



TULARE COUNTY LOCAL AGENCY FORMATION COMMISSION

5955 S. Mooney Blvd. Visalia, CA 93277 Phone: (559) 624-7261 FAX: (559) 733-6720

LAFCO MEETING AGENDA
December 7, 2011 @ 2:00 P.M.
BOARD OF SUPERVISORS CHAMBERS
COUNTY ADMINISTRATION BUILDING
2800 West Burrel Avenue
Visalia, CA. 93291

COMMISSIONERS:
*Allen Ishida, Chair
Steven Worthley
Juliet Allen, Vice Chair
Cameron Hamilton
Rudy Mendoza*

ALTERNATES:
*Gerald Magoon
Amy Shuklian
Mike Ennis*

EXECUTIVE OFFICER:
Ben Giuliani

I. Call to Order

II. Approval of Minutes from November 2011 (Pages 1-4)

III. Public Comment Period

At this time, members of the public may comment on any item not appearing on the agenda and that is within the scope of matters considered by the Commission. Under state law, matters presented under this item cannot be discussed or acted upon by the LAFCO Commission at this time. So that all interested parties have an opportunity to speak, any person addressing the Commission may be limited at the discretion of the chair. At all times, please use the microphone and state your name and address for the record.

IV. Consent Calendar

There are no Consent Calendar Items

V. Continued Action Items

There are no Continued Actions Items

VI. New Action Items

1. Election of Officers for 2011 (Page 5-6)
[No Public Hearing].....Recommended Action: Elect Chairman and Vice-Chairman

The Commission will select a new Commission Chair and Vice-Chair. The LAFCO Commission Chair and Vice-Chair are chosen on a rotating basis (County-City-Public) in accordance with LAFCO Policy A-4. Public representative Juliet Allen is scheduled to be selected as Chair. City representative Cameron Hamilton is scheduled to be selected as Vice-Chair. The new officers' term will commence on January 1, 2012 and end on December 31, 2012.

2. Cancellation of January Meeting (No Page)
[No Public Hearing]...Recommended Action: Cancel January 8, 2012 meeting

NOTE: Persons wishing to speak on any of the agenda items who have made a political contribution of more than \$250 to any commissioner in the last twelve months must indicate this when speaking.

Due to a lack of cases and matters of substance, LAFCO Staff is proposing that the January LAFCO meeting be canceled.

VII. Executive Officer's Report

1. Annual LAFCO Map Presentation (Pages 7 - 10)

Annually, LAFCO Staff prepares a series of maps and statistical tables that track city and special district annexation activity for both the preceding year as well as annexation activity over the course of LAFCO's existence. The map and table series also illustrates changes – in terms of acreage - in County prime agricultural land, land uses, government owned land, and land under Williamson Act Contract. Potential annexation proposals identified in the individual city maps provide an overview of future annexation activity.

2. Upcoming Projects **(No Page)**

The Executive Officer will provide a summary and tentative schedule of upcoming LAFCO cases and projects.

VIII. Correspondence

There are no correspondence items

IX. Other Business

1. Commissioner Report

At this time, any Commissioner may inform the Commission, Staff, or the public of pertinent LAFCO issues not appearing on the agenda.

2. Request from the Commission for items to be set for future agendas.

X. Closed Sessions

There are no items

XI. Setting Time and Place of Next Meeting

January 11, 2012 (February 8nd 2012 if January is canceled) @ 2:00 P.M. in the Board of Supervisors Chambers in the County Administration Building

XII. Adjournment

Item No. ***Agenda Summary***

VI.1. *Please see enclosed memorandum and Commission roster.*

VI.2. *There are no enclosures for this item..*

VII.1. *Please see enclosed presentation summary, maps, and statistical tables*

NOTE: Persons wishing to speak on any of the agenda items who have made a political contribution of more than \$250 to any commissioner in the last twelve months must indicate this when speaking.

TULARE COUNTY LOCAL AGENCY FORMATION COMMISSION
Minutes of the Meeting

November 2, 2011

Members Present: Juliet Allen, Steve Worthley, Rudy Mendoza

Members Absent: Allen Ishida, Cameron Hamilton

Alternates Present: Gerald Magoon, Amy Shuklian, Mike Ennis

Alternates Absent:

Staff Present: Ben Giuliani, Cynthia Echavarria, Colleen Potts

Counsel Present: Nina Dong

I. Call to Order

Vice Chair Allen called the Tulare County Local Agency Formation Commission meeting to order at 2:00 p.m. on November 2, 2011.

II. Approval of the October 5, 2011 Minutes:

Vice Chair Allen requested that a correction to page 3 of the October 5, 2011 minutes be made to reflect "Juan Carlos" instead of Carl.

Upon motion by Commissioner Worthley and seconded by Commissioner Mendoza, the Commission approved the October 5, 2011 minutes with a change to page 3 to reflect the name Juan Carlos instead of Carl.

III. Public Comment Period

Vice Chair Allen opened the Public Comment Period

No comments were received; Vice Chair Allen closed the Public Comment Period

IV. Consent Calendar Items

There were no Consent Calendar items.

V. Continued Action Items

There were no Continued Action items.

VI. New Action Item

1. LAFCO Case 1463, Ivanhoe PUD Sphere of Influence Amendment

Analyst Echavarria provided a staff report regarding initiating the Sphere of Influence amendment for the Ivanhoe Public Utility District. Staff recommends approval with some further recommended actions.

Vice Chair Allen opened the Public Hearing.

No comments were received; Vice Chair Allen closed the Public Hearing

Commissioner Worthley stated that it seems that there could be a more timely way to expedite cases with minor changes like this. He asked that consideration be given to possible legislative changes.

Vice Chair Allen stated that she will be attending a CALAFCO meeting this week and will mention it.

Upon motion by Commissioner Worthley and seconded by Commissioner Ennis, the Commission approved case number 1463, the Sphere of Influence amendment for the Ivanhoe Public Utility District.

2. LAFCO Case 1464, Ivanhoe PUD Reorganization 2010-1

Analyst Echavarria provided a staff report regarding the annexation site consists of 0.34 acres to the Ivanhoe Public Utility District and the detachment site (inclusive of the annexation site) consists of 0.82 acres from the Ivanhoe Irrigation District. Staff recommends approval with some further recommended actions.

Vice Chair Allen opened the Public Hearing

No comments were received; Vice Chair Allen closed the Public Hearing

Upon motion by Commissioner Ennis and seconded by Commissioner Shuklian, the Commission approved Case 1464, Ivanhoe PUD Reorganization 2010-01.

3. Extraterritorial Service Agreement 09-03, Richgrove CSD

Analyst Echavarria provided a staff report for an Extraterritorial Service Agreement 0903, Richgrove CSD. This agreement consists of the provision of domestic water to Rodriguez Labor Camp, and five parcels owned by Agri-Cel Inc./Pandol Bros. (APNs 338-040-010,11,12, and 13 and 338-250-005) and the offices of Monarch Nut Co., located at 786 Road 188. Staff recommends approval with some further recommended actions.

Vice Chair Allen opened the Public Hearing

No comments were received; Vice Chair Allen closed the Public Hearing

Commissioner Worthley stated that this is a good example of progress in Tulare County where government responded to the public. Commissioner Worthley suggested that a press release be done.

Vice Chair Allen requested that Executive Officer Giuliani follow through with a press release.

Executive Officer responded that he will follow through.

The Commission discussed some benefits to broadening options on agreements such as this and not solely based on public health.

Upon motion by Commissioner Worthley and seconded by Commissioner Shuklian, the Commission approved Extraterritorial Service Agreement 09-03, Richgrove CSD.

4. LAFCO Case 1465, Sultana CSD Sphere of Influence Update

Analyst Echavarria provided a staff report for case number 1465, Sultana Community Services District SOI update. Staff recommends approval with some further recommended actions.

Vice Chair Allen opened the Public Hearing

No comments were received; Vice Chair Allen closed the Public Hearing

Jesse Snyder, Self Help Enterprises, provided comment to the Commission stating that this is an excellent opportunity for improving water to communities who currently do not have water service. She added that it has been a long time effort and thanked the Commission for their support.

Maria Herrera, Community Water Center, provided comment to the Commission in support of this update and its benefits to the community.

Phoebe Ceaton, California Rural Legal Assistance (CRLA), provided comment to the Commission stating that there have been several obstacles put into place by the Department of Public Health; however, it's great to have LAFCO, Tulare County, Self Help Enterprises and Sultana working together and it demonstrates a broad effort and is very helpful.

Upon motion by Commissioner Ennis and seconded by Commissioner Worthley, the Commission approved Case 1465, Sultana CSD SOI update.

5. 2012 Proposal Deadline and Meeting Schedule

Executive Officer Giuliani provided details for the 2012 proposed deadline and meeting schedule noting conflicts that were avoided.

Upon motion by Commissioner Shuklian and seconded by Commissioner Mendoza the 2012 deadline and meeting scheduled was approved.

VII. Executive Officer's Report

1. SOI updates for Group 4 Special Districts

Executive Officer Giuliani provided details on the SOI updates for Group 4 Special Districts. Executive Officer Giuliani stated that staff is seeking input on how to proceed with the initial recommendations for the Sphere of Influence updates of the 19 special districts (excluding Sultana CSD) that were included in the Group 4 Municipal Service Reviews.

Regarding the Tulare Mosquito Abatement District, the Commission suggested continuing as is.

Executive Officer Giuliani stated that staff will seek additional input to ensure that folks are happy with the current services being provided.

Executive Officer Giuliani stated that proposals will be sent out on the proposed updates and responses will be brought back to the Commissioner for consideration.

2. Legislative Update

Executive Officer Giuliani provided details to the legislation that was signed by the Governor since the last LAFCO meeting.

3. Upcoming Projects

Executive Officer Giuliani stated that Dinuba Municipal Service Review may be coming before the Commission in December for consideration.

Executive Officer Giuliani stated that an item regarding the 2012 Chair and Vice Chair will be brought before the Commission in December.

Executive Officer Giuliani stated that staff will propose that the January meeting be canceled as it was in past years.

VIII. Correspondence

There were no correspondence items

IX. Other Business

X. Closed Sessions

There were no closed session items

XI. Setting Time and Place of Next Meeting

December 7, 2011 @ 2:00 P.M. in the Board of Supervisors Chambers in the County Administration Building

XII. Adjourned

Chair Ishida adjourned the meeting at 2:59 p.m.



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COMMISSIONERS:
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Rudy Mendoza
Steve Worthley
Cameron Hamilton

December 7, 2011

ALTERNATES:
Gerald Magoon
Amy Shuklian
Mike Ennis

TO: All LAFCO Commission Members and Alternates

FROM: Cynthia Echavarria, Staff Analyst

EXECUTIVE OFFICER:
Ben Giuliani

SUBJECT: Election of Officers for 2011

Commission Policy A-4 requires that LAFCO Chair and Vice-Chair be annually chosen on a rotating basis (City-County-Public) so that all members will have an equal opportunity to serve as an officer. Public representative Juliet Allen is scheduled to be selected as Chair. City representative Cameron Hamilton is scheduled to be selected as Vice-Chair. The Commission has traditionally rotated the Chair from a City to County to Public member. The new Chair and Vice-Chair's term will begin on January 1st of 2012.

