



TULARE COUNTY LOCAL AGENCY FORMATION COMMISSION

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

COMMISSIONERS:
Julie Allen, Chair
Martha Flores, V-Chair
Pete Vander Poel
Dennis Townsend
Vacant

LAFCO MEETING AGENDA

January 20, 2021 @ 2:00 P.M.

ALTERNATES
Eddie Valero
Fred Sheriff
Vacant

EXECUTIVE OFFICER
Ben Giuliani

NOTE: This meeting will allow Board Members and the public to participate in the meeting via Teleconference, pursuant to the Governor’s Executive Order N-29-20 (March 17, 2020), available at <https://www.gov.ca.gov/wp-content/uploads/2020/03/3.17.20-N-29-20-EO.pdf>

The toll free call-in number for this meeting is: 888-475-4499 | Meeting ID: 876 2737 6776 | Passcode: 399803

Executive Order N-29-20 requires agencies holding meetings via teleconferences to designate a publicly accessible location from which members of the public may observe and provide public comment. Although members of the public are encouraged to participate via teleconference, LAFCo has designated the following physical location for public participation:

BOARD OF SUPERVISORS CHAMBERS | COUNTY ADMINSTRATIVE BUILDING
2800 West Burrel Avenue
Visalia, CA 93291

I. Call to Order

II. Approval of Minutes from December 2, 2020

(Pages 01-02)

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. Formation of the Ducor Water District and Dissolution of the Ducor Irrigation District, Case 1551A (Ducor ID-WD) **(Pages 03-20)**
[Public Hearing]Recommended Action: Approval

The Ducor Irrigation District has submitted a request for the dissolution of the Ducor Irrigation District in conjunction with a landowner petition for the formation of the Ducor Water District in its stead. The formation is for approximately 10,181 acres. The dissolution is for the entirety of the irrigation district which is approximately 10,454 acres. A Notice of Exemption has been prepared in compliance with CEQA by the Ducor Irrigation District.

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. Sphere of Influence for the Ducor Water District, Case 1551B **(Pages 21-28)**
[Public Hearing].....*Recommended Action: Approval*

The Ducor Irrigation District has submitted a request for a Sphere of Influence for the Ducor Water District. The proposed Sphere of Influence for Ducor Water District would follow the same boundary as the Sphere of Influence for Ducor Irrigation District. A Notice of Exemption has been prepared in compliance with CEQA by the Ducor Irrigation District.

3. Sphere of Influence Amendment to the Allensworth Community Services District, Case 1552A (Allensworth CSD) **(Pages 29-36)**
[Public Hearing].....*Recommended Action: Approval*

The Allensworth Community Services District has submitted a request for a Sphere of Influence amendment of approximately 5 acres of land located northwest of the intersection of Road 80 and Avenue 28 alignment. A Notice of Exemption has been prepared in compliance with CEQA by the Allensworth Community Services District.

4. Annexation to the Allensworth Community Services District and Detachment from the Tulare Public Cemetery District, Case 1552B (Allensworth CSD) **(Pages 37-52)**
[Public Hearing]*Recommended Action: Approval*

The Allensworth Community Services District has submitted a request for an annexation of approximately 5 acres of land located northwest of the intersection of Road 80 and Avenue 28 alignment and a detachment from the Public Cemetery District for all the area within its district boundaries which is approximately 809 acres. A Notice of Exemption has been prepared in compliance with CEQA by the Allensworth Community Services District.

5. Activation of Latent Cemetery Maintenance Powers of the Allensworth Community Services District, Case 1552 (Allensworth CSD) **(Pages 53-60)**
[Public Hearing].....*Recommended Action: Approval*

The Allensworth Community Services District has submitted a request for an activation of latent cemetery maintenance powers. A Notice of Exemption has been prepared in compliance with CEQA by the Allensworth Community Services District.

6. Sphere of Influence Amendment to the City of Farmersville, Case 1553-F-27A **(Pages 61-68)**
[Public Hearing].....*Recommended Action: Approval*

The City of Farmersville has submitted a request for a Sphere of Influence amendment of approximately 5.7 acres of land located southwest of the developed urban area of Farmersville, adjacent to the existing Farmersville Wastewater Treatment Plant. A Mitigated Negative Declaration has been prepared in compliance with CEQA by the City of Farmersville.

7. Annexation to the City of Farmersville and Detachment from County Service Area #1, Case 1553-F-27B **(Pages 69-80)**
[Public Hearing].....*Recommended Action: Approval*

The City of Farmersville has submitted a request for an annexation of approximately 13.4 acres of land located southwest of the developed urban area of Farmersville and adjacent to the existing Farmersville Wastewater Treatment Plan and 2.4 acres of land located along the Visalia Road Right-of-Way. Two Mitigated Negative Declarations have been prepared in compliance with CEQA by the City of Farmersville.

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8. Alta Healthcare District Municipal Services Review Update **(Pages 81-96)**
[No Public Hearing]Recommended Action: Approval

The Commission will consider the adoption of the Alta Healthcare District MSR Update. The MSR and its determinations were posted for public review on November 10, 2020. The complete MSR is enclosed and is also available on LAFCO's website at <https://lafco.co.tulare.ca.us/lafco/index.cfm/msr/> MSRs are exempt from CEQA pursuant to Sections 15061 (b)(3) and 15303.

V. Executive Officer's Report

1. 2020 LAFCO Annual Report **(Pages 97-120)**

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 review prime agricultural land, land uses, government owned land and land under Williamson Act contract.

2. Legislative Update **(No Page)**

Executive Officer will provide verbal update

3. Extraterritorial Service Agreements **(Pages 121-124)**

Enclosed are approval letters and maps for two ESAs for the City of Porterville to provide domestic water to two existing residences.

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

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

VI. Correspondence

1. CALAFCO 2021 Schedule **(Page 125)**

Enclosed is the schedule for CALAFCO activities in 2021.

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 3, 2021 @ 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

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TULARE COUNTY LOCAL AGENCY FORMATION COMMISSION

**2800 W. Burrel Ave., Visalia, CA 93291 – Tulare County Administrative Building
December 2, 2020 – Meeting Minutes**

Members Present: Vander Poel, Allen, Flores, Townsend, Kimball
Members Absent:
Alternates Present:
Alternates Absent: Valero, Jones
Staff Present: Giuliani, Ingoldsby, Gallo, & Kane recording
Counsel Present: Erickson

- I. **Call to Order:** Chair Vander Poel called the meeting to order at 2:00 p.m.
- II. **Approval of the October 7, 2020 Meeting Minutes:**
Upon motion by Commissioner Flores and seconded by Commissioner Townsend, the Commission unanimously approved the LAFCO minutes.
- III. **Public Comment Period:**
Chair Vander Poel opened/closed the Public Comment Period at 2:02 p.m. No public comments received.
- IV. **New Action Items:**
 1. **Lindsay Local Hospital District Municipal Services Review Update**
Staff Analyst Ingoldsby provided the history and description of the Lindsay Local Hospital District; highlighting growth, population, disadvantaged unincorporated communities, and the financial ability to provide services. Determinations suggested regarding the Districts grant program included adding a grant application form to the website to aid prospective grantees, and to maintain a list of past and current grant recipients was highlighted. Much discussion was had regarding the government structure and the boundary study in 2019 issued by Kaweah Delta Health Card District to look at potential consolidation of neighboring districts. Mr. Starr Warson and Mr. Greg McQueen spoke on behalf of the Lindsay Hospital District.
Upon motion by Commissioner Townsend and seconded by Commissioner Allen, the Commission unanimously adopted the MSR update and determinations for the Lindsay Local Hospital District as presented.
 2. **2021 Proposal Deadline and Meeting Schedule**
Clerk Kane provided an outline of all 2021 meeting and deadline dates, highlighting the recommendation that the February Meeting would be cancelled, and the January would be held later in the month on the 20th.
Upon motion by Commissioner Flores and seconded by Commissioner Townsend, the Commission unanimously approved to cancel the February meeting and adopt the 2021 deadline and meeting schedule.
 3. **Alternate Public Member Selection Committee**
EO Giuliani stated that two applications were received, forwarded to selection committee to review and make formal recommendations. Commissioner Townsend and Commissioner Flores stated that after reviewing both applications they recommended Mr. Fred Sheriff to serve as the alternate public member.

Upon motion by Commissioner Flores and seconded by Commissioner Townsend, the Commission unanimously approved to appoint Mr. Fred Sheriff as the alternate public member.

4. **Election of Officers**

Staff Analyst Ingoldsby outlined the policy that requires that the LAFCo Chair and Vice-Chair are selected annually on a rotating basis so that all members have an equal opportunity to serve. Staff Analyst Ingoldsby stated that given this rotational pattern Commissioner Allen would be in line to serve as Chair and Commissioner Flores would serve as Vice-Chair.

Upon motion by Commissioner Townsend and seconded by Commissioner Flores, the Commission unanimously approved the election of officers for 2021.

V. **Executive Officer's Report**

1. **Legislative Update:**

EO Giuliani stated that there was no other significant legislation to discuss until after January 4, 2021 when they are back in session.

2. **Upcoming Projects:**

EO Giuliani stated that several projects would be coming to the Commission in January; including a proposed annexation to the City of Farmersville, and dissolution of the Ducor Irrigation District/formation of the Ducor Water District.

VI. **Correspondence:**

1. Orosi PUD/East Orosi CSD Water System Consolidation

EO Giuliani explained that letters were received from the State Water Resources Control Board ordering mandatory consolidation of the East Orosi CDS water system into the Orosi PUD by December 18, 2020. However, since the original letter another was received extending the deadline until January 31, 2021.

VII. **Other Business:**

1. **CALAFCO Annual Conference (Webinars) Update**

Member Flores reported that she was able to participate and found it to be very resourceful.

2. **Commissioner Report:**

Commissioner Allen reported that the RTP Roundtable has held the initial meeting to begin work on the next Regional Transportation Plan and that she would provide updates. Commissioner Kimball announced that this would be her last meeting and appreciated the opportunity to serve LAFCO.

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

None

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

The next Local Agency Formation Commission (LAFCO) meeting is scheduled for **January 20, 2020 at 2:00 p.m.** in the Board of Supervisors Chambers in the County Administration Building

IX. **Adjournment:** The Tulare County LAFCO meeting adjourned at 2:43 p.m.

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

January 20, 2021

**LAFCO Case Number 1551A (Ducor ID-WD)
Ducor Water District Formation and Ducor Irrigation District Dissolution**

- PROPOSAL:** Formation of the Ducor Water District and Dissolution of the Ducor Irrigation District
- PROPONENT:** Formation of the Water District is by resolution of the Ducor ID board and by landowner petition. Dissolution of the Irrigation District is by resolution of its board.
- SIZE:** Formation is for approximately 10,181 acres. Dissolution is for approximately 10,454 acres.
- LOCATION:** The existing boundaries of the Ducor Irrigation District. The district is bisected by State Route 65 and extends from Avenue 40 to the south to Avenue 80 to the north. **(Figure 1)**
- NOTICE:** Notice for this public hearing was provided in accordance with Government Code Sections 56660 & 56661.
- SUMMARY:** The reorganization would dissolve the Ducor Irrigation District and form the Ducor Water District in its place, subject to an election. A subsequent proposal, 1551B would establish a Sphere of Influence for the newly formed Ducor Water District
- APNs:** There are 280 parcels entirely within in the subject area and 3 parcels partially within the subject area. See attached assessor's report for a list of the APNs. **(Figure 3)**

GENERAL ANALYSIS

1. Land Use:

A. Site Information

	Existing (County)	Proposed (County)
Zoning Designation	A-1, AE-10, AE-20, AE-40, C-2, M-1, M-2, R-1, R-2, R-3, R-3-M, R-A, R-A-M, Z	No change
General Plan	Residential, Commercial,	No change

Designation	Industrial, Public, Resource	
Uses	Agriculture, Commercial, Industrial, Residential, and Public/Quasi Public	No change

B. Surrounding Land Uses and Zoning and General Plan Designations:

	Zoning Designation	General Plan Designation	Existing Use
North	A-1, AE-10, AE-20, AD-40, C-2, C-2-M, C-3, C-3-SR, M-1, M-2, P-O, PD-M-1, R-1, R-2, R-3, R-3-M, R-A, R-A-10, R-A-43, R-A-M-100, R-A-M-43, R-A-M-87, Z	Agriculture – RVLP, General Commercial, Highway Commercial, Industrial, Public/Quasi Public, Low Density Residential, Medium Density Residential, High Density Residential, Urban Reserve	Agriculture, Commercial, Industrial, Residential, Public/Quasi Public, Urban Reserve
South	A-1, AE-20, AE-40, AF	Agriculture – Grazing, Agriculture - RVLP	Agriculture
East	AE-10, AE-40, AF, Z	Agriculture – Grazing, Agriculture - RVLP	Agriculture
West	AE-20, AE-40	Agriculture – RVLP	Agriculture

C. Topography, Natural Features and Drainage

The site is generally flat and does not contain any natural topographical features. There is a gradual downward slope from east to west

D. Conformity with General Plans and Spheres of Influence:

The proposed water district is within the current Ducor Irrigation District Sphere of Influence (SOI) boundaries. A subsequent proposal, Case 1551B, would establish a new SOI for the water district following the same boundaries as the Ducor Irrigation District SOI.

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

There are approximately 8,800 acres involving 127 parcels are under Williamson Act contracts. Reorganization from an Irrigation District to a California Water District has no impact on the continuation of Williamson Act contracts. Forty-one parcels are subject to an open space or agricultural easement, which also would not be impacted by the proposed reorganization.

3. Population:

The County Elections Division has indicated that there are more than 12 registered voters in the proposed annexation area. Therefore, pursuant to GC Section 56046, the annexation area is inhabited.

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

The only governmental service that will be affected is irrigation water service. While the affected territory is currently within the Ducor Irrigation District boundaries, landowners have generally relied on groundwater supplies from personal wells. Ducor Irrigation District does not own any infrastructure or directly supply any water within its service area. The Ducor Water District would take the place of the Ducor Irrigation District for the provision of irrigation water services.

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 developed to the standards of the State Board of Equalization has not yet been received. Staff is working with the applicant to finalize the map and legal description.

6. Environmental Impacts:

The Ducor Irrigation District is the lead agency for this proposal. The District has determined that the proposal is exempt from CEQA and has filed a Notice of Exemption. A copy of the document is included in the application materials.

7. Landowner Consent:

For a special district formation initiated by petition certain minimum thresholds regarding how many signatures obtained must be met. Pursuant to GC §56864 (b), for landowner-voter district, by not less than 25 percent of the number of landowners owning land within the affected territory who also own not less than 25 percent of the assessed value of land within the territory must sign the petition.

Assessed value of all the land within the district boundary, \$83,275,617
Assessed value of the land of the qualified petition signers: \$32,563,432

Number of signatures: 81
Total number of landowners: 283

The proposal meets both minimum thresholds for formation initiated by petition.

Notice was mailed to all landowners and registered voters within 300 feet of the reorganization area.

8. Assess Value, Tax Rates and Indebtedness

The current property tax rate in the District is 1.0337%

As part of the reorganization, all assets and liabilities belonging to Ducor Irrigation District would be transferred to newly formed Ducor Water District. Those assets include:

Approximately \$22,286.89 held in an account at Sierra Bank, and

Approximately \$155,197,13 held in an account with the Local Agency Investment Fund

The newly formed district proposes to fund operations with user fees. The establishment of these fees would be subject to the conditions of Proposition 218.

9. Regional Housing Needs Assessment (RHNA):

Pursuant to GC §56668 (I), LAFCO shall consider the extent to which the proposal will assist the County in achieving its fair share of regional housing needs as determined by the appropriate council of governments. The proposed reorganization would have no effect on the County in achieving its fair share of regional housing

10. Discussion:

Overlap with Kern-Tulare Water District

There are approximately 273 acres at southern edge of the district boundary that are currently within the Kern-Tulare Water District (**Figure 3**). In order to avoid overlapping two water districts, the applicant has agreed to removing these parcels from the formation of the Ducor Water District and leaving them in the Kern-Tulare Water District as an acceptable solution. The Ducor Water District may come back to LAFCO at a later date and request annexation of these parcels and their subsequent detachment from the Kern-Tulare Water District.

Governance Structure

California Water Districts are established in accordance with the California Water District La, Water Code Section 34000 et seq.

Each district is governed by a board of directors of five members elected by the voters within the district. Each director must be a holder or the legal representative of the holder of title to land within the district. By resolution of the board of directors, the number of members on the board may be increased to 7, 9, or 11.

A California Water District is a “landowner-voter” district; a landowner has one vote for each dollar of their assessed valuation of land within the district.

In addition to its general powers, a California Water District has the following specific powers provided by statute:

Production, storage, and distribution of water for irrigation, domestic, industrial and municipal purposes and any drainage or reclamation works incidental thereto. (Section 35401)

Fix and collect charges for use of water, including standby charges. (Section 35470)

Levy and collect a portion of the ad valorem rate of assessment upon each \$100 in value of land within the district. (Section 36608)

Collection, treatment and disposal of sewage, waste, and storm water and prescribe and collect rates or other charges for such services. (Section 35500)

One of the differences in the governance structure between an Irrigation District and a California Water District is that an Irrigation District is a “registered-voter” district and a California Water District is a “landowner-voter” district.

Water Supply and the Sustainable Groundwater Management Act (SGMA)

Landowners within the district currently rely on groundwater supplies through personal wells. With existing district funds, the district has been operating a domestic well grant program available to district residents. However, there are no new funds coming into the district to fund the program and as such, the program is unsustainable in the long term.

The Eastern Tule Groundwater Sustainability Agency (GSA) is anticipating a forced reduction in groundwater pumping in the area. An active Board of Directors that pursues projects that can supply additional water supply and import surface water will economically benefit the area and comply with the requirements of SGMA. The newly formed water district intends on pursuing a Prop 218 assessment of user fees to fund infrastructure projects.

The proposed reorganization is a result of the challenges by SGMA in addition to obstacles faced by lands that do not reside within a California Water District and do not receive a surface water supply.

Election:

If the proposed reorganization is approved and has insufficient voter protest, it is the Commission’s responsibility to inform the Tulare County Board of Supervisors and the Registrar of Voters (“elections official”) and request that the BOS direct the Registrar of Voters to conduct the election. The BOS has 45 days within receipt of the Commission’s notice to direct the Registrar of Voters to conduct the

election [GC §57000(d)(e)] GC §57132 specifies that the election would be set at the next established election date occurring at least 88 days after the date upon which the resolution calling the election was adopted.

The Commission is responsible for submitting the question to be posed to the electorate pursuant to GC §57133. Example questions of different types of changes of organization are covered under that section. GC §57134 specifies that if a reorganization has been ordered subject to any terms or conditions that “subject to the terms and conditions specified in the order” must be added to the question. For this reorganization, the following is proposed:

“Shall the order adopted on January 20, 2021, by Tulare County Local Agency Formation Commission ordering the formation of the Ducor Water District be confirmed subject to the terms and conditions specified in the order?”

Pursuant to GC §57145(a), the legislative body or any authorized member(s) of the legislative body of any affected agency or individual voters or association of citizens may file a written argument for or against the question to be submitted to the voters.

A board of directors may be elected on the same ballot as the formation of a California Water District (Water Code §34400). The board members may be elected at large or by divisions. (Water Code §35025).

Within 30 days of the canvass of the election, if the reorganization passes, the Commission must record a Certificate of Completion (GC §57176).

Establishment of a New Sphere of Influence

The following case, 1551B would establish a Sphere of Influence for the newly formed Ducor Water District. The proposed Sphere of Influence boundary for the Ducor Water District is the same as the current Sphere of Influence boundary for the Ducor Irrigation District.

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 Ducor Irrigation District and find that the proposal is exempt from CEQA.
2. Find that the proposed dissolution of Ducor Irrigation District and formation of Ducor Water District complies with the policies and priorities of the Cortese-

Knox-Hertzberg Act, Section 56668.

