



# TULARE COUNTY LOCAL AGENCY FORMATION COMMISSION

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

COMMISSIONERS:  
Rudy Mendoza, Chair  
Pete Vander Poel, V-Chair  
Julie Allen  
Vacant  
Dennis Townsend

## LAFCO MEETING AGENDA February 6, 2018 @ 2:00 P.M. BOARD OF SUPERVISORS CHAMBERS COUNTY ADMINISTRATIVE BUILDING 2800 West Burrel Avenue Visalia CA 93291

ALTERNATES  
Eddie Valero  
Carlton Jones  
Vacant

EXECUTIVE OFFICER  
Ben Giuliani

- I. Call to Order
- II. Approval of Minutes from December 5, 2018 (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. New Action Items
  - 1. Alternate Public Member Selection (Pages 5-8)  
[No Public Hearing] ..... Recommended Action: Approval

The Alternate Public Member Selection Committee is recommending that Manny Gomes be selected for the remainder of the alternate public member term.

- 2. Case 1539, Dissolution of the Tulare County Olive Pest Control District (Pages 9-14)  
[Public Hearing] ..... Recommended Action: Approval

The Tulare County Olive Pest Control District has been identified by the State Controller as an inactive district and must be dissolved pursuant to State law.

- V. Executive Officer's Report
  - 1. 2018 LAFCO Annual Report (Pages 15-38)

LAFCO staff prepares an overview of the past year including a series of maps and statistical tables that track city and special district annexation activity for both the preceding year and since the inception of LAFCO. The map and table series also reviews prime agricultural land, land uses, government owned land and land under Williamson Act contract.

**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. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting please contact LAFCO Staff at 559-623-0450. Documents related to the items on this Agenda submitted to the Board after distribution of the Agenda packet are available for public inspection at 210 N Church Ste. B Visalia CA 93291**

2. Legislative Update (Page 39)

Enclosed is the California Association of Local Agency Formation Commissions (CALAFCO) legislative report.

3. Upcoming Projects (No Page)

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

**VI. Correspondence**

None

**VII. Other Business**

1. Commissioner Report (No Page)

2. Request from LAFCO for items to be set for future agendas (No Page)

**VIII. Setting Time and Place of Next Meeting**

1. March 6 @ 2:00 P.M. in the Board of Supervisors Chambers in the County Administration Building.

**IX. Adjournment**

**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. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting please contact LAFCO Staff at 559-623-0450. Documents related to the items on this Agenda submitted to the Board after distribution of the Agenda packet are available for public inspection at 210 N Church Ste. B Visalia CA 93291**

**TULARE COUNTY LOCAL AGENCY FORMATION COMMISSION**

**2800 W. Burrel Ave., Visalia, CA 93291 – Tulare County Administrative Building  
December 05, 2018 – Meeting Minutes**

**Members Present:** Allen, Hamilton, Worthley, Mendoza, Vander Poel  
**Members Absent:**  
**Alternates Present:** Mederos  
**Alternates Absent:** Ennis, Jones  
**Staff Present:** Giuliani, Ingoldsby, Quintanilla, & Kane recording  
**Counsel Present:** Kuhn

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- I. **Call to Order:** Chair Allen called the meeting to order at 2:00 p.m.
- II. **Approval of the October 10, 2018 Meeting Minutes:**  
Upon motion by Commissioner Worthley and seconded by Commissioner Vander Poel, the Commission unanimously approved the LAFCO minutes.
- III. **Public Comment Period:**  
Chair Allen opened the Public Comment Period at 2:01 p.m.
- Mr. Paul Boyer, with the City of Farmersville, thanked Commissioner Worthley for his service as a Tulare County Supervisor and for all the good work as a LAFCO Commissioner.
  - Mr. Dennis Mederos, LAFCO Alternate took the opportunity to thank the LAFCO Commission and Staff for their support during the time he served as the Public Member Alternate. However, since he won his election to City Council in Tulare he would be resigning effective immediately.
- Chair Allen Closed the Public Comment Period at 2:08
- IV. **Recognition of Departing Commission Members:**  
EO Giuliani recognized Commissioner Worthley for his dedication to LAFCO and presented him with a service award. EO Giuliani also recognized Commissioner Ennis and stated that his service award would be left for him, since he was absent.
- V. **Consent Calendar:**
1. **Amended Policy D-1, Conflict of Interest**
  2. **2019 Proposal Deadline and Meeting Schedule**
- Upon motion by Commissioner Worthley and seconded by Commissioner Hamilton, the Commission unanimously approved the consent calendar items.
- VI. **New Action Items:**
1. **Case 1537, Activation of Latent Power for Richgrove Community Services District**  
Staff Analyst Ingoldsby reported that the Richgrove Community Service District was requesting activation of latent powers of public recreation by means of parks and recreation in order to meet a State grant requirement. Staff Analyst Ingoldsby reviewed the recommendations and highlighted the conditions outlined for approval.

Chair Allen opened the Public Comment Period at 2:18

- Ben Magana, General Manager for the Richgrove Community Service District spoke in support of approving the latent powers for Richgrove CSD.

Chair Allen closed the Public Comment Period at 2:26

Upon motion by Commissioner Vander Poel and seconded by Commissioner Worthley, the Commission unanimously approved the activation of latent powers for Richgrove CSD.

2. **Goshen Community Services District Municipal Service Review Update**

Staff Analyst Ingoldsby outlined the Goshen Community Services District MSR update and distributed draft copies to the Commission.

Upon motion by Commissioner Worthley and seconded by Commissioner Mendoza, the Commission unanimously adopted the Goshen MSR update.

3. **Case 1538, Goshen CSD Sphere of Influence Update**

Staff Analyst Ingoldsby outlined the Goshen Community Services District SOI highlighting the comparisons between the Goshen CSD Boundary and SOI.

Upon motion by Commissioner Worthley and seconded by Commissioner Mendoza, the Commission unanimously adopted the Goshen SOI.

4. **Case 1539, Initiate Dissolution of the Tulare County Olive Pest Control District**

EO Giuliani reported that the Tulare County Olive Pest Control District had been identified as inactive and should be dissolved based on Senate Bill 448.

Upon motion by Commissioner Mendoza and seconded by Commissioner Vander Poel, the Commission unanimously approved the initiation of the dissolution of the Tulare County Olive Pest Control District.

5. **Yettem-Seville CSD Election Results**

EO Giuliani reported that the vote on Measure Y, which was a condition for formation of the Yettem-Seville CSD was in favor for the CSD.

Upon motion by Commissioner Vander Poel and seconded by Commissioner Worthley, the Commission unanimously accepted the final election results for the successful conditional formation of the Yettem-Seville CSD.

6. **Alternate Public Member Selection Committee**

EO Giuliani reviewed the Alternate Public Member Selection Process. After some discussion, Commissioner Vander Poel and Commissioner Mendoza were nominated to participate as the Selection Committee.

Upon motion by Commissioner Worthley and seconded by Commissioner Vander Poel, the Commission unanimously appointed Commissioner Vander Poel and Commissioner Mendoza to the Selection Committee.

7. **Election of Officers**

EO Giuliani reported the 1-year terms for Chair and Vice-Chair were set to expire December 31, 2018. It was recommended that Commissioner Mendoza serve as Chair, and Commissioner Vander Poel serve as Vice-Chair; the appointments would be for 1-year beginning January through December 31, 2019.

Upon motion by Commissioner Vander Poel and seconded by Commissioner Worthley, the Commission unanimously approved the appointments.

8. **Cancellation of the January 9<sup>th</sup> Meeting**

EO Giuliani stated that since no action items would be presented in January, the recommendation would be to cancel and hold the next meeting February 6, 2019.

Upon motion by Commissioner Vander Poel and seconded by Commissioner Hamilton, the Commission unanimously approved to cancel the January meeting.

VII. **Executive Officer's Report**

1. **Legislative Update & 2019 CALAFCO Calendar:**

EO Giuliani provided copies of the 2019 CALAFCO and California Assembly legislative calendars, stating that a more detailed legislative update would be given at the February meeting.

2. **Upcoming Projects:**

EO Giuliani stated the Tulare County Olive District dissolution would be brought to the Commission, and the LAFCO 2018 Annual Report would be presented at the February meeting.

VIII. **Correspondence:**

1. **Public Records Request – Regarding East Oroshi CSD/SWRCB.**

EO Giuliani provided a copy of the public records request for informational purposes, and noted that the information requested had been provided.

IX. **Other Business:**

1. **Commissioner Report:**

Commissioner Mendoza announced the completion of the Woodlake Community Center inviting all to keep the location in mind for various meetings or events.

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

None

X. **Setting Time and Place of Next Meeting:**

The next Local Agency Formation Commission (LAFCO) meeting is scheduled for **February 6, 2019 at 2:00 p.m.** in the Board of Supervisors Chambers in the County Administration Building

XI. **Adjournment:** The Tulare County LAFCO meeting adjourned at 3:00 p.m.

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Vacant  
Dennis Townsend

February 6, 2019

ALTERNATES:  
Eddie Valero  
Carlton Jones  
Vacant

TO: LAFCO Commissioners and Alternates, Executive Officer  
FROM: Steven Ingoldsby, Staff Analyst  
SUBJECT: Selection Committee Recommendation for Public Member Appointment

EXECUTIVE OFFICER:  
Ben Giuliani

## **BACKGROUND**

Members of the Commission are appointed to four-year terms of office and may be reappointed. The current term for the alternate public member expires on May 4, 2020. This seat was vacated by Dennis Mederos in December 2018 following his election to the Tulare City Council. Pursuant to Commission Policy, staff circulated an announcement for applications for the appointment for the alternate public member position. At the December 5<sup>th</sup> Commission meeting, Rudy Mendoza and Pete Vander-Poel were appointed to a selection committee to review applications and to determine a recommendation for the February 6<sup>th</sup> Commission meeting.

## **DISCUSSION**

One application, from Mr. Manny Gomes, was submitted for the alternate public member position. The application was consistent with government code section 56331:

*No person appointed as a public member or alternate public member pursuant to this chapter shall be an officer or employee of the county or any city or special district with territory in the county.*

The public member is to be selected by the county and city members and must have at least one affirmative vote from a county and a city member pursuant to GC section 56325(d):

*Selection of the public member shall be subject to the affirmative vote of at least one of the members selected by each of the other appointing authorities.*

The application was forwarded and reviewed by the Selection Committee. The Selection Committee is recommending that the Commission appoint Mr. Gomes as the alternate public member.

## **RECOMMENDATION**

Appoint Manny Gomes as the alternate public member for the term of February 6, 2019 to May 4, 2020.

**Attachments:** Resolution

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

In the Matter of the Appointment of            )  
An Alternate Public Member to serve on        )  
LAFCO    )

**RESOLUTION NO. 19-XXX**

**WHEREAS**, the office of the Alternate Commissioner representing the general public on the Tulare County Local Agency Formation Commission was vacated prior to the completion of the term; and

**WHEREAS**, the term of office of the Alternate Commissioner representing the general public on the Tulare County Local Agency Formation Commission expires on May 4, 2020; and

**WHEREAS**, the new term of the public member begins February 6, 2019 and ends May 4, 2020; and

**WHEREAS**, Government Code Section 56325 (d) provides that the Alternate Public Member of the Commission shall be appointed by the other members of the Commission; and

**WHEREAS**, a selection committee was appointed by the Commission on December 5, 2018 to review applications and to make a recommendation to the Commission.

**NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED as follows:**

Manny Gomes is hereby appointed to the Local Agency Formation Commission of Tulare County to serve as the Commissioner representing the general public. Said appointment shall run from February 6, 2019 to May 4, 2020.

The forgoing resolution was adopted upon motion of Commissioner x, seconded by Commissioner x, at a regular meeting held on this 6th day of February 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

PRESENT:

ABSENT:

---

Ben Giuliani, Executive Officer

si

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Julie Allen  
Vacant  
Dennis Townsend*

ALTERNATES:

*Eddie Valero  
Carlton Jones  
Vacant*

EXECUTIVE OFFICER:

*Ben Giuliani*

February 6, 2019

TO: LAFCO Commissioners, Alternates

FROM: Steven Ingoldsby, Staff Analyst

SUBJECT: Dissolution of the Tulare County Olive Pest Control District

## **Background**

Senate Bill 448, enrolled in 2017, requires the State Controller's Office to create a list of inactive districts annually and to notify the applicable LAFCOs in which the inactive special districts are located. Within 90 days of receiving the notice, LAFCOs are required to either initiate dissolution or determine that the district is not inactive. The definition of an inactive district (GC §56042) is as follows:

- (a) The special district is defined in Section 56036 (a district that is under LAFCO's purview)*
- (b) The special district has had no financial transactions in the previous fiscal year*
- (c) The special district has no assets and liabilities*
- (d) The special district has no outstanding debts, judgments, litigation, contracts, liens or claims*

## **Discussion**

The State Controller has identified the Tulare County Olive Pest Control District (OPCD) as an inactive district and notified Tulare County LAFCO on October 31<sup>st</sup>. The Tulare County OPCD was formed on July 11<sup>th</sup>, 2002 to include olive groves (about 16,484 acres) in Tulare County for the purposes of pest control for the olive fruit fly. However, the Prop 218 election for a property assessment failed and the board later disbanded.

