



TULARE COUNTY LOCAL AGENCY FORMATION COMMISSION

210 N. Church Street, Suite B, Visalia 93291 Phone: (559) 623-0450 FAX: (559) 733-6720

LAFCO MEETING AGENDA October 9, 2013 @ 2:00 P.M. BOARD OF SUPERVISORS CHAMBERS COUNTY ADMINISTRATIVE BUILDING 2800 West Burrel Avenue Visalia CA 93291

COMMISSIONERS:
Cameron Hamilton, Chair
Steve Worthley, V-Chair
Allen Ishida
Juliet Allen
Rudy Mendoza

ALTERNATES:
Mike Ennis
Janet Hinesly
Dennis Mederos

EXECUTIVE OFFICER:
Ben Giuliani

- I. Call to Order
- II. Approval of Minutes from August 7, 2013 (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 items.

V. New Action Items

- 1. Lower Tule River Irrigation District Detachment 2013-7-2, LAFCO Case 1499 (Pages 5-24)
[Public Hearing].....Recommended Action: Approval

The proposed project is a detachment from the Lower Tule River Irrigation District. The detachment site consists of 431 acres of urban developed lands within the Tipton, Woodville and Poplar communities within the LTRID service areas. The proposal is considered exempt from CEQA review under the California Environmental Quality Act (CEQA) Section 15319.

- 2. Pixley Irrigation District Reorganization 2013-7-1, LAFCO Case 1500 (Pages 25-42)
[Public Hearing].....Recommended Action: Approval

The proposed project is a reorganization consisting of an annexation of 9.5 acres farmed adjacent to the community of Pixley and the detachment consists of 1,195.8 acres of urban developed lands within the Pixley and Teviston communities within the Pixley Irrigation District service area. The proposal is considered exempt from CEQA review under the California Environmental Quality Act (CEQA) Section 15319.

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.

3. 2014 Proposal Deadline and Meeting Schedule (Pages 43-44)
[No Public Hearing].....Recommended Action: Adoption

The Commission will consider a schedule of meeting dates and application deadlines for 2014. All dates are tentative and subject to change.

4. Cancellation of the November 6th Commission Meeting (No Page)
[No Public Hearing].....Recommended Action: Approval

There are no actions items scheduled for the November 6th meeting.

VI. Executive Officer's Report

1. CALAFCO Annual Conference (Pages 45-60)

Topics of interest will be reviewed from the CALAFCO Annual Conference. See enclosed attachments.

2. Legislative Update (Pages 61-66)

Attached are the various state bills that are being tracked by CALAFCO. Changes in bill status since the last Commission meeting will be discussed.

3. Upcoming Projects (No Page)

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

VII. Correspondence

There are no items.

VIII. Other Business

1. Commissioner Report (CALAFCO Quarterly Report (Pages 67-68))

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

2. The Sphere, August, 2013 Issue (Pages 69-92)

3. Request from LAFCO for items to be set for future agendas

IX. Closed Sessions

None

X. Setting Time and Place of Next Meeting

1. November 6, 2013 @ 2:00 P.M. or December 4, 2013 @ 2:00 P.M. (if the November meeting is cancelled) in the Board of Supervisors Chambers in the County Administration Building.

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.

XI. Adjournment

Agenda Summary

Item No.

- II. Please see enclosed August 7, 2013 meeting minutes.*
- V.1 Please see enclosed staff report for Lower Tule River ID*
- V.2 Please see enclosed staff report for Pixley ID*
- V.3 Please see enclosed memo for the 2014 Proposal Deadline and Meeting Schedule*
- VI.1 Please see enclosed information from the CALAFCO Annual Conference*
- VI.2 Please see enclosed attachment for the Legislative Update*
- VI.3 No enclosure for this item*
- VIII.1 Please see enclosed CALAFCO Quarterly Report*
- VIII.2 Please see the August, 2013 issue of "The Sphere"*

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.

This page intentionally left blank.

TULARE COUNTY LOCAL AGENCY FORMATION COMMISSION
Minutes of the Meeting
August 7, 2013

Members Present: Cameron Hamilton, Steve Worthley, Allen Ishida, Julie Allen

Members Absent: Rudy Mendoza

Alternates Present: Dennis Mederos

Alternates Absent: Mike Ennis, Janet Hinesly

Staff Present: Ben Giuliani, Cynthia Echavarria, Carrie Perez

Counsel Present: Nina Dong

I. Call to Order

Chair Hamilton called the Tulare County Local Agency Formation Commission meeting to order at 2:00 p.m. on August 7, 2013.

II. Approval of the June 5, 2013 Minutes:

Upon motion by Commissioner Worthley and seconded by Commissioner Allen, the Commission unanimously approved the June 5, 2013 minutes.

III. Public Comment Period

There were no public comments.

IV. Consent Calendar Items

There were no consent calendar items.

V. New Action Items

1. Adoption of the City of Tulare Municipal Service Review (MSR)

(Continued from the June 5, 2013 Meeting)

The City of Tulare's MSR was posted for public review on July 17, 2013. The proposal is exempt from the provisions of CEQA under the California Environmental Quality Act (CEQA) Section 15061(b) (3) and 15306. Two comment letters were received, one from the County of Tulare and the other from the Leadership Counsel for Justice and Accountability, the latter received the day of the meeting.

Mr. Giuliani requested Chair Hamilton for approval for Phoebe Seaton, Attorney for Leadership Counsel for Justice and Accountability, to speak to the Commission.

Ms. Seaton stated the MSR could be strengthened in respect to identifying opportunities for shared facilities between the City of Tulare and unincorporated communities.

Commissioner Allen questioned if the City of Tulare's water and sewer services are at their capacity as stated, and how the City of Tulare plans to move forward and address this issue.

Mr. Giuliani stated the MSR does cite the City's master plans for sewer and water system expansion.

Commissioner Allen requested that in the future additional information regarding capacities be included in the summary.

Commissioner Allen and Ms. Seaton asked for clarification on page 16: number 11, which states, "The biggest threat to the city is the state."

Ms. Echavarria stated that this statement was directly from the City of Tulare's budget, that the State's finances effect the funding of cities and that the city would continue to seek ways to offset revenue losses resulting from the State's fiscal conditions.

Mr. Mark Kielty, Planning and Building Director for the City of Tulare, stated that the 2035 General Plan Update should be completed by January 2014.

Upon motion by Commissioner Worthley and seconded by Commissioner Allen, the Commission unanimously approved the adoption of the City of Tulare Municipal Service Review.

VI. Executive Officer's Report

1. American Farmland Trust – Government Land Ownership

Mr. Giuliani reviewed the information in the report regarding the increase in government ownership in Tulare County since 1998. The data collected was from parcel data and ownership records for the parcels. The study concluded that in addition to urbanization, the loss of land through acquisition by the federal and state governments is also an important consideration for agricultural land preservation.

Commissioner Worthley stated he would like LAFCO to coordinate with the County to do a press release. The public is not aware that the federal and state governments are taking away agricultural land. Commissioner Worthley also recommended that Commissioner Allen take the study to the next CALFCO meeting and encourage her colleagues to do a similar study. Commissioner Ishida also expressed his support of CALAFCO getting involved.

2. Legislative Update

Mr. Giuliani provided the status of the current legislative bills outcomes and the effects it will have on Tulare County. Two of the bills highlighted were AB743 (Logue), the extension of the island annexation procedures that passed the Senate and AB543 (Campos), a CEQA translation bill which was withdrawn.

Commissioner Allen stated that AB453 has also failed to pass.

Ms. Seton stated she would like to recommend that LAFCO support AB21 (Alejo) and AB115 (Perea).

3. Upcoming Projects

Mr. Giuliani reported that there were upcoming cases from Lower Tule River Irrigation District and Pixley Irrigation District. The Districts will be detaching several developed areas that do not receive irrigation water.

VII. Correspondence

None

VIII. Other Business

1. Commissioner Report

Commissioner Allen reported on Government Code Section 56133- Extraterritorial Service Agreements. CALAFCO will propose language in code that recognizes that there are situations where cities need to provide services outside the Sphere of Influence. The language provides several tests that will assure it does not cause premature development of agricultural land and open space and included restrictions indicating that this can be done only if lines were developed pre 1994.

Commissioner Allen also reported on the American Farmland Trust statewide conference, stating that there is a movement to put a coalition together to support preservation of agricultural land.

2. Request from LAFCO for items to be set for future agendas

None

3. Other Business

Commissioner Ishida stated that he and Commissioner Mendoza would be in Washington D.C. during the next meeting so they would not be able to attend.

Mr. Giuliani stated that today was Nina Dong's last day as Tulare County LAFCO Counsel. The Commissioners expressed appreciation for her service.

X. Setting Time and Place of Next Meeting

The next LAFCO meeting will be September 11, 2013 at 2:00 PM in the Board of Supervisors Chambers in the County Administration Building. <Note: The September meeting was subsequently cancelled with the next meeting being October 9, 2013.>

XI. Adjournment

The meeting adjourned at 3:23 P.M.

This page intentionally left blank.

**TULARE COUNTY LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT**

October 9, 2013

**LAFCO Case 1499
LOWER TULE RIVER IRRIGATION DISTRICT, DETACHMENT 2013-7-2**

- PROPOSAL:** Detachment of the boundaries of the Lower Tule River Irrigation District (LTRID). The detachment includes 385 individual parcels with a total acreage of 431.
- PROPONENT:** Lower Tule River Irrigation District
- SIZE:** Community of Tipton-75 acres; Community of Woodville-253 acres; Community of Poplar-103 acres.
- LOCATION:** The proposed project modifies the existing LTRID boundary to remove those developed and non-agricultural parcels in the urbanized communities within the LTRID service area. **(Figure 1)**
- APNs:** **(Figure 2)**
- NOTICE:** Notice for this public hearing was provided in accordance with Government Code Section 56427.

ANALYSIS

1. Conformity with Plans:

A. Site Information

	County	City
Zoning Designation	All areas will remain the same	N/A
General Plan Designation	All areas will remain the same	N/A
Uses	All areas will remain the same	N/A

Surrounding land uses are agricultural, residential and commercial. This proposal does not conflict with the Tulare County General Plan.

2. Impact on Prime Agricultural Land, Agriculture and Open Space:

Williamson Act and Agricultural Preserves:

N/A

3. Population:

There are more than 12 inhabitants within the affected areas. Therefore, pursuant to GC Section 56046, the detachment area is inhabited.

4. Services and Controls - Need, Cost, Adequacy and Availability:

The District does not currently serve the proposed detachment areas. The proposal will not change which agencies are providing current services or utilities in the parcels being detached.

5. Boundaries and Lines of Assessment:

The boundaries of the proposal area are definite and certain and conform to the lines of assessment and ownership. A map sufficient for filing with the State Board of Equalization has been received.

6. Environmental Impacts:

The applicant, Lower Tule River Irrigation District, has adopted a Notice of Exemption (NOE) where it was concluded that the proposed detachments of the Lower Tule River Irrigation District constitutes a proposal for which it can be seen with certainty that there is no possibility that the proposed activity may have a significant effect on the environment, and thus, the proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to Exemption Sections 15061(b)(3) and 15319. The Commission intends to adopt the NOE by reference unless evidence of significant environmental effects is submitted to the Commission on or before the public hearing. If the Commission approves the detachment and determines that the project is exempt from CEQA, staff will prepare and file a notice of exemption with the County of Tulare, as required by CEQA Regulation section 15062.

7. Landowner and Annexing Agency Consent:

Pursuant to GC Section 56663: consent to this detachment has not been received from all property owners. However, notice was mailed to all landowners and registered voter within the detachment site pursuant to GC 56663 (d) (1). Thus unless written protest is submitted by a landowner or registered voter within the site prior to the closing of this public hearing the Commission may waive protest proceedings.

8. Discussion:

Detachment from the Lower Tule River Irrigation District:

The detachment site consists of 431 acres of urban developed lands within the Tipton, Woodville and Poplar communities within the LTRID service areas. Those acres that are detached will no longer be required to pay assessments to LTRID. The Commission may, as a result of the hearing, approve boundaries for the proposed annexation that differ from and/or include more or less territory than that described. This is an administrative action and will not authorize, require, or cause any construction, grading, or other physical alterations to the environment.

RECOMMENDED ACTIONS:

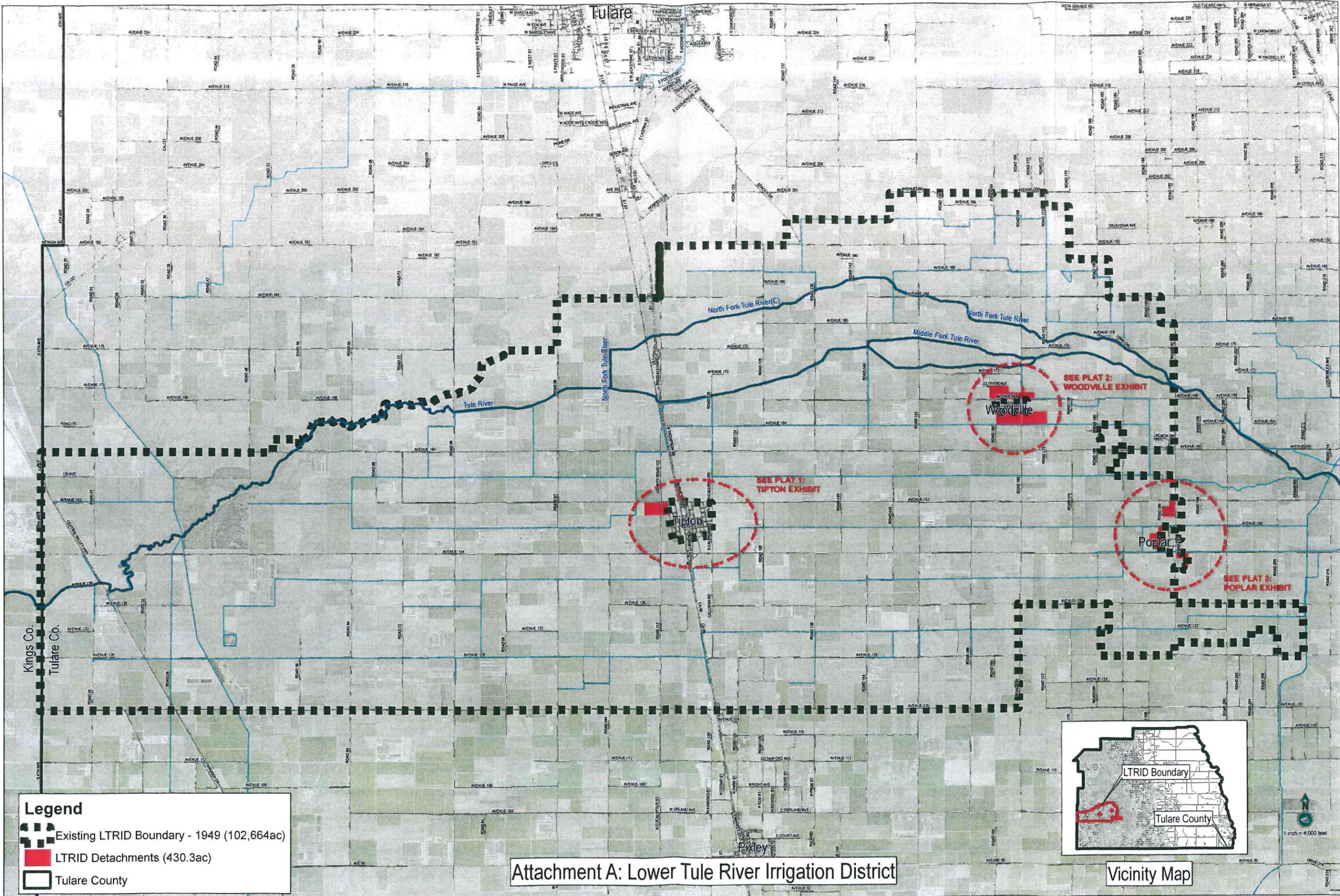
It is recommended that this proposal be approved and that the Commission take the following actions:

1. Certify that the Commission has reviewed and considered the Notice of Exemption prepared by the Lower Tule River Irrigation District for this project and find that the project will not have a significant effect on the environment.
2. Find that the proposed detachment from the Lower Tule River Irrigation District complies with the policies and priorities of the Cortese-Knox-Hertzberg Act, Section 56377.
3. Pursuant to LAFCO Policy and Procedure Section C-1.3, find that:
 - a. No change in services will result from this reorganization.
 - b. The proposed detachment represents a logical and reasonable reorganization of the district.
 - c. The proposed detachment reflects the plans of the adjacent governmental agencies.
 - d. The proposed boundaries are definite and certain and conform to lines of assessment.
4. Find that the territory proposed for detachment from the Lower Tule River Irrigation District is inhabited. To date, no written comments or protests to this detachment proposal have been received from area landowners or surrounding registered voters.
5. Approve the detachment as proposed by LTRID, to be known as LAFCO Case Number 1499, Lower Tule River Irrigation District-Detachment 2013-7-2.

6. Waive the protest hearing for this proposal in accordance with subsection (c) of Government Code section 56663 and order the detachment without an election.
7. Authorize the Executive Officer to sign and file a Notice of Exemption with the Tulare County Clerk.

Figures:

- Figure 1 Site Location Map
Figure 2 APNs



Attachment A: Lower Tule River Irrigation District

Vicinity Map



SAUCELITO EXHIBIT

BOUNDARY COURSE EXHIBIT

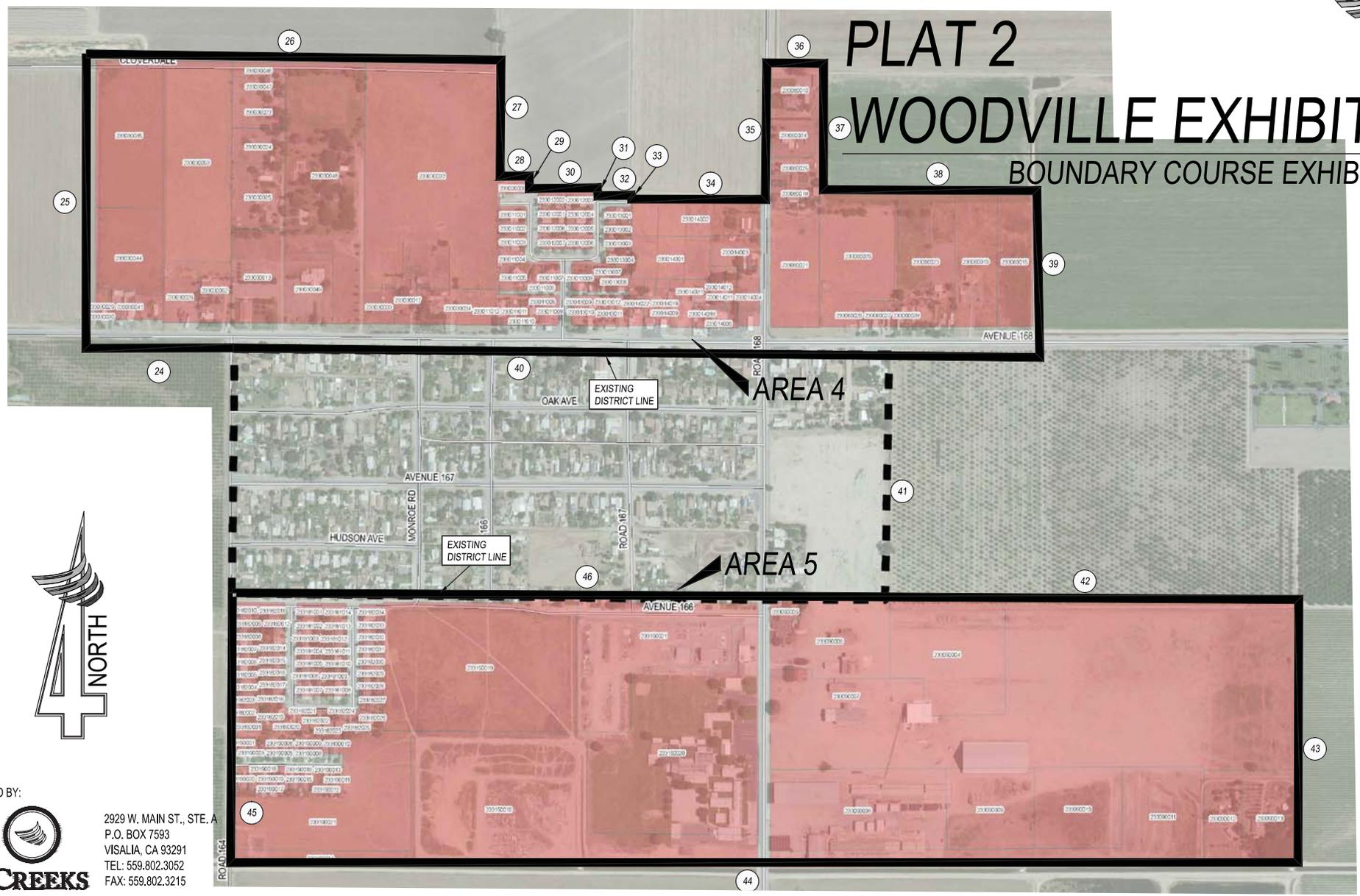
PREPARED BY:



2929 W. MAIN ST., STE. A
P.O. BOX 7593
VISALIA, CA 93291
TEL: 559.802.3052
FAX: 559.802.3215



PLAT 2 WOODVILLE EXHIBIT BOUNDARY COURSE EXHIBIT

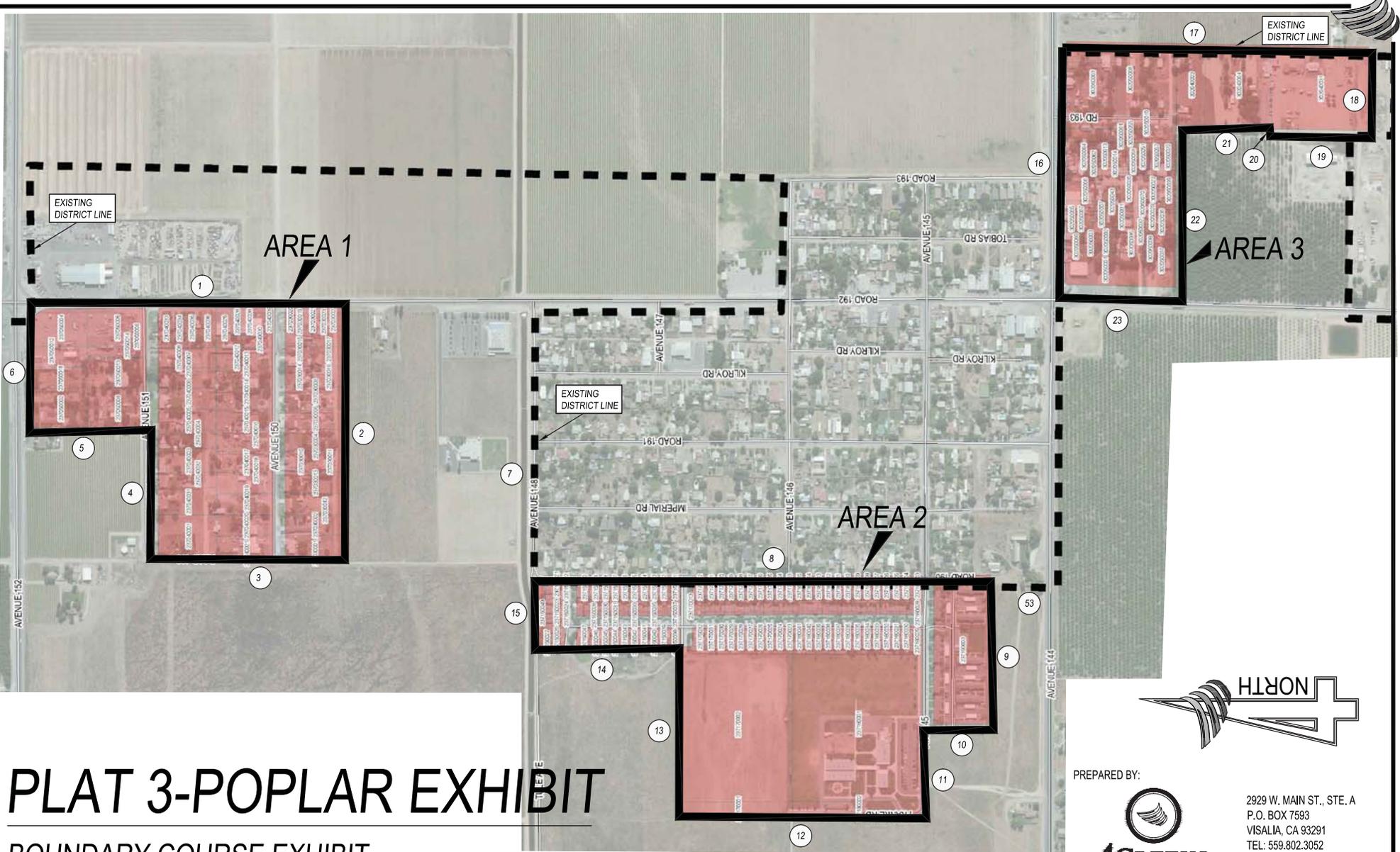


PREPARED BY:



4CREEKS

2929 W. MAIN ST., STE. A
P.O. BOX 7593
VISALIA, CA 93291
TEL: 559.802.3052
FAX: 559.802.3215



PLAT 3-POPLAR EXHIBIT

BOUNDARY COURSE EXHIBIT



PREPARED BY:



2929 W. MAIN ST., STE. A
 P.O. BOX 7593
 VISALIA, CA 93291
 TEL: 559.802.3052
 FAX: 559.802.3215

Count	APN	Area (Acres)	Property Owner Information			Physical Address			Community
1	237040028	0.2	GODOY ROBERT JOSE & GLORIA M	205 S INDIANA	PORTERVILLE CA 93257	15035	RD 192		Poplar
2	237040029	0.4	GODOY ROBERT & GLORA	205 S INDIANA ST	PORTERVILLE CA 93257	15047	RD 192		Poplar
3	237040030	0.3	MANCHA MELECIO & CATALINA	19176 AVE 150	PORTERVILLE CA 93257	19176	AVE 150		Poplar
4	237040031	1.0	WAIER RUSSELL & PATSY	210 SELMA ST	PISMO BEACH CA 93449	19043	AVE 151		Poplar
5	237040032	0.5	RODRIGUEZ RAUL A & BELEN	19063 SIERRA VISTA ST	PORTERVILLE CA 93257	19063	AVE 151		Poplar
6	237040033	0.3	DOMINGO FERDINAND	P O BOX 3725	POPLAR CA 93258	15095	MOUNTAIN VIEW	DR	Poplar
7	237030001	0.7	PAYNE JERRY R & TERRY J FAMILY TRUS	19009 AVE 150	PORTERVILLE CA 93257	19009	AVE 150		Poplar
8	237030002	0.7	MARTIN RALPH E & BARBARA A	17499 RD 208 #A	PORTERVILLE CA 93257	19023	AVE 150		Poplar
9	237030004	0.7	YBARRA LORENZO & URSULA	19091 AVE 150	PORTERVILLE CA 93257	19091	AVE 150		Poplar
10	237030005	0.8	MARKHAM DALE & CHANDRA	19109 AVE 150	PORTERVILLE CA 93257	19109	AVE 150		Poplar
11	237030006	0.7	SIEGEL DELENA (TR)	P O BOX 3730	PORTERVILLE CA 93258	19127	AVE 150		Poplar
12	237030010	0.4	MARTINEZ LUIS ARMANDO VENEGAS	19081 AVE 150	PORTERVILLE CA 93257	19081	AVE 150		Poplar
13	237030011	0.4	WALKER JERRY & DELORIS	18777 AVE 144	PORTERVILLE CA 93257	19081	AVE 150		Poplar
14	237030012	0.7	RODRIGUEZ GEORGE	3200 FAIRWAY ST APT F	VISALIA CA 93277	19041	MAPLE		Poplar
15	237030013	0.8	JONES SHIRLEY M	19047 AVE 150	PORTERVILLE CA 93257	19047	AVE 150		Poplar
16	237030014	0.3	GARCIA BLANCA ROSARIO	14961 RD 192	PORTERVILLE CA 93257				Poplar
17	237030015	0.3	RODRIGUEZ PABLO & MARIA ANGELINA	2129 VERDE ST	BAKERSFIELD CA 93304	19155	AVE 150		Poplar
18	237030016	0.4	GARCIA BLANCA ROSARIO	14961 RD 192	PORTERVILLE CA 93257				Poplar
19	237030017	0.4	TOLEDO JOSE B	P O BOX 4404	PORTERVILLE CA 93258	14961	RD 192		Poplar
20	237030019	0.3	STEVENS ROBERT C & EDUARDA (CO-TRS)	20357 AVE 148	PORTERVILLE CA 93257				Poplar
21	237030020	0.2	STEVENS ROBERT C & EDUARDA (CO-TRS)	20357 AVE 148	PORTERVILLE CA 93257				Poplar
22	237030021	0.2	STEVENS ROBERT C & EDUARDA (CO-TRS)	20357 AVE 148	PORTERVILLE CA 93257				Poplar
23	237030022	0.3	STEVENS ROBERT C & EDUARDA (CO-TRS)	20357 AVE 148	PORTERVILLE CA 93257	14963	RD 192		Poplar
24	237030023	0.3	STEVENS ROBERT C & EDUARDA (CO-TRS)	20357 AVE 148	PORTERVILLE CA 93257				Poplar
25	237040001	1.5	TOMLINSON THOMAS WESLEY & FRANCES M	4116 SIERRA GROVE LN	BAKERSFIELD CA 93312	19011	AVE 151		Poplar
26	237040003	0.9	MC CARVILLE RONALD E & CHERYL D	19075 AVE 151	PORTERVILLE CA 93257	19075	AVE 151		Poplar
27	237040004	0.6	ROCKHOLT WES & MARY	19091 AVE 151	PORTERVILLE CA 93257	19091	AVE 151		Poplar
28	237040005	0.8	RACCA-MAGAO RUBY	19111 AVE 151	PORTERVILLE CA 93257	19111	AVE 151		Poplar
29	237040006	0.7	WAGGONER LONNIE & GWILA F (TRS)	19121 AVE 151	PORTERVILLE CA 93257	19121	AVE 151		Poplar
30	237040007	0.7	CRAWLEY CHARLES K & CLETUS	P O BOX 3826	POPLAR CA 93258	19139	AVE 151		Poplar
31	237040008	0.7	SOUZA JOE JR & BEATRICE C	19153 AVE 151	PORTERVILLE CA 93257	19153	AVE 151		Poplar
32	237040012	0.7	GONZALEZ RIGOBERTO A & MARIA E	19154 AVENUE 150	PORTERVILLE CA 93257	19154	AVE 150		Poplar
33	237040013	0.7	TOLEDO GUILLERMO & YOLANDA	1936 AVENUE 150	POPLAR CA 93257	19136	AVE 150		Poplar
34	237040014	0.7	VILLASENOR TERESA S	19124 AVE 150	PORTERVILLE CA 93257				Poplar
35	237040015	0.7	RANSON MICHAEL J & PHYLLIS C	19108 AVE 150	PORTERVILLE CA 93257	19108	AVE 150		Poplar
36	237040016	0.7	LOLLIS JOHN D & CHASTITY	1239 LINDA WAY	PORTERVILLE CA 93257	19090	AVE 150		Poplar
37	237040017	0.7	STOLL GAYLAND D SR & ILA L (TRS)	19076 AVE 150	PORTERVILLE CA 93257	19076	AVE 150		Poplar
38	237040018	0.7	BRINKLEY FRANCES(SCSR TR)(F L B SUR	19048 AVE 150	PORTERVILLE CA 93257-8933	19048	AVE 150		Poplar
39	237040019	0.7	LOLLIS JOHN D & CHASTITY	1239 LINDA VISTA WAY	PORTERVILLE CA 93257	19042	AVE 150		Poplar
40	237040020	0.7	DENNEY GUINEVERE L (TR)	19036 AVE 150	PORTERVILLE CA 93257	19036	AVE 150		Poplar
41	237040021	0.7	OSBELT DAVID MICHAEL & BEVERLY	19010 AVE 150	PORTERVILLE CA 93257	19010	AVE 150		Poplar
42	237040034	0.3	TANGUMA GUADALUPE & MARGARITA	15083 RD 192	PORTERVILLE CA 93257	15083	MOUNTAIN VIEW	DR	Poplar
43	237040035	0.3	ESPINOZA CANDIDO & MARY E	P O BOX 3622	POPLAR CA 93258	15071	MOUNTAIN VIEW	DR	Poplar
44	237040036	0.5	MUNOZ HENRY L	15069 RD 192	POPLAR CA 93257	15069	RD 192		Poplar
45	237040038	0.2	CHAVEZ CRISTOBAL	19628 AVE 144	PORTERVILLE CA 93257	15025	RD 192		Poplar
46	237040039	0.3	VAN SCYOC CHERYL	P O BOX 576	PIXLEY CA 93256	15005	RD 192		Poplar
47	237050002	1.3	PUGH LAURIE(TR)(LP TR UNDER CORNELL	19079 AVE 152	PORTERVILLE CA 93257	19113	AVE 152		Poplar
48	237050004	1.2	THARP MORRIS & CAROL 1990 TRUST	15243 RD 192	PORTERVILLE CA 93257				Poplar
49	237050005	1.3	THARP MORRIS & CAROL 1990 TRUST	15243 RD 192	PORTERVILLE CA 93257				Poplar
50	237050006	0.1	WILLIAMS MUTUAL WATER CO	19043 AVE 151	PORTERVILLE CA 93257				Poplar
51	237050008	1.4	MAYO JOY D	19104 AVENUE 151	PORTERVILLE CA 93257	19104	AVE 151		Poplar
52	237050009	0.0	GWENDOLYN R WILLIAMS TESTAMENTARY T	C/O JAMES R DAHL, TRUSTEE	P O BOX 6218		KETCHICAN AK 99901		Poplar
53	237050011	0.7	CALLIS BARBARA	19141 AVE 152	POPLAR CA 93258	19141	AVE 152		Poplar
54	237050012	0.7	THARP MORRIS A & CAROL R (TR)	C/O THE MORRIS A & CAROL R 1990 TRUST	15243 RD 192		PORTERVILLE CA 93257		Poplar
55	237050013	1.1	RODRIGUEZ GEORGE & DORA E	2167 W LINDA VISTA	PORTERVILLE CA 93257	19150	AVE 151		Poplar
56	237050014	0.4	THARP MORRIS & CAROL 1990 TRUST	15243 RD 192	PORTERVILLE CA 93257				Poplar
57	237150025	0.1	CISNEROS EFREN	P O BOX 3206	POPLAR CA 93258	18958	TULE	AVE	Poplar
58	237150026	0.1	GONZALEZ IGNACIO	P O BOX 853	PORTERVILLE CA 93258	18946	TULE	AVE	Poplar
59	237150027	0.1	NUNO ELIAS	1926 ALBANY ST	DELANO CA 93216	18938	TULE	AVE	Poplar
60	237150028	0.1	MORALES JESUS & MARIA R	PO BOX 3393	PORTERVILLE CA 93258	14760	WALKER	RD	Poplar
61	237150029	0.1	DOMINGO JIMMY & PRESCILA J	P O BOX 3725	POPLAR CA 93258	14752	WALKER	RD	Poplar
62	237150030	0.1	FELIX TERESA	P O BOX 3531	POPLAR CA 93258	14746	WALKER	RD	Poplar
63	237150011	0.2	MONTERO ALFREDO CRUZ	P O BOX 3135	PORTERVILLE CA 93258	14701	RD 190		Poplar
64	237150012	0.1	HERNANDEZ DOLORES & ROSA	585-B W WESTFIELD	PORTERVILLE CA 93257	14703	RD 190		Poplar
65	237150013	0.1	RODRIGUEZ ELVIA GARCIA	PO BOX 3143	PORTERVILLE CA 93258	14707	RD 190		Poplar
66	237150014	0.1	VILLA EDISON B & MARITES	P O BOX 3993	POPLAR CA 93258	14715	RD 190		Poplar
67	237150015	0.1	ORTIZ RICARDO JR	14723 RD 190	POPLAR CA 93258	14723	RD 190		Poplar
68	237150016	0.1	SALAZAR RAFAEL & JOSEFINA	P O BOX 3105	POPLAR CA 93258	14729	RD 190		Poplar
69	237150017	0.1	GUILLERMO WILLIAM S & LILIA B	P O BOX 3778	POPLAR CA 93258	14737	RD 190		Poplar
70	237150018	0.1	JARAMILLO RAUL H	P O BOX 10955	TERRA BELLA CA 93270	14745	RD 190		Poplar