3. Pursuant to LAFCO Policy and Procedure Section C-1, determine that:
 - a. There is a demonstrated need for services or controls that can be provided by a California Water District
 - b. The proposal does not represent a conflict with the reasonable and logical expansion of adjacent governmental agencies
 - c. The boundary configurations will not create or result in areas difficult to serve
 - d. The boundaries of the proposed reorganization are definite and certain and conform to lines of assessment.
 - e. The boundaries do not conflict with boundaries of other public agencies possessing the same powers
 - f. The Ducor Water District will be funded by user fees that are subject to a Proposition 218 passage.
4. Approve the proposed reorganization with the boundaries as shown in Exhibit A, to be known as LAFCO Case Number 1551A (Ducor ID-WD), Formation of the Ducor Water District and Dissolution of the Ducor Irrigation District subject to the following conditions:
 - a. The formation of the Ducor Water District and dissolution of the Ducor Irrigation District is contingent upon a successful election. Following a successful election, a Certificate of Completion will be filed for the formation of the Ducor Water District and dissolution of the Ducor Irrigation District.
 - b. Following a successful election, the Ducor Irrigation District shall assign all its assets and liabilities to the Ducor Water District.
 - c. The Certificate of Completion shall not be recorded until corrections are made to the map and legal description.
5. Order the formation of the Ducor Water District subject to the confirmation of the voters within the approved boundaries, as shown in Figure 1, in accordance with GC §57077.1(a)(1)
6. Waive the protest hearing for this proposal in accordance with subsection (c) of Government Code §56663 and order the reorganization without an election or if written protests are received prior to the conclusion of the public hearing, conduct

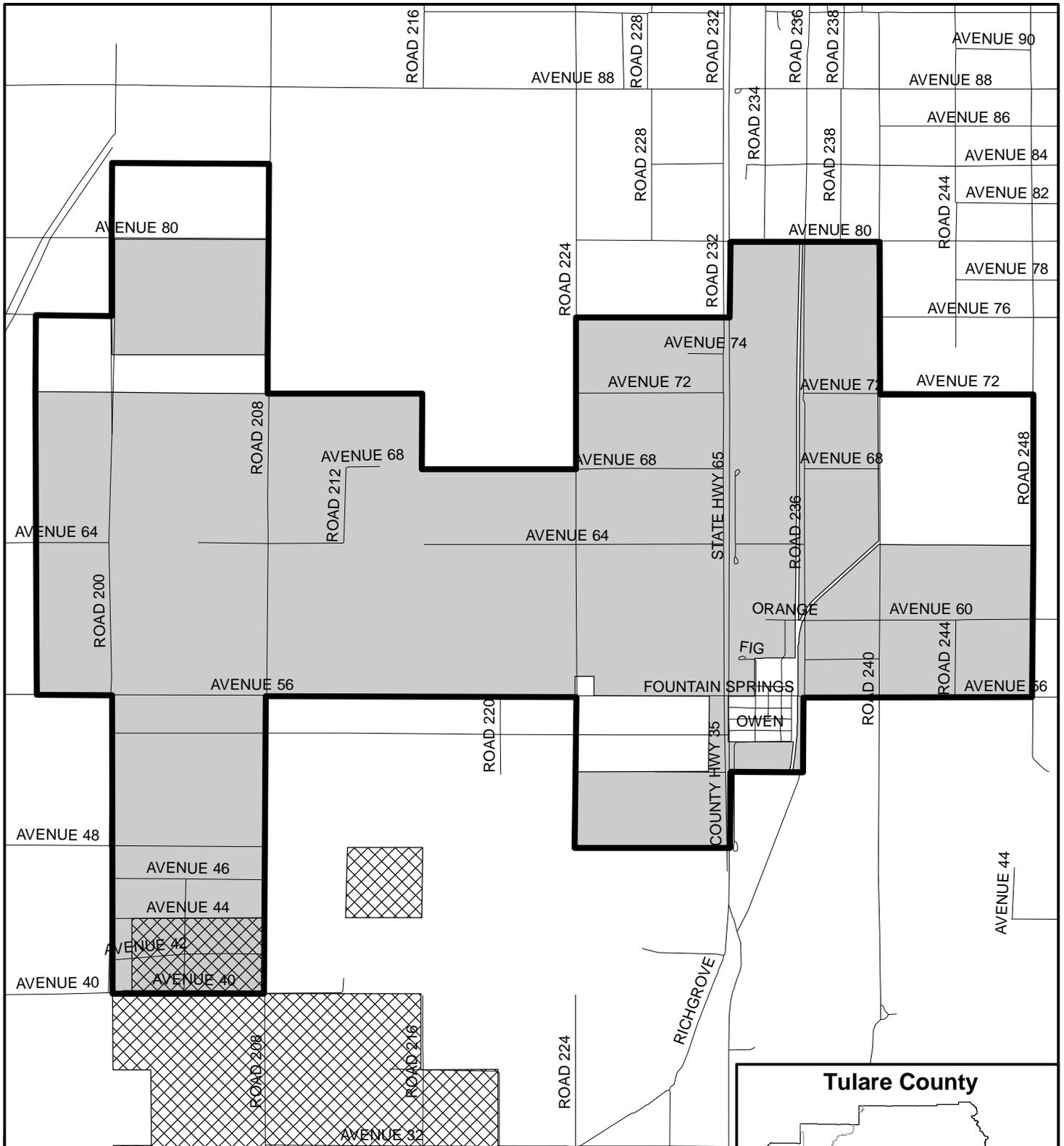
the protest hearing pursuant to GC §57000.

7. The Commission requests that the Tulare County Board of Supervisors direct the Tulare County Registrar of Voters to conduct an election for the formation of Ducor Water District and five board members for the Water District pursuant to Government Code §57000(e), §57132, and Water Code §34400.
8. Adopt the determinations as listed in the attached resolution

Figures:

- | | |
|----------|-------------------|
| Figure 1 | Site Location Map |
| Figure 2 | Aerial |
| Figure 3 | Assessor's Report |
| Figure 4 | Resolution |

LAFCO Case 1551 (Ducor ID-WD)



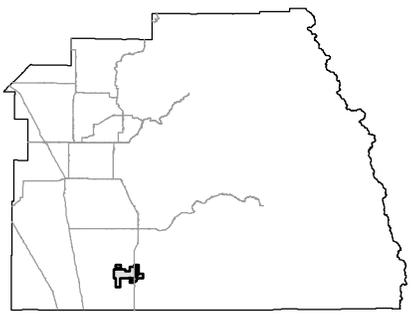
-  Ducor Irrigation District Boundary
-  Ducor Irrigation District SOI
-  Kern-Tulare Water District
-  Streets



0 2,050 4,100 8,200 Feet

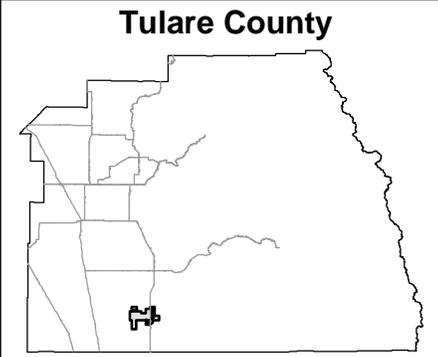
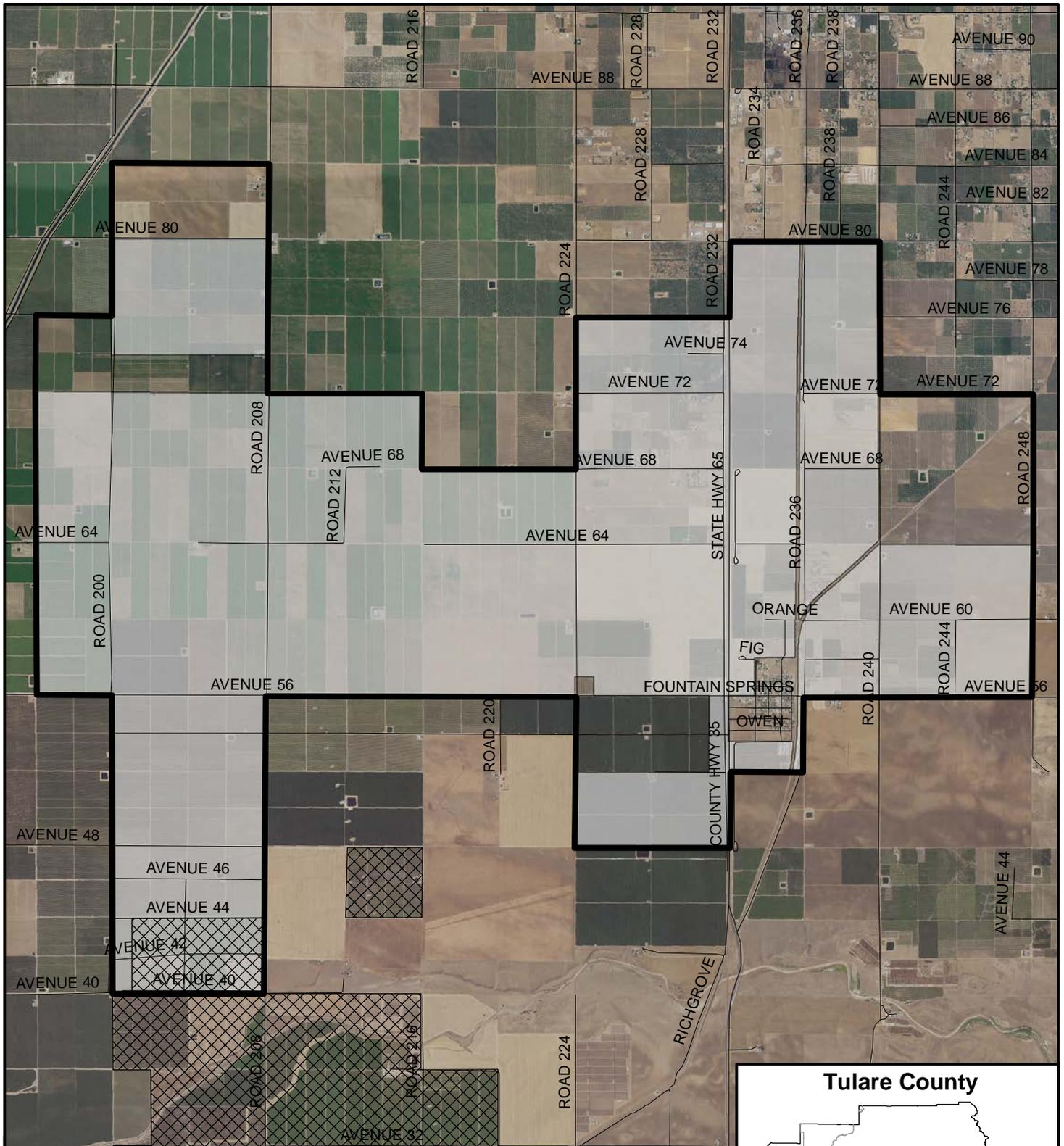
Boundaries as of 11/4/20

Tulare County

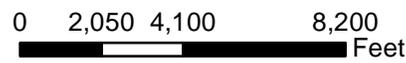


Created by Tulare County LAFCO

LAFCO Case 1551 (Ducor ID-WD)



Created by Tulare County LAFCO



Boundaries as of 11/4/20

ASSESSOR'S REPORT TO LAFCO & AUDITOR

[Pursuant to Section 56386 of Government Code]

LAFCO CASE NO.: 1551

PROPONENT: Ducor Irrigation District - Vacation

DESCRIPTIVE TITLE: Ducor Irrigation District Dissolution/Ducor Water District Formation.

1) Total Parcels Lying Entirely Within Proposed Boundaries: 280

See Itemized list, attached

2) Total Parcels Lying Only Partially Within Proposed Boundaries: 3

319-150-029, 319-170-012, 321-160-021

3) a) Total Parcels in Aq Preserve and/or Contract:

127

b) If Case Is Annexation of Aq Preserve, Does Initiating Agency Address Issue:

N/A

4) a) Total Parcels Owned by Initiating Agency: 0

NONE

b) If Any, Were Parcels Acquired by Eminent Domain or Other Method:

N/A

5) Assessee's Names, Addresses, Tax Rate Areas and Values:

Using the above-referenced Assessor's Parcel Numbers this information is available to you via the County's Property Information System ("PIMS") shared by our offices.

6) Other Comments:

a) The County Resource Management Agency is the local authority, and the Department of Conservation is the State authority on the existence, extent and status of any agricultural preserves, land conservation contracts and related issues and matters.

Technician: CFG

Date: 11/17/2020

END OF REPORT

Itemized List of Parcels Lying Entirely Within Proposed Boundaries

319150022	320340001	321020036	321040031
319150023	320340002	321020037	321040032
319150024	320340003	321020038	321040033
319150025	320340004	321020039	321040034
319150026	320340006	321020040	321040037
319150027	320340008	321020041	321040038
319150028	320340009	321020043	321040046
319160001	320340010	321020044	321040047
319160004	320340011	321020045	321040048
319160005	320340012	321020047	321040049
319160006	320340014	321020048	321040050
319160007	320340015	321020050	321040051
319160011	320340017	321020051	321040052
319160012	320340018	321020052	321040053
319160013	320340019	321030001	321040054
319170005	320340020	321030002	321040055
319170006	320340022	321030003	321070001
319170007	320340023	321030004	321070002
319170014	321010001	321030005	321070003
319170015	321010002	321030006	321070004
319170016	321010007	321030008	321070005
319170017	321020001	321030012	321070006
319180008	321020002	321030013	321070007
319180011	321020003	321030014	321070008
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320310007	321020015	321030025	321080006
320310008	321020017	321030027	321080007
320310009	321020018	321030028	321080008
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320310011	321020022	321030030	321080010
320310012	321020024	321030031	321080011
320320007	321020025	321030032	321080013
320320008	321020026	321030033	321080017
320320009	321020029	321040007	321080018
320320010	321020030	321040008	321080019
320320011	321020031	321040011	321080020
320320012	321020033	321040024	321080025
320320013	321020034	321040025	321080026
320320014	321020035	321040030	321080031

321080034	321110027	321160035
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321080045	321110033	338190010
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321080049	321110035	338190016
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321080051	321110037	
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321080057	321120005	
321080058	321130002	
321080059	321130003	
321080064	321130004	
321080065	321130005	
321080066	321130009	
321080067	321130010	
321080068	321130014	
321080069	321130016	
321080070	321130018	
321080071	321130019	
321080072	321140001	
321080073	321140002	
321080074	321140003	
321080075	321140007	
321080076	321140008	
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321110007	321140010	
321110008	321140011	
321110009	321140012	
321110010	321140013	
321110011	321140014	
321110012	321140015	
321110013	321140016	
321110014	321140017	
321110015	321140018	
321110016	321140019	
321110018	321160004	
321110019	321160005	
321110020	321160022	
321110023	321160023	
321110024	321160027	
321110025	321160032	
321110026	321160033	

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

In the Matter of the Proposed Formation)
Of the Ducor Water District and Dissolution) **RESOLUTION NO. 21-XX**
Of the Ducor Irrigation District, LAFCO)
Case No. 1551A (Ducor ID-WD))

WHEREAS, application has been made to this Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Sections 56000 et seq.) for approval of a proposal for the formation of the Ducor Water District and Dissolution of the Ducor Irrigation District as shown in Exhibit “A” attached hereto and made a part hereof; and

WHEREAS, this Commission has read and considered the Resolution of Application and application materials, the report of the County Surveyor, and the report, and recommendations of the Executive Officer, all of which documents and materials are incorporated by reference herein; and

WHEREAS, on January 20, 2021 this Commission 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 application, the report of the County Surveyor, and the report of the Executive Officer (including any corrections) have been received and considered in accordance with Government Code Section 56668. Said documents contained in the record affecting this matter are incorporated by reference herein.

2. The Commission hereby finds that said formation of Ducor Water District and dissolution of Ducor Irrigation District is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15320, "Changes in Organization of Local Agencies".

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

XXXXXXXXXXXXX

XXXXXXXXXXXXX

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 proposal is for the formation of a California Water District by landowner petition and by resolution and a dissolution of an Irrigation District by resolution of its board.

- b. More than 12 registered voters reside in the affected territory and not all of the property owners have provided consent to formation.
- c. The formation of the Ducor Water District is subject to confirmation by election of landowner voters within the approved boundaries if there is not a majority protest.

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. There is a demonstrated need for services or controls that can be provided by a California Water District.
- b. The proposal does not represent a conflict with the reasonable and logical expansion of adjacent governmental agencies.
- c. The boundary configurations will not create or result in areas difficult to serve.
- d. The boundaries do not conflict with boundaries of other public agencies possessing the same powers
- e. The Ducor Water District will be funded by user fees that are subject to a Proposition 218 passage.
- f. This proposal is in compliance with the policies and priorities of Section 56668 of the Cortese-Knox-Hertzberg Act.

7. The Commission hereby orders the conditional formation of the Ducor Water District subject to the confirmation of the voters within the approved boundaries, as shown in Exhibit A, in accordance with Government Code Section 57077(a)(1).

8. The Commission hereby requests that the Tulare County Board of Supervisors direct the Tulare County Registrar of Voters to conduct an election for the formation of the Ducor Water District and for the five board members of said District pursuant to Government Code Sections 57000(e), 57132 and Water Code Section 34400.

- a. The proposed question to be submitted at election pursuant to GC section 57133 is the following: “Shall the order adopted on January 20, 2021 by the Local Agency Formation Commission of Tulare County ordering the formation of the Ducor Water District be confirmed subject to the terms and conditions specified in the order?”

9. The proposed reorganization of the territory described in Exhibit "A" attached hereto, is hereby approved, subject to the following conditions:

- a. The formation of the Ducor Water District and dissolution of the Ducor Irrigation District is contingent upon a successful election. Following a successful election, a Certificate of Completion will be filed for the formation of the Ducor Water District and dissolution of the Ducor Irrigation District
- b. Following a successful election, the Ducor Irrigation District shall assign all its assets and liabilities to the Ducor Water District
- c. The Certificate of Completion shall not be recorded until corrections are made to the map and legal description.

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

LAFCO Case No. 1551A (Ducor ID-WD) Formation of the Ducor Water District and Dissolution of the Ducor Irrigation District

11. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution as required by law.

12. Waive the protest hearing for this proposal in accordance with subsection (c) of Government Code §56663 and order the reorganization without an election or if

written protests are received prior to the conclusion of the public hearing, conduct the protest hearing pursuant to GC §57000.

The forgoing resolution was adopted upon motion of Commissioner X, seconded by Commissioner X, at a regular meeting held on this 20th day of January 2021, by the following vote:

AYES :

NOES:

ABSTAIN:

PRESENT:

ABSENT:

Ben Giuliani, Executive Officer



TULARE COUNTY LOCAL AGENCY FORMATION COMMISSION

210 N. Church St., Suite B, Visalia, CA 93291 (559) 624-7274 FAX (559) 733-6720

COMMISSIONERS:
*Juliet Allen, Chair
Martha Flores, V-Chair
Pete Vander Poel
Dennis Townsend
Vacant*

January 20, 2021

ALTERNATES:
*Eddie Valero
Fred Sheriff
Vacant*

TO: LAFCO Commissioners, Alternates, Counsel

FROM: Steven Ingoldsby, Staff Analyst

EXECUTIVE OFFICER:
Ben Giuliani

SUBJECT: LAFCO Case 1551B (Durcor ID-WD), Sphere of Influence for the Ducor Water District

Background

As part of the formation of the Ducor Water District and dissolution of the Ducor Irrigation, a Sphere of Influence should be adopted for the new water district. The reorganization of the district is Case #1551A (Ducor ID-WD). A site map showing the location is included (**Figure 1**).

Discussion

A Sphere of Influence is a plan for the probably physical boundaries and service area of a local agency. The Sphere of Influence is needed in conjunction with the reorganization in Case #1551A (Ducor ID-WD).

The proposed Sphere of Influence for Ducor Water District would follow the same boundary as the Sphere of Influence for Ducor Irrigation District. The establishment of the Sphere of Influence for Ducor Water District is contingent upon approval of the reorganization in 1551A (Ducor ID-WD) and a successful election.

Notice of the public hearing for this proposal was provided in accordance with Government Code Section 56427.

Environmental Impacts

Ducor Irrigation District is the lead agency for this proposal. The district has determined that the proposal is exempt from CEQA and has filed a Notice of Exemption. A copy of that document is included in the application materials.

Municipal Service Review

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 requires LAFCO to establish Spheres of Influence for cities and special districts. Neither the

LAFCO statute nor the OPR Guidelines specifically prescribe which agencies and what services are subject to a Municipal Services Review (MSR). Therefore, it is left to each LAFCO to establish review parameters.

Per Policy C-5 Tulare County LAFCO has determined that only those agencies providing municipal services are required to undergo a MSR. Irrigation and California Water Districts that do not provide domestic water service are not subject to a MSR. The proposed Ducor WD will not provide domestic water service so the adoption of the SOI is not subject to a MSR.

Impact on Prime Agricultural Land, Agriculture and Open Space:

The Sphere of Influence would have no effect on the continuation of a Williamson Act contract or Farmland Security Zone contract.

Required Determinations

GC §56425(e) requires that in determining the Sphere of Influence of each local agency the Commission shall consider and prepare a written statement of its determinations with respect to certain factors prior to making a decision.

(1) The present and planned land uses in the area, including agricultural and open-space lands.

The Sphere of Influence includes agriculture, commercial, industrial residential, public/quasi-public and urban reserve uses. There are no proposed changes in land use.

(2) The present and probable need for public facilities and services in the area.

The area presently receives few public services from the Ducor Irrigation District. The Sphere of Influence and reorganization to a California Water District are intended to facilitate the provision of additional services in the area.

(3) The present capacity of public facilities and adequacy of public services.

The district presently has no infrastructure and provides minimal public services in the form of a well grant program.

(4) The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

The community of Ducor and the Ducor Community Services are surrounded by Ducor Irrigation District and are within the Sphere of Influence of Ducor Irrigation District. The irrigation district does not provide any services to the community services district.

Conterminous Boundary

The intent is to establish the Ducor Water District Sphere of Influence to be coterminous with the dissolving Ducor Irrigation District Sphere of Influence. However, the Commission may choose to make adjustments to the proposed reorganization boundaries.

Recommendations:

It is recommended that this Sphere of Influence be approved and that the Commission take the following actions:

- A. Certify that the Commission has reviewed and considered the Notice of Exemption prepared by the Ducor Irrigation District and determine that the proposal is exempt from CEQA.
- B. Adopt the written statement of determinations and find that the proposed Ducor Water District Sphere of Influence complies with GC §56425.
- C. The Sphere of Influence is contingent on the approval of LAFCO Case 1551A (Ducor ID-WD) and upon a successful election.
- D. Approve the Sphere of Influence to be known as LAFCO Case 1551B (Ducor ID-WD).

Figures & Exhibits

- Figure 1 Site Location Map
- Figure 2 Resolution

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

In the Matter of the Proposed Sphere of Influence)
For the Ducor Water District LAFCO Case No.)
1551B (Ducor ID-WD)) **RESOLUTION NO. 21-XXX**

WHEREAS, pursuant to Government Code Section 56425, Local Agency Formation Commissions are required to establish, periodically review and revise or amend Sphere of Influence boundaries; and

WHEREAS, this Commission has adopted a Sphere of Influence Policy which requires that wherever possible, the Spheres of Influence for each of the incorporated cities and various special districts which provide urban services to unincorporated communities in the County reflect a twenty year growth area; and

WHEREAS, the Commission has read and considered the reports and recommendations of the Executive Officer; and

WHEREAS, on January 20, 2021 this Commission 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 boundaries of the Sphere of Influence amendment are definite and certain as shown in Exhibit "A".