The Tulare County Board of Supervisors discharged a loan to the District of \$27,646.16 on May 10<sup>th</sup>, 2011 (BOS resolution 2011-02945). No current assets, liabilities, debts, etc. have been identified and the District has not had any financial transactions in the previous fiscal year. It is determined that the Tulare County OPCD is an inactive district pursuant to GC §56042.

SB 448 included stream-lined provisions for the dissolution of inactive districts. One public hearing is required and the dissolution is exempt from protest proceedings and election. Pursuant to GC §56879(c), LAFCO must dissolve the District within 90 days following the adoption of the initiation of dissolution. At the December 5, 2018 LAFCO meeting, the Commission adopted a resolution finding the Tulare County OPCD as an inactive district as defined in GC §56042 and initiated the dissolution of the Tulare County OPCD.

The dissolution of the Tulare County OPCD is exempt to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15320, Changes in Organization of Local Agencies because the dissolution will not result in any changes of services within the dissolution area.

**Recommendation**

Dissolve the Tulare County Olive Pest Control District.

Attachment:  
Resolution

**BEFORE THE LOCAL AGENCY FORMATION COMMISSION**

**OF THE**

**COUNTY OF TULARE, STATE OF CALIFORNIA**

In the Matter of the Dissolution of the )  
Tulare County Olive Pest Control District ) **RESOLUTION NO. 19-0##**  
LAFCO Case No. 1539 )

**WHEREAS**, the California State Controller has notified Tulare County LAFCO pursuant to Government Code (GC) §56879(a) on October 31<sup>st</sup>, 2018 that the Tulare County Olive Pest Control District is an inactive special district; and

**WHEREAS**, on December 5, 2018, the Tulare County LAFCO adopted a resolution finding that the Tulare County Olive Pest Control District as an inactive District as defined in GC §56042 and initiated the dissolution of Tulare County Olive Pest Control District pursuant to the Cortese-Knox-Herzberg Local Government Reorganization Act; and

**WHEREAS**, the Commission has heard, received, and considered testimony, comments, recommendations and reports from all persons present and desiring to be heard concerning this matter.

**NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED as follows:**

1. The information, material and facts set forth in the report of the Executive Officer (including any corrections) have been received and considered with GC §56668. Said documents contained in the record affecting this matter are incorporated by reference herein.

2. The Commission hereby finds that said dissolution of the Tulare County Olive Pest Control District will not have a significant effect on the environment, and is Categorical Exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15320, "Changes in Organization of Local Agencies", and General Rule Exemption authorized by Title 14 California Code Regulations Section 15061, subdivision (b)(3).
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  
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. The Commission hereby orders the dissolution of the Tulare County Olive Pest Control District.
6. The following short form designation shall be used throughout these proceedings:  
LAFCO Case No.1539.
7. The Executive Officer is hereby authorized and directed to mail copies of this resolution as required by law.
8. 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 Commissioner x, seconded by Commissioner x, at a regular meeting held on this 6th day of February, 2019 by the following vote:

AYES:

NOES:

ABSTAIN:

PRESENT:

ABSENT:

---

Ben Giuliani, Executive Officer

si

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Vacant  
Dennis Townsend*

February 6, 2019

To: LAFCO Commissioners and Alternates

**ALTERNATES:**

*Eddie Valero  
Carlton Jones  
Vacant*

From: Steven Ingoldsby, Staff Analyst

**EXECUTIVE OFFICER:**

*Ben Giuliani*

Subject: 2018 Annual Report

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

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

## **Action and Report Summary**

Listed below is a summary of all the actions taken by the Commission and the special reports given to the Commission in 2018. The February, May, September, and November meetings were cancelled.

### **JANUARY**

*City of Visalia Sphere of Influence Update, 1510*

The Commission continued the discussion on a Sphere of Influence update for the City of Visalia.

*Public Member Selection Committee*

The Commission appointed a selection committee consisting of one County Member and one City Member.

#### APRIL

##### *City of Visalia Sphere of Influence Update, 1510*

The Commission approved an update to the Sphere of Influence update for the City of Visalia.

##### *Public Member Selection Committee*

The Selection Committee recommended to select Juliet Allen as the Public Member for the LAFCO commission.

##### *2018/2019 Preliminary Budget and Work Program Approval*

The Commission approved the 2018/2019 Preliminary Budget and Work Program and designated \$50,000 from reserve funding to offset city/county contributions

##### *CALAFCO White Paper*

A white paper prepared by CALAFCO and American Farmland Trust on Agricultural Preservation was presented to the Commission.

#### MAY

##### *Yetttem-Seville Community Services District (CSD) Formation, 1535*

The Commission approved the formation of the Yetttem-Seville CSD formation and Sphere of Influence, subject to a number of conditions including a successful election.

##### *Response to Tulare County Grand Jury*

The Commission approved a response letter to the Tulare County Grand Jury regarding their report "Where is Trust, Transparency, and Accountability".

#### JUNE

##### *Yetttem-Seville Community Services District (CSD) Formation Protest Results, 1535*

The Commission adopted a resolution finding that the value of written protests filed, and ordered the formation of the CSD subject to approval by the voters.

##### *2018/2019 Final Budget and Work Program Adoption*

The Commission adopted the Final 2018/2019 Budget and Work Program with the application of \$50,000 for reserve funds.

#### JULY

##### *City of Woodlake Annexation, 1536-W-23*

The Commission approved the annexation of 17.9 acres to the City of Woodlake and the Woodlake Fire Protection District located on the southeast corner of Avenue 344 and Road 196 detachment of the same area from CSA #1.

#### OCTOBER

##### *Amended Policy D-1, Conflict of Interest*

An amended Conflict of Interest policy was presented to the commission with the intent to bring back at the December meeting for action.

##### *Agricultural Report*

The agricultural report which reviews data from the Agriculture Commission reports for Tulare County and other southern San Joaquin Valley counties was presented to the commission.

*Public Meeting Notice for potential consolidation of East Orosi/Orosi water systems*

The Commission was presented a notice for a meeting regarding the potential consolidation of East Orosi/Orosi water systems.

DECEMBER

Amended Policy D-1, Conflict of Interest

The Commission approved the Conflict of Interest policy

Activation of Latent Power for Richgrove Community Services District, Case 1537

The Commission approved the activation of the latent power to provide public recreation by means of parks and recreation.

Goshen Community Services District (CSD) Municipal Services Review (MSR) Update

The Commission adopted the Goshen CSD MSR Update.

Goshen CSD Sphere of Influence (SOI) Update, Case 1538

The Commission adopted an updated SOI for the Goshen CSD which more closely matches the community's Urban Development Boundary (UDB).

Initiate Dissolution of the Tulare County Olive Pest Control District, Case 1539

The Commission initiated the dissolution of the Tulare County Olive Pest Control District, an inactive district identified by the State Controller.

Yettem-Seville CSD Election Results

The Commission accepted the final election results for the successful conditional formation of the Yettem-Seville CSD.

**LAFCO Activity Overview**

**Figure 1 (City Annexation Map)**

During the calendar year 2018 Tulare County LAFCO approved 1 city annexations.

**Figure 2 (District Formation Map)**

During the calendar year 2018 Tulare County LAFCO approved 1 district formation.

**Figures 3-10 (City Maps)**

Individual maps of the County's (8) incorporated cities.

**Tables 1 (Cities) and Table 2 (Special Districts)**

These tables correspond to Figure 1 and Figure 2. The tables summarize city and special district growth in terms of total acreage and square mileage over the period 1/1/1980 to 12/31/2018. Cities and special districts that annexed or detached territory into their jurisdictional boundaries during 2018 are highlighted in blue, while cities and districts that annexed territory and extended services to an area outside of their jurisdictional boundaries through an Extraterritorial Service Agreement (ESA) are highlighted in green.

Note: Only districts that provide an urban level of service appear on Table 2. Growth of these districts, in terms of acreage and square mileage, is a dependable indicator of pressure on open

space and agricultural land as well as demand for urban services and space. There were no extraterritorial service agreements approved in 2018.

The County's four most populace cities experienced the largest total acreage increase and highest square mileage growth rate from 1/1/1980 to 1/1/2019. The special districts listed have experienced little growth over the last 35 years. Generally, Tulare County special districts lack the financial resources and adequate infrastructure to support additional growth of any type. Table 2 indicates that districts containing the most populated unincorporated communities within their jurisdictional boundaries have experienced the largest gain in total acreage and largest percentage increase in square mileage area; however, most of that growth occurred from 1980 to 2000.

### **Table 3**

Table 3 corresponds with Figure 1. The table provides the total amount of acreage annexed each year and further divides the total into developed acres, undeveloped acres and road right-of-way (ROW) in terms of acres. The total amount of proposals considered by the Commission each year is also provided, as well as annexation proposals 300 ac in size or larger. In 2018, no single annexations occurred that were 300 acres or larger.

### **Table 4**

Table 4 corresponds to Figure 11. The table shows the acreage of prime agricultural soils from 1/1/1980 to 1/1/2019, both in terms of total acreage and percentage of square mileage. The table also contains a pie chart illustrating the proportion each soil class represents of all soil within Tulare County.

### **Table 5**

For each of the last ten years (2008-2018), this table shows total acreage annexed each year, the amount of acres pre-zoned residential, commercial, industrial, and institutional, and the percentage of the total acres annexed each land-use category represents.

#### Residential

As the figures indicate, at the height of the housing bubble in 2006 annexations intended to accommodate residential development accounted for almost 75% of all acres annexed. In 2018, no annexations occurred within this category.

#### Commercial

Commercial annexations saw modest spikes in 2007 (47% of total). Total commercial acres annexed between 2007 and 2015 were minimal with 77% of total commercial acreage annexed in 2007. In 2018 no annexations occurred in this category.

#### Industrial

2007, 2011, and 2016 experienced spikes in industrial annexations; however, these were the result of a single annexation in each year. In 2018, 1 annexation for a total of 17.9 acres occurred within this category.

#### Institutional

This type of use includes sites slated for the development of parks, accommodation of city municipal service facilities, road improvements or construction, etc. Annexation rates for this type of use remained steady between 2006 and 2010. In 2018 no annexations occurred in this category.

#### Mixed Use

In 2017, a new land use category was added to the table, Mixed Use, which is what the Lowry West development was pre-zoned. In 2018 no annexations occurred in this category

#### **Figure 11 (Prime Agricultural Soils)**

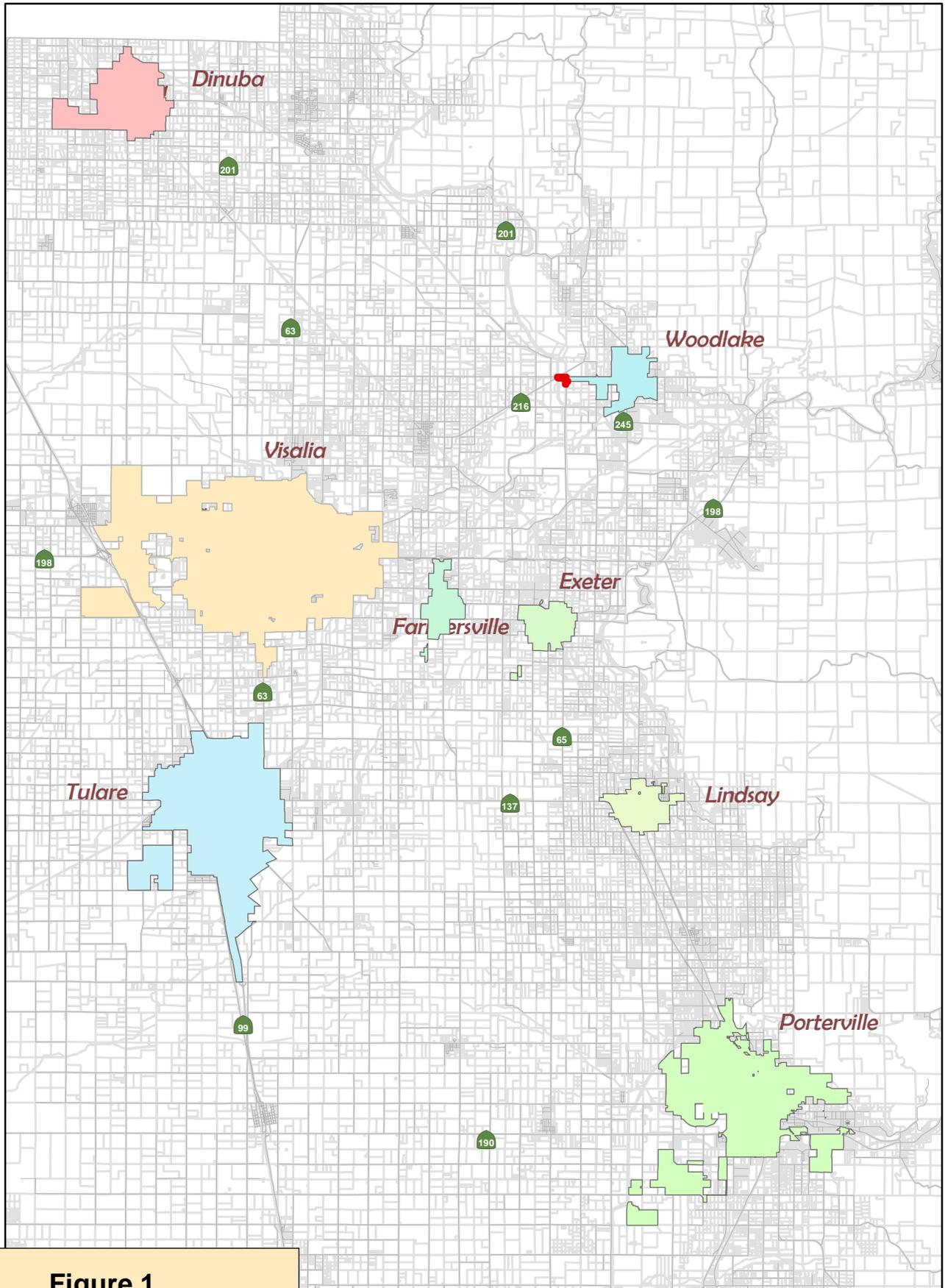
This map shows the five classes of soils identified by the USDA Soil Survey of Tulare County and their location throughout the County. Class 1 and 2 are identified as prime agricultural soils, all other classes are considered non-prime. Visalia and Tulare, the county's fastest growing cities in terms of total acreage annexed, are predominately surrounded by Class 1 and 2 soils. This indicates that more prime agricultural land will inevitably be converted to urban uses.