Attachment 2

Count	APN	Area (Acres)	Property Owner Information			Physical Address		Community
71	237150019	0.1	ANGUIANO NICOLAS & BEATRIZ	P O BOX 3448	PORTERVILLE CA 93258-3448	14751	RD 190	Poplar
72	237150020	0.1	MORALES JOSE R & MARIA M	338 SOUTH "A" ST APT 1	PORTERVILLE CA 93257	14759	RD 190	Poplar
73	237150021	0.1	TORRES ARMANDO CHAVEZ	P O BOX 161	DUCOR CA 93218	18990	TULE AVE	Poplar
74	237150022	0.1	TORRES CELESTINO	P O BOX 3701	POPLAR CA 93258	18982	TULE AVE	Poplar
75	237150023	0.1	SANCHEZ SERGIO & LEOCADIA	P O BOX 3052	POPLAR CA 93258	18974	TULE AVE	Poplar
76	237150024	0.1	LEMUS RAMON ANDRADE & GRACIELA C	PO BOX 3621	PORTERVILLE CA 93258	18966	TULE AVE	Poplar
77	237150031	0.1	LINAS NANCY	PO BOX 3775	PORTERVILLE CA 93258	14738	WALKER RD	Poplar
78	237150032	0.1	ROSQUETA VILLAMOR & NATIVIDAD	PO BOX 3653	PORTERVILLE CA 93258	14730	WALKER RD	Poplar
79	237150033	0.1	MIGUEL ROGELIO R & GLORIA F	P O BOX 3033	POPLAR CA 93258	14720	WALKER RD	Poplar
80	237150034	0.1	ALDACO IGNACIO	14716 WALKER RD	POPLAR CA 93257	14716	WALKER RD	Poplar
81	237150035	0.1	ACIERTO DANIEL & CHARITO	P O BOX 3827	POPLAR CA 93258	14708	WALKER RD	Poplar
82	237150036	0.1	RAMOS GONZALO TORRES	PO BOX 10924	TERRA BELLA CA 93270	14704	WALKER RD	Poplar
83	237150037	0.2	LOPEZ SAUL & LORENA	P O BOX 1148	RICHGROVE CA 93261	14702	WALKER RD	Poplar
84	237150038	0.2	BUTAC CLARY A & CONSTANCIA	PO BOX 3846	PORTERVILLE CA 93258	14701	WALKER RD	Poplar
85	237150039	0.1	NUNO RODOLFO A	P O BOX 3513	POPLAR CA 93258	14705	WALKER RD	Poplar
86	237150040	0.1	JAQUEZ VICTOR POMPA	450 W SPRINGVILLE APT 217	PORTERVILLE CA 93257	14709	WALKER RD	Poplar
87	237150041	0.1	REGASPI PABLO & JULIETA S	P O BOX 3822	PORTERVILLE CA 93258	14717	WALKER RD	Poplar
88	237150042	0.1	CASTILLO LUIS	14725 WALKER RD	POPLAR CA 93257	14725	WALKER RD	Poplar
89	237150043	0.1	DOMINGO MARCELINA	P O BOX 3915	PORTERVILLE CA 93258	14731	WALKER RD	Poplar
90	237150044	0.1	RAMIREZ ANTONIO A & JULIA	891 JOANNE	PIXLEY CA 93256	14739	WALKER RD	Poplar
91	237150045	0.1	CEBALLOS NICANDRO	P O BOX 3773	PORTERVILLE CA 93258	14747	WALKER RD	Poplar
92	237150046	0.1	SALMORAN ALBERTO H	PO BOX 3326	PORTERVILLE CA 93258	14753	WALKER RD	Poplar
93	237150047	0.1	RUIZ MARIA ROSALINA	P O BOX 3608	POPLAR CA 93258	14761	WALKER RD	Poplar
94	237150049	0.4	SELF-HELP ENTERPRISES	P O BOX 6520	VISALIA CA 93290			Poplar
95	237170001	0.8	SUNCREST BANK	ATTN MICHAEL WILEY	400 W CENTER AVE	VISALIA CA 93291		Poplar
96	237170002	10.6	PLEASANT VIEW ELEMENTARY SCHOOL DIS	14004 RD 184	PORTERVILLE CA 93257			Poplar
97	237170003	0.1	AVILA TRINIDAD & MARCELINA M	P O BOX 3085	POPLAR CA 93258	14603	RD 190	Poplar
98	237170004	0.1	ALVARADO JESUS & ALICIA	P O BOX 3693	POPLAR CA 93258	14611	RD 190	Poplar
99	237170005	0.1	TORRES JUAN M & ELVIRA CASARES	PO BOX 3403	POPLAR CA 93258	14621	RD 190	Poplar
100	237170006	0.1	BARRIGA MARTIN & MARIA	P O BOX 3125	POPLAR CA 93258	14629	RD 190	Poplar
101	237170007	0.1	MARTIN JUVENAL & MARIA	P O BOX 3595	PORTERVILLE CA 93258	14635	RD 190	Poplar
102	237170008	0.1	GUZMAN GERARDO	P O BOX 3016	POPLAR CA 93258	14643	RD 190	Poplar
103	237170009	0.1	TORRES RICHARDO & MARIZA	14275 RD 168	PORTERVILLE CA 93257	14651	RD 190	Poplar
104	237170010	0.1	SANCHEZ RAMON & PATRICIA	P O BOX 3314	POPLAR CA 93258	14659	RD 190	Poplar
105	237170011	0.1	TRUJILLO ARMANDO & MARIA	P O BOX 3638	POPLAR CA 93258	14667	RD 190	Poplar
106	237170012	0.2	MENDEZ ALEJANDRO & MARIA D RODRIGUE	P O BOX 3639	PORTERVILLE CA 93258	14675	RD 190	Poplar
107	237170013	0.1	ROSQUETA FEDERICO S & EVA G T	P O BOX 3633	PORTERVILLE CA 93258	18975	AVE 147	Poplar
108	237170014	0.1	GARCIA DAISY	P O BOX 1095	PORTERVILLE CA 93257	14680	WALKER RD	Poplar
109	237170015	0.1	MACIAS JOSEFINA	P O BOX 10310	PORTERVILLE CA 93258	14670	WALKER RD	Poplar
110	237170016	0.1	GARCIA GILBERTO C & MIRIAM	P O BOX 4071	WOODVILLE CA 93258	14662	WALKER RD	Poplar
111	237170017	0.1	DOMINGO JERRY R & ELLA A	P O BOX 3764	PORTERVILLE CA 93258	14654	WALKER RD	Poplar
112	237170018	0.1	ESCARIO LIGAYA F	P O BOX 3847	PORTERVILLE CA 93258	14642	WALKER RD	Poplar
113	237170019	0.1	CADIZ REYMIGILDO & JUDYIYNE P	P O BOX 3222	PORTERVILLE CA 93258	14632	WALKER RD	Poplar
114	237170020	0.1	KANESHI JESSICA	P O BOX 3696	PORTERVILLE CA 93258	14624	WALKER RD	Poplar
115	237170021	0.1	HERNANDEZ IGNACIO	P O BOX 3204	PORTERVILLE CA 93258	14616	WALKER RD	Poplar
116	237170022	0.1	GAMBOA OSVALDO	1338 N SALISBURY ST	PORTERVILLE CA 93257	14606	WALKER RD	Poplar
117	237170023	0.1	LLAMAS MELECIO S	1091 W CLEVELAND	PORTERVILLE CA 93257	14605	WALKER RD	Poplar
118	237170024	0.1	MIGUEL MANDRITO R & ROWENA M	P O BOX 3944	PORTERVILLE CA 93258	14615	WALKER RD	Poplar
119	237170025	0.1	HERNANDEZ JUAN G	P O BOX 3964	PORTERVILLE CA 93258	14623	WALKER RD	Poplar
120	237170026	0.1	HERNANDEZ RAFAEL & OLIVIA	C/O USDA RURAL DEVELOPMENT	P O BOX 3684	PORTERVILLE CA 93258	14631	WALKER RD
121	237170027	0.1	PASCUAL JOSE T & SOLEDAD A	P O BOX 3971	PORTERVILLE CA 93258	14641	WALKER RD	Poplar
122	237170028	0.1	ACOPA PRECINA A	P O BOX 3954	PORTERVILLE CA 93258	14653	WALKER RD	Poplar
123	237170029	0.1	PASCUAL MANUEL & FELICITAS A	P O BOX 3344	PORTERVILLE CA 93258	14661	WALKER RD	Poplar
124	237170030	0.1	ZUMEL MARY JANE B	P O BOX 3057	PORTERVILLE CA 93258	14669	WALKER RD	Poplar
125	237170031	0.1	ANDRES EFREN & TERESITA	P O BOX 3779	PORTERVILLE CA 93258	14679	WALKER RD	Poplar
126	237170032	0.1	WHITTON JESSIE R & ROBERTA D	PO BOX 608	PORTERVILLE CA 93258	14689	WALKER RD	Poplar
127	237180001	12.2	PLEASANT VIEW ELEMENTARY SCHOOL DIS	14004 RD 184	PORTERVILLE CA 93257			Poplar
128	237180002	1.0	SUNCREST BANK	ATTN MICHAEL WILEY	400 W CENTER AVE	VISALIA CA 93291		Poplar
129	237180003	0.2	MARTINEZ PEDRO & ROSEMARIA	14505 RD 190	PORTERVILLE CA 93258	14505	RD 190	Poplar
130	237180004	0.1	VARGAS ABEL MARTINEZ	P O BOX 4604	WOODVILLE CA 93258	14511	RD 190	Poplar
131	237180005	0.1	ROSAS ARTURO G	P O BOX 429	PORTERVILLE CA 93258	14525	RD 190	Poplar
132	237180006	0.1	ALVARADO ROBERTO & REFUGIO	14535 RD 190	POPLAR CA 93258	14535	RD 190	Poplar
133	237180007	0.1	GARCIA DAVID	14541 ROAD 190	POPLAR CA 93257	14541	RD 190	Poplar
134	237180008	0.1	VALENCIA HECTOR	14547 RD 190	POPLAR CA 93257	14547	RD 190	Poplar
135	237180009	0.1	ALVARADO JAVIER & REBECA	P O BOX 3544	POPLAR CA 93258	14553	RD 190	Poplar
136	237180010	0.1	LOPEZ VICENTE	P O BOX 3009	POPLAR CA 93258	14563	RD 190	Poplar
137	237180011	0.1	LOPEZ JOSE L & ELVIA	PO BOX 3641	POPLAR CA 93258	14571	RD 190	Poplar
138	237180012	0.1	ALVARADO GABRIEL & JESSICA R	14577 RD 190	POPLAR CA 93258	14577	RD 190	Poplar
139	237180013	0.1	SOBREPENA VALENTIN M JR & CRISTINA	P O BOX 3485	POPLAR CA 93257	14583	RD 190	Poplar
140	237180014	0.1	FRIAS ISAUARA	P O BOX 1661	PORTERVILLE CA 93258-1661	14595	RD 190	Poplar
141	237180015	0.1	RIVERA ANA	P O BOX 3312	POPLAR CA 93258	14599	RD 190	Poplar

Count	APN	Area (Acres)	Property Owner Information				Physical Address			Community	
142	237180016	0.1	HSBC BANK USA NATIONAL ASSOC	C/O RECONTRUST COMPANY NA	1757 TAPO CANYON RD SVW-88	SIMI VALLEY CA 93063	14596	WALKER	RD	Poplar	
143	237180017	0.1	CASTRO GARY D & CARYLON M	15446 AVE 288	VISALIA CA 93292		14588	WALKER	RD	Poplar	
144	237180018	0.1	HILARIO STACY	P O BOX 3593	PORTERVILLE CA 93258		14580	WALKER	RD	Poplar	
145	237180019	0.1	ISLA MARCELINA O	14574 WALKER RD	POPLAR CA 93258		14574	WALKER	RD	Poplar	
146	237180020	0.1	SANCHEZ ANDREA	14566 WALKER RD	POPLAR CA 93258		14566	WALKER	RD	Poplar	
147	237180021	0.1	LEMUS JUAN M & JOSEFINA	786 W MONTGOMERY	PORTERVILLE CA 93257		14558	WALKER	RD	Poplar	
148	237180022	0.1	CEBALLOS ROCIO	PO BOX 462	PORTERVILLE CA 93258		14552	WALKER	RD	Poplar	
149	237180023	0.1	CHAVEZ SALVADOR & MARGARITA	14546 WALKER RD	POPLAR CA 93258		14546	WALKER	RD	Poplar	
150	237180024	0.1	RAMOS GUADALUPE & MARIA ISABEL	786 W MONTGOMERY	PORTERVILLE CA 93257		14540	WALKER	RD	Poplar	
151	237180025	0.1	HERNANDEZ MARICRUZ	15432 WALKER RD	POPLAR CA 93258		14532	WALKER	RD	Poplar	
152	237180026	0.1	LLP MORTGAGE LTD	C/O DOVENHUEHLE MTG INC	1 CORPORATE CENTER DR STE 36C	LAKE ZURICH IL 60047	14524	WALKER	RD	Poplar	
153	237180027	0.1	RODRIGUEZ JUAN CHAVEZ	P O BOX 576	TIPTON CA 93272		14518	WALKER	RD	Poplar	
154	237180028	0.1	CHAVEZ ISIDRO LARA	P O BOX 10665	TERRA BELLA CA 93270		18794	AVE 145		Poplar	
155	237180029	0.1	CERVANTES SALVADOR	PO BOX 3005	PORTERVILLE CA 93258		18950	AVE 145		Poplar	
156	237180030	0.1	HERNANDEZ RAUL B & HILDA	14517 WALKER RD	POPLAR CA 93257		14517	WALKER	RD	Poplar	
157	237180031	0.1	MUTHANA LILIA	14523 WALKER RD	POPLAR CA 93257		14523	WALKER	RD	Poplar	
158	237180032	0.1	ASTORGA MARIA A	14531 WALKER RD	POPLAR CA 93257		14531	WALKER	RD	Poplar	
159	237180033	0.1	TREVINO ANTONIO U & MARIA L	14539 WALKER RD	POPLAR CA 93257		14539	WALKER	RD	Poplar	
160	237180034	0.1	PICHAY CERELINA M	1823 W MONACHE AVE	PORTERVILLE CA 93257		14545	WALKER	RD	Poplar	
161	237180035	0.1	CARDENAS RAMON JR	14551 WALKER RD	POPLAR CA 93257		14551	WALKER	RD	Poplar	
162	237180036	0.1	ALITEN SHERWIN B	14557 WALKER RD	POPLAR CA 93257		14557	WALKER	RD	Poplar	
163	237180037	0.1	LOPEZ CINDY	14565 WALKER RD	POPLAR CA 93257		14565	WALKER	RD	Poplar	
164	237180038	0.1	MENDEZ ANSELMO	14573 WALKER RD	POPLAR CA 93258		14573	WALKER	RD	Poplar	
165	237180039	0.1	CORPUZ EDEN B	14579 WALKER RD	POPLAR CA 93257		14579	WALKER	RD	Poplar	
166	237180040	0.1	LACAMBACAL REGINALDO T & GLORIA L	P O BOX 3382	PORTERVILLE CA 93258		14587	WALKER	RD	Poplar	
167	237180041	0.1	COLIN TERESA	P O BOX 3073	POPLAR CA 93258		14595	WALKER	RD	Poplar	
168	237190003	5.0	POPLAR GROVE ASSOCIATES	C/O HOUSING AUTHORITY	P O BOX 5477	FRESNO CA 93755	18959	AVE 145		Poplar	
169	302040003	1.4	CLARK MICHAEL D & CARLA M	19385 AVE 144	PORTERVILLE CA 93257		19395	AVE 144		Poplar	
170	302040004	3.2	ALVARADO STEVE	P O BOX 892	DELANO CA 93215		19395	RD 194		Poplar	
171	302040031	5.0	CLARK MICHAEL D	19385 AVE 144	PORTERVILLE CA 93257		19395	AVE 144		Poplar	
172	302050001	1.6	YAM CHAO CORP	19227 AVE 144	POPLAR CA 93257-9339		19227	AVE 144		Poplar	
173	302050002	0.3	STEVENS ROVERT C & EDUARDA	20357 AVE 148	PORTERVILLE CA 93257		19245	AVE 144		Poplar	
174	302050003	0.1	CARVAJAL-OCHOA MIGUEL	9701 RD 248	TERRA BELLA CA 93270					Poplar	
175	302050007	0.2	MENDOZA JAIME & AGRIPINA	1341 W MONACHE AVE	PORTERVILLE 93257					Poplar	
176	302050013	0.2	SANCHEZ JUAN M & CONCEPCION P	9717 RD 240	TERRA BELLA CA 93270					Poplar	
177	302050014	0.2	SANCHEZ JUAN M	9717 ROAD 240	TERRA BELLA CA 93270					Poplar	
178	302050019	0.5	WALKER JERRY D & DELORIS J	18777 AVE 144	PORTERVILLE CA 93257		19325	AVE 111		Poplar	
179	302050020	0.2	CASTILLO GABRIEL & MARINA	P O BOX 3696	POPLAR CA 93258					Poplar	
180	302050023	0.1	WHITTON JESSIE R & ROBERTA D	P O BOX 608	PORTERVILLE CA 93257		350	COOK	ST	Poplar	
181	302050026	0.3	ORNELAS PABLO M & GUADALUPE M	P O BOX 1835	PORTERVILLE CA 93258		19297	COOK	ST	Poplar	
182	302050027	0.2	MAGANA SONIA	1417 DOVER PLACE	DELANO CA 93215		19297	AVE 144		Poplar	
183	302050029	0.1	VELASCO LUIS MIGUEL	P O BOX 3494	POPLAR CA 93258		19271	WILSON	LN	Poplar	
184	302050030	0.1	ALVARADO GERMAN SOTELO	2191 W AURORA	PORTERVILLE CA 93257		14298	AVE 192		Poplar	
185	302050031	0.1	ESQUIVEL ANGEL G & MARIA G	P O BOX 3361	POPLAR CA 93258		14288	WILSON	ST	Poplar	
186	302050032	0.1	MARTINEZ JUAN F (EST OF)	C/O SANTOS MARTINEZ	2045 LA VIDA CT	PORTERVILLE CA 93257	14286	WILSON	ST	Poplar	
187	302050035	0.3	LEON HERNANDEZ EMILIO	P O BOX 3824	PORTERVILLE CA 93257		19210	WILSON	LN	Poplar	
188	302050036	0.4	MABRY JERRY W	14292 RD 192	PORTERVILLE CA 93257					Poplar	
189	302050037	1.0	MABRY JERRY W	14292 RD 192	PORTERVILLE CA 93257		14292	AVE 192		Poplar	
190	302050038	0.1	COOK LE ROY	91 NO KESSING	PORTERVILLE CA 93257					Poplar	
191	302050039	0.2	THULIN JOHN R	10227 ROAD 240	TERRA BELLA CA 93270-9426		19272	AVE 144		Poplar	
192	302050043	0.4	MARTINEZ SANTOS	2045 LA VIDA CT	PORTERVILLE CA 93257		14320	COOK	ST	Poplar	
193	302050051	0.3	WALKER FRANKIE	P O BOX 3425	POPLAR CA 93258		19297	AVE 144		Poplar	
194	302050055	0.1	WHITTON JESSIE R & ROBERTA D	P O BOX 608	PORTERVILLE CA 93258					Poplar	
195	302050057	0.2	MAYO ALBERT S & LAVERNE	P O BOX 3302	POPLAR CA 93258		314	COOK	ST	Poplar	
196	302050058	0.2	COOK LE ROY	91 N KESSING	PORTERVILLE CA 93257					Poplar	
197	302050060	0.0	COOK L W	91 NO KESSING	PORTERVILLE CA 93257					Poplar	
198	302050061	0.9	MONZON RAMIRO	P O BOX 3107	POPLAR CA 93258		19323	AVE 144		Poplar	
199	302050062	0.2	CH-CALIFORNIA-NEVADA CHURCH OF GOD	C/O ACT 2 CHRISTIAN FELLOWSHIP	P O BOX 3505	POPLAR CA 93258	19297	AVE 144		Poplar	
200	302050063	1.2	WALKER GEORGE & FRANKIE	19371 AVE 144	PORTERVILLE CA 93257		19371	AVE 144		Poplar	
201	302050064	0.6	AKIN CLARA M	720 E WORTH AVE SP 81	PORTERVILLE CA 93258		19297	AVE 144		Poplar	
202	302050065	0.2	WALKER FRANKIE	P O BOX 3425	POPLAR CA 93258		19251	AVE 144		Poplar	
203	302050066	0.4	CH-CALIFORNIA NEVADA CHURCH OF GOD	C/O ACTS II CHRISTIAN FELLOWSHIP	PO BOX 3505	POPLAR CA 93258	19213	AVE 144		Poplar	
204	302050067	0.3	WALKER FRANKIE (TR)	14770 RD 190	PORTERVILLE CA 93257					Poplar	
205	302050068	4.2	CLARK MICHAEL D	19385 AVE 144	PORTERVILLE CA 93257		19385	AVE 144		Poplar	
206	302050069	0.2	HERNANDEZ FAUSTO	19241 AVE 144	PORTERVILLE CA 93257		19241	AVE 144		Poplar	
207	302050070	0.5	WALKER MARK	P O BOX 3425	POPLAR CA 93257					Poplar	
TOTAL:		102.7									
1	228180005	1.2	OCHOA JORGE	489 WESLING RD	TIPTON CA 93272		489	WESLING	RD	Tipton	
2	228180008	29.7	TIPTON COMMUNITY SERVICE DIST	TIPTON	TIPTON CA 93272					Tipton	
3	228180010	11.7	MARTIN FRANCISCO & BLANCA R	P O BOX 332	TIPTON CA 93272		597	WESLING	RD N	Tipton	

Count	APN	Area (Acres)	Property Owner Information			Physical Address			Community
4	228180011	6.4	GARZA PHILLIP	22981 RD 130	TULARE CA 93274	433	WESLING	RD N	Tipton
5	230020014	0.5	D & M AG SERVICE	P O BOX 332	TIPTON CA 93272				Tipton
6	230020017	0.6	CARRILLO ROBERTO	1020 NO BURNETT RD	TIPTON CA 93272	1020	BURNETT	RD N	Tipton
7	230020018	0.3	RODRIGUEZ ELMA J	P O BOX 415	TIPTON CA 93272	988	BURNETT	RD N	Tipton
8	230020021	0.5	GONZALEZ SANTOS	P O BOX 1021	TIPTON CA 93272	874	BURNETT	RD	Tipton
9	230020022	0.4	GARCIA LUCIANO & MARIA	854 N BURNETT RD	TIPTON CA 93272	854	BURNETT	RD	Tipton
10	230020023	0.4	FIGUEROA RICARDO	846 N BURNETT	TIPTON CA 93272	846	BURNETT	N	Tipton
11	230020024	0.4	SANTILLAN JOSE F & ORALIA CARDONA	PO BOX 1111	TIPTON CA 93272	830	BURNETT	N	Tipton
12	230020026	1.8	VAN VLIET WILLIAM & JULIE	893 N OAKS ST	TULARE CA 93274	816	BURNETT	RD	Tipton
13	230020027	0.4	MONTERO ROBERT	926 NO BURNETT RD	TIPTON CA 93272	926	BURNETT	RD N	Tipton
14	230020028	0.3	GOMEZ JOSE	PO BOX 861	TIPTON CA 93272	916	BURNETT	RD N	Tipton
15	230020029	0.4	MARQUEZ JOEL & JUANA	1842 MT WHITNEY AVE	TULARE CA 93274	894	BURNETT	RD N	Tipton
16	230230007	18.1	MID-VALLEY COTTON GROWERS INC	P O BOX 901	TULARE CA 93275				Tipton
17	230230008	2.0	TULARE COUNTY OF	TULARE COUNTY COURTHOUSE	VISALIA CA 93291				Tipton
18	230230009	0.2	SOUTHERN CALIFORNIA GAS CO	BOX 3249 TERMINAL ANNEX	LOS ANGELES CA 90054				Tipton
TOTAL:		75.1							

1	233182021	0.2	MIRELES ARMANDO & GUADALUPE	P O BOX 4234	WOODVILLE CA 93258	16455	REED	AVE	Woodville
2	233182022	0.2	LOPEZ RANDALL	16459 REED AVE	TULARE CA 93274	16459	REED	AVE	Woodville
3	233182023	0.2	DIAZ HUGO	PO BOX 4164	WOODVILLE CA 93258	16477	REED	AVE	Woodville
4	233182024	0.1	CLAYTON GALEN ROSS	P O BOX 4115	WOODVILLE CA 93258	16485	REED	AVE	Woodville
5	233182025	0.2	ROMERO GUADALUPE	P O BOX 4685	WOODVILLE CA 93258	16499	REED	AVE	Woodville
6	233182026	0.3	R & M FAMILY GROUP	C/O RALPH & MARIAN HOVANNISIAN	P O BOX 813	KINGSBURG CA 93631	16516	FULTON	ST
7	233011001	0.2	CURIEL ESTEBAN & MARTHA	16883 CLAREMONT RD	WOODVILLE CA 93274	16883	CLAREMONT	RD	Woodville
8	233011002	0.2	CORTEZ HECTOR	PO BOX 4426	WOODVILLE CA 93258	16881	CLAREMONT	RD	Woodville
9	233011003	0.2	GUERRERO PAUL & FABIOLA G	16867 CLAREMONT RD	TULARE CA 93274	16867	CLAREMONT	RD	Woodville
10	233011004	0.3	GUERRERO MATIAS	16867 CLAREMONT RD	TULARE CA 93274	16861	CLAREMONT	RD S	Woodville
11	233011005	0.4	RODRIGUEZ VENANCIO & CARMEN	PO BOX 4582	PORTERVILLE CA 93258	16623	SOUTH	AVE	Woodville
12	233011006	0.2	RODRIGUEZ JORGE R	120 W FEEMSTER	VISALIA CA 93277	16633	SOUTH	AVE	Woodville
13	233011007	0.3	CARBAJAL JORGE & LIDIA	416 N MATTHEW	PORTERVILLE CA 93257	16847	CLOVERDALE		Woodville
14	233011008	0.3	NAGI MUSLEH M & ZABED M	16638 AVE 168	TULARE CA 93274	16638	AVE 168		Woodville
15	233011009	0.2	NAGI MUSLEH M & ZABED M	16638 AVE 168	TULARE CA 93274	16630	AVE 168		Woodville
16	233011010	0.2	GOMEZ MANUEL B & LUCIA T	1024 SYCAMORE WY	PORTERVILLE CA 93257	16622	AVE 168		Woodville
17	233011011	0.2	ESPINOZA STEPHANIE	16614 AVE 168	WOODVILLE CA 93274	16614	AVE 168		Woodville
18	233011012	0.2	FARIAS MANUEL	16608 AVE 168	TULARE CA 93274	16608	AVE 168		Woodville
19	233012001	0.2	GARCIA ROSELIA	16890 CLAREMONT RD	TULARE CA 93274	16890	CLAREMONT		Woodville
20	233012002	0.2	RODRIGUEZ JUAN TORRES & GRACIELA	P O BOX 4237	WOODVILLE CA 93258	16898	CLAREMONT		Woodville
21	233012003	0.2	LOPEZ ALMA R	16899 CLOVERDALE RD	TULARE CA 93274	16899	CLOVERDALE		Woodville
22	233012004	0.2	MARTINEZ FIDEL & CELIA	P O BOX 4606	WOODVILLE CA 93258	16893	CLOVERDALE	RD	Woodville
23	233012005	0.2	HERNANDEZ SILVIA	16881 CLOVERDALE RD	PORTERVILLE CA 93258	16881	CLOVERDALE	RD	Woodville
24	233012006	0.2	ALDACO EVELIA	P O BOX 3736	POPLAR CA 93258	16871	CLOVERDALE	RD	Woodville
25	233012007	0.2	HUDDLESTON OTIS GLYNN	P O BOX 96	TUPMAN CA 93276-0096	16870	CLAREMONT		Woodville
26	233012008	0.2	VALENCIA ARTURO G & ELVIRA	P O BOX 4625	WOODVILLE CA 93258	16880	CLAREMONT		Woodville
27	233013001	0.2	CORTEZ SANTOS & ELVIRA	P O BOX 4724	WOODVILLE CA 93258	16890	CLOVERDALE	RD	Woodville
28	233013002	0.2	HERNANDEZ ARMANDO N	2019 W CHERYLL CT	PORTERVILLE CA 93257	16880	CLOVERDALE		Woodville
29	233013003	0.2	FARIAS VALENTE & ROSA	PO BOX 4692	PORTERVILLE CA 93258	16870	CLOVERDALE	RD	Woodville
30	233013004	0.3	VASQUEZ AURORA A	P O BOX 4445	WOODVILLE CA 93258	16860	CLOVERDALE		Woodville
31	233013006	0.5	NAGI MUSLEH M & ZABED	16638 AVE 168	TULARE CA 93274				Woodville
32	233013007	0.2	CHAVEZ ANDRES & JUANA	16550 AVE 167	TULARE CA 93274	16673	CLOVERDALE	S	Woodville
33	233013008	0.3	ORTIZ RUBEN Z	3145 W ASHLAND	VISALIA CA 93277	16840	CLOVERDALE		Woodville
34	233013009	0.3	BRICENO JUAN D & FELICITAS	1 IDORA AVE	VALLEJO CA 94590	16820	CLOVERDALE	RD	Woodville
35	233013010	0.3	NUNEZ RAFAEL	477 DRIFTWOOD AVE	TULARE CA 93274	16674	AVE 168		Woodville
36	233013011	0.3	NAGI MUSLEH M & ZABED	16638 AVE 168	TULARE CA 93274	16680	AVE 168		Woodville
37	233013012	0.2	NAGI MUSLEH M & ZABED	16638 AVE 168	TULARE CA 93274	16696	AVE 168		Woodville
38	233014001	1.9	YOUNG TED J(SCSR TR)(M E B BYPASS T	686 W BELLEVIEW	PORTERVILLE CA 93257				Woodville
39	233014002	2.6	YOUNG TED J(SCSR TR)(M E B BYPASS T	686 W BELLEVIEW	PORTERVILLE CA 93257	16891	RD 168		Woodville
40	233014003	0.8	HERNANDEZ MARTIN	2544 W DELTA CT	VISALIA CA 93291	16855	RD 168		Woodville
41	233014004	0.7	LAKHANI SULEMAN	16772 AVE 168	TULARE CA 93274	16796	AVE 168		Woodville
42	233014006	0.2	DHILLON JAGJIT SINGH	16772 AVE 168	TULARE CA 93274	16768	AVE 168		Woodville
43	233014009	0.3	WOODVILLE PUBLIC UTILITY DISTRICT	P O BOX 4567	WOODVILLE CA 93258				Woodville
44	233014011	0.4	DHILLON JAGJIT SINGH	16772 AVE 168	TULARE CA 93274	16774	AVE 168		Woodville
45	233014012	0.3	DHILLON JAGJIT SINGH	16772 AVE 168	TULARE CA 93274	16772	AVE 168		Woodville
46	233014018	0.3	TULARE COUNTY OF	PROPERTY AGENT	VISALIA CA 93291				Woodville
47	233014019	0.4	WOODVILLE PUBLIC UTILITY DISTRICT	P O BOX 4567	WOODVILLE CA 93258				Woodville
48	233014021	0.8	GUTIERREZ STEPHANIE T	16554 AVE 168	TULARE CA 93274	16738	AVE 168		Woodville
49	233014022	0.4	NAGI MUSLEH M & ZABED	16638 AVE 168	TULARE CA 93274	16704	AVE 168		Woodville
50	233020006	0.2	WOODVILLE PUBLIC UTILITY DISTRICT	P O BOX 4567	WOODVILLE CA 93258				Woodville
51	233030013	2.8	CH-ROMAN CATHOLIC BISHOP FRESNO	1550 N FRESNO ST	FRESNO CA 93703	16410	AVE 168		Woodville
52	233030017	0.6	RAMOS MARIA G	16554 AVE 168	TULARE CA 93274	16528	AVE 168		Woodville
53	233030023	1.1	CASTRO ARTURO VALENTINE	917 W WESTMONT AVE	VISALIA CA 93277				Woodville
54	233030024	1.0	CASTRO ARTURO VALENTINE	917 W WESTMONT AVE	VISALIA CA 93277	16438	AVE 168		Woodville

Count	APN	Area (Acres)	Property Owner Information			Physical Address			Community
55	233030025	2.0	CASTRO ARTURO VALENTINE	917 W WESTMONT AVE	VISALIA CA 93277	16438	AVE 168		Woodville
56	233030026	1.1	POMPA GUILLERMO	P O BOX 48	PIXLEY CA 93256	16364	AVE 168		Woodville
57	233030029	0.2	CASTRO ARTURO VALENTINE	917 W WESTMONT AVE	VISALIA CA 93277	16302	AVE 168		Woodville
58	233030030	0.2	BURTON JAMES P & DORIS J	16316 AVE 168	TULARE CA 93274				Woodville
59	233030032	16.9	RAMOS MARIA G	4541 GLEN ST	RIVERSIDE CA 93509	16554	AVE 168		Woodville
60	233030033	0.6	RAMOS MARIA G	16554 AVE 168	TULARE CA 93274				Woodville
61	233030034	1.7	RAMOS MARIA G	16554 AVE 168	TULARE CA 93274	16554	AVE 168		Woodville
62	233030035	5.5	CASTRO ARTURO VALENTINE	917 W WESTMONT AVE	VISALIA CA 93277				Woodville
63	233030041	0.2	GOULART TONY & CAROLYN	16326 AVE 168	TULARE CA 93274	16326	AVE 168		Woodville
64	233030044	3.6	CASTRO ARTURO VALENTINE	917 W WESTMONT AVE	VISALIA CA 93277	16348	AVE 168		Woodville
65	233030046	0.5	CASTRO ARTURO VALENTINE	917 W WESTMONT AVE	VISALIA CA 93277	16442	AVE 168		Woodville
66	233030047	0.5	CASTRO ARTURO VALENTINE	917 W WESTMONT AVE	VISALIA CA 93277	16442	AVE 168		Woodville
67	233030048	9.7	TULARE COUNTY OF	COUNTY CIVIC CENTER	VISALIA CA 93291				Woodville
68	233030049	1.9	ROMAN CATHOLIC BISHOP OF FRESNO COR	1550 N FRESNO ST	FRESNO CA 93703-3788	16460	AVE 168		Woodville
69	233030052	1.3	PAREDES JOSE G & IRENE	522 W ADDIE AVE	TULARE CA 93274	16386	AVE 168		Woodville
70	233030053	7.8	PAREDES JOSE G & IRENE	522 W ADDIE AVE	TULARE CA 93274				Woodville
71	233060010	1.2	BECK PAMELA D	16980 ROAD 168	TULARE CA 93274	16980	RD 168		Woodville
72	233060015	2.7	FERREYRA ALEJANDRO	C/O ALEX FERREYRA ET AL	16954 AVE 168	WOODVILLE CA 93257			Woodville
73	233060018	0.4	PACZAK JOHN R & MARY C	16916 RD 168	TULARE CA 93274	16906	RD 168		Woodville
74	233060019	3.1	MARTINEZ HUMBERTO JR	16954 AVE 168	WOODVILLE CA 93257-9264	16954	AVE 168		Woodville
75	233060021	3.5	ESCOBEDO FRANCISCO J & ELENA	17816 TIMBER BRANCH PL	CANYON COUNTRY CA 91387				Woodville
76	233060023	4.3	JACINTO JOSE L & MARIA D	PO BOX 1603	GONZALES CA 93926	16922	AVE 168		Woodville
77	233060024	1.2	PACZAK MARY & JOHN	16916 RD 168	TULARE CA 93274	16948	RD 168		Woodville
78	233060025	0.9	PACZACK JOHN R & MARY C	16916 RD 168	TULARE CA 93274	16916	RD 168		Woodville
79	233060026	0.1	WALKER FRANKIE W (TR)	P O BOX 3425	PORTERVILLE CA 93258				Woodville
80	233060027	0.2	CORTEZ ALBERTO	PO BOX 4096	WOODVILLE CA 93258	16884	AVE 168		Woodville
81	233060028	0.2	WALKER FRANKIE W (TR)	P O BOX 3425	PORTERVILLE CA 93258	16894	AVE 168		Woodville
82	233060029	5.3	ESCOBEDO FRANCISCO J & ELENA	17816 TIMBER BRANCH PL	CANYON COUNTRY CA 91387				Woodville
83	233090004	6.8	TULE RIVER COOPERATIVE DRYER INC	P O BOX 4477	WOODVILLE CA 93257				Woodville
84	233090005	0.4	CH-IGLESIA EVANGELICA DE WOODVILLE	16574 RD 168	PORTERVILLE CA 93257	16574	RD 168		Woodville
85	233090006	4.7	TULE RIVER COOPERATIVE DRYER INC	P O BOX 4477	WOODVILLE CA 93257	16548	RD 168		Woodville
86	233090007	38.4	TULE RIVER COOPERATIVE DRYER INC	P O BOX 4477	WOODVILLE CA 93257				Woodville
87	233090008	8.0	TULE RIVER CO-OPERATIVE DRYER INC	P O BOX 4477	WOODVILLE CA 93258	16548	RD 168		Woodville
88	233090009	4.0	TULE RIVER CO-OPERATIVE DRYER INC	P O BOX 4477	WOODVILLE CA 93258				Woodville
89	233090010	4.0	TULE RIVER CO-OPERATIVE DRYER INC	P O BOX 4477	WOODVILLE CA 93258				Woodville
90	233090011	7.8	TULE RIVER CO-OPERATIVE DRYER INC	P O BOX 4477	WOODVILLE CA 93258				Woodville
91	233090012	2.0	DODGENS JIMMIE L & LINDA V	17599 AVE 168-A	PORTERVILLE CA 93258-9264	16509	RD 168		Woodville
92	233090013	3.0	SEARCY SYBIL J	P O BOX 4696	PORTERVILLE CA 93258	16405	RD 168		Woodville
93	233150014	1.2	LOWER TULE RIVER IRRIGATION DISTRICT	ATTN: DANIEL G VINK	357 E OLIVE AVE	TIPTON CA 93272			Woodville
94	233150016	16.3	LOWER TULE RIVER IRRIGATION DISTRICT	ATTN: DANIEL G VINK	357 E OLIVE AVE	TIPTON CA 93272			Woodville
95	233150019	14.1	HOVANNISIAN RALPH & JANET	P O BOX 8558	FRESNO CA 93747				Woodville
96	233150020	15.0	WOODVILLE UNION SCHOOL DISTRICT	ATTN MR TURK	16541 RD 168	PORTERVILLE CA 93257			Woodville
97	233150021	7.9	LOWER TULE RIVER IRRIGATION DISTRICT	ATTN DANIEL G VINK	357 E OLIVE AVE	TIPTON CA 93272			Woodville
98	233181001	0.2	OJEDA JOSE C & PEGGY C	P O BOX 4197	WOODVILLE CA 93258	16596	CRYSTAL ST		Woodville
99	233181002	0.2	CERVANTES RAMIRO & MARIA	16582 CRYSTAL ST	WOODVILLE CA 93274	16582	CRYSTAL ST		Woodville
100	233181003	0.2	GONZALES HORTENCIA	16574 CRYSTAL	TULARE CA 93274	16574	CRYSTAL ST		Woodville
101	233181004	0.2	URIBE FORTINO V(TR)(FAM TR)	16566 CRYSTAL ST	TULARE CA 93274	16566	CRYSTAL ST		Woodville
102	233181005	0.2	MAGANA ALFONSO	P O BOX 1252	STRATHMORE CA 93267	16552	CRYSTAL ST		Woodville
103	233181006	0.2	CORTEZ RAUL	PO BOX 4426	WOODVILLE CA 93258	16544	CRYSTAL ST		Woodville
104	233181007	0.2	LONG EDDIE	P O BOX 4312	WOODVILLE CA 93258	16536	CRYSTAL ST		Woodville
105	233181008	0.2	JHS FAMILY LIMITED PARTNERSHIP	5917 W ELOWIN DR	VISALIA CA 93291	16537	FULTON ST		Woodville
106	233181009	0.2	VALENCIA RUBEN & ADRIANNA	P O BOX 4176	WOODVILLE CA 93258	16545	FULTON ST		Woodville
107	233181010	0.2	PINEDA MARIA CECILIA	P O BOX 4648	WOODVILLE CA 93258	16553	FULTON ST		Woodville
108	233181011	0.2	HOVANNISIAN JOHN & VARS	5917 W ELOWIN DR	VISALIA CA 93291	16567	FULTON ST		Woodville
109	233181012	0.2	PEREZ ROBERTO S LOYA	16575 FULTON ST	TULARE CA 93274	16575	FULTON ST		Woodville
110	233181013	0.2	MORENO JORGE V & MARIBEL	16583 FULTON ST	TULARE CA 93274	16583	FULTON ST		Woodville
111	233181014	0.2	CALVILLO DELFINA O	16597 FULTON ST	TULARE CA 93274	16597	FULTON ST		Woodville
112	233182001	0.2	TULARE COUNTY OF	COUNTY CIVIC CENTER	VISALIA CA 93291				Woodville
113	233182002	0.2	TULARE COUNTY OF	COUNTY CIVIC CENTER	VISALIA CA 93291				Woodville
114	233182003	0.2	TULARE COUNTY OF	COUNTY CIVIC CENTER	VISALIA CA 93291				Woodville
115	233182004	0.2	RAMIREZ JOSE EFRAIN	P O BOX 4608	WOODVILLE CA 93258	16534	RD 164		Woodville
116	233182005	0.2	MACIAS GERARDO ROMO	16542 ROAD 164	WOODVILLE CA 93257	16542	RD 164		Woodville
117	233182006	0.2	SANCHEZ BERNARDO & GRACIELA M	P O BOX 4333	WOODVILLE CA 93258	16550	RD 164		Woodville
118	233182007	0.2	ORTIZ OCTAVIO A	P O BOX 4193	WOODVILLE CA 93258	16564	RD 164		Woodville
119	233182008	0.2	CERVANTES DIANA	8909 SYLMAR AVE	PANORAMA CITY CA 91402	16572	RD 164		Woodville
120	233182009	0.2	LOPEZ MARIA M	C/O JOEL LOPEZ	1500 LOMA RD	MONTEBELLO CA 90640	16580	RD 164	Woodville
121	233182010	0.2	LOPEZ ARMANDO	16594 RD 164	TULARE CA 93274	16594	RD 164		Woodville
122	233182011	0.2	AVILA GENECIO P	P O BOX 4041	PORTERVILLE CA 93258	16595	CRYSTAL ST		Woodville
123	233182012	0.2	LEMUS PEDRO RODRIGUEZ	P O BOX 4046	WOODVILLE CA 93257	16581	CRYSTAL ST		Woodville
124	233182013	0.2	MORALES EZEQUIEL	P O BOX 10722	TERRA BELLA CA 93270	16573	CRYSTAL ST		Woodville
125	233182014	0.2	ALCANTAR JOSE R & MARIA R	16565 CRYSTAL ST	WOODVILLE CA 93258	16565	CRYSTAL ST		Woodville