Current Member Roster

<u>Member</u>	<u>Term Expires</u>
Juliet Allen (<i>chair</i>)	May 2014
Allan Ishida (<i>Commissioner</i>)	May 2014
Steve Worthley (<i>Commissioner</i>)	May 2012
Cameron Hamilton (<i>vice chair</i>)	May 2012
Rudy Mendoza (<i>Commissioner</i>)	May 2012
Mike Ennis (<i>Alternate</i>)	May 2015
Gerald Magoon (<i>Alternate</i>)	May 2012
Amy Shuklian (<i>Alternate</i>)	May 2012

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TULARE COUNTY LOCAL AGENCY FORMATION COMMISSION

5955 S. Mooney Blvd. Visalia, CA 93277 (559) 624-7257 FAX (559) 730-2653

COMMISSIONERS:
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EXECUTIVE OFFICER:
Ben Giuliani

December 7, 2011

To: LAFCO Commissioners and Alternates
From: Cynthia Echavarria, Staff Analyst
Subject: 2011 Map Presentation

Local Agency Formation Commissions (LAFCOs) were established in each California county with the purpose of discouraging urban sprawl, preserving open-space and prime agricultural lands, efficiently providing governmental services to the residents of their respective counties, and encouraging the orderly formation and development of local agencies (i.e. cities and special districts) based on local conditions and circumstances. To help the Commission accomplish its propose, the Cortese-Knox-Hertzberg Local Reorganization Act of 2000 (Act) establishes procedures for local government changes of organization that are subject to commission review and approval such as annexations to a city or special district, city incorporation, district formation and consolidation of districts. A copy of the latest version of the Act can be accessed here http://calafco.org/docs/CKH/2011_CKH_Guide.pdf.

A series of maps, graphs and tables are presented each December, which track changes within several categories under the purview of the Commission. These maps not only provide the Commission insight into future issues, challenges, and opportunities that could arise during consideration of future proposals, but they also serve as a gauge of the Commission's progress in accomplishing their purpose. The following is a summary of the materials contained in this presentation.

Figure 1 (LAFCO Activity Overview)

During the calendar year 2011, Tulare County LAFCO approved six proposals:

- The Ivanhoe reorganization & Ivanhoe PUD SOI amendment
- One Visalia annexation (Case 1461-V-444)
- One ESA (Richgrove)
- One SOI Update (Sultana)
- Group 4 MSRs (22 districts)

This map provides an overview of where this activity took place. In addition, the map includes annexation proposals that have been discussed during a pre-application meeting with local agency staff, in accordance with LAFCO Policy B-1, and will likely be considered by the Commission during 2012 calendar year.

Tables 1 (Cities) and Table 2 (Special Districts) correspond to Figure 1. The tables summarize city and special district growth in terms of total acreage and square mileage over the period 1/1/1980 to 1/1/2012. Cities and special districts that annexed territory into their jurisdictional boundaries during 2011 are highlighted in blue, while districts that simply extended services to an area outside of their jurisdictional boundaries through an Extraterritorial service Agreement (ESA) are highlighted in red.

Note: Only districts that provide an urban level of service appear on Table 2. Growth of these districts, in terms of acreage and square mileage, is a dependable indicator of pressure on open space and agricultural land as well as demand for urban services and space.

The County's four most populace cities experienced the largest total acreage increase and highest square mileage growth rate from 1/1/1980 to 1/1/2011. The special districts listed have experienced little growth over the last 32 years. Only three districts, Strathmore PUD, Earlimart PUD, and Ivanhoe PUD have annexed territory into their jurisdictional boundaries over the last 5 years. Generally, Tulare County special districts lack the financial resources and adequate infrastructure to support additional growth of any type. Table 2 indicates that districts containing the most populated unincorporated communities within their jurisdictional boundaries have experienced the largest gain in total acreage and largest percentage increase in square mileage area; however, according to LAFCO archives, most of that growth occurred from 1980 to 2000.

Table 3 also corresponds to Figure 1. The table provides the total amount of acreage annexed each year and further divides the total into developed acres, undeveloped acres and road right-of-way (ROW) in terms of acres. The total amount of proposals considered by the Commission each year is also provided, as well as annexation proposals 300 acres in size or larger.

City Maps

Individual maps of the County's (8) cities are included with Figure 1. Along with each city's SOI and potential annexations, the maps include disadvantaged communities located within a city's SOI or in an area that can reasonably be expected to be added to a city's SOI during future updates. A disadvantaged community is defined in LAFCO Policy B-2.

Why Include Disadvantaged Communities

A city or special district SOI outlines where a city/special district will presumably grow over the next 20 years. In order to accurately assess a local agencies growth over this period of time, a SOI must be based on the findings and determinations contained in each agency's Municipal Service Review (MSR).

A MSR is prepared by LAFCO and updated every 5 years. The document reviews all municipal services provided by a particular agency and determinations must be made with respect to the following factors:

- (1) Growth and population projections for the affected area.
- (2) Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies.
- (3) Financial ability of agencies to provide services.
- (4) Status of, and opportunities for, shared facilities.
- (5) Accountability for community service needs, including governmental structure and operational efficiencies.
- (6) Any other matter related to effective or efficient service delivery, as required by commission policy.

Inclusion of disadvantaged communities in city maps allows the Commission to preview implementation of Policy C-5, which proposes that disadvantaged communities located within a city/special district's current SOI be included within the geographic scope of that agency's MSR. Such a policy will aid Tulare County LAFCO in accomplishing its purpose of efficiently providing governmental services to all county residents.

Figure 2 (Prime Agricultural Soils)

This map shows the five classes of soils identified by the USDA Soil Survey of Tulare County and their location throughout the County. Class 1 and 2 are identified as prime agricultural soils, all other classes are considered non-prime. Visalia and Tulare, the county's fastest growing cities in terms of total acreage annexed, are predominately surrounded by Class 1 and 2 soils. This indicates that a large portion of prime agricultural land will inevitably be converted to urban uses. In order to curb the loss of prime agricultural land, the Commission could explore the possibility of preparing an ag mitigation policy similar to that of other LAFCO's in the State.

Table 4 – This table corresponds to Figure 3. The table shows the loss of prime ag soils from 1/1/1980 to 1/1/2012, both in terms of total acreage and percentage of square mileage. The table also contains a pie chart illustrating the proportion each soil class represents of all soil within Tulare County

Figure 3 (Williamson Act Land)

In order for land to be considered prime agricultural land, it must meet one of five requirements listed under GC 56064; a USDA 1 or 2 soil classification is listed as a requirement. While land under Williamson Act contract isn't specifically defined as prime under Code, it can be an indicator of the presence of other qualifications for prime land. Also, the locations of contracts with notices of non-renewal may indicate future growth pressure in the area.

Figure 4 (Land Uses)

The various land uses in the county can also be indicators of what would qualify as prime agricultural land pursuant to the economic qualifications detailed in GC 56064 (e).

Figure 5 (Lands Owned by Government Entities)

This map identifies lands owned by the federal, state, county, city, district (all types of districts including special districts and school districts) governments. The map also includes land under trust for the purpose of open-space conservancy.

Figure 6 (Dairy Land)

Dairy land would qualify as prime under the economic qualifications outlined in GC 56064 (e). The location of dairy land may also show obstacles to future city/district growth.

Table 5 – For each of the last six years (2006-2011), this table shows total acreage annexed each year, the amount of acres pre-zoned residential, commercial, industrial, and institutional, and the percentage of the total acres annexed each land-use category represents.

Residential

As the figures indicate, at the height of the housing bubble in 2006 annexations intended to accommodate residential development accounted for almost 75% of all acres annexed. In 2011, only 0.34 acres of undeveloped residentially zoned acres were annexed, representing less than 1% of total acreage annexed.

Commercial

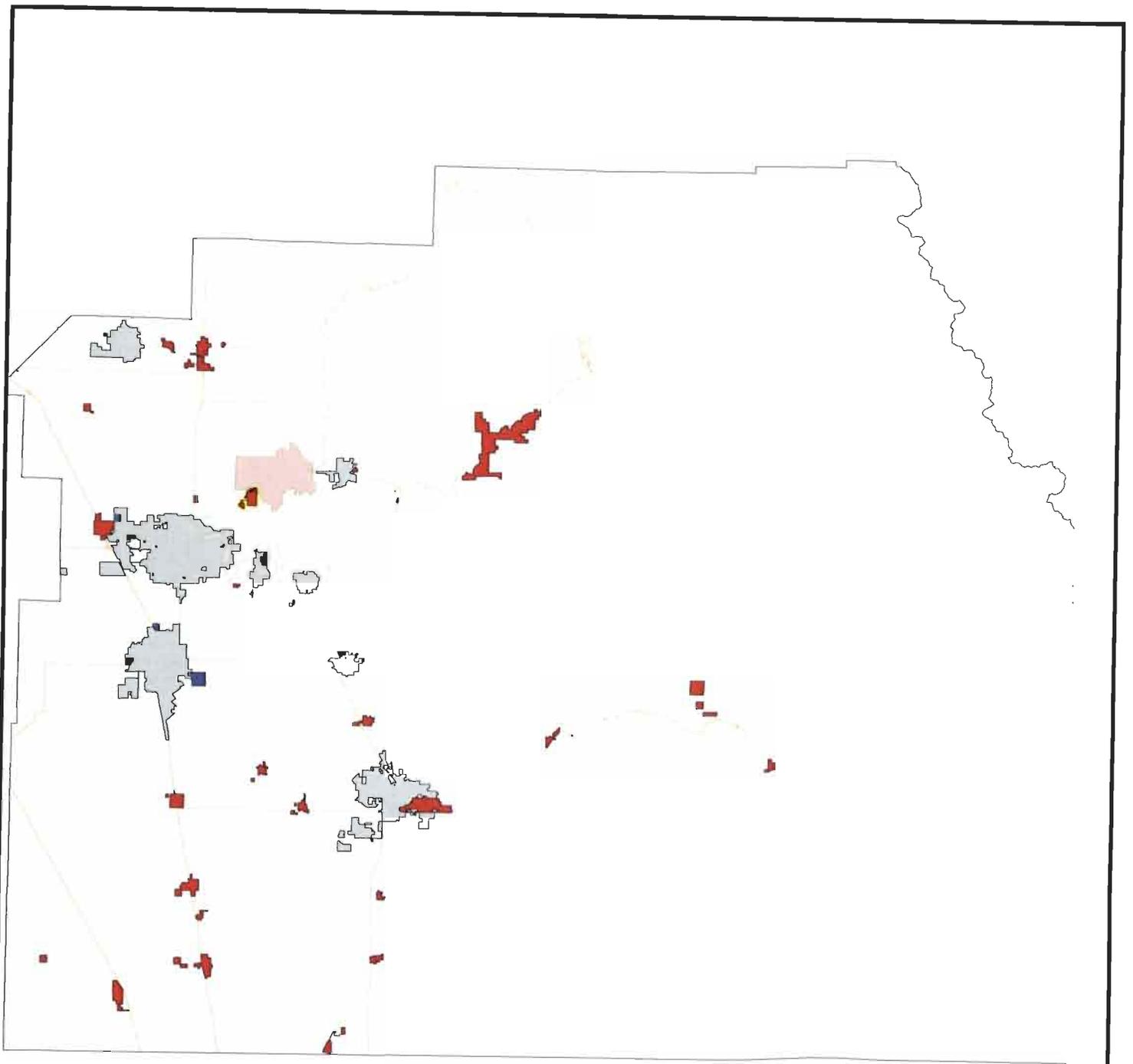
Commercial annexations saw modest spikes in 2007 (47% of total). Total commercial acres annexed between 2006 and 2011 were minimal with 77% of total commercial acreage annexed in 2007. No undeveloped residentially zoned sites were annexed in 2011.

