e. house, apartment, etc:
Vacant Lot

14. Dependability of Water Supply for Projected Needs & Existing Water Plans:

A. Will the proposal result in or facilitate an increase in water usage?

YES NO

If "YES"; please provide the projected amount of increase and identify any resources that would be a factor in the support of the proposal i.e. Master Water Plans, Expansion Plans, etc.

* If necessitated: attach a statement from the retail water purveyor that describes the timely availability of potable water supplies that will be adequate for the projected needs.

B. Is the proposal area within the boundaries of an Adjudicated Basin as per California Department of Water Resources (DWR) Bulletin 118?

YES NO

If "YES"; please provide the name of the Adjudicated Basin? *Kern River GSA*

C. Is the proposal area within the boundaries of an identified Critically Overdraft Basin as per California Department of Water Resources (DWR) Bulletin 118?

YES NO

If "YES"; please provide the name of the Basin? *Kern River GSA*

D. Is the proposal area within the boundaries of a Groundwater Stainability Area (GSA)?

YES NO

If "YES"; please provide the name of the Groundwater Stainability Area (GSA)?

Kern River GSA

E. Is the proposal area within the boundaries of a Groundwater Stainability Plan (GSP)?

YES NO

If "YES"; please provide the name of the Groundwater Stainability Plan (GSP)?

Kern River GSA

15. Environmental Impact of the Proposal

A. What type of environmental document has been prepared?

Notice of Exemption (NOE)

Negative Declaration (ND) - Include all Studies and Reports

Mitigated Negative Declaration (MND) - Include all Studies and Reports

Environmental Impact Report (EIR) - Include Full Report

If necessitated: attach the lead agency's resolution listing significant impacts anticipated from the project, mitigation measures adopted to reduce or avoid significant impacts and, if adopted, a "Statement of Overriding Considerations."

Include a copy of receipt for Fish and Game payment.

B. Who is the "lead agency" for this proposal?

Agency: Kern County Public Works - CSA

Contact Name: Miguel Munoz

Title: Planner

Address: 2700 M Street

City: Bakersfield

State: CA

Zip Code: 93301

email: munozmi@kerncounty.com

Phone Number:

6618628908

- C. Was LAFCo notified/involved with the CEQA process prior to an environmental document as identified ?

YES

NO

The Lead Agency's decision whether to prepare an ND, MND, or an EIR is binding on all Responsible and Trustee Agencies, except in unusual circumstances (PRC Section 21080.1(a); State CEQA Guidelines Section 15050(c)). Therefore, a Lead Agency is required to consult with and involve all Responsible and Trustee Agencies throughout the CEQA process. First, the Lead Agency must consult with Responsible and Trustee Agencies prior to determining whether a negative declaration or an EIR is required for a project (PRC Section 21080.3(a); State CEQA Guidelines Section 15063(g)). If a Lead Agency determines an EIR is required for a project, the Lead Agency must send a Notice of Preparation to all Responsible and Trustee Agencies, who will then specify to the Lead Agency "the scope and content of the environmental information that is germane to the statutory responsibilities" of that agency in connection with the proposed project and which must be included in the EIR (PRC Section 21080.4; State CEQA Guidelines Section 15082(b)).

16. Property Tax/Bonded Indebtedness

- A. There will be no exchange of property tax

Master property tax exchange agreement should apply. (CITIES ONLY- Provide Letter)

Other agreement is to be negotiated.

- B. Will the proposal area assume any existing bonded indebtedness upon annexation?

YES

NO

If "YES"; how will the indebtedness be repaid? (e.g. property taxes, special tax, assessments, service fees):

- C. Are their plans to establish any new special taxes, fees, or assessment districts in order to pay for new or extended service(s) to the proposal area?

YES

NO

If "YES"; describe which services and status of new funding source(s):

Drainage Maintenance, Street Sweeping, Landscape Maintenance, Block Wall Maintenance, & Streetlights

17. Plan for Services

- A. Description of services to be extended to the affected area.

(Please use Plan for Services form provided in the application packet) List the services that are to be provided by your agency and provide in detail any services's that your agency is authorized to provide but will be provided by another agency.

- B. Indicate any improvements or upgrading of infrastructure regarding roads, sewers, water, facilities or other conditions that will be a result of the proposal.

None

C.	<p>What effects, if any, would annexation of this territory have on the existing level of city/district services (i.e. need for additional emergency service personnel or construction of new facilities, etc.)?</p> <p><i>None</i></p>
D.	<p>How will these services be financed? Include both capital improvements, maintenance and operation?</p> <p><i>Separate Assessment on property tax bill calculated on Engineer's Report</i></p>
E.	<p>Are any services currently being provided in the affected area that the planned (proposed) services will now be providing i.e. overlapping services?</p> <p style="text-align: right;"><input type="radio"/> YES <input checked="" type="radio"/> NO</p> <p>If "YES"; has the current providing agency/s been contacted and an agreement been reached regarding service delivery between all agencies involved?</p> <p style="text-align: right;"><input type="radio"/> YES <input type="radio"/> NO</p> <p>If "YES"; please provide a "letter of overlapping agreement" or a "resolution for detachment" of the affected area or a "resolution of dissolution" of a special district, from the current service provider/s board, commission or council.</p>
F.	<p>If detachment, indicate any services which will no longer be available to the affected area and who will take over provision of these services.</p> <p><i>N/A</i></p>
18.	<p><u>Services Provided by other Public Agencies</u></p>
A.	<p>Are there any Cities or Special Districts whose services will require that they be annexed, detached or dissolved due to your agency providing services? (include County Service Areas)</p> <p style="text-align: right;"><input type="radio"/> YES <input checked="" type="radio"/> NO</p> <p>If "YES"; list public agency/ies name, type of service/s in question and specify if annexation, detachment or dissolution is required for each public agency:</p>
B.	<p>If "YES" to 9-A; has the public agency/ies been informed of the proposal?</p> <p style="text-align: right;"><input type="radio"/> YES <input type="radio"/> NO</p>
19.	<p><u>Boundaries</u></p>
A.	<p>Why are these particular boundaries being used?</p> <p><i>The boundaries are in conjunction with exiting boundaries of the Fuller Acres Tract Map</i></p>
B.	<p>Does the proposed boundary create an island, peninsula or curricula? please provide letter of justification?</p> <p style="text-align: right;"><input type="radio"/> YES <input checked="" type="radio"/> NO</p> <p>If "YES"; please provide a letter of justification.</p>
C.	<p>Is the affected area adjacent to a Disadvantaged Unincorporated Community?</p> <p style="text-align: right;"><input checked="" type="radio"/> YES <input type="radio"/> NO</p> <p>If "YES" and a annexation greater than ten (10) acres is proposed, please answer the following questions:</p> <p>1) Has an application to annex the DUC been filed in the past five (5) years?</p> <p style="text-align: right;"><input type="radio"/> YES <input checked="" type="radio"/> NO</p> <p>If "YES"; provide date of application:</p>

2) Is there written evidence that a majority of registered voters within the affected territory are opposed to annexation?

YES NO

If "YES"; attach documentation.

20. Final Comments

A. Describe any conditions that should be included in LAFCo's resolution of approval.

None

B. Provide any other comments or justifications regarding the proposal.

None

21. Notices and Staff Reports

List up to three persons to receive copies of the LAFCo notice of hearing and staff report.

A. Name: Miguel Munoz email:munozmi@kerncounty.com
Title:Planner Phone:(661) 862-8908

B. Name: Kyle Perez email:perezky@kerncounty.com
Title:Senior Engineer Phone:(661) 862-8852

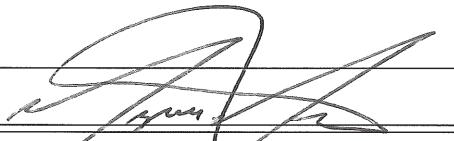
C. Name: Cesar Ayon email:ayonc@kerncounty.com
Title:Engineering Manager Phone:(661) 862-8892

22. Contact Person

Who should be contacted if there are questions about this application?

A. Name: Miguel Munoz email:munozmi@kerncounty.com
Title:Planner Phone:(661) 862-8908

Signature Field:



**SAVE FORM AS PDF OR PRINT TO PDF AND EMAIL TO:
deo@kernlafco.org or eo@kernlafco.org**

LAFCo Internal Use Only

- Municipal Service Review on File
- Municipal Service Review is Current
- Municipal Service Review Requires Updating
- Master Tax Agreement on File
- Master Tax Agreement is Current
- Sphere of Influence Requires Amendment

PLAN FOR PROVIDING SERVICES

<u>SERVICE</u> Only provide information on services authorized for applying district.	<u>CURRENT PROVIDER</u> Agency Which Presently Provides Services	<u>BEGIN DATE</u>		<u>FINANCED</u> Indicate How Services Provided by City/District will be Financed (i.e., general tax rate or special assessment)
		City/District Will Provide Services Upon Annexation	Future Date (Specify)	
Streetlights	None		Following 1-year maintenance agreement	Special Assessment
Drainage Maintenance	None		Following 1-year maintenance agreement	Special Assessment
Street Sweeping	None		Following 1-year maintenance agreement	Special Assessment
Landscape Maintenance	None		Following 1-year maintenance agreement	Special Assessment
Block Wall Maintenance	None		Following 1-year maintenance agreement	Special Assessment

Please provide the following information, when applicable, only for services which will be provided by the applicant City/District.