#### **Figure 12 (Williamson Act Land)**

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

#### **Figure 13 (Lands Owned by Government Entities)**

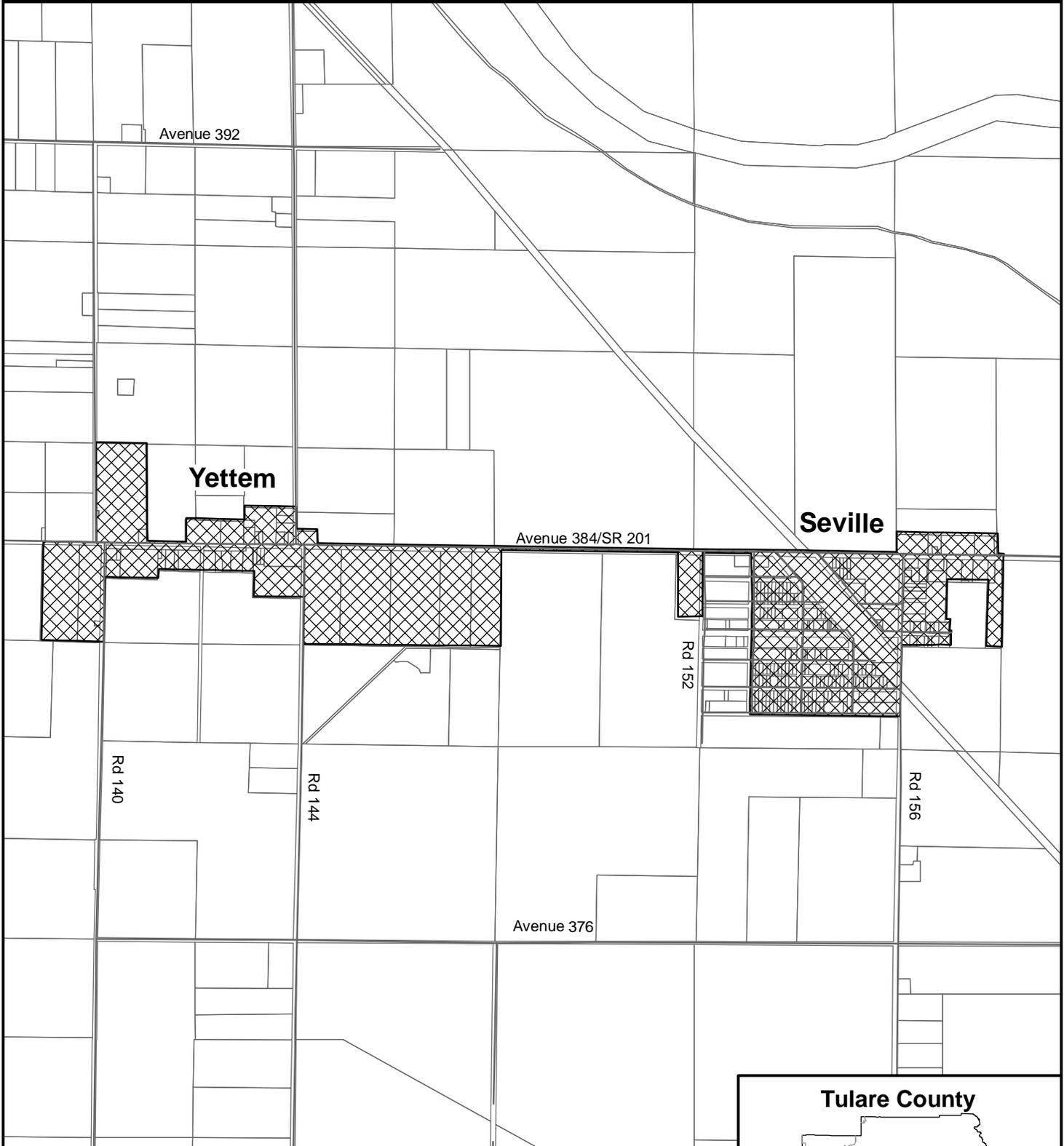
This map identifies lands owned by the federal, state, county, city, district (all types of districts including special districts and school districts) governments. The map also includes land under trust for the purpose of open-space conservancy.



**Figure 1**  
**City Annexations Overview**

1536-W-23

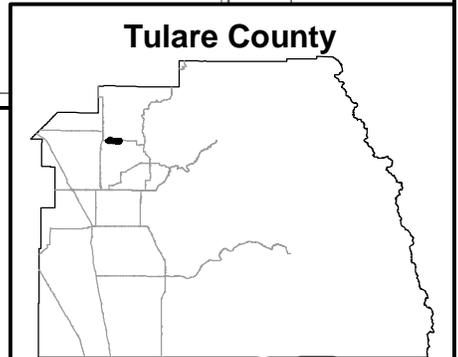
# Figure 2 - District Formation



Yettem Seville CSD Formation Area



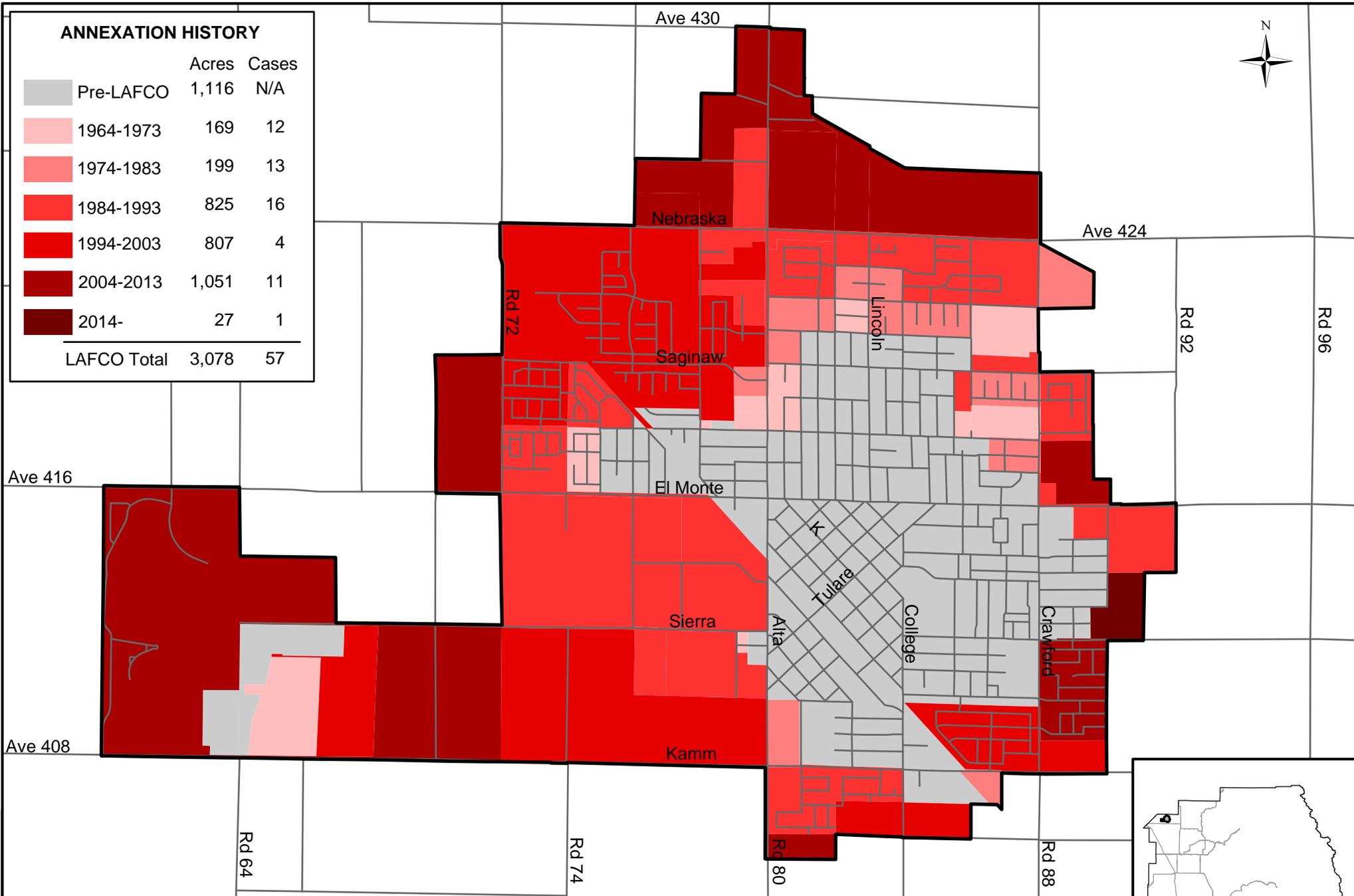
Parcels



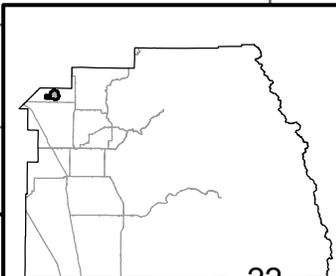
# City of Dinuba

## ANNEXATION HISTORY

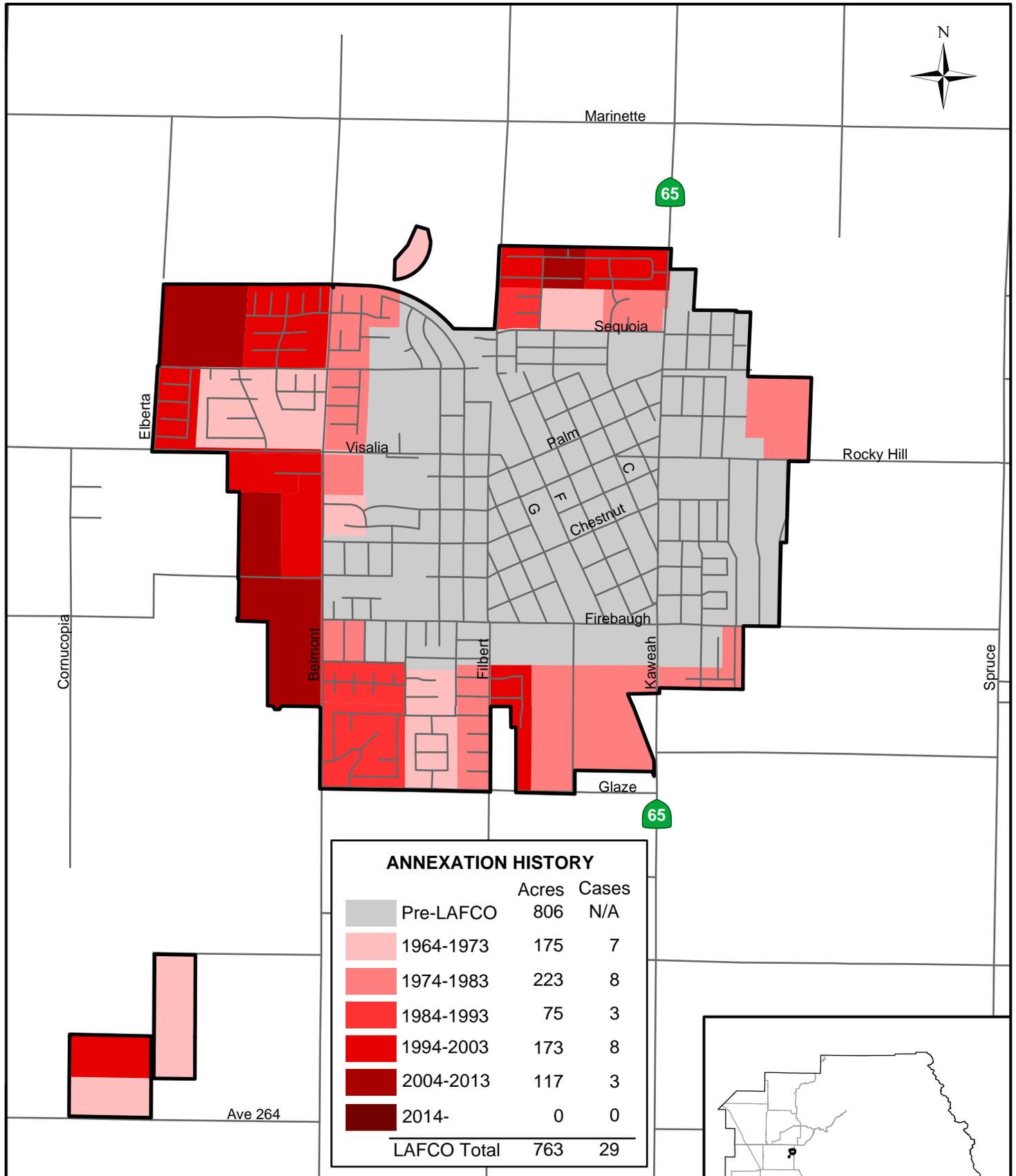
	Acres	Cases
Pre-LAFCO	1,116	N/A
1964-1973	169	12
1974-1983	199	13
1984-1993	825	16
1994-2003	807	4
2004-2013	1,051	11
2014-	27	1
<b>LAFCO Total</b>	<b>3,078</b>	<b>57</b>