2. The information, materials, and facts set forth in the application and the reports of the Executive Officer, including any corrections, have been received and considered in accordance with GC §56427.

3. The Commission has reviewed and considered 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 required notices have been given and all proceedings taken in this matter have been and now are in all respects taken in accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, as amended.

5. Pursuant to Commission Policy C-5, Irrigation and California Water Districts that do not provide domestic water service are not subject to a Municipal Services Review.

6. The Commission has considered the following criteria as required under GC §56425(e):

- (1) *The present and planned land uses in the area, including agricultural and open space uses.*

The Sphere of Influence includes agriculture, commercial, industrial, residential, public/quasi-public and urban reserve uses. There are no proposed changes in land use.

- (2) *The present and probable need for public facilities and services in the area.*

The area presently receives few public services from the Ducor Irrigation District. The Sphere of Influence and reorganization to a California Water District are intended to facilitate the provision of additional services in the area.

- (3) *The present capacity of public facilities and adequacy of public services which the agency provides or is authorized to provide.*

The district presently has no infrastructure and provides minimal public services in the form of a well grant program

- (4) *The existence of any social or economic communities of interest in the area.*

The community of Ducor and the Ducor Community Services District are surrounded by Ducor Irrigation District and are within the Sphere of Influence of Ducor Irrigation District. The irrigation district does not provide any services to the community services district.

7. The Commission hereby determines that the proposed Sphere of Influence is exempt from the California Environmental Quality Act, and certifies that the Commission has reviewed and considered the information contained in the Notice of Exemption filed by the Ducor Irrigation District in compliance with the California Environmental Quality Act of 1970, as amended, prior to taking action on said amendment.

8. The Commission hereby finds that the proposed Ducor Water District Sphere of Influence is in compliance with the Cortese-Knox-Hertzberg Act, GC §§56425:56430 and 56377, and Tulare County LAFCO Policy and Procedure section C-5, Spheres of Influence.

9. The Sphere of Influence for the Ducor Water District is hereby established with the following condition:

- A) The Sphere of Influence is contingent on the approval of LAFCO Case 1551A (Ducor ID-WD) and upon a successful formation election

10. The Sphere of Influence for the Ducor Water District shall be known as LAFCO Case 1551B (Ducor ID-WD)

The foregoing resolution was adopted upon the motion by Commissioner _____ and seconded by Commissioner _____, at a regular meeting held this 20th day of January 2021 by the following vote:

AYES:

NOES:

ABSTAIN:

PRESENT:

ABSENT:

Ben Giuliani, Executive Officer

si



TULARE COUNTY LOCAL AGENCY FORMATION COMMISSION

210 N. Church St., Suite B, Visalia, CA 93291 (559) 624-7274 FAX (559) 733-6720

COMMISSIONERS:
*Juliet Allen, Chair
Martha Flores, V-Chair
Pete Vander Poel
Dennis Townsend
Vacant*

January 20, 2021

ALTERNATES:
*Eddie Valero
Fred Sheriff
Vacant*

TO: LAFCO Commissioners, Alternates, Counsel

FROM: Steven Ingoldsby, Staff Analyst

EXECUTIVE OFFICER:
Ben Giuliani

SUBJECT: LAFCO Case 1552A, Sphere of Influence Amendment for the Allensworth Community Services District

Background

The Allensworth Community Services District is requesting a Sphere of Influence (SOI) amendment to include approximately 5 acres of land located northwest of the intersection of Road 80 and Avenue 28 alignment. The subject site is the historic Allensworth Cemetery. A site map showing the location is included (**Figure 1**). The same area is included as a part of a subsequent reorganization proposal (Case #1552B) for the Allensworth Community Services District.

Discussion

The SOI amendment is needed to accommodate an annexation in Case #1552B.

The site is an historic cemetery and does not presently require a great deal of governmental services and controls. The intention of the SOI amendment and subsequent annexation and activation of latent cemetery powers is to place the historic cemetery in the Allensworth CSD who would then improve, maintain, and operate the cemetery. Case #1553C requests the activation of latent cemetery powers.

Notice of the public hearing for this proposal was provided in accordance with Government Code Section 56427.

Environmental Impacts

The Allensworth Community Services District is the lead agency for this proposal. The District has determined that the proposal is exempt from CEQA and has filed a Notice of Exemption. A copy of that document is included in the application materials.

Municipal Service Review

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 requires LAFCO to establish Spheres of Influence for cities and special districts. Prior to, or in conjunction with establishing an agency's SOI, LAFCO is required to conduct a Municipal Service Review (MSR) for each agency. Neither the LAFCO statute nor the OPR Guidelines specifically prescribe how often a MSR must be updated, other than as needed. Therefore, it is left to each LAFCO to establish review parameters. The MSR for the Allensworth Community Services District was last adopted in 2011. Per Policy C-5.1, a SOI amendment that is associated with a concurrent proposal for a change of organization is not subject to a MSR update.

Impact on Prime Agricultural Land, Agriculture and Open Space:

The site is not under Williamson Act contract or Farmland Security Zone contract.

Required Determinations

GC §56425(e) requires that in determining the Sphere of Influence of each local agency the Commission shall consider and prepare a written statement of its determinations with respect to certain factors prior to making a decision.

(1) The present and planned land uses in the area, including agricultural and open-space lands.

The amendment to the SOI includes the historic Allensworth Cemetery. There are no proposed changes in land use.

(2) The present and probable need for public facilities and services in the area.

The purpose of the SOI amendment and concurrent annexation is for the provision of cemetery maintenance and operations by the Allensworth CSD.

(3) The present capacity of public facilities and adequacy of public services.

The district requires an activation of latent cemetery maintenance powers in order to have the capability to provide adequate service to the site.

(4) The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

The subject area does not contain social or economic communities of interest.

(5) The present and probable need for those public facilities and services (sewer service, municipal and industrial water or structural fire protection) of any disadvantaged unincorporated communities within the existing sphere of influence.

The inclusion of the subject area into the SOI has no impact on disadvantaged unincorporated communities within the existing SOI in regards to the provision of the specified public facilities and services.

Coterminous Annexation

The intent of the SOI amendment is to make the SOI boundary coterminous with the proposed annexation LAFCO Case #1552B. However, the Commission may choose to make adjustments to the proposed reorganization boundaries.

Recommendations:

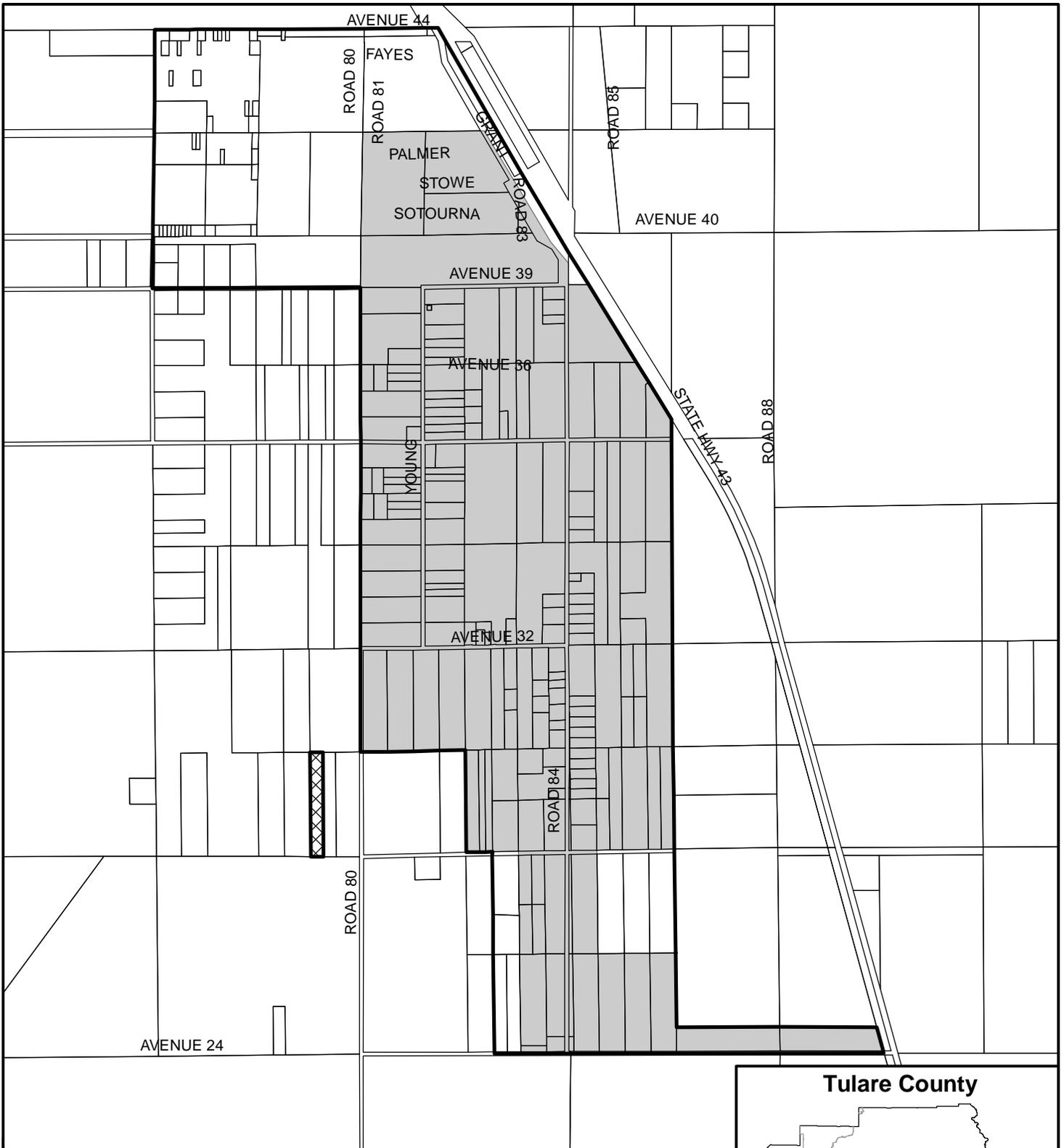
It is recommended that this SOI be approved and that the Commission take the following actions:

- A. Certify that the Commission has reviewed and considered the Notice of Exemption prepared by the Allensworth Community Services District and determine that the proposal is exempt from CEQA.
- B. Adopt the written statement of determinations and find that the proposed Allensworth Community Services District Sphere of Influence amendment complies with the GC §56425.
- C. Find that there are no Williamson Act contracts within the SOI amendment area.
- D. The SOI amendment is contingent on the approval of LAFCO Case #1552B (Allensworth CSD) and LAFCO Case #1552C (Allensworth CSD).
- E. Approve the Sphere of Influence to be known as LAFCO Case 1552A (Allensworth CSD).

Figures & Exhibits

- Figure 1 Site Location Map
- Figure 2 Resolution

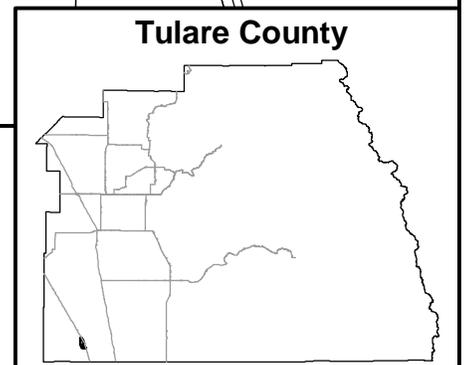
LAFCO Case 1552a 1552b, 1552c (Allensworth CSD)



-  Proposed Annexation Site Location
-  Allensworth CSD Sphere Of Influence
-  Allensworth CSD Boudary
-  Parcels



Boundaries as of 11/24/20



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

In the Matter of the Proposed Amendment to the)

Allensworth Community Services District Sphere of)

Influence LAFCO Case No. 1552A (Allensworth CSD)) **RESOLUTION NO. 21-XXX**

WHEREAS, pursuant to Government Code Section 56425, Local Agency Formation Commissions are required to establish, periodically review and revise or amend Sphere of Influence boundaries; and

WHEREAS, this Commission has adopted a Sphere of Influence Policy which requires that wherever possible, the Spheres of Influence for each of the incorporated cities and various special districts which provide urban services to unincorporated communities in the County reflect a twenty year growth area; and

WHEREAS, the Commission has read and considered the reports and recommendations of the Executive Officer; and

WHEREAS, on January 20, 2021 this Commission 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 boundaries of the Sphere of Influence amendment are definite and certain as shown in Exhibit "A".

2. The information, materials, and facts set forth in the application and the reports of the Executive Officer, including any corrections, have been received and considered in accordance with GC §56427.

3. The Commission has reviewed and considered 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 required notices have been given and all proceedings taken in this matter have been and now are in all respects taken in accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, as amended.

5. Pursuant to Commission Policy C-5.1, this proposal is a Sphere of Influence amendment that is associated with a concurrent proposal for a change of organization which is not subject to a Municipal Services Review.

6. Pursuant to GC §56426, the Commission finds that the Sphere of Influence amendment contains no Williamson Act land.

7. The Commission has considered the following criteria as required under GC §56425(e):

- (1) *The present and planned land uses in the area, including agricultural and open space uses.*

The amendment to the Sphere of Influence includes the historic Allensworth Cemetery. There are no proposed changes in land use.

- (2) *The present and probable need for public facilities and services in the area.*

The purpose of the Sphere of Influence amendment and concurrent annexation is for the provision of cemetery maintenance and operations by the Allensworth Community Services District.

- (3) *The present capacity of public facilities and adequacy of public services which the agency provides or is authorized to provide.*

The district requires an activation of latent cemetery maintenance powers in order to have the capability to provide adequate service to the site

- (4) *The existence of any social or economic communities of interest in the area.*

The subject area does not contain social or economic communities of interest.

- (5) *The present and probable need for those public facilities and services (sewer service, municipal and industrial water or structural fire protection) of any disadvantaged unincorporated communities within the existing sphere of influence.*

The inclusion of the subject area into the SOI has no impact on disadvantaged unincorporated communities within the existing SOI in regards to the provision of the specified public facilities and services.

8. The Commission hereby determines that the proposed Sphere of Influence amendment is exempt from the California Environmental Quality Act, and certifies that the Commission has reviewed and considered the information contained in the Notice of Exemption filed by the Allensworth Community Services District in compliance with the California Environmental Quality Act of 1970, as amended, prior to taking action on said amendment.

9. The Commission hereby finds that the proposed amendment to the Allensworth Community Services District Sphere of Influence is in compliance with the

Cortese-Knox-Hertzberg Act, GC §§56425:56430 and 56377, and Tulare County LAFCO

Policy and Procedure section C-5, Spheres of Influence.

10. The Sphere of Influence for the Allensworth Community Services District is hereby amended with the following condition:

A) The Sphere of Influence amendment is contingent on the approval of LAFCO Case 1552B (Allensworth CSD) and 1552C (Allensworth CSD).

11. The Sphere of Influence Amendment shall be known as LAFCO Case 1552A (Allensworth CSD)

The foregoing resolution was adopted upon the motion by Commissioner _____ and seconded by Commissioner _____, at a regular meeting held this 20th day of January 2021 by the following vote:

AYES:

NOES:

ABSTAIN:

PRESENT:

ABSENT:

Ben Giuliani, Executive Officer

si

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

January 20, 2021

**LAFCO Case Number 1552B (Allensworth CSD)
Allensworth Community Services District Annexation**

- PROPOSAL:** Annexation to the Allensworth Community Services District (CSD), and Detachment from the Tulare Public Cemetery District.
- PROPONENT:** The Allensworth Community Services District by resolution of its Board of Directors.
- SIZE:** Annexation area is approximately 5 acres. Detachment area is approximately 809 acres.
- LOCATION:** The annexation site is the historic Allensworth Cemetery located northwest of the intersection of Road 80 and Avenue 28 alignment (**Figure 1**). The detachment area is the entirety of the Allensworth CSD boundary.
- NOTICE:** Notice for this public hearing was provided in accordance with Government Code Sections 56660 & 56661.
- SUMMARY:** The reorganization would annex the cemetery site to the Allensworth CSD. The detachment from Tulare Public Cemetery District would avoid the duplication of service providers within the Allensworth CSD boundary as a result of the subsequent Case 1552C which would activate the latent cemetery maintenance powers for the Allensworth CSD.
- APNs:** There is one parcel entirely within the annexation site and 187 parcels within the existing Allensworth CSD boundary. See attached assessor's report for a list of the APNs. (**Figure 3**)

GENERAL ANALYSIS

1. Land Use:

A. Site Information

	Existing (County)	Proposed (County)
Zoning Designation	A-20	Public / Quasi-Public

General Plan Designation	Valley Agriculture	Mixed Use
Uses	Cemetery	No change

B. Surrounding Land Uses and Zoning and General Plan Designations:

	Zoning Designation	General Plan Designation	Existing Use
North	AE-40	Valley Agriculture	Agriculture
South	AE-40	Valley Agriculture	Agriculture
East	AE-40	Valley Agriculture	Agriculture
West	AD-40	Valley Agriculture	Agriculture

C. Topography, Natural Features and Drainage

The area is generally flat with no major topographic features.

D. Conformity with General Plans and Spheres of Influence:

The annexation site lies outside the existing Sphere of Influence and requires a Sphere of Influence amendment. The reorganization is consistent with the Tulare County General Plan and the Allensworth Hamlet plan.

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

Annexation to the Allensworth CSD and detachment from the Tulare Public Cemetery District would have no effect on existing Williamson Act contracts.

3. Population:

The estimated population of the area is 565. The County Elections Division has indicated that there are more than 12 registered voters in reorganization area. Therefore, pursuant to GC Section 56046, the annexation area is inhabited.

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

The current services provided by the Allensworth CSD include the provision of domestic water and street lighting. The Tulare Public Cemetery District currently provides cemetery services for district residents. Subsequent Case #1552C would enable the Allensworth CSD to provide cemetery services that the Tulare Public Cemetery District currently provides. All other services will continue to be provided by the existing service providers.

The extension of water infrastructure from the CSD's existing system to the annexation site is outside the CSD's ability at this time. The CSD has established a source for irrigation water from a neighboring farmer's private well who has offered to supply water for the cemetery.

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 and legal description sufficient for filing with the State Board of Equalization for the annexation site has been received.

6. Environmental Impacts:

The Allensworth Community Services District is the lead agency for this proposal. The District has determined that the proposal is exempt from CEQA and has filed a Notice of Exemption. A copy of the document is included in the application materials.

7. Landowner Consent:

Notice was mailed to all landowners and registered voters within 300 feet of the reorganization area. If no protests are received by the end of the public hearing, the Commission may waive the protest hearing. If protests are received by the end of the public hearing, a protest hearing will be held following the 30-day reconsideration period if the reorganization is approved. The Allensworth Progressive Association has submitted a letter of support **(Figure 4)**.

8. Regional Housing Needs Assessment (RHNA):

Pursuant to GC §56668 (I), LAFCO shall consider the extent to which the proposal will assist the County in achieving its fair share of regional housing needs as determined by the appropriate council of governments. The proposed reorganization would have no effect on the County in achieving its fair share of regional housing.

9. Discussion:

Detachment from Tulare Public Cemetery District

The county auditor estimated that currently the Tulare Cemetery District receives about \$220 from the parcels in the Allensworth CSD. Subsequent case 1552C requests the activation of latent cemetery powers for the Allensworth CSD. The detachment as part of this case would prevent the duplication of services. The Allensworth Cemetery is much closer to residents of the Allensworth CSD than the cemeteries operated by the Tulare Public Cemetery District. The Tulare Public Cemetery District was notified of the proposed detachment and at its December 21, 2020 board meeting voted not to oppose the detachment and wishes Allensworth good luck with the cemetery.

Sphere of Influence

A Sphere of Influence amendment is needed to annex the cemetery site. Another case at this hearing, 1552A (Allensworth CSD) would amend the Sphere of Influence boundary to include the cemetery site.