Industrial

2007 and 2011 experienced spikes in industrial annexations; however, these were the result of a single annexation in each year. All industrial sites annexed between 2006 and 2007 remain undeveloped; a fact that will figure prominently as the Commission looks to establish a commercial/industrial land demand methodology. Approximately 113 acres of land zoned for industrial use was annexed in 2011. All but 40 acres of the site was already developed.

Institutional

This type of use includes sites slated for the development of parks, accommodation of city municipal service facilities, road improvements or construction, etc. Annexation rates for this type of use remained steady between 2006 and 2010. In 2011 no annexations occurred in this category.



- CSDs, PUDs, SMDs
- 2011 annexation
- Potential Annexations
- District Annexed 2011
- Ivanhoe Irrigation District

2011 LAFCO Activity Overview
&
Potential Annexation Proposals

0 0.2 0.4 Miles



Figure 1¹¹

Table 1 - City Area Increase 1980 to 2011

	1/1/1980 Acres	1/1/2012 Acres	Annexed Acres	1/1/1980 Sq. Miles	1/1/2012 Sq. Miles	Annexed Sq. Miles	% Increase
Dinuba	1,429.4	3,719.3	2,289.9	2.2	5.8	3.6	160.2
Exeter	1,168.2	1,568.0	399.8	1.8	2.4	0.6	34.2
Farmersville	935.5	1,355.8	420.4	1.5	2.1	0.7	44.9
Lindsay	1,370.5	1,654.8	284.4	2.1	2.6	0.4	20.7
Porterville	6,429.9	10,837.2	4,407.3	10.0	16.9	6.9	68.5
Tulare	7,106.4	13,222.0	6,115.6	11.1	20.7	9.6	86.1
Visalia	13,253.4	23,430.2	10,176.8	20.7	36.6	15.9	76.8
Woodlake	925.0	1,770.9	845.9	1.4	2.8	1.3	91.4
CITY TOTAL	32,618.2	57,558.3	24,940.1	51.0	89.9	39.0	76.5

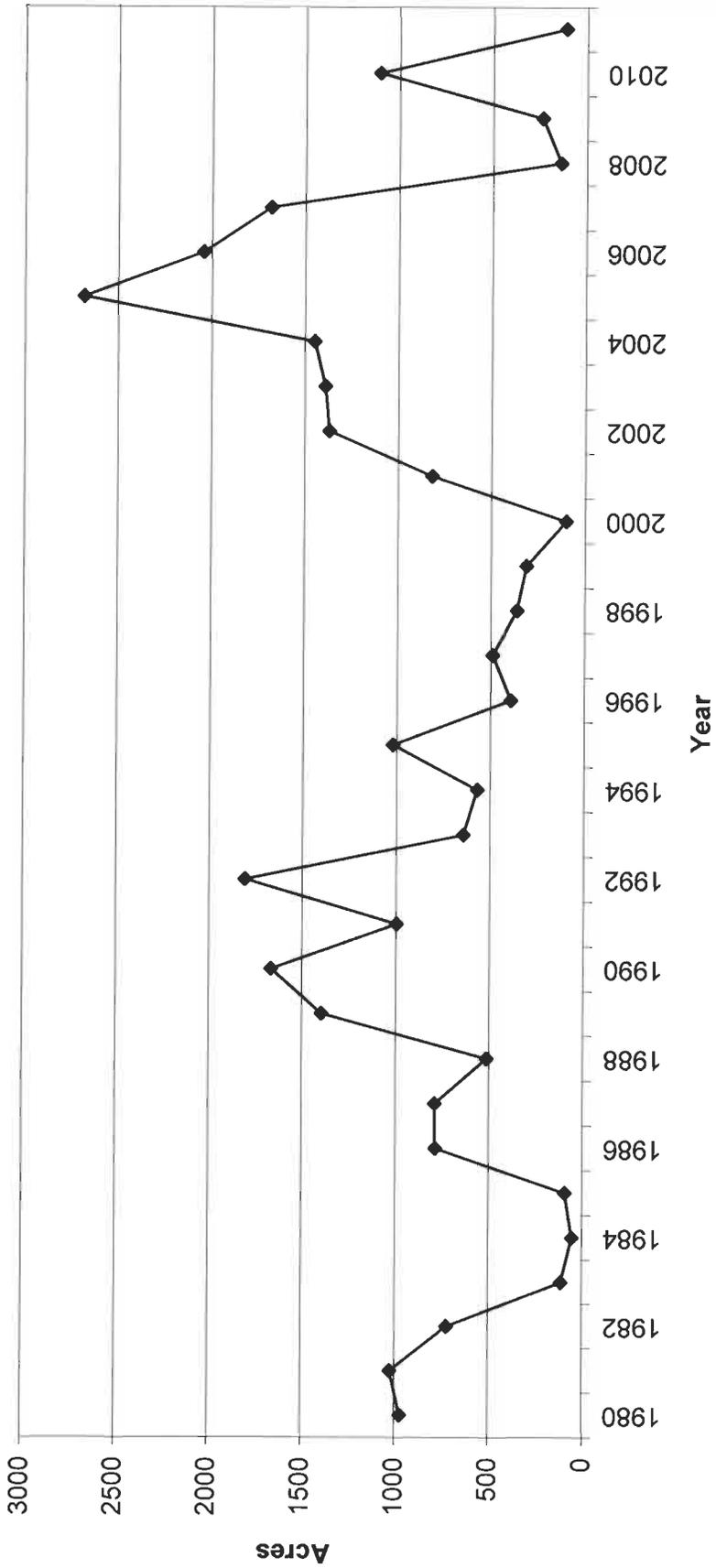
Table 2 - Urban District Area Increase 1980 to 2011

	1/1/1980 Acres	1/1/2012 Acres	Annexed Acres	1/1/1980 Sq. Miles	1/1/2012 Sq. Miles	Annexed Sq. Miles	% Increase
Allensworth CSD	783.1	783.1	0.0	1.2	1.2	0.0	0.0
AV/SC CSD	985.3	985.3	0.0	1.5	1.5	0.0	0.0
Cutler PUD	581.5	665.1	83.6	0.9	1.0	0.1	14.4
Ducor CSD	263.3	263.3	0.0	0.4	0.4	0.0	0.0
Earlimart PUD	852.5	1,008.0	155.5	1.3	1.6	0.2	18.2
East Orosi CSD	52.9	52.9	0.0	0.1	0.1	0.0	0.0
Goshen CSD	514.5	1,144.8	630.3	0.8	1.8	1.0	122.5
Ivanhoe PUD	594.8	626.9	32.1	0.9	1.0	0.1	5.4
Lemon Cove SD	21.3	24.0	2.8	0.0	0.0	0.0	13.0
London CSD	189.7	189.7	0.0	0.3	0.3	0.0	0.0
Orosi PUD	717.0	887.7	170.7	1.1	1.4	0.3	23.8
Patterson Tract CSD	77.9	77.9	0.0	0.1	0.1	0.0	0.0
Pixley PUD	633.7	888.9	255.2	1.0	1.4	0.4	40.3
Ponderosa CSD	251.6	251.6	0.0	0.4	0.4	0.0	0.0
Poplar CSD	215.1	418.1	203.0	0.3	0.7	0.3	94.4
Porter Vista PUD	1,742.8	1,742.8	0.0	2.7	2.7	0.0	0.0
Richgrove CSD	263.4	361.9	98.5	0.4	0.6	0.2	37.4
Springville PUD	303.7	308.8	5.1	0.5	0.5	0.0	1.7
Strathmore PUD	398.0	417.6	19.7	0.6	0.7	0.0	4.9
Sultana CSD	317.3	317.3	0.0	0.5	0.5	0.0	0.0
Terra Bella SMD	165.1	169.6	4.6	0.3	0.3	0.0	2.8
Tevison CSD	191.5	191.5	0.0	0.3	0.3	0.0	0.0
Three Rivers CSD	5,253.4	5,253.4	0.0	8.2	8.2	0.0	0.0
Tipton CSD	673.0	683.3	10.3	1.1	1.1	0.0	1.5
Tract 92 CSD	73.4	73.4	0.0	0.1	0.1	0.0	0.0
Woodville PUD	319.2	336.3	17.0	0.5	0.5	0.0	5.3
DISTRICT TOTAL	16,434.9	18,123.4	1,688.5	25.7	28.3	2.6	10.3

Table 3 City/Urban District Annexations Per Year

Year	Total Undeveloped	Developed	ROW	Projects	Annexations of over 300 acres:
1980	971.41	296.20	98.11	30	
1981	1,024.37	16.03	55.99	16	736ac to Tulare for Farm Show and surrounding area
1982	723.59	413.75	14.72	13	380ac to Woodlake for Bravo Lake
1983	114.50	27.88	18.13	6	
1984	56.85	2.21	7.08	9	
1985	94.92	0.00	0.00	8	
1986	787.14	157.42	51.30	17	337ac to Visalia for Green Acres Airport and surrounding area
1987	789.94	66.51	46.68	22	
1988	514.89	36.40	69.79	15	
1989	1,397.36	76.61	101.42	24	
1990	1,666.24	647.25	91.77	25	622ac to Tulare (Lagomarsino) and 323ac to Visalia (industrial uses)
1991	997.20	18.99	80.61	24	
1992	1,806.90	12.18	86.23	29	
1993	643.94	92.97	40.97	14	
1994	570.06	46.98	32.52	9	
1995	1,022.06	5.07	70.31	21	432ac to Goshen CSD for primarily industrial uses
1996	393.09	14.70	46.65	9	
1997	491.72	8.23	16.27	14	
1998	363.31	1.49	35.59	11	
1999	314.13	1.53	18.89	7	
2000	102.99	99.93	3.06	6	
2001	819.22	1.45	53.59	5	702ac to Visalia for Shannon Ranch
2002	1,368.78	1,292.33	48.95	11	472ac to Visalia (IOH/Luis) and 384ac to Dinuba (northwest residential)
2003	1,390.80	1,361.98	24.02	16	935ac to Visalia for wastewater irrigation
2004	1,448.00	34.30	51.09	22	
2005	2,680.64	756.22	198.10	43	
2006	2,042.20	560.00	189.00	33	534 to Dinuba for reclamation/golf course
2007	1,682.72	851.42	1.80	20	707 to P-ville city uses and 460 to Visalia for Industrial Park Expansion
2008	139.54	63.23		3	
2009	236.52	172.83		5	
2010	1,104.52	513.52	13.00	9	461 Tulare South I Street Annexation
2011	113.89	40.00	0.00	2	
TOTAL	27,873.43	20,533.66	1,467.51	466	

Annexation Acreege per Year (Cities, CSDs, PUDs, SMDs)