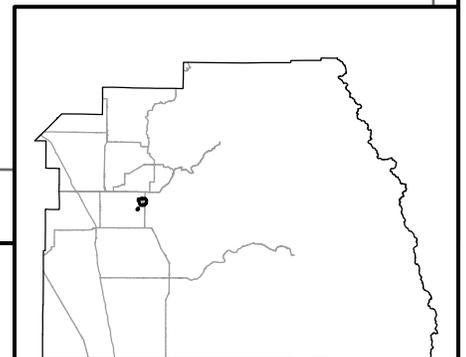
 City of Dinuba      Streets



# City of Exeter



 City of Exeter  
 Streets

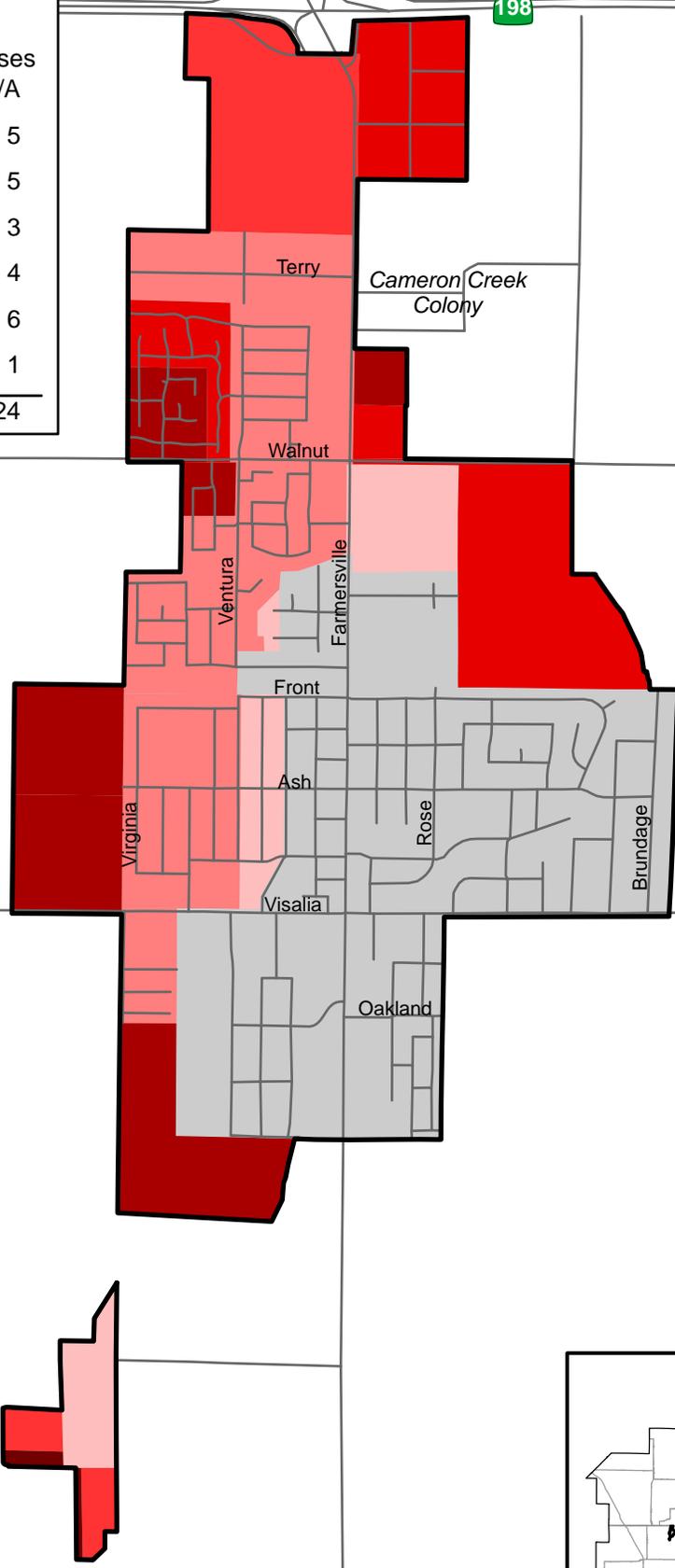


# City of Farmersville

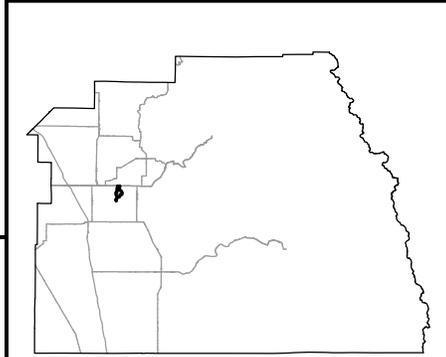
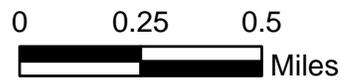
## ANNEXATION HISTORY

	Acres	Cases
Pre-LAFCO	542	N/A
1964-1973	91	5
1974-1983	308	5
1984-1993	114	3
1994-2003	195	4
2004-2013	183	6
2014-	5	1
<b>LAFCO Total</b>	<b>896</b>	<b>24</b>