RECOMMENDED ACTIONS:

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

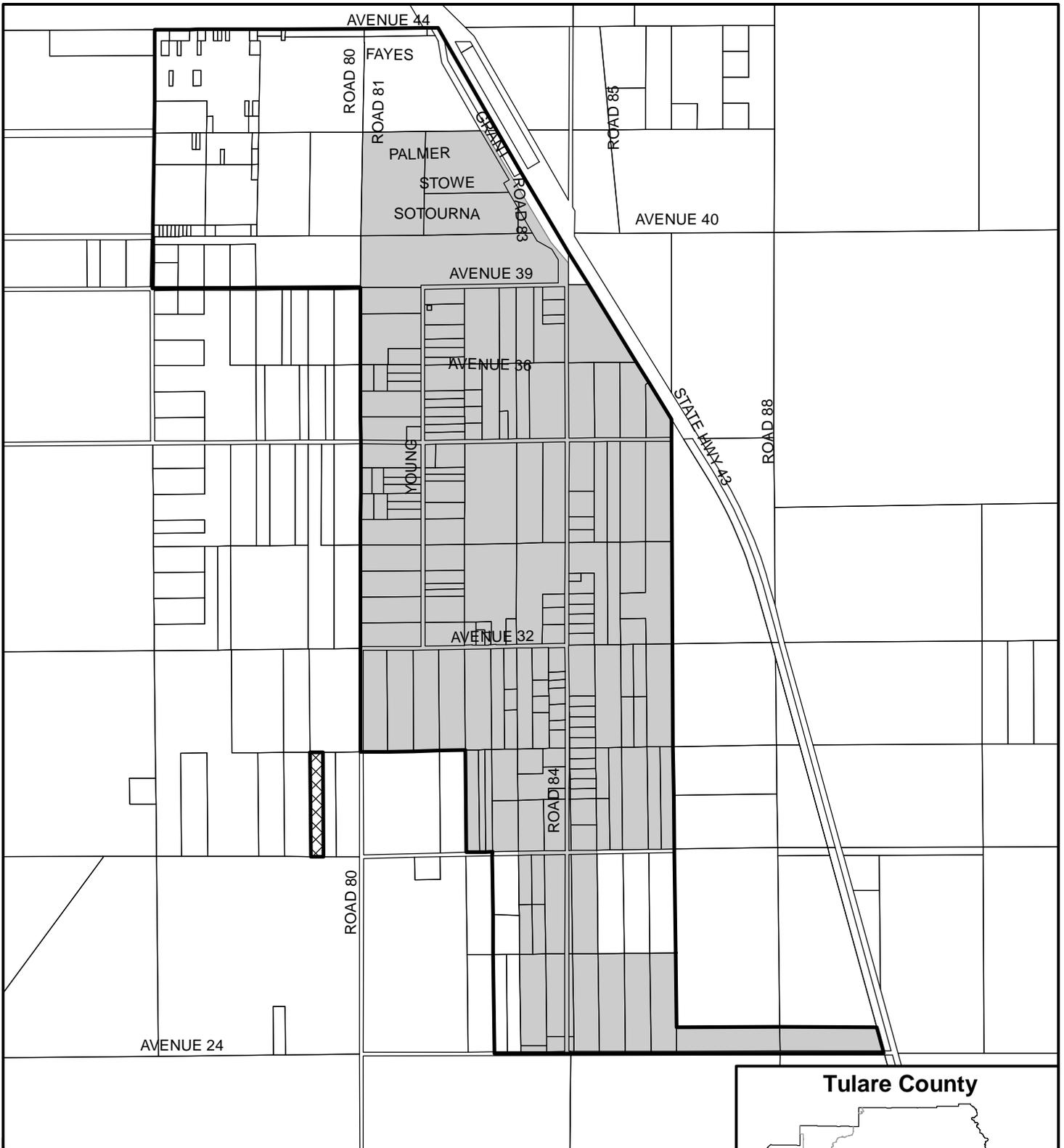
1. Certify that the Commission has reviewed and considered the Notice of Exemption prepared by the Allensworth CSD and determine that the proposal is exempt from CEQA.
2. Find that the proposed reorganization of the Allensworth CSD complies with the policies and priorities of the Cortese-Knox-Hertzberg Act, Section 56668.
3. Pursuant to LAFCO Policy and Procedure Section C-1, find that:
 - a. The boundaries of the proposed reorganization are definite and certain and conform to lines of assessment.
 - b. The proposed reorganization represents a logical and reasonable change of organization to the district.
 - c. The proposed reorganization is compatible with the County's General Plan.
 - d. There is a demonstrated need for the services to be provided by the district.
4. Find that the territory proposed for this reorganization is inhabited.
5. Approve the reorganization which includes the annexation of the cemetery site and detachment of the entire Allensworth Community Services District from the Tulare Public Cemetery District, subject to the following conditions:
 - a. The applicant must provide the required filing fee for the Statement of Boundary Change that is to be submitted to the Board of Equalization.
 - b. The approval of the reorganization is contingent on the approval of LAFCO Cases 1552A (Allensworth CSD) and 1552C (Allensworth CSD)

6. Waive the protest hearing for this proposal in accordance with subsection (c) of Government Code §56663 and order the reorganization without an election or if written protests are received prior to the conclusion of the public hearing, conduct the protest hearing pursuant to GC §57000.

Figures:

- | | |
|----------|--------------------|
| Figure 1 | Site Location Map |
| Figure 2 | Aerial |
| Figure 3 | Assessor's Report |
| Figure 4 | Letters of Support |
| Figure 5 | Resolution |

LAFCO Case 1552a 1552b, 1552c (Allensworth CSD)



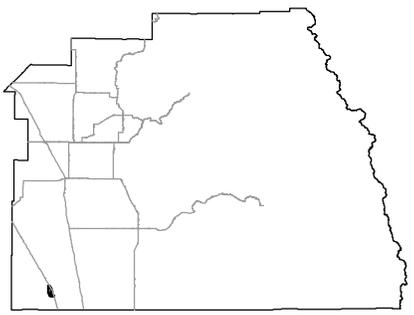
	Proposed Annexation Site Location
	Allensworth CSD Sphere Of Influence
	Allensworth CSD Boudary
	Parcels



0 750 1,500 3,000
 Feet

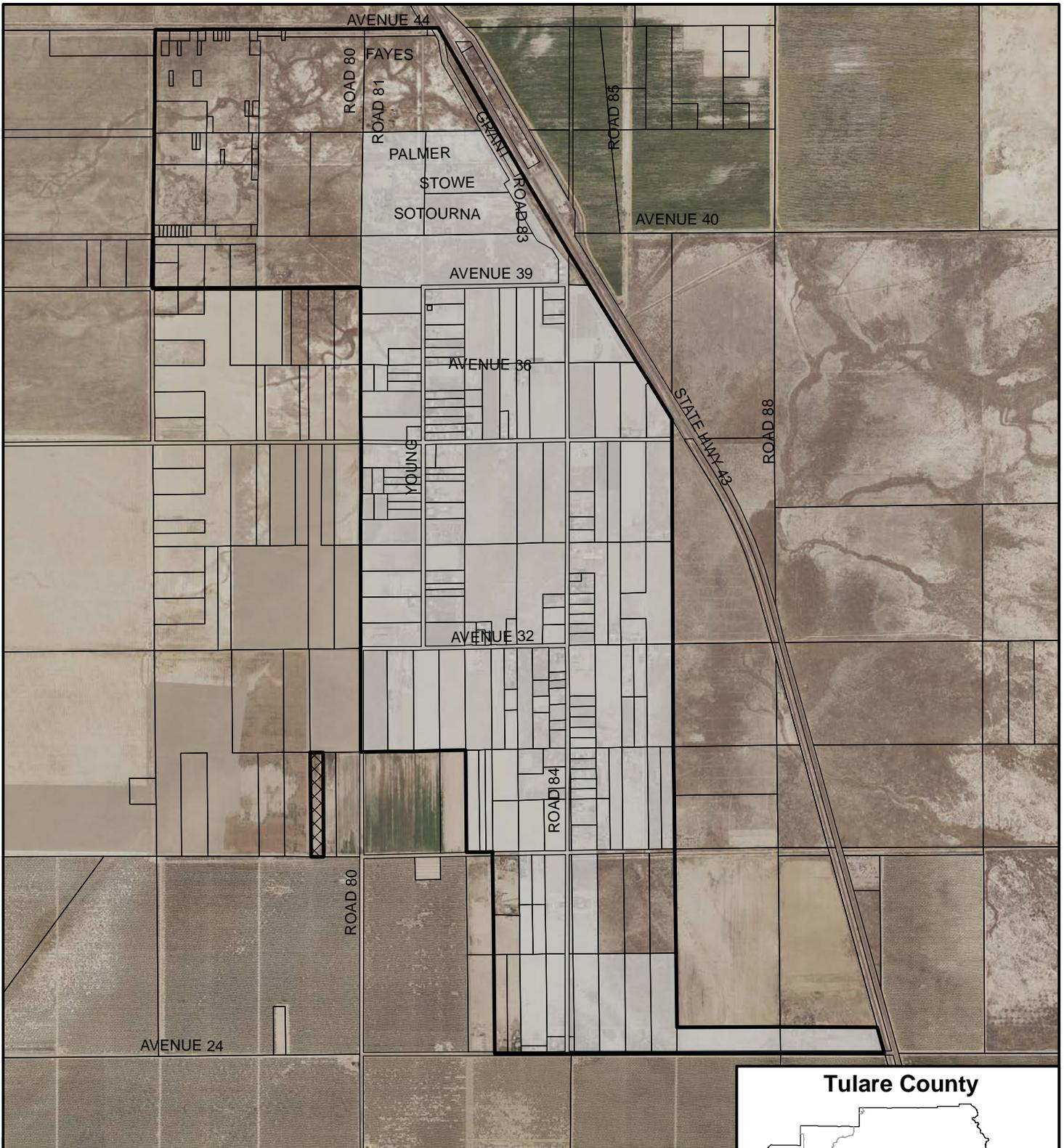
Boundaries as of 11/24/20

Tulare County



Created by Tulare County LAFCO

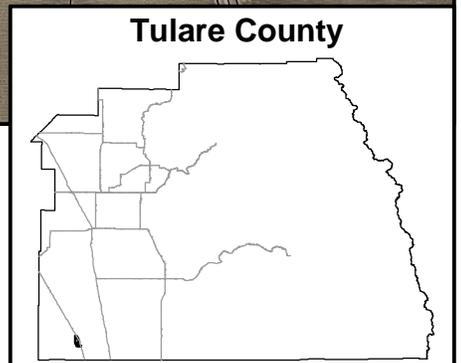
LAFCO Case 1552a 1552b, 1552c (Allensworth CSD)



-  Proposed Annexation Site Location
-  Allensworth CSD Sphere Of Influence
-  Allensworth CSD Boudary
-  Parcels



Boundaries as of 11/24/20



Created by Tulare County LAFCO

ASSESSOR'S REPORT TO LAFCO & AUDITOR

[Pursuant to Section 56386 of Government Code]

LAFCO CASE NO.: #1552a, 1552b, 1552c

PROPONENT: Allensworth CSD

DESCRIPTIVE TITLE:

LAFCO CASE #1552A, 1552B, 1552C (ALLENSWORTH CSD) PROPOSED SPHERE OF INFLUENCE AMENDMENT, ANNEXATION, AND ACTIVATION OF LATENT CEMETERY MAINTENANCE POWERS TO THE ALLENSWORTH COMMUNITY SERVICES DISTRICT AND DETACHMENT FROM THE TULARE PUBLIC CEMETERY DISTRICT.

1) Total Parcels Lying Entirely Within Proposed and Existing Boundaries:

Proposed boundaries: 1 (333-370-008)

Existing Allensworth CSD boundary: 187 (See itemized list, attached)

2) Total Parcels lying Only Partially Within Proposed Boundaries:

None

3) a) Total Parcels in Aq Preserve and/or Contract: 4

333-430-008, 333-430-010, 333-430-011, 333-430-013

b) If Case Is Annexation of Aq Preserve, Does Initiating Agency Address Issue:

N/A

4) a) Total Parcels Owned by Initiating Agency: 1

333-340-036

b) If Any, Were Parcels Acquired by Eminent Domain or Other Method:

Corporation Grant Deed (O.R. 1981-0008230, Rec. 2/23/1981)

5) Assessee's Names, Addresses, Tax Rate Areas and Values:

Using the above-referenced Assessor's Parcel Numbers this information is available to you via the County's Property Information System ("PIMS") shared by our offices.

6) Other Comments: N/A

Technician: JDF

Date: 12/11/2020

END OF REPORT

Itemized List of Parcels Lying Entirely Within Existing Boundaries

331-130-003	333-340-073	333-390-016	333-430-003	333-450-010
331-141-004	333-340-074	333-390-017	333-430-004	333-450-011
331-151-011	333-340-076	333-390-018	333-430-006	333-450-012
331-161-020	333-340-077	333-390-019	333-430-008	333-450-013
333-170-028	333-340-078	333-390-020	333-430-010	333-450-014
333-340-002	333-340-079	333-390-021	333-430-011	333-450-015
333-340-004	333-340-080	333-390-022	333-430-013	333-450-016
333-340-006	333-340-081	333-400-003	333-430-014	333-450-017
333-340-009	333-340-082	333-400-004	333-430-016	333-450-018
333-340-012	333-340-083	333-400-005	333-430-021	333-450-019
333-340-015	333-340-084	333-400-006	333-430-022	333-450-020
333-340-016	333-340-085	333-400-007	333-430-027	333-450-021
333-340-017	333-340-086	333-400-008	333-430-028	333-450-022
333-340-018	333-340-087	333-400-009	333-430-029	333-450-023
333-340-019	333-340-088	333-400-010	333-430-030	333-450-024
333-340-020	333-340-089	333-400-011	333-440-001	
333-340-022	333-340-090	333-400-012	333-440-002	
333-340-023	333-340-091	333-400-013	333-440-003	
333-340-025	333-340-092	333-410-003	333-440-004	
333-340-031	333-340-093	333-410-006	333-440-005	
333-340-032	333-340-094	333-410-007	333-440-006	
333-340-033	333-340-095	333-410-008	333-440-007	
333-340-036	333-340-096	333-410-009	333-440-008	
333-340-037	333-340-097	333-410-010	333-440-009	
333-340-038	333-350-037	333-410-011	333-440-010	
333-340-039	333-350-061	333-410-012	333-440-011	
333-340-043	333-350-062	333-410-013	333-440-012	
333-340-050	333-350-063	333-410-014	333-440-013	
333-340-051	333-350-064	333-410-015	333-440-014	
333-340-052	333-390-001	333-410-016	333-440-015	
333-340-054	333-390-002	333-420-001	333-440-016	
333-340-056	333-390-003	333-420-002	333-440-017	
333-340-058	333-390-004	333-420-003	333-440-018	
333-340-059	333-390-005	333-420-004	333-440-019	
333-340-061	333-390-007	333-420-005	333-450-001	
333-340-062	333-390-008	333-420-006	333-450-002	
333-340-065	333-390-009	333-420-009	333-450-003	
333-340-066	333-390-010	333-420-010	333-450-004	
333-340-067	333-390-011	333-420-011	333-450-005	
333-340-068	333-390-012	333-420-012	333-450-006	
333-340-069	333-390-013	333-420-013	333-450-007	
333-340-070	333-390-014	333-420-014	333-450-008	
333-340-071	333-390-015	333-420-015	333-450-009	



ALLENSWORTH PROGRESSIVE ASSOCIATION

P. O. BOX 1528, DELANO, CA 93216

dedestined@aol.com

925/872-8050

January 6, 2021

Chair Pete Vander Poel
Tulare County Local Agency Formation Commission
210 N Church St, Suite B
Visalia, CA 93291

RE: Allensworth Cemetery Project

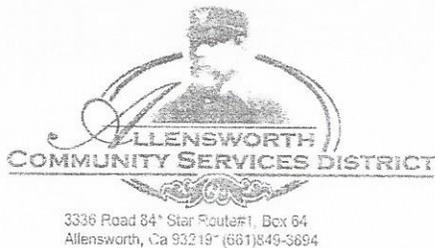
Dear Chair Vander Poel, Commissioners and Staff,

The Allensworth Progressive Association is pleased to support Tulare County LAFCO's proposed Sphere of Influence amendment, annexation, and activation of latent cemetery maintenance powers of the Allensworth Cemetery to the Allensworth Community Services District and a detachment from the Tulare Public Cemetery District. The Sphere of Influence amendment and annexation would add the existing Allensworth Cemetery into the Allensworth Community Services District boundaries. The activation of latent powers would allow the Allensworth Community Services District to maintain the annexed cemetery.

The Allensworth Cemetery Project represents a unique opportunity to preserve and promote the equally unique history of the community of Allensworth. Our work has always been with an eye to the future with our living history as our guide. We are confident in the CSD's abilities, especially in light of the team of supporters that has been rallied, to accomplish the goals of the Allensworth Cemetery Project, including restoring the historic cemetery and providing interment services for its residents in the future. This has been a longtime goal of the community and we are thrilled for this portion of the project to be finalized and completed. If you have any questions about this letter or if I can be of any further assistance, please feel free to contact me at (925) 872-8050.

Sincerely,

Denise Kadara
President



January 10 2021

Chair Pete Vander Poel
Tulare County Local Agency Formation Commission
210 Church St. Suite B
Visalia Ca 93291

RE: Allensworth Cemetery Project

Dear Chair Vander Poel, Commissioners, and Staff,

The Allensworth Community Service District is proud to support Tulare County LAFCO's proposed Sphere of Influence and activation of latent cemetery maintenance power of the Allensworth Cemetery to the Allensworth Community Service District. A detachment from the Tulare Public Cemetery District along with the Sphere of Influence amendment and annexation would add the existing Allensworth Cemetery into the Allensworth Community Service District boundaries. This would allow the Allensworth Community Service to maintain the annexed cemetery.

The Allensworth Community Service District has a unique ability to help maintain, preserve, and promote part of the history here in Allensworth. Because of all the support that has been set forth for the Cemetery and the support of the community, we feel we can accomplish the goal of the Allensworth Cemetery Project.

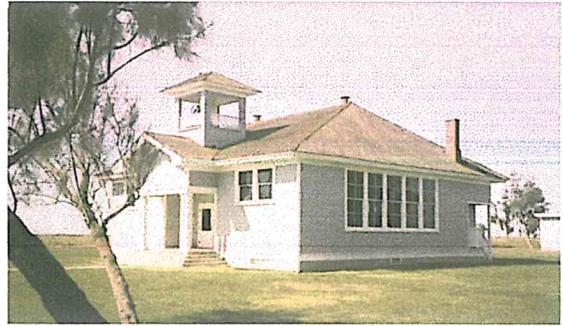
We would like to thank Supervisor Vander Poel for his support in making this important Cemetery Project possible. He started the process and engaged the appropriate staff. SHE took on the coordination role and moved this project forward to where we are. Especially Seamus Guerin, former SHE employee was so committed to the cemetery project, he has continued working on it while attending Law school in San Francisco. We are very grateful for this opportunity and the support extended the the Allensworth Cemetery Project.

Any question or further assistance I can be reached at 909 268-9305

Sincerely

Sherry Hunter
Board President

Friends of Allensworth
2400 March Ave
Bakersfield, CA 93313
info@friendsofallensworth.com
877-245-6232



January 8, 2021

Chair Pete Vander Poel
Tulare County Local Agency Formation Commission
210 North Church Street – Suite B
Visalia, CA 93291

RE: Allensworth Cemetery Project

Dear Chair Vander Poel, Commissioners and Staff:

The Friends of Allensworth is pleased to submit this letter of support for the Allensworth Cemetery Project, advanced by the Allensworth Community Services District.

For the past decade the Friends of Allensworth have participated in numerous events in the community of Allensworth: Earth Day (cleanup in the community and Allensworth Cemetery); Allensworth Thanksgiving annual dinner in November; Allensworth annual Christmas dinner and giveaway; Black History events at the Allensworth Elementary School; Summer Night Lights (back to school program) and monthly food distribution.

The Allensworth Cemetery Project represents a unique opportunity to preserve and promote the equally unique history of the community of Allensworth. Our volunteerism serves as a commitment to the community, and also acknowledgement of African-American ancestors who have been laid to rest in this hallowed place.

For these reasons the Friends of Allensworth respectfully ask for you to approve the Allensworth Cemetery Project.

Sincerely,

Sasha Biscoe
President, Friends of Allensworth

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

In the Matter of the Proposed Annexation)
To the Allensworth Community Services) **RESOLUTION NO. 21-XXX**
District and Detachment from Tulare Public)
Cemetery District LAFCO Case No. 1552B)
(Allensworth CSD))

WHEREAS, application has been made to this Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Sections 56000 et seq.) for approval of a proposal from the Allensworth Community Services District to annex and detach certain territories shown in attached Exhibit “A” made a part hereof; and

WHEREAS, this Commission has read and considered the Resolution of Application and application materials and the report and recommendations of the Executive Officer, all of which documents and materials are incorporated by reference herein; and

WHEREAS, on January 20, 2021 this Commission 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 application and the report of the Executive Officer (including any corrections), have been received and considered in accordance with GC §56668. All of said information, materials, facts, reports and other evidence are incorporated by reference herein.

2. The Allensworth Community Services District as Lead Agency, filed a Notice of Exemption in compliance with the California Environmental Quality Act (CEQA). And finds that the Commission has reviewed and considered the Notice of Exemption filed by the Allensworth Community Services District for this proposal as a Responsible Agency and determine that the proposal is exempt from CEQA.

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

- a. The boundaries of the proposed annexation are definite and certain and conform to lines of assessment.
- b. More than 12 registered voters reside in the affected territory and 100% landowner consent was not received.
- c. The territory proposed for this reorganization is inhabited.

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 represents a logical and reasonable change of organization of the district.
- b. The proposed reorganization is compatible with the County's General Plan
- c. The proposal is consistent with the findings and declarations of GC §56001.
- d. There is a demonstrated need for the services to be provided by the district

7. Waive the protest hearing for this proposal in accordance with GC §56663 and order the change of organization without an election *{if protests are not submitted by the close of the public hearing}* or Authorize the Executive Officer to conduct a protest hearing subsequent to these proceedings and to report to the Commission the results of that hearing for action in accordance with GC §§57000-57120 *{if protests are not submitted by the close of the public hearing}*.

8. The Commission hereby approves the proposed reorganization of the territory which includes the annexation of the cemetery site and detachment of the entire Allensworth Community Services District from the Tulare Public Cemetery District as shown in Exhibit "A" attached hereto, subject to the following conditions:

- a. The applicant must provide the required filing fee for the Statement of Boundary Change that is to be submitted to the State Board of Equalization

- b. The approval of the reorganization is contingent on the approval of LAFCO Cases 1552A (Allensworth CSD) and 1552C (Allensworth CSD)

9. The following short form designation shall be used throughout these proceedings: LAFCO Case No. 1552B (Allensworth CSD)

The foregoing resolution was adopted upon motion of Commissioner _____, seconded by Commissioner _____, at a regular meeting held on this 20th day of January, 2021 by the following vote:

AYES:

NOES:

ABSTAIN:

PRESENT:

ABSENT:

Ben Giuliani, Executive Officer

si



TULARE COUNTY LOCAL AGENCY FORMATION COMMISSION

210 N. Church St., Suite B, Visalia, CA 93291 (559) 624-7274 FAX (559) 733-6720

COMMISSIONERS:
Juliet Allen, Chair
Martha Flores, V-Chair
Pete Vander-Poel
Dennis Townsend
Vacant

ALTERNATES:
Eddie Valero
Fred Sheriff
Vacant

EXECUTIVE OFFICER:
Ben Giuliani

January 20, 2021

TO: LAFCO Commissioners, Alternates, Counsel

FROM: Steven Ingoldsby, Staff Analyst

SUBJECT: Activation of Latent Powers of the Allensworth Community Services
District Case 1552C (Allensworth CSD)

Background

Community Service Districts (CSDs) are formed and governed pursuant to Community Services District Law, Government Code §61000 et seq. CSDs are independent special districts governed by a Boards of Directors. CSDs can provide a range of municipal services pursuant to the principal act.