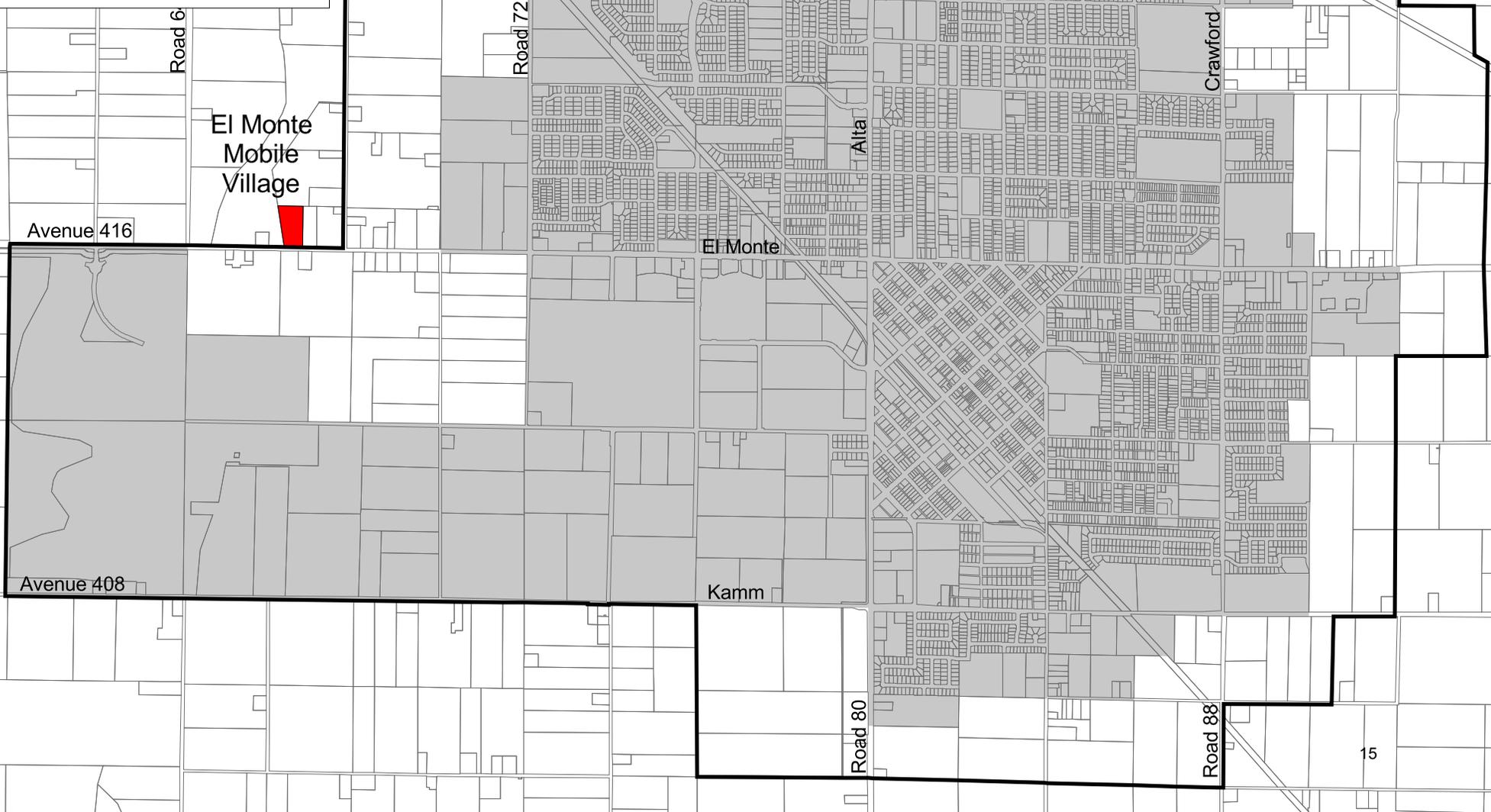


City of Dinuba

-  City
-  Sphere of Influence
-  Parcels
-  Disadvantaged Community
-  Non-disadvantaged Community
-  Other subdivided areas
(Areas that don't meet the minimum density requirement)

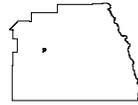


0 0.2 0.4 Miles



City of Exeter

- City
- Sphere of Influence
- Parcels
- Disadvantaged Community
- Non-disadvantaged Community
- Other subdivided areas
(Areas that don't meet the minimum density requirement)



0 0.2 0.4 Miles

SR-198

SR-165

Marinette

Anderson

Elberta

Belmont

Filbert

Visalia

Chestnut

Kaweah

Rocky Hill

Firebaugh

List

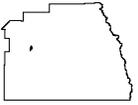
Spruce

Tooleville

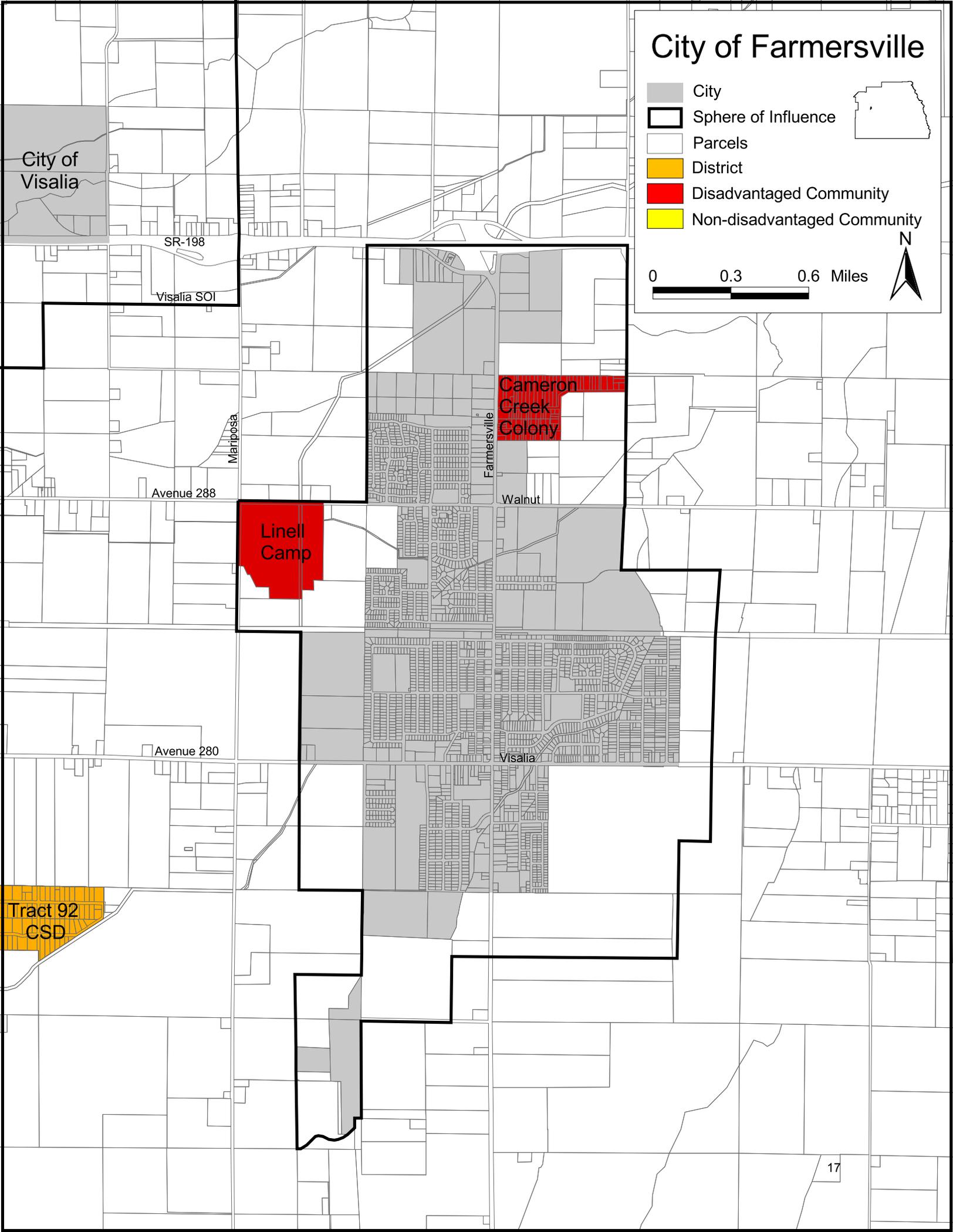
Friant-Kern Canal

City of Farmersville

- City
- Sphere of Influence
- Parcels
- District
- Disadvantaged Community
- Non-disadvantaged Community



0 0.3 0.6 Miles



City of Visalia

SR-198

Visalia SOI

Mariposa

Avenue 288

Linell Camp

Avenue 280

Tract 92 CSD

Farmersville

Cameron Creek Colony

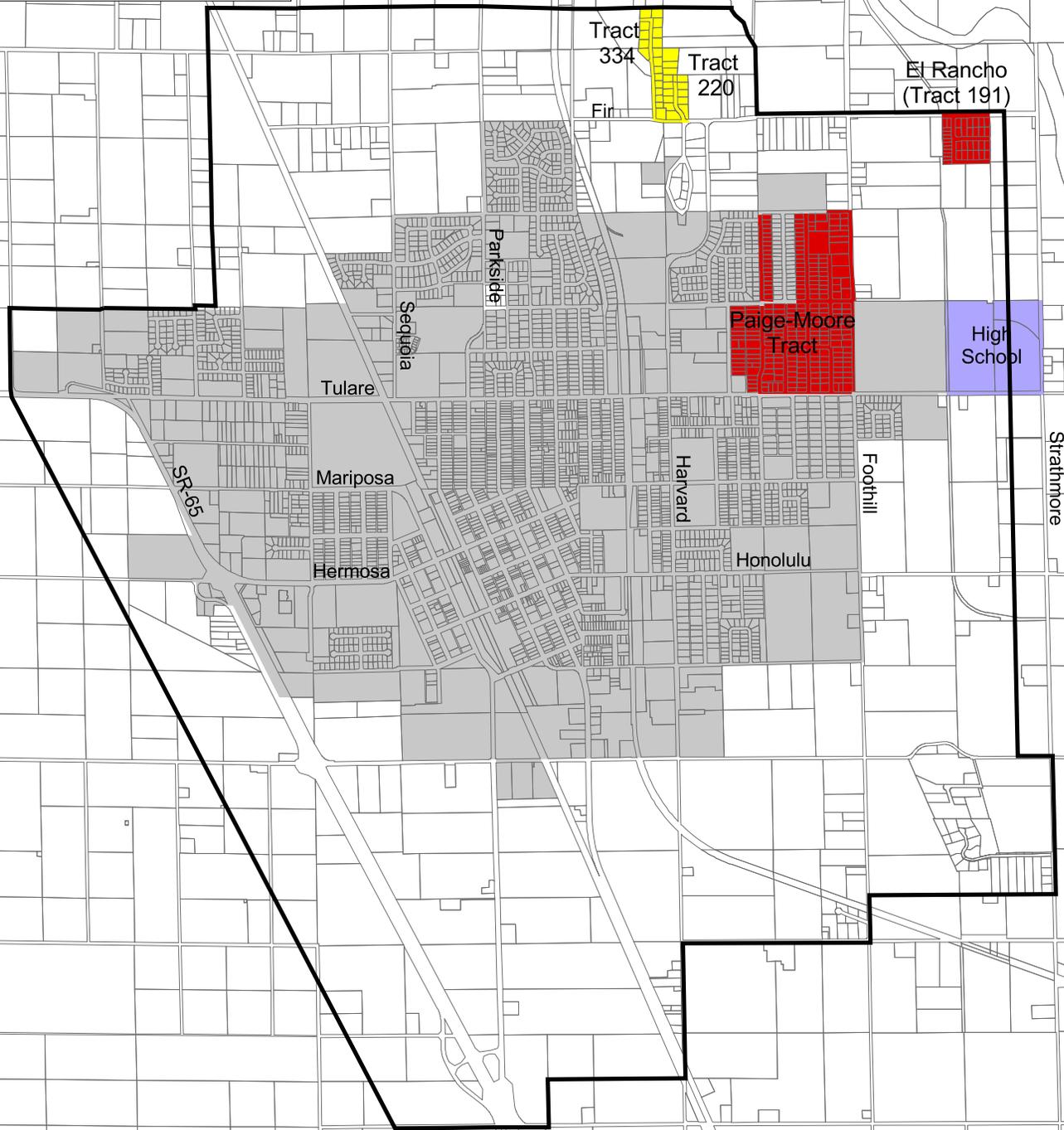
Walnut

Visalia

City of Lindsay

- City
- Sphere of Influence
- Parcels
- Disadvantaged Community
- Non-disadvantaged Community
- Other subdivided areas
(Areas that don't meet the minimum density requirement)