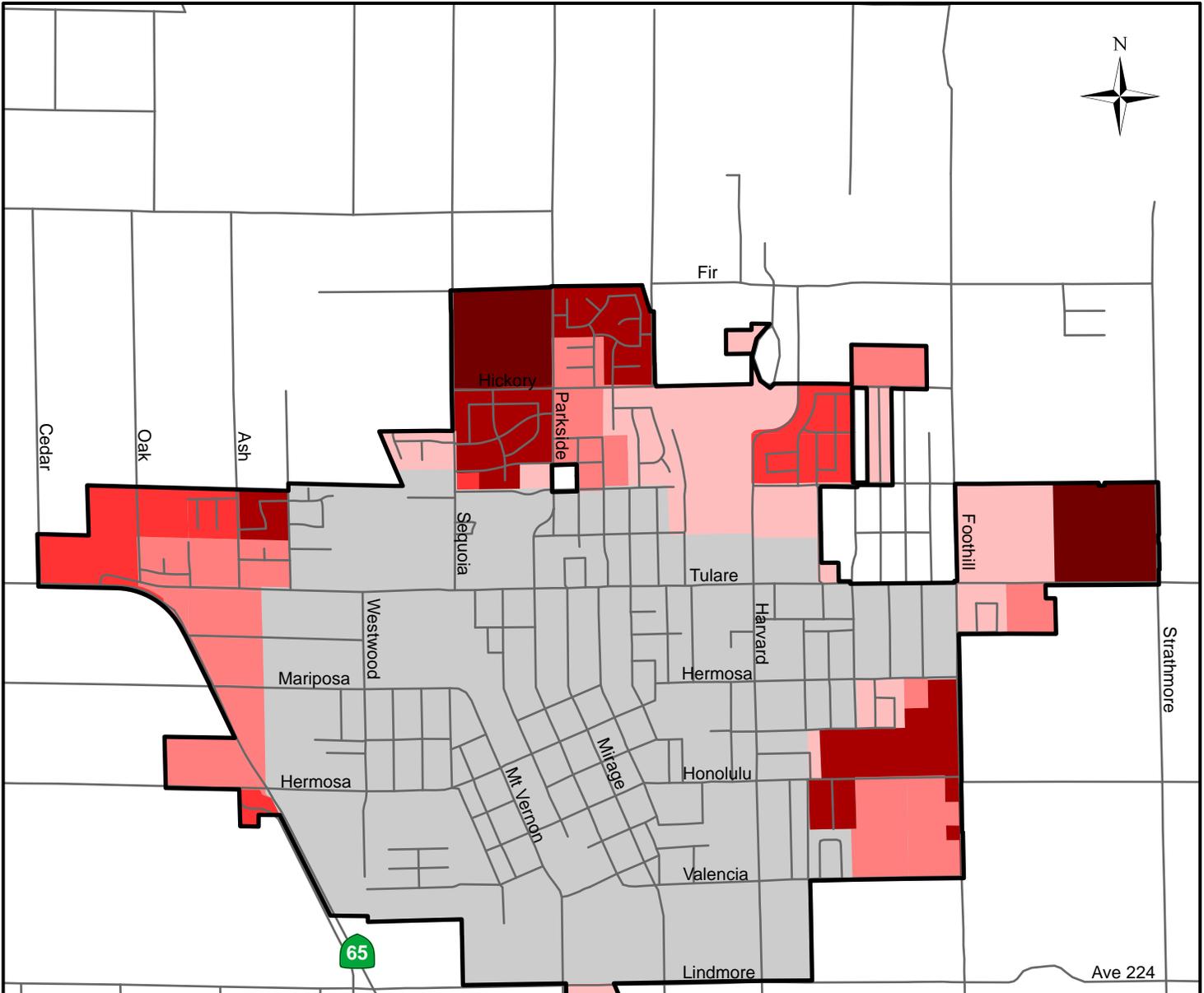
198



 City of Farmersville  
 Streets



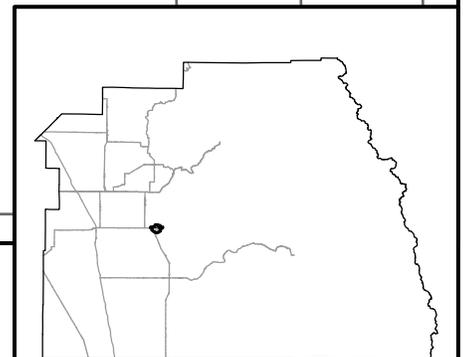
# City of Lindsay



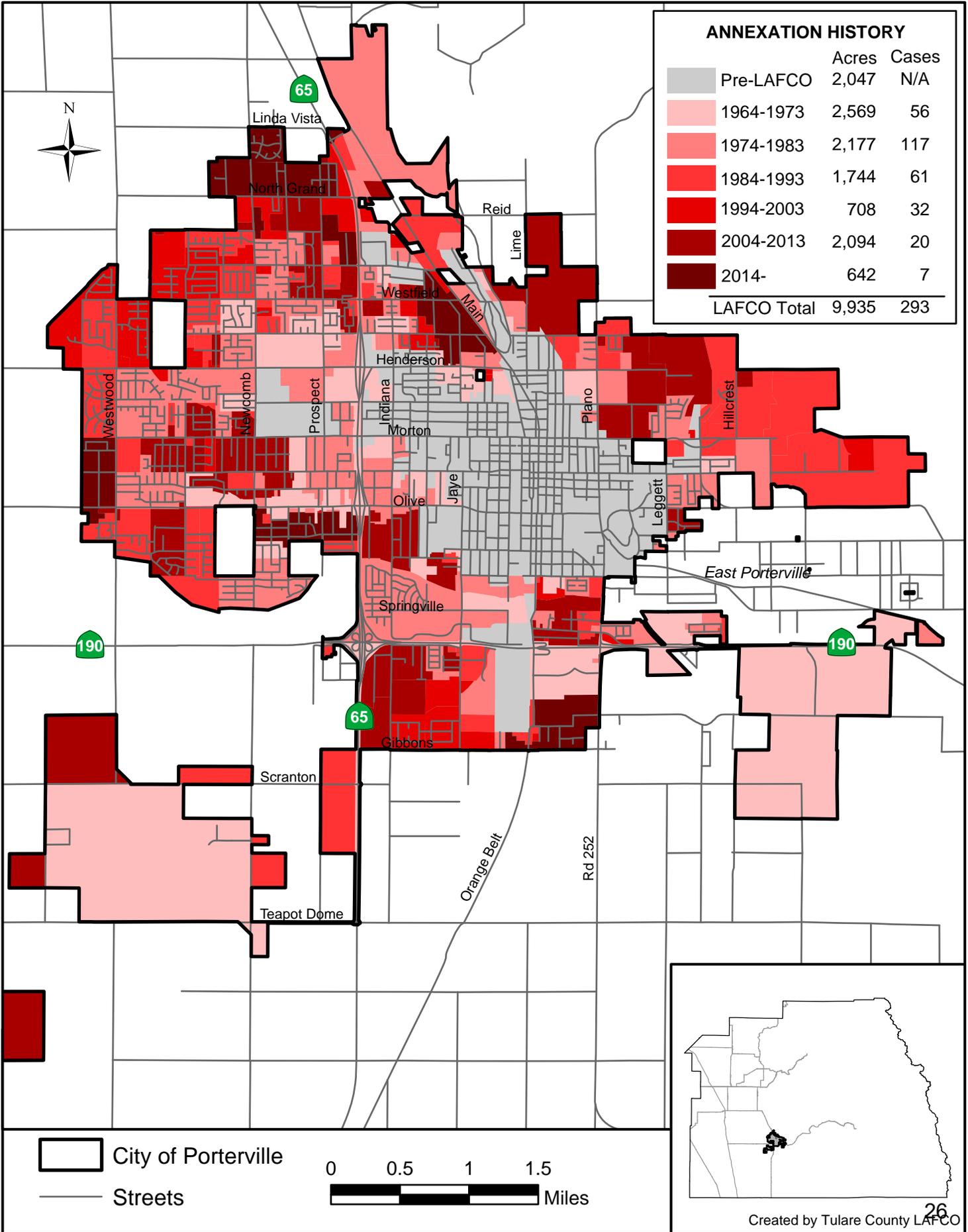
## ANNEXATION HISTORY

	Acres	Cases
Pre-LAFCO	1062	N/A
1964-1973	195	17
1974-1983	192	16
1984-1993	90	6
1994-2003	0	0
2004-2013	124	4
2014-	83	2
<b>LAFCO Total</b>	<b>685</b>	<b>45</b>

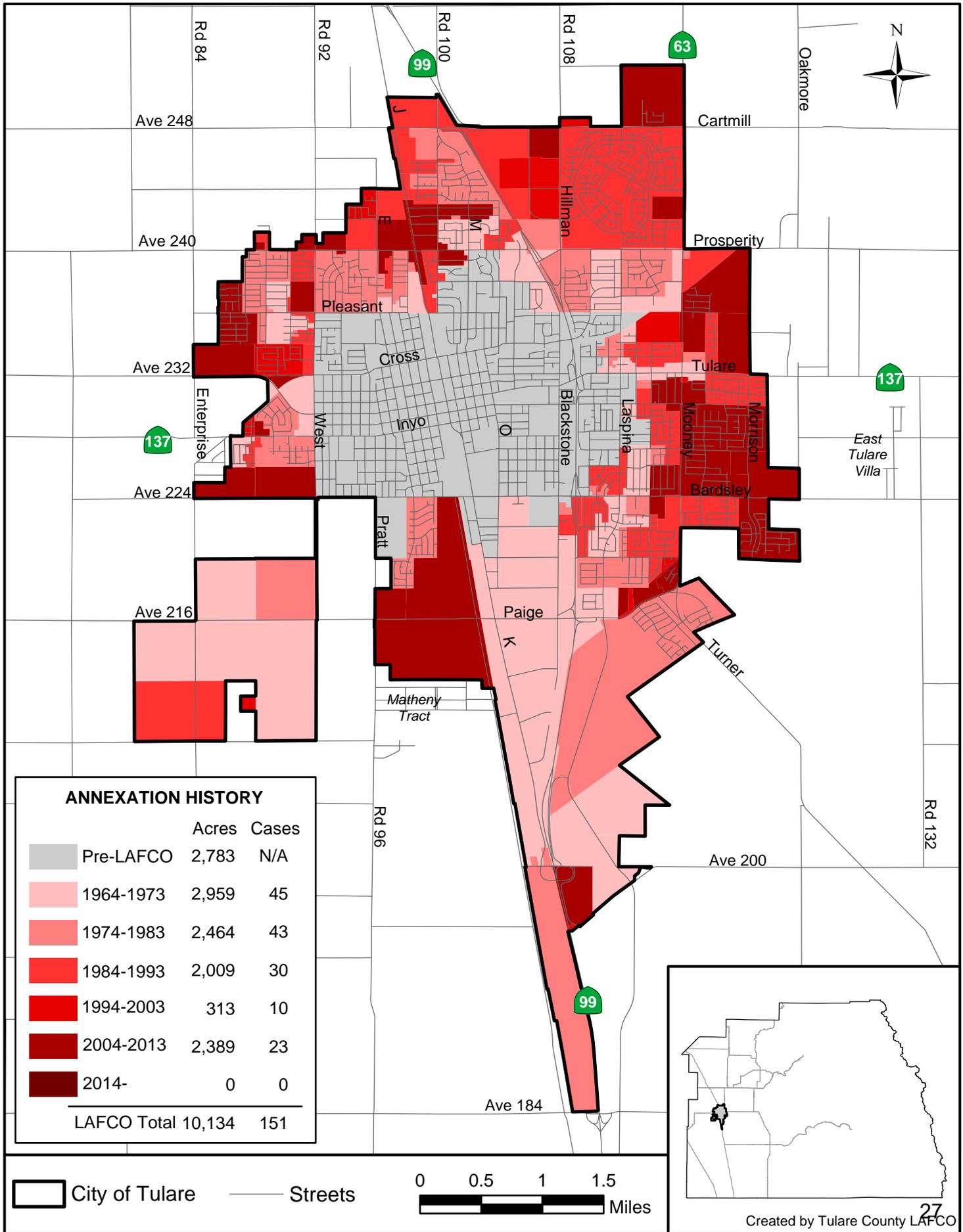
- City of Lindsay
- Streets



# City of Porterville



# City of Tulare



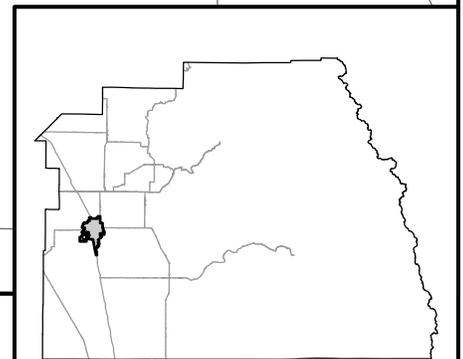
## ANNEXATION HISTORY

	Acres	Cases
Pre-LAFCO	2,783	N/A
1964-1973	2,959	45
1974-1983	2,464	43
1984-1993	2,009	30
1994-2003	313	10
2004-2013	2,389	23
2014-	0	0
<b>LAFCO Total</b>	<b>10,134</b>	<b>151</b>