Any service or function that is authorized by the principal act but is not listed as one of a CSD’s functions when the CSD was formed or subsequently approved by LAFCO is considered a “latent power.” A CSD wishing to exercise a latent power must first receive LAFCO approval before providing the service. The revised CSD law provides that LAFCO approval is the final action for activating a latent power; a vote of the district’s residents is no longer needed to activate a power.

Since the Allensworth CSD is within the district boundaries of the Tulare Public Cemetery District, a detachment from the Tulare Public Cemetery District would need to accompany the activation of latent cemetery maintenance powers which is addressed in Case 1552B (Allensworth CSD).

Discussion

The Allensworth CSD has submitted an application requesting activation of its cemetery maintenance powers. Cemetery services are an allowed power for CSDs pursuant to GC §61100(ab):

Own, operate, improve, and maintain cemeteries and provide interment services, in the same manner as a public cemetery district, formed pursuant to the Public Cemetery District Law, Part 4 (commencing with Section 9000) of Division 8 of the Health and Safety Code.

Financing Cemetery Operations

The County Auditor estimated that currently the Tulare Cemetery District receives about \$220 in property taxes from the parcels in the Allensworth CSD per year.

The Allensworth CSD's plan for services that they provided to LAFCO models the proposed operations based on operations at Eshom Valley Cemetery (EVC) which is operated by the Eshom Valley Public Cemetery District.

Burial costs are proposed to initially match the fee model provided by the EVC as outlined below. The listed fees compare rates for residents / non-residents of the district.

Full burial plot:	\$500 / \$625
Liners	\$500 / \$625
Cremation plot	\$250 / \$312.50
Open/close of cremation gravesite	\$150 / \$187.50
Setting gravestones	\$150 / \$187.50
Burial open/close of a full gravesite:	subject to cost of backhoe contractor

Burial fees are set up to cover the administration costs of burial services, add to the principal of the endowment and contribute to the general fund for maintenance and operations of the cemetery. Fees associated with renting a backhoe are directly passed along to families for services.

EVC pays approximately \$600/month for a groundskeeper and approximately \$2,000/year on other maintenance expenses. Costs associated with maintaining the Allensworth cemetery are expected to be lower since there is not a building onsite as there is in EVC. Furthermore, the Allensworth Christian Church has offered to provide groundskeeping services at the cemetery.

The Allensworth CSD plan for services largely relies on volunteer and nonprofit organizations like the Allensworth Christian Church and others for the labor of maintaining the cemetery. Revenues from property assessments and the endowment would primarily serve to cover the cost of supplies. Capital improvements to the cemetery would come from grants secured by the Allensworth CSD.

Significant cost savings for the operation of the cemetery compared to EVC and other Cemetery Districts would be realized by housing that function in the existing Allensworth CSD. The Allensworth CSD already has an office and staff, maintains a budget, and funds regular audits.

Endowment Care Fund

Health and Safety Code (HSC) §9065 requires that public cemeteries create an endowment care fund:

(a) *The board of trustees shall create an endowment care fund.*

- (b) The board of trustees shall require a payment into the endowment care fund for each interment right sold. The amount of the payment shall be not less than the minimum amounts set by Section 8738.*
- (c) The board of trustees may require a payment into the endowment care fund for each interment where no payment has previously been made. The amount of the payment shall be not less than the minimum amounts set by Section 8738.*
- (d) The board of trustees may pay into the endowment care fund any money from the district's general fund and from any other sources which is necessary or expedient to provide for the endowment care of the cemeteries owned by the district.*
- (e) The board of trustees shall not spend the principal of the endowment care fund.*
- (f) The board of trustees shall cause the income from the endowment care fund to be deposited in an endowment income fund and spent solely for the care of the cemeteries owned by the district.*

As set in HSC §8738, the minimum amounts that need to be deposited into the Endowment Care Fund are as follows:

- (a) Four dollars and fifty cents (\$4.50) a square foot for each grave.*
- (b) Seventy dollars (\$70) for each niche.*
- (c) Two hundred twenty dollars (\$220) for each crypt; provided, however, that for companion crypts, there shall be deposited two hundred twenty dollars (\$220) for the first crypt and one hundred ten dollars (\$110) for each additional crypt.*
- (d) Seventy dollars (\$70) for the cremated remains of each deceased person scattered in the cemetery at a garden or designated open area that is not an interment site subject to subdivision (a).*

PCDs and CSDs are not subject to the minimum starting funding amount for an Endowment Care Fund that is specified for private cemeteries in HSC §8738.1.

Environmental Impacts:

The Allensworth Community Services District is the lead agency for this proposal. The District has determined that the proposal is exempt from CEQA and has filed a Notice of Exemption. A copy of the document is included in the application materials.

Recommendations:

It is recommended that the Commission take the following actions:

- A. Acting as Responsible Agency pursuant to California Environmental Quality Act (CEQA) Guidelines, find that the proposal is exempt from CEQA.
- B. Find that the proposed activation of latent powers is consistent with LAFCO Policies and Procedures, and the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

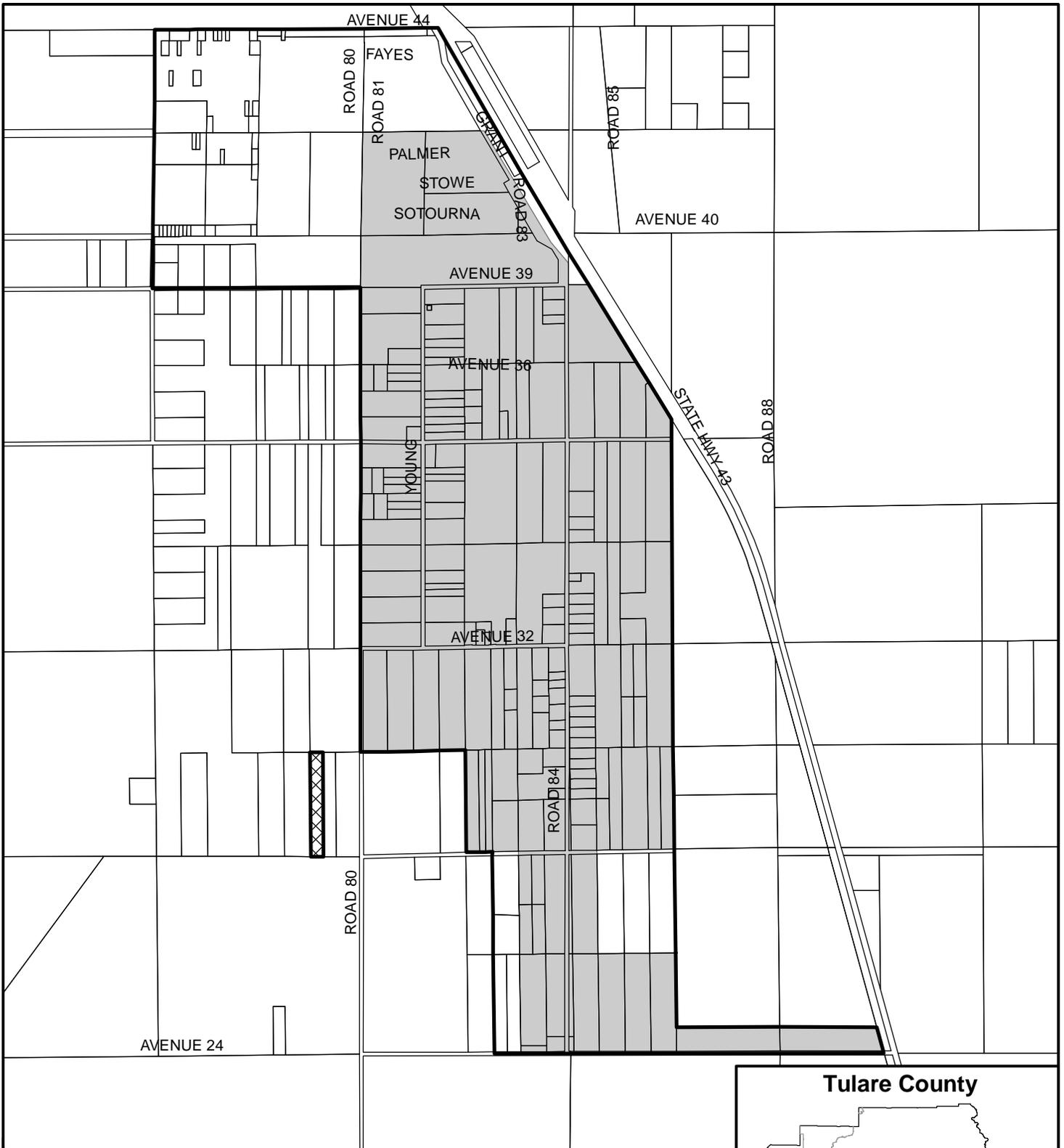
- C. Approve the activation of powers to authorize the Allensworth Community Service District to provide cemetery maintenance services subject to the following condition:
 - 1. The approval of LAFCO Cases 1552a and 1552b (Allensworth CSD annexation/Tulare PCD detachment and SOI amendment).

- D. There are no protest proceedings in conjunction with the establishment of a new or different function of service; direct the staff to complete the proceeding.

Figures

- Figure 1 Site Location Map
- Figure 2 Resolution

LAFCO Case 1552a 1552b, 1552c (Allensworth CSD)



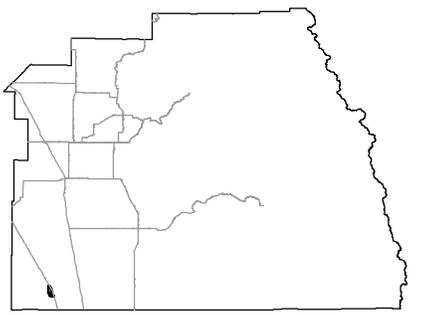
	Proposed Annexation Site Location
	Allensworth CSD Sphere Of Influence
	Allensworth CSD Boudary
	Parcels



0 750 1,500 3,000
 Feet

Boundaries as of 11/24/20

Tulare County



Created by Tulare County LAFCO

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

In the Matter of the Allensworth Community)
Services District, Activation of Latent Powers) **RESOLUTION NO. 21-XXX**
LAFCO Case No. 1552C (Allensworth CSD))

WHEREAS, application has been made to this Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Sections 56000 et seq.) for approval of Activation of Latent Power of the Allensworth Community Services District; and

WHEREAS, the power to be activated is for cemetery services as specified in GC §61100(ab); and

WHEREAS, this Commission has read and considered the Resolution of Application and application materials and the report and recommendations of the Executive Officer, all of which documents and materials are incorporated by reference herein; and

WHEREAS, on January 20, 2021 this Commission 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 application and the report of the Executive Officer have been received and considered in accordance with GC §56668 and 56824.12. All of said information, materials, facts, reports and other evidence are incorporated by reference herein.

2. The Allensworth Community Services District has filed a Notice of Exemption in compliance with the California Environmental Quality Act (CEQA). And finds that the Commission has reviewed and considered the Notice of Exemption filed by the Allensworth Community Services District for this proposal as a Responsible Agency and determine that the proposal is exempt from CEQA.

3. The Commission has reviewed and considered, in accordance with GC §56668 and 56824.12, 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. Based upon the evidence and information on the record before it, the Commission makes the following finding of fact.

a. The Allensworth Community Services District board has requested the addition of cemetery services as specified in GC §61100(ab) as an active power.

6. The Commission determines that the proposed activation of latent powers is consistent with LAFCO policies and procedures and the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 and approves the activation of the latent cemetery maintenance powers with the following condition:

a. The approval of LAFCO Cases 1552a and 1552b (Allensworth CSD annexation/Tulare PCD detachment and SOI amendment).

7. In accordance with GC §56834(a)(2) order the change of organization without an election.

8. The following short form designation shall be used throughout these proceedings: LAFCO Case No. 1552C Allensworth CSD Activation of Latent Powers

The foregoing resolution was adopted upon motion of Commissioner____, and seconded by Commissioner _____, at a regular meeting held on this 20th day of January, 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

PRESENT:

ABSENT:

Benjamin Giuliani, Executive Officer

si



TULARE COUNTY LOCAL AGENCY FORMATION COMMISSION

210 N. Church St., Suite B, Visalia, CA 93291 (559) 624-7274 FAX (559) 733-6720

COMMISSIONERS:
*Juliet Allen, Chair
Martha Flores, V-Chair
Pete Vander Poel
Dennis Townsend
Vacant*

January 20, 2021

ALTERNATES:
*Eddie Valero
Fred Sheriff
Vacant*

TO: LAFCO Commissioners, Alternates, Counsel

FROM: Steven Ingoldsby, Staff Analyst

EXECUTIVE OFFICER:
Ben Giuliani

SUBJECT: LAFCO Case 1553-F-27A, Sphere of Influence Amendment for the City of Farmersville

Background

The City of Farmersville is requesting a Sphere of Influence (SOI) amendment which includes approximately 5.7 acres of land southwest of the developed urban area of Farmersville, adjacent to the existing Farmersville Wastewater Treatment Plant and is the site of an expansion of the treatment plant facility (**Figure 1**). The site comprises the northern half of the parcel that is included in a subsequent annexation proposal (Case #1553-F-27B) for the City of Farmersville.

Discussion

The SOI amendment is needed to accommodate a portion of the proposed annexation in Case # 1553-F-27B. The SOI amendment and subsequent annexation are intended to add the site of the City's wastewater treatment plant to the City boundaries.

Notice of the public hearing for this proposal was provided in accordance with Government Code Section 56427.

Environmental Impacts

The City of Farmersville is the lead agency for this proposal. The City prepared an initial study/environmental checklist and on the basis of that study and other planning documents, a Mitigated Negative Declaration was approved for use with this proposal. A copy of the document is included in the application materials

Municipal Service Review

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 requires LAFCO to establish Spheres of Influence for cities and special districts. Prior to, or in conjunction with establishing an agency's SOI, LAFCO is required to conduct a Municipal Service Review (MSR) for each agency. Neither the LAFCO statute nor the OPR Guidelines specifically prescribe how often a MSR must be updated, other than as needed. Therefore, it is left to each LAFCO to

establish review parameters. A MSR update for Farmersville was last adopted in 2006. Per Policy C-5.1 a SOI amendment that is associated with a concurrent proposal for a change of organization is not subject to a MSR update.

Impact on Prime Agricultural Land, Agriculture and Open Space:

The parcel is not under Williamson Act contract or Farmland Security Zone contract.

Required Determinations

GC §56425(e) requires that in determining the Sphere of Influence of each local agency the Commission shall consider and prepare a written statement of its determinations with respect to certain factors prior to making a decision.

(1) The present and planned land uses in the area, including agricultural and open-space lands.

The amendment to the SOI includes land that are used for the wastewater treatment plant for the City of Farmersville.

(2) The present and probable need for public facilities and services in the area.

The area serves as part of the City's wastewater treatment plant and is already effectively being served by the City of Farmersville.

(3) The present capacity of public facilities and adequacy of public services.

The City has already developed the wastewater treatment plant on the subject parcel and adequately serves the site.

(4) The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

The subject area does not contain social or economic communities of interest.

(5) The present and probable need for those public facilities and services (sewer service, municipal and industrial water or structural fire protection) of any disadvantaged unincorporated communities within the existing sphere of influence.

The inclusion of the subject area into the SOI has no impact on disadvantaged unincorporated communities within the existing SOI.

Conterminous Annexation

The intent of the SOI amendment is to make the SOI boundary conterminous with the proposed annexation (LAFCO Case 1553-F-26B). However, the Commission may choose to make

adjustments to the proposed annexation boundaries. The final SOI boundary should be conterminous to the final annexation boundary, if approved by the Commission.

Recommendations:

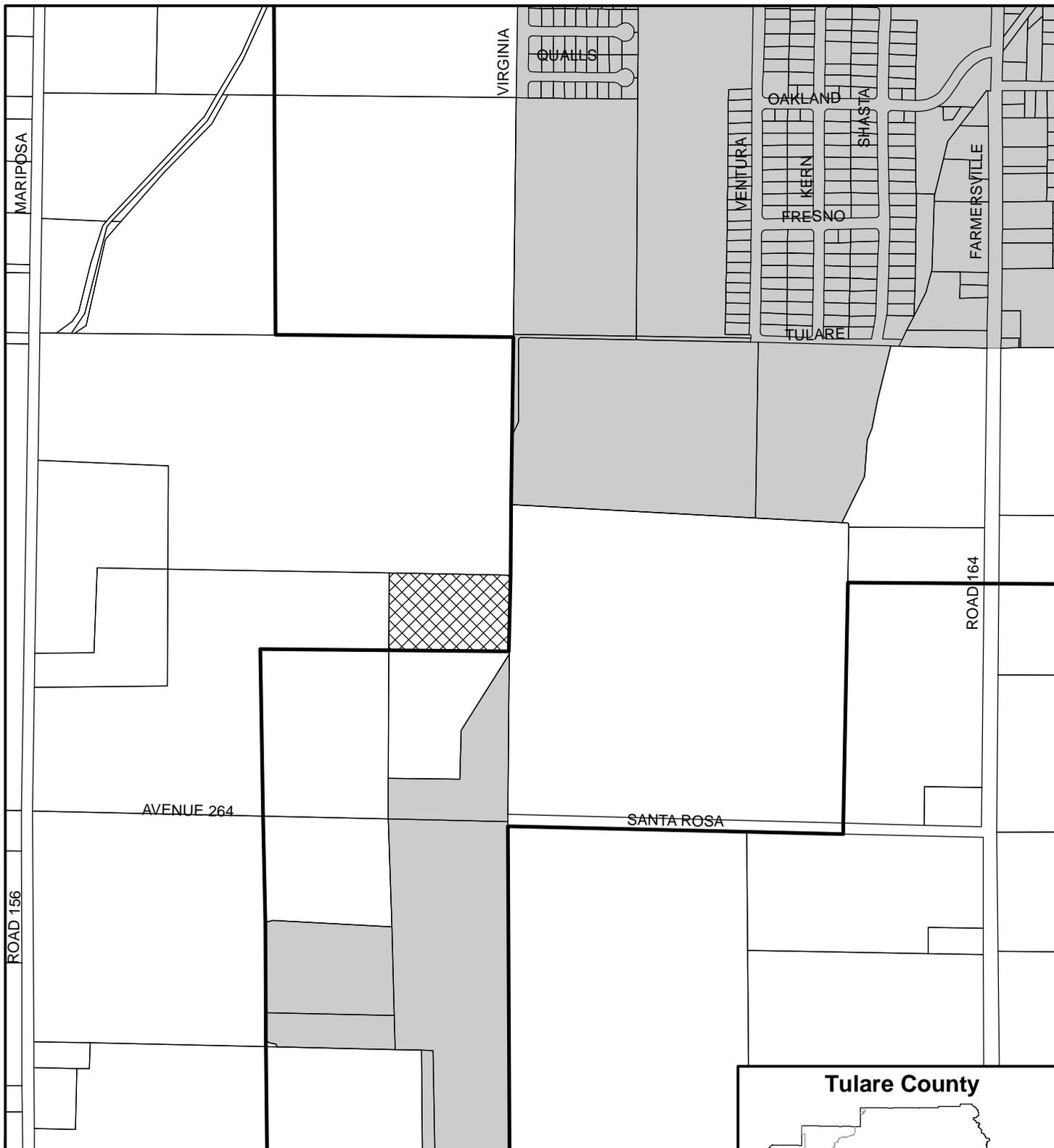
It is recommended that this SOI amendment be approved and that the Commission take the following actions:

- A. Find that the Commission has reviewed and considered the Mitigated Negative Declaration prepared by the City of Farmersville for this project and find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made or agreed to by the project proponent.
- B. Adopt the written statement of determinations and find that the proposed City of Farmersville Sphere of Influence amendment complies with the GC §56425.
- C. Find that there are no Williamson Act contracts within the SOI amendment area.
- D. The SOI amendment is contingent on the approval of LAFCO Case 1553-F-27B, City of Farmersville Reorganization 2020-01.
- E. The SOI boundary shall be conterminous with the final boundary approved in LAFCO Case 1553-F-27B.
- F. Approve the Sphere of Influence amendment to be known as LAFCO Case 1553-F-27A.

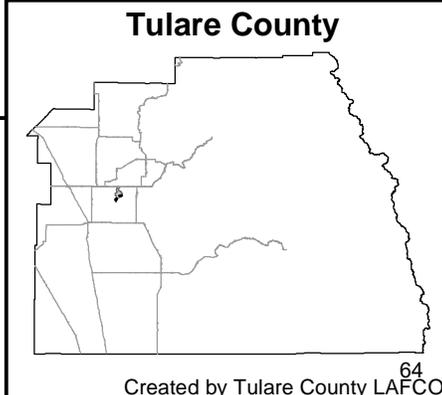
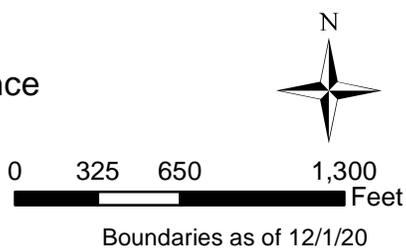
Figures & Exhibits

- Figure 1 Site Location Map
- Figure 2 Resolution

LAFCO Case 1553-F-27



-  Site Location 1553-F-27A
-  Farmersville Sphere of Influence
-  Parcels
-  City of Farmersville



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

In the Matter of the Proposed Amendment to the)
City of Farmersville Sphere of Influence)
LAFCO Case No. 1553-F-27A) **RESOLUTION NO. 21-XXX**

WHEREAS, pursuant to Government Code Section 56425, Local Agency Formation Commissions are required to establish, periodically review and revise or amend Sphere of Influence boundaries; and

WHEREAS, this Commission has adopted a Sphere of Influence Policy which requires that wherever possible, the Spheres of Influence for each of the incorporated cities and various special districts which provide urban services to unincorporated communities in the County reflect a twenty year growth area; and

WHEREAS, the Commission has read and considered the reports and recommendations of the Executive Officer; and

WHEREAS, on January 20, 2021 this Commission 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 boundaries of the Sphere of Influence amendment are definite and certain as shown in Exhibit "A".