<u>SERVICE</u>	<u>LOCATION</u> Indicate location from which service will be provided (i.e., nearest fire station, library, etc.)	<u>SERVICE LEVEL CAPACITY</u> Indicate frequency and availability of service (i.e. street sweeping, emergency services response time, recreation programs, etc.)
Streetlights	Throughout proposed tract	Dusk to Dawn

**BEFORE THE BOARD OF SUPERVISORS
COUNTY OF KERN, STATE OF CALIFORNIA**

In the matter of:

Resolution No. 2025-170

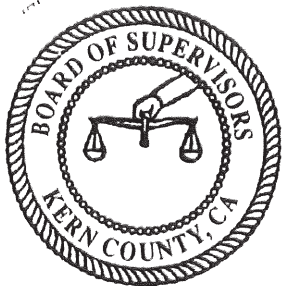
APPLICATION TO LAFCO; ANNEXATION NO. 8 TO COUNTY SERVICE AREA NO. 87, AND EXTENSION OF ZONE OF BENEFIT NO. 2, AND ESTABLISHMENT OF ZONE BENEFIT NOS. 1 AND 4 THROUGH THE EXERCISE OF LATENT POWERS; TRACT 6206; LAMONT

I, NANCY ANDERSON, Clerk of the Board of Supervisors of the County of Kern, State of California, certify that the following resolution, on motion of Supervisor Couch, seconded by Supervisor Flores, was duly passed and adopted by the Board of Supervisors of the County of Kern at a regular meeting on the 9th day of September, 2025, by the following vote:

AYES: Parlier, Flores, Couch, Perez

NOES: Peters

ABSENT: None



NANCY ANDERSON
County Administrative Officer
Clerk of the Board


Deputy Clerk

RESOLUTION

Section 1. WHEREAS:

(a) On March 9, 1999, with the adoption of Resolution No. 99-062, this Board ordered the establishment of County Service Area No. 87 to provide drainage facilities maintenance to a portion of the unincorporated area of Kern County; and

(b) The property owners of the hereinafter described territory, Tract 6206, have requested that the subject territory be annexed into County Service Area No. 87 to provide drainage facilities maintenance, and further requested establishment of Zone of Benefit No. 1 within County Service Area No. 87 to provide street sweeping service, and establishment of Zone of Benefit No. 4 for the purpose of block wall maintenance, and the extension of Zone of benefit No. 2 for the purpose of landscape maintenance; and

(c) A request to adopt a Resolution of Application to the Local Agency Formation Commission (LAFCO) is required by the Board of Supervisors; and

(d) The Director of the Public Works Department has recommended, and the Board of Supervisors concur that the hereinafter described territory be annexed into County Service Area No. 87 to provide drainage facilities maintenance, and extend Zone of Benefit No. 2 to provide landscape maintenance, and exercise latent powers to establish Zone of Benefit No. 1 to provide street sweeping service, and Zone of Benefit No. 4 to provide block wall maintenance; and

(e) The Public Works Department has evaluated the possible environmental impacts of this action and concluded that it can be seen with certainty there is no possibility the proposed action may have a significant effect on the environment pursuant to the provisions of Section 15061(b)(3) of the California Environmental Quality Act (CEQA) of 1970 Guidelines and the possible environmental impacts of the assessments are recommended to be found statutorily exempt from the requirements for preparation of environmental documents pursuant to Public Resources Code Section 21080(b)(8) and Section 15273 of the State CEQA Guidelines for which reason no environmental evaluations or documents are recommended by the Department; and

(f) The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code 56000 et seq.) as amended prescribes the procedure to exercise latent powers and for annexation of an area into a county service area and Government Code Section 56654, 56800 and 25211.4 empower this Board to initiate such an annexation and addition of latent powers by adopting a resolution of application.

Section 2. IT IS RESOLVED by the Board of Supervisors of the County of Kern, State of California, as follows:

1. Pursuant to Division 3 of Title 5 of the Government Code of the State of California, application is made for the annexation of the area described hereinafter to County Service Area No. 87, Tract 6206.

2. Other affected counties, cities, districts are:

a. Counties: NONE

b. Cities: NONE

c. Districts:

Bear Mountain Park and Recreation District;
County Service Area No. 12.4 (Lamont School);
Kern County Air Pollution Control District;
Kern County Citrus Pest Control District;
Kern County Water Agency;
Kern County Water Agency, Zone Nos. 17 and 19;
Kern Delta Water Agency;
Kern JT (14,15,26,36,54) Community College District;
Kern JT (14,15,26,36,54) SFID Community College District;
Kern Mosquito and Vector Control;
Kern Road – Permanent;
Kern Union High School District;
Lamont Elementary School;
Lamont Public Utilities District;
Lamont Storm Water Storage; and
South Kern Cemetery District.

3. The territory proposed for annexation and additional extended services is habited. The exterior boundaries of said territory, Tract 6206, are all within the County of Kern and are more particularly described in Exhibit "A" and on a map showing said area marked as Exhibit "B", both of which are attached to this Resolution and incorporated herein by this reference.

4. The property owners within the territory described in Exhibit "A" have requested the annexation into County Service Area No. 87, and extension of Zone of Benefit No. 2 to provide landscape maintenance, and exercise latent powers to establish Zone of Benefit No. 1 to provide street sweeping service, and Zone of Benefit No. 4 to provide block wall maintenance. The property owners further request the Local Agency Formation Commission (LAFCO) to approve and authorize the conducting authority to conduct proceedings for the change of organization or reorganization.

5. The reason for requesting additional services for County Service Area No. 87, in the Lamont area, is due to property owner request. These services are not provided by any current district and County Service Area No. 87 hereby requests to provide these new services to Tract 6206.

6. The nature of the proposal is to extend the boundary of County Service Area 87 and establish the additional requested services within the County Service Area. The proposed additional services are:

STREET SWEEPING and BLOCK WALL MAINTENANCE

7. In accordance with the foregoing, it is requested that proceedings be undertaken (Government Code 56654 and 56700) to accomplish the change of organization proposed herein, i.e., annexation into County Service Area No. 87, and extend Zone of Benefit No. 2 to provide landscape maintenance, and establishment of Zone of Benefit No. 1 through the exercise of latent powers within County Service Area No. 87 to provide street sweeping, and establishment of Zone of Benefit No. 4 to provide block wall maintenance.

8. Pursuant to Government Code Section 25211.4(f)(2)(C) this proposed change of organization should be made subject to the following conditions:

Annexation and an additional extended service to this County Service Area is subject to the adoption and implementation of an ordinance to establish assessments on each parcel of property within such County Service Area to provide the services outlined in its annexation. In the absence of such adoption of assessments, the annexation into this County Service Area and the addition of an extended service shall be null and void.

9. This Board finds and determines that there will be no transfers of service responsibilities to the proposed annexation into County Service Area No. 87 from local agencies currently deriving general property tax revenues from the area of the proposed annexation. Pursuant to Revenue and Taxation Code Section 99, there will be no transfer of property tax revenues within the tax rate areas comprising the proposed annexation because the proposed district is funded by special assessments, not by ad valorem property taxes, and because there is no transfer of services.

10. This Board finds and determines that the action being taken is exempt from the requirements of the California Environmental Quality Act (CEQA) 1970, pursuant to Section 15061(b)(3) and the assessments are statutorily exempt pursuant to Public Resources Code Section 21080(b)(8) and Section 15273 of the State CEQA guidelines, because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, for which reason no environmental evaluations or documents will be required other than the Notice of Exemption which the Department will file with the Clerk of the Board of Supervisors.

11. Direct the Public Works Department to file a Notice of Exemption, pursuant to CEQA and said guidelines, with the County Clerk, if requested.

12. The Director of the Public Works Department is authorized and directed to:

- a. File an application for change of organization with the Local Agency Formation Commission (Government Code 56652);
- b. File a plan for providing services within the affected territory with the Local Agency Formation Commission (Government Code 56653); and
- c. Do all other things necessary to accomplish the purpose of this Resolution.

13. Chief petitioners: All County correspondence and transmittals pertaining to this matter should be directed to this Department and LAFCO:

Kern County Public Works
2700 "M" Street, Suite 570
Bakersfield, CA 93301

Local Agency Formation Commission
5300 Lennox Avenue, Suite 303
Bakersfield, CA 93309

14. The Clerk of the Board of Supervisors shall transmit copies of this to the following:

Public Works Department
County Counsel

#2879528-JHR

COPIES FURNISHED:
SEE ABOVE
9-11-05 MJS

Notice of Exemption

Appendix E

To: Office of Planning and Research
 P.O. Box 3044, Room 113
 Sacramento, CA 95812-3044

County Clerk
 County of: Kern
 1115 Truxtun Avenue
Bakersfield, CA 93301

From: (Public Agency): County of Kern Public Works
2700 M Street Suite 570
Bakersfield, CA 93301
 (Address)

Project Title: CSA 87 - Annexation 8 - TR6206

Project Applicant: Miguel Munoz

Project Location - Specific:
APN - 174-160-23

Project Location - City: Lamont Project Location - County: Kern

Description of Nature, Purpose and Beneficiaries of Project:

Extending the boundary of CSA 87 to include tentative tract map 6206, in order to provide the benefit of drainage maintenance, landscape maintenance, block wall maintenance, street sweeping, and streetlights.