0 0.2 0.4 Miles

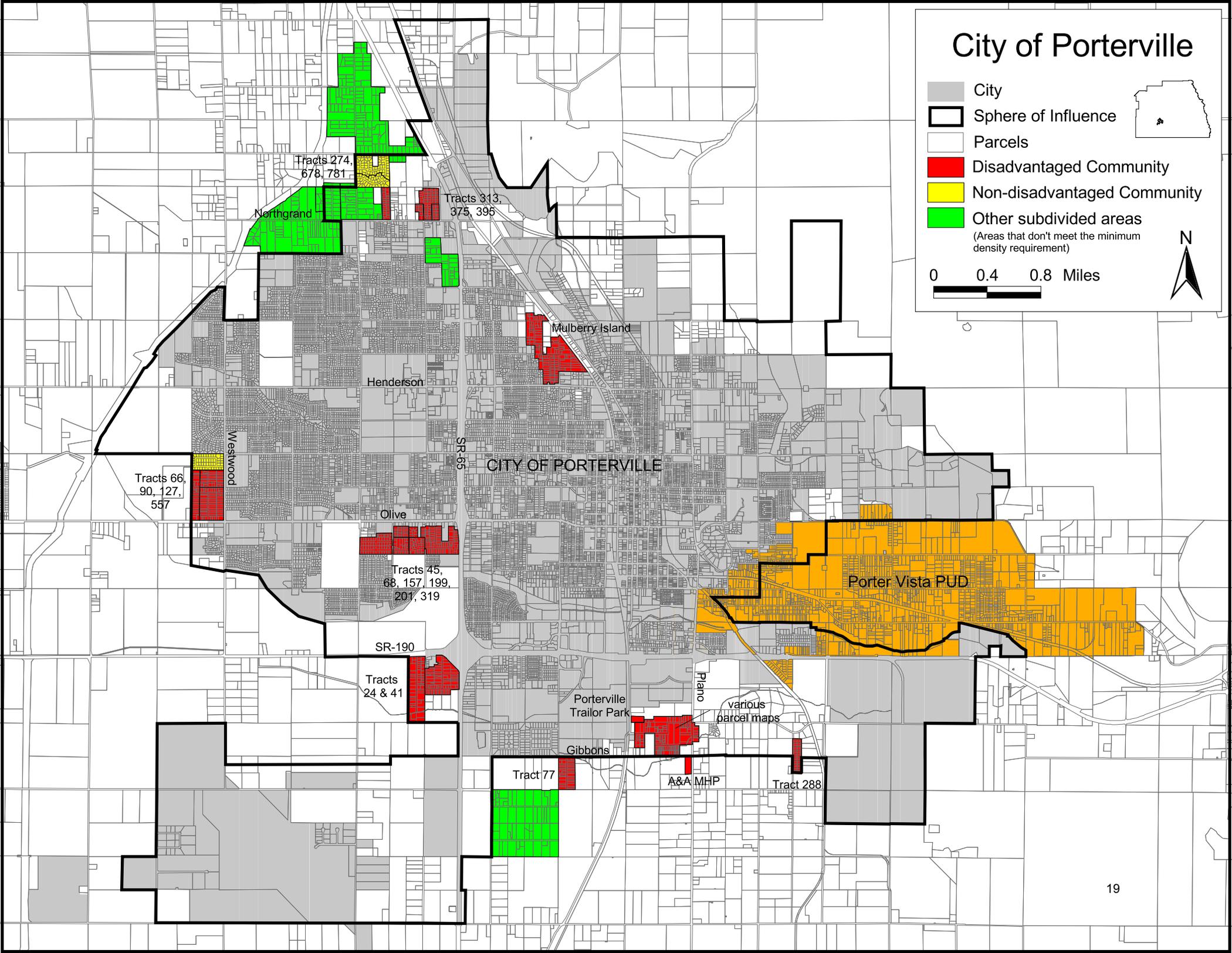


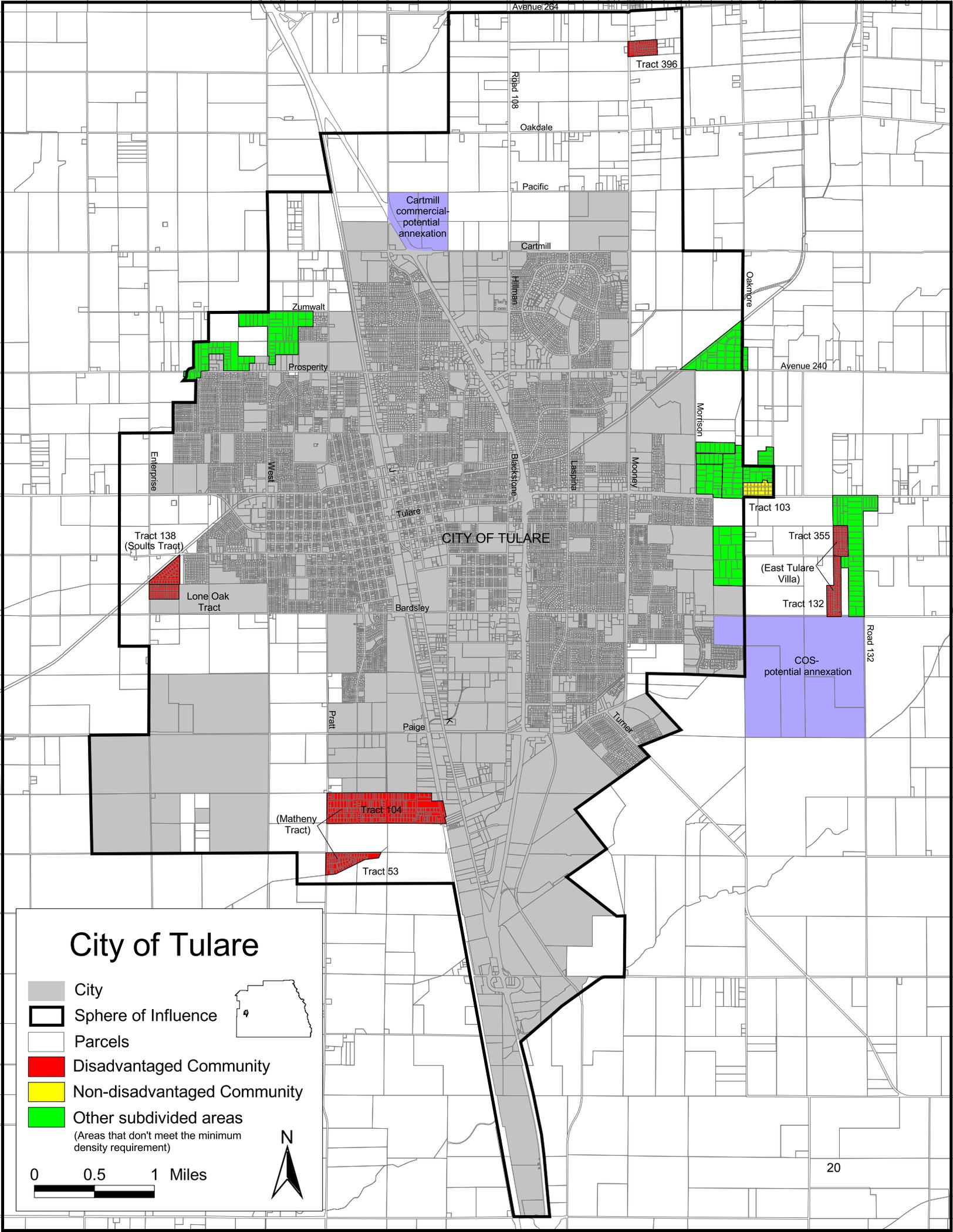
City of Porterville

- City
- Sphere of Influence
- Parcels
- Disadvantaged Community
- Non-disadvantaged Community
- Other subdivided areas
(Areas that don't meet the minimum density requirement)



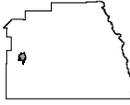
0 0.4 0.8 Miles





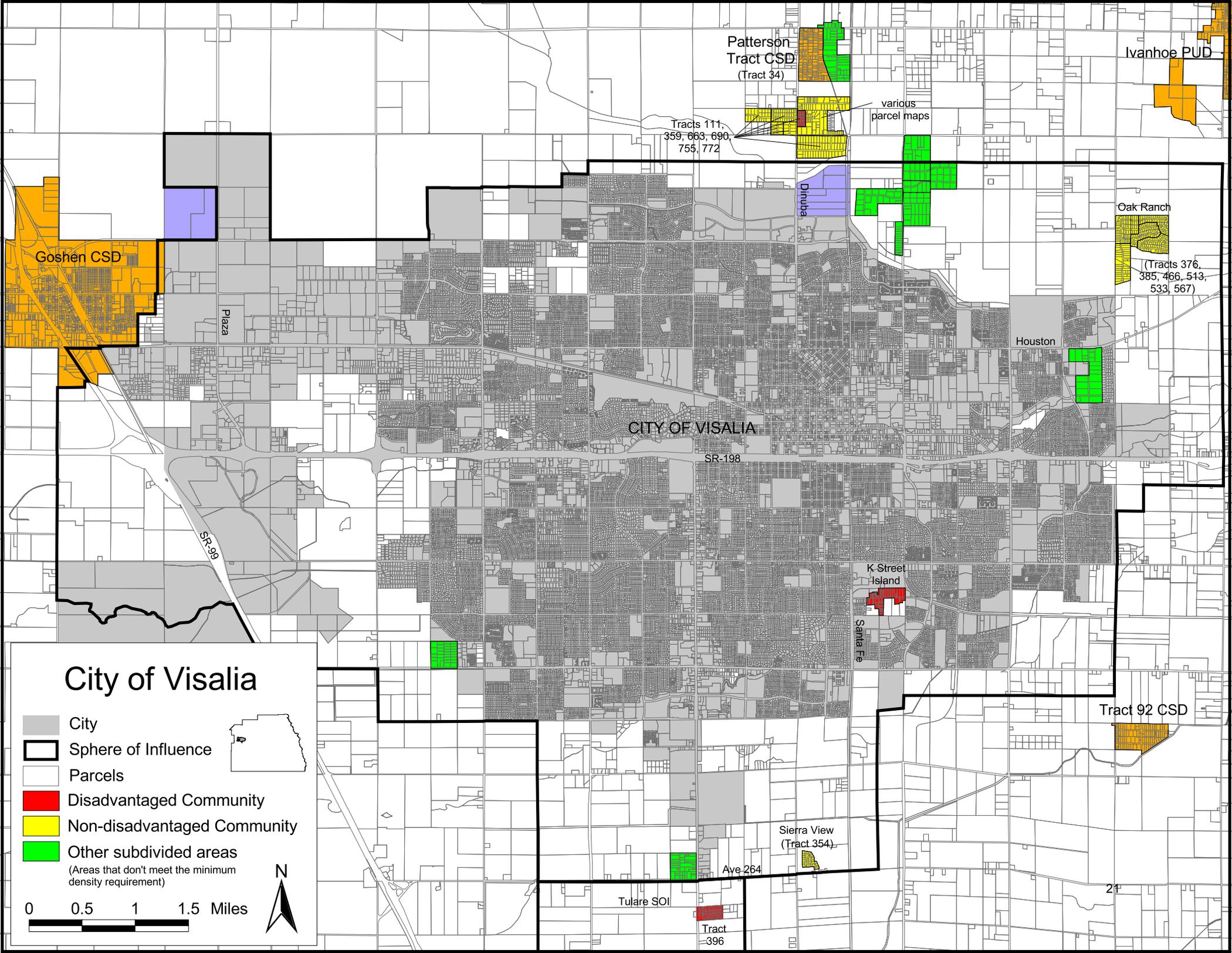
City of Tulare

- City
- Sphere of Influence
- Parcels
- Disadvantaged Community
- Non-disadvantaged Community
- Other subdivided areas
(Areas that don't meet the minimum density requirement)