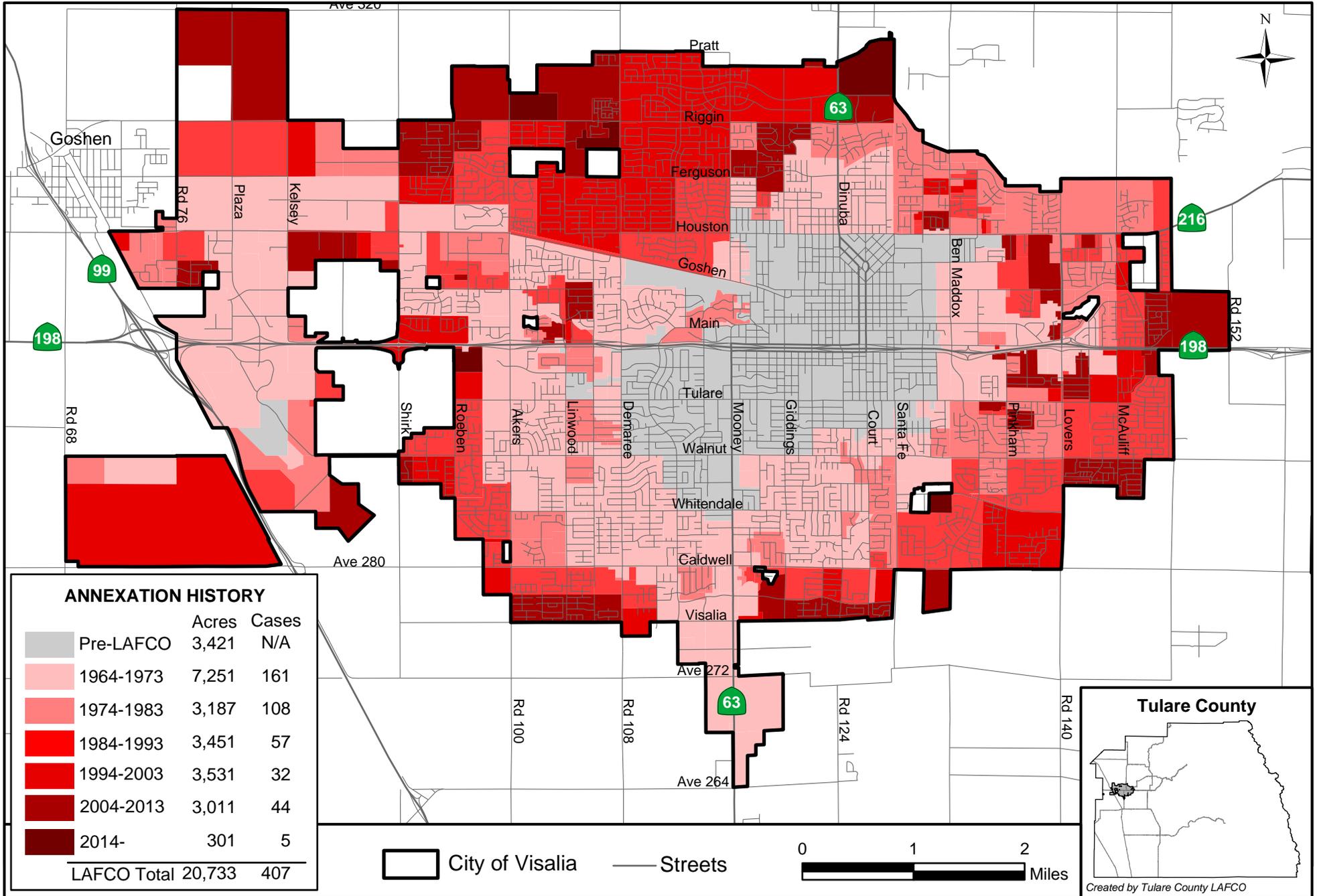


City of Tulare

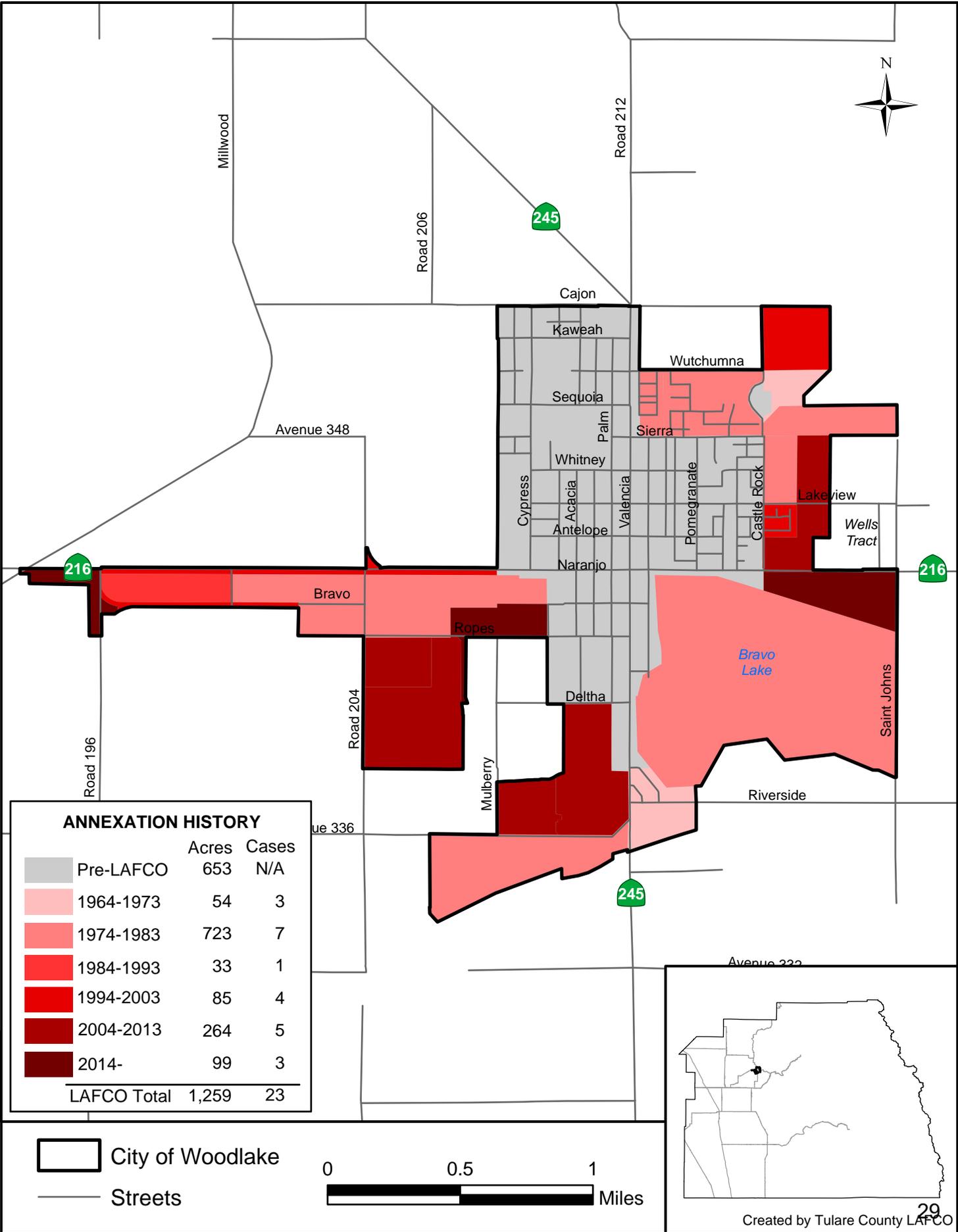
Streets



# City of Visalia



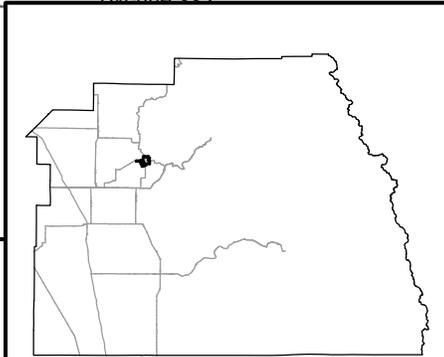
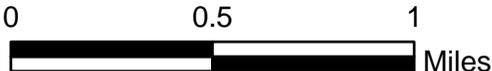
# City of Woodlake



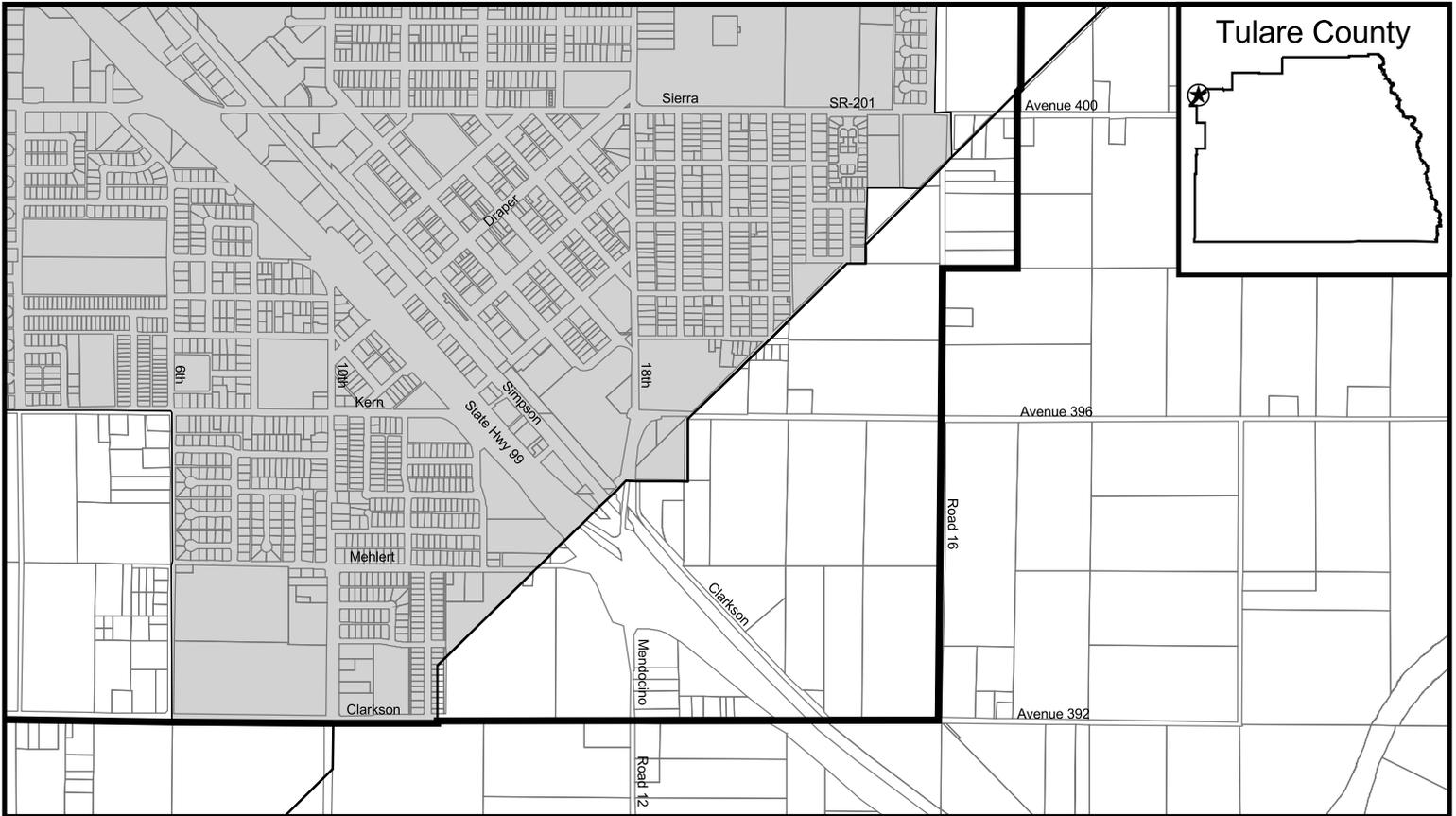
**ANNEXATION HISTORY**

	Acres	Cases
Pre-LAFCO	653	N/A
1964-1973	54	3
1974-1983	723	7
1984-1993	33	1
1994-2003	85	4
2004-2013	264	5
2014-	99	3
<b>LAFCO Total</b>	<b>1,259</b>	<b>23</b>

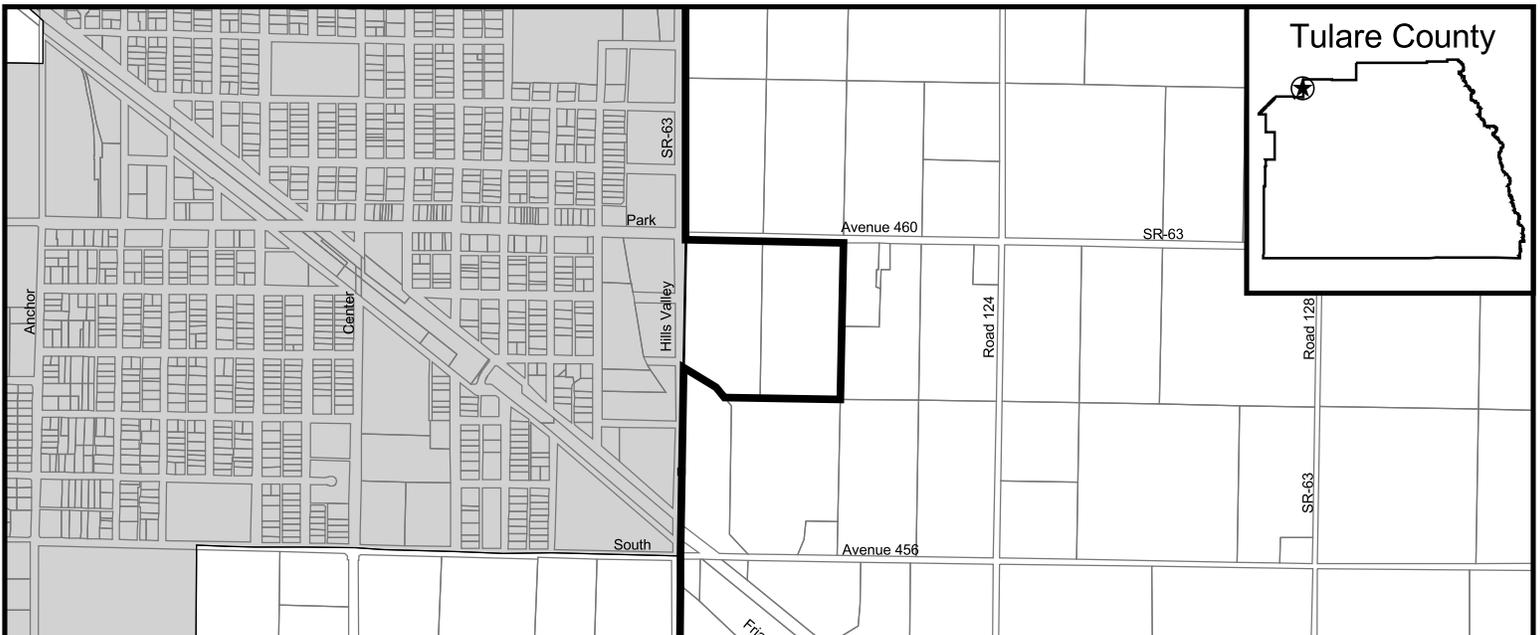
 City of Woodlake  
 Streets



# City of Kingsburg



# City of Orange Cove

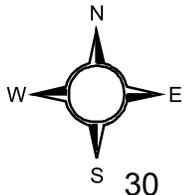


-  Parcels
-  Sphere of Influence
-  City
-  County

0 0.25 0.5 Miles



Boundaries as of 10/30/12



**Table 1 - City Area Increase 1980 to 2018**

	1/1/1980 Acres	1/1/2019 Acres	Annexed Acres	1/1/1980 Sq. Miles	1/1/2019 Sq. Miles	Annexed Sq. Miles	% Increase
Dinuba	1,429.9	4,193.9	2,764.0	2.2	6.6	4.3	193.3
Exeter	1,173.3	1,569.0	395.8	1.8	2.5	0.6	33.7
Farmersville	931.4	1,437.9	506.5	1.5	2.2	0.8	54.4
Lindsay	1,375.7	1,746.9	371.3	2.1	2.7	0.6	27.0
Porterville	6,436.9	11,982.1	5,545.2	10.1	18.7	8.7	86.1
Tulare	7,094.3	12,917.0	5,822.7	11.1	20.2	9.1	82.1
Visalia	13,162.8	24,154.0	10,991.2	20.6	37.7	17.2	83.5
Woodlake	926.9	1,912.0	985.0	1.4	3.0	1.5	106.3
<b>CITY TOTAL</b>	<b>32,531.2</b>	<b>59,912.8</b>	<b>27,381.6</b>	<b>50.8</b>	<b>93.6</b>	<b>42.8</b>	<b>84.2</b>