Name of Public Agency Approving Project: LAFCo

Name of Person or Agency Carrying Out Project: Kern County Public Works - CSA

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: _____
- Statutory Exemptions. State code number: _____


Reasons why project is exempt:

This type of action/project is considered administrative and will only establish the rates to allow the CSA to collect assessment to fund regular maintenance and services.

Lead Agency
 Contact Person: Kern County Public Works Area Code/Telephone/Extension: (661)862-8908

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 12/15/25 Title: Planner

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
 Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____



EXHIBIT 'A'
COUNTY SERVICE AREA No. 87
ANNEXATION No. 8 – TENTATIVE TRACT No. 6206
EXTENSION OF ZOB BENEFITS No. 2
ESTABLISHMENT OF ZOB BENEFIT No. 1 & 4
GEOGRAPHIC DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED SECTION 36, TOWNSHIP 30 SOUTH, RANGE 28 EAST, MOUNT DIABLO BASE A MERIDIAN, IN THE UNINCORPORATED AREA OF COUNTY OF KERN, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 2 OF LOT LINE ADJUSTMENT NO. 38-94 IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA AS EVIDENCED BY A CERTIFICATE OF COMPLIANCE RECORDED OCTOBER 17, 1994, AS INSTRUMENT NO. 150269 OF OFFICIAL RECORDS IN THE OFFICE OF THE KERN COUNTY RECORDER, BEING DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 30 SOUTH, RANGE 28 EAST, MOUNT DIABLO BASE & MERIDIAN, COUNTY OF KERN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF PANAMA ROAD AND SAN GORGONIO STREET, THENCE;

1) WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 36, NORTH 89°35'16" WEST, A DISTANCE OF 246.19 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36, THENCE;

2) NORTHERLY ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER, NORTH 00°36'20" EAST, A DISTANCE OF 662.68 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER, THENCE;

3) WESTERLY ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER, NORTH 89°35'34" WEST, A DISTANCE OF 661.66 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 36, THENCE;

4) NORTHERLY ALONG SAID WEST LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 36, NORTH 00°35'52" EAST, A DISTANCE OF 662.62 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER OF SAID SECTION 36, THENCE;

5) EASTERLY ALONG SAID NORTH LINE OF SAID SOUTH HALF OF SAID SOUTHEAST QUARTER OF SAID SECTION 36, SOUTH 89°35'52" EAST, A DISTANCE OF 1,916.84 FEET, MORE OR LESS, TO THE WEST LINE OF THE EAST 730.00 FEET OF SAID SOUTH HALF OF SAID SOUTHEAST QUARTER OF SAID SECTION 36, THENCE;

6) SOUTHERLY ALONG SAID WEST LINE OF SAID EAST 730.00 FEET, SOUTH 00°37'03" WEST, A DISTANCE OF 1,325.58 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID SECTION 36, THENCE;

7) WESTERLY ALONG SAID SOUTH LINE OF SAID SECTION 36, NORTH 89°35'16" WEST, A DISTANCE OF 1,008.86 FEET, MORE OR LESS, TO THE POINT OF **BEGINNING**.

CONTAINING 48.25 ACRES, MORE OR LESS.

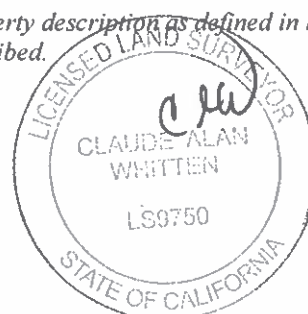
For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.



Claude A. Whitten, PLS 9750

1/20/2024

Date



CHECKED BY
KERN COUNTY SURVEYOR'S OFFICE
2026-01-30

Approved by:

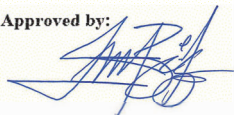
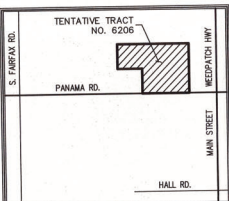


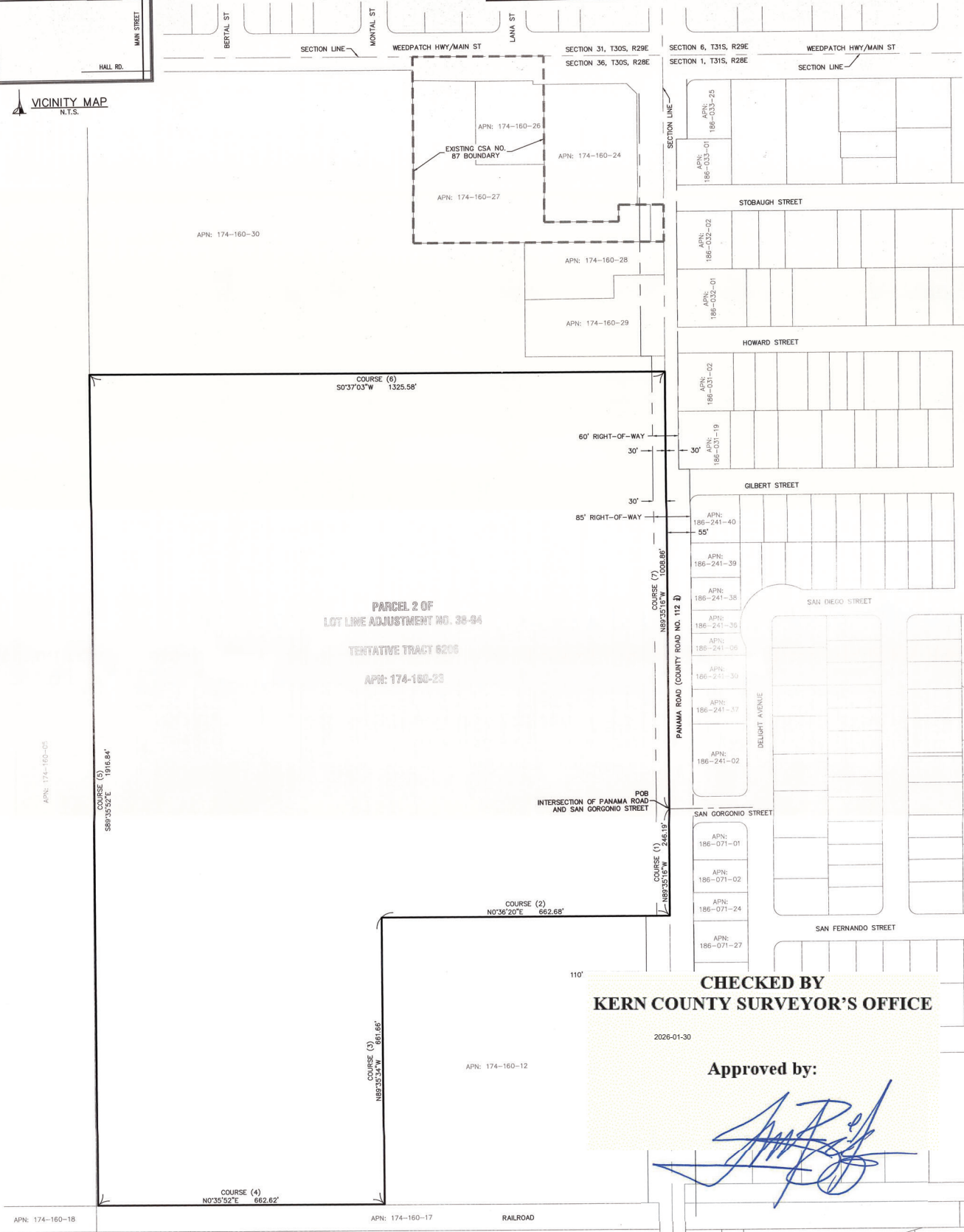
EXHIBIT 'B'
ANNEXATION No. 8 - TENTATIVE TRACT No. 6206
BEING AN ANNEXATION OF THE SUBJECT PARCEL SHOWN HEREON TO KERN COUNTY C.S.A. No. 87.

DISCLAIMER:
FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

LEGEND
POB TRUE POINT OF BEGINNING



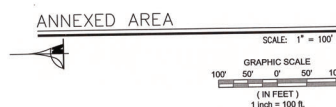
VICINITY MAP
N.T.S.