0 0.5 1 Miles





Patterson Tract CSD (Tract 34)

Ivanhoe PUD

Tracts 111, 359, 663, 690, 755, 772

various parcel maps

Goshen CSD

Plaza

Dirinda

Oak Ranch

(Tracts 376, 385, 466, 513, 533, 567)

Houston

CITY OF VISALIA

SR-198

SR-99

K Street Island

Santa Fe

Tract 92 CSD

Sierra View (Tract 354)

Ave 264

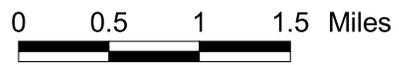
Tulare SOI

Tract 396

21

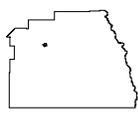
City of Visalia

- City
- Sphere of Influence
- Parcels
- Disadvantaged Community
- Non-disadvantaged Community
- Other subdivided areas
(Areas that don't meet the minimum density requirement)



City of Woodlake

- City
- Sphere of Influence
- Parcels
- District
- Disadvantaged Community
- Non-disadvantaged Community



0 0.3 0.6 Miles



Avenue 352

Naranjo

Lakeview

CSA #2
(Wells Tract)

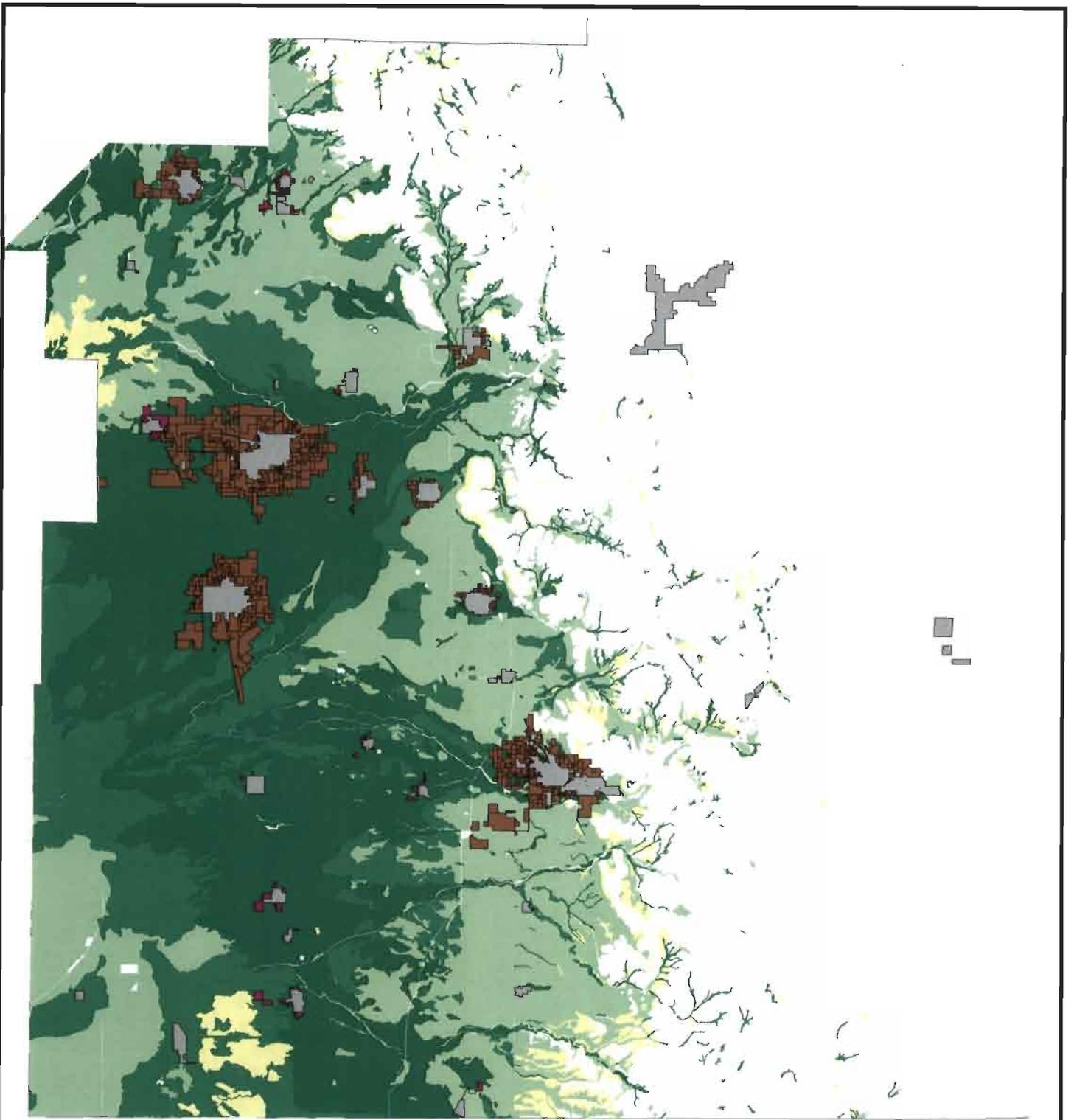
Road 196

Road 204

Valencia

Saint Johns

Avenue 336



- City Annexations Since 1964
- District Annexations Since 1964
- Soils by Class
- I
- II
- III
- IV

Prime Agricultural Soils
 USDA Soil Survey of
 Tulare County

0 0.2 0.4 Miles



Table 4 - Annexations per Soil Type (USDA classifications) 1980 to 2011

	1/1/1980 Acres	1/1/2012 Acres	Annexed Acres	1/1/1980 Sq. Miles	1/1/2012 Sq. Miles	Annexed Sq. Miles	% Decrease
Class I	392,000.6	374,002.6	17,998.0	612.5	584.4	28.1	4.6
Class II	115,157.4	112,334.8	2,822.6	179.9	175.5	4.4	2.5
Non-Prime	596,052.7	591,875.2	4,177.5	931.3	924.8	6.5	0.7
Other	1,946,928.2	1,945,169.5	1,758.7	3,042.1	3,039.3	2.7	0.1
Cities/Districts	49,053.1	75,681.7	26,596.5	76.6	118.3	41.6	(46.3)

Notes:

*The acreage and square mileage figures for soil types exclude areas inside City, PUD, CSD and SMD boundaries.

*Other smaller developed areas within the County are not taken into account.

*Undeveloped versus developed annexations are not taken into account.

*While classified as Non-Prime by the USDA, much of the areas covered by these soils would qualify as Prime for LAFCO purposes (GC Section 56064).

*'Other' includes exposed rock, rocky soils and water. Mostly consisting of the foothill and mountain areas.

*'Cities/Districts' include districts that are subject to urban development - CSDs, PUDs, SMDs

Tulare County - USDA Soil Type

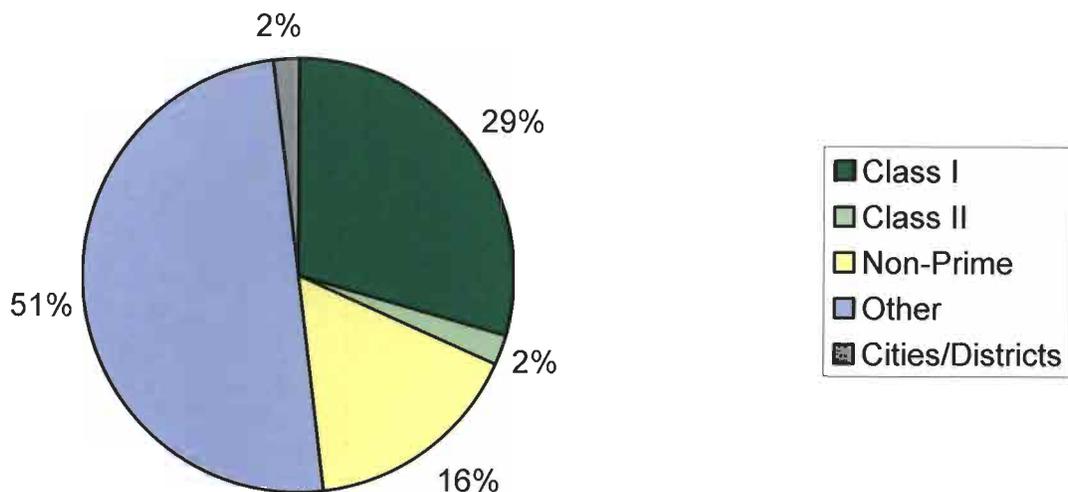
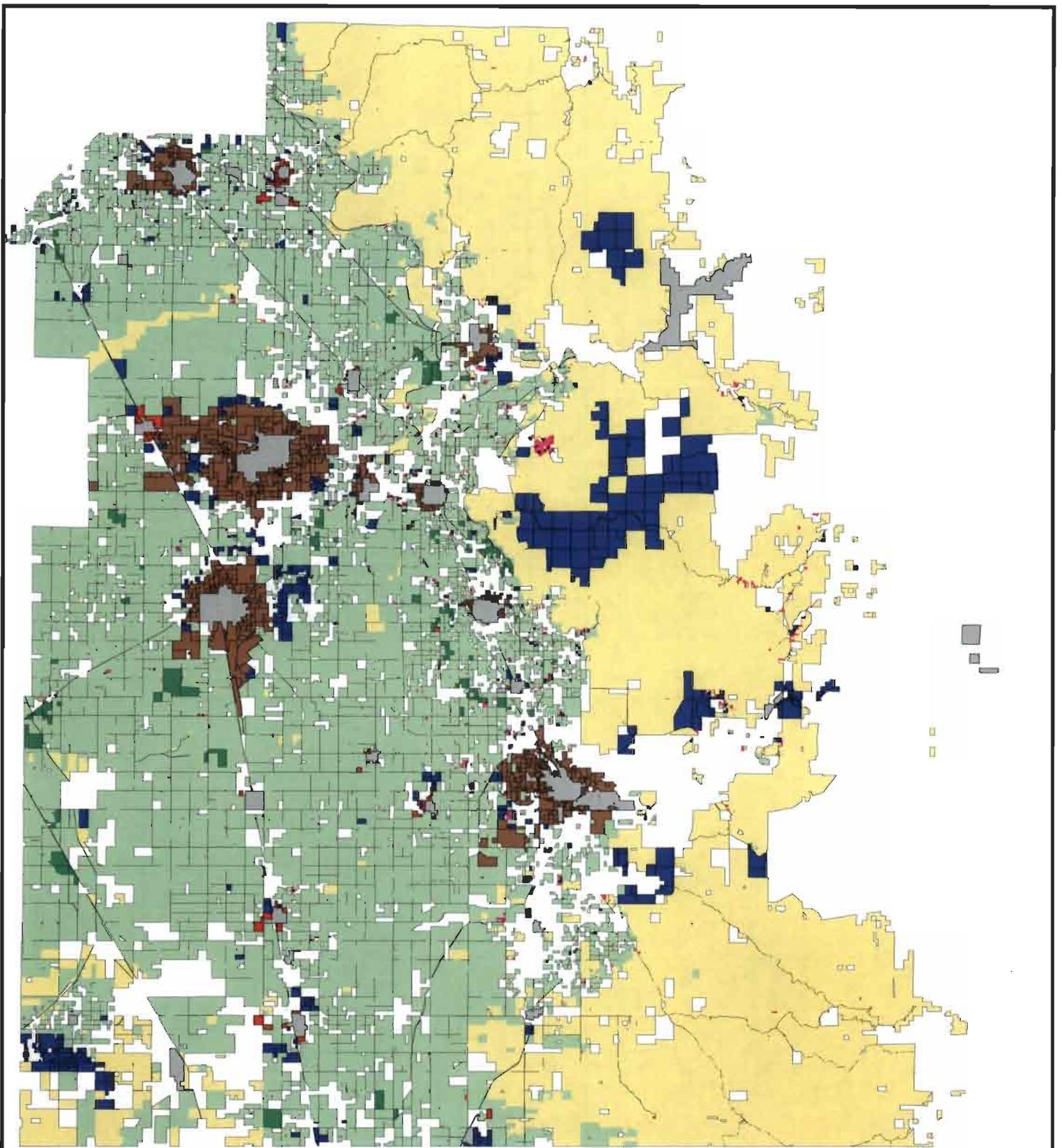