Woodlake had 1 annexation in 2018

**Table 2 - Urban District Area Increase 1980 to 2018**

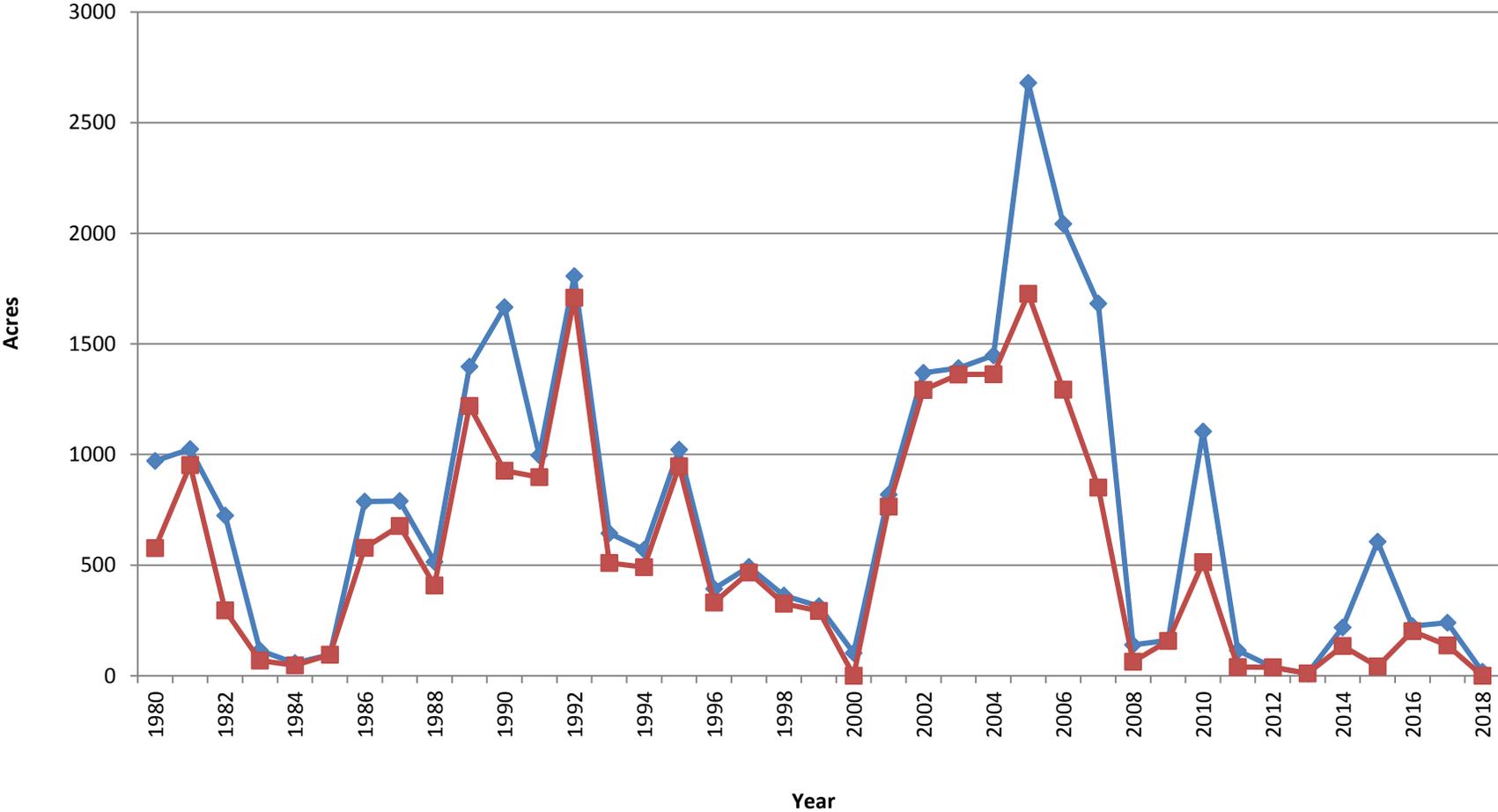
	1/1/1980 Acres	1/1/2019 Acres	Annexed Acres	1/1/1980 Sq. Miles	1/1/2019 Sq. Miles	Annexed Sq. Miles	% Increase
Allensworth CSD	783.1	783.1	0.0	1.2	1.2	0.0	0.0
AV/SC CSD	985.3	985.3	0.0	1.5	1.5	0.0	0.0
Cutler PUD	560.5	665.1	104.6	0.9	1.0	0.2	18.7
Ducor CSD	263.3	263.3	0.0	0.4	0.4	0.0	0.0
Earlimart PUD	814.6	972.4	157.8	1.3	1.5	0.2	19.4
East Orosi CSD	52.9	52.9	0.0	0.1	0.1	0.0	0.0
Goshen CSD	581.4	1,144.8	563.4	0.9	1.8	0.9	96.9
Ivanhoe PUD	594.8	626.9	32.1	0.9	1.0	0.1	5.4
Lemon Cove SD	21.2	24.0	2.8	0.0	0.0	0.0	13.2
London CSD	189.7	189.7	0.0	0.3	0.3	0.0	0.0
Orosi PUD*	717.0	887.7	164.2	1.1	1.4	0.3	22.9
Patterson Tract CSD	77.9	77.9	0.0	0.1	0.1	0.0	0.0
Pixley PUD	634.6	888.9	254.3	1.0	1.4	0.4	40.1
Ponderosa CSD	251.6	251.6	0.0	0.4	0.4	0.0	0.0
Poplar CSD	180.1	418.1	238.0	0.3	0.7	0.4	132.2
Porter Vista PUD	1,742.8	1,742.8	0.0	2.7	2.7	0.0	0.0
Richgrove CSD	263.4	361.9	98.5	0.4	0.6	0.2	37.4
Springville PUD	303.7	308.8	5.1	0.5	0.5	0.0	1.7
Strathmore PUD	298.8	417.6	118.8	0.5	0.7	0.2	39.8
Sultana CSD	317.3	317.3	0.0	0.5	0.5	0.0	0.0
Terra Bella SMD	165.1	169.6	4.6	0.3	0.3	0.0	2.8
Teviston CSD	191.5	191.5	0.0	0.3	0.3	0.0	0.0
Three Rivers CSD	5,253.4	5,253.4	0.0	8.2	8.2	0.0	0.0
Tipton CSD	673.0	683.3	10.3	1.1	1.1	0.0	1.5
Tract 92 CSD	73.4	73.4	0.0	0.1	0.1	0.0	0.0
Woodville PUD	319.2	336.3	17.0	0.5	0.5	0.0	5.3
<b>DISTRICT TOTAL</b>	<b>16,309.7</b>	<b>18,087.8</b>	<b>1,771.5</b>	<b>25.5</b>	<b>28.3</b>	<b>2.8</b>	<b>10.9</b>

**Table 3 - / City/Urban District Annexations Per Year**

Year	Total Undeveloped	Developed	ROW	Projects	Annexations of over 300 acres:	
1980	971.41	577.11	296.20	98.11	30	
1981	1,024.37	952.35	16.03	55.99	16	736ac to Tulare for Farm Show and surrounding area
1982	723.59	295.12	413.75	14.72	13	380ac to Woodlake for Bravo Lake
1983	114.50	68.49	27.88	18.13	6	
1984	56.85	47.56	2.21	7.08	9	
1985	94.92	94.92	0.00	0.00	8	
1986	787.14	578.43	157.42	51.30	17	337ac to Visalia for Green Acres Airport and surrounding area
1987	789.94	676.74	66.51	46.68	22	
1988	514.89	408.69	36.40	69.79	15	
1989	1,397.36	1,219.34	76.61	101.42	24	
1990	1,666.24	927.22	647.25	91.77	25	622ac to Tulare (Lagomarsino) and 323ac to Visalia (industrial uses)
1991	997.20	897.60	18.99	80.61	24	
1992	1,806.90	1,708.49	12.18	86.23	29	
1993	643.94	510.00	92.97	40.97	14	
1994	570.06	490.56	46.98	32.52	9	
1995	1,022.06	946.69	5.07	70.31	21	432ac to Goshen CSD for primarily industrial uses
1996	393.09	331.75	14.70	46.65	9	
1997	491.72	467.22	8.23	16.27	14	
1998	363.31	326.23	1.49	35.59	11	
1999	314.13	293.70	1.53	18.89	7	
2000	102.99	0.00	99.93	3.06	6	
2001	819.22	764.18	1.45	53.59	5	702ac to Visalia for Shannon Ranch
2002	1,368.78	1,292.33	27.50	48.95	11	472ac to Visalia (IOH/Luisi) and 384ac to Dinuba (northwest residential)
2003	1,390.80	1,361.98	4.80	24.02	16	935ac to Visalia for wastewater irrigation
2004	1,448.00	1,362.61	34.30	51.09	22	
2005	2,680.64	1,726.33	756.22	198.10	43	
2006	2,042.20	1,293.00	560.00	189.00	33	534 to Dinuba for reclamation/golf course
2007	1,682.72	851.42	831.30	1.80	20	707 to P-ville city uses and 460 to Visalia for Industrial Park Expansion
2008	139.54	63.23	76.31		3	
2009	159.70	157.70	0.00	2.00	1	
2010	1,104.52	513.52	28.96	13.00	9	461 Tulare South I Street Annexation
2011	113.89	40.00	73.89	0.00	2	
2012	38.46	38.46	0.00	0.00	1	
2013	10.50	10.50	0.00	0.00	1	
2014	219.00	135.00	84.00	0.00	4	
2015	606.01	42.14	561.87	16.90	7	Porteville 4 island annexations totaling 455.90 acres
2016	224.30	201.40	13.70	9.20	3	
2017	240.30	137.63	81.02	21.65	6	
2018	17.90	0.00	15.40	2.50	1	
<b>TOTAL</b>	<b>29,153.08</b>	<b>21,094.90</b>	<b>4,800.42</b>	<b>1,495.61</b>	<b>480</b>	

# Annexation Acreage per Year (Cities, CSDs, PUDs, SMDs)

Series1 Series2



**Table 4 - Annexations per Soil Type (USDA classifications) 1980 to 2018**

	1/1/1980 Acres	1/1/2019 Acres	Annexed Acres	1/1/1980 Sq. Miles	1/1/2019 Sq. Miles	Annexed Sq. Miles	% Decrease
Class I	392,000.6	371,824.3	20,176.3	612.5	581.0	31.5	5.1
Class II	115,157.4	112,241.2	2,916.2	179.9	175.4	4.6	2.5
Non-Prime	596,052.7	591,814.1	4,238.6	931.3	924.7	6.6	0.7
Other	1,947,140.4	1,945,318.4	1,822.0	3,042.4	3,039.6	2.8	0.1
Cities/Districts	48,840.9	78,000.5	29,153.1	76.3	121.9	45.6	-59.7

Notes:

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

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

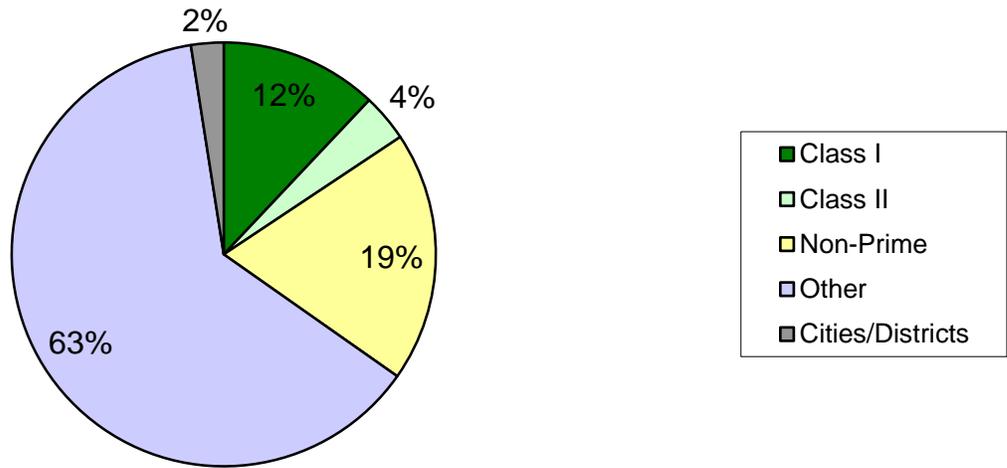
\*Undeveloped versus developed annexations are not taken into account.

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

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

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

### Tulare County - USDA Soil Type



### Government & Conservancy Owned Land

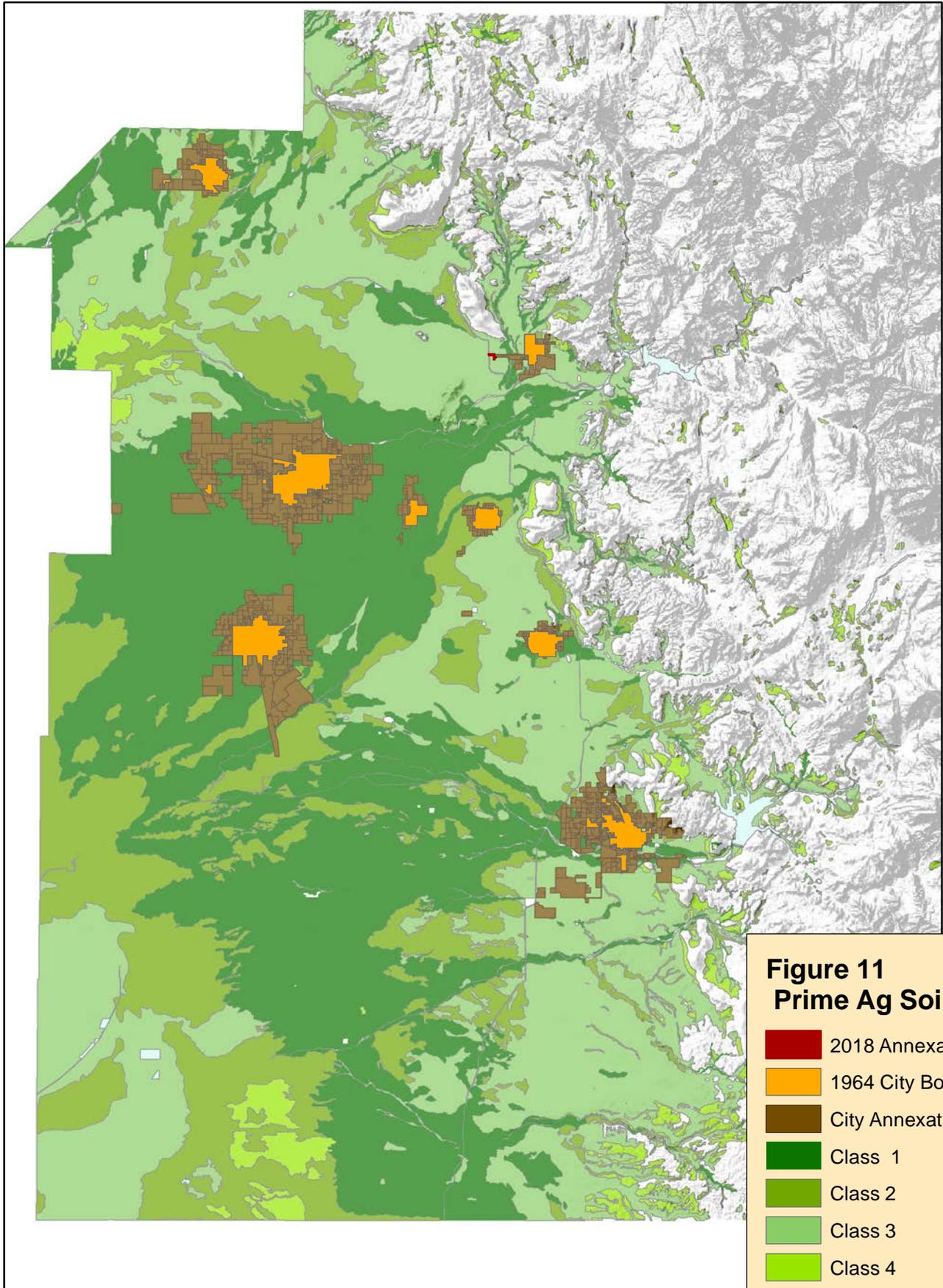
	Acres	Sq. Miles	% of County
Federal	1,573,312	2,458.3	50.77
State	16,576	25.9	0.53
County	5,248	8.2	0.17
City	9,024	14.1	0.29
Districts	22,336	34.9	0.72
Conservancy	2,240	3.5	0.07
Private	1,470,456	2,297.6	47.45
		4,842.5	100.00