Count	APN	Area (Acres)	Property Owner Information			Physical Address		Community
126	233182015	0.2	SERNA ANA L & JAVIER	16551 CRYSTAL ST	TULARE CA 93274	16551	CRYSTAL	Woodville
127	233182016	0.2	SECRET STEVE	610 N ENCINA ST	VISALIA CA 93291	16543	CRYSTAL ST	Woodville
128	233182017	0.2	ORTIZ RUBEN JR	2325 SO MARY DR	VISALIA CA 93292	16535	CRYSTAL ST	Woodville
129	233182018	0.2	BUELNA ANTONIO	207 W RIDGEPOINT	FRESNO CA 93711	16521	CRYSTAL ST	Woodville
130	233182019	0.3	SANCHEZ ALEJANDRA	16513 CRYSTAL ST	TULARE CA 93274	16513	CRYSTAL ST	Woodville
131	233182020	0.2	GONZALEZ ESTELLA A	P O BOX 4108	WOODVILLE CA 93258	16447	REED AVE	Woodville
132	233182027	0.2	VENEGAS EVERADO	C/O JOSE LUIS VENEGAS	16524 FULTON ST	WOODVILLE CA 93258	16524	FULTON ST
133	233182028	0.2	VARGAS TOMAS & VIRGINIA	16540 S FULTON ST	TULARE CA 93274	16540	FULTON ST	Woodville
134	233182029	0.2	ROMERO ELIAS G & MARIA G	P O BOX 4685	WOODVILLE CA 93258	16548	FULTON ST	Woodville
135	233182030	0.2	LEE SILAS J & SHIRLEY A	P O BOX 4187	WOODVILLE CA 93258	16554	FULTON ST	Woodville
136	233182031	0.2	R & M FAMILY GROUP	C/O RALPH & MARIAN HOVANNISIAN	P O BOX 813	KINGSBURG CA 93631	16568	FULTON ST
137	233182032	0.2	ZAMUDIO GLORIA	16576 FULTON ST	TULARE CA 93276	16576	FULTON ST	Woodville
138	233182033	0.2	VASQUEZ MIGUEL & ALBERTA	P O BOX 3631	POPLAR CA 93258	16584	FULTON ST	Woodville
139	233182034	0.2	R & M FAMILY GROUP	C/O RALPH & MARIAN HOVANNISIAN	P O BOX 813	KINGSBURG CA 93631	16598	FULTON ST
140	233190001	0.1	BEDOLLA ALICIA ANDRADE	16410 CAMARA LANE	TULARE CA 93274	16410	CAMARA AVE	Woodville
141	233190002	0.1	BEDOLLA RUBEN ANDRADE	16418 CAMARA AVE	TULARE CA 93274	16418	CAMARA AVE	Woodville
142	233190003	0.1	VELASQUEZ CARLOS ALBERTO	16426 CAMARA LN	TULARE CA 93274	16426	CAMARA AVE	Woodville
143	233190004	0.1	ALVARADO MARISELA	16934 CAMARA AVE	WOODVILLE CA 93258	16434	CAMARA AVE	Woodville
144	233190005	0.1	M JOSE L S	16442 CAMARA AVE	WOODVILLE CA 93274	16442	CAMARA AVE	Woodville
145	233190006	0.1	ALL VALLEY HOUSING SERVICES INC	P O BOX 33	TULARE CA 93275	16450	CAMARA AVE	Woodville
146	233190007	0.1	MARTINEZ PEDRO R	16458 CAMARA AVE	TULARE CA 93274	16458	CAMARA AVE	Woodville
147	233190008	0.1	FIGUEROA RAMON A & ERIKA E	16466 CAMARA LN	TULARE CA 93274	16466	CAMARA AVE	Woodville
148	233190009	0.1	DIAZ MARBELLA	16474 CAMARA LN	TULARE CA 93274	16474	CAMARA AVE	Woodville
149	233190010	0.1	GUZMAN MARIA	16482 CAMARA AVE	TULARE CA 93274	16482	CAMARA AVE	Woodville
150	233190011	0.1	GARCIA RODRIGO	16481 CAMARA AVE	WOODVILLE CA 93257	16481	CAMARA AVE	Woodville
151	233190012	0.1	MUNOZ MARIO & CORINA	16473 CAMARA LN	TULARE CA 93274	16473	CAMARA AVE	Woodville
152	233190013	0.1	CHAVEZ MARIA ELENA & MARIO	16465 CAMARA AVE	TULARE CA 93274	16465	CAMARA AVE	Woodville
153	233190014	0.1	MENDOZA DIEGO	P O BOX 1382	TIPTON CA 93272	16457	CAMARA AVE	Woodville
154	233190015	0.1	PINTOR NICHOLAS B	P O BOX 4249	WOODVILLE CA 93258	16449	CAMARA AVE	Woodville
155	233190016	0.1	RODRIGUEZ EDUARDO	16441 CAMARA AVE	TULARE CA 93274	16441	CAMARA AVE	Woodville
156	233190017	0.1	SOTO MIGUEL & NANCY	16433 CAMARA AVE	TULARE CA 93274	16433	CAMARA AVE	Woodville
157	233190018	0.1	CERVANTES NESTOR F	16425 CAMARA AVE	WOODVILLE CA 93258	16425	CAMARA AVE	Woodville
158	233190019	0.1	MARTINEZ ROSA MARIA	16417 CAMARA LANE	TULARE CA 93274	16417	CAMARA AVE	Woodville
159	233190020	0.1	VENEGAS MANUEL E & MARIA	16409 CAMARA AVE	WOODVILLE CA 93274	16409	CAMARA AVE	Woodville
160	233190021	8.2	PIMENTEL LINO A & BETTY T (TRS)	260 NORTH J ST	TULARE CA 93274			Woodville
TOTAL:		252.5						

Lower Tule River Irrigation District for the proposed detachment in compliance with the California Environmental Quality Act of 1970, as amended, prior to taking action on said detachment, and that said Notice of Exemption and all information relied thereon is incorporated by reference herein

3. The Commission has reviewed and considered, in accordance with GC §56668, the information, materials and facts presented by the following persons who appeared at the public hearing and commented on the proposal:

XXXXXXXXXX

4. All notices required by law have been given and all proceedings heretofore and now taken in this matter have been and now are in all respects as required by law.

5. Based upon the evidence and information on the record before it, the Commission makes the following findings of fact:

- a. This proposal is for detachment from the boundaries of the Lower Tule River Irrigation District (LTRID). The detachment includes 385 individual parcels with a total acreage of 431.
- b. Notice was mailed to all landowners and registered voters within the detachment site pursuant to GC 56663 (d) (1). To date, no written comments or protests to this detachment proposal have been received from area landowners or surrounding registered voters.
- c. The proposed detachment is administrative and no change in services will result from this detachment.
- d. The proposed detachment represents a logical and reasonable contraction of the district.

6. Based upon the evidence and information on the record before it and the findings of fact made above, the Commission makes the following determinations:

- a. The proposed detachment reflects the plans of the adjacent governmental agencies.

- b. The proposed boundaries are definite and certain and conform to lines of assessment.
- c. The proposed detachment is compatible with the County's General Plan.
- d. The proposed detachment represents a logical and reasonable adjustment to the Lower Tule River Irrigation District boundaries.
- f. This proposal is in compliance with the policies and priorities of the Cortese-Knox-Hertzberg Act, GC §56377.

7. The Commission hereby waives the protest hearing and orders the detachment without an election in accordance with Section 56663 (c) of the Government Code.

8. The proposed detachment of the territory described in Exhibit "A" attached hereto, is hereby approved.

9. The following short form designation shall be used throughout these proceedings:

LAFCO Case No. 1499, Lower Tule River Irrigation District Detachment 2013-7-2.

10. The Executive Officer is hereby authorized and directed to sign the Notice of Exemption on behalf of the Commission and file said notice with the Tulare County Clerk pursuant to Section 21152 (a) of the Public Resources Code.

The foregoing resolution was adopted upon motion of xxxxx, seconded by xxxxxx , at a regular meeting held on this 9th day of October 2013 by the following vote:

AYES:

NOES:

ABSTAIN:

PRESENT:

ABSENT:

Ben Giuliani, Executive Officer

ce

This page intentionally left blank.

**TULARE COUNTY LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT**

October 9, 2013

**LAFCO Case 1500
PIXLEY IRRIGATION DISTRICT, REORGANIZATION 2013-7-1**

PROPOSAL: The annexation of certain territory to the Pixley Irrigation District and detachment of certain territory from the Pixley Irrigation District (PID) in the County of Tulare. The annexation includes 9.5 acres farmed adjacent to the community of Pixley and the detachment site consists of 1,195.8 acres of urban developed lands within the Pixley and Teviston communities within the PID service area.

PROPONENT: Pixley Irrigation District

SIZE: Pixley North-347 acres; Pixley South- 134.9 acres; Teviston-713.6 acres.

LOCATION: The proposed project modifies the existing PID boundary to remove those developed and non-agricultural parcels in the urbanized communities within the PID service area and annex parcels identified that are being irrigated and used for agriculture purposes. **(Figure 1)**

APNs: **(Figure 2)**

NOTICE: Notice for this public hearing was provided in accordance with Government Code Section 56427.

ANALYSIS

1. Conformity with Plans:

A. Site Information

	County	City
Zoning Designation	All areas will remain the same	N/A
General Plan Designation	All areas will remain the same	N/A
Uses	All areas will remain the same	N/A

Surrounding land uses is agricultural, residential and commercial. This proposal does not conflict with the Tulare County General Plan.

2. Impact on Prime Agricultural Land, Agriculture and Open Space:

Williamson Act and Agricultural Preserves:

N/A

3. Population:

There are more than 12 inhabitants within the affected areas. Therefore, pursuant to GC Section 56046, the detachment area is inhabited.

4. Services and Controls - Need, Cost, Adequacy and Availability:

The District does not currently serve the proposed detachment areas. The proposed parcel to be annexed is currently receiving service for agricultural irrigation by the Pixley Irrigation District. The proposal will not change which agencies are providing current services or utilities in the parcels being detached and annexed.

5. Boundaries and Lines of Assessment:

The boundaries of the proposal area are definite and certain and conform to the lines of assessment and ownership. A map sufficient for filing with the State Board of Equalization has been received.

6. Environmental Impacts:

The applicant, Pixley Irrigation District, has adopted a Notice of Exemption (NOE) where it was concluded that the proposed reorganization of the Pixley Irrigation District constitutes a proposal for which it can be seen with certainty that there is no possibility that the proposed activity may have a significant effect on the environment, and thus, the proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to Exemption Sections 15061(b)(3) and 15319. The Commission intends to adopt the NOE by reference unless evidence of significant environmental effects is submitted to the Commission on or before the public hearing. If the Commission approves the reorganization and determines that the project is exempt from CEQA, staff will prepare and file a notice of exemption with the County of Tulare, as required by CEQA Regulation section 15062.

7. Landowner and Annexing Agency Consent:

Pursuant to GC Section 56663: consent to this reorganization has not been received from all property owners. However, notice was mailed to all landowners and registered voter within the annexation and detachment area pursuant to GC 56663 (d) (1). Thus unless written protest is submitted by a landowner or registered voter within the site prior to the closing of this public hearing the Commission may waive protest proceedings.

8. Discussion:

Detachment from the Pixley Irrigation District and Annexation to the Pixley Irrigation District

The annexation site consists of 9.5 acres farmed adjacent to the community of Pixley and the detachment site consists of 1,195.8 acres of urban developed lands within the Pixley and Teviston communities within the PID service areas.

The PID was formed in 1960, for the management and destitution of surface water from the Friant-Kern Canal to farmers within the defined boundaries. Original boundaries were established around urban communities. Over the past 53 years, the communities of Pixley and Teviston have grown and developed parcels within the boundary to non-agricultural uses. Because these parcels are within the PID boundary they are assessed as if they were an agricultural irrigator. Those acres that are detached will no longer be required to pay assessments to PID. Additionally, within the Pixley North community, there is a parcel currently being irrigated and used for agricultural purposes which is being proposed for annexation into the PID.

The Commission may, as a result of the hearing, approve boundaries for the proposed reorganization that differ from and/or include more or less territory than that described. This is an administrative action and will not authorize, require, or cause any construction, grading, or other physical alterations to the environment.

RECOMMENDED ACTIONS:

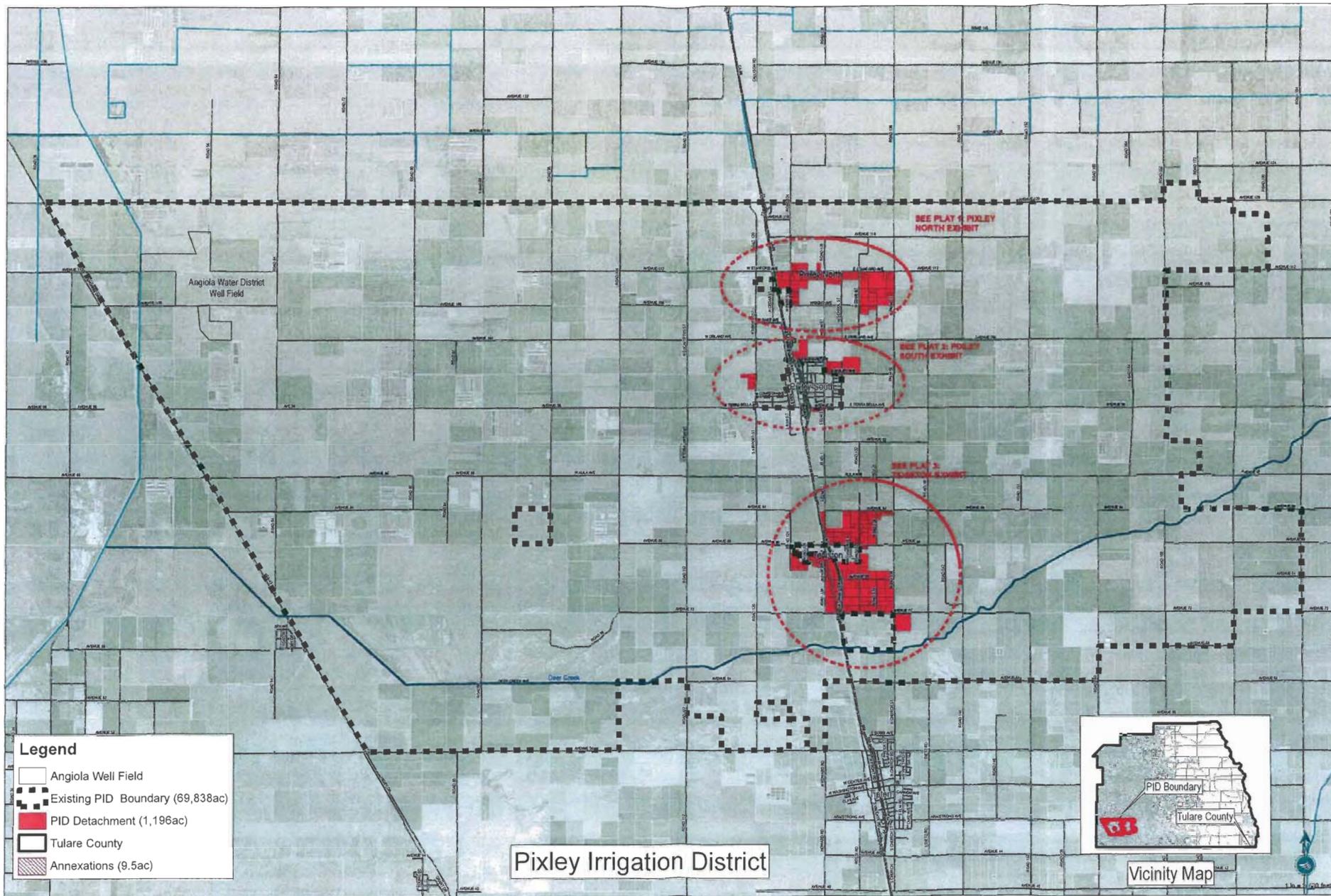
It is recommended that this proposal be approved and that the Commission take the following actions:

1. Certify that the Commission has reviewed and considered the Notice of Exemption prepared by the Pixley Irrigation District for this project and find that the project will not have a significant effect on the environment.
2. Find that the proposed reorganization of the Pixley Irrigation District complies with the policies and priorities of the Cortese-Knox-Hertzberg Act, Section 56377.
3. Pursuant to LAFCO Policy and Procedure Section C-1.3, find that:

- a. No change in services will result from this reorganization.
 - b. The proposed annexation and detachments represent a logical and reasonable reorganization of the district.
 - c. The proposed reorganization reflects the plans of the adjacent governmental agencies.
 - d. The proposed boundaries are definite and certain and conform to lines of assessment.
4. Find that the territory proposed for reorganization of the Pixley Irrigation District is inhabited. To date, no written comments or protests to this reorganization have been received from area landowners or surrounding registered voters.
 5. Approve the reorganization as proposed by PID, to be known as LAFCO Case Number 1500, Pixley Irrigation District-Detachment 2013-7-1.
 6. Waive the protest hearing for this proposal in accordance with subsection (c) of Government Code section 56663 and order the detachment without an election.
 7. Authorize the Executive Officer to sign and file a Notice of Exemption with the Tulare County Clerk.

Figures:

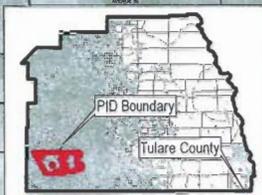
- Figure 1 Site Location Maps
Figure 2 APNs



Legend

-  Angiola Well Field
-  Existing PID Boundary (69,838ac)
-  PID Detachment (1,196ac)
-  Tulare County
-  Annexations (9.5ac)

Pixley Irrigation District

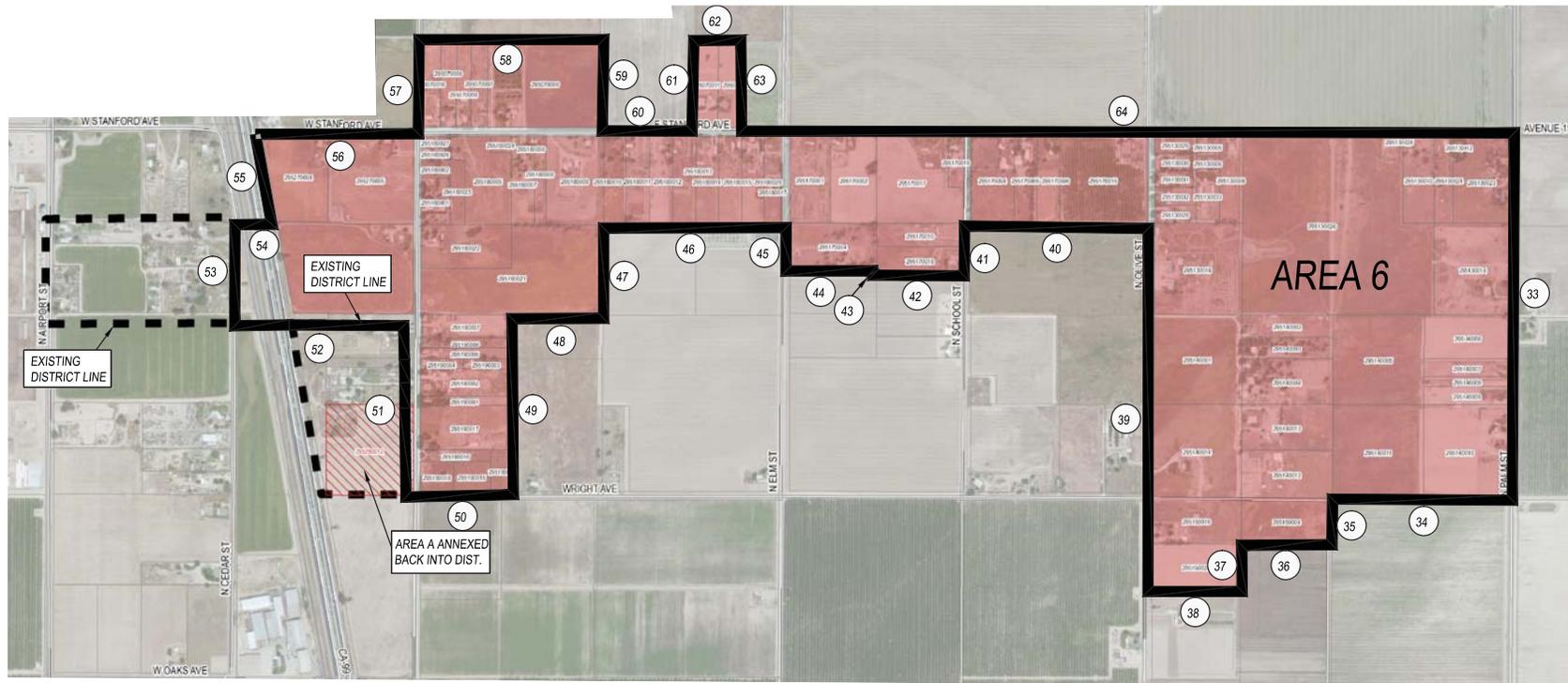


Vicinity Map



PLAT 1-PIXLEY NORTH EXHIBIT

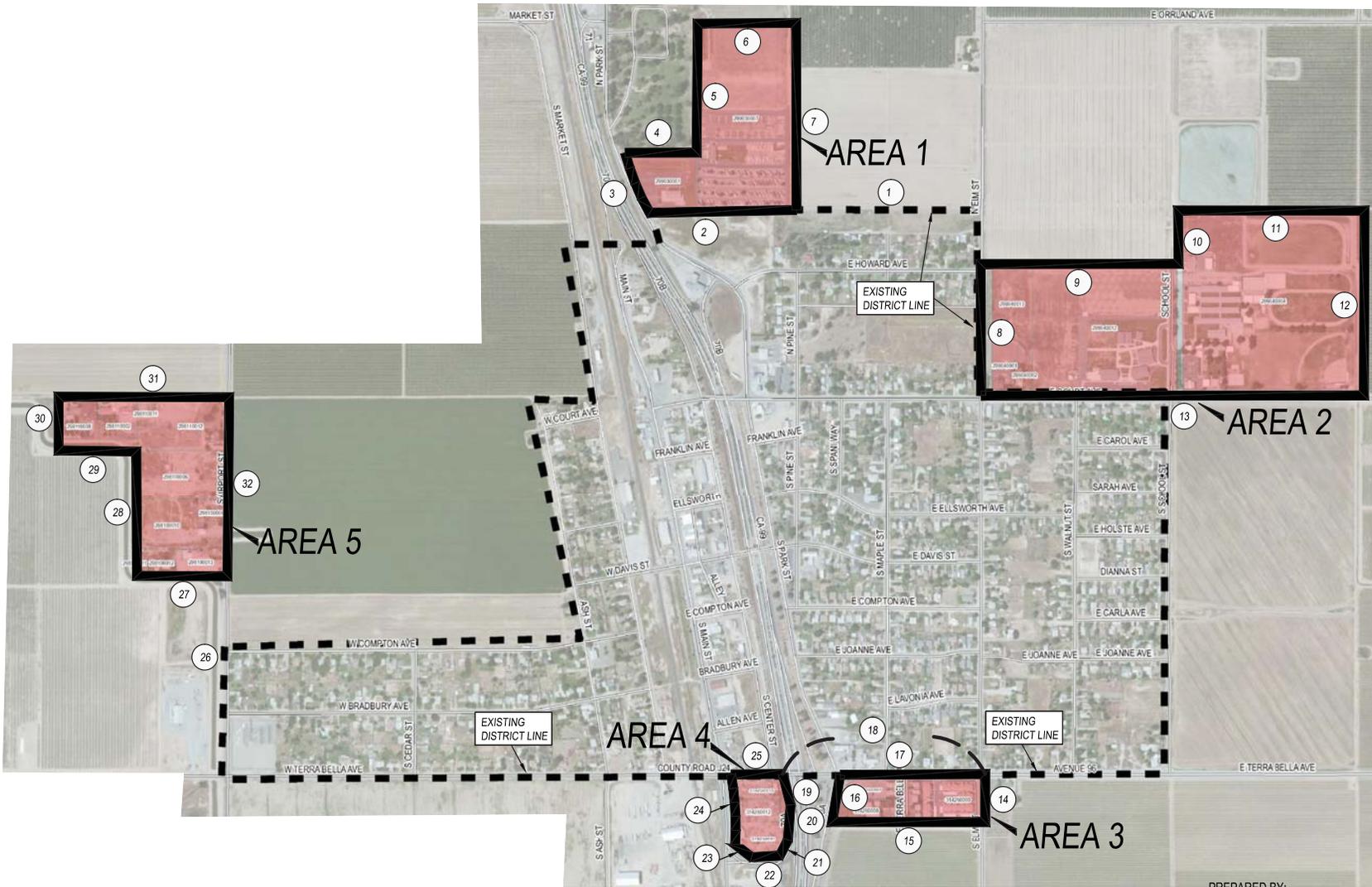
BOUNDARY COURSE EXHIBIT



PREPARED BY:



2929 W. MAIN ST., STE. A
P.O. BOX 7593
VISALIA, CA 93291
TEL: 559.802.3052
FAX: 559.802.3215



PLAT 2-PIXLEY SOUTH EXHIBIT

BOUNDARY COURSE EXHIBIT

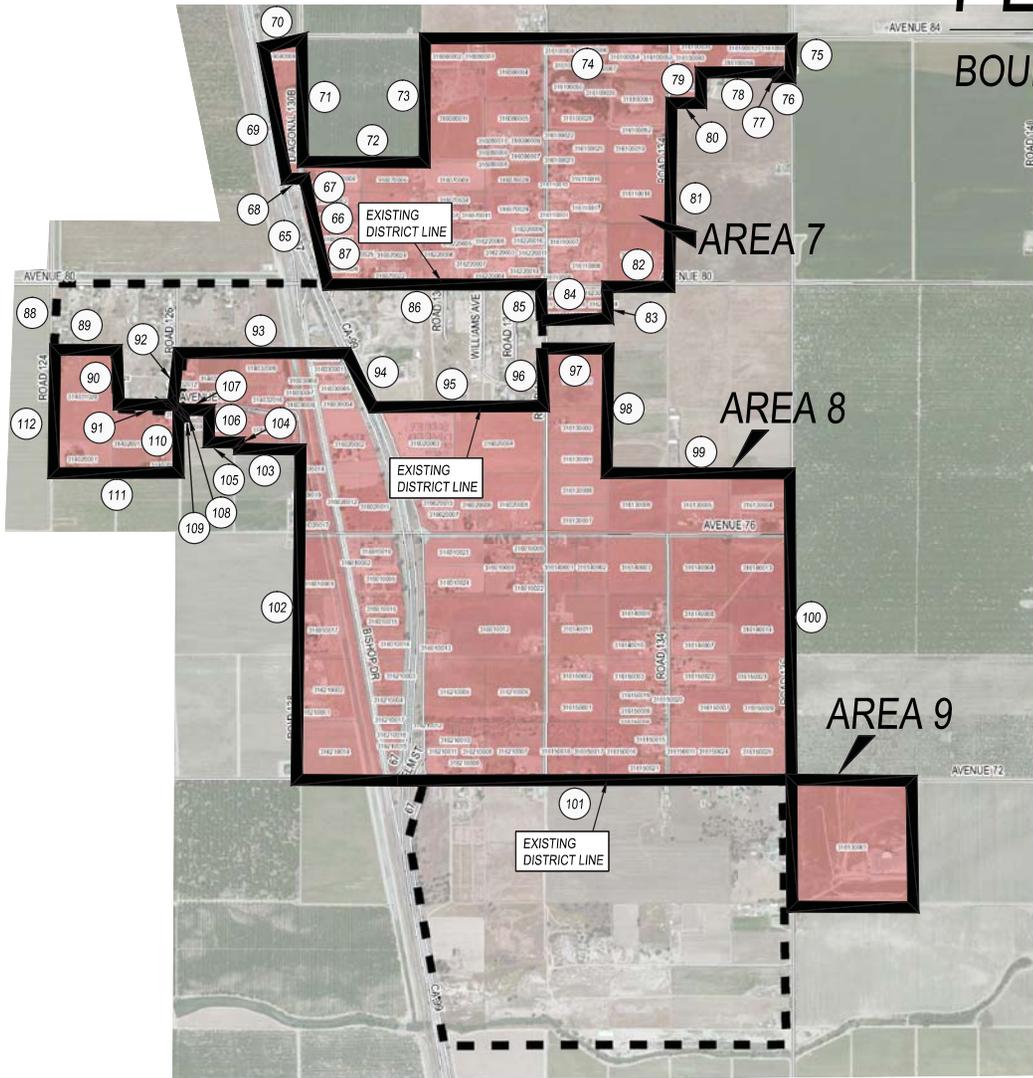
PREPARED BY:



2929 W. MAIN ST., STE. A
 P.O. BOX 7593
 VISALIA, CA 93291
 TEL: 559.802.3052
 FAX: 559.802.3215

PLAT 3-TEVISTON EXHIBIT

BOUNDARY COURSE EXHIBIT



PREPARED BY:



2929 W. MAIN ST., STE. A
P.O. BOX 7593
VISALIA, CA 93291
TEL: 559.802.3052
FAX: 559.802.3215

Count	APN	Area (Acres)	Property Owner Information				Physical Address			Community
73	295180028	0.3	ACOSTA FORTINO	P O BOX 154	PIXLEY CA 93256-0154	3088	PARK	ST N	Pixley North	
74	295180029	2.4	SANCHEZ RIGOBERTO & ELENA	1019 E STANFORD RD	PIXLEY CA 93256	1019	STANFORD	RD E	Pixley North	
75	295190001	1.0	CORONADO GLORIA SANTOS	P O BOX 604	PIXLEY CA 93256	2360	PARK	N	Pixley North	
76	295190002	2.9	GODIN JAVIER	2438 N PARK	PIXLEY CA 93256	2438	PARK	ST	Pixley North	
77	295190003	0.5	LOREDO THOMAS JR & MARY	4424 ALUM ROCK AVE	SAN JOSE CA 95127	2468	PARK	ST N	Pixley North	
78	295190004	0.5	GUERRERO GILBERTO J	2476 PARK ST	PIXLEY CA 93256	2476	RD 124		Pixley North	
79	295190005	1.2	TORREZ ENRIQUE & GUILLERMINA	2494 N PARK DR	PIXLEY CA 93256	2494	PARK	ST N	Pixley North	
80	295190006	1.2	GUERRERO GILBERT J	2518 N PARK ST	PIXLEY CA 93256	2518	PARK	ST N	Pixley North	
81	295190007	2.4	ROMINES JUNIOR H & ANNA L (TRS)	2556 N PARK RD	PIXLEY CA 93256	2554	PARK	ST N	Pixley North	
82	295190014	0.9	WILLIAMS DAVID L & MELONIE A	P O BOX 821	PIXLEY CA 93256				Pixley North	
83	295190015	1.3	WILLIAMS DAVID L & MELONIE A	P O BOX 821	PIXLEY CA 93256				Pixley North	
84	295190016	0.9	WILLIAMS DAVID L & MELONIE A	P O BOX 821	PIXLEY CA 93256				Pixley North	
85	295190017	4.7	NUNEZ ALBERTO	2238 NO PARK ST	PIXLEY CA 93256	2212	PARK	ST N	Pixley North	
86	295190018	1.2	WILLIAMS DAVID I & MELONIE	P O BOX 821	PIXLEY CA 93256	2238	PARK	RD N	Pixley North	
87	295270004	6.2	TISCARENO SANTANA & BELEN	803 LAVONIA AVE	PIXLEY CA 93256	2122	PARK	ST N	Pixley North	
88	295270005	9.1	RENTERIA ALFREDO & EDUVINA	1187 N PARK	PIXLEY CA 93256	367	STANFORD	RD W	Pixley North	
89	295270006	14.0	AGUILERA PEDRO & ESPERANZA	2805 NORTH PARK RD (RD 124)	PIXLEY CA 93256	195	STANFORD	RD W	Pixley North	
TOTAL:		347.3					2805	RD 124		Pixley North

1	299030007	20.6	ROEDER RAY (TR LIV TRUST)	5100 COE AVE	SEASIDE CA 93955	782	PARK	AVE N	Pixley South	
2	299012035	7.5	VERA DAVID R & VERONICA	5065 AVENUE 144	TIPTON CA 93272				Pixley South	
3	298100009	0.8	LARA AGUSTIN & MARIA	PO BOX 116	TIPTON CA 93272	375	AIRPORT	ST S	Pixley South	
4	298100010	4.1	TERREL CLIFFORD L & ARVELLA E	P O BOX 844	PIXLEY CA 93256	395	AIRPORT	ST	Pixley South	
5	298100011	0.3	CHARBONEAU CHARLENE	P O BOX 81	PIXLEY CA 93256				Pixley South	
6	298100012	0.8	ORTIZ ABEL	PO BOX 1	PIXLEY CA 93256				Pixley South	
7	298100013	1.5	MALDONADO FERNANDO	519 SO AIRPORT ST	PIXLEY CA 93256-9676	575	AIRPORT	ST S	Pixley South	
8	298110002	2.1	ANACLETO HERONDINA M	107 AIRPORT RD	PIXLEY CA 93256	519	AIRPORT	ST	Pixley South	
9	298110006	5.0	TERRELL ARVELLA & CLIFF	P O BOX 844	PIXLEY CA 93256	107	AIRPORT	ST	Pixley South	
10	298110008	2.3	CONTRERAS MARIA GALVAN	P O BOX 694	TIPTON CA 93272	297	AIRPORT	ST	Pixley South	
11	298110011	0.5	ANACIETO HERONDINA	107 N AIRPORT RD	PIXLEY CA 93256	105	AIRPORT	ST	Pixley South	
12	298110012	4.5	ANACIETO HERONDINA	107 N AIRPORT RD	PIXLEY CA 93256				Pixley South	
13	299020035	5.2	TOOR SURINDER S (TR)	1558 MATEUS AVE	TULARE CA 93274	129	AIRPORT	ST S	Pixley South	
14	299020036	0.7	TOOR SURINDER S (TR)	1558 MATEUS AVE	TULARE CA 93274				Pixley South	
15	299020037	0.3	WESTBROOK TODD & KAREN D	501 N MAPLE	PIXLEY CA 93256	542	HOWARD	AVE E	Pixley South	
16	299030001	4.0	SOUTH TULARE COUNTY MEM DIST	P O BOX 108	EARLIMART CA 93219	501	MAPLE	N	Pixley South	
17	299040001	1.5	PIXLEY CHURCH OF THE NAZARENE	C/O AMERICAS CHRISTIAN CREDIT UNION	2100 E ROUTE 66	719	PARK	N	Pixley South	
18	299040002	0.6	PIXLEY CHURCH OF THE NAZARENE	C/O AMERICA'S CHRISTIAN CREDIT UNION	2100 E ROUTE 66	1138	COURT	E	Pixley South	
19	299040004	37.1	PIXLEY UNION SCHOOL DISTRICT	DRAWER P	PIXLEY CA 93256	1202	COURT	E	Pixley South	
20	299040012	20.7	PIXLEY SCHOOL DISTRICT	ATTN CHERYL WALDEN	PO DRAWER P	300	SCHOOL	ST N	Pixley South	
21	299040013	3.6	PIXLEY SCHOOL DISTRICT	ATTN CHERYL WALDEN	PO DRAWER P				Pixley South	
22	314250007	1.1	ALI AHMED ALI	P O BOX 886	PIXLEY CA 93256	655	TERRA BELLA	AVE E	Pixley South	
23	314250008	3.1	PIXLEY INVESTMENT GROUP	AWI MANAGEMENT CORPORATION	P O BOX 550	735	TERRA BELLA	AVE E	Pixley South	
24	314250009	2.6	PIXLEY APARTMENT INVESTORS CA LP	C/O NATL AFFORDABLE COMM INC	100 BAYVIEW CIRCLE STE 3200	735	TERRA BELLA	AVE E	Pixley South	
25	314250011	1.8	DORADO MIGUEL T & MARIA T	P O BOX 73	PIXLEY CA 93256	1167	TERRA BELLA	AVE E	Pixley South	
26	314250012	1.2	DORADO MIGUEL T & MARIA T	P O BOX 73	PIXLEY CA 93256				Pixley South	
27	314250013	1.2	PATEL DHANJIBHAI P & SHANTABEN D	1701 S UNION AVE	BAKERSFIELD CA 93307	255	TERRA BELLA	AVE W	Pixley South	
TOTAL:		134.9								