2. The information, materials, and facts set forth in the application and the reports of the Executive Officer, including any corrections, have been received and considered in accordance with GC §56427.

3. The Commission has reviewed and considered 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 required notices have been given and all proceedings taken in this matter have been and now are in all respects taken in accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, as amended.

5. Pursuant to Commission Policy C-5.1, this proposal is a SOI amendment that is associated with a concurrent proposal for a change of organization which is not subject to a MSR.

6. Pursuant to GC §56426.6, the Commission finds that the SOI amendment area contains no Williamson Act land.

7. The Commission has considered the following criteria as required under GC §56425(e):

- (1) *The present and planned land uses in the area, including agricultural and open space uses.*

The amendment to the SOI includes land that are used for the wastewater treatment plant for the City of Farmersville.

- (2) *The present and probable need for public facilities and services in the area.*

The area serves as part of the City's wastewater treatment plant and is already effectively being served by the City of Farmersville.

- (3) *The present capacity of public facilities and adequacy of public services which the agency provides or is authorized to provide.*

The City has already developed the wastewater treatment plant on the subject parcel and adequately serves the site.

- (4) *The existence of any social or economic communities of interest in the area.*

The subject area does not contain social or economic communities of interest

- (5) *The present and probable need for those public facilities and services (sewer service, municipal and industrial water or structural fire protection) of any disadvantaged unincorporated communities within the existing sphere of influence.*

The inclusion of the subject area into the SOI has no impact on disadvantaged unincorporated communities within the existing SOI.

8. The Commission has reviewed and considered the Mitigated Negative Declaration prepared by the City of Farmersville for this project and finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made or agreed to by the project proponent.

9. The Commission hereby finds that the proposed amendment to the City of Farmersville Sphere of Influence is in compliance with the Cortese-Knox-Hertzberg Act, GC §56425:56430 and 56377, and Tulare County LAFCO Policy and Procedure section C-5, Spheres of Influence.

10. The Sphere of Influence for the City of Farmersville is hereby amended with the following condition:

A) The SOI amendment is contingent on the approval of LAFCO Case 1553-F-27B.

11. This SOI Amendment shall be known as LAFCO Case 1553-F-27A

12. The Executive Officer is hereby authorized and directed to sign and file the Notice of Determination 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 the motion by Commissioner _____ and seconded by Commissioner _____, at a regular meeting held this 20th day of January, 2021 by the following vote:

AYES:

NOES:

ABSTAIN:

PRESENT:

ABSENT:

Ben Giuliani, Executive Officer

si

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

January 20, 2021

**LAFCO Case Number 1553-F-27B
City of Farmersville Reorganization 2020-01**

- PROPOSAL:** City of Farmersville Reorganization (annexation to Farmersville, detachment from CSA #1)
- PROPONENT:** The City of Farmersville by resolution of its City Council
- SIZE:** Approximately 13.4 acres in Area 1 and approximately 2.4 acres in area 2.
- LOCATION:** Area 1 is situated adjacent to the existing Farmersville Wastewater Treatment Plant. Area 2 is located along the Visalia Road Right-of-Way. **(Figure 1)**
- NOTICE:** Notice for this public hearing was provided in accordance with Government Code Sections 56660 & 56661.
- SUMMARY:** Area 1 contains the City of Farmersville’s wastewater treatment plant expansion and Area 2 is part of the City’s Visalia Road widening project. Both sites are owned by the City of Farmersville.
- APNs:** 130-030-023, 130-170-009.

GENERAL ANALYSIS

1. Land Use:

A. Site Information:

	Existing	Proposed
Zoning Designation	Area 1: AE-20 Area 2: AE-20	Area 1: P/QP (Public/Quasi Public) Area 2: None (will become part of street ROW)
General Plan Designation	Area 1: Public Facilities Area 2: Agriculture/Urban Reserve	Area 1: Public Facilities Area 2: None (will become part of street ROW)
Uses	Area 1: Portion of Wastewater Treatment Plant Area 2: Part of ROW	Area 1: No change Area 2: No change

B. Surrounding Land Uses and Zoning and General Plan Designations: Area 1

	Zoning Designation	General Plan Designation	Existing Use
North	Area 1: AE-20 Area 2: CG	Area 1: Agriculture Area 2: General Commercial	Area 1: Agriculture Area 2: Commercial and Residential
South	Area 1: P/QP Area 2: AE-20	Area 1: Public Facilities Area 2: Agriculture/Urban Reserve	Area 1: Wastewater Treatment Plant Area 2: Agriculture
East	Area 1: AE-20 Area 2: AE-20	Area 1: Agriculture Area 2: Agriculture/Urban Reserve	Area 1: Agriculture Area 2: Agriculture
West	Area 1: AE-20 Area 2: None	Area 1: Agriculture Area 2: None	Area 1: Agriculture Area 2: Street ROW

C. Topography, Natural Features and Drainage

Both sites are generally flat and do not contain any natural topographical features.

D. Conformity with General Plans and Spheres of Influence:

A portion of Area 1 is outside the Sphere of Influence and requires a Sphere of Influence amendment.

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

The parcels are not under a Williamson Act or Farmland Security Zone contract.

3. Population:

There are no dwellings on either site. Therefore, pursuant to GC Section 56046, the annexation area is uninhabited.

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

Agency providing service

Service	Now	After	Method of finance
Police Protection	Tulare County Sheriff	City of Farmersville Police	General Fund
Fire Protection	Tulare County Fire	City of Farmersville Fire	General Fund
Water Supply	None	None	N/A
Sewage Disposal	None	City of Farmersville WTP	General Fund
Street Lighting	Tulare County	City of Farmersville	General Fund
Street Maint.	City of Farmersville	City of Farmersville	General Fund

Planning/Zoning	Tulare County	City of Farmersville	General Fund
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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 not yet been received. Staff is working with the applicant to finalize the map and legal description.

6. Environmental Impacts:

The City of Farmersville is the lead agency for this proposal. The City prepared an initial study/environmental checklist for each area and on the basis of those studies and other planning documents, Mitigated Negative Declarations were approved for use with this proposal. A copy of the documents is included in the application materials.

7. Landowner Consent:

The applicant owns both subject parcels. Notice was mailed to all landowners and registered voters within 300 feet of the reorganization area. Therefore, the protest proceedings may be waived in accordance with Government Code Section 56663(c).

8. Regional Housing Needs Assessment (RHNA):

Pursuant to GC §56668 (I), LAFCO shall consider the extent to which the proposal will assist the receiving city and the County in achieving its fair share of regional housing needs as determined by the appropriate council of governments. The proposed reorganization would have no effect on the City of Farmersville in achieving its fair share of regional housing.

9. Discussion:

Sphere of Influence

The northern portion of Area 1 is currently outside the Sphere of Influence boundary. Another case at this hearing, 1553-F-27A would amend the Sphere of Influence boundary to be coterminous with this proposed annexation.

Government Services

The City of Farmersville will provide all necessary services for both sites. Since both sites are already owned by the City and used for public facilities, the City effectively already provides services.

RECOMMENDED ACTIONS:

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

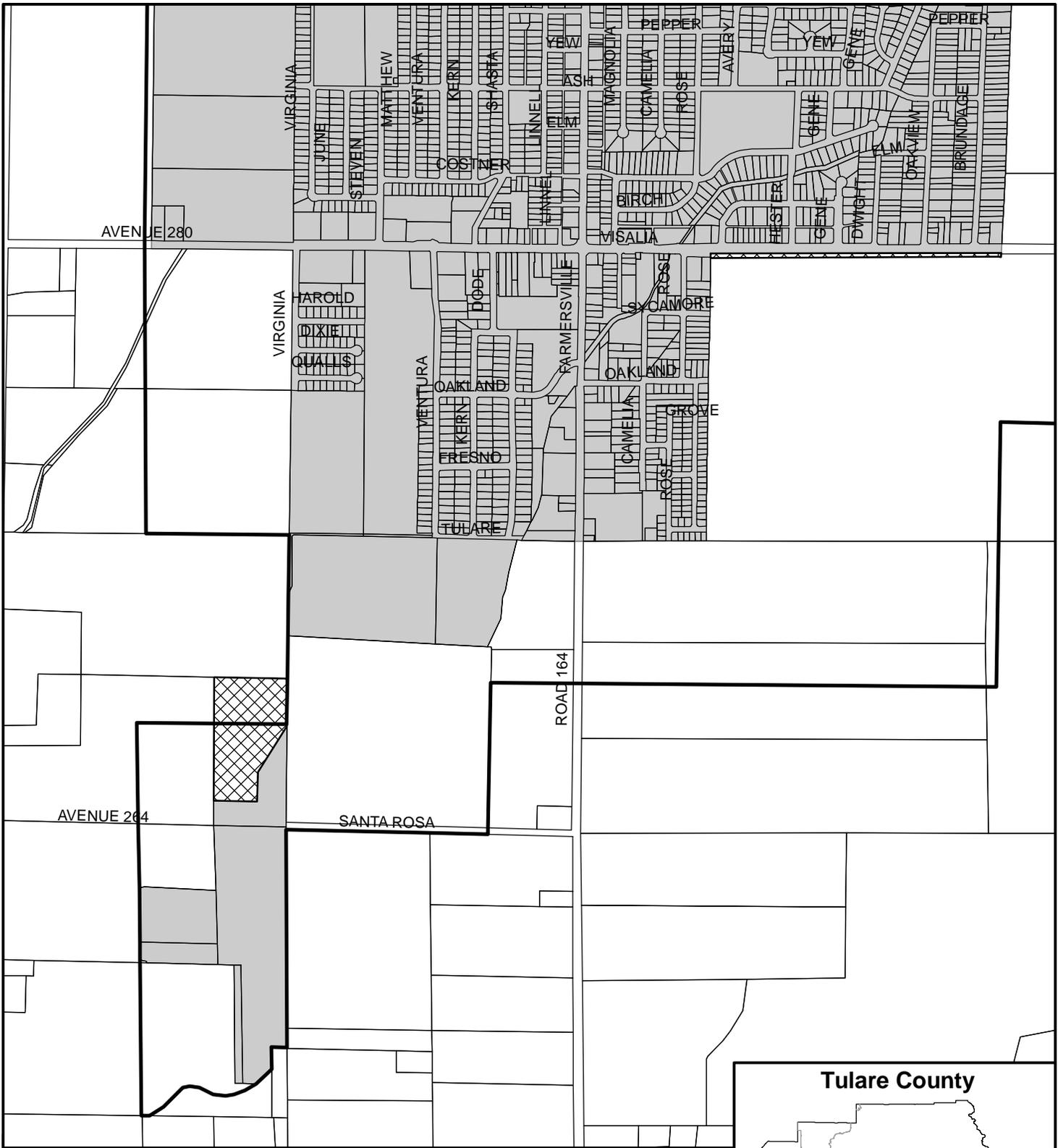
1. Certify that the Commission has reviewed and considered the Mitigated Negative Declarations prepared by the City of Farmersville for this project and determine that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent.
2. Find that the proposed reorganization of the City of Farmersville complies with the policies and priorities of the Cortese-Knox-Hertzberg Act, Section 56668.
3. Pursuant to LAFCO Policy and Procedure Section C-1, find that:
 - a. The boundaries of the proposed reorganization are definite and certain and conform to lines of assessment.
 - b. There is a demonstrated need for municipal services and controls and that the city has the capability of meeting this need.
 - c. There is a mutual social and economic interest between the residents of the city and the proposed annexation territory
 - d. The proposed annexation represents a logical and reasonable expansion of the annexing municipality.
4. Find that the annexation does not contain any Williamson Act contract land.
5. Approve the proposed reorganization, to be known as LAFCO Case Number 1553-F-27B, City of Farmersville Reorganization 2020-01 subject to the following conditions:
 - a. No change be made to land use designations or zoning for a period of two years after the completion of the annexation, unless the city council makes a finding at a public hearing that a substantial change has occurred in circumstances that necessitate a departure from the designation or zoning.
 - b. The Certificate of Completion shall not be recorded until corrections are made to the map and legal description which make it sufficient for filing with the Board of Equalization.
 - c. The applicant must provide the required filing fee for the Statement of Boundary Change that is to be submitted to the BOE.

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

Figures:

- | | |
|----------|-------------------|
| Figure 1 | Site Location Map |
| Figure 2 | Aerial |
| Figure 3 | Resolution |

LAFCO Case 1553-F-27



	Farmersville Sphere of Influence
	Site Location 1553-F-27
	Parcels
	City of Farmersville

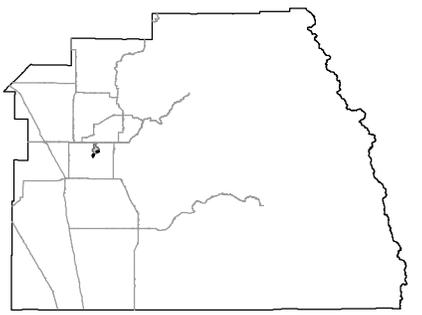


0 500 1,000 2,000 Feet



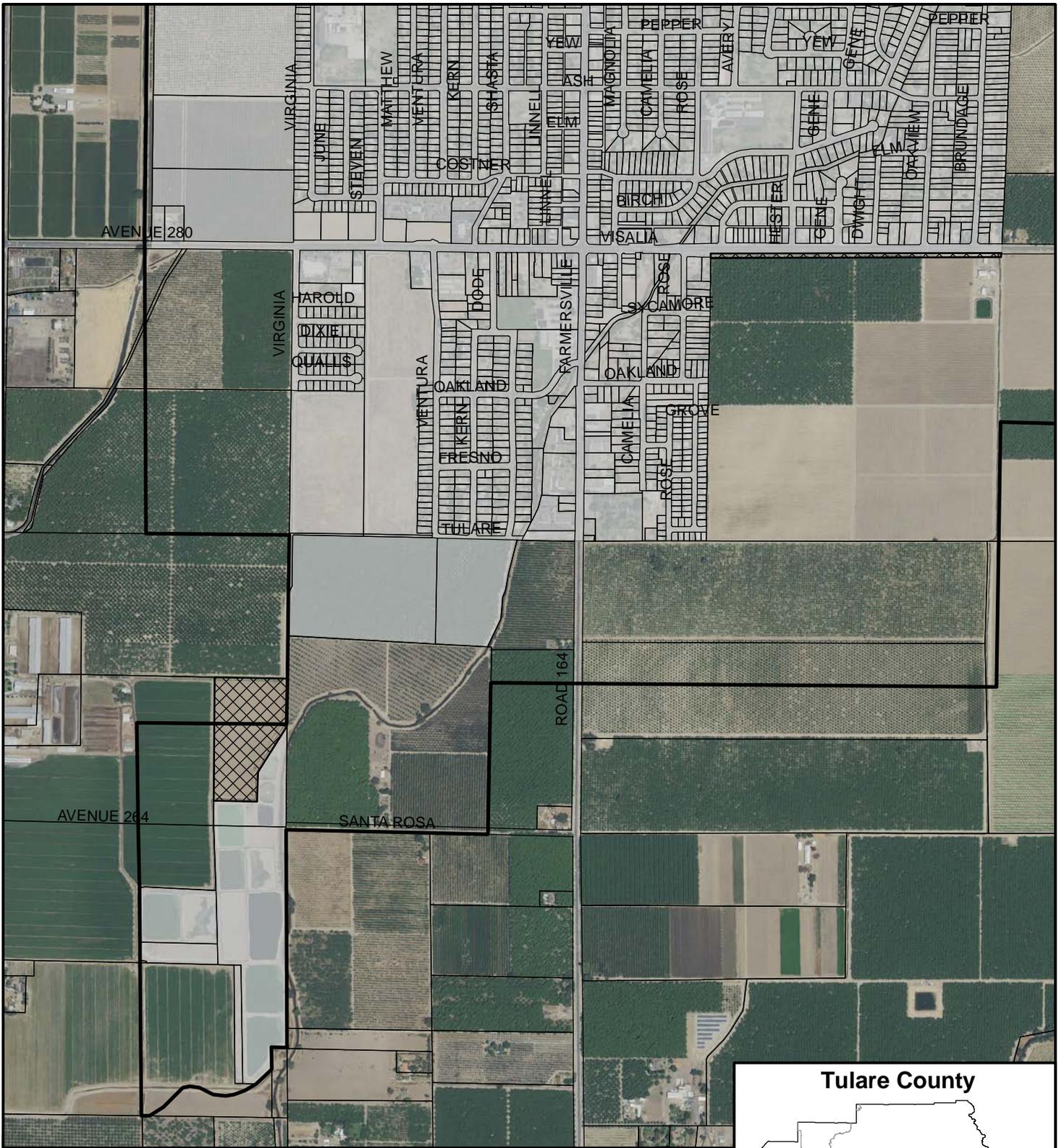
Boundaries as of 12/1/20

Tulare County

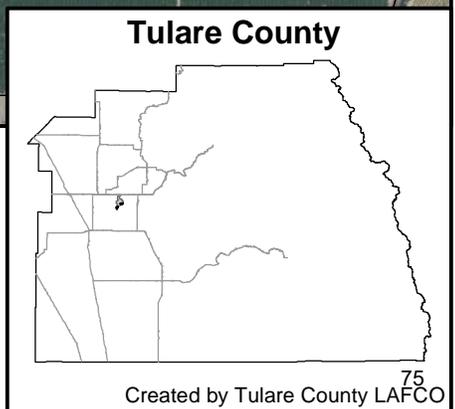
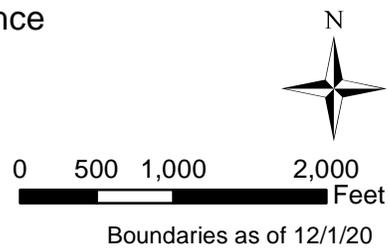


Created by Tulare County LAFCO

LAFCO Case 1553-F-27



-  Farmersville Sphere of Influence
-  Site Location 1553-F-27
-  Parcels
-  City of Farmersville



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

In the Matter of the Proposed Annexation)
To the City of Farmersville and Detachment)
from CSA #1. LAFCO Case 1553-F-27B,)
City of Farmersville Reorganization 2020-01) **RESOLUTION NO. 21-XXX**

WHEREAS, application has been made to this Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Sections 56000 et seq.) for approval of a proposal to annex certain territories described in attached Exhibit “A” made a part hereof; and

WHEREAS, this Commission has read and considered the Resolution of Application and application materials, the report of the County Assessor and the Executive Officers report and recommendations of the Executive Officer, all of which documents and materials are incorporated by reference herein; and

WHEREAS, on January 20, 2021 this Commission 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 application, the report of the County Assessor, and the report and recommendations of the Executive Officer (including any corrections), have been received and considered in accordance with

Government Code Section 56668. All of said information, materials, facts, reports and other evidence are incorporated by reference herein.

2. The City of Farmersville, as Lead Agency, filed two Mitigated Negative Declarations in compliance with the California Environmental Quality Act (CEQA). And finds that the Commission has reviewed and considered the Mitigated Negative Declarations prepared by the City of Farmersville for this project and determine that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent.

3. The Commission has reviewed and considered, in accordance with Government Code Section 56668, the information, material and facts presented by the following persons who appeared at the meeting and commented on the proposal:

XXXXXXX
XXXXXXX

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. Fewer than 12 registered voters reside in the affected territory, which is considered uninhabited.
- b. The proposed reorganization does not contain any Williamson Act contract land.

- c. The subject territory is within the Sphere of Influence of the City of Farmersville

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 boundaries of the proposed reorganization are definite and certain and conform to lines of assessment.
- b. There is a demonstrated need for municipal services and controls and that the city has the capability of meeting this need.
- c. There is a mutual social and economic interest between the residents of the city and the proposed annexation territory.
- d. The proposed annexation represents a logical and reasonable expansion of the annexing municipality.

7. The Commission hereby waives the protest hearing proceedings in accordance with GC §56663 and orders the annexation without an election.

8. The Commission hereby approves the proposed reorganization of the territory described in Exhibit "A," attached hereto, subject to the following conditions:

- a. No change shall be made to land-use designations or zoning for a period of two years after completion of the annexation, unless the city council makes a finding at a public hearing that a substantial change has occurred in circumstance that necessitate a departure from the designation or zoning.
- b. The Certificate of Completion shall not be recorded until corrections are made to the map and legal description which make it sufficient for filing with the Board of Equalization
- c. The applicant must provide the required filing fee for the Statement of Boundary Change that is to be submitted to the BOE.

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

LAFCO Case No. 1553-F-27B, City of Farmersville Reorganization Project 2020-

01.

10. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution as required by law.

11. The Executive Officer to hereby authorized to sign and file a Notice of Determination with the Tulare County Clerk.

The foregoing resolution was adopted upon motion of Commissioner_____, seconded by Commissioner _____, at a regular meeting held on this 20th day of January, 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

PRESENT:

ABSENT:

Ben Giuliani, Executive Officer

si

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Tulare County

Tulare County

LAFCO



Alta

Healthcare District

MUNICIPAL SERVICE REVIEW

Prepared By

Tulare County

Local Agency Formation Commission

October 2020 - Draft

Alta Healthcare District MSR

Contact Information

Mailing Address: Post Office Box 410, Orosi CA 93946

Phone Number: 559-298-1089

Website: <https://www.altahcd.com/>

Management Information

Governing Body: Board of Directors. Five District Areas

Board Members: Yvette Botello, Chair

Javier Quevedo, Vice Chair

Margie Davidian, Director

Kathy Grant, Director

Martha Swaim, Director

Board Meetings: Every other month on the third Thursday at the Dinuba Library at 11:00 am

Staffing: 3 part time contract staff

Service Information

Empowered Services: Hospital and Health Care Services

Acres Served: 84,660 acres

Funding Sources: Property taxes

Description and History of the District

The Alta Healthcare District (the District) was formed in October of 1946. Its jurisdictional boundaries encompass an 84,660- acre area that includes the City of Dinuba and the Cutler-Orosi region. The District's Sphere of Influence (SOI) boundary is coterminous with its jurisdictional boundaries, **Figure 1**. At the time the District ceased hospital operations, it served an estimated population of 41,172 persons. The District provided inpatient and outpatient hospital procedures by contract with the Dinuba Surgery Center LLC (DSC).