CHECKED BY
KERN COUNTY SURVEYOR'S OFFICE

2026-01-30

Approved by:



COUNTY SERVICE AREA No. 87
ANNEXATION No. 8 - TENTATIVE TRACT No. 6206
EXTENSION OF ZOB BENEFIT No. 2
ESTABLISHMENT OF ZOB BENEFIT No. 1&4

PREPARED FOR:
LOCAL AGENCY FORMATION COMMISSION
COUNTY OF KERN
STATE OF CALIFORNIA

OWNED BY:
GATEWAY HOME, INC.
5301 OFFICE PARK DRIVE, STE 115
BAKERSFIELD, CA 93309

DEVELOPMENT BY:
GATEWAY HOME, INC.
5301 OFFICE PARK DRIVE, STE 115
BAKERSFIELD, CA 93309

CORNERSTONE ENGINEERS+ADVISORS
5509 YOUNG STREET, BAKERSFIELD CA 93311
TEL: (805) 255-8474 FAX: (805) 322-0729
www.cornerstonepa.com

Claude A. Whitten
CLAUDE A. WHITTEN, P.L.S. 9750

1/23/2026
DATE

DESIGNER:	MAS
CHECKED BY:	CMW
DATE:	01/23/2026
DRAWN BY:	RAC
SCALE:	AS SHOWN
COMP. NO.:	11050-01-00
JOB NO.:	1105-01-00
SHEET	OF
1	1

Attention: Blair Knox, Executive Officer
Local Agency Formation Commission
5300 Lennox Ave, Suite 303
Bakersfield CA 93309

Re: Annexation Property

Dear Mr. Knox:

This letter serves as my/our formal request to have our property annexed to the
County Service Area No. 87

The property is located at: North of Panama Road, West of Weedpatch Hwy, Lamont, Ca.

I understand that with my consent for annexation, I may receive the services provided by the agency listed above at my expense.

The property is identified as Assessor's Parcel Number(s) listed below:

APN: 174-160-23 _____

Landowner Signature C.W. Ott

Landowner Printed Name: Charles W. Ott

Contact Information: (650) 303-6121

Date: 1/16/26



February 18, 2026

Kern County Administrative Office
1115 Truxtun Ave., 5th Floor
Bakersfield, CA 93301

Re: County Service Area (CSA) 87 Annexation No. 8 (Lamont), LAFCO Proceeding No. 1873

In accordance with Section 99 of the Revenue and Taxation Code, a jurisdictional change is being processed that affects the above-mentioned service area. To our knowledge, there is no exchange of property tax revenue from this annexation.

If you have any questions, please feel free to contact me at (661) 868-3515.

Sincerely,
Aimee X. Espinoza
Auditor-Controller-County Clerk

By

A handwritten signature in blue ink, appearing to read "Corina Camarillo", written over a horizontal line.

Corina Camarillo
Property Tax Division

PROCEEDING No.

1873

Date:

February 17, 2026

In the matter of:

County Service Area (CSA) 87
Annexation 8 (Lamont)

Total Assessed Value for Annexation

Before Exemptions: \$449,295

Breakdown of Value per TRA:

<u>TRA</u>	<u>Secured AV</u>	<u>Unsecured AV</u>	<u>Subv Exmpt AV</u>	<u>NonSubv Exmpt AV</u>
096-026	\$449,295	\$0	\$0	\$0

Memorandum

TO: Aimee X. Espinoza
Auditor-Controller-County Clerk
Attention: Janelle Austin
Date: February 17, 2026

FROM: Laura Avila, Kern County Assessor-Recorder
by: Yesenia Sifuentes , GIS Tech - I

SUBJECT: Jurisdictional Changes
RE: County Service Area (CSA) 87
Annexation 8 (Lamont)

Here is a copy of our report to LAFCO RE: Proceeding No. 1873 together with a report to you showing the breakdown of both Secured & Unsecured AV per TRA . Also included & itemized, are any Exemption Values, if applicable.

Values are Gross, unless noted.

If you require any additional information, please let us know.

REPORT OF KERN COUNTY ASSESSOR

Jon Lifquist, Assessor-Recorder



**Kern Local Agency
Formation Commission**
5300 Lennox Ave. Suite 303
Bakersfield, CA 93309
661-716-1076
www.co.kern.ca.us/lafco/

Proceeding No. 1873

Date: 2/17/2026

In the Matter of: County Service Area (CSA) 87
Annexation 8 (Lamont)

By: Yesenia Sifuentes
GIS Tech - I

- 1. The number of assessment parcels within subject territory is: 1
- 2. Subject territory is within the following Tax Rate Area(s): 096-026
- 3. Assessed valuation: (**Attach Sheet Breakdown**) Secured: \$ 449,295 Unsecured: \$ -
- 4. Do the subject territory boundaries correspond with lines of ownership in the last equalized assessment roll? YES NO
 - a. List APN of non-corresponding parcels:
- 5. Do the subject territory boundaries correspond with lines of ownership in the current assessment roll being prepared? YES NO
 - a. List APN of non-corresponding parcels:
- 6. Do the subject territory boundaries correspond with Tax Rate Area boundaries? YES NO
 - a. List APN of non-corresponding TRA's:
- 7. Identify all incorporated cities who's city limit boundary is within three (3) miles of subject territory: (If none, please enter word "NONE") Bakersfield
- 8. Please **ATTACH SHEET** identifying all local agencies within, or partially within, the boundaries of the subject territory. (Including cities, special districts, school districts and county service areas)
- 9. Please **ATTACH SHEET** identifying the parcels within the subject territory:
Include: Assessee name, billing name, APN, ATN, TRA, roll type, assessed values and exemptions
- 10. Please **ATTACH SHEET** identifying the surface owners within the subject territory:
Include: Assessee name, billing name, and billing address
- 11. Please **ATTACH SHEET** identifying property owners outside the subject territory, within 300 feet:
Include: Assessee name, billing name, and billing address
- 12. Additional requested information:
None
- 13. Please provide comments or recommendations:
None

**County Service Area (CSA) 87
Annexation 8 (Lamont)**

NAME & ADDRESS INSIDE SUBJECT TERRITORY

ASSE_NAME	IN_CARE_OF	ADDR_BILL1	ADDR_BILL2
LAMONT SHOPPING CENTER LLC			LA QUINTA CA 92253

KERN

LOCAL AGENCY FORMATION COMMISSION

Certificate of Filing

In the Matter of:

Proceeding No.1869,1872,1873

County Service Area (CSA) 87: Annexation 8
(Lamont) Drainage Maintenance, Street
Sweeping, Landscape Maintenance, Streetlights
& Sphere of Influence (SOI) Amendment &
Municipal Service Review (MSR) Update

I, Blair Knox, Executive Officer of the Local Agency Formation Commission of the County of Kern, hereby certify that:

A proposal referenced and described above has been submitted to me and it has been found that:

- the proposal was initiated by a Resolution of Application;
(G.C. §56650)
- the proposed territory has been found to be uninhabited;
(G.C. §56046)
- all application contents as prescribed by law are presented;
(G.C. §56652)
- all affected agencies have been notified; and
(G.C. §56658)

It has been established that the application contains the information and data requested and required by this Commission and has been **accepted** for filing on 27 May, 2026 (G.C. §56651)

Date of Hearing: Wednesday, 17 June, 2026

Time of Hearing: 5:15 PM

**Place of Hearing: Kern Council of Governments (KernCOG)
1401 19th Street Suite #300
Bakersfield, CA 93301**

Affected/Noticed Public Agencies:

This Certificate of Filing is issued pursuant to California Government Code §56658 (f). All time requirements for processing and consideration of this application specified by state law and the rules and regulations of this Commission shall become effective on the date of issuance of this certificate.

Blair Knox

Digitally signed by Blair Knox
Date: 2026.05.28 11:07:49 -07'00'

Blair Knox, Executive Officer

MEMORANDUM



**Kern Local Agency
Formation Commission**
5300 Lennox Ave. Suite 303
Bakersfield, CA 93309
661-716-1076
www.kernlafco.org

DATE: April 15, 2026

TO: Kern Local Agency Formation Commission

FROM: Blair Knox, Executive Officer

RE: Restricted Public Member Seat – Nomination and Selection Process

The term for the Restricted Public Member seat on the Kern Local Agency Formation Commission is scheduled to expire in April. In accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act and Commission policy, staff initiated a recruitment process to fill the upcoming term.

Application and Nomination Process

The following steps were completed to solicit and process applications for the Restricted Public Member position:

1. Notice of Vacancy Issued

A notice of vacancy for the Restricted Public Member seat was posted and distributed to local agencies within Kern County, consistent with statutory notification requirements. The notice invited qualified individuals to submit an application for consideration.

2. Application Period Opened

The application period remained open through April 1, 2026, which served as the deadline for submittal of completed application materials.

3. Applications Received

As of the close of the application period, one application was received, submitted by Virginia “Ginger” Mello.

4. Eligibility Review

Staff reviewed the application to confirm eligibility for the Restricted Public Member classification. Review confirmed that the applicant:

- Is a resident of Kern County; and
- Is not an officer or employee of the County, a city, or a special district within Kern County, as required for the Restricted Public Member seat.

5. Commission Nomination and Vote Procedure

The Restricted Public Member is appointed by the Commission; however, voting eligibility is limited. Pursuant to Government Code Section 56325(d), the appointment is subject to the affirmative vote of at least one County Commissioner and at least one Special District Commissioner.

City Commissioners do not participate in the nomination or vote for the Restricted Public Member seat, as the restricted public member classification expressly excludes city representation. The applicant does not participate in the nomination or vote. Because only one application was received, no comparative evaluation is required, and the application is before the Commission for nomination and action at a noticed public meeting.