1	314020001	4.9	PASCUAL PETE JR & STELLA	P O BOX 421	PIXLEY CA 93256	12401	AVE 80		Teviston
2	314020004	0.1	PIXLEY IRRIGATION DISTRICT	ATTN: DANIEL G VINK	357 E OLIVE AVE				Teviston
3	314020006	0.5	BURCH KING A ET AL	215 E JENSEN	FRESNO CA 93706				Teviston
4	314020007	2.0	JONES LORALEAN	C/O DARLEAN HILL	1417 W 136TH ST	12665	COMPTON CA 90222	AVE 78	Teviston
5	314020008	4.3	ROMAN ALFREDO V	1826 YORK ST	DELANO CA 93215	7577		RD 128	Teviston
6	314020009	1.0	ROBLES ADRIANA	7745 RD 128	EARLIMART CA 93219	7745		RD 128	Teviston
7	314020013	5.1	ALCALA ANTONIO JR & EUNICE	18266 GRANGEVILLE BLVD	LEMOORE CA 93245				Teviston
8	314020014	4.1	POMPA VICTORIANO	7593 RD 126	PIXLEY CA 93256	7593		RD 126	Teviston
9	314020015	1.0	NUNEZ VICTORIANO POMPA	P O BOX 11904	EARLIMART CA 93219	12786		AVE 76	Teviston
10	314031028	0.1	GARCIA FRANCISCO & ROSA	P O BOX 282	YETTEM CA 93670				Teviston
11	314031029	17.0	CAVASOS FREDDIE	P O BOX 896	PIXLEY CA 93256	12407		AVE 80	Teviston
12	314032009	4.7	GALLARDO IGNACIO C & EVANGELINA	31085 SAN YSIDRO AVE	CATHEDRAL CITY CA 92234	12700		AVE 78	Teviston
13	314032010	4.0	MONTERO JESUS M	P O BOX 10157	EARLIMART CA 93219	12783		AVE 80	Teviston
14	314032011	8.0	ARTEAGA FRANCISCO	P O BOX 589	PIXLEY CA 93256	7888		RD 126	Teviston
15	314032012	0.9	BUENO MARIA LINA	7881 RD 126	PIXLEY CA 93256				Teviston
16	314040004	3.6	SAVERY ARTA G	P O BOX 818	PIXLEY CA 93256				Teviston
17	314040017	4.7	MADRIGAL MARIA I (L EST)	PO BOX 20	PIXLEY CA 93256	8335		RD 128	Teviston
18	316070001	2.2	KIRKSEY MURRY & TIMOTHY MAE	C/O ANN KIRKSEY	889 CANFIELD CT APT 4	8331	SAN JOSE CA 95136	RD 128	Teviston
19	316070002	2.3	FLORES OLGA LLAMAS	8144 RD 128	PIXLEY CA 93256	8118		RD 128	Teviston
20	316010001	4.7	DIXON JAMES	C/O ANGELA GOODEN	1609 EAST 33RD ST	8144	LOS ANGELES CA 90011	RD 128	Teviston
21	316010002	1.6	GARCIA LGNACIO & XOCHILT	7542 BISHOP ST	EARLIMART CA 93219	7510		RD 128	Teviston
22	316010005	3.5	GARCIA IGNACIO & XOCHILT	7542 BISHOP ST	EARLIMART CA 93219	7584		BISHOP AVE	Teviston
						7542		BISHOP	Teviston

Count	APN	Area (Acres)	Property Owner Information			Physical Address			Community
23	316010008	4.8	SANCHEZ JOSE MARIA	13153 AVE 76	EARLIMART CA 93219	13153	AVE 76		Teviston
24	316010009	1.7	ACOSTA JOSE	477 RD 152	DELANO CA 93215				Teviston
25	316010010	1.4	VILLASENOR FRANCISCO F	7535 RD 132	EARLIMART CA 93219	7535	RD 132		Teviston
26	316010012	17.4	CASTILLO FIDEL & NELINA	7433 RD 132	EARLIMART CA 93219	7411	RD 132		Teviston
27	316010013	1.3	CASTILLO ROGELIO R	7438 RD 130	EARLIMART CA 93219	7438	RD 130		Teviston
28	316010014	3.2	ALVAREZ PASCUAL S & MARIA M	1815 12TH AVE	DELANO CA 93215	7400	BISHOP	DR	Teviston
29	316010015	0.9	CEBALLOS ARMANDO	P O BOX 11332	EARLIMART CA 93219				Teviston
30	316010016	2.7	CORONEL SAUL	7488 BISHOP DR	EARLIMART CA 93219	7488	BISHOP	DR	Teviston
31	316010017	6.9	SHELTON BLAIN D & CARLA JANE	P O BOX 127	PIXLEY CA 93256	7442	RD 128		Teviston
32	316010019	2.2	ROSE E L & DOROTHY (L E)	C/O JOYCE PHILLIPS	1837 MAIN ST	DELANO CA 93215-1445	12925	AVE 76	Teviston
33	316010022	1.4	ORTIZ MARIA R	7507 RD 132	EARLIMART CA 93219	7507	RD 132		Teviston
34	316010023	4.6	CARRANZA ARMANDO	C/O SUSANA CARRANZA	PO BOX 45	PIXLEY CA 93256			Teviston
35	316010024	4.6	HERRERA JOHN C & ARGELIA S	P O BOX 917	PIXLEY CA 93256	7347	RD 130		Teviston
36	316020002	7.1	CUSHING WILLIAM V & PENYE I(TRS)(FA	P O DRAWER V	PIXLEY CA 93256	7724	BISHOP	DR	Teviston
37	316020003	9.7	CORREA MARTIN & CELIDA	2229 5TH AVE	DELANO CA 93215				Teviston
38	316020004	14.5	VILLARREAL JUAN & ARCELIA	13182 AVE 76	PIXLEY CA 93256-9649				Teviston
39	316020005	9.1	VILLARREAL JUAN & ARCELIA	13182 AVE 76	PIXLEY CA 93256	13182	RD 76		Teviston
40	316020006	2.4	PLATAS HUMBERTO & JUANITA	5760 W MANNING AVE	FRESNO CA 93706	13090	AVE 76		Teviston
41	316020007	2.4	PLATAS HUMBERTO & JUANITA	5760 W MANNING AVE	FRESNO CA 93706	13074	AVE 76		Teviston
42	316020010	1.5	BAUTISTA MICHAEL	1120 ROUNDS	DELANO CA 93215	7684	RD 130		Teviston
43	316020011	4.2	GILBERT NEIL F	C/O LINDA MAHAKIAN	838 SO SIERRA BONITA	LOS ANGELES CA 90036			Teviston
44	316020012	3.3	STEPHENS SUZANNE C	1731 QUINCY ST	DELANO CA 93215				Teviston
45	316020015	4.4	CORREA MARTIN & CELIDA	7808 RD 130	PIXLEY CA 93256	13036	AVE 76		Teviston
46	316020017	1.1	WHITAKER DOMINIQUE	1609 E 33RD ST	LOS ANGELES CA 90011				Teviston
47	316020018	2.1	PIXLEY IRRIGATION DISTRICT	ATTN: DANIEL G VINK	357 E OLIVE AVE	TIPTON CA 93272			Teviston
48	316020019	0.9	MORENO FRANCISCO & GLORIA ANN B	7636 RD 128	EARLIMART CA 93219	7636	RD 128		Teviston
49	316030001	1.1	ANDRADE JOSE & MARIA ELENA	1323 HIGH ST	SANTA PAULA CA 93060	7856	BISHOP		Teviston
50	316030002	1.0	WARD MOSES E	2015 W 85TH STREET	LOS ANGELES CA 90047				Teviston
51	316030004	1.4	SANCHEZ MARTHA L	P O BOX 11075	EARLIMART CA 93219	7804	OLD HWY 99		Teviston
52	316030005	1.3	ANDRADE JOSE & MARIA ELENA	1323 HIGH ST	SANTA PAULA CA 93060	7832	BISHOP		Teviston
53	316030006	0.1	PIXLEY IRRIGATION DISTRICT	ATTN: DANIEL G VINK	357 E OLIVE AVE	TIPTON CA 93272			Teviston
54	316030007	0.0	LACY ALICE	P O BOX 477	PIXLEY CA 93256				Teviston
55	316030008	1.5	UNION PACIFIC RAILROAD COMPANY	1416 DODGE ST	OMAHA NE 68179				Teviston
56	316070003	0.8	CARRILLO JUAN CARLOS	8145 S RD 128	PIXLEY CA 93256	8145	RD 128	S	Teviston
57	316070004	3.8	HICKS RICHARD	1551 LIVINGSTON DR	HENDERSON NV 89012				Teviston
58	316070005	5.0	AYON MARIA TRINIDAD	963 NO CHURCH ST	EARLIMART CA 93213	8198	ROAD 128		Teviston
59	316070007	1.9	AYON SANTIAGO RIOS	1319 GLENWOOD ST	DELANO CA 93215				Teviston
60	316070009	4.9	STEWART PATRICIA ANN	4468 SUNFLOWER WAY	SAN LUIS OBISPO CA 93401	13003	AVE 84		Teviston
61	316070011	1.0	MEDINA AGUSTIN MUNOZ	3410 TWINING DR	SAN ANTONIO TX 78211	8097	RD 132		Teviston
62	316070022	0.9	ELLIS SMITH M	10798 AVE 88	PIXLEY CA 93256	12954	AVE 80		Teviston
63	316070024	3.8	NEVAREZ CEVERINO	12970 AVE 80	PIXLEY CA 93256	12970	AVE 80		Teviston
64	316070025	2.9	TEVISTON BETTERMAN ASSOC	P O BOX 849	PIXLEY CA 93256	12934	AVE 80		Teviston
65	316070026	2.8	CORREA MARTIN & CELIDA	7808 ROAD 130	PIXLEY CA 93256	12894	AVE 80		Teviston
66	316070027	4.1	MUNOZ GILBERTO CHAVEZ	8072 RD 128	PIXLEY CA 93256	8072	RD 128		Teviston
67	316070028	4.7	HARRIS EDDIE LEE ETAL	P O BOX 246	PIXLEY CA 93256				Teviston
68	316070029	4.7	HARRIS EDDIE LEE	P O BOX 246	PIXLEY CA 93256	8135	RD 132		Teviston
69	316070034	2.0	AYON SALVADOR RIOS	1319 GLENWOOD ST	DELANO CA 93215	13002	RD 180		Teviston
70	316070035	6.9	TAPIA JOSE & MARIA T	8126 RD 128	PIXLEY CA 93256	812	RD 128		Teviston
71	316080002	3.5	MC CULLOUGH DAVID & LAURA	C/O MARYETTA THOMAS	13001 AVE 84	PIXLEY CA 93256	13001	AVE 84	Teviston
72	316080003	1.0	AGUIRRE DAVID & LUZ ELENA (TRS)	3107 VINEYARD AVE	LOS ANGELES CA 90016	13095	AVE 84		Teviston
73	316080004	9.1	EDWARDS DORRIS	DRAWER R	PIXLEY CA 93256	8347	RD 132		Teviston
74	316080005	4.7	EDWARDS DORRIS	DRAWER "R"	PIXLEY CA 93256	8287	RD 132		Teviston
75	316080006	1.4	MORNING JAMES	P O BOX 341	PIXLEY CA 93256	8243	RD 132		Teviston
76	316080007	1.4	MONTIEL REBECCA	P O BOX 10739	EARLIMART CA 93215	8211	RD 132		Teviston
77	316080008	0.5	SANCHEZ JOSE L & MARTHA	P O BOX 11075	EARLIMART CA 93219	8229	RD 132		Teviston
78	316080009	0.5	SANCHEZ SOCORRO	2024 E BRANDYWINE LANE	FRESNO CA 93720	8227	RD 132		Teviston
79	316080010	0.9	AUSTIN EDMOND & LILLIE	C/O MARIA SANCHEZ	P O BOX 11075	EARLIMART CA 93219			Teviston
80	316080011	14.9	LEWIS CLARENCE J & DOROTHY N	13003 AVE 84	PIXLEY CA 93256	13002	AVE 84		Teviston
81	316100003	0.3	CH-METHODIST-ST PAUL A M E	P O BOX 117	DELANO CA 93216	13214	AVE 84		Teviston
82	316100004	0.4	ARROU GREGORY & AMBER	13235 AVE 84	PIXLEY CA 93256	13235	AVE 84		Teviston
83	316100005	0.4	MC KINNEY LATECA MONIC	4044 N MILBURN AVE	FRESNO CA 93722	13255	AVE 84		Teviston
84	316100006	0.9	GUERRERO MANUEL	13283 AVE 84	PIXLEY CA 93256	13283	AVE 84		Teviston
85	316100007	1.0	JONES JOANNA (LE)	13297 AVE 84	PIXLEY CA 93256	13297	AVE 84		Teviston
86	316100012	0.3	NUNEZ JOSE L	2114 POPLAR AVE	DELANO CA 93215	13535	AVE 84		Teviston
87	316100013	0.1	PIXLEY IRRIGATION DISTRICT	ATTN: DANIEL G VINK	357 E OLIVE AVE	TIPTON CA 93272			Teviston
88	316100019	4.7	SMITH FREDDIE JR & GERALDINE	8245 ROAD 134	PIXLEY CA 93256	8245	RD 134		Teviston
89	316100020	3.0	SMITH FREDDIE JR & GERALDINE	8245 RD 134	PIXLEY CA 93256				Teviston
90	316100022	0.3	EDWARDS DORRIS	DRAWER R	PIXLEY CA 93256	8246	RD 132		Teviston
91	316100023	1.5	HARRISON LENA HUDSON	C/O PATRICIA J PATTERSON	1770 MODOC AVE	TULARE CA 93274	8212	RD 132	Teviston
92	316100024	0.4	CH-METHODIST-ST PAUL A M E	P O BOX 117	DELANO CA 93216	13214	AVE 84		Teviston
93	316100025	0.1	MONTIEL FRANCISCO M	13523 AVE 84	PIXLEY CA 93256	13523	AVE 84		Teviston

Count	APN	Area (Acres)	Property Owner Information				Physical Address			Community
1	295130005	0.6	SMITH DARRYL W & DEANNA G	2297 E STANFORD AVE	PIXLEY CA 93256	2297	STANFORD	RD E	Pixley North	
2	295130006	0.3	MC KINZIE LIDDIE	PO BOX 165	PIXLEY CA 93256	2557	STANFORD	RD E	Pixley North	
3	295130008	2.4	BRAZELL CLIFTON F & VIVIAN O	P O BOX 136	PIXLEY CA 93256	2339	STANFORD	RD	Pixley North	
4	295130010	3.3	VELAZCO ACELA Z	18540 134TH PL NE	WOODINVILLE WA 98072	2869	STANFORD	RD E	Pixley North	
5	295130012	0.4	PADILLA IGNACIO	2939 E STANFORD AVE	PIXLEY CA 93256	2939	STANFORD AVE	E	Pixley North	
6	295130014	8.6	MENDOZA ALFONSO & VICTORIA	P O BOX 433	PIXLEY CA 93256	2653	PALM	N	Pixley North	
7	295130016	9.7	JACOBO JOSE B & JUANA	2716 N OLIVE	PIXLEY CA 93256	2896	OLIVE	ST N	Pixley North	
8	295130023	6.0	BARAJAS JOSE G & ZENaida L	2957 N PALM ST	PIXLEY CA 93256	2957	PALM	ST N	Pixley North	
9	295130024	1.9	MAGDALENO JAVIER	2538 LA PALOMA CT	TULARE CA 93274	2905	STANFORD	RD E	Pixley North	
10	295130025	0.1	CUEVAS ANTONIO & CONSUELO	13135 5TH ST	CHINO CA 91710				Pixley North	
11	295130026	37.5	CUEVAS ANTONIO & CONSUELO	13135 5TH ST	CHINO CA 91710	2723	STANFORD	E	Pixley North	
12	295070006	12.1	MC PHETRIDGE CRAIG & TICIA	314 E STANFORD	PIXLEY CA 93256	314	STANFORD	RD E	Pixley North	
13	295070007	1.7	WATSON MIKE & PAULA	P O BOX 311	PIXLEY CA 93256	260	STANFORD	E	Pixley North	
14	295070008	1.5	SANCHEZ MIGUEL G & LAURA M	222 STANFORD	PIXLEY CA 93256	222	STANFORD	RD E	Pixley North	
15	295070009	1.7	SANCHEZ MIGUEL G & LAURA M	222 STANFORD	PIXLEY CA 93256	178	STANFORD	AVE E	Pixley North	
16	295070010	2.0	GONZALEZ CARMEN	130 STANFORD AVE	PIXLEY CA 93256	130	STANFORD	AVE E	Pixley North	
17	295070011	2.4	LOPEZ BOBBY LEE	880 E STANFORD	PIXLEY CA 93256	880	STANFORD	AVE E	Pixley North	
18	295070012	2.4	LOPEZ JACKIE SHANE & BLANCA STELLA	940 E STANFORD	PIXLEY CA 93256	940	STANFORD	AVE E	Pixley North	
19	295130028	0.9	RANGEL IGNACIO & SALOME	2900 N OLIVE ST	PIXLEY CA 93256	2900	OLIVE	ST N	Pixley North	
20	295130029	0.9	GUTIERREZ VICTOR	2127 E STANFORD AVE	PIXLEY CA 93256	2127	STANFORD	RD E	Pixley North	
21	295130030	0.9	VILLA OMAR	2956 N OLIVE ST	PIXLEY CA 93256	2956	OLIVE	ST	Pixley North	
22	295130031	0.9	PALMA-QUIROZ ARTA G	PO BOX 818	PIXLEY CA 93256	2932	OLIVE	ST N	Pixley North	
23	295130032	0.9	VELAZQUEZ JUAN P	2916 NO OLIVE ST	PIXLEY CA 93256	2916	OLIVE	ST N	Pixley North	
24	295130033	1.5	SANCHEZ JOSE	2221 E STANFORD AVE	PIXLEY CA 93256	2221	STANFORD	AVE E	Pixley North	
25	295140001	9.6	NUNES JOE A & GENNIFER L	P O BOX 552	PIXLEY CA 93256				Pixley North	
26	295140002	2.4	CUEVAS ANTONIO & CONSUELO	13135 5TH ST	CHINO CA 91710				Pixley North	
27	295140003	2.5	VALENCIA LEONEL & MARIA S	2628 NO OLIVE ST	PIXLEY CA 93256	2628	OLIVE	ST N	Pixley North	
28	295140004	5.0	GOMEZ EVERARDO O & DOLORES B	P O BOX 843	PIXLEY CA 93256	2628	OLIVE	ST	Pixley North	
29	295140005	9.9	CUEVAS ANTONIO & CONSUELO	13135 5TH ST	CHINO CA 91710				Pixley North	
30	295140006	4.7	MORA DAVID S	215 W 219TH ST	CARSON CA 90745				Pixley North	
31	295140007	1.8	WHITT EARLINE	2437 N PALM	PIXLEY CA 93256	2437	PALM	ST N	Pixley North	
32	295140008	1.1	WESTBROOK NEAL RAY & ROBIN R	2339 N PALM	PIXLEY CA 93256				Pixley North	
33	295140009	1.9	WESTBROOK NEAL & ROBIN	2339 NO PALM	PIXLEY CA 93256	2339	PALM	ST N	Pixley North	
34	295140010	9.8	SCHOTT FRED E & MARY VIRGINIA	2291 N PALM	PIXLEY CA 93256	2291	PALM	ST N	Pixley North	
35	295140011	10.2	CUEVAS ANTONIO & CONSUELO	13135 5TH ST	CHINO CA 91710				Pixley North	
36	295140012	5.2	GUTIERREZ PEDRO & MARIA E	P O BOX 1061	TIPTON CA 93272	10800	OLIVE		Pixley North	
37	295140013	5.0	LUNA PEDRO & RAMONA	P O BOX 533	TIPTON CA 93272	2076	OLIVE	ST	Pixley North	
38	295140014	9.8	BRUMM NEIL & GAIL	2154 N OLIVE	PIXLEY CA 93256	2514	OLIVE	ST N	Pixley North	
39	295150004	5.0	GOMEZ JOSE	P O BOX 861	TIPTON CA 93272				Pixley North	
40	295150019	4.9	WOLDEN DARRELL D & CHERYL A	2074 N OLIVE	PIXLEY CA 93256	2074	OLIVE	ST N	Pixley North	
41	295150020	4.8	MALTA SALVADOR ALVA & SOCORRO S	12182 AVE 116	PIXLEY CA 93256	1964	OLIVE	N	Pixley North	
42	295170001	4.3	TERREL RANDY	P O BOX 44	PIXLEY CA 93256	1109	STANFORD	RD E	Pixley North	
43	295170002	4.8	BARRETO ANTONIO T & ANGELINA P	P O BOX 235	PIXLEY CA 93256	1257	STANFORD	RD E	Pixley North	
44	295170004	4.5	ORTIZ ROGELIO	1745 E STANFORD RD	PIXLEY CA 93256	1745	STANFORD	RD E	Pixley North	
45	295170005	2.4	ORTIZ ROGELIO	1745 E STANFORD RD	PIXLEY CA 93256	1745	STANFORD	RD E	Pixley North	
46	295170006	2.4	THOMAS DANNY L	C/O CHERI PARKE	15280 BIRCH MEADOW CIRCLE	1843	STANFORD	RD E	Pixley North	
47	295170010	2.4	GALBRAITH JOHN GRAIG	P O BOX 310	PIXLEY CA 93256	2835	SCHOOL	N	Pixley North	
48	295170014	4.7	AGUIAR LISA	PO BOX 1732	TULARE CA 93275	2830	ELM	N	Pixley North	
49	295170015	9.3	CALDERON SIMON & BLANCA ELVIRA DE	PO BOX 754	PIXLEY CA 93256	2037	STANFORD	RD E	Pixley North	
50	295170016	1.0	SAVERY ARTA SHERREE	P O BOX 818	PIXLEY CA 93256	1541	STANFORD	RD E	Pixley North	
51	295170017	8.2	ORNELAS CARLOS G & MARIA L	2729 LIVE OAK	HUNTINGTON PARK CA 90255	1499	STANFORD	E	Pixley North	
52	295170018	2.9	SANDOVAL LORENZO & LETICIA GALVEZ	2719 N SCHOOL ST	PIXLEY CA 93256	2719	SCHOOL	ST N	Pixley North	
53	295180001	1.6	LOPEZ BOBBY & PATRICIA	P O BOX 135	PIXLEY CA 93256	2738	PARK	ST N	Pixley North	
54	295180002	0.6	BISHOP MARTHA ELIZABETH (EST OF)	C/O THOMAS E BISHOP	PO BOX 23832		TIGARD OR 97281-3832		Pixley North	
55	295180003	0.0	BUMATAY ANTONIO	598 LESLIE DR	SALINAS CA 93901				Pixley North	
56	295180005	4.9	BUMATAY VINCENT B & PAZ	598 LESLIE DR	SALINAS CA 93906				Pixley North	
57	295180006	0.2	DELONEY LOUIS	C/O IMNAS VALLESTEROS	1960 W CANAL DR	359	STANFORD	RD E	Pixley North	
58	295180007	2.2	HIGDON WILLIS P JR	393 E STANFORD	PIXLEY CA 93256	393	STANFORD	E	Pixley North	
59	295180008	1.2	HIGDON WILLIS & PATRICIA	393 E STANFORD AVE	PIXLEY CA 93256	521	STANFORD	AVE E	Pixley North	
60	295180009	6.1	BRAZELL CLIFTON & LINDA	P O BOX 713	PIXLEY CA 93256	567	STANFORD	RD E	Pixley North	
61	295180010	2.4	MILLS JOLENE E	28667 AVE 21	MADERA CA 93637	623	STANFORD	S	Pixley North	
62	295180011	2.5	CHAMBERS CRESSY O JR	701 E STANFORD	PIXLEY CA 93256	701	STANFORD	RD E	Pixley North	
63	295180012	2.5	MARTINEZ STEVE N & TRINIDAD D	769 E STANFORD	PIXLEY CA 93256	769	STANFORD	RD E	Pixley North	
64	295180013	2.4	SOTO ERINEO E	821 E STANFORD AVE	PIXLEY CA 93256	821	STANFORD	RD E	Pixley North	
65	295180014	2.5	SANCHEZ DANIEL & ANABEL M	909 E STANFORD AVE	PIXLEY CA 93256	909	STANFORD	E	Pixley North	
66	295180015	2.5	SANCHEZ RIGOBERTO & ELENA	1019 E STANFORD RD	PIXLEY CA 93256	939	STANFORD	RD	Pixley North	
67	295180017	1.9	ALVAREZ MARIBEL	3061 N ELM ST	PIXLEY CA 93256	3061	ELM	ST N	Pixley North	
68	295180021	14.9	PEREZ AMADOR & MARIA	28560 HWY 190	PORTERVILLE CA 93257	340	MAIN	ST N	Pixley North	
69	295180022	4.7	PEREZ AMADOR & MARIA	28560 HWY 190	PORTERVILLE CA 93257	2726	PARK	ST N	Pixley North	
70	295180023	1.2	LOPEZ BOBBY & PATRICIA	P O BOX 135	PIXLEY CA 93256				Pixley North	
71	295180024	0.4	BUMATAY VINCENT B & PAZ	598 LESLIE DR	SALINAS CA 93906				Pixley North	
72	295180027	0.4	GONZALEZ JESUS SANCHEZ	167 E STANFORD RD	PIXLEY CA 93256	167	STANFORD	RD E	Pixley North	

Count	APN	Area (Acres)	Property Owner Information			Physical Address	Community	
94	316100026	0.1	WYATT LUCY MAE	13503 AVE 84	PIXLEY CA 93256	13503 AVE 84	Teviston	
95	316100027	0.1	CHAVEZ OSWALDO & ANDREA	13515 AVE 84	PIXLEY CA 93256	13515 AVE 84	Teviston	
96	316100028	4.7	EDWARDS DORRIS	DRAWER R	PIXLEY CA 93256	8282 RD 132	Teviston	
97	316100030	1.0	PIXLEY IRRIGATION DISTRICT	ATTN: DANIEL G VINK	357 E OLIVE AVE	TIPTON CA 93272	Teviston	
98	316100034	2.2	PADILLA JUAN	P O BOX 676	TIPTON CA 93272	13589 AVE 84	Teviston	
99	316100039	0.3	MONTANO JEROME	13445 AVE 84	PIXLEY CA 93256	13589 AVE 84	Teviston	
100	316100040	1.8	MONTANO MANUEL M & ISABELLE (TRS)	1534 E GLENWOOD AVE	TULARE CA 93274		Teviston	
101	316100048	0.3	MARISCAL ESTHER	P O BOX 10026	EARLIMART CA 93219	8351 RD 136	Teviston	
102	316100049	1.3	CISNEROS ROCELIA CHAVEZ	8360 RD 132	PIXLEY CA 93256		Teviston	
103	316100050	3.3	PIXLEY IRRIGATION DISTRICT	ATTN: DANIEL G VINK	357 E OLIVE AVE	TIPTON CA 93272	Teviston	
104	316100051	7.9	PIXLEY IRRIGATION DISTRICT	ATTN: DANIEL G VINK	357 E OLIVE AVE	TIPTON CA 93272	Teviston	
105	316100052	1.6	PIXLEY IRRIGATION DISTRICT	ATTN: DANIEL G VINK	357 E OLIVE AVE	TIPTON CA 93272	Teviston	
106	316100053	1.9	RODRIGUEZ JOHN V & ROSIE	13587 AVE 84	PIXLEY CA 93256		Teviston	
107	316100054	2.7	CH-PAC LATIN AM DI C AS OF GOD	13291 AVE 84	PIXLEY CA 93256	13291 AVE 84	Teviston	
108	316100055	1.1	MONTANO ISAIAS & ADELINA	272 W CYPRESS AVE	REEDLEY CA 93654		Teviston	
109	316100056	4.6	BARBA RIGOBERTO RIVAS	PO BOX 11922	EARLIMART CA 93219		Teviston	
110	316110001	0.8	WILLIAMS MARTHA (LE)	P O BOX 46	PIXLEY CA 93256	8124 RD 132	Teviston	
111	316110005	9.1	EDWARDS DORRIS	P O BOX "R"	PIXLEY CA 93256	13392 AVE 80	Teviston	
112	316110006	5.5	SILVA NANCY & JESSE	P O BOX 10607	EARLIMART CA 93219	13282 AVE 80	Teviston	
113	316110007	2.8	SANCHEZ ARTURO & ROSA	P O BOX 11169	EARLIMART CA 93219	8066 RD 132	Teviston	
114	316110008	0.8	RUELS SANTIAGO & ELIDA	13218 AVE 80	PIXLEY CA 93256	13218 AVE 80	Teviston	
115	316110015	0.8	FLEEKES JAMES & ROSE	3743 ARBOR AVE	ROSAMOND CA 93560		Teviston	
116	316110016	3.9	FIELDS MOLLIE LEE	8170 RD 132	PIXLEY CA 93256	8190 RD 132	Teviston	
117	316110017	3.8	GALAVIZ FRANK F & VIRGINIA J	PO BOX 801	PIXLEY CA 93256	8142 RD 132	Teviston	
118	316110018	9.5	SMITH FREDDIE JR & GERALDINE	8245 RD 134	PIXLEY CA 93256		Teviston	
119	316120001	9.5	GONZALEZ ADRIAN & MAXIMINA	14085 MAGNOLIA AVE	CHINO CA 91710		Teviston	
120	316130001	4.7	GONZALEZ ADRIAN & MAXIMINA	14085 MAGNOLIA AV	CHINO CA 91710		Teviston	
121	316130002	4.8	ROBLEDO ALICIA	301 INDUSTRIAL ST	MC FARLAND CA 93250	7774 RD 132	Teviston	
122	316130004	9.1	CARDWELL LOUISE WILLA (L EST)	C/O DANNY L R CARDWELL	P O BOX 858	PIXLEY CA 93319	13588 AVE 76	Teviston
123	316130005	9.5	WYATT JO ELLEN B	13456 AVE 76	EARLIMART CA 93219	13456 AVE 76	Teviston	
124	316130006	9.5	GONZALEZ ADRIAN & MAXIMINA	14085 MAGNOLIA AVE	CHINO CA 91710		Teviston	
125	316130007	4.3	GONZALEZ ADRIAN & MAXIMINA	14085 MAGNOLIA AVE	CHINO CA 91710		Teviston	
126	316130008	4.8	GONZALEZ ADRIAN & MAXIMINA	14085 MAGNOLIA AVE	CHINO CA 91710		Teviston	
127	316140001	4.4	CARDENAS MANUEL & MARIA D C	9260 PRISCILLA ST	DOWNEY CA 90242	13207 AVE 76	Teviston	
128	316140002	4.7	CARDENAS MANUEL & MARIA D C	9260 PRISCILLA ST	DOWNEY CA 90242		Teviston	
129	316140003	9.1	CARDENAS MANUEL & MARIA D C	9260 PRISCILLA ST	DOWNEY CA 90242		Teviston	
130	316140004	9.1	ALVARADO EZEKIEL T & RAQUEL E (TRS)	406 AVENIDA ARBOLES	SAN JOSE CA 95123	13491 AVE 76	Teviston	
131	316140007	4.7	TADEO VALENTINA B (TR V B TADEO REV	18510 TOWNE AVE	CARSON CA 90746	7444 RD 134	Teviston	
132	316140008	4.8	ORTEGA DENNIS M	926 SENTINEL DR	LA VERNE CA 91750		Teviston	
133	316140009	4.8	ALVARADO EDDIE	136 N STANLEY	TULARE CA 93274	7459 RD 134	Teviston	
134	316140010	4.7	CAMACHO MANUEL & ROSA M	7435 RD 134	EARLIMART CA 93219	7435 RD 134	Teviston	
135	316140011	9.5	SANDOVAL RAFAEL JR & BEATRIZ K	7478 RD 132	EARLIMART CA 93219	7478 RD 132	Teviston	
136	316140013	9.2	WU GEORGE	8400 SANTA YNEZ ST	SAN GABRIEL CA 91775		Teviston	
137	316140014	9.5	WU GEORGE	8400 SANTA YNEZ ST	SAN GABRIEL CA 91775	7477 RD 136	Teviston	
138	316150001	4.7	DURAN JOE D & DELORES O	805 CLINTON	DELANO CA 93215		Teviston	
139	316150002	4.7	ALEJANDRO-RIVAS ABIGAIL R	7356 RD 132	EARLIMART CA 93219	7356 RD 132	Teviston	
140	316150003	4.7	ANAYA JESUS & SOLEDAD	7383 RD 134	EARLIMART CA 93219	7383 RD 134	Teviston	
141	316150005	1.9	CAMPOS ROBERT ANDREW & BLANCA E	7321 RD 134	EARLIMART CA 93219	7321 RD 134	Teviston	
142	316150006	0.9	CAMPOS RICHARD & JUNE Y	7303 ROAD 134	EARLIMART CA 93219	7303 RD 134	Teviston	
143	316150007	7.3	GARCIA GUILLERMO LARIOS	P O BOX 362	COURTLAND CA 95615	7304 RD 134	Teviston	
144	316150009	2.3	OFFENBURGER EARL & MARGIE	7305 RD 136	EARLIMART CA 93219	7305 RD 136	Teviston	
145	316150011	4.5	MORALES RAFAEL JR	2336 FLORENCE DR	DELANO CA 93215	13440 AVE 72	Teviston	
146	316150012	0.5	LOCKWOOD LISA	PMB #101 1760-F AIRLINE HWY	HOLLISTER CA 95023	13388 AVE 72	Teviston	
147	316150015	2.6	GONZALEZ ALEJANDRO & AUDELIA	741 W CLINTON	DUBLIN TX 76446	7260 RD 134	Teviston	
148	316150016	4.8	SALVADOR SALVACION G	PO BOX 2594	NORTH HILLS CA 91393	13304 AVE 72	Teviston	
149	316150017	4.7	STANLEY LOYETTA L	13272 AVE 72	EARLIMART CA 93219	13272 AVE 72	Teviston	
150	316150018	4.4	ADAMS JACK A & CLETA A (C)	13232 AVE 72	EARLIMART CA 93219		Teviston	
151	316150019	1.0	CONTRERAS GUILLERMO & IRMA YOLANDA	2117 16TH PLACE	DELANO CA 93215	7347 RD 134	Teviston	
152	316150020	0.9	MILLON NICETAS V	7331 ROAD 134	EARLIMART CA 93219	7331 RD 134	Teviston	
153	316150021	1.1	MARSHALL LINDA F	RTE 1 BOX 7232 ROAD 134	EARLIMART CA 93219	13368 AVE 72	Teviston	
154	316150022	4.8	LOPEZ IGNACIO M	7386 RD 134	EARLIMART CA 93219	7386 RD 134	Teviston	
155	316150023	4.7	GONZALEZ JOSE	9084 63RD ST	RIVERSIDE CA 92509	7351 RD 136	Teviston	
156	316150024	4.7	CAJIMAT CASIANO & THELMA	933 CONCORD AVE	MONTEBELLO CA 90640		Teviston	
157	316150025	9.1	PIXLEY IRRIGATION DISTRICT	ATTN: DANIEL G VINK	357 E OLIVE AVE	TIPTON CA 93272	7259 RD 136	Teviston
158	316210001	1.0	MORALES ERNESTO & ANDREA	P O BOX 491	PIXLEY CA 93256		Teviston	
159	316210002	7.5	MORALES ERNESTO I & ANDREA	7360 RD 128	EARLIMART CA 93219	7360 RD 128	Teviston	
160	316210003	2.6	CAMPOS CARLOS & PETRA	PO BOX 11463	EARLIMART CA 93219		Teviston	
161	316210004	1.0	ROJAS STELLA & ALFRED	7328 BISHOP DR	EARLIMART CA 93219		Teviston	
162	316210005	9.4	CASTILLO FIDEL & NELINA	7411 RD 132 B	EARLIMART CA 93219		Teviston	
163	316210006	9.4	CASTILLO FIDEL & NELINA	7411 RD 132 B	EARLIMART CA 93219	7411 RD 132	Teviston	
164	316210007	9.1	GROTE-LEWIS BETH	18239 AVE 168	PORTERVILLE CA 93257	13158 AVE 72	Teviston	

Count	APN	Area (Acres)	Property Owner Information			Physical Address	Community	
165	316210008	2.0	BARAJAS JUAN C & MARIA	13096 AVE 72	EARLIMART CA 93219	13096 AVE 72	Tevison	
166	316210009	1.9	CALLAN THOMAS J & GLADYS ANN (TR)	2790 JUNIPERO SERRA BLVD	DALY CITY CA 94015		Tevison	
167	316210010	1.0	OJEDA JOSE MANUEL & GUADALUPE	P O BOX 11666	EARLIMART CA 93219		Tevison	
168	316210011	4.1	PAESANO JOE G	P O BOX 5848	BAKERSFIELD CA 93388		Tevison	
169	316210012	0.1	TAMAYO BERTHA BRISENO	PO BOX 323	MC FARLAND CA 93250		Tevison	
170	316210014	10.4	DULAI B CORPORATION	1400 DIARY AVE	CORCORAN CA 93212		Tevison	
171	316210015	0.7	LARA ANTHONY	640 HIGH ST STE A	DELANO CA 93215		Tevison	
172	316210016	0.6	LARA ANTHONY	640 HIGH ST STE A	DELANO CA 93215		Tevison	
173	316210017	1.3	LARA ANTHONY	640 HIGH ST STE A	DELANO CA 93215		Tevison	
174	316220001	0.1	STINSON DORIS P	3312 OREGON	LONG BEACH CA 90806		Tevison	
175	316220002	0.1	BROWN LORENE	7963 RD 132	PIXLEY CA 93256		Tevison	
176	316220003	4.3	MARISCAL ADALBERTO & ESTHER	P O BOX 10026	EARLIMART CA 93219	1324 AVE 80	Tevison	
177	316220004	0.4	TEVISTON COM SER DIST	P O BOX T	PIXLEY CA 93256-1020		Tevison	
178	316220005	1.0	FELIPE YOLANDA ANN	P O BOX 10979	EARLIMART CA 93219		Tevison	
179	316220006	4.7	FRANKLIN CLANCEY N (TR)	1236 SO WILLOW AVE	WEST COVINA CA 91790		Tevison	
180	316220007	2.8	FELIPE YOLANDA ANN	P O BOX 10979	EARLIMART CA 93219	13281 AVE 80	Tevison	
181	316220008	0.9	GAMBOA MIGUEL & ROSA	PO BOX 11623	EARLIMART CA 93219	13094 AVE 80	Tevison	
182	316220009	0.6	TEVISTON COM SER DIST	P O BOX T	PIXLEY CA 93256-1020		Tevison	
183	316220010	0.8	ALMEGA PARTNERS LLC	P O BOX 12	SOUTH PASADENA CA 91031	8071 RD 132	Tevison	
184	316220011	0.5	ACUNA MANUEL & LUZ MARIA	8059 RD 132	PIXLEY CA 93256	8059 RD 132	Tevison	
185	316220012	0.5	ALMEGA PARTNERS LLC	P O BOX 12	SOUTH PASADENA CA 91031	8049 RD 132	Tevison	
186	316220013	0.5	TORRES LORENA	8037 RD 132	PIXLEY CA 93256-9602	8037 RD 132	Tevison	
187	316220014	0.5	GARCIA MODESTO FERMIN	P O BOX 1122	TULARE CA 93275	8025 RD 132	Tevison	
188	316220015	0.3	ARRAHIMI SADEQ	PO BOX 97	PIXLEY CA 93256	13162 AVE 80	Tevison	
189	316220016	0.3	LEON DAVID	13184 AVENUE 80	PIXLEY CA 93256	8011 RD 132	Tevison	
190	316230001	0.3	ALMEGA PARTNERS LLC	P O BOX 12	SOUTH PASADENA CA 91031	13209 AVE 80	Tevison	
191	316230002	0.3	ALMEGA PARTNERS LLC	P O BOX 12	SOUTH PASADENA CA 91031	13223 AVE 80	Tevison	
192	316230003	0.5	VALLE ALMAROSA	13233 AVE 80	PIXLEY CA 93256	13233 AVE 80	Tevison	
193	316230004	0.5	AVILA ISRAEL & GUILLERMINA	13237 AVENUE 80	PIXLEY CA 93256	13237 AVE 80	Tevison	
194	316230005	0.5	QUIROZ CARLOS B JR	13257 AVE 80	PIXLEY CA 93256	13257 AVE 80	Tevison	
195	316230006	0.5	JACKSON WILBERT & TIFFANY	2505 BONNIE BREA	CLAREMONT CA 91711		Tevison	
196	316230007	0.5	JACKSON CLINTON A	PO BOX 4402	RANCHO CUCAMONGA CA 91729		Tevison	
197	316230008	0.5	ALMEGA PARTNERS LLC	P O BOX 12	SOUTH PASADENA CA 91031	13293 AVE 80	Tevison	
198	316230009	0.5	TULARE COUNTY OF	C/O CLERK OF THE BOARD OF SUPERVISORS	2800 BURRELL ST	7960 RD 132	Tevison	
199	318130001	38.2	TULARE COUNTY OF	COUNTY CIVIC CTR	VISALIA CA 93291		Tevison	
200	888888888	3.0					Tevison	
201	888888888	5.8					Tevison	
TOTAL:		713.6						

Pixley Irrigation District for the proposed reorganization in compliance with the California Environmental Quality Act of 1970, as amended, prior to taking action on said reorganization, and that said Notice of Exemption and all information relied thereon is incorporated by reference herein.