Table 5 - Government & Conservancy Owned Land

	Acres	Sq. Miles	% of County
Federal	1,595,979	2,493.7	51.50
State	16,221	25.3	0.52
County	5,050	7.9	0.16
City	7,987	12.5	0.26
Districts	21,060	32.9	0.68
Conservancy	2,211	3.5	0.07
Private	1,450,684	2,266.7	46.81

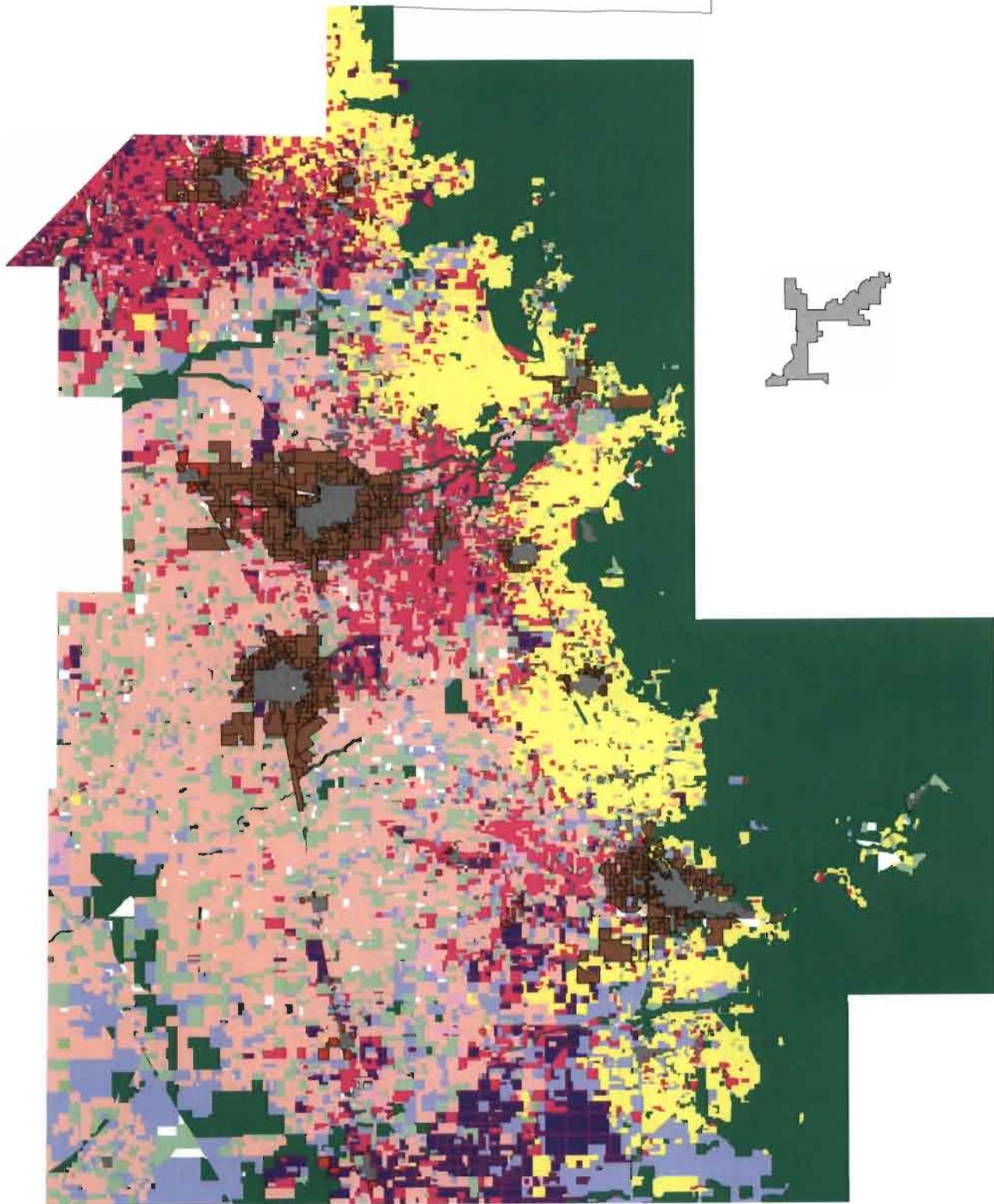


- Annexations Since 1964
- District Annexations Since 1964
- Farmland Security Zone Contracts
- Williamson Act -
- WA - Open Space
- WA - Homesteads
- Non-Renewals

Williamson Act Land

0 0.2 0.4 Miles



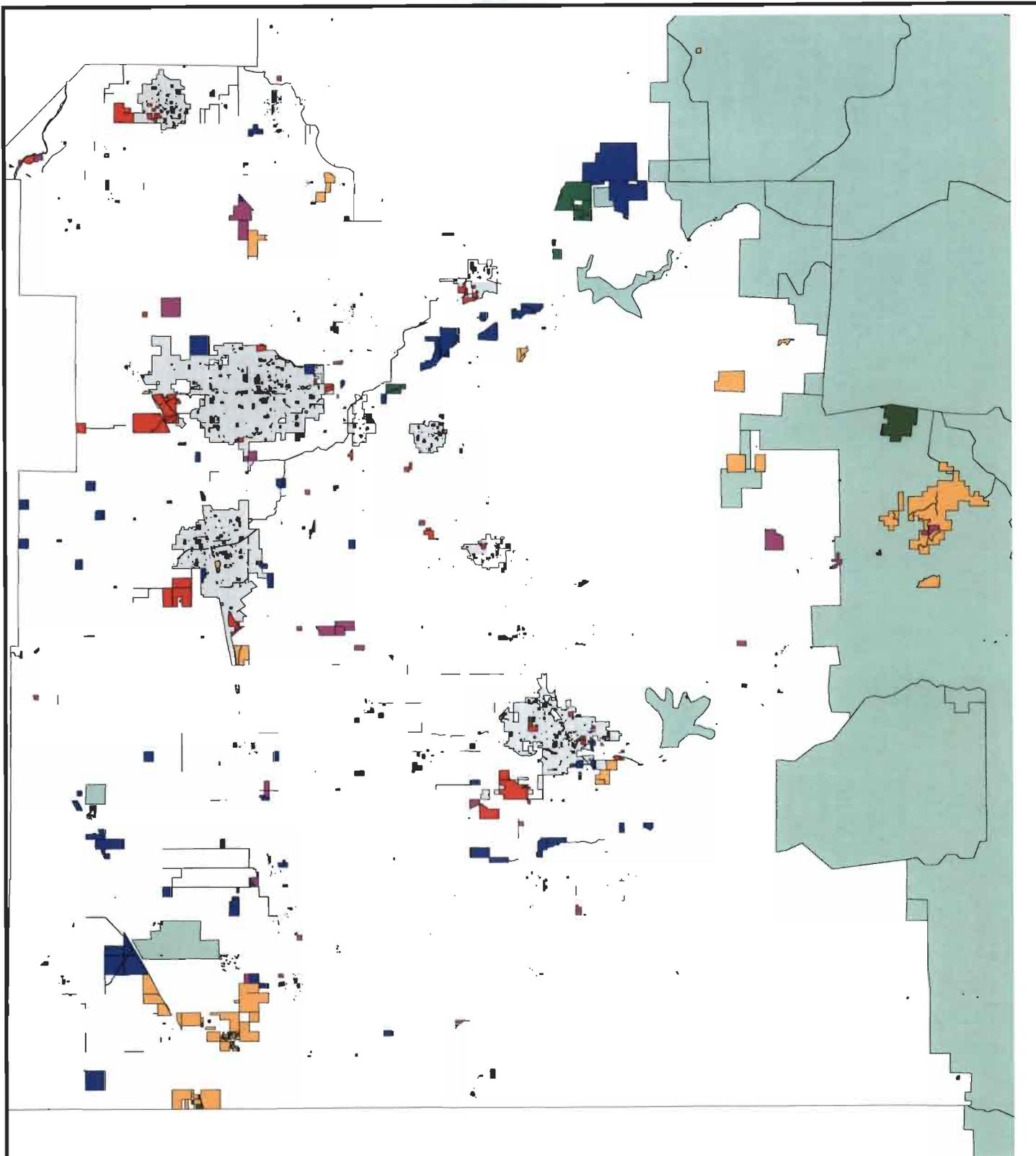


- Annexations Since 1964
- District Annexations Since 1964
- Land Uses**
- Citrus - Sub Trop.
- Deciduous
- Field Crops
- Grains
- Idle
- Pasture
- Truck Crops
- Vineyards
- Barren & Wasteland
- Native Vegetation
- Semi Ag Lands
- Urban