The high costs of medical staff, healthcare technology and equipment, decreased Medicare reimbursement amounts and required retrofitting of hospital facilities put a financial strain on the

District that forced it to initiate Chapter 9 Bankruptcy proceedings on August 21, 2001. As part of the settlement agreement, the City of Dinuba was transferred ownership of the hospital building. The hospital ceased operations on October 10, 2001 and physically vacated the facility in 2004. An administrator was appointed by the Court on December 30, 2002 and approved by the Alta Healthcare District board on January 27, 2003. The twenty-fifth report and accounting of administrator for case no. 01-17857-A-9 Chapter 9 for the period of January 1, 2015 to June 30, 2015 was filed on July 28, 2015. A motion for final decree and order closing case was submitted October 27, 2015 and was so ordered by the bankruptcy judge on October 31, 2015.

The District is organized pursuant to the terms of the Local Health Care District Law (California Health & Safety Code, Section 32000 et seq.), to promote the public health and general medical and health related welfare within the District. The District's Mission Statement is, "We exist to enhance the physical and mental health of all residents of the District from conception to final passing." The district can provide a wide array of healthcare services afforded by its governing act, which extend beyond hospital services.

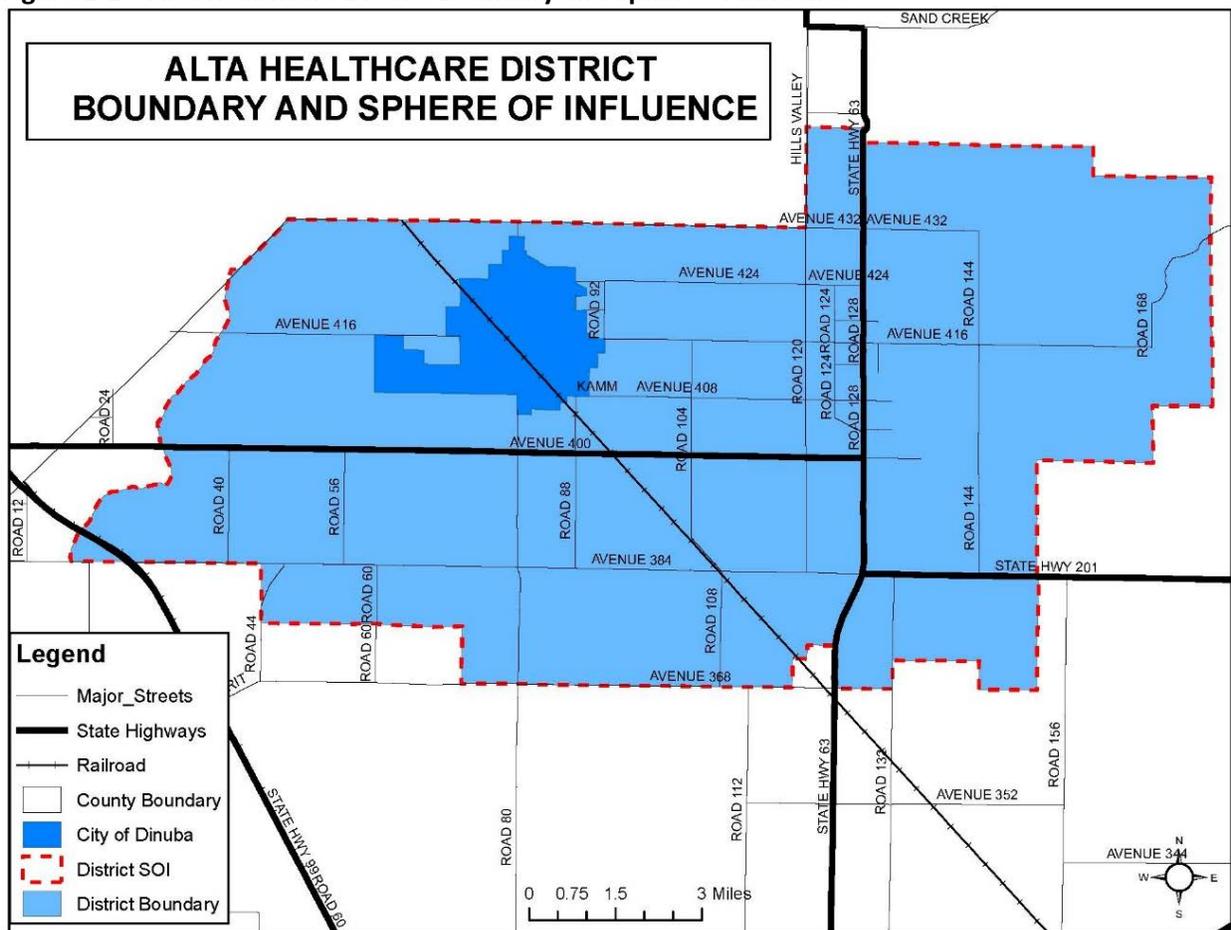
Since the bankruptcy closure in 2015 the District has shifted its focus to its grant program. In 2019 the District conducted a Health Needs Survey to help guide the Board regarding what types of programs to fund to have the biggest impact on the overall quality of health in the District. This survey was followed up with a 5 ½ hour workshop held at the Dinuba Senior Citizens Center. Through the process, the community helped the board focus on what the district funds should be spent.

The District became a Certified Healthcare District through the Association of California Healthcare Districts (ACHD) in 2018. The ACHD Certified Healthcare District Program promotes good governance for Healthcare Districts by creating a core set of accountability and transparency standards.

1 GROWTH AND POPULATION

The District encompasses the City of Dinuba, the communities of Cutler, Orosi, East Orosi, Sultana, Monson, London, Delft Colony and Yettem. The current District Boundary and the currently adopted Sphere of Influence (SOI) for the District are coterminous and illustrated below in **Figure 1-1**.

Figure 1-1 – Alta Healthcare District Boundary and Sphere of Influence



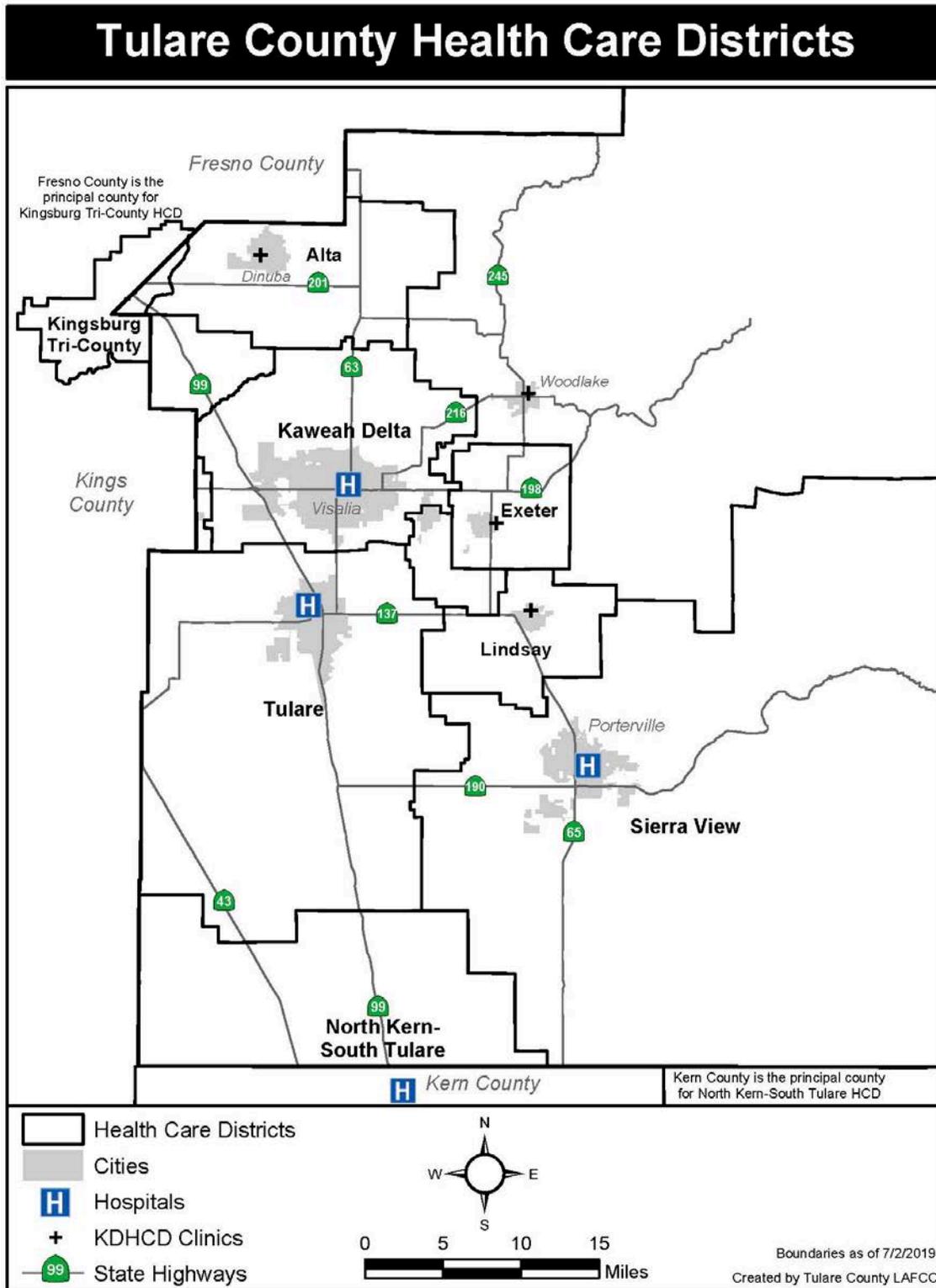
Source: Tulare County LAFCO and Tulare County GIS Database (September 2020)

The Tulare County General Plan projects a population growth rate for the unincorporated portions of the county through 2030 of 1.3%. The 2014 Housing Element of the Dinuba General Plan projects a population growth rate of 1.85% through 2023. The estimated 2019 population within the District is 50,602. The City of Dinuba has a 2019 estimated population of 25,328 which constitutes roughly half of the district.

Future growth in the District boundaries is likely to be a combination of growth within the City of Dinuba and the in the unincorporated areas of the County.

The District does not provide water, sewer, stormwater, utilities or any other services that directly affect the rate or location of population growth. The District is bordered by the Kingsburg Tri-County Health Care District to the west, Sierra Kings Hospital District to the north (Fresno County), and Kaweah Delta Health Care District to the south as shown in **Figure 1-2**.

Figure 1-2 Tulare County Health Care Districts



1.1 Written Determinations

1. The District Boundary and the District Sphere of Influence are coterminous.
2. The Tulare County General Plan projects a population growth rate of 1.3% and the City of Dinuba Housing Element projects a population growth rate of 1.85%.
3. District services do not directly affect the rate or location of population growth.
4. The estimated population within the District is 50,602 (2019) and the City of Dinuba accounts for roughly half the population.

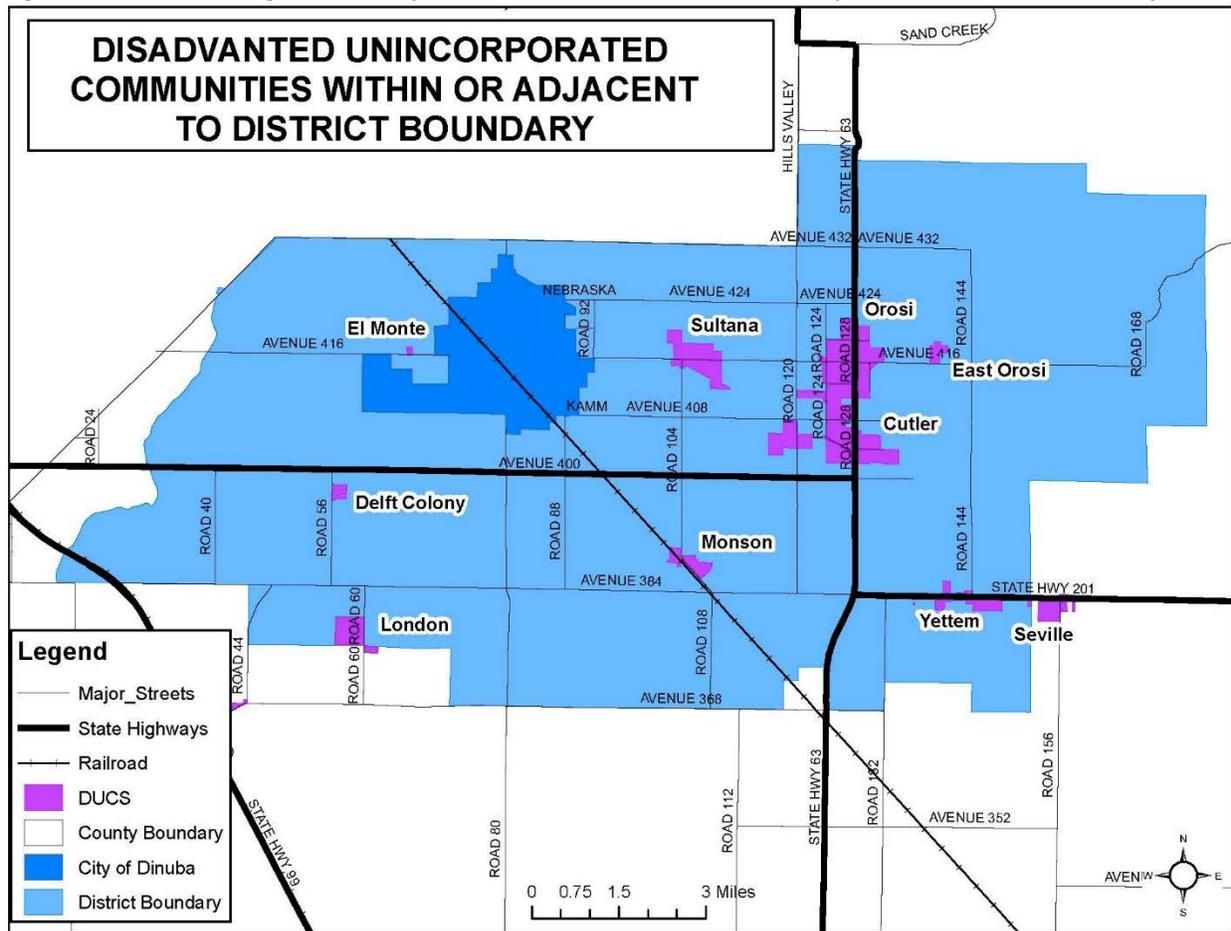
2 THE LOCATION AND CHARACTERISTICS OF ANY DISADVANTAGED UNINCORPORATED COMMUNITIES WITHIN OR CONTIGUOUS TO THE SPHERE OF INFLUENCE

Pursuant to Government Code section 56430, municipal service reviews are required to identify the location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence and to also identify needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection. Government Code section 56033.5 defines a “disadvantaged unincorporated community” as inhabited territory, as defined by section 56046 (12 or more registered voters), or as determined by commission policy, that constitutes all or a portion of disadvantaged community as defined by Water Code section 79505.5 (a community with an annual median household income that is less than 80 percent of the statewide annual median household income).

Tulare County LAFCO Policy C-5.7(C) defines a disadvantaged community as an area that has a median household income 80% or less of the statewide average pursuant to Public Resources Code section 7005(g) and contains at least 20 dwelling units at a density not less than one unit per acre. In addition to what is required by GC section 56430, Tulare County LAFCO Policy C-5(B)(VII)(a) requires that the Written Statement of Determinations for MSRs shall be based on a comprehensive review of area service providers conducted in accordance with GC section 56430(b) and shall include, but is not limited to: estimate of existing population, identification of existing service providers, identification of services provided within the community, service costs, and identification of land use designations, both existing and planned, contained in a city’s General Plan or County’s Community Plan for all (not just disadvantaged) unincorporated communities within or adjacent to the agency’s SOI. (Note: A reasonable effort shall be made to conduct a thorough review; however, the level of detail is subject to the extent data is readily available and relevant to the overall MSR analysis.)

Tulare County LAFCO identified El Monte Mobile Village as part of a list of disadvantaged unincorporated communities (DUCs) that was adopted into policy on 5/2/12/. The DUCs in or adjacent to the District’s current boundary/Sphere of Influence also include Delft Colony, London, Sultana, Monson, Cutler, Orosi, East Orosi, Yettem, and Seville and are shown below in **Figure 2-1**.

Figure 2-1 Disadvantaged Unincorporated Communities Within or Adjacent to District Boundary



Source: Tulare County LAFCO and Tulare County GIS Database (September 2020)

The service providers for water, wastewater, fire, and police protection for the identified DUCs are outlined in Table 1 below.

Table 2-1 Service Providers for DUCs Within or Adjacent to District Boundary

	Water	Wastewater	Fire	Police
El Monte	El Monte Mobile Village	Private Septic	Tulare County Fire	Tulare County Sheriff
Delft Colony	Tulare County	Tulare County	Tulare County Fire	Tulare County Sheriff
London	London Community Services District	London Community Services District	Tulare County Fire	Tulare County Sheriff
Sultana	Sultana Community Services District	Treated at Cutler-Orosi Wastewater Treatment Facility	Tulare County Fire	Tulare County Sheriff
Monson	Sultana Community Services District	Private Septic	Tulare County Fire	Tulare County Sheriff
Cutler	Cutler Public Utility District	Cutler-Orosi Joint Power Wastewater Authority	Tulare County Fire	Tulare County Sheriff

Orosi	Orosi Public Utility District	Cutler-Orosi Joint Power Wastewater Authority	Tulare County Fire	Tulare County Sheriff
East Orosi	East Orosi Community Services District	Treated at Cutler-Orosi Wastewater Treatment Facility	Tulare County Fire	Tulare County Sheriff
Yettem	Yettem-Seville Community Services District	Treated at Culter-Orosi Wastewater Treatment Facility	Tulare County Fire	Tulare County Sheriff
Seville	Yettem-Seville Community Services District	Treated at Cutler-Orosi Wastewater Treatment Facility.	Tulare County Fire	Tulare County Sheriff

Source: Tulare County Community and Legacy Plans

2.1 Written Determinations

1. There are ten disadvantaged unincorporated communities (DUCs) within the District boundaries. These DUCs are El Monte, Delft Colony, London, Sultana, Monson, Cutler, Orosi, East Orosi, Yettem, and Seville.
2. The DUCs within the District boundaries receive services from a variety of sources. These are listed in Table 2-1.

3 PRESENT AND PLANNED CAPACITY OF PUBLIC FACILITIES AND ADEQUACY OF PUBLIC SERVICES INCLUDING INFRASTRUCTURE NEEDS AND DEFICIENCIES

The District has no public facilities or infrastructure and there are no plans to change this.

The District's grant program is the primary tool that the District's uses to implement its mission and vision statements. The District's 2017 adopted grant guidelines (amended in 2019) are readily available on the District's website as is the grant request form. Both the guidelines and the request form are thorough and consistent with the District's mission and vision statements. The guidelines address the purpose for the community grants, areas of consideration, grant requirements, and accountability provisions. All grantees must report a year after award on how they spent the grant.

District staff provided a table outlining the grants distributed since 2016.

Table 3-1 District Grant Awards

Grantee	Approval of Grant	Amount Awarded	Notes
City of Dinuba	11/12/2015	\$70,000.00	New Ambulance
City of Dinuba	11/12/2015	\$113,101.69	New Ambulance
City of Dinuba	3/9/2017	\$156,031.92	New Ambulance
Cutler Orosi Unified	10/19/2017	\$14,000.00	Health and Nutrition Program (3 Years)
Cutler Orosi Unified	9/20/2018	\$14,000.00	2 nd Installment

Cutler Orosi Unified	5/14/2020	\$14,000.00	Carried over \$8,500 for FY 20-21
City of Dinuba	10/17/2018	\$161,437.15	New Ambulance
Monson Sultana Unified	5/17/2018	\$22,500.00	School Garden/Mental Health Services
Monson Sultana Unified	5/16/2019	\$22,500.00	2 nd Installment approved
Monson Sultana Unified	5/14/2020	\$22,500.00	3 rd installment approved.
CSET	1/17/2019	\$10,000.00	Senior Meals Program
Open Gate Ministries	5/16/2019	\$20,000.00	Medical and supplies for half-way house
Dinuba Parks and Rec	9/19/2019	\$62,500.00	Fitness Equipment in Park
Open Gate Ministries	9/19/2019	\$20,000.00	Additional Funding
Proteus	11/21/2019	\$5,000.00	Playground Equipment
Cutler Orosi Unified	12/19/2019	\$21,600.00	Purchase of 18 AEDs
Tulare-Kings Campus Life	12/19/2019	\$40,000.00	Building Healthy Life Skills Program
Valley Health Team Inc.	12/19/2019	\$250,000.00	Urgent Care Hours and Services
Cutler Orosi Unified (1)	10/19/2019	\$87,500.00	Equipment for Sports Complex (see below)
AEDs to be installed at Pena's Disposal	10/19/2019	\$1,183.46	We own the equipment under contract
Open Gate Ministries	4/20/2020	\$80,000.00	Food Distribution/Shelter Home
City of Dinuba	5/14/2020	\$8,000.00	Air Conditioner for Senior Center
CSET	5/14/2020	\$64,812.00	Senior Meals for 6 Months
Cutler Orosi	5/14/2020	\$26,925.68	Equipment for Sports Complex
Monson Sultana Unified	7/16/2020	\$73,850.00	Expand mental health services
Monson Sultana Unified	9/17/2020	\$73,850.00	2 nd installment approved to be paid at a future date
Monson Sultana Unified	9/17/2020	\$73,850.00	3 rd installment approved to be paid at a future date
AEDs to be installed at Family Tree Farms	7/16/2020	Cost is still being determined	Contract out for signature. District would own equipment

3.1 Written Determinations

1. The District has no public facilities or infrastructure and there are no plans to change this.
2. The District operates a grant program to fund a variety of health related projects, equipment, and programs.