3. The Commission has reviewed and considered, in accordance with GC §56668, the information, materials and facts presented by the following persons who appeared at the public hearing and commented on the proposal:

XXXXXXXXXX

4. All notices required by law have been given and all proceedings heretofore and now taken in this matter have been and now are in all respects as required by law.

5. Based upon the evidence and information on the record before it, the Commission makes the following findings of fact:

- a. The annexation site consists of 9.5 acres farmed adjacent to the community of Pixley and the detachment site consists of 1,195.8 acres of urban developed lands within the Pixley and Teviston communities within the PID service area.
- b. Notice was mailed to all landowners and registered voters within the annexation and detachment areas pursuant to GC 56663 (d) (1). To date, no written comments or protests to this reorganization proposal have been received from area landowners or surrounding registered voters.
- c. The reorganization is administrative and no change in services will result from this reorganization.
- d. The proposed reorganization represents a logical and reasonable adjustment of the district's boundaries.

6. Based upon the evidence and information on the record before it and the findings of fact made above, the Commission makes the following determinations:

- a. The proposed reorganization reflects the plans of the adjacent governmental agencies.

- b. The proposed reorganization does not represent an attempt to annex only revenue-producing property.
- c. The proposed boundaries are definite and certain and conform to lines of assessment.
- d. The proposed reorganization is compatible with the County's General Plan.
- e. The proposed reorganization represents a logical and reasonable adjustment to the Pixley Irrigation District boundaries.
- e. This is an inhabited reorganization and to date, no written comments or protests to this reorganization proposal have been received from area landowners or surrounding registered voters.
- g. This proposal is in compliance with the policies and priorities of the Cortese-Knox-Hertzberg Act, GC §56377.

7. The Commission hereby waives the protest hearing and orders the reorganization without an election in accordance with Section 56663 (c) of the Government Code.

8. The proposed reorganization of the territory described in Exhibit "A" attached hereto, is hereby approved.

9. The following short form designation shall be used throughout these proceedings:

LAFCO Case No. 1500, Pixley Irrigation District Reorganization 2013-7-1.

10. The Executive Officer is hereby authorized and directed to sign the Notice of Exemption on behalf of the Commission and file said notice with the Tulare County Clerk pursuant to Section 21152 (a) of the Public Resources Code.

The foregoing resolution was adopted upon motion of xxxxx, seconded by xxxxxx , at a regular meeting held on this 9th day of October 2013 by the following vote:

AYES:

NOES:

ABSTAIN:

PRESENT:

ABSENT:

Ben Giuliani, Executive Officer

ce

This page intentionally left blank.



TULARE COUNTY LOCAL AGENCY FORMATION COMMISSION

210 N. Church Street, Suite B, Visalia 93291 Phone: (559) 623-0450 FAX: (559) 733-6720

COMMISSIONERS:
Cameron Hamilton, Chair
Steve Worthley, V. Chair
Allen Ishida
Juliet Allen
Rudy Mendoza

ALTERNATES:
Mike Ennis
Janet Hinesly
Dennis Mederos

EXECUTIVE OFFICER:
Ben Giuliani

To: LAFCO Members, Alternates and Executive Officer
From: Doreen C. Alvez, Secretary III
Subject: Proposed 2014 LAFCO meeting and application deadline schedule

The following meeting dates and application deadlines are proposed for 2014. Complicated proposals or those which have not been "pre-noticed" by the initiating agency may require additional time to process. Staff will make every effort to place the proposal on the corresponding agenda, however, unforeseen circumstances (i.e. missed publication dates, need for further information, incomplete applications etc.) may require placement of the proposal on another agenda.

APPLICATION DEADLINE

December 18, 2013
January 15, 2014
February 12, 2014
March 19, 2014
April 16, 2014
May 21, 2014
June 18, 2014
July 16, 2014
August 13, 2014
September 17, 2014
October 15, 2014
November 19, 2014

TENTATIVE MEETING DATE

FEBRUARY 5, 2014
MARCH 5, 2014
APRIL 2, 2014
MAY 7, 2014
JUNE 4, 2014
JULY 9, 2014*
AUGUST 6, 2014
SEPTEMBER 3, 2014
OCTOBER 1, 2014
NOVEMBER 5, 2014
DECEMBER 3, 2014
JANUARY 7, 2015**

*2nd Wednesday in July to avoid July 4th Holiday (Independence Day).

**2nd Wednesday in January to avoid week of New Year's Holiday.

This page intentionally left blank.

Orange County LAFCO – Shared Services Directory

Agencies	Type	Description
1. Orange and Imperial Counties	Child Support Services	Establishment of the "Orange County/Imperial County Call Center Shared Services Partnership Agreement" for the purpose of answering Imperial County Child Support Services client telephone calls.
2. City of Santa Ana, Santa Ana Unified School District and Latino Health Access	Community Services	Local partnership allowing community access to open space at the Roosevelt Elementary School during the weekends. In addition, the City recently received \$5 million in Prop 84 money to both maintain the open space and construct a 10,000 square-foot community center.
3. County of Orange and the State of California	Law Enforcement Services	Collaboration between State of California and Orange County for the OC Sheriff Department to provide law enforcement services during events held at the Orange County Fairgrounds.
4. County of Orange and the City of Laguna Hills	Street Services	Collaboration between the County of Orange and the City of Laguna Hills to continue road maintenance services. Agreement represents a 20 year partnership between both agencies for road-related maintenance services.
5. County of Orange and the Orange County Water District	Public Works Services	Lease agreement between Orange County and the Orange County Water District to operate a groundwater injection system for purposes of monitoring and replenishing Orange County's groundwater basin.
6. County of Orange and the Orange County Transportation Authority	Law Enforcement Services	Orange County partnered with OCTA to provide law enforcement services in 18 different OCTA locations. The proposed agreement represents a 20 year partnership between the County and OCTA for law enforcement services.
7. County of Orange and the City of Mission Viejo	Street Services	Collaboration with the City of Mission Viejo for road maintenance and operation. Agreement represents a 25-year partnership for road-related maintenance services.
8. Orange County Fire Authority and the City of Santa Ana	Public Safety Services	City of Santa Ana entered into a contract with the Orange County Fire Authority (OCFA) which merged the Santa Ana Fire Department with the OCFA. The partnership allows OCFA to provide city-wide fire and emergency medical services.
9. County of Orange and the City of Lake Forest	Street Services	The County of Orange partnered with the City of Lake Forest to provide traffic signal operations and maintenance by OC Public Works. The collaboration will support efficient regional traffic flow and safety.
10. County of Orange and the Cities of Anaheim and Santa Ana	Vocational Training Services	The County of Orange collaborated with the Cities of Anaheim and Santa Ana for vocational training services. The agreements with the Cities of Anaheim and Santa Ana will support California Work Opportunity and Responsibility to Kids (CalWORKs) Welfare-To-Work (WTW) participants in obtaining and/or maintaining stable employment with the goal of achieving self-sufficiency.

Agencies	Type	Description
11. Costa Mesa Sanitary District and Irvine Ranch Water District	Sewer Services	As a result of OC LAFCO's Shared Services Program, the Costa Mesa Sanitary District partnered with Irvine Ranch Water District for sewer line services. The partnership identified the cause of a recent sink hole in the City of Costa Mesa.
12. County of Orange and the City of Westminster	Billing Services	The County's Treasurer-Tax Collector entered into an agreement to generate monthly water bills and process mailed payments through the TTC's remittance processing unit on behalf of the City of Westminster.
13. Irvine Ranch Water District and the Orange County Cemetery District	Fleet Maintenance Services	As a result of OC LAFCO's Shared Services Program, the Orange County Cemetery District and Irvine Ranch Water District entered into a two-year agreement for vehicle maintenance and repair services.
14. County of Orange and Multiple Public Agencies	IT Services	The County of Orange provides IT support and services to various public agencies including the State of California, CalOptima, Costa Mesa, and the Counties of Solano and Los Angeles.
15. County of Orange and the City of Orange	Public Safety Services	County provides gang reduction and intervention program services. The County's Probation Department was willing and capable of providing the services.
16. Santa Margarita Water District and El Toro Water District	Sewer Services	Following a recent analysis of staffing issues and projected workload, the Santa Margarita Water District signed an agreement with the El Toro Water District to supplement sewer cleaning services on an "as needed" basis. This partnership previously resulted in SMWD's purchase of additional storage in El Toro's reservoir, decreasing water rates for ETWD customers and doubling the SMWD's system reliability.
17. County of Orange and the City of Santa Ana	Public Safety Services	County provides law enforcement helicopter services to the City of Santa Ana. The collaboration represents an ongoing partnership between both agencies for helicopter services.
18. Cities of Fountain Valley and Garden Grove	Administrative Services	The City of Fountain Valley contracted with the City of Garden Grove for city clerk services. The arrangement allows for Fountain Valley to continue providing professional city clerk and department head responsibilities without the cost of a full-time employee's salary and benefits.
19. County of Orange and the City of Garden Grove	Public Safety Services	County provides enhanced forensic services to the City of Garden Grove. Since 1996, Garden Grove has contracted with the Orange County Sheriff's Department for forensic services.
20. County of Orange and the City of Santa Ana	Health Care Services	County provides housing and supportive services to the City of Santa Ana for persons living with HIV infection.
21. County of Orange and the City of Tustin	Street Services	County provides rehabilitation of streets within the City's area and achieves cost savings from associated economies of scale.
22. City of Costa Mesa and Orange County	Multiple Services	The City of Costa Mesa established a Neighborhood Improvement Task Force consisting of representatives from a variety of City and County departments (police, fire, code enforcement, health care, etc.) to develop and implement a multi-pronged strategy to tackle some of the City's problems, including neighborhood safety.

Agencies	Type	Description
23. County of Orange and the City of Mission Viejo	Street Services	County provides road maintenance services by the OC Public Works to the City of Mission Viejo.
24. Orange County Transportation Authority and the County of Orange	Public Works Services	The County of Orange entered into an agreement with the Orange County Transportation Authority to clean bus stops at 21 locations throughout the County.
25. East Orange County Water District and Serrano Water District	Accounting Services	East Orange County Water District (EOCWD) contracted with the Serrano Water District for accounting services.
26. County of Orange and the City of La Habra	Street Services	County provides Plans and Specifications to the City of La Habra for support on street rehabilitation and the seamless pavement transition along Citrus Drive between the City and County unincorporated island areas.
27. Costa Mesa Sanitary District and the City of Costa Mesa	Fleet Maintenance Services	The Costa Mesa Sanitary District (CMSD) contracted with the City of Costa Mesa for fleet maintenance services. Additionally, CMSD has agreements with the City's fleet suppliers (e.g. tires, hoses, oil filters, brakes, etc.). When CMSD vehicles need parts for repairs and/or preventive maintenance, the City has the parts delivered to the garage and then CMSD is billed directly from the suppliers, which eliminates mark up costs from the City.
28. County of Orange and the City of Fountain Valley	Street Services	Joint effort to support rehabilitation of the pavement surface and restriping of the unincorporated County area portion of Edinger Avenue from Harbor Boulevard to the Santa Ana River.
29. County of Orange and the City of Brea	Sewer Services	County entered into a cooperative agreement with the City of Brea for the expansion of the Olinda Alpha Landfill which allows the County to extend the life of the landfill by eight years (2013 to 2021).
30. County of Orange and the Cities of Placentia, Fullerton, and Brea	Community Services	The County executed the Conveyance and Implementation Agreement and Cooperative Agreement to include the Tri-City park in the County's regional park system and its upgrade to regional park standards.
31. County of Orange, City of Chino and the County of San Bernardino	Public Works Services	Joint efforts with the City of Chino, County of San Bernardino, U.S. Army of Corps of Engineers and the Orange County Flood Control District to allow the construction of a feature of the Prado Dam Project known as the Yorba Slaughter Adobe Project. The County authorized the OC Public Works Director to perform all activities specified in the cooperative agreement.
32. City of Westminster and the County of Orange	Street Services	Westminster provides median landscape maintenance services (through an independent contractor) as part of an agreement County for unincorporated areas within the City.
33. City of Westminster and the County of Orange	Graffiti Abatement & Street Services	Westminster provides graffiti abatement and street sweeping services as part of an agreement with the County for unincorporated areas within the City.

Agencies	Type	Description
34. South Coast Water District and the County of Orange	Water Services	Joint effort to support improving recreational water quality for the Poche Clean Beach Projects.
35. Orange County Transportation Authority and multiple public agencies	Street Services	The Orange County Transportation Authority collaborated with the County of Orange, State of California, and the Cities of Dana Point, Laguna Niguel, and Mission Viejo to implement the Regional Traffic Signal Synchronization Program.
36. South County Wastewater Authority (SOCWA) and the County of Orange	Community Services	SOCWA will complete at its expense the improvements necessary to enable the return of two-way travel on the Aliso Management Agency bridge.
37. Cities of Brea and Fullerton	Fire Services	The Cities of Brea and Fullerton began a pilot project to share fire command staff under the umbrella of the mutual aid procedure without a formal agreement. Initially the program was limited to sharing just one battalion chief per day. Later, the arrangement was expanded to include additional shifts and positions and reduced what had been a seven-member Brea command staff and a seven-member command staff from Fullerton into an eight-member shared command operation. In May 2011, due to a fire chief vacancy in Brea, the two cities began sharing one fire chief. The partnership is fully implemented and working well for both agencies. Salary savings, reduced overtime and economies of scale.

Working Together and Saving Together

Diminishing reserves, rising deficits and unpredictable State actions have led to a perfect storm for many cities and special districts. Given the new economic reality, sharing services is gaining new favor as an effective strategy to reduce public sector costs. It may be timely for cities, special districts, and the County to identify resource sharing opportunities and consider alternative options to save money while maintaining the same level of services.

OC LAFCO: Partnering for Innovative Government

The Orange County Local Agency Formation Commission (LAFCO) developed an innovative resource for agencies to explore shared service opportunities. LAFCO has recently launched a Shared Services website that provides an interactive forum for participants to view available municipal services (e.g., staffing, street sweeping, police and fire protection, animal control, parks and recreation, code enforcement, information technology, etc.) and to “connect” interested agencies.

One of LAFCO’s state requirements is to evaluate the delivery of services by cities and special districts, and highlight shared service opportunities (Government Code Section §56430). LAFCO wanted to add more value by providing a platform to showcase potential and existing opportunities – thus the Shared Services Program was born.

Top Searches in the Shared Services Program

- Fleet Maintenance and Equipment Repair
- Water Quality Services
- Landscaping Services
- Information Technology (IT) Services

The website was recently expanded to include a communication forum, a request for proposal (RFP) directory, and a fleet facilities map where participants can identify the type and location of fleet facilities throughout the County. These new components allow agencies the opportunity to pursue joint bids, share equipment or schedule their purchases to coincide with adjacent agencies to potentially save money, time and increase efficiency.

Shared Services: OC Agencies Ahead of the Curve

In Orange County, sharing services among agencies is already underway. Public agencies with “excess capacity” – for example, equipment, facilities and specific staffing expertise that are not fully utilized – are exploring short-term or long-term opportunities with other agencies that offer additional resources to navigate fiscal constraints and growing service demands. Rather than “growing” government, local agencies are pooling resources and showcasing an innovative form of partnerships in Orange County.

Here are a few recent success stories involving local partnerships of Orange County agencies:

- In April 2012, the City of Santa Ana entered into a contract with the Orange County Fire Authority (OCFA) which merged the Santa Ana Fire Department with the OCFA. The merger is projected to save the City between **\$8.7 and \$10 million annually**.
- In January 2012, following a recent analysis of staffing issues and projected workload, the Santa Margarita Water District signed an agreement with the El Toro Water District to supplement sewer cleaning services on an “as needed” basis. This partnership previously resulted in SMWD’s purchase of additional storage in El Toro’s

Page 1 of 2

reservoir, decreasing water rates for ETWD customers and doubling the SMWD's system reliability.

- In April 2011, the City of Fountain Valley contracted with the City of Garden Grove for city clerk services. The arrangement allows for Fountain Valley to continue providing professional city clerk and department head responsibilities without the cost of a full-time employee's salary and benefits. The City of Fountain Valley estimates approximately **\$115,000 annually in cost savings.**
- In September 2010, the Cities of Brea and Fullerton began a pilot project to share fire command staff under the umbrella of the mutual aid procedure without a formal agreement. Initially the program was limited to sharing just one battalion chief per day. Later, the arrangement was expanded to include additional shifts and positions and reduced what had been a seven-member Brea command staff and a seven-member command staff from Fullerton into an eight-member shared command operation. In May 2011, due to a fire chief vacancy in Brea, the two cities began sharing one fire chief. The partnership is fully implemented and working well for both agencies. Salary savings, reduced overtime and economies of scale make up the bulk of the estimated **\$1.3 million in annual cost savings.**
- In September 2010, the Costa Mesa Sanitary District (CMSD) contracted with the City of Costa Mesa for fleet maintenance services. Additionally, CMSD has agreements with the City's fleet suppliers (e.g. tires, hoses, oil filters, brakes, etc.). When CMSD vehicles need parts for repairs and/or preventive maintenance, the City has the parts delivered to the garage and then CMSD is billed directly from the suppliers, which eliminates mark up costs from the City.
- In September 2010, the County of Orange entered into an agreement with the Orange County Transportation Authority to clean bus stops at 21 locations throughout the County. The

partnership saves the County approximately **\$50,000 a year.**

- In 2010, East Orange County Water District (EOCWD) contracted with the Serrano Water District for accounting services. The collaboration saved EOCWD approximately **\$70,000 to \$80,000 since inception.**

Shared Services: It can be a "Win-Win" for your Agency

Sharing public services, at its core, maximizes the best of what the County, cities and special districts have to offer, so that all agencies can move forward, save money, improve efficiency, and provide consistently high levels of service to the public. Sharing services is not a requirement, there is no mandate, but it provides an important, cost-effective tool for every agency to consider in their strategic and budget planning process. Whether the goal is to save money or reach economies of scale, local collaborations can be part of your agency's solution to continue meeting public expectations.

Curious about shared services opportunities, but don't have the time or know where to look? OC LAFCO's Shared Services Program is a free and easy method for public agencies to explore joint efforts and begin preliminary discussions. If you would like a presentation or more information on the shared services program, please contact LAFCO staff.

LAFCO Contact Information:

Carolyn Emery, Executive Officer
cemery@oclafco.org
(714) 834-2556

Joe Serrano, Policy Analyst
jserrano@oclafco.org
(714) 834-2556



Rosenberg's Rules of Order

REVISED 2011

Simple Rules of Parliamentary Procedure for the 21st Century

By Judge Dave Rosenberg



MISSION AND CORE BELIEFS

To expand and protect local control for cities through education and advocacy to enhance the quality of life for all Californians.

VISION

To be recognized and respected as the leading advocate for the common interests of California's cities.

About the League of California Cities

Established in 1898, the League of California Cities is a member organization that represents California's incorporated cities. The League strives to protect the local authority and autonomy of city government and help California's cities effectively serve their residents. In addition to advocating on cities' behalf at the state capitol, the League provides its members with professional development programs and information resources, conducts education conferences and research, and publishes Western City magazine.

© 2011 League of California Cities. All rights reserved.

ABOUT THE AUTHOR

Dave Rosenberg is a Superior Court Judge in Yolo County. He has served as presiding judge of his court, and as presiding judge of the Superior Court Appellate Division. He also has served as chair of the Trial Court Presiding Judges Advisory Committee (the committee composed of all 58 California presiding judges) and as an advisory member of the California Judicial Council. Prior to his appointment to the bench, Rosenberg was member of the Yolo County Board of Supervisors, where he served two terms as chair. Rosenberg also served on the Davis City Council, including two terms as mayor. He has served on the senior staff of two governors, and worked for 19 years in private law practice. Rosenberg has served as a member and chair of numerous state, regional and local boards. Rosenberg chaired the California State Lottery Commission, the California Victim Compensation and Government Claims Board, the Yolo-Solano Air Quality Management District, the Yolo County Economic Development Commission, and the Yolo County Criminal Justice Cabinet. For many years, he has taught classes on parliamentary procedure and has served as parliamentarian for large and small bodies.



TABLE OF CONTENTS

About the Author	ii
Introduction	2
Establishing a Quorum.....	2
The Role of the Chair.....	2
The Basic Format for an Agenda Item Discussion	2
Motions in General.....	3
The Three Basic Motions.....	3
Multiple Motions Before the Body.....	4
To Debate or Not to Debate.....	4
Majority and Super-Majority Votes	5
Counting Votes.....	5
The Motion to Reconsider.....	6
Courtesy and Decorum	7
Special Notes About Public Input	7

INTRODUCTION

The rules of procedure at meetings should be simple enough for most people to understand. Unfortunately, that has not always been the case. Virtually all clubs, associations, boards, councils and bodies follow a set of rules — *Robert's Rules of Order* — which are embodied in a small, but complex, book. Virtually no one I know has actually read this book cover to cover. Worse yet, the book was written for another time and for another purpose. If one is chairing or running a parliament, then *Robert's Rules of Order* is a dandy and quite useful handbook for procedure in that complex setting. On the other hand, if one is running a meeting of say, a five-member body with a few members of the public in attendance, a simplified version of the rules of parliamentary procedure is in order.

Hence, the birth of *Rosenberg's Rules of Order*.

What follows is my version of the rules of parliamentary procedure, based on my decades of experience chairing meetings in state and local government. These rules have been simplified for the smaller bodies we chair or in which we participate, slimmed down for the 21st Century, yet retaining the basic tenets of order to which we have grown accustomed. Interestingly enough, *Rosenberg's Rules* has found a welcoming audience. Hundreds of cities, counties, special districts, committees, boards, commissions, neighborhood associations and private corporations and companies have adopted *Rosenberg's Rules* in lieu of *Robert's Rules* because they have found them practical, logical, simple, easy to learn and user friendly.

This treatise on modern parliamentary procedure is built on a foundation supported by the following four pillars:

1. **Rules should establish order.** The first purpose of rules of parliamentary procedure is to establish a framework for the orderly conduct of meetings.
2. **Rules should be clear.** Simple rules lead to wider understanding and participation. Complex rules create two classes: those who understand and participate; and those who do not fully understand and do not fully participate.
3. **Rules should be user friendly.** That is, the rules must be simple enough that the public is invited into the body and feels that it has participated in the process.
4. **Rules should enforce the will of the majority while protecting the rights of the minority.** The ultimate purpose of rules of procedure is to encourage discussion and to facilitate decision making by the body. In a democracy, majority rules. The rules must enable the majority to express itself and fashion a result, while permitting the minority to also express itself, but not dominate, while fully participating in the process.

Establishing a Quorum

The starting point for a meeting is the establishment of a quorum. A quorum is defined as the minimum number of members of the body who must be present at a meeting for business to be legally transacted. The default rule is that a quorum is one more than half the body. For example, in a five-member body a quorum is three. When the body has three members present, it can legally transact business. If the body has less than a quorum of members present, it cannot legally transact business. And even if the body has a quorum to begin the meeting, the body can lose the quorum during the meeting when a member departs (or even when a member leaves the dais). When that occurs the body loses its ability to transact business until and unless a quorum is reestablished.

The default rule, identified above, however, gives way to a specific rule of the body that establishes a quorum. For example, the rules of a particular five-member body may indicate that a quorum is four members for that particular body. The body must follow the rules it has established for its quorum. In the absence of such a specific rule, the quorum is one more than half the members of the body.

The Role of the Chair

While all members of the body should know and understand the rules of parliamentary procedure, it is the chair of the body who is charged with applying the rules of conduct of the meeting. The chair should be well versed in those rules. For all intents and purposes, the chair makes the final ruling on the rules every time the chair states an action. In fact, all decisions by the chair are final unless overruled by the body itself.

Since the chair runs the conduct of the meeting, it is usual courtesy for the chair to play a less active role in the debate and discussion than other members of the body. This does not mean that the chair should not participate in the debate or discussion. To the contrary, as a member of the body, the chair has the full right to participate in the debate, discussion and decision-making of the body. What the chair should do, however, is strive to be the last to speak at the discussion and debate stage. The chair should not make or second a motion unless the chair is convinced that no other member of the body will do so at that point in time.

The Basic Format for an Agenda Item Discussion

Formal meetings normally have a written, often published agenda. Informal meetings may have only an oral or understood agenda. In either case, the meeting is governed by the agenda and the agenda constitutes the body's agreed-upon roadmap for the meeting. Each agenda item can be handled by the chair in the following basic format:

First, the chair should clearly announce the agenda item number and should clearly state what the agenda item subject is. The chair should then announce the format (which follows) that will be followed in considering the agenda item.

Second, following that agenda format, the chair should invite the appropriate person or persons to report on the item, including any recommendation that they might have. The appropriate person or persons may be the chair, a member of the body, a staff person, or a committee chair charged with providing input on the agenda item.

Third, the chair should ask members of the body if they have any technical questions of clarification. At this point, members of the body may ask clarifying questions to the person or persons who reported on the item, and that person or persons should be given time to respond.

Fourth, the chair should invite public comments, or if appropriate at a formal meeting, should open the public meeting for public input. If numerous members of the public indicate a desire to speak to the subject, the chair may limit the time of public speakers. At the conclusion of the public comments, the chair should announce that public input has concluded (or the public hearing, as the case may be, is closed).

Fifth, the chair should invite a motion. The chair should announce the name of the member of the body who makes the motion.

Sixth, the chair should determine if any member of the body wishes to second the motion. The chair should announce the name of the member of the body who seconds the motion. It is normally good practice for a motion to require a second before proceeding to ensure that it is not just one member of the body who is interested in a particular approach. However, a second is not an absolute requirement, and the chair can proceed with consideration and vote on a motion even when there is no second. This is a matter left to the discretion of the chair.

Seventh, if the motion is made and seconded, the chair should make sure everyone understands the motion.

This is done in one of three ways:

1. The chair can ask the maker of the motion to repeat it;
2. The chair can repeat the motion; or
3. The chair can ask the secretary or the clerk of the body to repeat the motion.

Eighth, the chair should now invite discussion of the motion by the body. If there is no desired discussion, or after the discussion has ended, the chair should announce that the body will vote on the motion. If there has been no discussion or very brief discussion, then the vote on the motion should proceed immediately and there is no need to repeat the motion. If there has been substantial discussion, then it is normally best to make sure everyone understands the motion by repeating it.

Ninth, the chair takes a vote. Simply asking for the “ayes” and then asking for the “nays” normally does this. If members of the body do not vote, then they “abstain.” Unless the rules of the body provide otherwise (or unless a super majority is required as delineated later in these rules), then a simple majority (as defined in law or the rules of the body as delineated later in these rules) determines whether the motion passes or is defeated.

Tenth, the chair should announce the result of the vote and what action (if any) the body has taken. In announcing the result, the chair should indicate the names of the members of the body, if any, who voted in the minority on the motion. This announcement might take the following form: “The motion passes by a vote of 3-2, with Smith and Jones dissenting. We have passed the motion requiring a 10-day notice for all future meetings of this body.”

Motions in General

Motions are the vehicles for decision making by a body. It is usually best to have a motion before the body prior to commencing discussion of an agenda item. This helps the body focus.

Motions are made in a simple two-step process. First, the chair should recognize the member of the body. Second, the member of the body makes a motion by preceding the member’s desired approach with the words “I move . . .”

A typical motion might be: “I move that we give a 10-day notice in the future for all our meetings.”

The chair usually initiates the motion in one of three ways:

1. **Inviting the members of the body to make a motion**, for example, “A motion at this time would be in order.”
2. **Suggesting a motion to the members of the body**, “A motion would be in order that we give a 10-day notice in the future for all our meetings.”
3. **Making the motion**. As noted, the chair has every right as a member of the body to make a motion, but should normally do so only if the chair wishes to make a motion on an item but is convinced that no other member of the body is willing to step forward to do so at a particular time.

The Three Basic Motions

There are three motions that are the most common and recur often at meetings:

The basic motion. The basic motion is the one that puts forward a decision for the body’s consideration. A basic motion might be: “I move that we create a five-member committee to plan and put on our annual fundraiser.”

The motion to amend. If a member wants to change a basic motion that is before the body, they would move to amend it. A motion to amend might be: “I move that we amend the motion to have a 10-member committee.” A motion to amend takes the basic motion that is before the body and seeks to change it in some way.

The substitute motion. If a member wants to completely do away with the basic motion that is before the body, and put a new motion before the body, they would move a substitute motion. A substitute motion might be: “I move a substitute motion that we cancel the annual fundraiser this year.”

“Motions to amend” and “substitute motions” are often confused, but they are quite different, and their effect (if passed) is quite different. A motion to amend seeks to retain the basic motion on the floor, but modify it in some way. A substitute motion seeks to throw out the basic motion on the floor, and substitute a new and different motion for it. The decision as to whether a motion is really a “motion to amend” or a “substitute motion” is left to the chair. So if a member makes what that member calls a “motion to amend,” but the chair determines that it is really a “substitute motion,” then the chair’s designation governs.

A “friendly amendment” is a practical parliamentary tool that is simple, informal, saves time and avoids bogging a meeting down with numerous formal motions. It works in the following way: In the discussion on a pending motion, it may appear that a change to the motion is desirable or may win support for the motion from some members. When that happens, a member who has the floor may simply say, “I want to suggest a friendly amendment to the motion.” The member suggests the friendly amendment, and if the maker and the person who seconded the motion pending on the floor accepts the friendly amendment, that now becomes the pending motion on the floor. If either the maker or the person who seconded rejects the proposed friendly amendment, then the proposer can formally move to amend.

Multiple Motions Before the Body

There can be up to three motions on the floor at the same time. The chair can reject a fourth motion until the chair has dealt with the three that are on the floor and has resolved them. This rule has practical value. More than three motions on the floor at any given time is confusing and unwieldy for almost everyone, including the chair.

When there are two or three motions on the floor (after motions and seconds) at the same time, the vote should proceed *first* on the *last* motion that is made. For example, assume the first motion is a basic “motion to have a five-member committee to plan and put on our annual fundraiser.” During the discussion of this motion, a member might make a second motion to “amend the main motion to have a 10-member committee, not a five-member committee to plan and put on our annual fundraiser.” And perhaps, during that discussion, a member makes yet a third motion as a “substitute motion that we not have an annual fundraiser this year.” The proper procedure would be

as follows:

First, the chair would deal with the *third* (the last) motion on the floor, the substitute motion. After discussion and debate, a vote would be taken first on the third motion. If the substitute motion *passed*, it would be a substitute for the basic motion and would eliminate it. The first motion would be moot, as would the second motion (which sought to amend the first motion), and the action on the agenda item would be completed on the passage by the body of the third motion (the substitute motion). No vote would be taken on the first or second motions.

Second, if the substitute motion *failed*, the chair would then deal with the second (now the last) motion on the floor, the motion to amend. The discussion and debate would focus strictly on the amendment (should the committee be five or 10 members). If the motion to amend *passed*, the chair would then move to consider the main motion (the first motion) as *amended*. If the motion to amend *failed*, the chair would then move to consider the main motion (the first motion) in its original format, not amended.

Third, the chair would now deal with the first motion that was placed on the floor. The original motion would either be in its original format (five-member committee), or if *amended*, would be in its amended format (10-member committee). The question on the floor for discussion and decision would be whether a committee should plan and put on the annual fundraiser.

To Debate or Not to Debate

The basic rule of motions is that they are subject to discussion and debate. Accordingly, basic motions, motions to amend, and substitute motions are all eligible, each in their turn, for full discussion before and by the body. The debate can continue as long as members of the body wish to discuss an item, subject to the decision of the chair that it is time to move on and take action.

There are exceptions to the general rule of free and open debate on motions. The exceptions all apply when there is a desire of the body to move on. The following motions are not debatable (that is, when the following motions are made and seconded, the chair must immediately call for a vote of the body without debate on the motion):

Motion to adjourn. This motion, if passed, requires the body to immediately adjourn to its next regularly scheduled meeting. It requires a simple majority vote.

Motion to recess. This motion, if passed, requires the body to immediately take a recess. Normally, the chair determines the length of the recess which may be a few minutes or an hour. It requires a simple majority vote.

Motion to fix the time to adjourn. This motion, if passed, requires the body to adjourn the meeting at the specific time set in the motion. For example, the motion might be: “I move we adjourn this meeting at midnight.” It requires a simple majority vote.

Motion to table. This motion, if passed, requires discussion of the agenda item to be halted and the agenda item to be placed on “hold.” The motion can contain a specific time in which the item can come back to the body. “I move we table this item until our regular meeting in October.” Or the motion can contain no specific time for the return of the item, in which case a motion to take the item off the table and bring it back to the body will have to be taken at a future meeting. A motion to table an item (or to bring it back to the body) requires a simple majority vote.

Motion to limit debate. The most common form of this motion is to say, “I move the previous question” or “I move the question” or “I call the question” or sometimes someone simply shouts out “question.” As a practical matter, when a member calls out one of these phrases, the chair can expedite matters by treating it as a “request” rather than as a formal motion. The chair can simply inquire of the body, “any further discussion?” If no one wishes to have further discussion, then the chair can go right to the pending motion that is on the floor. However, if even one person wishes to discuss the pending motion further, then at that point, the chair should treat the call for the “question” as a formal motion, and proceed to it.

When a member of the body makes such a motion (“I move the previous question”), the member is really saying: “I’ve had enough debate. Let’s get on with the vote.” When such a motion is made, the chair should ask for a second, stop debate, and vote on the motion to limit debate. The motion to limit debate requires a two-thirds vote of the body.

NOTE: A motion to limit debate could include a time limit. For example: “I move we limit debate on this agenda item to 15 minutes.” Even in this format, the motion to limit debate requires a two-thirds vote of the body. A similar motion is a *motion to object to consideration of an item*. This motion is not debatable, and if passed, precludes the body from even considering an item on the agenda. It also requires a two-thirds vote.

Majority and Super Majority Votes

In a democracy, a simple majority vote determines a question. A tie vote means the motion fails. So in a seven-member body, a vote of 4-3 passes the motion. A vote of 3-3 with one abstention means the motion fails. If one member is absent and the vote is 3-3, the motion still fails.

All motions require a simple majority, but there are a few exceptions. The exceptions come up when the body is taking an action which effectively cuts off the ability of a minority of the body to take an action or discuss an item. These extraordinary motions require a two-thirds majority (a super majority) to pass:

Motion to limit debate. Whether a member says, “I move the previous question,” or “I move the question,” or “I call the question,” or “I move to limit debate,” it all amounts to an attempt to cut off the ability of the minority to discuss an item, and it requires a two-thirds vote to pass.

Motion to close nominations. When choosing officers of the body (such as the chair), nominations are in order either from a nominating committee or from the floor of the body. A motion to close nominations effectively cuts off the right of the minority to nominate officers and it requires a two-thirds vote to pass.

Motion to object to the consideration of a question. Normally, such a motion is unnecessary since the objectionable item can be tabled or defeated straight up. However, when members of a body do not even want an item on the agenda to be considered, then such a motion is in order. It is not debatable, and it requires a two-thirds vote to pass.

Motion to suspend the rules. This motion is debatable, but requires a two-thirds vote to pass. If the body has its own rules of order, conduct or procedure, this motion allows the body to suspend the rules for a particular purpose. For example, the body (a private club) might have a rule prohibiting the attendance at meetings by non-club members. A motion to suspend the rules would be in order to allow a non-club member to attend a meeting of the club on a particular date or on a particular agenda item.

Counting Votes

The matter of counting votes starts simple, but can become complicated.