Appointment and Term

If appointed, Virginia “Ginger” Mello would serve a four-year term as Restricted Public Member, beginning with the May 20,2026 meeting through the April 2030 meeting. As no person is eligible to fill the alternate seat, it will remain without representation.

RECOMMENDATION: Nominate and approve the appointment of Virginia “Ginger” Mello to the Restricted Public Member seat on the Kern Local Agency Formation Commission for a four-year term, subject to the required affirmative votes of eligible County and Special District Commissioners.

CLERK OF THE BOARD OF SUPERVISORS

Boards, Commissions, and Committees Application



Name	Virginia (Ginger) <i>(First)</i>	Ann <i>(Middle)</i>	Mello <i>(Last)</i>
Address	Residence		
	715 Baldwin Road	Bakersfield	93304
	Business		
Telephone	Home	Work	Cell 661-205-8336
E-Mail	gmello2019@gmail.com		
Educational background	AA Degree from Bakersfield Community College - 1966 Certificate in Accounting - 21 units in Accounting - completed in 1992		
Employment background	Clerk Typist Kern County 1966 - 1969 Noon Duty Supervisor - East Salinas 1978 - 1980 Bookkeeper/Financial Secretary - Napa-Solano Girl Scout Council - 1990 - 1992		
Civic involvement	Boy Scouts - many positions - 1978 - 1983 Girl Scouts - many positions - 1978 - until employed in 1990 PTA - several positions at numerous schools through my children's years in elementary school - Retired Employees of Kern County - Secretary - 2000 to 2023 Retired Public Employees Association - Treasurer - 2006 to present		
Past experience beneficial in serving on a particular Board	I have served on LAFCo as the alternate for a total of 13 years and as the Commissioner for 12 years. I would like to apply for the position and represent the public.		

Board(s), Commission(s), or Committee(s) desired (in order of preference)	1. Local Agency Formation Commission (LAFCo) 2. 3. 4.
Why do you wish to serve?	My purpose in applying is to make sure there is a Commissioner AND Alternate Commissioner for the Public. The Public is in need of help where the commission is concerned. I just want to make sure I am not voted in as Commissioner. Alternate only
Have you attended any meetings of the Board(s) in which you are interested?	Yes, 20 plus years worth. I have also attended several since I am no longer on the Commission - the last one being the March 2026 meeting.
Do you presently hold a position that might conflict with your duties for a particular Board?	NO I do not.
Additional comments	

Applications will be kept on file for one year.

Certifications:

- ✓ I hereby certify that I am a registered voter in the State of California, County of Kern who will be at least 18 years of age at the time of the next election, and that I am not imprisoned or on parole for the conviction of a felony.
- ✓ I hereby certify under penalty of perjury under the laws of the State of California that the information on this application is true and correct. I understand that this is a public document and by assuming this responsibility my background and/or qualifications, including financial interests, could become public knowledge.

SIGNATURE:

 DATE: 03/31/2026

CLERK OF THE BOARD USE ONLY

RESIDENCE S.D. # N/A

BUSINESS S.D. # N/A

DATE RECEIVED N/A

RECEIVED BY N/A

<p>In the Matter of:</p> <p>LOCAL AGENCY FORMATION COMMISSION: 9TH - RESTRICTED PUBLIC MEMBER SEAT & ALTERNATE RESTRICTED PUBLIC MEMBER APPOINTMENT</p>	<p>Resolution No. 26-XX</p> <p>Proceeding No. -</p> <p>Minute Book 73</p>
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I, Blair Knox, Executive Officer, of the LOCAL AGENCY FORMATION COMMISSION, COUNTY OF KERN, STATE OF CALIFORNIA, hereby certify that the following resolution, proposed by Commissioner **XXXX**, seconded by Commissioner **XXXX**, was duly adopted by the Commission at an official meeting thereof held on the **15th day of April 2026**, by the following vote:

- A YE: XXXX
- N A Y E: XXXX
- A B S T A I N: XXXX
- A B S E N T: XXXX

Blair Knox, Executive Officer

RESOLUTION MAKING DETERMINATION

Whereas, the term of a Commissioner who resides as the 9th member as restricted public member is expiring or will be vacated;

Whereas, Government code § 56325 (d) provides for the appointment of one restricted public member and one alternate restricted public member by the other members of the Commission. The appointment is subject to the affirmative vote of at least one County Commissioner and at least

one Special District Commissioner;

Whereas, pursuant to Government code § 56325 (d) the appointment of the 9th seat restricted public member and alternate restricted public member shall be subject to the affirmative vote of at least one of the members appointed by each of the other appointing authorities.

Whereas, pursuant to Government code § 56331 no person appointed as a restricted public member or alternate restricted public member pursuant to this chapter shall be an officer or employee of the county or any city or district with territory in the county, provided, however, that any officer or employee serving on January 1, 1994, may complete the term for which he or she was appointed.

Whereas, Government code § 56334. Provides that each appointed representative will serve a four (4) year term;

Whereas, pursuant to Government code § 56325 (d), a notice was published on April 25, 2026;

Whereas, on said 15th day of April 2026 this Commission considered the applicants whom showed interest in the restricted public member or alternate restricted public member seats; and

Whereas, the Commission is fully advised in the premises; now therefore, be it

Resolved that the Local Agency Formation Commission, County of Kern, State of California, on behalf of its members, finds and determines as follows:

1. *specific reference is hereby made to all the papers, documents, files and proceedings heretofore and now taken, had and filed in this matter with particular reference to Minute Item 4/15/26-X, as appears upon the official minutes of the proceedings of this Commission;*

2. *all of the proceedings heretofore and now taken and had in this matter have been and now are in all respects as required by law;*

3. *The Commission appoints XXXXXX as the 9th sitting member representing the*

4. The Commission appoints XXXX as the 9th alternate member representing the general public.

5. pursuant to the authority granted by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, said public members are Commissioners of Kern LAFCo.

6. the Commission authorizes and directs the Executive Officer to file and record any and all documentation required by law in regards to this proceeding.

DRAFT



Kern County Local Agency Formation Commission
Monthly Expenses
 Month: April Year: 2026
 Submitted to Accounts Payable: May 12, 2026

26-04

Date Invoiced	Date Submitted to AP	Invoice #	Name	Address	Description/ Purpose	Amount Owed	Expense Code
4/28/2026	5/12/2026	April	Thomas Schroeter	254 H St. Bakersfield, CA 93304	Legal Services	\$ 1,206.00	7500
4/1/2026	5/12/2026	8312	Rival Technology, Inc.	1508 18th St., Ste. 222, Bakersfield, CA 93301	IT Services	\$ 978.43	7500
4/1/2026	5/12/2026	2026	Crown Point Investments, Inc. c/o M.D. Atkinson Company, Inc.	1401 19th. St., Suite 400 Bakersfield, CA 93301	Common Area Maintenance (CAM) Charges	\$ 3,799.53	7650
4/5/2026	5/12/2026	H49585	SDRMA	P. O. Box 580 Bakersfield CA 93302	Payroll/Accounts Payable Svcs & Audit Support Svcs	\$ 3,324.55	
4/28/2026	5/12/2026	6334395	Shinault Baker & Company	P. O. Box 580 Bakersfield CA 93302	Payroll/Accounts Payable Svcs & Audit Support Svcs	\$ 945.33	7500
4/15/2026	5/12/2026	753	1-Twenty One Security	3004 Boulder Ln. Bakersfield CA 93309	Security Services	\$ 125.00	7500
4/7/2026	5/12/2026	AR1403069	Office 1 Formally General Office Machine	3600 Pegasus Dr. Suite 6 Bakersfield, CA 93308	Contract Invoice	\$ 64.18	7450
4/10/2026	5/12/2026	11543B	McMurtrey Hartsock Worth & St. Lawrence	2001 22nd Street STE. 100 Bakersfield CA 93301	Legal Services for GCWD-50	\$ 440.00	7500
April			Kern County		Journal Vouchers	\$0.00	
4/22/2026			Credit Card Statement			4,609.84	
April			April Payroll			32,781.67	
4/15/2026			Commission Stipend			\$692.80	
MONTHLY TOTAL						\$ 48,967.33	

Account Number: [REDACTED]
Unique ID: XXXX XXXX XXXX 8088
LOCAL AGENCY FORMATION CO
Statement Date: 04-22-2026



Corporate Account Summary

Payment Information

Previous Balance	\$1,144.25
Purchases and Other Charges	\$4,609.84
Cash Advances	\$0.00
Cash Advance Fees	\$0.00
Late Payment Charges	\$0.00
Credits	\$0.00 CR
Payments	\$1,144.25 PY

Amount Due \$4,609.84

Payment due in accordance with your agreement with U.S. Bank.