**Table 5**

**By Year**

<b>Year</b>	<b>Total Acres</b>	<b>Residential Ac.</b>	<b>% of Total</b>	<b>Commercial Ac.</b>	<b>% of Total</b>	<b>Industrial Ac.</b>	<b>% of Total</b>	<b>Institutional Ac.</b>	<b>% of Total</b>	<b>Mix Use Ac</b>	<b>% of Total</b>
2006	2042.2	1483.6	72.6	52.4	2.6	0.0	0.0	505.3	24.7	0.0	0.0
2007	1682.7	452.9	26.9	398.0	23.7	771.0	45.8	368.0	21.9	0.0	0.0
2008	139.5	26.5	19.0	66.5	47.7	36.5	26.2	10.0	7.2	0.0	0.0
2009	159.7	20.0	12.5	0.0	0.0	0.0	0.0	159.7	100.0	0.0	0.0
2010	1104.5	22.5	2.0	0.0	0.0	491.0	44.5	480.1	43.5	0.0	0.0
2011	113.9	0.3	0.3	0.0	0.0	113.6	99.7	0.0	0.0	0.0	0.0
2012	38.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2013	10.5	0.0	0.0	10.5	100.0	0.0	0.0	0.0	0.0	0.0	0.0
2014	219.0	113.0	51.6	0.0	0.0	0.0	0.0	106.0	48.4	0.0	0.0
2015	606.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2016	224.3	68.3	30.5	0.0	0.0	156	69.5	0.0	0.0	0.0	0.0
2017	240.3	179.6	74.7	0	0	0	0.0	26.2	10.9	34.5	14.4
2018	17.9	0.0	0.0	0.0	0.0	17.9	100.0	0.0	0.0	0.0	0.0

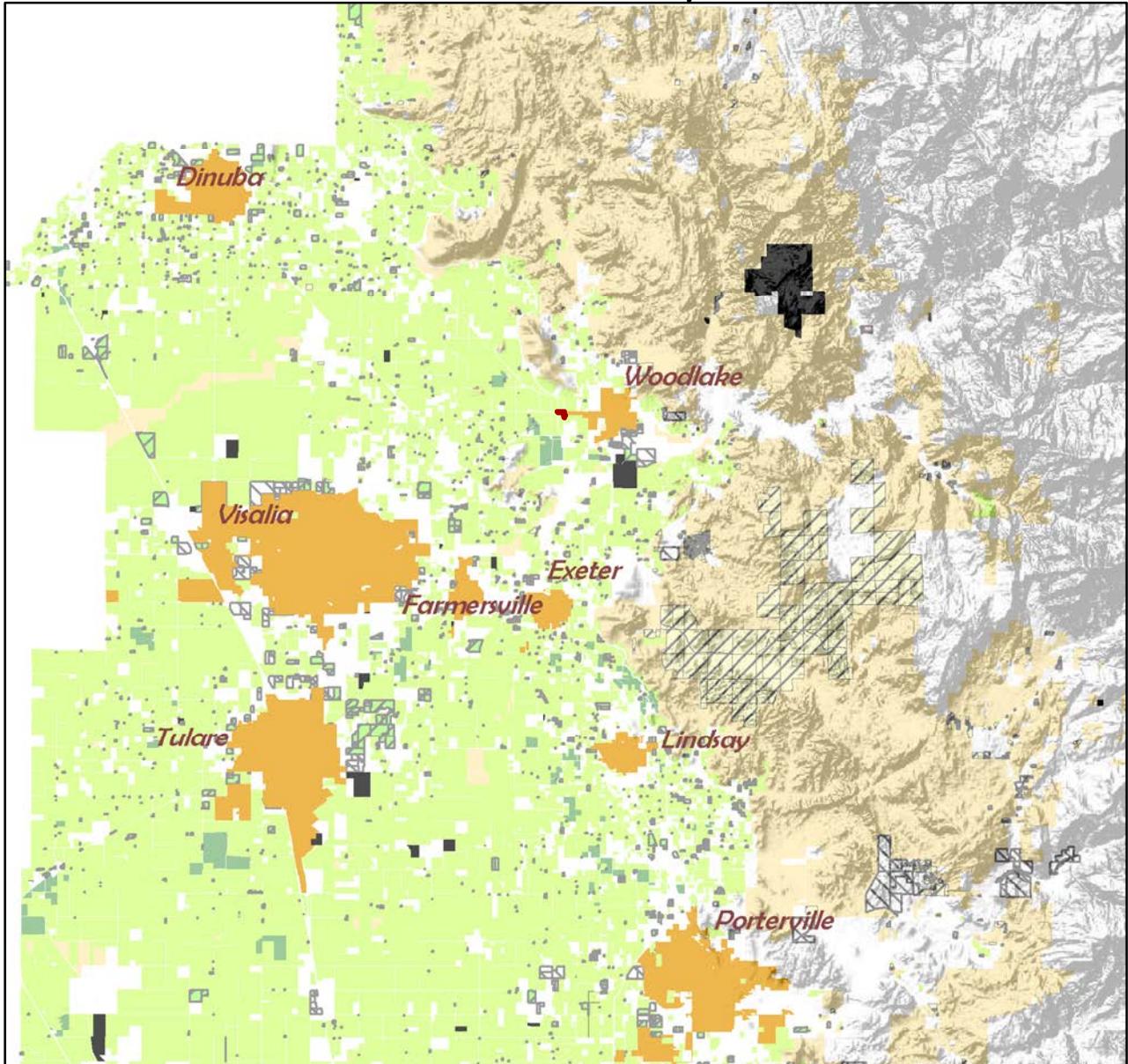
# Tulare County



**Figure 11**  
**Prime Ag Soils**

- 2018 Annexations
- 1964 City Boundaries
- City Annexations
- Class 1
- Class 2
- Class 3
- Class 4
- Water

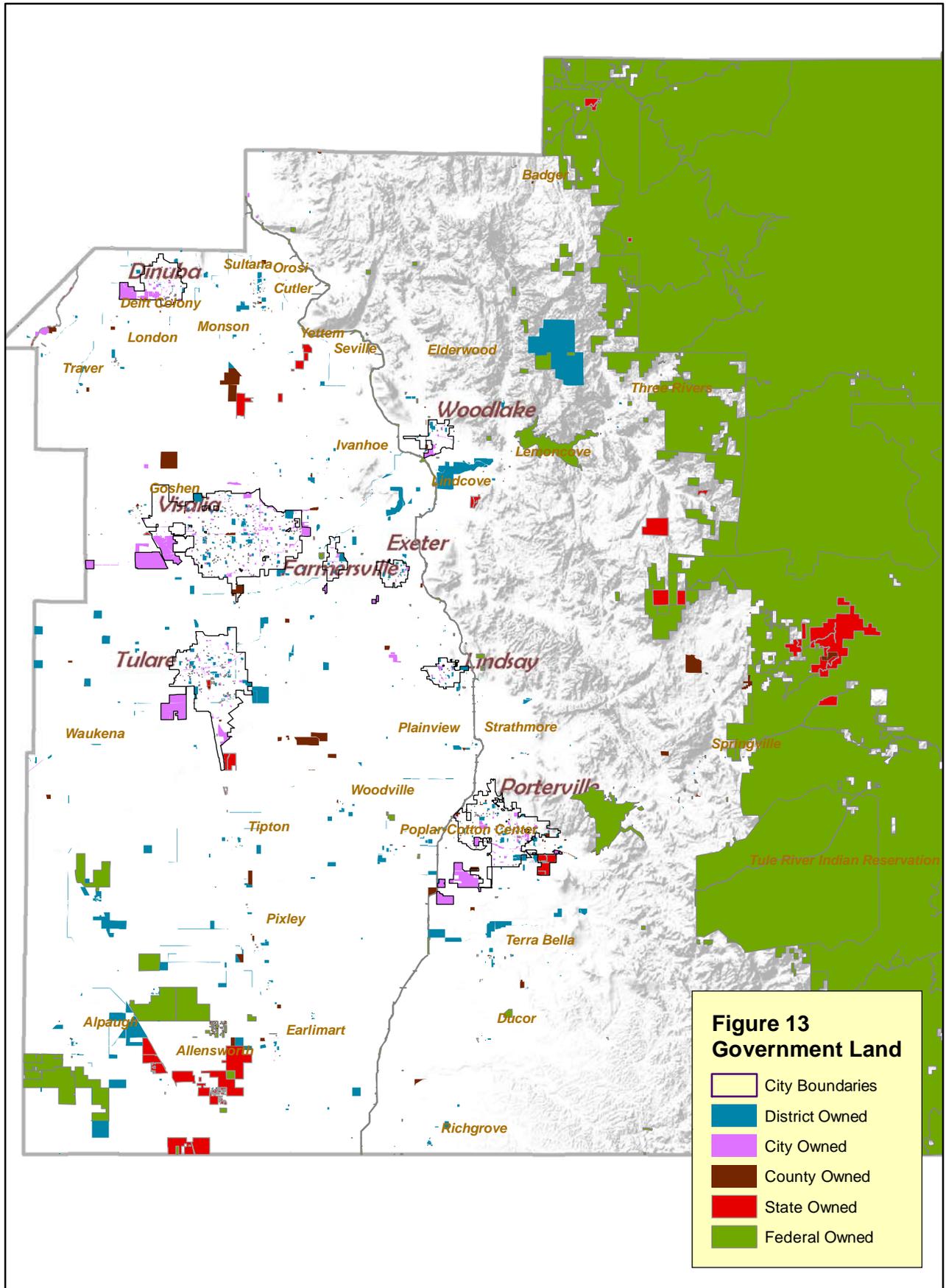
# Tulare County



**Figure 12 Williamson Act Land**

- 2018 Annexations
- Existing City Boundaries
- Farmland Security Zone Contracts
- Williamson Act - Homesteads
- Williamson Act - Prime Farmland
- N- Williamson Act - Prime Farmland
- Williamson Act - Open Space
- N- Williamson Act - Open Space
- Williamson Act - Homesteads
- N- Williamson Act - Homesteads
- N- Farmland Security Zone - Homesteads
- Cancelled
- Expired

# Tulare County



## CALAFCO Daily Legislative Report, Tuesday, January 29, 2019

**AB 213 (Reyes D) Local government finance: property tax revenue allocations: vehicle license fee adjustments.**

**Current Text:** Introduced: 1/15/2019 [html](#) [pdf](#)

**Introduced:** 1/15/2019

**Status:** 1/16/2019-From printer. May be heard in committee February 15.

**Summary:**

Would, for the 2019–20 fiscal year, require the vehicle license fee adjustment amount to be the sum of the vehicle license fee adjustment amount in the 2018–19 fiscal year, the product of that sum and the percentage change in gross taxable assessed valuation within the jurisdiction of that entity between the 2018–19 fiscal year to the 2018–19 fiscal year, and the product of the amount of specified motor vehicle license fee revenues that the Controller allocated to the applicable city in July 2010 and 1.17.

**Position:** Watch

**Subject:** Tax Allocation

**CALAFCO Comments:** Sponsored by the League, this bill will reinstate ERAF funding for inhabited annexations. This bill is the same as AB 2268 (Reyes) from last year.

**SB 99 (Nielsen R) Agricultural land.**

**Current Text:** Introduced: 1/10/2019 [html](#) [pdf](#)

**Introduced:** 1/10/2019

**Status:** 1/24/2019-Referred to Com. on RLS.

**Summary:**

The California Land Conservation Act of 1965, also known as the Williamson Act, authorizes a city or county to contract with a landowner to limit the use of agricultural land located in an agricultural preserve designated by the city or county. Current law requires the Department of Conservation to submit a report to the Legislature on or before May 1 of every other year regarding the implementation of the Williamson Act. This bill would make nonsubstantive changes to that provision.

**Position:** Watch

**Subject:** Ag Preservation - Williamson

**CALAFCO Comments:** This is a spot bill.