Usually, it’s pretty easy to determine whether a particular motion passed or whether it was defeated. If a simple majority vote is needed to pass a motion, then one vote more than 50 percent of the body is required. For example, in a five-member body, if the vote is three in favor and two opposed, the motion passes. If it is two in favor and three opposed, the motion is defeated.

If a two-thirds majority vote is needed to pass a motion, then how many affirmative votes are required? The simple rule of thumb is to count the “no” votes and double that count to determine how many “yes” votes are needed to pass a particular motion. For example, in a seven-member body, if two members vote “no” then the “yes” vote of at least four members is required to achieve a two-thirds majority vote to pass the motion.

What about tie votes? In the event of a tie, the motion always fails since an affirmative vote is required to pass any motion. For example, in a five-member body, if the vote is two in favor and two opposed, with one member absent, the motion is defeated.

Vote counting starts to become complicated when members vote “abstain” or in the case of a written ballot, cast a blank (or unreadable) ballot. Do these votes count, and if so, how does one count them? The starting point is always to check the statutes.

In California, for example, for an action of a board of supervisors to be valid and binding, the action must be approved by a majority of the board. (California Government Code Section 25005.) Typically, this means three of the five members of the board must vote affirmatively in favor of the action. A vote of 2-1 would not be sufficient. A vote of 3-0 with two abstentions would be sufficient. In general law cities in

California, as another example, resolutions or orders for the payment of money and all ordinances require a recorded vote of the total members of the city council. (California Government Code Section 36936.) Cities with charters may prescribe their own vote requirements. Local elected officials are always well-advised to consult with their local agency counsel on how state law may affect the vote count.

After consulting state statutes, step number two is to check the rules of the body. If the rules of the body say that you count votes of “those present” then you treat abstentions one way. However, if the rules of the body say that you count the votes of those “present and voting,” then you treat abstentions a different way. And if the rules of the body are silent on the subject, then the general rule of thumb (and default rule) is that you count all votes that are “present and voting.”

Accordingly, under the “present and voting” system, you would **NOT** count abstention votes on the motion. Members who abstain are counted for purposes of determining quorum (they are “present”), but you treat the abstention votes on the motion as if they did not exist (they are not “voting”). On the other hand, if the rules of the body specifically say that you count votes of those “present” then you **DO** count abstention votes both in establishing the quorum and on the motion. In this event, the abstention votes act just like “no” votes.

How does this work in practice?

Here are a few examples.

Assume that a five-member city council is voting on a motion that requires a simple majority vote to pass, and assume further that the body has no specific rule on counting votes. Accordingly, the default rule kicks in and we count all votes of members that are “present and voting.” If the vote on the motion is 3-2, the motion passes. If the motion is 2-2 with one abstention, the motion fails.

Assume a five-member city council voting on a motion that requires a two-thirds majority vote to pass, and further assume that the body has no specific rule on counting votes. Again, the default rule applies. If the vote is 3-2, the motion fails for lack of a two-thirds majority. If the vote is 4-1, the motion passes with a clear two-thirds majority. A vote of three “yes,” one “no” and one “abstain” also results in passage of the motion. Once again, the abstention is counted only for the purpose of determining quorum, but on the actual vote on the motion, it is as if the abstention vote never existed — so an effective 3-1 vote is clearly a two-thirds majority vote.

Now, change the scenario slightly. Assume the same five-member city council voting on a motion that requires a two-thirds majority vote to pass, but now assume that the body **DOES** have a specific rule requiring a two-thirds vote of members “present.” Under this specific rule, we must count the members present not only for quorum but also for the motion. In this scenario, any abstention has the same force and effect as if it were a “no” vote. Accordingly, if the votes were three “yes,” one “no” and one “abstain,” then the motion fails. The abstention in this case is treated like a “no” vote and effective vote of 3-2 is not enough to pass two-thirds majority muster.

Now, exactly how does a member cast an “abstention” vote?

Any time a member votes “abstain” or says, “I abstain,” that is an abstention. However, if a member votes “present” that is also treated as an abstention (the member is essentially saying, “Count me for purposes of a quorum, but my vote on the issue is abstain.”) In fact, any manifestation of intention to vote either “yes” or “no” on the pending motion may be treated by the chair as an abstention. If written ballots are cast, a blank or unreadable ballot is counted as an abstention as well.

Can a member vote “absent” or “count me as absent?” Interesting question. The ruling on this is up to the chair. The better approach is for the chair to count this as if the member had left his/her chair and is actually “absent.” That, of course, affects the quorum. However, the chair may also treat this as a vote to abstain, particularly if the person does not actually leave the dais.

The Motion to Reconsider

There is a special and unique motion that requires a bit of explanation all by itself; the motion to reconsider. A tenet of parliamentary procedure is finality. After vigorous discussion, debate and a vote, there must be some closure to the issue. And so, after a vote is taken, the matter is deemed closed, subject only to reopening if a proper motion to consider is made and passed.

A motion to reconsider requires a majority vote to pass like other garden-variety motions, but there are two special rules that apply only to the motion to reconsider.

First, is the matter of timing. A motion to reconsider must be made at the meeting where the item was first voted upon. A motion to reconsider made at a later time is untimely. (The body, however, can always vote to suspend the rules and, by a two-thirds majority, allow a motion to reconsider to be made at another time.)

Second, a motion to reconsider may be made only by certain members of the body. Accordingly, a motion to reconsider may be made only by a member who voted in the majority on the original motion. If such a member has a change of heart, he or she may make the motion to reconsider (any other member of the body — including a member who voted in the minority on the original motion — may second the motion). If a member who voted in the minority seeks to make the motion to reconsider, it must be ruled out of order. The purpose of this rule is finality. If a member of minority could make a motion to reconsider, then the item could be brought back to the body again and again, which would defeat the purpose of finality.

If the motion to reconsider passes, then the original matter is back before the body, and a new original motion is in order. The matter may be discussed and debated as if it were on the floor for the first time.

Courtesy and Decorum

The rules of order are meant to create an atmosphere where the members of the body and the members of the public can attend to business efficiently, fairly and with full participation. At the same time, it is up to the chair and the members of the body to maintain common courtesy and decorum. Unless the setting is very informal, it is always best for only one person at a time to have the floor, and it is always best for every speaker to be first recognized by the chair before proceeding to speak.

The chair should always ensure that debate and discussion of an agenda item focuses on the item and the policy in question, not the personalities of the members of the body. Debate on policy is healthy, debate on personalities is not. The chair has the right to cut off discussion that is too personal, is too loud, or is too crude.

Debate and discussion should be focused, but free and open. In the interest of time, the chair may, however, limit the time allotted to speakers, including members of the body.

Can a member of the body interrupt the speaker? The general rule is “no.” There are, however, exceptions. A speaker may be interrupted for the following reasons:

Privilege. The proper interruption would be, “point of privilege.” The chair would then ask the interrupter to “state your point.” Appropriate points of privilege relate to anything that would interfere with the normal comfort of the meeting. For example, the room may be too hot or too cold, or a blowing fan might interfere with a person’s ability to hear.

Order. The proper interruption would be, “point of order.” Again, the chair would ask the interrupter to “state your point.” Appropriate points of order relate to anything that would not be considered appropriate conduct of the meeting. For example, if the chair moved on to a vote on a motion that permits debate without allowing that discussion or debate.

Appeal. If the chair makes a ruling that a member of the body disagrees with, that member may appeal the ruling of the chair. If the motion is seconded, and after debate, if it passes by a simple majority vote, then the ruling of the chair is deemed reversed.

Call for orders of the day. This is simply another way of saying, “return to the agenda.” If a member believes that the body has drifted from the agreed-upon agenda, such a call may be made. It does not require a vote, and when the chair discovers that the agenda has not been followed, the chair simply reminds the body to return to the agenda item properly before them. If the chair fails to do so, the chair’s determination may be appealed.

Withdraw a motion. During debate and discussion of a motion, the maker of the motion on the floor, at any time, may interrupt a speaker to withdraw his or her motion from the floor. The motion is immediately deemed withdrawn, although the chair may ask the person who seconded the motion if he or she wishes to make the motion, and any other member may make the motion if properly recognized.

Special Notes About Public Input

The rules outlined above will help make meetings very public-friendly. But in addition, and particularly for the chair, it is wise to remember three special rules that apply to each agenda item:

Rule One: Tell the public what the body will be doing.

Rule Two: Keep the public informed while the body is doing it.

Rule Three: When the body has acted, tell the public what the body did.



1400 K Street, Sacramento, CA 95814
(916) 658-8200 | Fax (916) 658-8240
www.cacities.org

To order additional copies of this publication, call (916) 658-8200.

\$10

© 2011 League of California Cities. All rights reserved.

♻️ Printed on recycled paper.

CALAFCO LEGISLATIVE REPORT

PASSED & SIGNED:

AB 743 (Logue R) The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

Status: 8/26/2013-Chaptered by Secretary of State - Chapter 138, Statutes of 2013.

Summary: The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 authorizes a local agency formation commission to approve, after notice and hearing, a petition for a change of organization or reorganization of a city, if the petition was initiated on or after January 1, 2010, and before January 1, 2014, and waive protest proceedings entirely if certain requirements are met. This provision applies only to territory that does not exceed 150 acres. This bill would delete the January 1, 2014, date and make conforming changes. This bill contains other related provisions and other existing laws.

Position: Support

Subject: Annexation Proceedings, CKH General Procedures

CALAFCO Comments: As amended, this bill removes the sunset date provision to waive protest proceedings for certain island annexations. Additionally, the bill was amended to reset the effective island creation date from January 1, 2000 to January 1, 2014 thus allowing smaller islands of less than 150 acres created after 2000 to be annexed under these provisions. Many of these current islands remained as remnants of larger substantially surrounded island areas that had irregular boundaries or were affected by the annexation of territory for newer development.

AB 1427 (Committee on Local Government) Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

Status: 8/12/2013-Chaptered by Secretary of State - Chapter 87, Statutes of 2013.

Summary: The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (act), provides the sole and exclusive authority and procedure for the initiation, conduct, and completion of changes of organization and reorganization for cities and districts. This bill would specify that the definition excludes any independent special district having a legislative body consisting, in whole or in part, of ex officio members who are officers of a county or another local agency or who are appointees of those officers other than those who are appointed to fixed terms. This bill contains other related provisions and other existing laws.

Position: Sponsor

Subject: CKH General Procedures

CALAFCO Comments: Cortese-Knox-Hertzberg Omnibus bill.

AB 1248 (Cooley D) Controller: internal control guidelines applicable to local agencies.

Status: 8/28/2013-Chaptered by Secretary of State - Chapter 190, Statutes of 2013.

Summary: Would require the Controller, on or before January 1, 2015, to develop internal control guidelines applicable to a local agency, as defined, to prevent and detect financial errors and fraud, based on specified standards and with input from any local agency and organizations representing the interests of local agencies. This bill would require the Controller to, by the same date, post the completed internal control guidelines on the Controller's Internet Web site and update them, as he or she deems necessary, as specified.

Position: None at this time

Subject: LAFCo Administration

SB 181 (Committee on Governance and Finance) Validations.

Status: 7/3/2013-Chaptered by Secretary of State - Chapter 57, Statutes of 2013.

Summary: This bill would enact the First Validating Act of 2013, which would validate the organization, boundaries, acts, proceedings, and bonds of the state and counties, cities, and specified districts, agencies, and entities. This bill contains other related provisions.

Position: Support

CALAFCO Comments: One of three annual acts which validate the boundaries of all local agencies.

SB 184 (Committee on Governance and Finance) Local government: omnibus bill.

Status: 9/6/2013-Chaptered by Secretary of State - Chapter 210, Statutes of 2013.

Summary: Current law requires any person who intends to offer subdivided lands within this state for sale or lease to file with the Department of Real Estate an application for a public report consisting of a notice of intention and a completed questionnaire, as specified. This bill would specify that a lot, parcel, or unit satisfies the requirement that it be improved with a completed residential structure if it is improved with a completed residential structure at the time it is conveyed by the subdivider. This bill contains other related provisions and other existing laws.

Position: Support

PASSED TO GOVERNOR:

SB 594 (Hill D) Use of public resources.

Status: 9/23/2013-Enrolled and presented to the Governor at 2 p.m.

Summary: Would prohibit a nonprofit organization or an officer, employee, or agent of a nonprofit organization from using, or permitting another to use public resources received from a local agency for campaign activity, as defined, and not authorized by law. This bill would define, among other terms, "public resources" to mean any property or asset owned by a local agency and funds received by a nonprofit organization which have been generated from any activities related to conduit bond financing by those entities subject to specified conduit financing and transparency and accountability provisions, and "nonprofit organization" to mean an entity incorporated under the Nonprofit Corporation Law or a nonprofit organization that qualifies for exempt status under the federal Internal Revenue Code of 1986, except as specified.

Position: Watch

Subject: Other

CALAFCO Comments: As amended, SB 594 places new restrictions on nonprofit organizations that receive public funds and participate in certain campaign activities. While CALAFCO does not engage in advocacy of ballot measure positions or candidates, we felt the bill contained broad language that would be subject to wide interpretation by many including the Attorney General, which created the opportunity for expensive and unnecessary litigation for these nonprofit organizations. For this and a number of other reasons, CALAFCO originally took an Oppose position on the bill. Amendments made on September 3, 2013 address a number of CALAFCO concerns including the removal of the most harmful of actions identified in "election activities", and as such CALAFCO has removed their opposition of the bill and taken a more neutral position of watch.

AB 21 (Alejo D) Safe Drinking Water Small Community Emergency Grant Fund.

Status: 9/19/2013-Enrolled and presented to the Governor at 3 p.m.

Summary: Would authorize the Department of Public Health to assess a specified annual charge in lieu of interest on loans for water projects made pursuant to the Safe Drinking Water State Revolving Fund, and deposit that money into the Safe Drinking Water Small Community Emergency Grant Fund, which the bill would create in the State Treasury. The bill would limit the grant fund to a maximum of \$50,000,000. The bill would authorize the department to expend the money for grants for specified water projects that serve disadvantaged and severely disadvantaged communities, thereby making an appropriation.

Position: Watch

Subject: Disadvantaged Communities

AB 115 (Perea D) Safe Drinking Water State Revolving Fund.

Status: 9/25/2013-Enrolled and presented to the Governor at 4:30 p.m.

Summary: Would authorize a legal entity, as defined, to apply for grant funding on behalf of one or more public water systems serving disadvantaged or severely disadvantaged communities if specified requirements are met, including having a signed agreement with each public water system for which it is applying for funding. By authorizing the use of a continuously appropriated fund for new purposes, this bill would make an appropriation. This bill contains other related provisions and other existing laws.

Position: Watch

Subject: Water

AB 1235 (Gordon D) Local agencies: financial management training.

Status: 9/26/2013-Enrolled and presented to the Governor at 4:30 p.m.

Summary: Would require a local agency official, in local agency service as of January 1, 2014, or thereafter, except for an official whose term of office ends before January 1, 2015, to receive training in financial management if the local agency provides any type of compensation, salary, or stipend to, or reimburses the expenses of, a member of a legislative body. The bill would require the Treasurer's office and the Controller's office, in consultation with other state agencies, associations, and outside experts, to work together to develop standardized criteria that sufficiently meet specified requirements. This bill contains other related provisions and other existing laws.

Position: Watch

Subject: LAFCo Administration

CALAFCO Comments: Requires that if a local agency provides any type of compensation, salary, or stipend to, or reimburses the expenses of, a member of the legislative body, the member shall receive one-4 hour state mandated Financial Management training per term of office. Effective January 1, 2014 for those in office as of that date (whose term of office extends beyond January 1, 2015). Those elected to more than one legislative body may take the training one time and have it apply to all legislative bodies on which they serve. This would apply to a LAFCo Commissioner who receives a stipend or is reimbursed for expenses in the performance of their Commissioner duties.

AB 240 (Rendon D) Mutual water companies.

Status: 9/25/2013-Enrolled and presented to the Governor at 4:30 p.m.

Summary: Current law requires each board member of a mutual water company that operates a public water system to complete a training course regarding the duties of board members of mutual water companies, as specified. This bill would require a board member to repeat this training course every 6 years. This bill contains other related provisions and other existing laws.

Position: Watch

Subject: Public Records Act

CALAFCO Comments: Enacts the Mutual Water Company Open Meeting Act and requires mutual to adopt budgets in open meetings and take public comment. Also requires mutuals to provide certain records to the public upon request.

AB 792 (Mullin D) Utility user tax: exemption: distributed generation systems.

Status: 9/26/2013-Enrolled and presented to the Governor at 4:30 p.m.

Summary: Current law provides that the board of supervisors of any county may levy a utility user tax on the consumption of, among other things, gas and electricity in the unincorporated area of the county. This bill would, until January 1, 2020, exempt from any utility user tax imposed by a local jurisdiction, as defined, the consumption of electricity generated by a clean energy resource, as defined, for the use of a single customer or the customer's tenants.

Position: None at this time

FAILED:

AB 453 (Mullin D) Sustainable communities.

Status: 8/30/2013-Failed Deadline pursuant to Rule 61(a)(11). (Last location was APPR. SUSPENSE FILE on 8/12/2013)

Summary: The Strategic Growth Council is required to manage and award grants and loans to a council of governments, metropolitan planning organization, regional transportation planning agency, city, county, or joint powers authority for the purpose of developing, adopting, and implementing a regional plan or other planning instrument to support the planning and development of sustainable communities. This bill would make a local agency formation commission eligible for the award of financial assistance for those planning purposes.

Position: Watch

Subject: Sustainable Community Plans

CALAFCO Comments: This would allow LAFCos to apply directly for grants that support the preparation of sustainable community strategies and other planning efforts. CALAFCO has removed its support of the bill given the nature of the amendment and the potential impact to LAFCos.

AB 678 (Gordon D) Health care districts: community health needs assessment.

Status: 8/30/2013-Failed Deadline pursuant to Rule 61(a)(11). (Last location was APPR. SUSPENSE FILE on 8/13/2013)

Summary: Would require that the health care district conduct an assessment, every 5 years, of the community's health needs and provide opportunities for public input. Commencing January 1, 2019, the bill would require the annual reports to address the progress made in meeting the community's health needs in the context of the assessment. This bill contains other related provisions and other existing laws.

Position: Support

Subject: LAFCo Administration, Service Reviews/Spheres

CALAFCO Comments: This bill requires Health Care Districts that do not operate their own hospital facilities to create every 5 years, an assessment of the community health needs with public input. The bill requires LAFCos to include in a Municipal Service Review (MSR) the Health Care District's 5-year assessment.

SB 56 (Roth D) Local government finance: property tax revenue allocation: vehicle license fee adjustments.

Status: 6/19/2013-From committee: Do pass and re-refer to Com. on APPR. (Ayes 7. Noes 0. Page 1449.) (June 19). Re-referred to Com. on APPR.

Summary: Beginning with the 2004-05 fiscal year and for each fiscal year thereafter, existing law requires that each city, county, and city and county receive additional property tax revenues in the form of a vehicle license fee adjustment amount, as defined, from a Vehicle License Fee Property Tax Compensation Fund that exists in each county treasury. Current law requires that these additional allocations be funded from ad valorem property tax revenues otherwise required to be allocated to educational entities. This bill would modify these reduction and transfer provisions, for the 2013-14 fiscal year and for each fiscal year thereafter, by providing for a vehicle license fee adjustment amount calculated on the basis of changes in assessed valuation. This bill contains other related provisions and other existing laws.

Position: Support

Subject: Financial Viability of Agencies, Tax Allocation

CALAFCO Comments: This bill reinstates revenues through ERAF (backfilled by the state general Fund) for cities incorporating after 2005 and annexations of inhabited territories.

SB 772 (Emmerson R) Drinking water.

Status: 9/13/2013-Failed Deadline pursuant to Rule 61(a)(14). (Last location was G. & F. on 9/9/2013)

Summary: Would exempt the Elsinore Valley Municipal Water District and the Eastern Municipal Water District from liability for injuries or damages arising out of the delivery of water to County Water Company of Riverside customers, as specified.

Position: Watch

Subject: Water

CALAFCO Comments: As amended, this bill would exempt the Elsinore Valley Municipal Water District and the Eastern Municipal Water District from liability for injuries or damages arising out of the delivery of water to County Water Company of Riverside customers, as specified. As amended this bill no longer references Local Agency Formation Commissions (LAFCo) to take on the responsibility of monitoring private water companies. As a result of removing any and all references to LAFCo, CALAFCO has removed its opposition to the bill and now has a Watch position.

AB 543 (Campos D) California Environmental Quality Act: translation.

Status: 7/12/2013-Failed Deadline pursuant to Rule 61(a)(10)(SEN). (Last location was E.Q. on 6/13/2013)

Summary: Would require a lead agency to translate, as specified, certain notices required by the California Environmental Quality Act and a summary of any negative declaration, mitigated negative declaration, or environmental impact report when a group of non-English-speaking people, as defined, comprises at least 25% of the population within the lead agency's jurisdiction and the project is proposed to be located at or near an area where the group of non-English-speaking people comprises at least 25% of the residents of that area. By requiring a lead agency to translate these notices and documents, this bill

would impose a state-mandated local program. This bill contains other related provisions and other existing laws.

Position: Watch

Subject: CEQA

CALAFCO Comments: As amended, requires a lead agency to translate certain notices, summary of a negative declaration, mitigated negative declaration, or environmental impact report when the impacted community has 25% or more non-English speaking people affected by the project. The requirement is to translate these notices and summaries in the native language of those impacted. This is an unfunded mandate. While LAFCo is not typically the lead agency, there may be an occasion when they are, and this could have significant resource implications.

AB 642 (Rendon D) Publication: newspaper of general circulation: Internet Web site.

Status: 5/10/2013-Failed Deadline pursuant to Rule 61(a)(3). (Last location was JUD. on 3/11/2013)

Summary: Current law requires that various types of notices are provided in a newspaper of general circulation. Current law requires a newspaper of general circulation to meet certain criteria, including, among others, that it be published and have a substantial distribution to paid subscribers in the city, district, or judicial district in which it is seeking adjudication. This bill would provide that a newspaper that is available on an Internet Web site may also qualify as a newspaper of general circulation, provided that newspaper meets certain criteria.

Position: Watch

Subject: LAFCo Administration

CALAFCO Comments: Allows for posting of agendas and meeting material on newspaper websites.

SB 633 (Pavley D) CEQA.

Status: 8/30/2013-Failed Deadline pursuant to Rule 61(a)(11). (Last location was APPR. on 8/6/2013)

Summary: Would, for purposes of the new information exception to the prohibition on requiring a subsequent or supplemental EIR, specify that the exception applies if new information that becomes available was not known and could not have been known by the lead agency or any responsible agency at the time the EIR was certified as complete. The bill would authorize the office, by July 1, 2015, to draft and transmit to the secretary revisions to the guidelines to include as a categorical exemption projects involving minor temporary uses of land and public gatherings that have been determined not to have a significant effect on the environment. This bill contains other related provisions and other existing laws.

Position: Watch

Subject: CEQA

SB 731 (Steinberg D) Environment: California Environmental Quality Act.

Status: 9/13/2013-Failed Deadline pursuant to Rule 61(a)(14). (Last location was L. GOV. on 9/11/2013)

Summary: Would provide that aesthetic and parking impacts of a residential, mixed-use residential, or employment center project, as defined, on an infill site, as defined, within a transit priority area, as defined, shall not be considered significant impacts on the environment. The bill would require the Office of Planning and Research to prepare and submit to the Secretary of the Natural Resources Agency, and the secretary to certify and adopt, revisions to the guidelines for the implementation of CEQA establishing thresholds of significance for noise and transportation impacts of projects within transit priority areas. This bill contains other related provisions and other existing laws.

Position: Watch

Subject: CEQA

Note: SB 743, essentially became a replacement bill to SB 731. SB 743 creates special provisions for the Sacramento Kings arena and adds some CEQA streamlining for some in-fill projects and transit priority areas.

This page intentionally left blank.

News from the Board of Directors

CALAFCO QUARTERLY

September 2013



New Board of Directors Meet at Annual Conference

The CALAFCO Board of Directors met in Squaw Valley on Friday, August 30th. The Board welcomed new members James Curatalo (San Bernardino LAFCo), Dr. William Kirby (Placer LAFCo), and Dr. Roger Welt (Santa Barbara LAFCo). New officers were also elected:

- ❖ Chair – Mary Jane Griego (Yuba LAFCo)
- ❖ Vice Chair – John Leopold (Santa Cruz LAFCo)
- ❖ Secretary – Stephen Tomanelli (Riverside LAFCo)
- ❖ Treasurer – Gay Jones (Sacramento LAFCo)

On behalf of the entire Association, we also thank outgoing Board members Jerry Gladbach (Los Angeles LAFCo), Matthew Beekman (Stanislaus LAFCo) and Lou Cunningham (Ventura LAFCo) for their dedicated service to the CALAFCO Board.

The Board acknowledged and thanked outgoing Chair Ted Novelli for his strong leadership this past year. A portion of the meeting was spent reviewing the Association's annual IRS Form 990 filing. CALAFCO staff and CPA walked through the 28-page form. More than just financials, Form 990 requires an extensive array of policies and procedures be adopted by 501(c)(3) agencies such as CALAFCO. It was reported that we are in full compliance with all IRS requirements and the Board unanimously approved the filing. A copy of the Form 990 and other corporate documents is available on the web site under the resources tab.

CALAFCO Executive Officer Lou Ann Texeira announced the appointment new Executive Officer Marjorie Blom (Stanislaus LAFCo). The Board expressed its gratitude and appreciation to outgoing Executive Officer Lou Ann Texeira (Contra Costa LAFCo) for her two years of service as CALAFCO's EO, and two years as the Deputy Executive Officer. Lou Ann's leadership during the past four years strengthened CALAFCO and contributed greatly to the Association's success.

Also announced was the appointment of new CALAFCO Deputy Executive Officer David Church (San Luis Obispo LAFCo) to represent the Coastal Region. The Board welcomed David and expressed appreciation to existing CALAFCO Deputy Executive Officers Steve Lucas (Butte LAFCo) and Sam Martinez (San Bernardino LAFCo).

Annual Conference held in Squaw Valley

The CALAFCO Annual Conference was held August 28-30 at the Resort at Squaw Creek. 311 commissioners, staff, associate members and guests (including speakers) attended, and 48 of 57

member LAFCos were represented. Our thanks to our host LAFCos Placer, Nevada and El Dorado, Conference Committee Chair Josh Susman, Program Committee Chair Sam Martinez, and everyone who



worked tirelessly to make this conference a success. We also thank those who sponsored our conference.

We were pleased to welcome former Gold Medal Olympian Jonny Moseley as the special guest speaker at the Thursday night Awards Banquet.

CALAFCO congratulates the gold, silver, and bronze medal winners of the beer and wine competition, as well as the first place golf team.

CALAFCO also congratulates this year's Achievement awardees:

- ❖ Outstanding Commissioner – *Jerry Gladbach* (Los Angeles LAFCo)
- ❖ Outstanding LAFCo Clerk – *Kate Sibley* (Contra Costa LAFCo)
- ❖ Outstanding LAFCo Professional – *Lou Ann Texeira* (Contra Costa LAFCo)
- ❖ Distinguished Service – *Roseanne Chamberlain* (Amador LAFCo)
- ❖ Project of the Year – *Plan for Agricultural Preservation* (Stanislaus LAFCo)
- ❖ Government Leadership – *Orange County LAFCo Community Islands Taskforce* (Orange LAFCo)
- ❖ Most Effective Commission – *Stanislaus LAFCo*
- ❖ Outstanding CALAFCO Member – *Harry Ehrlich* (San Diego LAFCo)
- ❖ Legislator of the Year – *Senators Bill Emmerson and Richard Roth*
- ❖ Lifetime Achievement – *H. Peter Faye* (Yolo LAFCo); *Henry Pellissier* (Los Angeles LAFCo); *Carl Leverenz* (Butte LAFCo); *Susan Vicklund-Wilson* (Santa Clara LAFCo)
- ❖ Mike Gotch Courage & Innovation in Local Leadership – *Simón Salinas* (Monterey LAFCo)

Evaluation and financial summaries will be reported during the November Board meeting. All presentation materials will be available by the end of September on the website under the education tab.



CALAFCO U Courses

Performance Measures and MSR Strategies is scheduled for **October 10th** in Sacramento. AICP Credits available. Registration is available on the CALAFCO website.

November 14th in Sacramento is the date for the final CALAFCO session of 2013. This session is titled *Creating a Clerk's Manual: A Roadmap for Success*. Registration opening soon on the CALAFCO website.

Legislative Activities

The legislature has completed its work for this session and the Governor is now reviewing a host of bills. Updates are provided daily on the CALAFCO website.

This page intentionally left blank.

August, 2013

ANNUAL CONFERENCE EDITION

2013 Report to the
Membership

Thoughts on LAFCo
Golden Anniversary from
the Founding Fathers of
LAFCo

The Future of
Annexations and
Incorporations

Message from the Chair:
CALAFCO
remains strong

Remembering a Friend:
Bill Davis



LAFCo Report Card – Are We Meeting the Legislative Intent?

BY BEVERLY BURR, BURR CONSULTING (LOU ANN TEXEIRA, CONTRA COSTA LAFCO, CONTRIBUTOR)

The 2001 CKH Act brought a new requirement to LAFCos of conducting municipal service reviews (MSRs). Twelve years have passed as LAFCos have busily worked on MSRs. Excellent timing for asking the big questions: how well have we LAFCos done in meeting the legislative intent behind the MSR requirement? What barriers and constraints are we facing in the implementation?

The Commission on Local Governance for the 21st Century and the Little Hoover Commission laid the groundwork for the MSR requirement in the late 1990s. Three over-arching objectives they envisioned were:

Knowledge – enhancing LAFCo legitimacy, power and wisdom by gathering and analyzing information on the local agencies whose boundaries LAFCos oversee;

Accountability – promoting accountability, particularly among special districts, by day-lighting service and financial information, and enhancing LAFCo oversight of agencies rarely in the spotlight;

Efficiency – improving and modernizing service delivery by reorganizing agencies with outdated boundaries or structures.

Looking strictly by the numbers, LAFCos have certainly succeeded on the knowledge front. A review of the LAFCo websites shows that half of the LAFCos have completed at least one cycle of MSRs and SOI updates for all cities and special districts under their jurisdiction. Another 19 percent of LAFCos have nearly completed their first cycle, typically with a few MSRs or SOI updates yet to complete. A quarter of the LAFCos are partly done with their first cycle; mostly LAFCos with relatively small budgets, these have prioritized review of cities and districts providing “backbone” services like fire protection and water. The status at the remainder could not be readily discerned from their respective websites. Best practices we noted were those LAFCos with annual progress reports indicating those MSRs completed, pending and planned. Impressive efforts at some LAFCos showed published charts with their plans for MSRs and updates over the next 5-7 years.

Have LAFCos succeeded substantively on the knowledge objective? Mostly yes, but there is more to learn.

Continued on page 12

The Sphere

CALAFCO Journal

August 2013

The Sphere is a quarterly publication of the California Association of Local Agency Formation Commissions.

BOARD OF DIRECTORS

Ted Novelli, Chair
Mary Jane Griego, Vice Chair
John Leopold, Secretary
Stephen Tomanelli, Treasurer
Juliet Allen
Matthew Beekman
Robert Bergman
Louis Cunningham
Larry R. Duncan
Jerry Gladbach
Juliana Inman
Gay Jones
Michael Kelley
Michael McGill
Eugene Montanez
Joshua Susman

CALAFCO Staff

Pamela Miller, Executive Director
Lou Ann Texeira, Executive Officer
Marjorie Blom, Deputy Exec. Officer
Steve Lucas, Deputy Exec. Officer
Sam Martinez, Deputy Exec. Officer
Clark Alsop, Legal Counsel
Jeni Tickler, Executive Assistant

To submit articles, event announcements, comments or other materials noteworthy to LAFCo commissioners and staff, please contact the Editor at 916-442-6536 or info@calafco.org.

The contents of this newsletter do not necessarily represent the views of CALAFCO, its members, or their professional or official affiliations.

1215 K Street, Suite 1650
Sacramento, CA 95814
916-442-6536

www.calafco.org

FROM THE CHAIR OF CALAFCO

This has been an exciting year for the CALAFCO organization, and it's an honor to serve as your Chair. This year we celebrate the 50th anniversary of the creation of LAFCo. The founding fathers of LAFCo, Assemblymember John T. Knox and Senator Eugene T. Nisbet, had the courage and vision necessary to ensure orderly growth and the preservation of precious agricultural and open space land through the creation of the Knox-Nisbet Act. While the original Act has evolved since 1963, its fundamental principles remain intact. This year during our annual conference, we are pleased to commemorate the golden anniversary of LAFCo.

This year was also a time of transition and change for CALAFCO, with our new Executive Director Pamela Miller taking the lead supported by our new Executive Assistant and Registrar Jeni Tickler. Pamela has done an excellent job leading CALAFCO and has faced the challenges of learning the legislative process and all of the CALAFCO systems, policies and procedures head-on and with professionalism. She had some big shoes to fill and has done a good job for the organization. As incoming Chair at the same time she joined CALAFCO, I have had the pleasure of working together with her, leading the organization during this very special time.

In February of this year the CALAFCO Board held its biennial strategic planning retreat at which we acknowledged the many accomplishments of CALAFCO during the past two years. We focused on the many positive outcomes of the regional structure and reaffirmed our commitment to the organization as Board members. Our new two-year strategic plan reflects the high ideals and principles on which CALAFCO



Ted Novelli
Chair, CALAFCO
Board of Directors

was founded. We remain focused on serving our membership by creating value for our member LAFCos and all Associate members. CALAFCO remains strong financially, and we had an outstanding fiscal year in 2012/2013. We continue to be recognized as a premier state association dedicated to providing information regarding cities and special districts, not only for the Legislature but also for cities, special districts and the public.

Agencies throughout the state are still struggling with a difficult economy, and looking to the future, one of the biggest challenges I see LAFCos facing is dealing with agencies that are struggling to provide quality public services. Performing strong Municipal Service Reviews and identifying alternative service delivery options for these agencies will be critical to the role of LAFCo.

Looking to the next 50 years, the role of LAFCo in regional planning will become even more important. It is estimated that each year 30,000 acres of farmland are lost in California. With an estimated population growth in the state of 19 percent by 2030, the delicate balance of managing growth and maintaining the preservation of valuable ag and open space land will be challenging. I believe LAFCos throughout the state are up to that challenge.

Again, thank you for the opportunity to serve as your Chair this year. CALAFCO remains a strong and viable organization and I am proud to be a part of it.

Ted Novelli

FROM THE EXECUTIVE DIRECTOR

First Year Reflections



Pamela Miller
Executive Director



It's been said that people learn best by doing. I would say that it is not so much in the doing that we learn; rather it is through the reflection of the experience where insights and learning are generated. As I complete my first year as your Executive Director, I find myself reflecting on the year's experiences – and what a year it's been!

As CALAFCO Chair Ted Novelli writes, this has been an exciting year for the Association. Change and transition are interesting things – they can be both exhilarating and challenging, cause excitement and apprehension, and always create the opportunity for growth. Who would have thought 50 years ago that today we would be celebrating the 50th anniversary of the creation of LAFCo, and that the original legislation that did so would go through several reiterations to be improved and strengthened? This significant milestone is possible because of vision, strength in purpose, and a deep-rooted desire for continuous improvement.

Reflection is the window of opportunity for continuous improvement. Just ask John Knox, Eugene Nisbet, Dominic Cortese, and Robert Hertzberg – they'll tell you.

When the CALAFCO leadership baton was passed to me, the organization was in

strong shape – and it remains so today. The change in leadership brought excitement and apprehension – what will the transition be like? How will things work out? What will be different? What does all of this change mean?

Like any other change event, the acknowledgment of the organizational loss was important to being able to move forward. Knowing there were big shoes to fill, I wore my track shoes and hit the ground running. There's been both much to learn as well as much to offer, and each day is a new opportunity for both.

This organization has a deep pool of strong resources – as diverse in their strength as California is as a state. It is amazing to see those resources in action. From the Board of Directors to the Legislative Committee, to the Executive Officers, legal counsel and LAFCo staff to the Commissioners – everyone brings his or her own set of diverse strengths, capacities and perspectives to the table. And we are fundamentally connected with the passion of public service and the desire to not just simply fulfill the LAFCo mission – but to continually improve the way in which we do that...not at all unlike the evolution of the original Knox-Nisbet Act.

So what did this organizational change mean? If one has to “assign” a meaning, I suppose it could be that change is a natural part of the life cycle of any organization. Change is inevitable and from it none of us is immune (I am reminded of that each day when I look in the mirror). The real question is – how will we continue to grow from change?

Not losing sight of the vision, maintaining strength in purpose, and persevering in the quest of continuous improvement is a good place to start. Knowing that, adapting to and growing with change can create far better outcomes than resisting and fighting change. While none of us has a crystal ball to predict the future, using visionary capabilities, adaptive leadership skills, and being willing to take some risks – just like the founding fathers of LAFCo did – will help us lead our organizations and agencies into the opportunities of tomorrow.

I would like to thank the membership for your support during this my first year as your Executive Director. It is with a deep sense of gratitude and appreciation that I reflect on the past year's challenges, and look forward to the opportunities of tomorrow.

Pamela Miller

Thoughts From the Founding Fathers of LAFCo

We are honored to share thoughts on the 50th anniversary of LAFCo from the founding fathers of the legislation that created LAFCo and those who have helped improve it through the years. CALAFCO deeply appreciates their contributions. Articles appear herein as written without edits. Unfortunately we were unsuccessful in our attempts to reach a member of the Nisbet family for their thoughts.

Reflecting on LAFCo

By John T. Knox

It would have seemed highly unlikely – some fifty years ago – that a second term



Assemblyman from Richmond would play a significant role in creating and in nurturing California's Local Agency Formation Commissions. It would have seemed especially unlikely in view of the fact that the assemblyman in question had never served on a city council, a board of supervisors, or had been otherwise active in local government.

I was that Assemblyman. And, although I didn't realize it at the time, fate seemed to have selected me to play a role in LAFCo's creation and subsequent development.

The first step in this unlikely story was undoubtedly the election of Jess Unruh as Speaker of the

California Assembly beginning with the 1963 legislative session.

Unruh assumed leadership of a very traditional state legislative body. It met in general session for a six month period every other year. Its members were virtually all "part time" (i.e., they had to support themselves and their families with gainful employment in their home districts). The idea that it might initiate major state policies wasn't part of its institutional culture. And, in fact, it lacked the time and the staff resources to do so. Major policy initiatives invariably came from the Governor – and the legislature dutifully added a few "tweaks."

Unruh, however, had a vision of a different, proactive institution – one with the resources and ability to initiate and enact its own policy initiatives.