QUESTIONS OR TO REPORT A LOST OR STOLEN CARD, CALL CUSTOMER SERVICE: 1-800-344-5696

To overnight or courier a payment, please send to:
Corporate Payment Systems
3180 Rider Trail S, Department 790428
Earth City, MO 63045-1518

New Balance \$4,609.84
Disputed Amount \$0.00

Corporate Account Activity

LOCAL AGENCY FORMATION CO
Account Number: [REDACTED]
Unique ID: XXXX XXXX XXXX 8088

Total Corporate Activity
\$1,144.25 CR

Post Date	Tran Date	Reference Number	Transaction Description	Amount
04-10	04-10	74798266100000000000296	PAYMENT - 4246044555666600000 A	1,144.25 PY

New Activity

PATTY MENCHACA	Purchases	\$2,580.00	Total Activity	\$2,580.00
Account Number: [REDACTED]	Cash Advances	\$0.00		
Unique ID: XXXX XXXX XXXX 2198	Cash Advances Fees	\$0.00		
	Credits	\$0.00 CR		

Post Date	Tran Date	Reference Number	Transaction Description	Amount
04-01	03-31	24445006090300479731254	FSP*CALAFCO 916-442-6536 CA	1,720.00
04-01	03-31	24445006090300479731338	FSP*CALAFCO 916-442-6536 CA	860.00

(transactions continued on next page)

Payment may be made electronically or by check made payable to Corporate Payment Systems.

CORPORATE PAYMENT SYSTEMS
P.O. BOX 6343
FARGO, ND 58125-6343

Account Number: [REDACTED]
Unique ID: XXXX XXXX XXXX 8088
Amount Due: \$4,609.84

Amount Enclosed \$

If paying by check, include coupon with payment to address below.

CORPORATE PAYMENT SYSTEMS
P.O. BOX 790428
ST. LOUIS, MO 63179-0428

000003171 TUSB05DD042326218122 01 01000000 003382 001



LOCAL AGENCY FORMATION CO
BLAIR KNOX
LOCAL AGENCY FORMATION COMM
5300 LENNOX AVENUE SUITE 303
BAKERSFIELD CA 93309-1662



New Activity cont

Department: 00000 Total: \$2,580.00
 Division: 00000 Total: \$2,580.00

BLAIR KNOX	Purchases	\$2,029.84	Total Activity	\$2,029.84
Account Number [REDACTED]	Cash Advances	\$0.00		
Unique ID: XXXX XXXX XXXX 2937	Cash Advances Fees	\$0.00		
	Credits	\$0.00 CR		

Post Date	Tran Date	Reference Number	Transaction Description	Amount
03-24	03-24	24692166083106142451316	SQ *CLEAN BRIGHT GOSQ.COM CA	155.85
03-30	03-28	24692166087100451018648	PRIMO BRANDS/WATERSERV 800-274-5282 CA	89.57
04-01	03-31	24692166090100122233886	SPECTRUM 855-707-7328 MO	324.49
04-06	04-04	24011346094100071535537	MICROSOFT#G149988396 MICROSOFT.COM WA	90.00
04-06	04-05	24323036096294074052877	M&S SECURITY SERVICES IN AR.MS@MSSECUR CA	135.00
04-06	04-04	24692166094104344994412	SQ *CLEAN BRIGHT GOSQ.COM CA	161.70
04-09	04-08	24692166098107385178262	VZWRLSS*APOCC VISW 800-922-0204 FL	114.83
04-10	04-08	24943006099409848626117	HYATT REGENCY SACRAMENTO SACRAMENTO CA 46370865 ARRIVAL: 04-06-26	630.90
04-13	04-12	24692166102407814412280	INTUIT *QBOOKS ONLINE CL.INTUIT.COM CA	161.00
04-20	04-20	24204296110001003527085	MICROSOFT-G153815727 800-6427676 WA	4.80
04-21	04-20	24692166110405834590572	SQ *CLEAN BRIGHT GOSQ.COM CA	161.70
			Department: 00000	Total: \$2,029.84
			Division: 09402	Total: \$2,029.84



Kern County Local Agency Formation Commission
Monthly Expenses
 Month: May Year: 2026
 Submitted to Accounts Payable: June 12, 2026

26-05

Date Invoiced	Date Submitted to AP	Invoice #	Name	Address	Description/ Purpose	Amount Owed	Expense Code
5/20/2026	6/4/2026	LAFCo	Crown Point Investments, Inc. c/o M.D. Atkinson Company, Inc.	1401 19th. St., Suite 400 Bakersfield, CA 93301	Lease Payment/Operating Expense	\$ 3,799.53	7650
5/1/2026	6/16/2026	8352	Rival Technology, Inc.	1508 18th St., Ste. 222, Bakersfield, CA 93301	IT Services	\$ 978.43	7500
5/5/2026	6/22/2026	H49744	SDRMA	PO Box 15677 Sacramento CA 95852	Insurance Premium-Medical & Ancillary	\$ 3,324.55	6510
5/31/2026	6/12/2026	6334512	Shinault Baker & Company	P. O. Box 580 Bakersfield CA 93302	Payroll/Accounts Payable Svcs & Audit Support Svcs	\$ 945.33	7500
5/28/2026	6/12/2026	May	Thomas Schroeter	254 H St. Bakersfield, CA 93304	Legal Services	\$ 540.00	7500
5/21/2026	6/12/2026	109898	Bakersfield Californian	4900 California Ave Ste. 100A, Bakersfield, CA 93309	Budget Publication	\$ 229.72	7600
5/13/2026	6/12/2026	May	NELMS SURVEYING, INC	332 E. Norris Rd. STE 4 Bakersfield, CA 93308	GIS mapping for 1862 Cawelo	\$ 1,132.50	7450
May			Kern County		Journal Vouchers	\$0.00	
5/22/2026			Credit Card Statement			3,511.75	
May			May Payroll			29,848.74	
5/21/2026			Commission Stipend			\$0.00	
MAY			Travel Reimbursement			1,222.30	
					MONTHLY TOTAL	\$ 45,532.85	

New Activity cont

Department: 00000 Total: \$1,584.66
 Division: 00000 Total: \$1,584.66

BLAIR KNOX	Purchases	\$1,927.09	Total Activity	\$1,927.09
Account Number [REDACTED]	Cash Advances	\$0.00		
Unique ID: XXXX XXXX XXXX 2937	Cash Advances Fees	\$0.00		
	Credits	\$0.00 CR		

Post Date	Tran Date	Reference Number	Transaction Description	Amount
04-30	04-29	24692166119403962194045	PRIMO BRANDS/WATERSERV 800-274-5282 CA	90.97
05-04	05-04	24011346124100041606818	MICROSOFT#G156037412 MICROSOFT.COM WA	90.00
05-04	05-01	24692166121405822737828	SPECTRUM 855-707-7328 MO	324.35
05-05	05-04	24692166124409047045717	SQ *CLEAN BRIGHT GOSQ.COM CA	155.85
05-06	05-06	24011346126100036276419	MICROSOFT#G156377184 MICROSOFT.COM WA	75.60
05-11	05-08	24445006129500612293113	FSP*THE CLIFFS HOTEL AND PISMO BEACH CA 368470 ARRIVAL: 05-05-26	753.93
05-11	05-08	24692166128402387733279	VZWRLSS*APOCC VISW 800-922-0204 FL	114.74
05-13	05-12	24692166132406333910596	INTUIT *QBOOKS ONLINE CL.INTUIT.COM CA	161.00
05-20	05-20	24011346140100039797140	MICROSOFT#G159897556 MICROSOFT.COM WA	4.80
05-20	05-19	24692166139400474284450	SQ *CLEAN BRIGHT GOSQ.COM CA	155.85
			Department: 00000	Total: \$1,927.09
			Division: 09402	Total: \$1,927.09

00003323 03323 0001-0001 DUS805DD052326231279 00 L 000003566 STINDSOME



**Kern Local Agency
Formation Commission**
5300 Lennox Ave. Suite 303
Bakersfield, CA 93309
661-716-1076
www.kernlafco.org

DATE: June 2026
TO: LAFCo Commissioners
FROM: Blair Knox, Executive Officer
RE: Artificial Intelligence Policy, Training and Oversight

PART 1

ARTIFICIAL INTELLIGENCE USE POLICY

Summary

This section establishes the Commission’s formal policy framework governing the use of artificial intelligence tools within a controlled environment. It is intended to provide clear expectations regarding appropriate use, safeguard sensitive information, and ensure that AI is used in a manner consistent with legal requirements and public agency values. The policy reflects a balanced approach that allows staff to benefit from efficiency gains while maintaining accountability and protecting the integrity of agency decision-making.

Purpose

This policy establishes standards for the responsible and appropriate use of artificial intelligence tools by Kern Local Agency Formation Commission staff within an agency-approved, controlled AI environment. The purpose of the policy is to enable productive use of AI tools while protecting personal data, confidential information, public trust, and the agency’s legal, ethical, and transparency obligations.

Scope

This policy applies to all Kern LAFCo employees, contractors, and consultants who use artificial intelligence tools in the course of agency business. It applies specifically to the agency’s approved AI environment and does not authorize unrestricted use of public or unapproved AI platforms.

Definitions

Artificial intelligence tools are software systems that generate text, summaries, analyses, or other outputs using automated or machine-learning techniques.

The controlled AI environment is an AI platform approved by Kern LAFCo that operates under contractual and administrative safeguards governing data retention, ownership, access, and reuse.