Tulare County
Land Uses

0 0.2 0.4 Miles





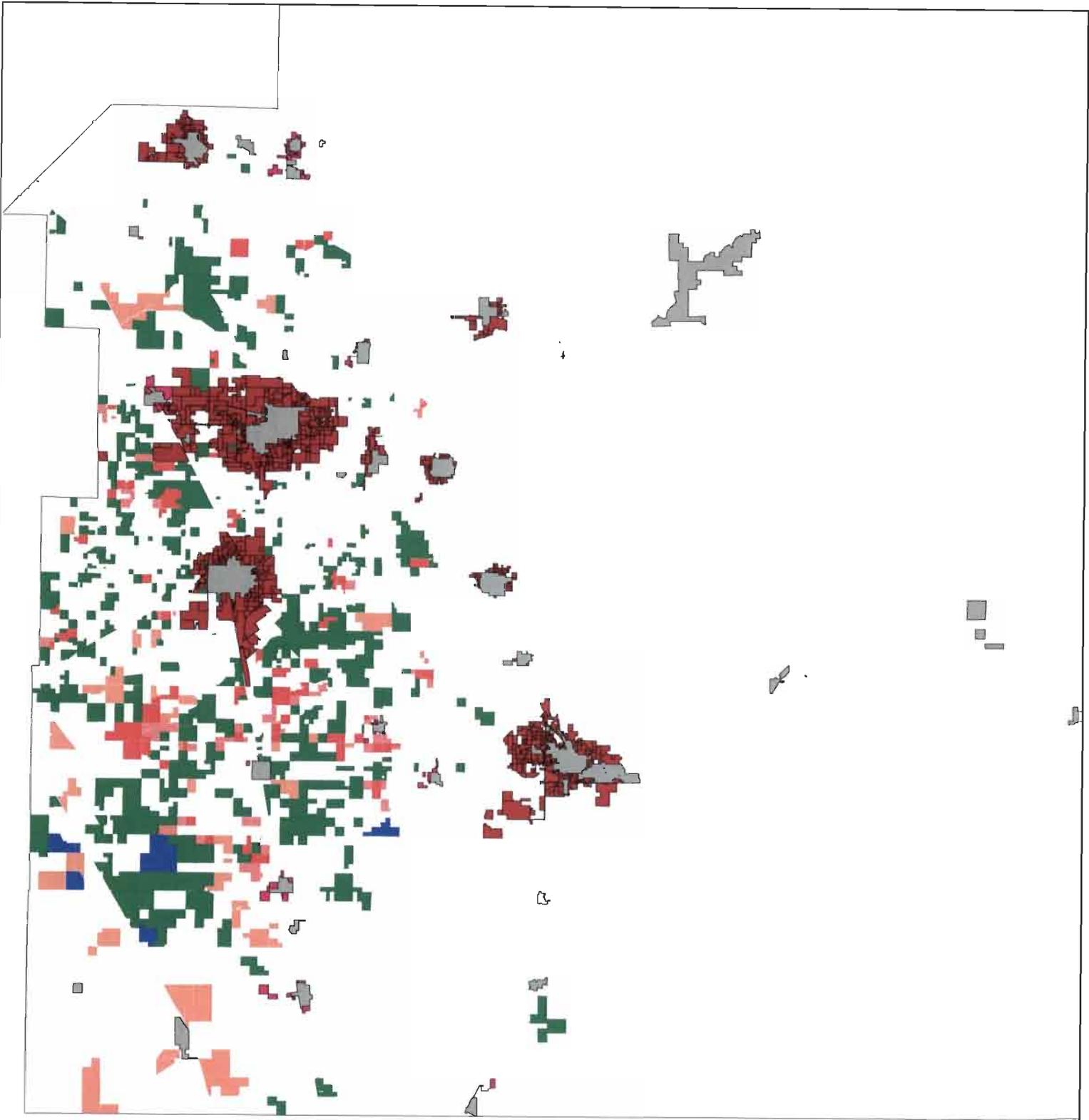
- Land in Trust
- City Owned
- District Owned
- County Owned
- State Owned
- Federally Owned

Government & Conservancy Ownership

0 0.2 0.4 Miles



27
FIGURE 5



- Dairy App Status
- Recently Approved
 - Pending
 - Existing -No Permit
 - Approved Expansion
 - Pending Expansion
 - Existing Dairys
 - City Annexations Since 1964
 - District Annexations Since 1964

Dairy Land Overview

0 0.2 0.4 Miles



FIGURE 6

Table 5 - Land Use Analysis

Year	Total Acres	Residential Ac.	% of Total	Commercial Ac.	% of Total	Industrial Ac.	% of Total	Institutional Ac.
2006	2,042.20	1483.59	0.726466556	52.4	0.025658603	0	0	505.3
2007	1,682.72	452.91	0.269153513	398	0.236521822	771	0.458186745	368
2008	139.54	26.5	0.189909703	66.5	0.476565859	36.5	0.261573742	10
2009	1,084	20	0.018450185	0	0	79.71	0.07353321	160
2010	1906.52	22.5	0.011801607	0	0	491	0.257537293	480
2011	113.89	0.34	0.002985337	0	0	113.55	0.997014663	0

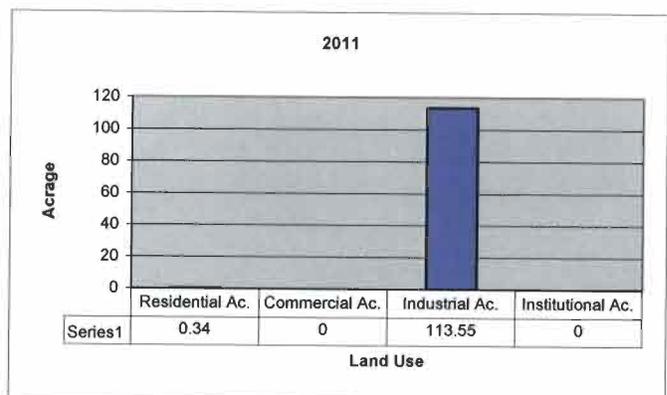
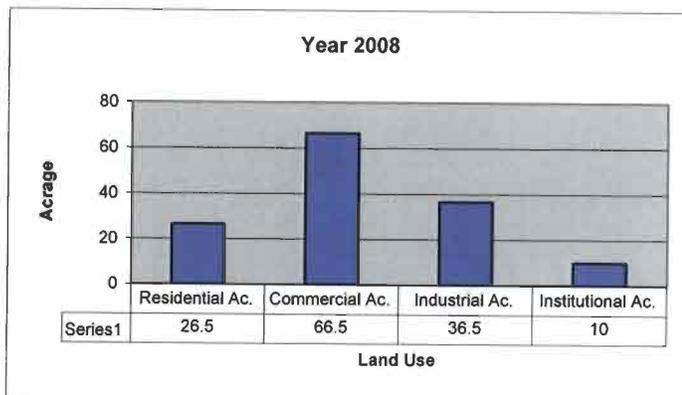
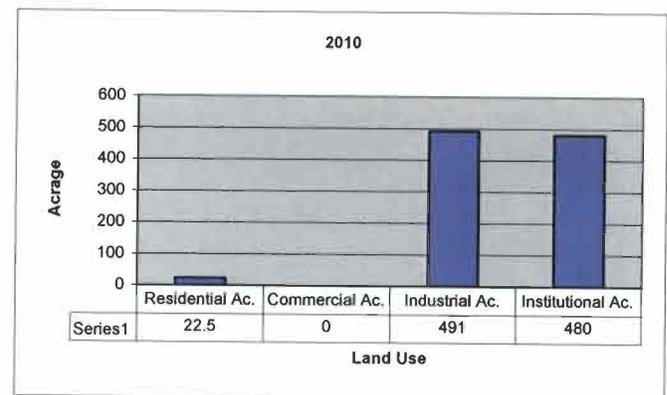
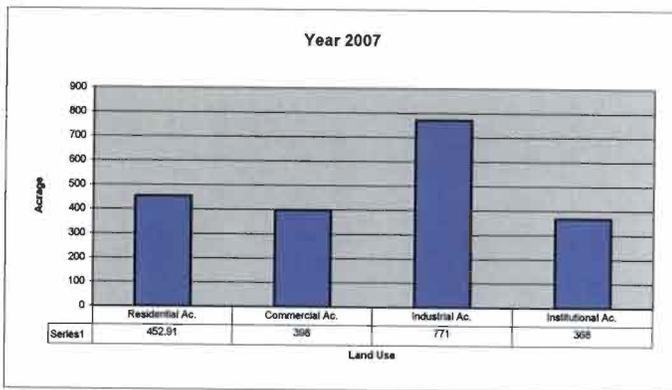
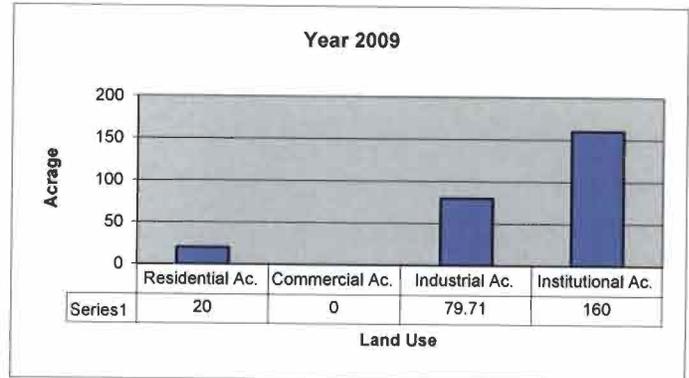
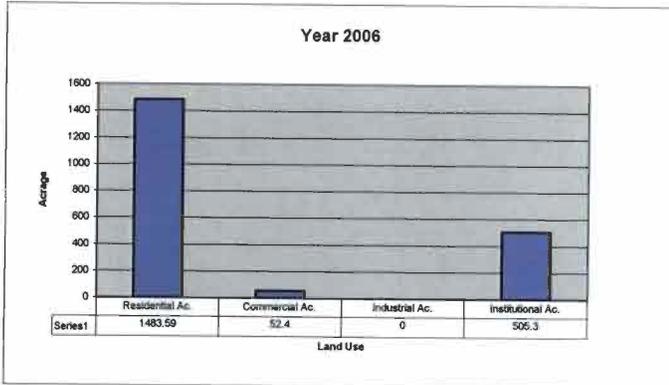


Table 5 Continued

By Year									
Year	Total Acres	Residential Ac.	% of Total	Commercial Ac.	% of Total	Industrial Ac.	% of Total	Institutional Ac.	% of Total
2006	2,042.20	1483.59	0.726466556	52.4	0.02565860	0	0.458186745	505.3	0.2474292
2007	1,682.72	452.91	0.269153513	398	0.23652182	771	0.458186745	368	0.2186935
2008	139.54	26.5	0.189909703	66.5	0.47656586	36.5	0.261573742	10	0.071664
2009	1,084	20	0.018450185	0	0.76383764	79.71	0.07353321	160	0.1476015
2010	1,907	22.52	0.011812097	0	0	491	0.257537293	480.14	0.2518411
2011	113.89	0.34	0.002985337	0	0	113.55	0.997014663	0	0

By Land Use Type												
Land Use	2006	% of total	2007	% of Total	2008	% of Total	2009	% of Total	2010	% of Total	2011	% of Total
Residential	1483.59	0.726466556	452.91	0.0256	26.5	0.189	20	0.018	22.52	0.0118	0.34	0.997015
Commercial	52.4	0.0256	398	0.2365	66.5	0.476	0	0.763	0	0	0	0
Industrial	0	0	771	0.476	36.5	0.261	79.71	0.073	491	0.257	133.5	0.002985
Institutional	505.3	0.247	368	0.7638	10	0.0716	160	0.147	480.14	0.251	0	0