To this end, he chose as his committee chairs individuals who, he felt, were capable of initiating and following through with new policy initiatives.

So it was that I found myself, a local government neophyte, designated as the new chair of the "Municipal and County Government Committee" – an individual with no previous in-the-trenches local government experience – but also with no preconceived biases.

Concurrent with this new organization and focus in the Assembly, there was important activity in the Governor's office.

In the 1962 election Governor Pat Brown had decisively defeated Richard Nixon to win his second term, and he too had a vision. He and his advisors were very mindful of California's rapid growth – the rate of which was projected to increase even more rapidly in the coming decades. (During his first term, for example, the California Water Project had been authorized and

work had begun on the "Master Plan for Higher Education".)

In the local government area, academics and other thoughtful analysts were warning about the consequences of haphazard growth.

Brown had even appointed a special "Blue Ribbon Commission" to review the issue. Among the recommendations in the Commission's final report was to create a state level commission that would have "quasi-judicial" power to approve formations of, and annexations to, cities and districts.

Brown decided to proceed with this recommendation. His staff drafted two bills and sought out authors – one Assembly author and one Senate author.

One bill would have established a state-level Local Agency Formation Commission to review proposals for new cities and districts. A second bill would have established a Local Agency Annexation Commission in each county to review city and district annexations. The reasons for the state commission-local commission dichotomy were never really explained but did have significant consequences.

Moreover, in seeking authors for this legislation, Brown preferred to avoid long serving legislators who might be too closely tied to the status quo.

As the new chair of the Assembly committee, I seemed to meet his criteria and he asked me to author the Local Agency Formation bill.

(And, so the project began. It wasn't a "made in the Assembly" product that fully realized Unruh's vision of a proactive Assembly, but it was a good first step in generating wholehearted cooperation between the Governor and the Legislature.)

The initial reaction to my bill was a bit unexpected. CSAC (at that time known as the County Supervisors Association of California) was almost apoplectic. They were outraged that a state commission would make decisions about issues that they felt were a matter of county "Home Rule." Their opposition was so effective that, as I counted the votes within my committee, I discovered that I didn't have enough votes to move the bill out!

Serious meetings with the Governor's staff ensued. In the end it was Senator Nisbet's bill that provided a solution. CSAC had no real objection to the bill for local commissions – because county supervisors (and city council members) would be members of the local commissions – a sufficient acknowledgment of "Home Rule." I suggested that my bill be recast to mirror the Senate bill.

The result: my bill was rewritten to create local *formation commissions* with the same membership as Senator Nisbet's annexation commissions. The two bills were linked together to provide that, if both bills passed, only one commission would do both jobs.

With those revisions both CSAC and the League of Cities became supporters of the bills. Even in those days, however, these two organizations were scarcely monoliths – and individual cities and counties reserved the right to lobby their local legislators about their reservations. And, many did.

In the 1960s, there were few caucus positions on these types of issues – especially local government issues. Member-by-member contact was necessary to persuade, cajole, etc. to secure the necessary votes. To be sure, the Governor's staff weighed in, but the Governor also had other

issues that were important to him. So – there was a limited amount of political capital that he could spend.

Both CSAC and the League, however, honored their commitments of support and worked diligently to line up votes. Without their support – in committee and on the floor of each house – the outcome might well have been different.

The improbable story only began with the passage of the original 1963 legislation. LAFCo was a new institution and the initial members and staffs had to develop the procedures and regulations that would allow this new institution.

These individuals had to discover what would work well – and what wouldn't.

I joined in. The new agency was my "baby," and I wanted it to succeed. I met with LAFCo representatives to draft follow-up legislation that fine-tuned the original bills. These began with a bill that replaced the awkward two statutes to a single statute – and followed on in 1965 with the District Reorganization Act.

With this overall result, I discovered the often overlooked legislative area of local government legislation was indeed interesting – and I enjoyed it more with each passing year.

Largely through the hard work of members and staff, LAFCos became accepted and respected local institutions. It has been my privilege to work with those individuals.

As for the next fifty years -- Godspeed!!

John T. Knox



Taking the Act to the Next Level

By Dominic L. Cortese

LAFCo's 50th Anniversary traces California's bold and creative response

to an onslaught of questions raised regarding our ability to avoid a land use

and public service calamity during the unprecedented population growth in the late 1950s and early 1960s, lasting all the way through the 1980s. Legislation authored by Jack Knox and approved by the legislature in 1963 planted the seeds from which potential chaos that would result from unstructured formation of new cities and districts and annexations to existing agencies was averted. The gradual understanding of LAFCo's powers was surfacing, carefully being adapted to the highly diverse geographical and economic nature of the state. Areas of community identity throughout the state were being recognized. Home rule was being respected.

There were those whose early view of LAFCo's authority was thought to be a simple set of lines on a map, "demarcations" with certain restrictions and definitions beyond which LAFCo had no authority. At a point during my service on the Santa Clara County LAFCo, I recall asking our newly formed Transit District Director to appear at each LAFCo meeting to discuss transportation impacts on our decision making. A monumental decision regarding the formation



of the Midpeninsula Regional Open Space District versus a potentially competitive County Parks ballot measure had to be made. Both were finally approved. Prophetic I would say. The very large number of agenda items and the broad parameters of subject matter now undertaken by LAFCo make LAFCo an indispensable segment of our local government process. Congratulations!

Early in the 1970s, I was fortunate enough to be part of a small group that began to meet to discuss the formation of a statewide association of LAFCos, which came to be called CALAFCO. It would provide an atmosphere allowing LAFCo Commissioners and staff to share knowledge, explore coordinated land use planning, and turn diversity into a positive force for the benefit of the entire state. I am proud to say that I chaired CALAFCO for two terms during its early years. It is a pleasure to know that CALAFCO has become a fully functional statewide organization, incorporated and functioning under a full set of by-laws.

From those early legislative seeds the dedicated and creative members of LAFCos throughout the state averted what might have been a saga of pieces of the land use puzzle thrown from the air with no means of objectivity. Pieces of that puzzle have been cooperatively placed, to whatever extent humanly possible, in what is now recognized as the best organization of cities and districts in the country. The door opened to trust and constructive regionalism. We can thank you CALAFCO for that!

After more than two years of effort, with the help of dedicated staff at the state and local level, I was fortunate to have carried the Cortese-Knox Local Government

Reorganization Act. AB115 was introduced in 1984 and after extensive hearings and analysis by appropriate legislative committees, was signed by the Governor. The earlier and separate laws – the Knox Nisbet Act, the District Reorganization Act and the Municipal Organization Act – were made compatible and now became one. Speaker Robert Hertzberg led the task of clarifying and reorganizing the Act, making it even more functional. Thanks to Speaker Hertzberg, we now have the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

It is gratifying to know that the Act is instrumental in the daily work of LAFCo. It has its place on the desks of planners and local government attorneys throughout the state. Not long ago, the State Printing Office informed me that it is still a “best seller!”

I am grateful to those whose efforts made the Act possible and those who continue today to make timely improvements. The introductory letter of the Act recognizes some of those people. I am mindful of all those who from time to time were there, in their own way, to help take our work to its next stages.

Please accept my gratitude. Your local communities and the people of California appreciate your efforts and owe you their continued support.

Dominic L. Cortese



LAFCo: 1963 – 2013

By Robert M. Hertzberg



California is nothing less than magnificent. All of us born here, who have relocated here, moved our families here, or visited here – know that.

But while our weather dividend, the Pacific, and our extraordinary diversity of geography- much within close proximity, has been a large part of the magnetic attraction, the challenge to and success in managing the sheer volume of humanity is something little understood by the public – most of whom have come to expect to flip a light switch and find the necessary electricity, turn a faucet and have an abundant flow of clean water, and expect cities and towns and counties to deliver with consistency and without interruption.

While there is a large group of engineers, architects and workers from many professions that keep us operating and moving forward, all which most often appears to be effortless, I have come to learn the genius and value of the folks that make up the large LAFCo community of California and the important role each of these important people quietly play in creating and maintaining our quality of life.

When Jack Knox, then the new legislator from Richmond, agreed to work with the Pat Brown administration on municipal and county government issues, it was the end of a decade when **California’s population grew by a whopping 53%**. The smart

folks in government at the time knew that California needed to devise a system that would intelligently deal with the explosion of new government entities and their competing land use and other demands. Jack tells fun stories about his legislation in 1963. It is always interesting to understand the “human” side of how laws get negotiated and passed, particularly from Jack Knox.

By the time Dom Cortese authored the 1984 update, our population grew by an additional 10 million folks, more than the population of all states at the time but for New York. Today, there are more than 4800 subdivisions of government in California, and under the guidance of the LAFCo community, in many respects, California is one of the best managed land use states in the nation.

Regarding my own story with LAFCo, it started in the San Fernando Valley – when I began service in the legislature in 1996, we had just finished a yearlong battle led by then Assemblywoman Paula Boland together with then Pro Tem Lockyer fighting to overturn the special 1970s adopted rule making an exception for any Los Angeles based “special reorganization” which gave the Los Angeles City Council veto power. It was not successful.

Together with Tom McClintock and Tony Cardenas, my San Fernando Valley colleagues in Sacramento, we drafted two laws to correct certain intentional “exceptions” which were enacted as a result of past political alliances. But something else happened, something that I am most proud of. In an era of term limits when the common criticism was that our legislative branch no longer dealt with large issues- the opposite happened. With the

help of Pete Wilson, a governor of a party that I was not a member, and others, we passed and he signed and funded in his budget a serious effort to create a process to review the 179 pages of statutes that the LAFCo legislation had become. I read and re-read the LAFCo law, and over the years it had become a “morass” that was difficult to understand. So in 1997 we passed AB 1484 to create the Commission on Local Governance for the 21st Century to review the Cortese-Knox Local Government Reorganization Act of 1985. There were no big press stories on the commission, no big contributors who were clamoring for the changes in the law- just a group of folks that cared about government, knew that fixes were needed, and got on with the work they were hired by the people to do. I was and remain deeply proud to have been a part of this important effort.

The Commission was led by then San Diego Mayor Susan Golding, who did an incredible job- this was not a Commission that took its job lightly. They met over 16 months, held 25 days of public hearings throughout the state, heard testimony from more than 160 individuals and groups, received over 100 recommendations and, at a time when websites were new, had nearly 90,000 hits on its site- an unheard of number for those days. Their efforts resulted in a report “Growth Within Bounds,” which served as the basis for AB 2838, passed and signed into law in September 2000 by Governor Brown. In general terms, the measure, creating the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (I did not know that Christopher Carlisle, my lead staff on this, added my name until the measure passed- it was not my idea), focused on 5 areas:

- ♦ It streamlined and clarified LAFCo policies and procedures;
- ♦ It made LAFCOs neutral, independent, and balanced in representation for most counties, cities and special districts;
- ♦ It strengthened LAFCo powers to prevent sprawl and ensure orderly extension of government services;
- ♦ It enhanced communication, coordination and procedures of LAFCOs and local governments; and
- ♦ It enhanced opportunities for public involvement, active participation and information regarding government decision-making.

Of course, it did not go far enough, and the dynamic growth of government, the fundamental challenges we are facing because of globalization and the explosion of technology are causing us to re-examine and improve the work we did in the 60s, 80s and in 2000. It is up to the next generation of thinkers to invent our LAFCo future.

Robert M. Hertzberg





Dear CALAFCO Members:

We are proud to report to you that the Association continues as a strong, vibrant educational resource to members and as an advocate for LAFCo and LAFCo principles to statewide decision makers. In 2013 the Association maintained a high level of educational services as well as a healthy agenda of legislative issues. During the year we saw active involvement of LAFCos from around the state and had the pleasure of welcoming a new Executive Director, Pamela Miller, and new Executive Assistant/Registrar, Jeni Tickler. We remain excited with both the program quality and participation in the Staff Workshop and the CALAFCO U courses this year. Placer, Nevada and El Dorado LAFCos and the Annual Conference planning committee have done an outstanding job with the 2013 Conference. Finally, the Association remains on solid financial ground. The recently adopted budget maintains member service levels and retains a healthy reserve.

Our achievements continue to be the result of the dedicated efforts of the many volunteer LAFCo staff who contribute their time and expertise. The Board is grateful to the Commissions that support their staff as they serve in the CALAFCO educational and legislative roles on behalf of all LAFCos. We are also grateful to the Associate Members and event sponsors that help underwrite the educational mission of the Association and allow us to keep registration fees as low as possible to encourage more participation.

EDUCATIONAL SERVICES AND COMMUNICATION

CALAFCO educational and information sharing-services are the Board's top priority for member services. The Association focuses its resources in four areas: the Staff Workshop, Annual Conference, CALAFCO University courses, and electronic resources including the web site and the member list-serves.

Staff Workshop and Annual Conference We continued the tradition of quality education programming with the Staff Workshop held in Davis in April and the Annual Conference in Squaw Valley in August. The Workshop, hosted by Yolo LAFCo, brought together 104 LAFCo staff from around the state for a three-day workshop at the Hallmark Inn and Odd Fellows Hall in downtown Davis. With 39 LAFCos and 9 associate member organizations represented, it was one of the highest workshop attendances in some time. An exceptional program centered on the theme "*Retooling*

for the Next 50 Years: Fewer Resources, Higher Expectations" with sessions including how today's fiscal climate is shaping the future and LAFCo's role in regional planning, ethics and ethics law, CEQA, LAFCo legal practices and JPAs, adaptive leadership practices in local agencies, GIS mapping and more. A special series of sessions was specifically designed by and for clerks and included developing and maintaining a clerk's manual, use of technology and best practices among the topics. The unique mobile workshop focused on innovations in food science and agriculture. We would like to thank Steve Lucas (Butte LAFCo) who chaired the Program Committee, Christine Crawford and Terri Tuck (Yolo LAFCo), and all who worked to make this an outstanding staff workshop.

Well over 200 LAFCo commissioners and staff are expected at the 2013 Conference in Squaw Valley, North Lake Tahoe. Hosted by Placer, Nevada and El Dorado LAFCos, the program centers on the theme "*Clarity of Vision: The Golden Age of LAFCo*" and includes a range of sessions focused on highlighting the history of LAFCo, visioning for the future, and focusing on current issues such as water as a valuable resource, CEQA reform and the state's General Plan update, land use patterns, health care districts without hospitals, and

LAFCo initiated actions such as dissolutions, mergers and consolidations. The Conference attracted an impressive list of speakers, including Ken Alex, Director of the Governor's Office of Planning and Research, Dr. Gerald Meral, Deputy Secretary, CA Natural Resources Agency, Richard Atwater,

Executive Director, So. CA Water Committee; Tim Quinn, Executive Director, Association of CA Water Agencies; Peter Detwiler, former Chief Consultant to the Senate Governance and Finance Committee; and Tom Willoughby, former Chief Consultant to Senator John Knox. The unique mobile workshop highlights the beauty of Squaw Valley and the unique opportunities and challenges associated with community development in an area of beauty and environmental sensitivity. We acknowledge and thank Placer, Nevada and El Dorado LAFCos for hosting the Conference, their Executive Officers for all of their hard work: Kris Berry (Placer), SR Jones (Nevada) and José Henríquez (El Dorado), the Conference Committee Chair Josh Susman (Nevada), and all who are working on the Program and Host Committees to make this an outstanding Conference.

CALAFCO University So far this year, the Association has offered one course and two more are scheduled. The courses allow staff, commissioners and other interested parties to explore, in depth, LAFCo





processes, policies and actions. *Performance Measures and MSR Strategies* was held in June in San Luis Obispo. Due to the high number of requests to repeat the session, another is scheduled for October 10 in Sacramento. Additionally, a session designed by and for LAFCo Clerks on *Creating a Clerk's Manual, the Roadmap to Success* is scheduled on November 14 in Sacramento. These courses are possible only with the volunteer efforts of LAFCo staff and Associate members. Thank you in particular to San Luis Obispo, Los Angeles, San Bernardino, and Stanislaus LAFCos and all the others who contributed to the classes. A special thanks to Marjorie Blom (Stanislaus LAFCo) who has been the lead in coordinating CALAFCO U since October 2012.

Accreditations CALAFCO's educational activities have all been accredited by the American Planning Association to provide AICP credits for certified planners. This benefit is provided at no cost to LAFCo staff and helps them maintain their certifications. In addition, both the Conference and Workshop have sessions for LAFCo counsel that have been accredited for MCLE credits by the California Bar.

Web Site The CALAFCO web site is a vital resource for both LAFCos and the community with questions about local government in California. The site consistently attracts between 5,500 and 6,500 visits per week. The vast majority of the visits are for the reference and resource materials found on the site and referral information to member LAFCos. This was the first year of the new website, which was launched just before last year's Annual Conference. Improvements and enhancements continue to be made as site security remains a high priority. During the year we made a change to the Members' section access in order to maintain security. After a complete system back-up and restore, the site was once again fully accessible to all members.

List-Serves The list-serves maintained by the Association continue to be an important communication and information sharing tool among LAFCo staff. In total, we maintain eight list serves to help members share information, materials, and expertise.

Publication CALAFCO was approached by the Senate Local Governance & Finance Committee to update an obsolete state publication on LAFCos. The last published edition of *It's Time to Draw the Line: A Citizen's Guide to LAFCos: Local Agency Formation Commissions* was 2003. A subgroup of the CALAFCO Legislative Committee worked with the Senate Committee staff to update the publication, which should be made available soon. Thanks to Bob Braitman, Carole Cooper, Carolyn Emery, Paul Novak, Neelima Palacherla, Mona

Palacios, Keene Simonds and Pamela Miller for their contributions to the revised publication.

LEGISLATIVE PROGRAM

This is the first year of the Legislature's two-year session and with an unprecedented number of new legislators, state Democrats held a supermajority in the Legislature. The CALAFCO Legislative Committee began work in November and met regularly throughout the year. This year, with the transition of a new Executive Director, the Legislative Committee was led with two Co-Chairs, Harry Ehrlich (San Diego LAFCo) and Kris Berry (Placer LAFCo) with Executive Director Pamela Miller acting as Vice Chair. CALAFCO maintained a full legislative agenda this year, with CALAFCO staff tracking as many as 38 different bills that could affect LAFCo. CALAFCO sponsored two bills this year, and sought an author-sponsored third bill. The top priority of the Legislative Committee was **AB 1427**, the Assembly Local Government Committee Omnibus bill. This year the bill contained eight different changes to Cortese-Knox-Hertzberg, such as clarifying several definitions, making changes to obsolete and incorrect code references, and making minor updates to several outdated sections. The bill was signed by the Governor on August 12. We are grateful for the efforts of Legislative Committee Co-Chair Harry Ehrlich (San Diego LAFCo) and Assembly Local Government Committee associate consultant Misa Yokoi-Shelton for their efforts on shepherding this bill.



The other CALAFCO sponsored bill this year is **AB 453 (Mullin)**. The CALAFCO Legislative Committee originally decided not to pursue this legislation again this year. However we were approached by Assemblymember Mullin who offered to author the bill, which would make LAFCo eligible to apply for planning grants from the Strategic Growth Council. Although this is the final year of the grant cycle, there is benefit to having LAFCo named as an eligible entity for future sustainable communities grant opportunities. It passed the Assembly and met with an unexpected amendment in Senate Natural Resources Committee. After much discussion at both the Legislative Committee and Board level, the Board took the position to move forward with the bill with further amendments. As of this writing, the bill is in the Senate Appropriations Suspense File.

In addition to the two CALAFCO sponsored bills, we sought an author for **AB 743 (Logue)**. The bill was

originally introduced to remove the sunset date provision to waive protest proceedings for certain island annexations and increase the size of the islands from 150 to 300 acres. After considering the feedback from several member LAFCoS and external stakeholders, the bill was amended to remove the increase in acreage (keeping it at 150 acres), and to reset the effective island creation date from January 1, 2000 to January 1, 2014, thus allowing smaller islands of less than 150 acres created after 2000 to be annexed under these provisions. The bill has unanimously passed both the Assembly and Senate, and as of this writing is awaiting the Governor's signature.

Highlights of other legislation on which we worked include:

- ♦ **AB 678** (*Gordon & Dickinson*) – This bill requires health care districts that do not operate their own hospital facilities to create, every 5 years, an assessment of the community health needs with public input. The bill requires LAFCoS to include in a Municipal Service Review the Health Care District's 5-year assessment. There are currently 15 healthcare districts that will be impacted. (CALAFCO supported; passed Assembly; now in Senate Appropriations Suspense File.)
- ♦ **SB 56** (*Roth & Emmerson*) – This bill corrects the VLF funding hole created by the 2011-12 state budget for inhabited annexations and incorporations since 2004. This has created major fiscal crises for a number of cities. The bill has been slow to move forward given the high cost to the General Fund. (CALAFCO supported; still in Senate.)

For a complete list of CALAFCO bills, please visit the CALAFCO website. Information is updated daily.

The Legislative Committee continues to consider and work on several substantial legislative proposals including:

- ♦ *Protest Provisions* The second phase of the project will be to enact more substantive changes to the protest provisions, to make them more consistent and easier to apply.
- ♦ *Extension of Services Outside Boundaries* After an intensive two-year effort to gain consensus on language that would increase LAFCo flexibility in certain situations to extend services outside of boundaries and spheres, the CALAFCO Legislative Committee and Board again took positions on potential legislation. The Legislative Committee revisited the proposed language at the end of 2012 and referred it again to the Board for another review and a recommendation to move the legislation forward. During its February meeting, the Board approved the appointment of an ad-hoc

subcommittee appointed by Chair Novelli to revisit the proposed changes to once again try to obtain greater consensus. After several months of work, the subcommittee presented amended language to the Board and in July the Board approved the proposed legislation. The Legislative Committee has made this a two-year bill effort, and a subcommittee of the Legislative Committee will work over the course of the next year to create a strong fact sheet and begin membership and external stakeholder outreach. We would like to thank those who volunteered to worked on amending the language: John Benoit (various LAFCoS), Rich Bottarini (Sonoma LAFCo), Roseanne Chamberlain (Amador LAFCo), Steve Lucas (Butte LAFCo), Kathy Rollings-McDonald (San Bernardino LAFCo), Keene Simonds (Napa LAFCo), George Spiliotis (Riverside LAFCo), and Kim Uhlich (Ventura LAFCo).

The positive results of the Committee's efforts would not be possible without the leadership of Committee Co-Chairs Harry Ehrlich (San Diego LAFCo) and Kris Berry (Placer LAFCo) and Vice Chair Pamela Miller, along with the volunteer efforts of the 20 LAFCo staff, counsel and Board members who serve on the Committee. The work of this group is critical in crafting legislation, providing recommendations to the Board on legislative issues and supporting the legislative process.

ASSOCIATION MANAGEMENT

A Change in Leadership In September of last year, our new Executive Director Pamela Miller was hired. There was a short overlap in time when both Bill Chiat and Pamela worked together. We are pleased to report the transition was very smooth and Pamela has done an outstanding job representing CALAFCO in this, her first year. In addition, the role of Executive Assistant was filled in January of this year by Jeni Tickler. She has done a wonderful job of supporting Pamela and the organization in this role.

2013-2015 Strategic Plan On February 7, the Board held its biennial strategic planning retreat. During the day-long retreat, the Board reviewed the Association's accomplishments over the past two years including the many positive outcomes from the regional structure, affirmed expectations of the role and responsibilities of representing CALAFCO as a Board Member, discussed the challenges and opportunities facing LAFCoS and the Association, and reviewed and amended the organization's 2-year strategic plan and strategies. The full 2013-2015 CALAFCO Strategic Plan and 2013





Legislative Policies adopted by the Board are located on the CALAFCO website.

Financial Policies and Reporting The Association continues to stand on a strong financial base. The Board maintains policies and current filings which are in compliance with all federal and state requirements for 501(c)(3) organizations. The CALAFCO Policy Manual, IRS Form 990 and other key Association documents are available on the CALAFCO web site. The Association also maintains its records with the national non-profit reporting organization, GuideStar (www.guidestar.com). In 2013 CALAFCO once again earned the *GuideStar Exchange Seal* in recognition of its transparency and completeness in documentation.

All financial records are reviewed quarterly by an outside CPA with reports to the Treasurer and the Board. The Board also reviews the annual IRS Form 990 tax filing prepared by the CPA and staff.

2013-14 Budget The Board has managed the financial resources of the Association closely. This year LAFCo dues were increased by the CPI as authorized in the Association Bylaws. While only a 2.3% increase, the Board felt it was necessary to keep up with the increasing costs of operating the Association.

The adopted budget for 2013-14 provides only minor changes from the 2012-13 budget. The close of the fiscal year showed a greater year-end balance than anticipated in the adopted budget, allowing the Association to avoid the use of reserve. The approved budget is \$379,195, which includes a \$13,219 contingency.

There are small increases in rent, office expenses, Conference and Workshop expenses in the budget which are offset by increases in returns from the conference and workshop as well as a

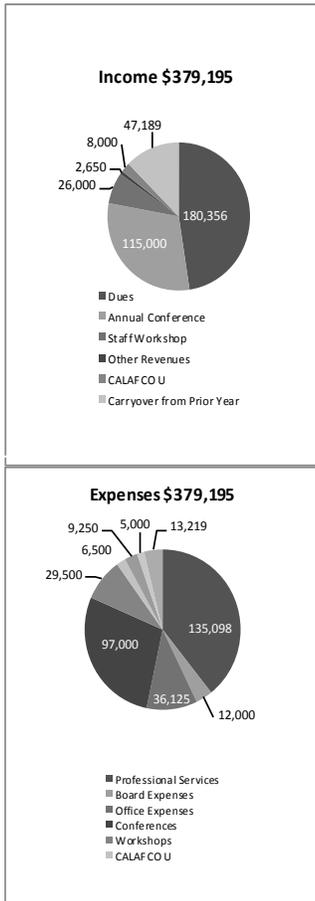
reduction in professional services. The budget is balanced and does not tap any reserve funds.

Restricted Fund Reserve Since 2005 an important goal established by the Board has been to grow and maintain a fund reserve to support member services in uncertain economic times and to avoid the need to tap members for additional funds, as had been done in the past. With an initial goal of 35% of non-conference operating expenses, the reserve is currently at \$160,222, about 79% of the annual operations budget outside of the Conference and Workshop. The reserve is not part of the annual budget and requires a vote of the Board to use its funds. The Association has not used the fund reserve since the early 2000s. CALAFCO maintains its funds with the Local Agency Investment Fund (LAIF). While the interest rate has remained low again this year, we have not lost any of the principle in our savings or investments.

Finally we want to recognize the leadership of our executive director Pamela Miller and executive officer Lou Ann Texeira (Contra Costa LAFCo). Added to that is our appreciation for all the contributions of executive assistant Jeni Tickler in the CALAFCO office, deputy executive officers Marjorie Blom (Stanislaus LAFCo), Steve Lucas (Butte LAFCo), and Sam Martinez (San Bernardino LAFCo), Legal Counsel Clark Alsop (BB&K), and CPA Jim Gladfelter (Alta Mesa Group). These people, along with many other volunteers, associate members, and members of the Board have all worked together this year to bring many achievements and a strong Association to you, our member LAFCos.

Sincerely Yours,

The CALAFCO Board of Directors



CALAFCO congratulates Stanislaus LAFCo on the 50th anniversary of their first LAFCo meeting, September 24, 1963.



LAFCo Report Card

Continued from Page 1

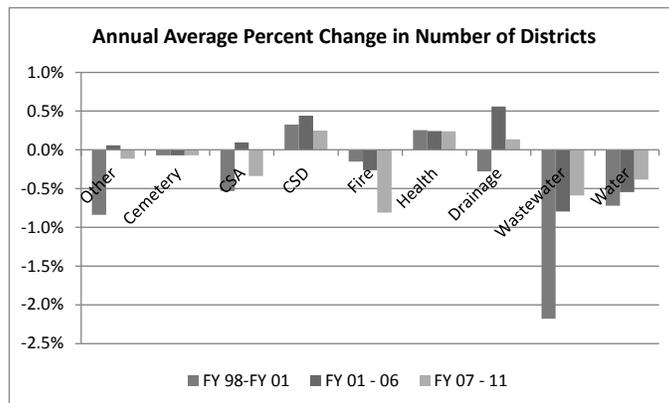
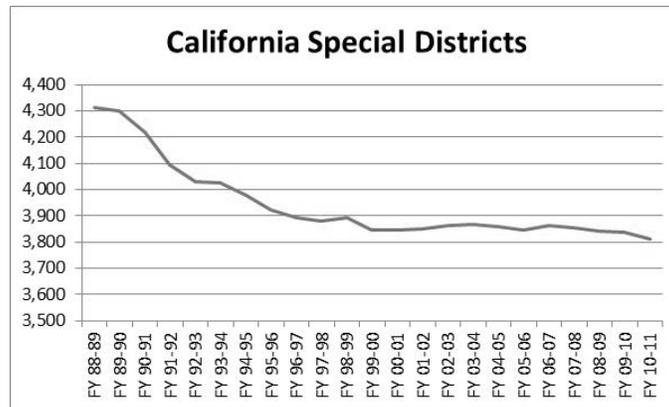
Regardless of funding, LAFCos in both urban and rural areas have learned what services agencies are providing and which agencies face challenges in retaining governing body members and complying with financial requirements and principal acts. Conducting the inaugural cycle of MSR's involved enormous efforts for many LAFCos simply to inventory the local agencies under their jurisdiction, organize and review often-incomplete LAFCo archives, map the agency boundaries, and introduce the agencies to LAFCo. And that was just a prelude to surveying, analyzing and publishing service, financial, and infrastructure capacity information. The level of depth of the inaugural MSR's varied. Some were simply a page or two per agency; others were nearly encyclopedic. Funding levels clearly played a major role in the page counts and the number of trees felled by MSR's.

On the knowledge front, best practices among LAFCos are publishing the MSR's online and distilling the MSR's into constituent-friendly directories of local agencies, boundary maps and key information. Constraints to fulfilling the knowledge objective included poor records and lack of information at many of the reviewed agencies, lack of planning activity at many local agencies, and resistance by some agencies to LAFCo's new oversight role. There were cities and districts that ignored LAFCo letters and requests. There were water authorities and flood control districts that asserted they were exempt from LAFCo even though no exempting resolutions were identified.

On the accountability front, have LAFCos succeeded in day-lighting financial information and enhancing oversight? Most definitely. In our experience, the MSR process has uncovered at least one local agency that might be characterized as a rogue in just about every county. The rogues tended to be smaller special districts. There were some cemetery districts that literally did not know where the bodies were buried or what capacity was remaining. There were sewer

providers illegally disposing. There were governing body meetings held in private homes. There were agencies not providing services or not disclosing finances to their constituents or to the State. Perhaps most heartening are the cases where the MSR process rehabilitated rogues. While it may seem heavy-handed to some to play the Zero Sphere card (meaning an agency is recommended for dissolution or reorganization), that has brought about a sea change in more than one rogue, including a cemetery district in San Bernardino, a sanitary district in Calaveras, and a health care district in Santa Clara. Grand juries have also picked up where MSR's have left off. Grand jury members are more attuned to LAFCos now, as they follow MSR's as one source as they consider when they set their investigative agendas for the upcoming year.

Finally, what about the end-game? Have MSR's helped to bring about efficiency and reorganization of outdated agencies? The jury is still out.



Looking strictly by the numbers, the answer in 2013 appears to be not yet. The number of districts declined more rapidly statewide before the CKH Act than after.

Looked at from a different perspective, we compared the change in the number of districts by type in the last 15 years. The rate of reduction in districts between FY 95-96 and FY 00-01 was faster for every type except fire districts than it has been since FY 00-01. Between FY 05-06 and FY 10-11, the pace of reduction in fire districts through reorganization has sped up. But the pace of consolidation of water, wastewater, park and cemetery districts has clearly slowed.

Best practices are exemplified in several reorganizations that have followed LAFCo implementation of MSR's. San Diego LAFCo certainly gets major credit for fire consolidation progress. There have been other fire district consolidations since FY 05-06 in Calaveras, Lake, Plumas and San Mateo counties as well. And just because the pace of reorganization has slowed does not mean there has been no progress. Inyo, Lake, Sutter and Yuba LAFCos have each processed at least one dissolution since they began conducting MSR's. There are presently dissolution candidates at several other

LAFCo; and there are LAFCos trying to engage the affected agencies in discussion of consolidation. For example, Siskiyou LAFCo is thinking hard about cemetery consolidation. Constraints to consolidation include resistance by elected officials and managers at affected agencies, concerns among constituents about ceding local control to a consolidated entity, and alternative courses of action such as JPAs.

The Little Hoover Commission pointed to the sheer number of special districts as cause for concern and questioned why LAFCos were failing to dissolve and consolidate districts. The Commission on Local Governance for the 21st Century echoed this concern to a degree but cautioned that we not define reduction in the number of districts as necessarily being progress. Indeed, there have been reorganizations that functionally consolidated services in recent years without achieving reduction in the number of special districts. For example, the recent recession motivated the City of San Carlos to contract with its respective county for law enforcement and fire protection services, while also operating under contract the City of Half Moon Bay's Recreation programs; and motivated the City of Sausalito to annex to an adjacent fire protection district. There have been other consolidations and reorganizations which have resulted in efficiencies. For example, the recent reorganization of the Mt. Diablo Health Care District by Contra Costa LAFCo resulted in reducing the size of the district and establishing the district as a subsidiary to a city. And in the 1990s, Los Angeles County transferred fire service responsibility from 10 or more cities to the Los Angeles County Fire Protection District, a dependent district of the County. While the number of agencies did not fall (i.e., the cities did not disincorporate), the number of fire service providers did.

Why has the pace of reorganization slowed? Perhaps agencies have been more easily rehabilitated in the internet age than reorganized. Perhaps LAFCo staff has been too busy with MSR. Perhaps Prop. 218 has complicated reorganization. Perhaps we as LAFCos simply have not had enough time to implement the end-game yet. Also worth noting, LAFCos do not have unilateral authority to implement reorganizations, which sometimes face obstacles beyond LAFCo's control, such as community resistance to change, absence of a willing successor agency, and political will of affected agencies.

The conundrum motivated us to wonder whether MSR should perhaps be done less frequently. Indeed, a proposal has been floated to extend the update timeline from five to perhaps eight years. We turned to Michael Colantuono for his thoughts on the matter. Colantuono is counsel to a number of California cities and LAFCos and was a member of the Commission on Local Governance for the 21st Century. He indicated that the original five-year timeline was established to ensure each LAFCo had reasonably up-to-date information on

the local agencies under its jurisdiction. His perception was that the timeline needed to be frequent enough that the information in the MSR remains useful and beneficial, and perhaps eight years might also meet those criteria. Such a change undoubtedly merits debate and discussion among LAFCos as to whether MSR have 8-year shelf lives and whether less frequent updates would free LAFCos to pursue reorganizations and fundamental improvements in service delivery.

Neglecting Annexation and Incorporation Will Not Serve the State's Growth Goals

By Kirstin Kolpitcke and Dan Carrigg, League of CA Cities

California's Legislature emerges from a decade of severe budget deficits, many are celebrating the achievement of a balanced budget. Closing the state's massive deficit required severe spending cuts, a major boost from the taxpayers and a slowly recovering economy. But the desperate budget decisions made in recent years have policy impacts, whether it is the cost of attending public universities, potential increases in crime from realignment or the state's capacity to compete for jobs. Amid the budget wreckage, major questions also remain about the ability of cities to continue to grow and prosper.

Throughout history, cities have served as centers of commerce and culture. This is certainly the case in California — the names of our major cities are known throughout the world. The Golden State's cities serve more than 83 percent of its residents and provide a range of municipal services, including police, fire, libraries, parks and recreation, water, sewers and waste disposal. Cities also maintain a network of streets and roads.

State policies for achieving sustainability, greenhouse gas reduction, smart growth, infill and transit-oriented development and preserving farmland and open preserving farmland and open space have staked much on the role and success of cities. Yet the state's recent actions have signaled a lack of appreciation for the vital function cities serve as centers of commerce and providers of essential quality-of-life services for the vast majority of California's population.

The de facto state approach to cities appears to be one of neglect. When it comes to economic development, infrastructure and absorbing growth, cities are now on their own. The state discarded redevelopment — the most powerful municipal tool for upgrading urban cores, decontaminating brownfields, building affordable housing and transit-oriented development and countering urban sprawl. Revenues that supported new cities and cities that annexed inhabited areas were taken with no public process, leaving some cities on the verge of disincorporation. The message being sent is that

while growth will occur, the state no longer will expend the effort to support how and where it happens.

SB 89 Leaves Incorporation and Annexation Policies Upended

As part of a push to close the budget gap in 2011, the Legislature passed SB 89 (Chapter 35, Statutes of 2011) without a public hearing. The measure swept allocations of the Vehicle License Fee (VLF) from cities and Orange County as part of a scheme to fund realignment programs, which included grants for local law enforcement previously paid from the state General Fund. These local VLF revenues included special allocations dedicated by all other cities to assist newly incorporated and annexed territories. The allocations were established by League-supported legislation to compensate new cities and annexations for provisions of the 2004 VLF-property tax swap, which failed to include the in-lieu property tax adjustments that other cities receive. In addition, these VLF allocations supported state Local Agency Formation Commission (LAFCo) policies that encourage service consolidation, including the annexation of islands of inhabited unincorporated territory. Incorporations also uphold state objectives to control sprawl, because LAFCo policies guide city growth but have less effect on unincorporated county growth.

The timing of SB 89 could not have been worse for Jurupa Valley, the state's newest city, incorporated on July 1, 2011. Before Jurupa Valley incorporated, the Riverside County LAFCo determined that county agencies could not provide services to the Jurupa Valley community "... in a more efficient and accountable manner. Incorporation will allow for increased local accountability."¹

As a result of SB 89, the city lost more than one-third of its General Fund. According to an Oct. 25, 2012, article in the *Press Enterprise*, "Over the past two fiscal years, Jurupa Valley has lost more than \$13 million in state revenue. The city expects to run out of money by June 30, [2013], the end of the current fiscal year."² Without some sort of reinstatement of the lost revenue or having the county contribute funding, Jurupa Valley faces possible disincorporation.

Three other newly incorporated cities have also lost funding because of SB 89. Fontana, San Jose and many other cities that made the state-supported policy decisions to annex and serve inhabited unincorporated areas were undercut and lost the revenue they relied upon when making those decisions. The policy signals and future impact of SB 89 are obvious: Cities no longer have any incentive to annex and serve inhabited

unincorporated areas. Furthermore, without the prospect of future incorporations, the state will be faced with more unincorporated county growth patterns, which historically have been less dense than city-centered development.