Policy Principles

Kern LAFCo recognizes artificial intelligence as a support tool, not a decision-maker. The presence of a controlled environment allows expanded use of AI for legitimate work purposes; however, professional judgment, legal compliance, and accountability remain the responsibility of agency staff.

Use of AI must align with public agency values of transparency, fairness, accuracy, and public confidence.

Authorized Uses Within the Controlled Environment

Staff may use the approved AI environment to assist with:

- Drafting, editing, and reorganizing internal working documents
- Summarizing large volumes of publicly available information
- Clarifying technical or complex language
- Preparing outlines, alternatives, or analytical frameworks
- Formatting, grammar, and consistency improvements
- Preparing internal reference materials and training aids

Use must be limited to legitimate agency purposes and consistent with assigned duties.

Restricted Uses (Even Within the Controlled Environment)

The following uses remain prohibited unless explicitly approved in writing:

- Use of AI for attorney-client communications, legal strategy, or interpretation of law
- Use involving personnel matters, labor negotiations, or disciplinary records
- Use involving closed-session materials or deliberations
- Use to replace professional judgment or managerial responsibility

AI tools shall not be treated as authoritative sources of legal, financial, or policy advice.

Personal and Sensitive Data

Entry of personal or sensitive information should be limited to what is necessary for legitimate agency business. Staff should exercise data minimization principles and avoid unnecessary inclusion of names, identifying details, or protected information.

Accuracy and Accountability

Staff remain fully responsible for verifying, correcting, and approving any AI-assisted work product. AI-generated content must be reviewed for accuracy, bias, completeness, and appropriateness before use.

Public Records Considerations

AI prompts and outputs created in the course of agency business may constitute public records. Use of AI does not alter public records retention or disclosure obligations. Staff should use AI tools with the understanding that their use may be subject to review or disclosure.

Questions and Reporting

Questions regarding appropriate AI use should be raised in advance with supervisory staff. Any suspected misuse or unintended disclosure should be reported promptly.

PART 2

AI TRAINING MANUAL

Summary

This section provides the operational guidance necessary to implement the policy through practical training. It focuses on developing staff competence in using AI tools responsibly, reinforcing professional judgment, and ensuring that all users understand the boundaries, risks, and expectations associated with AI use in a public agency setting.

Training Purpose

This training ensures that Kern LAFCo staff understand how to use AI tools responsibly within the approved environment, how to exercise sound judgment, and how to remain compliant with public agency obligations.

This training focuses on professional responsibility, not technical mechanics.

Understanding the Controlled Environment

The agency's controlled AI environment provides safeguards that reduce external data exposure and clarify data ownership. These controls make AI use safer, but they do not eliminate risk. AI use is governed by policy, not by technology alone.

Staff should understand that controlled does not mean unrestricted.

Role-Based Guidance

Analysts

Analysts may use AI tools to support research, drafting, comparative analysis, and organization of complex materials. AI may assist with clarity and structure but may not substitute for professional analysis, legal interpretation, or evaluative judgment.

Analysts should remain mindful that many work products may become part of an administrative record. Drafts generated with AI assistance remain subject to scrutiny and must reflect the analyst's independent reasoning.

Clerks

Clerks may use AI tools for formatting, consistency checks, template development, and summarizing publicly available materials. Clerks should exercise caution when working with meeting materials, agendas, minutes, or correspondence, particularly prior to public release.

AI should not be used to process closed-session information or to generate official records without review and approval.

Executive Officers

Executive officers may use AI tools for high-level drafting, strategic brainstorming, and refinement of public messaging. Because executive officers establish organizational norms, their AI use should model policy compliance and intentional judgment.

AI outputs should never substitute for leadership responsibility, policy decisions, or statutory interpretation.

Common Risk Scenarios

Relying on AI summaries without verification

Accidentally incorporating biased or inaccurate content

Creating unnecessary internal drafts that later become records

Using AI outputs without documenting human review

Training should emphasize recognizing and avoiding these situations.

Documentation and Acknowledgment

Completion of AI training and acknowledgment of this policy should be documented annually. Training records support agency diligence and risk management.

PART 3

CONTROLLED AI ENVIRONMENT ONGOING GOVERNANCE RECOMMENDATIONS

Summary

This section outlines the governance structure needed to sustain responsible AI use over time. It emphasizes administrative oversight, incremental policy refinement, and the importance of maintaining a culture of informed and transparent use. The recommendations are intended to provide a practical framework that can evolve as technology, legal standards, and operational experience change.

Oversight and Administration

The controlled AI environment should be managed as an agency tool, not an experiment. Administrative responsibility should include:

- User access management
- Periodic review of vendor safeguards
- Review of appropriate use patterns
- Coordination with legal and information security advisors

Tiered Use Model

The agency should maintain a tiered framework:

- Approved controlled environment for general professional use
- Restricted zones for sensitive and legally protected matters
- Continued prohibition on unapproved public AI tools for agency business

This approach balances efficiency with accountability.

Monitoring and Review

AI governance should be reviewed periodically to reflect:

- Changes in law or guidance
- Technology evolution
- Operational experience and lessons learned

Adjustments should be incremental and documented.

Communication and Culture

Staff should be encouraged to ask questions and raise concerns without fear of discipline. AI governance is most effective when expectations are clear and leadership acknowledges that responsible use requires judgment, not perfection.

Closing Perspective

The goal of this framework is not to limit staff capability, but to provide clarity, protection, and institutional control as AI becomes a routine workplace tool. With a controlled environment, clear policy, and practical training, Kern LAFCo can safely leverage AI while preserving public trust and legal defensibility.

RECOMMENDATION

Adopt the Artificial Intelligence Policy, Training Manual, and Ongoing Governance Framework as presented. The proposed framework establishes clear expectations for responsible AI use, supports staff efficiency and consistency, and provides appropriate safeguards to protect confidential information, ensure legal compliance, and maintain public trust. Approval will authorize implementation of the controlled AI environment, associated training, and ongoing oversight practices described herein.

RESOLUTION NO.

**A RESOLUTION OF THE KERN LOCAL AGENCY
FORMATION COMMISSION ESTABLISHING A
POLICY REGARDING DISRUPTION OF
TELEPHONIC OR INTERNET SERVICE TO BE
USED AT REGULAR COMMISSION MEETINGS**

WHEREAS, the Kern Local Agency Formation Commission wishes to provide for its policy regarding disruption of telephonic or internet service occurring during meetings pursuant to Government Code Section 54953(b)(3).

BE IT RESOLVED BY THE KERN LOCAL AGENCY FORMATION COMMISSION as follows:

1. That the foregoing recitals are true and correct.
2. That if a disruption of telephonic or internet service prevents members of the public from attending or observing a Commission meeting by a two way telephonic service or two way audiovisual platform during the meeting, the Commission shall recess the open session and make a good faith attempt to restore the service for at least one hour following the disruption or until telephonic or internet service is restored, whichever is earlier.
3. Upon reconveying the open session, if telephonic or internet service has not been restored, the Commission shall adopt a finding by roll call vote that good faith efforts to restore the telephonic or internet service have been made in accordance with its policy and that the public interest in continuing the meeting outweighs the public interest in remote public access.

PASSED, APPROVED AND ADOPTED by the Kern Local Agency Formation Commission at a regular meeting this ____ day of _____, 2026.

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

VINCE ZARAGOZA, Chairperson,
Kern Local Agency Formation
Commission



**Kern Local Agency
Formation Commission**
5300 Lennox Ave. Suite 303
Bakersfield, CA 93309
661-716-1076
<https://www.kernlafco.org/>

Memo

To: LAFCo Commissioners
From: Blair Knox, Executive Officer
Date: May 4, 2026
Subject: Disposal of Archived Documents

Per Kern LAFCo's Maintenance and Destruction of Commission Records Policy, staff may dispose of documents, with Legal Counsel and Commission approval. The following is a list of documents now ready for disposal, pending your authorization.

RECOMMENDATION: Approve as listed.

**BEFORE THE LOCAL AGENCY FORMATION COMMISSION
COUNTY OF KERN, STATE OF CALIFORNIA**

In the Matter of:

Resolution No. 26-XX

**Authorizing the Destruction of Certain
Commission Records**

Minute Book 73

I, Blair Knox, Executive Officer, of the LOCAL AGENCY FORMATION COMMISSION, COUNTY OF KERN, STATE OF CALIFORNIA, hereby certify that the following resolution, proposed by Commissioner XXXX, seconded by Commissioner XXXX, was duly adopted by the Commission at an official meeting thereof held on the **17th day of June 2026**, by the following vote:

Aye: XXXX

Naye: XXXX

Abstain: XXXX

Absent: XXXX

Blair Knox, Executive Officer

RESOLUTION MAKING DETERMINATION

Whereas, on June 17, 2026, the Local Agency Formation Commission presented to the Commission a list of old and unnecessary records concerning various matters of Commission business;

Whereas, it is in the best interest of the Commission to destroy those records in order to utilize the space required for their storage.