SB 244's Leverage Will Reduce Other Annexations

Another recent law with good intentions but unintended consequences is SB 244 (Chapter 513, Statutes of 2011). Inspired by advocates concerned about the poor services and infrastructure conditions for low-income people in county unincorporated areas, this bill was designed to promote annexation by adjacent cities. The advocates sponsoring the bill observed that the quality of infrastructure and services in cities were superior and sought leverage to increase the likelihood of future annexation. The law requires that any area of proposed annexation contiguous to a disadvantaged unincorporated community must include an application to annex the disadvantaged unincorporated community as well. The bill essentially asks those who seek a financially viable annexation to annex an area that's less than financially viable in hopes that the monetary incentives of the first annexation are so beneficial that they can sustain the financial losses of annexing the disadvantaged unincorporated community.

However, while the intent is understandable, the additional financial burden of annexing a disadvantaged unincorporated community will stall other viable annexations. While the law is still relatively new and interest in annexation has slowed with the economy, one example illustrates its impact.

On Jan. 6, 2012, the Riverside County LAFCo denied a proposal to annex two unincorporated areas that included about 625 acres adjacent to the City of Desert Hot Springs. The LAFCo report states, "Most importantly, recently enacted legislation prohibits the approval of this annexation since it excludes an adjacent disadvantaged unincorporated community. As a result, staff recommends denial of Annexation 29 to the City of Desert Hot Springs."³ The annexation will not be pursued any further.

Revenue Neutrality Compounds Incorporation Challenges

Prior to the passage of SB 89, city incorporations were already significantly limited by the revenue neutrality law adopted in the early 1990s during yet another state budget crisis. As a result, jurisdictions fortunate enough to make incorporations pay their way, or "pencil out," were typically the exception rather than the rule.

"Revenue neutrality" essentially means that the incorporating city gets to keep only the amount of



revenue that the county was spending in the area prior to incorporation, not the amount of revenue generated within the area. For example, the incorporation proponents for the City of Elk Grove agreed to give the county a percentage of property tax that would decline over 25 years while keeping other taxes, such as the sales tax and transient occupancy (hotel) tax. Under the revenue neutrality law, counties are in a position to drive hard bargains that limit the ability of new cities to pencil out. That is why in recent years the VLF allocations became so critical to helping cities like Jurupa Valley incorporate.

Some at the state level may view the incorporation question as making no real difference. That view has serious flaws.

California anticipates annual population growth of approximately 300,000 to 400,000 people in the coming years. These people will need essential community services and a place to live. What is the most appropriate land-use solution to meet the challenge of this growing population?

From a growth perspective, an area proposed for incorporation already has a level of development previously approved by the county; in many cases such growth was not subject to LAFCo review. Incorporation will ensure that future expansion complies with LAFCo policies, which reflect state priorities. City incorporation efforts are also one of the most fundamental expressions of democracy. Affected residents may be dissatisfied with growth patterns approved by the county, the remoteness of government offices, the quality of public services, emergency response times and the lack of parks or other desired amenities. Once a city is incorporated, public engagement often increases as more attention can be paid to local needs and desires. The thriving communities of Elk Grove, Rancho Cordova and Citrus Heights in Sacramento County provide examples of the community empowerment that incorporation can bring. Residents of East Los Angeles and Carmel Valley have long desired self-governance for the same reasons.

Going Forward

It serves little purpose to rehash the past, but the future offers opportunities for change and rectifying the problems described here. As California's economy recovers, the challenges of growth will return. Where should this growth be directed? How will infrastructure and services to support growth be provided? If strong cities are truly important to the state's economic future and growth goals, then the broken policies affecting California's cities must be repaired.

Footnotes:

1 Local Agency Formation Commission of Riverside County, "Approving the Reorganization to Include Incorporation of Jurupa Valley," Resolution 12-10).

2 Sandra Stokley, "Jurupa Valley: County goal is city's survival" (*Press Enterprise*, Oct. 25, 2012).

3 Riverside County Local Agency Formation Commission Report (LAFCo 2011-08-5-Reorganization to Include Annexation 29 to the City of Desert Hot Springs (New World Lifestyle Communities) and Concurrent Detachments from the Riverside County Waste Resources Management District, Jan. 26, 2012).

© 2013 *League of California Cities*. All rights reserved. Reprinted with permission from the March 2013 issue of *Western City* magazine, the monthly publication of the *League of California Cities*. For more information, visit www.westerncity.com.

Prop 218 Does Not Apply to Annexations

By Michael Colantuono

On October 5th, 2012, the Orange County Court of Appeal decided *Citizens Association of Sunset Beach v. Orange County Local Agency Formation Commission*. The case answers the question whether Proposition 218 applies to annexations, which the local government community had been struggling with at least since a 1999 Attorney General's opinion on the subject. The decision affirms the City of Huntington Beach's trial court victory and confirms that Proposition 218 did not require an election before the City could collect its taxes in Sunset Beach after annexation of that area to the City.

The essence of the Court's holding is that the voters who approved Proposition 218 cannot have intended it to require an election before a city can collect taxes in annexed territory because the measure provides no details about how such an election would be conducted. In particular, Proposition 218 requires two-thirds voter approval for new or increased special taxes but requires only a simple majority for general taxes. Nothing in Proposition 218 describes how voters would express their views on the separate questions of (i) annexation, (ii) approval of general taxes, and (iii) approval of special taxes. Nor does the measure provide a means to determine if an annexation will make taxpayers pay more, as comparing city and county tax and fee regimes sometimes requires such apples-to-oranges comparisons as higher utility tax rates and lower trash service fees. Silence on all these issues, like the dog which did not bark in the Sherlock Holmes short story **Silver Blaze** (which the Court cites), suggests the voters did not intend to impose Proposition 218's election requirements on annexations. The Court explained: "There is much in the very structure of Proposition 218 that, if it had been intended to apply to annexations, should have been there, but isn't."

The court noted that the contrary interpretation would have impliedly repealed two provisions of the Cortese-Knox-Hertzberg Act (the LAFCo statute) — the island annexation rule which allowed annexation of small areas like Sunset Beach without an opportunity for protests and a provision stating that, upon an annexation, the annexing city's taxes take effect in the annexed territory. Implied repeal of statutes is disfavored, even in the context of initiative amendments

to our Constitution. The Court relied on a comparable 1979 decision, *Dorff v. Metropolitan Water District of Southern California*, which found no intent in Proposition 13 to require voter approval of special property taxes made applicable to new territory by an annexation. The Court also noted the absence of any language in Proposition 218 or its ballot materials indicating voters' desire to repeal the Cortese-Knox-Hertzberg provisions noted above or to depart from the result in *Dorff*. "Had Proposition 218 been intended to satisfy or avoid the effects of *Dorff*, we would have expected *some* attempt somewhere in Proposition 218 to address the issue. We have found none."

Interestingly, the Court provided its own, partial definitions of the terms "impose," "extend" and "increase," which Proposition 218 uses to describe the local agency actions which trigger tax elections. It did not cite the Proposition 218 Omnibus Implementation Act as we urged in our brief for the City and as the California Supreme Court did in *Greene v. Marin County Flood Control & Water Conservation District*, a case Michael Colantuono argued in 2010. *Citizens Association* is a deliberately narrow decision by a conservative court. The Court agreed with our arguments for the City that a tax is "imposed" when it is first enacted, "extended" when a sunset date is repealed or delayed, and "increased" most often when a tax rate is increased; but it reached those conclusions by narrow analyses we did not offer in our brief.

The Court refused to apply an earlier decision of the Los Angeles Court of Appeal involving Los Angeles' telephone tax which Sandi Levin argued, *AB Cellular LA, LLC v. City of Los Angeles*. That case found a tax "extension" requiring voter approval when Los Angeles ordered cellular telephone providers to tax not only minimum monthly account charges, but also the call-detail portion of bills. This court found no analogy between that expansion of Los Angeles' "tax base" and the annexation of Sunset Beach to Huntington Beach because doing so would raise questions about how to administer tax elections in the annexation context without answers to be had from Proposition 218's text: "given the problems of structure and implied repeal discussed above, we decline to extend the rule of *AB Cellular* to annexations."

The court also found no reason for a different decision in Proposition 218's uncodified language requiring it to be "liberally construed to effectuate its purposes of limiting local government revenues and enhancing taxpayer consent." The court stated: "a rule of liberal construction cannot trump the rule against implied repeal, much less require us to blind ourselves to the history and language of the proposition." Local governments will, no doubt, find this language helpful in future cases.

Finally, the Court found it unnecessary to decide whether LAFCo had the power to condition the

annexation on a tax election, as the Plaintiffs urged. This question remains to be decided another day, but it is clear that Proposition 218 does not require such elections: "there was no constitutional *compulsion* to hold an election. Whether OC LAFCo *could have* conditioned annexation on approval of the voters is not properly before us."

The court's reasoning is comparable to that of *Richmond v. Shasta Community Services District*, a case Michael Colantuono argued in 2004, which concluded that water connection charges on new development are not property related fees subject to Proposition 218 because local governments could not comply with the measure's requirements to give property owners notice of a hearing because it could not be known in advance which property owners would choose to develop their properties. If a proposed interpretation of Proposition 218 opens many questions for which it provides no answers and a contrary interpretation that does not do violence to the text of the measure is available that avoids those questions, then the second interpretation is preferred.

The case is a nice win for Huntington Beach and provides helpful guidance to every LAFCo in the state and to cities, districts with taxing power, and others involved in annexations. In addition, it is an important reminder that interpreting Proposition 218 and other finance amendments to our Constitution, like Propositions 13 and 26, we can look not only to the text of the measures, but to their silences; not only to their words, but to the practical consequences of their requirements.

The next major Proposition 218 decision will likely come in *Concerned Citizens for Responsible Government v. West Point Fire Protection District*, a California Supreme Court case involving fire suppression benefit assessments. That decision is likely sometime in 2013.

©2012 Colantuono & Liven, LLC. Reprinted by permission.
For more information on this subject, contact Michael at 530/432-7357 or MColantuono@CLLAW.US.

Building Transparency and Rebuilding Trust

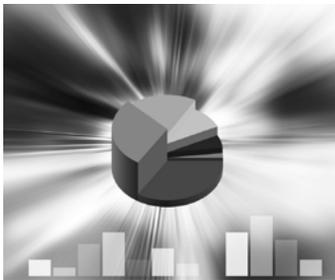
By Mike McCann, Delphi Solutions

Transparency is the new normal in government. In the wake of the scandal in the City of Bell, California cities now report their salaries to the State Controller's Office for web publication. New York proudly announced this year that it spent more than two million dollars building a web site to place checkbooks online for all to see. Non-profit watchdogs like the Public Interest Research Group issue whitepapers rating the financial transparency of states and cities, advocating for ever more detail.

When a government announces that it must increase taxes or eliminate programs, how can citizens evaluate and understand this news? When press reports say that costs are out of control, how do journalists get the necessary context? The answers often lie in thousands of pages of Adopted Budgets, Comprehensive Annual Financial Reports, checkbooks and salary lists.

The purpose of transparency is to build a foundation of trust between governments and their communities. Most officials strive to do good work, often at some level of personal sacrifice, and it can hurt when citizens come to the microphone or pen an editorial calling into question their decisions and their motivations. Unfortunately, most efforts to offer transparency do not produce the desired level of trust. Data is not intelligence, and unorganized data will inevitably lead to confusion and misinterpretation. Accordingly, more data alone does not equal more wisdom or more trust.

Financial data presents an important subset of this problem. Expense accounts for pencils and sewer construction contracts may each constitute one line among thousands in a government's books. To accurately describe that government's financial situation, should those two data points be added up? Averaged? Presented separately? Clichés abound: "Can't see the forest for the trees" or "a picture is worth a thousand words." Yet cities and their key constituents need to both see the strategic frame and drill down to the details.



To solve this problem, the concept of "managed data" has emerged in the transparency world. Managing data involves consolidating, refining, summarizing, and presenting data in ways that provide context and

limit confusion. Packaging data in this way not only assists analysis and aids decision-making, but also builds bridges to the community by giving citizens an accessible entry point to the government finance world.

But managed data solves more than just the transparency problem. CALAFCO and individual LAFcos have to tackle the difficult mission of providing unbiased information regarding cities and special districts to the legislature, executive branch, and citizens. The ability to perform Municipal Service Reviews is enhanced when financial data is readily available in useful and comprehensible forms. Timely decision making on issues coming before LAFcos depends on timely information. Evaluating consolidations, shared services arrangements, and efforts to do more with increasingly limited resources demand the sort of accurate, concise information provided through managed data.

After a career in accounting and government service, I discovered a Silicon Valley startup that had formed specifically to take on the problem of government financial transparency. Delphi (www.delphi.us), an early-stage company showed me how the power of the latest software in the hands of brilliant engineers and designers could bring clarity dense financial information. The team at Delphi develops dramatic and dynamic data visualization that governments embed into their own websites, giving citizens and staff powerful new insights into their data.

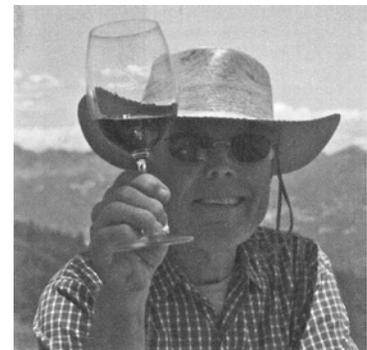
Visualizations using colorful, clear, and accurate graphics display five years of financial data for any snapshot of the government the user wishes to see. Trends and patterns are brought into focus, allowing the relative importance of individual elements to be evaluated, as well as their cumulative impacts. Cutting-edge design and modern software combine to provide an elegant interface that is simple to learn and easy to use. Converting raw data to usable information is the epitome of "managed" transparency.

Trust comes from being able to both believe and understand the data. Delphi's approach uses audited financial records and current legally adopted budgets so the data is real and meaningful. And the visualizations are designed to help the user understand the data at any level or area of interest. Trust comes from knowing the data is there whenever it is needed, from being able to reference it in the office or at home. Citizens (and government officials) can extract, share, or save whatever they like, whenever they like. Trust comes from knowing that the government wants you to have – and understand – the data.

Remembering a Good Friend - In Memoriam of Bill Davis

By Peter Banning, Pat McCormick, Mike Ott, Martha Poyatos

Some of us who have toiled at LAFco's work for years before 1995 are deeply feeling the loss of our friend and colleague, Bill Davis. Bill served as Executive Officer for three different LAFcos: first at Santa Cruz from 1979 to 1980, then San Diego until 1984 and San Mateo until 1994.



His influence is also still to be felt in the legislation we work with every day. As recounted by Mike Ott from Bill's time in San Diego and San Mateo,

“When Bill hired me at the San Diego LAFCo in the mid- 1980s, I was curious why Bill would ritualistically pack up an oversized briefcase with stacks of yellow notepads for trips at the end of each week. I did not know at the time what he was doing or where he was going with this briefcase. I used to think that he was either writing the world’s longest novel or having secret meetings with someone. Being on the reserved and quiet side, Bill offered little explanation for the briefcase and weekly trips. It was not until 1984 that all of this made sense. This was the year that the Knox-Nisbet Act, District Reorganization Act, and Municipal Organization Act were combined in a CALAFCO legislative proposal eventually resulting in the Cortese-Knox Local Government Reorganization Act of 1985. It turned out that Bill Davis and a small but talented group of LAFCo staff (Marv Panter, Ruth Benell, and Janet Robinson) were doing the impossible. Without the assistance of computers, they were re-writing (on yellow notepads) three nonsensical and conflicting predecessor LAFCo statutes into what would later become one new consolidated law.”

Several LAFCo executive officers who followed Bill as understudies and successors proudly consider themselves as Bill’s philosophical progeny. Bill performed this unusual alchemy of mentorship in which the value of gladly suffering fools was elevated and explained as an intrinsic necessity of public service, perhaps even a meditative practice disguised as good manners. At the same time, we learned to persevere and push through the frustration that is part of what we do. Some of us owe Bill massively.

Bill continued on as the moving force on CALAFCO’s Legislative Committee well into the 1990s before “retiring” to more fully pursue his personal interests. This largely allowed him to attend more fully to his love of food, travel and music, his family and friends.

Bill was well educated, well read and well-traveled. He was always happy to share his love of good food and wine by suggesting where and what one might eat at almost any possible destination. If the conversation continued, he would color in the entire region with an extraordinary background in history, geography and culture.

Bill was a gentleman and a scholar, as we would say of the revered and respected. His memorial service in San Francisco on March 17th included performances by remarkable and renowned musicians whose efforts overwhelmed the impropriety of applause at such an occasion. Their music, which was nothing short of astonishing, was the perfect expression of gratitude for his life among us. He would have said, “Well, at least nobody whistled.”

The Fundamentals

By Pat McCormick

As I write this article, I reflect on the professional football season which was in its final month and all the teams headed toward the Super Bowl are executing the fundamentals well: making blocks, running patterns, tackling with the proper technique. Santa Cruz LAFCo has successfully completed litigation over one of its 2008 decisions. While LAFCo’s goal was to make the best public policy decision, the success in the litigation is largely due to LAFCo’s executing the fundamentals.

Bonny Doon is a rural community of 2700 people in 50 square miles of redwood forest northwest of the City of Santa Cruz. For many years, its fire protection and emergency services have been provided by CAL FIRE under contract with Santa Cruz County. Bonny Doon is located within a 290 square mile county service area (CSA) which utilizes both property taxes and fire suppression assessments to fund the CAL FIRE contract. CAL FIRE supervises both paid companies and volunteer companies to respond to emergencies.



In 2006, the non-profit supporting the Bonny Doon volunteer company filed an application with LAFCo to detach Bonny Doon from the county service area and to form an independent fire protection district. They believed that the level of service could be improved if the new district were able to pass a higher fire suppression assessment to support the volunteers and a new paid company to be operated by the new district.

In September 2008, LAFCo’s public hearing was attended by approximately 500 people from Bonny Doon and surrounding communities. The issues were complex. One issue was whether the proposed district’s pro forma budget would support its service plan. Another issue was the degree to which the reduced revenue would cause service reductions within the remaining communities in the CSA. A third issue was whether there were feasible alternatives to improve service in Bonny Doon without any change of organization.

After a spirited public hearing, the Commission, on a split vote, voted to deny the application. The Commission’s majority concluded that the proposed district would be a costly way to improve services in Bonny Doon, that the proposed CSA detachment would likely result in a lower level of services in the remainder of the CSA, and that less expensive alternatives existed for improving fire protection and emergency services in Bonny Doon utilizing the CSA.

The non-profit sued LAFCo, asking the Superior Court to find that LAFCo had not complied with law in making its decision. The relief they sought was for the

court to order LAFCo to set aside its resolution of denial and to comply with the applicable laws in rehearing the application. The complaint alleged a myriad of deficiencies. A few of the complaints were:

- There was insufficient evidence in the record to support the decision.
- The commission improperly focused on how the revenue losses would affect services in the remainder of the CSA.
- Some of the key data (like the property tax revenue) were just estimates.

In 2010, the Superior Court found no reason to issue a writ, and the non-profit subsequently filed an appeal in the Sixth District of the State Appellate Court. In July 2012, the Appellate Court issued its unpublished opinion sustaining the Superior Court's decision. The 42-page opinion addresses each allegation. While noting that it is not the Court's job to re-weigh the evidence and come to another decision on the application, the Court spent many pages of the opinion discussing how the facts in the record informed LAFCo's decision.

In conclusion, the courts will not overrule LAFCo's actions if LAFCo follows statutory procedures, has substantial evidence in its administrative record to support its decision, and demonstrates a rational connection between its decision and the purposes of the C-K-H Act. Execute the fundamentals, and any LAFCo will have a good season on its field of play.

Santa Clara LAFCo Expands Its Membership to Include Special Districts

By Neelima Palacherla

In January 2013, independent special districts became represented on LAFCo of Santa Clara County. This change not only expands the size of the Commission to seven members, but also brings additional expertise and perspectives to the Commission.

Independent special districts now have two designated seats on Santa Clara LAFCo. By special agreement, one seat is held by a member of the Santa Clara Valley Water District Board of Directors and the other seat is appointed by the Independent Special District Selection Committee (ISDSC). The ISDSC also appoints a member to serve in place of either one of the two independent special district members. The Santa Clara Valley Water District appointed its director, Linda J. LeZotte, to serve as the regular member on



LAFCo. The ISDSC selected Sequoia Hall, Director, Santa Clara County Open Space Authority, to serve as the regular LAFCo commissioner and Yoriko Kishimoto, Director, Midpeninsula Regional Open Space District, to serve as alternate LAFCo commissioner.

As members of LAFCo, they will help make decisions on city and special district boundary changes that affect growth and development in the county and will guide LAFCo's service reviews which promote efficiency, accountability, and transparency of local agencies. Independent special districts will also share in the cost of funding LAFCo along with the cities and the County.

As LAFCo of Santa Clara County enters its 50th year of existence, the expansion of its membership recognizes the important role that LAFCo continues to play in the county.

Other Duties as Assigned

By the Bay Area LAFCo Analysts

"What do you do?" These four dreaded words have been haunting LAFCo Analysts throughout the State of California for decades. Veteran LAFCo Analysts cringe when confronted with these four particular words in social and professional settings. "I work for LAFCo" would seem a perfectly reasonable response. However, responding with this particular phrase tends to induce quizzical glares and predictable, but unavoidable, follow up questions such as "What is that?" or worse, "Is that the comedy club on Main Street?" At this point, the LAFCo Analyst begins racking his or her brain for excuses to exit the room, but the all-too-familiar interrogation has only just begun. "Are you guys like the Census?" "So you're the ones I need to talk to about my water bill?" "Doesn't the County already have a department for that?" The LAFCo Analyst is left wondering where it all went wrong.



The role of a LAFCo Analyst has evolved dramatically over the past two decades in order to maintain pace with new and amended State Legislation. LAFCo Analysts are responsible for a broad range of activities that includes processing government boundary changes, comprehensively evaluating municipal services, and as Santa Clara LAFCo Analyst Dunia Noel lightheartedly suggested, "other duties as assigned." The oftentimes nebulous nature of the position is inherently too broad to be succinctly defined. It is no great mystery as to why LAFCo Analysts are so thoroughly misunderstood. Fellowship in LAFCo is particularly important given the nature of the agency. A typical LAFCo office will have two or three employees working at any given time, which can result in tunnel

vision with respect to administering policies and practices. Fewer sets of eyes on a particular project inherently limits the agency's ability to identify blind spots. One minor misstep in complying with the California Environmental Quality Act (CEQA) can potentially induce a crippling lawsuit, for instance. It would behoove LAFCo Analysts, therefore, to coordinate a system in which perspectives and strategies for certain processes are shared while also providing an opportunity to build a sense of true fellowship. This is precisely what the LAFCo Analysts Group attempts to achieve.

This role of an Analyst can sometimes be confounding, with the best solution typically involving an e-mail or phone call to a fellow LAFCo Analyst seeking advice.

San Mateo LAFCo Bids Farewell to Long-time Commissioners and Welcomes New Members

By Martha Poyatos

2012 marked a year of change for the Commission with long-time Commissioners Iris Gallagher, Rose Jacobs Gibson and Sepi Richardson retiring.

Iris Gallagher, Board Member on Bayshore Sanitary District, joined the Commission in 1996 as Alternate Special District Member after playing a key role in expanding LAFCo membership to include independent special districts. Ms. Gallagher became a regular member in 2000. She has since served as Chairperson twice, served regularly on the Commission's Budget Committee, attended several CALAFCO Conferences and made important contributions to LAFCo deliberations during her tenure. The Special District Member Selection Committee appointed Joe Sheridan of Broadmoor Police Protection District to finish Ms. Gallagher's term and also appointed Joshua Cosgrove of North Coast County Water District to the Alternate position vacated by Commissioner Sheridan.

County Member Rose Jacobs Gibson served as the LAFCo alternate since 1996 and made significant contributions to Commission deliberations on several complex proposals. In addition to her tenure as a County Supervisor and LAFCo Commissioner, Ms. Jacobs Gibson served on the East Palo Alto City Council, Association of Bay Area Governments, City/County Association of Governments of San Mateo County (C/CAG), the State Association of Counties (CSAC) Health and Human Services Committee and many other local and regional boards and commissions. The Board of Supervisors appointed newly elected Supervisor Warren Slocum as LAFCo's new Alternate County Member.

City Member Sepi Richardson joined the Commission in 2002, served as Chair in 2004 and regularly served on

the Commission's Budget Committee. She made extensive contributions to the work of the Commission in processing complex reorganization proposals including consolidation of fire districts, expansion of the regional open space district and many municipal service reviews and sphere updates. Ms. Richardson also served the on the CALAFCO Board. As a Brisbane City Council Member she served on several regional and state boards and associations including Association of Bay Area Governments (ABAG), City/County Association of Governments (C/CAG) and League of California Cities. The City Selection Committee will meet later this month to select her replacement.

The San Mateo LAFCo and staff express their thanks to the three outgoing members for their dedication and tenure as public servants, and wish them well in their future endeavors.

How Urban Development Policies Have Made a Difference in Santa Clara County: 40 Years Later, Policies Still Cutting-Edge and Vital

By Don Weden, Retired Principal Planner, Santa Clara County

This year marks the anniversary of two important events in Santa Clara County, the first being the 50th anniversary of the creation of Local Agency Formation Commissions (LAFCos) throughout California and the second being the 40th anniversary of the adoption of countywide urban development policies and the creation of Urban Service Areas for cities.

These groundbreaking policies continue to serve as examples of how collaboration among LAFCo, the County, and cities on planning and growth management principles can help discourage urban sprawl, preserve agricultural lands and open space, and promote efficient service provisions. Collaborative implementation of these policies fundamentally changed the growth and development trajectory of Santa Clara County from what it was 50 years ago – and made it a much more livable, sustainable place than it would otherwise have become.

Need for urban development policies - Santa Clara County in the 50s and the 60s

During the 1960s, growth and development in Santa Clara County – and much of California – was reminiscent of the “Wild West” of the 1800s, when new towns sprang up overnight, there were relatively few rules, and there was no sheriff in town to resolve disputes and enforce order. Rapid population growth following World War II was fueled by a combination of a robust economy, a benign climate, an attractive

physical setting, the post War Baby Boom, and affordable housing. Many workers who came to California to work in defense industries during the War chose to remain. And many soldiers from throughout the United States who were stationed in or passed through California chose to relocate here after the War. All of these factors combined to create a housing and real estate boom in Santa Clara County – and many other counties throughout California.

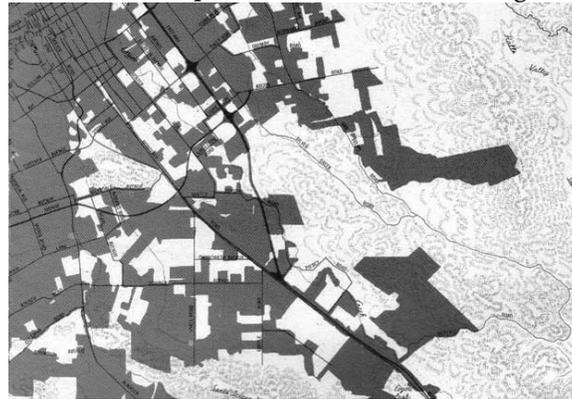
Back then, agriculture was California’s largest industry. But flat, fertile, farmlands could easily and rapidly be converted to sprawling, suburban subdivisions – and many of them were.

The laws governing the annexation of land into cities, the incorporation of new cities, or the creation and expansion of new special purpose districts – such as sanitation districts providing sewer services – were mostly adopted years before the boom in California’s population began. These laws were not designed to deal with the conditions of explosive urban growth that arose in many parts of California during the 1950s and ‘60s.

Many cities – competing to increase their property tax bases – pursued aggressive annexation policies to take in as much land as possible as quickly as possible. In some cases, they even annexed long, narrow strips of land along public roads – past intervening farmlands – in order to reach farmlands whose owners were seeking to develop them and wanted to annex into the city. In the absence of clear rules regarding to which city the land in a particular location could be annexed, two or more cities would sometimes compete to get a landowner to annex to their city. The County further contributed to inefficient development patterns and confusing, irrational jurisdictional boundaries by acting like a city and approving urban development on unincorporated lands not annexed to any city. Developers took advantage of this relatively lawless, “Wild West” environment by playing competing jurisdictions off against one another.

The jurisdictional landscape of Santa Clara County was also impacted during these years of rapid growth, aggressive annexations, and annexation wars. Residents

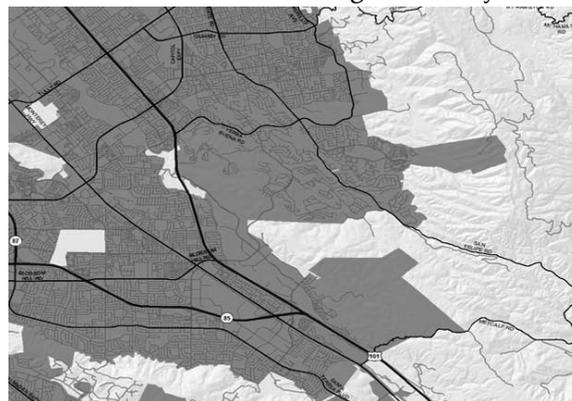
and landowners in some areas, seeking to avoid annexation by a nearby city, would sometimes incorporate as a new city. Irrational, inefficient city boundaries also resulted from some cities pursuing annexation strategies intended to block other cities from annexing lands in their vicinity.



1960s land development pattern in Santa Clara County

The result of the annexation wars and the County’s approval of urban development was an almost random pattern of irregularly-shaped city boundaries, and discontinuous patterns of urban development that leapfrogged over productive farmlands whose owners were more willing to sell their land for development, to reach farmlands farther out,

Another consequence of the rapid growth and annexation wars in Santa Clara County in the 1960s was the loss of prime agricultural lands – some of the most productive farmlands in the world – that had given the county its reputation as “The Valley of Heart’s Delight.” State farmland protection laws were virtually non-existent. And local policies to protect farmland were no match for the economic pressures that rapid urbanization of the Valley created. These pressures made it difficult for farmers to continue farming in northern Santa Clara County. Agriculture, California’s largest industry at that time, was rapidly being eroded and endangered by unplanned suburban sprawl.



2013 land development pattern in Santa Clara County

Facing the loss of the state’s largest industry and the costly and inefficient urban development and urban service delivery patterns of many cities, the State Legislature adopted a law in 1963 requiring all 58 counties in California to establish Local Agency Formation Commissions (LAFCOs). LAFCOs were given the responsibility to encourage the

orderly formation of local governmental agencies, preserve agricultural land resources, and discourage urban sprawl.

Creation of urban development policies - “Home Grown” by the Local Cities and the County

The first thing that Santa Clara County’s LAFCo set about doing was to put an end to the annexation wars. It did so by encouraging the cities to work together to reach agreements regarding “boundary agreement lines” – which sometimes were referred to as the “cease

fire” lines for the annexation wars. The boundary agreement lines divided up the entire county and defined which lands could potentially be annexed into each of the cities. Nearby cities were encouraged to reach agreement voluntarily regarding the location of these boundary agreement lines.

In the few instances where the cities were unable to reach agreement regarding the locations for portions of their boundary agreement lines, LAFCo had to decide which of the conflicting proposals to adopt. But the vast majority of the boundaries were agreed to voluntarily by the cities, and LAFCo simply adopted what the cities had agreed to.

Once the boundary agreement lines were adopted and the annexation wars were ended, LAFCo, the County, and the fifteen cities began the process of working together to reach agreement on a set of basic countywide urban development policies.

The cities and the County took the lead in this effort. A draft set of countywide urban development policies was prepared by a committee composed of city and County planning staff, working under the auspices the Santa Clara County Association of Planning Officials (SCCAPO). The committee’s proposal, reviewed and endorsed by SCCAPO, was then submitted to the Santa Clara County Planning Policy Committee (PPC) for review and endorsement.

The PPC was an influential intergovernmental organization whose membership consisted of one city councilmember from each of the fifteen cities, one planning commissioner from each of the cities, one member of the County Board of Supervisors, and one member of the County Planning Commission. After the PPC had reviewed and endorsed the proposed countywide urban development policies, LAFCo adopted these policies in 1971. These policies were subsequently adopted by the County and by each of the cities.

Important contributions were also made by the City of San Jose – Santa Clara County’s largest city – which was reviewing its own urban development policies as these other activities were taking place. The result was the publication and adoption by San Jose of a set of urban development policies that were very similar to the policies adopted by the County, cities and LAFCo, and provided additional support to these policies.

These basic policies developed through a locally-controlled process, driven by the cities and the County and adopted by LAFCo, the County, and the cities, can be summarized as follows:

1. Urban development should occur only on lands annexed to cities – and not within unincorporated areas, urban or rural.
2. Urban expansion should occur in an orderly, planned manner – with the cities responsible for planning and providing services to urban development, within explicitly adopted “urban

service areas” whose expansion is subject to LAFCo approval.

3. Urban unincorporated islands should eventually be annexed into their surrounding cities – so that the cities have urban service responsibilities and land use authority over all lands within their urban service area boundaries.

Implementation of the Policies - Unique Partnership Among the Cities, County and LAFCo

These basic urban development policies involved important mutual commitments by the County and the cities.

The County agreed, in essence, to get out of the “urban development business” and

1. No longer compete with the cities by approving new urban development in urban unincorporated islands, and
2. Limit development within rural unincorporated areas to rural land uses and densities

The County fulfilled this latter commitment through a series of major rezonings of rural unincorporated areas that significantly increased the minimum parcel sizes required for new subdivisions. As a result, the vast majority of Santa Clara County’s rural unincorporated areas now have zoning designations that require a minimum parcel size of 20 acres or more for new subdivisions. Over the past four decades, since these rezonings took place, the County has kept its commitment by consistently rejecting proposals for privately-initiated General Plan amendments that would have allowed significant changes in allowable uses or densities in rural unincorporated areas.

In return, the cities agreed to:

1. Plan for orderly urban development and expansion, within explicitly adopted “urban service area” boundaries, which they proposed and LAFCo adopted. Changes to those boundaries require LAFCo approval.
2. Annex the urban unincorporated islands – which were generally the result of past annexation practices and the annexation wars

The City of San Jose’s commitment to countywide urban development policies is demonstrated by its own General Plan policies that, over several decades, have directed its urban growth into existing urban areas. So, while San Jose’s population has grown substantially, its urban footprint has remained essentially the same – unlike cities like Phoenix and Atlanta that grew by similar amounts, but covered vast areas of land with low density sprawl over the same time period. San Jose’s recently revised General Plan accommodates all its new development over the next twenty years within its existing urban area – thus continuing its longstanding commitment to pursue more efficient, compact urban development patterns.

LAFCo became responsible for enforcing the urban development policies that the cities and the County had developed and agreed to.

Through its careful review of city proposals for Urban Service Area expansions, LAFCo ensures that future urban development in Santa Clara County occurs only when and where it is needed, can be serviced efficiently, and does not result in premature conversion of agricultural or open space lands. LAFCo's recently adopted agricultural mitigation policy discourages inclusion of agricultural lands in city proposals for Urban Service Area expansions and recommends permanent protection for other farmlands if the proposal involves development of farmland. In the last 14 years, LAFCo, working with the County, has facilitated annexation of 88 unincorporated islands containing nearly 25,000 people, into surrounding cities which are better situated to serve their needs.

Conclusion

If not for the countywide urban development policies and LAFCo, Santa Clara County would be a very different place today. In all likelihood, the county would have continuous urban development extending all the way from Palo Alto to the San Benito County border, many more homes on its scenic hillsides, no agricultural land left undeveloped, many fewer acres of publicly-owned open space preserves and parks, an irrational and inefficient, crazy quilt pattern of city, County, and special district jurisdictional and service boundaries and further fragmented local land use planning and regulation and service delivery responsibilities.

Working cooperatively with the County and the fifteen cities, LAFCo served as a catalyst for the adoption of the countywide urban development policies which helped prevent these things from happening. Forty years later, these policies continue to guide urban development in Santa Clara County and have made a significant, positive impact on the economic, social and environmental well-being of Santa Clara County.

Meet the CALAFCO Executive Assistant and Registrar

Meet CALAFCO's Executive Assistant and Registrar, Jeni Tickler. Jeni joined CALAFCO in January of this year and has been doing an excellent job supporting the Executive Director and the Association. For over 12 years, as Principal of Professional Events, Jeni has been responsible for the complete process of creating, managing, promoting and executing a wide array of campaigns and events with the singular goal of exceeding her clients' expectations. Jeni is highly skilled at developing innovative programs and partnerships. She assesses and develops campaigns and events tailored to specific project and agency needs. Jeni has successfully implemented a variety of programs for a diverse array of clients including public agencies, private entities, advocacy groups, professional associations and non-profit organizations. Since 2007, Jeni has served as the Communications and Event Manager for the Sacramento Valley Section California Chapter of the American Planning Association (APA). We are fortunate to have her as part of the CALAFCO administrative team. Jeni is typically in the CALAFCO office on Wednesdays and Thursdays.



*On the
Horizon*



2014 STAFF WORKSHOP

April 23 - 25, 2014

DoubleTree by Hilton Berkeley Marina
Berkeley, CA

Hosted by Bay Area LAFCos

2014 ANNUAL CONFERENCE

September 17-19, 2014

DoubleTree by Hilton Ontario Airport
Ontario, CA

Hosted by San Bernardino LAFCo

The Sphere

CALAFCO Journal

CALIFORNIA ASSOCIATION OF LOCAL AGENCY
FORMATION COMMISSIONS

1215 K Street, Suite 1650
Sacramento, CA 95814

www.calafco.org



CALAFCO provides educational, information sharing and technical support for its members by serving as a resource for, and collaborating with, the public, the legislative and executive branches of state government, and other organizations for the purpose of discouraging urban sprawl, preserving open-space and prime agricultural lands, and encouraging orderly growth and development of local agencies.

Sharing Information and Resources

CALAFCO GOLD ASSOCIATE MEMBERS

Thank you for your support

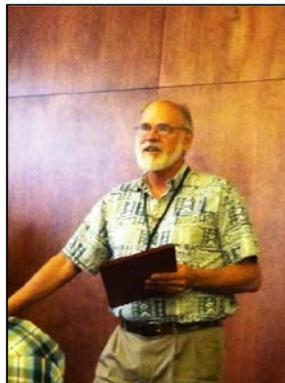


THE VIEW

Scenes from the CALAFCO, Board of Directors 2013 Strategic Planning Retreat and 2013 Staff Workshop in Davis



CALAFCO Board Retreat, February 2013, Irvine



Peter Banning, Marin Executive Officer, accepting award of recognition from CALAFCO in honor of his retirement. Staff Workshop in Davis, April 2013



Mobile Workshop
Center for land based
learning, Winters
2013 Staff Workshop