Whereas, the Commission is fully advised in the premises; now therefore, let it be
Resolved that the Local Agency Formation Commission, County of Kern, State of California, on behalf of its members, authorizes:

1. *The destruction of certain document described in Exhibit "A" attached hereto and incorporated herein by this reference.*
2. *The Executive Officer of this Commission is authorized and directed to provide copies of this resolution in the manner provided by law.*

CITY ATTORNEY APPROVAL:

I, THOMAS F. SCHROETER, Attorney for the Local Agency Formation Commission of Kern County, do hereby consent to the destruction of the records hereinabove referred to:

THOMAS F. SCHROETER, Attorney

EXHIBIT A

List of documents that have been scanned and are ready to be disposed of:

The following documents are no longer required to be held by LAFCo.

Payroll (PERS):

Summary Report Member and Employer Contributions 1990 – 2006 *

General Finance:

Report of Internal Controls 2000/2001

Financial Statements General Ledgers 2006-2015

Finances Expenditures and Revenues 2014-2017

Finances QuickBooks Reports 2016

Finances Budget 2013-2014

Journal Vouchers KGOV 2007-2015

Journal Vouchers Elections 2015-2016

Journal Vouchers Miscellaneous 2008-2012

Journal Vouchers Payroll and Accounts Payable 2007-2016

Journal Vouchers CALPERS 2010

Inventory 2003-2014

Received Check Log 1987-2018

Audit Backup Documents 2008-2016

Budget Backup Documents 2014-2018

Approved Claims/Accounts Payable Backup Documents 2013-2018

Purchasing Card Backup Documents 2013-2018

Business Travel Account 2003-2005

Administrative:

Secretary Recruitment 1996 2010 and 2012

Public Services Building information 1986-2006

Purchasing Agent information 1985-1994

CALAFCo Information 1977-1985

Proof of Certified mailing of Special District Ballots 2004, 2008, 2010, 2012, 2014

Special Districts Advisory Committee Information 1993-1998

Department of Finance Inhabited Annexations and Detachments file 2005-2009

General:

City of McFarland MSR 2005 Outdated New MSR adopted 2019

West Kern Water District Urban Water Management Plan 2016 Outdated updated by District 2020

Indian Wells Valley Water District Urban Water Management Plan 2015 Outdated, updated by District 2020

***Any files containing social security or bank account numbers will be shredded.**

KERN COUNTY LOCAL AGENCY FORMATION COMMISSION

Policy and Procedures for Maintenance and Destruction of Commission Records

According to Gov. Code § 14740, California's Records Management Program is designed to "apply efficient and economical management methods to the creation, utilization, maintenance, retention, preservation, and disposal of State records." Effective records management ensures that records are kept only as long as they have some administrative, fiscal, or legal value. When records no longer fulfill the value for which they were created, they should be destroyed unless they also have some historic or research significance.

Although the Records Management Program does not apply to local government, the intent and purpose of the program equally applies to local government agencies as to State agencies. Pursuant to Gov. Code § 12236, the Legislature of the State of California encourages local government agencies to establish guidelines for retention and destruction of its records. The Archives division of the Secretary of State has adopted its "Local Government Records Management Guidelines" to assist local agencies in adopting policies for the retention and destruction of its records.

Except for electronic mail communication which may be the subject of a separate retention policy, the Commission's documents and records shall be retained for a period of seven (7) years (the "Retention Period"). The Retention Period shall commence upon the date of creation of the document or when final action is taken on the matter by the Commission or upon final completion of litigation or when reasonably determined by the Executive Officer, whichever occurs last.

Unless otherwise provided by law, with the approval of the Commission by resolution and the written consent of the Commission attorney, the Executive Officer or his or her designee may destroy any Commission records, documents, instruments, books or papers, without making a copy thereof upon expiration of the Retention Period for the document. A sample Resolution is attached as Exhibit "A". This does not authorize the destruction of the following:

- (a) records affecting the title to real property or liens thereon;
- (b) court records;
- (c) records required to be kept by statute;
- (d) records less than seven (7) years old; and
- (e) the Minutes, ordinances, or resolutions of the Commission.

The manner of destruction or disposition of the record shall be by shredding or by other means in those cases when the Executive Officer, in the reasonable exercise of his or her discretion, deems alternative methods of destruction appropriate.



**Kern Local Agency
Formation Commission**
5300 Lennox Ave. Suite 303
Bakersfield, CA 93309
661-716-1076
www.kernlafco.org

To: Kern LAFCo Commission

From: Executive Officer

Date: June 17, 2026

Subject: City Select Committee – LAFCo Appointment Results

The LAFCo Commissioner has three appointments to the LAFCo Commission. The largest city has a seat (Bakersfield) and the other two seats rotate among the other ten cities. The City of McFarland just finished a four-year term leaving a seat open. The appointments are not made by LAFCo but rather by the City Select Committee. Below is the correspondence from the Clerk of the Board of Supervisors (serving as staff of the City Select Committee) providing the outcome of the vote.

Please note that there is one alternate for the two rotating city seats. It is Ridgecrest's turn, resulting in Councilmember Kyle Blades serving as the alternate. Shafter, who's turn for an alternate will be in two years, will not be providing an alternate at this time.

Good morning,

I am working on your alternate BOS member. I should have someone for you that will be approved at our June 9th meeting.

Also, here are the City Selection picks:

Shafter:

LAFCo Representative: Mayor Pro Tem Gustavo Olvera, golvera@shafterca.gov

Alternate: Council Member Cathy Prout, cprout@shafterca.gov

Ridgecrest:

Councilman Kyle Blades

Julie Gragg
Chief Clerk of the Board of Supervisors
Kern County Administrative Center
1115 Truxtun Avenue, 5th Floor
Bakersfield, CA 93301
graggj@kerncounty.com
661-868-3602



**Kern Local Agency
Formation Commission**
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To: Kern LAFCo Commission

From: Executive Officer

Date: June 17, 2026

Subject: Synopsis of Progress – 2025–2030 Strategic Plan Implementation

Overview

The Kern LAFCo 2025–2030 Strategic Plan established a comprehensive framework to guide organizational priorities, strengthen governance, and improve service delivery across the County. Since its adoption, the agency has made meaningful, but slow progress in transitioning from planning to implementation, particularly in establishing structure, aligning operations, and initiating key activities.

Link to LAFCo Strategic Plan:

<https://www.kernlafco.org/kern-lafco-strategic-plan-2025-2030#docaccess-0b7be3b97c66c52368af66d3195e292416afba9ae679f9a98ad71f153449b527>

Key Accomplishments to Date

1. Establishment of a Strategic Framework

The Commission successfully completed a formal strategic planning process in mid-2025, incorporating commissioner input through surveys and interviews. This resulted in a clearly defined vision, mission, and six strategic priority areas aligned with Kern LAFCo’s statutory role and long-term objectives.

The plan now serves as a “living document,” providing an ongoing roadmap for decision-making, prioritization, and performance tracking.

2. Alignment of Governance and Organizational Practices

Initial steps have been taken to strengthen governance and accountability by integrating strategic objectives into operational practices. This includes:

- Introduction of performance-based thinking, including measurable benchmarks and KPIs. These were provided at the December 2025 meeting.
- Continued focus on staff and commissioner roles within a structured strategy-to-execution framework. This includes training staff in new roles.

These efforts reflect progress toward building a more results-driven organizational culture.

3. Integration of Strategic Priorities into Core Operations

The agency has incorporated Strategic Plan priorities into its ongoing work program, including:

- Ongoing work towards Municipal Service Reviews (MSRs) and Sphere of Influence (SOI) updates
- Ongoing evaluation and refinement of application processes
- Consideration of agency consolidations where appropriate

These activities demonstrate alignment between statutory responsibilities and strategic objectives related to efficiency and orderly growth.

4. Legislative and Policy Responsiveness

Kern LAFCo has continued to advance policy alignment with evolving legislative requirements through:

- Ongoing monitoring of legislative activity
- Integration of relevant updates into agency operations
- Continued emphasis on legislative awareness as part of executive leadership responsibilities

This supports the Plan's goal of maintaining regulatory relevance and responsiveness. Continued relevance on the CSDA Legislative Committee and the beginning of an improved relationship with CALAFCO allows for more input into ongoing legislative efforts.

5. Advancement of Organizational Capacity and Planning Discipline

The Strategic Plan itself represents a significant organizational achievement by introducing:

- A structured planning framework linking vision, policy, execution, and monitoring
- Defined roles for Commissioners and staff in strategy development and execution
- A multi-year implementation schedule with assigned responsibilities

This has improved internal clarity, accountability, and consistency in how the agency approaches its work.

6. Implementation of Ongoing Evaluation Practices

The agency has initiated a periodic self-evaluation approach, including:

- Tracking stakeholder feedback and engagement

- Monitoring communication effectiveness
- Preparing annual performance and evaluation reporting

This establishes a feedback loop to refine strategies and improve outcomes over time.

Summary

While many Strategic Plan initiatives are designed for phased implementation through 2030, Kern LAFCo has shown growth in the foundational phase. The agency has transitioned from concept to execution by embedding the Strategic Plan into its governance structure, operational practices, and ongoing work program.

Staff reorganization has provided both opportunities for growth and a reevaluation of strengths and weaknesses of our organizational structure and staff strengths and weaknesses.

Going forward, continued progress will focus on implementation of specific initiatives, performance measurement, and refinement through ongoing evaluation and Commission direction.