4 Financial Ability to Provide Service

The purpose of this section is to evaluate the jurisdiction's capability to finance needed improvements and services.

From 2002, the District was in bankruptcy until closed by court order on October 31, 2015. For the years following the bankruptcy proceedings, the district's primary function was to pay off its obligations. With those obligations met the district has in recent years shifted its focus to its grant program.

The District's prepares an annual budget and receives regular audits. According to the District's 2016 audit (the first fiscal year following the end of Chapter 9 bankruptcy), the District's revenues exceeded its expenditures by \$170,486 to end the fiscal year with a total net position of \$438,604. According to the District's 2017 audit, the District's revenues exceeded its expenditures by \$200,010 to end the fiscal year with a total net position of \$653,322. According to the District's 2018 audit, the District's revenues exceeded its expenditures by \$341,926 to end the fiscal year with a total net position of \$984,834. Since 2016 the amount of grants awarded has substantially increased. In calendar year 2017 the District awarded \$170,031 in grants, in 2018 the amount was \$197,937, in 2019 the amount was \$540,283 and by September in 2020 the amount was \$415,287. The fiscal year 2020/2021 budget projects \$528,000 income (from property taxes) and \$653,045 in total expenses with \$494,000 of those expenses going to grant awards. While it is understandable that the District may have wished to build up reserves coming out of bankruptcy and is now spending into those reserves, the District should develop a policy for an appropriate level of reserves for the district going forward.

4.1 Written Determinations

1. The District prepares an annual budget and receives regular audits.
2. The District's budget for fiscal year 2020/2021 included \$494,000 for grants.
3. As of July 1, 2019, the District had a net position of \$1,182,696.
4. Based on available financial information, the District is financially sound.
5. The District should develop a policy for a target level of reserves.

5 STATUS OF AND OPPORTUNITIES FOR COST AVOIDANCE AND SHARED FACILITIES

The purpose of this section is to identify practices or opportunities that may help to eliminate unnecessary costs and to evaluate opportunities to share facilities and resources, thereby increasing efficiency.

The District's contracts 3 part time staff to meet the District's clerical, financial and legal needs. This avoids unnecessary costs and long-term liabilities such as the provision for retirement and healthcare. The District owns no facilities. The board holds its meetings at the Dinuba public library free of charge to the District. Some of the grants the District has distributed have gone to government and non-profits for medical equipment like AEDs. The District has also awarded AEDs to businesses where the District establishes a user agreement. The District should continue to find opportunities to share medical equipment and other resources with government and non-profit groups for the benefit of District residents.

The City of Dinuba provides ambulance services in the City and unincorporated areas in northern Tulare County. Four of the grants distributed since 2016 totaling \$500,570.76 have been to the City of Dinuba for the purchases of new ambulances. Kaweah Delta Health Care District (HCD) operates a clinic within the City of Dinuba. This clinic does not currently receive any funding from Alta HCD but there is an opportunity for shared resources as discussed in the next section of this MSR.

Legal fees remain high for the District. The 2020/2021 budget allocates \$72,000 to legal fees despite the district being out of bankruptcy. This is largely due to the District not having an administrator and relying upon their contract legal counsel to handle many of the District's operations, acting much like an administrator. The District should evaluate if there are more effective alternatives for District operations versus relying on contract legal counsel.

5.1 Written Determinations

1. The District avoids unnecessary costs and liabilities by contracting out professional services.
2. The District should continue to coordinate and collaborate with the City of Dinuba and the school districts within its boundaries and other government and non-profit organizations to share medical equipment and other resources.
3. The District should evaluate if there are more cost effective alternatives to manage District operations/administration.

6 ACCOUNTABILITY FOR COMMUNITY SERVICE NEEDS INCLUDING GOVERNMENT STRUCTURE AND OPERATIONAL EFFICIENCIES

The purpose of this section is to consider the advantages and disadvantages of various government structure to provide public services, consider the management structure of the jurisdiction and evaluate the accessibility and levels of public participation associated with the agency's decision-making processes.

6.1 Government Structure

In May of 2019 the Kaweah Delta HCD issued a district boundary study where the potential consolidation of neighboring districts was examined for the purposes of spreading future bond issues to areas that use Kaweah Delta HCD facilities but are not currently within their boundaries. No recommendations were made from the study regarding if Kaweah Delta HCD should try to consolidate with neighboring districts. Rather, an analysis of what it might look like, how much revenue Kaweah Delta HCD may receive, the feasibility and the process of doing so were examined. The report also looked at data from California's Office of Statewide Health Planning and Development (OSHPD) regarding Kaweah Delta HCD's market share of emergency/urgent care facilities and hospital stays of patients from within Alta HCD.

Table 6-1 Hospital Services Provided to Alta HCD Residents (2018)

Hospital	In-Patient*	%	Hospital	ER Only*	%
Kaweah Delta	1,839	43.7	Reedley-Adventist	12,043	52.0
Reedley-Adventist	674	16.0	Kaweah Delta	3,673	15.9
Fresno-CRMC	448	10.6	Hanford-Adventist	3,052	13.2
Hanford-Adventist	301	7.2	Valley Children's	1,619	7.0
Valley Children's	254	6.0	Fresno-CRMC	542	2.3
All Others	691	16.4	All Others	2,229	9.6

Source: OSHPD using 93615, 93618, 93647 and 93666 zip codes

*In-Patient includes Emergency visits that result in hospitalization. Emergency includes Ambulatory Surgery (same day surgery – no hospitalization).

Kaweah Delta HCD operates a clinic within the Alta HCD boundaries in the City of Dinuba. Kaweah Delta has approached the Alta HCD seeking cooperation with the District in order to be able to issue bonds to construct certain state mandated seismic requirements for its hospital. Alta HCD has discussed alternate solutions to a consolidation with Kaweah Delta. Alta HCD has expressed interest in a JPA that would expand urgent care services and hours at the Kaweah Delta clinic in Dinuba. A group consisting of both the Districts attorneys and two representatives of each District was established to start discussions in the summer of 2020. A JPA would be beneficial for both Districts with the combination of funding from Alta HCD and expanded health care services at Kaweah Delta HCD's Dinuba clinic.

A primary benefit of a JPA with Kaweah Delta rather than consolidation is the retention of local control of funding of health care services within Alta HCD. However, a consolidation should still be reviewed and considered by Alta HCD. A consolidation could result in greater efficiency in the use of taxpayer funding and a better economy of scale for the provision of health care services for the area. A consolidation could include a condition that existing property tax revenue within Alta HCD must be used for health care services within the former District boundaries.

In the absence of a JPA or consolidation, Alta HCD's funding of ambulances for the City of Dinuba and other grant awards appear to be effective at meeting the District's mission and vision with serving District residents and consistent with the responsibilities of a health care district in California Health and Safety Code.

6.2 Local Accountability and Governance

LAFCO may consider the agency's record of local accountability in its management of community affairs as a measure against the ability to provide adequate services to the SOI and District boundaries. The District has a five-member Board of Directors elected by voters residing within the District's boundary. Board seats are divided into five district areas. All five District board seats are filled.

The board creates District policy by adopting resolutions and ordinances through duly-noticed public meetings. Regularly scheduled Board meetings, which are open to the public are held on the third Thursday of the month starting at 11:00 a.m. The meetings are held in the Dinuba library located at 150 S. I Street. District board meetings are open to the public and residents are invited to attend the monthly board meetings. Opportunity to address the District board on items not on the agenda is provided on each meeting's agenda.

The District maintains a website that meets the requirements of SB 929 and SB 272. The District's website provides general district information, board of directors contact information, board meetings times and location, and the grant funding guidelines and application form. Agendas are posted at the Dinuba Public Library and on the district's website no less than 72 hours prior to the meeting. Agendas and minutes are posted to the website under the "Board Meetings" tab. A direct link to the most recent agenda should be added to the home page.

The board members are familiar with the Brown Act and receive yearly training. The board also regularly sends a member to the Association of California Health Care Districts meeting to receive training.

The District's 2019 audit states that the District's Governing Board adopted a budget without holding a public hearing. Though the meeting was properly noticed, the board failed to open it up for public comment. All future budgets passed by the District should hold a public hearing.

6.3 Written Determinations

1. The District's grant awards appear to be effective at meeting the District's mission and vision.
2. The District should continue JPA discussions with Kaweah Delta HCD.
3. The District should review and consider consolidation with Kaweah Delta HCD.
4. The District is governed by a five-member Board of Directors elected by voters residing within the District's boundary. Board seats are divided into five district areas.
5. The District complies with the Brown Act open meeting law by holding regularly scheduled meetings in which the public is invited. Regularly scheduled meetings are held every other month on the third Thursday at 11:00 a.m. at the Dinuba library. Agendas for Board meetings are posted at the Dinuba Public Library and on the district's website no less than 72 hours prior to the meeting.
6. The District maintains a website that meets the requirements of SB 929 and SB 272. The District's website provides district information, board of directors contact information, board meeting times and location, and the grant funding guidelines and application form. It is recommended that the District provide a direct link to the most recent agenda to the home page.
7. The District's 2019 audit states that the District's Governing Board adopted a budget without holding a public hearing. All future budgets passed by the District should hold a public hearing.

7 ANY OTHER MATTER RELATED TO EFFECTIVE OR EFFICIENT SERVICE DELIVERY AS REQUIRED BY COMMISSION POLICY

Alta HCD has no boundary conflicts or sphere of influence conflicts with any other hospital/health care district. Since Alta HCD does not have a hospital facility and there are no plans for outward growth of services, the existing SOI is recommended to remain conterminous with the District boundaries.

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

In the Matter of the Adoption of the)
Municipal Service Review Update) **RESOLUTION NO. 21-XXX**
For the Alta Healthcare District)

WHEREAS, the Commission is authorized by Government Code Section 56430 to conduct a service review of the municipal services provided in the county or other appropriate area designated by the Commission and prepare a written statement of its determinations; and

WHEREAS, Government Code Section 56425(g) requires the commission to review and update all spheres of influence (SOI), as necessary, every five years; and

WHEREAS, a service review must be completed before the Commission can consider an update to a SOI for a city or a district which provides municipal services as defined by Commission policy; and

WHEREAS, on August 3, 2011, the Commission adopted the first Municipal Service Review (MSR) and statement of determinations for Alta Healthcare District (Resolution 11-011); and

WHEREAS, the Alta Healthcare District MSR and its determinations have been updated to allow for the Commission’s consideration of a comprehensive update to the District’s SOI; and

WHEREAS, on January 20, 2021 this Commission heard, received, and considered testimony, comment, recommendations and reports from all persons present and desiring to be heard in 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 and updated MSR Report for the Alta Healthcare District including any corrections have been received and considered.

2. The Commission has reviewed and considered the information, material and facts presented by the following persons who appeared at the public hearing and commented on the proposal:

XXXXXXXXXX

XXXXXXXXXX

3. 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.

- 4. The Commission hereby finds the updated Alta Healthcare District MSR:
 - (a) Includes a subregion of the county appropriate for an analysis of the services to be reviewed;
 - (b) Contains a written statement of the Commissions' determination of the subjects required to be analyzed in an MSR, and
 - (c) Reviews all of the services subject to review within the Alta Healthcare District boundary as set forth in LAFCO policy C-5.

5. The Municipal Service Review Report, including statement of determinations, for the Alta Healthcare District is hereby adopted.

6. The current Sphere of Influence boundary shall remain unchanged.

The foregoing resolution was adopted upon motion of Commissioner X and seconded by Commissioner X, at a regular meeting held on this 20th day of January 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

PRESENT:

ABSENT:

Ben Giuliani, Executive Officer

si



TULARE COUNTY LOCAL AGENCY FORMATION COMMISSION

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

January 20, 2021

To: LAFCO Commissioners and Alternates

From: Steven Ingoldsby, Staff Analyst

Subject: 2020 Annual Report

COMMISSIONERS:

*Julie Allen, Chair
Martha Flores, V-Chair
Pete Vander Poel
Dennis Townsend
Vacant*

ALTERNATES:

*Eddie Valero
Fred Sheriff
Vacant*

EXECUTIVE OFFICER:

Ben Giuliani

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 2020. The February meeting was combined with January and the May, July, September, and November meetings were cancelled.

January

Sphere of Influence Amendment to the Lindsay-Strathmore Irrigation District, 1546a

The Commission approved a Sphere of Influence amendment for 45.3 acres of land bisected by Holworthy Drive between Avenue 222 and Avenue 228 alignments

Annexation and Detachment to the Lindsay-Strathmore Irrigation District, 1546

The Commission approved the annexation of 229 acres and the detachment of 310 acres at various locations within and adjacent to the district

MARCH

City of Tulare Annexation, 1547-T-166 (Cartmill Crossing)

The Commission approved the annexation of 144.43 acres located at the northeast corner of Cartmill Ave and SR 99 to the City of Tulare and detachment of the same area from the Tulare Irrigation District and CSA #1.

Sphere of Influence Amendment to the City of Woodlake, 1548-W-25a

The Commission approved a sphere of influence amendment to include 38 acres located west of the intersection of Cajon Ave and SR 245.

Annexation to the City of Woodlake, 1548-W-25

The Commission approved an annexation of 54.4 acres to the City of Woodlake and detachment of the same area from CSD #1 located west of the intersection of Cajon Ave and SR 245 and between Cajon Ave and Wutchumna Ave east of Road 212.

Annexation to the City of Tulare, 1549-T-167 (Fernjo Estates)

The Commission approved an annexation of 18.1 acres to the City of Tulare located east of Mooney Boulevard, south of the intersection of Mooney and Bardsley and detachment of the same area from Tulare Irrigation District and CSA #1.

APRIL

Annexation to the Goshen Community Services District, 1550 (Goshen)

The Commission approved an annexation of 76 acres to the Goshen CSD located at the southwest corner of Road 64 and Avenue 308.

Fee Waiver for Detachment from Porterville Irrigation District

The Commission approved a reduction of the application fee for a future proposed detachment of property from the Porterville Irrigation District.

2020/2021 Preliminary Budget and Work Program

The Commission approved the 2020/2021 Preliminary Budget and Work Program and designated \$60,000 from reserve funding to offset city/county contributions.

Alternate Public Member Selection Committee

The Commission appointed Commissioner Townsend and Commissioner Flores to the selection committee

June

2020/2021 Final Budget and Work Program Adoption

The Commission adopted the Final 2020/2021 Budget and Work Program with the application of \$60,000 of reserve funds.

AUGUST

Extraterritorial Service Agreement, 2020-001

The Commission approved an extraterritorial service agreement for 126.9 acres to be served by the City of Visalia located at the southeast corner of Caldwell and SR 99.

Letter of Opposition

The Commission approved a letter of opposition to proposed amendments to SB 414 (Small System Water Authority Act).

OCTOBER

Designate LAFCO Appointee to the Tulare County Association of Governments RTP/SCS Roundtable

The Commission appointed Commissioner Allen to participate as LAFCO's representative at the SCS Roundtable.

Yettem-Seville Update

Tulare County Staff provided an update regarding the water system improvement project in the Yettem-Seville Community Services District.

Letters Regarding East Orosi CSD Water System Consolidation

The Commission was presented with letters from the Tulare Board of Supervisors, the State Water Resources Control Board and a September 2020 letter from Tulare County LAFCO regarding the East Orosi CSD consolidation with Orosi PUD.

DECEMBER

Lindsay Local Hospital District Municipal Services Review Update

The Commission adopted the Lindsay Local Hospital District MSR Update.

Alternate Public Member Selection Committee

The Commission appointed Fred Sheriff for the Alternate Public Member position.

Letter Regarding Orosi PUD/East Orosi CSD Water System Consolidation

The Commission was presented with letters from the State Water Resources Control Board ordering the mandatory consolidation of the East Orosi CSD water system into the Orosi PUD water system.

Note: Two ESAs for developed single residential parcels in East Porterville for water service from the City of Porterville were approved by the Executive Officer in 2020 (listed in the January, 2021 agenda).

LAFCO Activity Overview

Figure 1 (City Annexation Map)

During the calendar year 2020 Tulare County LAFCO approved 3 city annexations.

Figure 2 (District Annexation and Detachment Map)

During the calendar year 2020 Tulare County LAFCO approved 2 district annexations and 1 detachment.

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 12/31/2020.

Cities and special districts that annexed or detached territory into their jurisdictional boundaries during 2020 are highlighted in blue, while cities and districts that 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 3 extraterritorial service agreements approved in 2020. One was for undeveloped commercial land for Visalia sewer service and two for developed residences for Porterville water service.

The County's four most populace cities experienced the largest total acreage increase and highest square mileage growth rate from 1/1/1980 to 12/31/2020. 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. The large annexation to the Goshen Community Services District this year is an uncommon exception. 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 2020, no single annexations occurred that were 300 acres or larger.

Table 4

Table 4 corresponds to Figure 11. The table shows the loss of prime agricultural soils from 1/1/1980 to 12/1/2020, 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 fourteen years (2006-2020), 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 2020, all 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 2020, 1 annexation (a portion of Tulare Cartmill Crossing) 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 2020, no annexations 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 2020, 1 annexation of 7 acres occurred in this category (a portion of Tulare Cartmill Crossing).

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 2020 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 a large portion of prime agricultural land will inevitably be converted to urban uses.

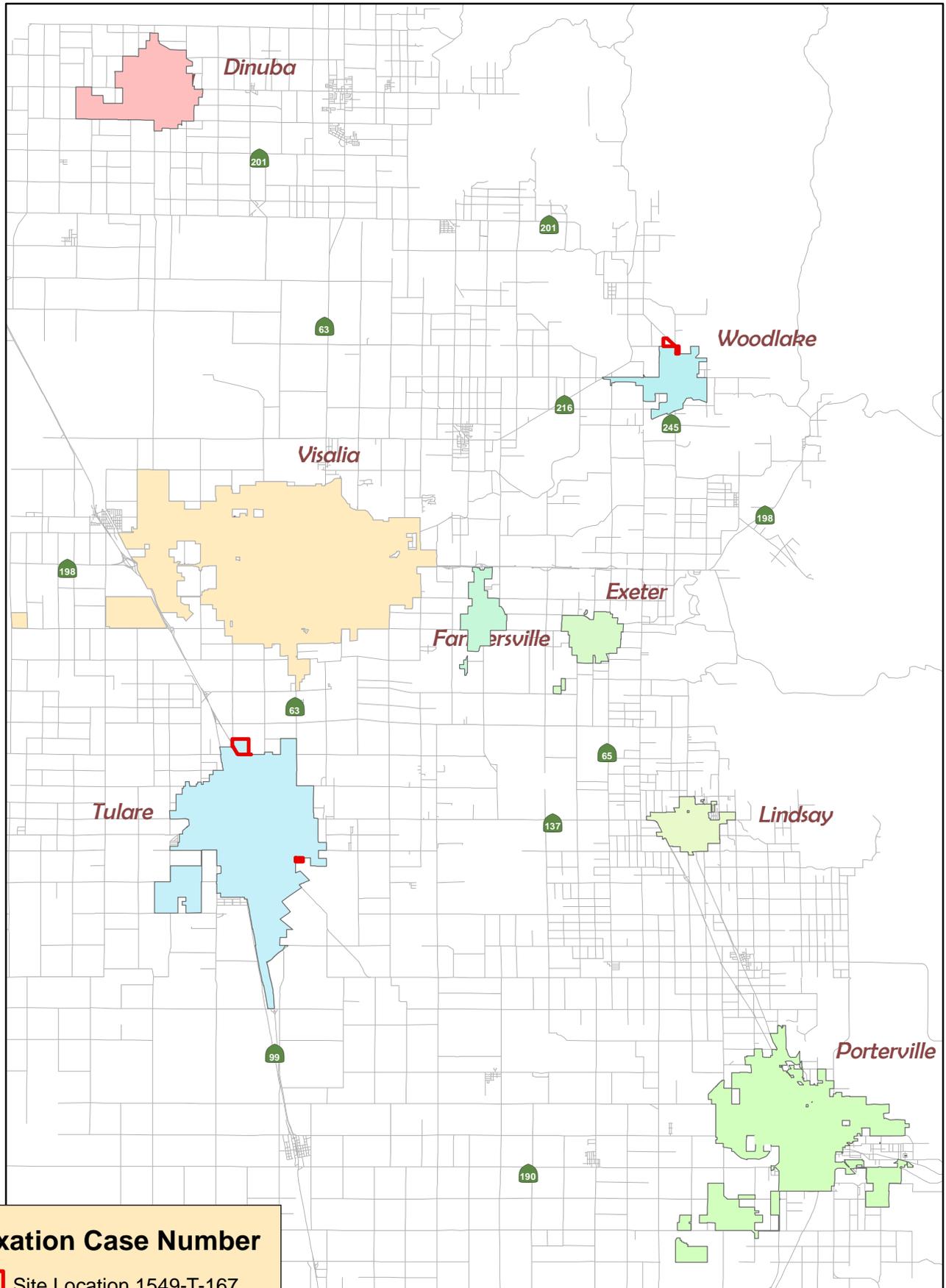
Figure 12 (Williamson Act Land)

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.

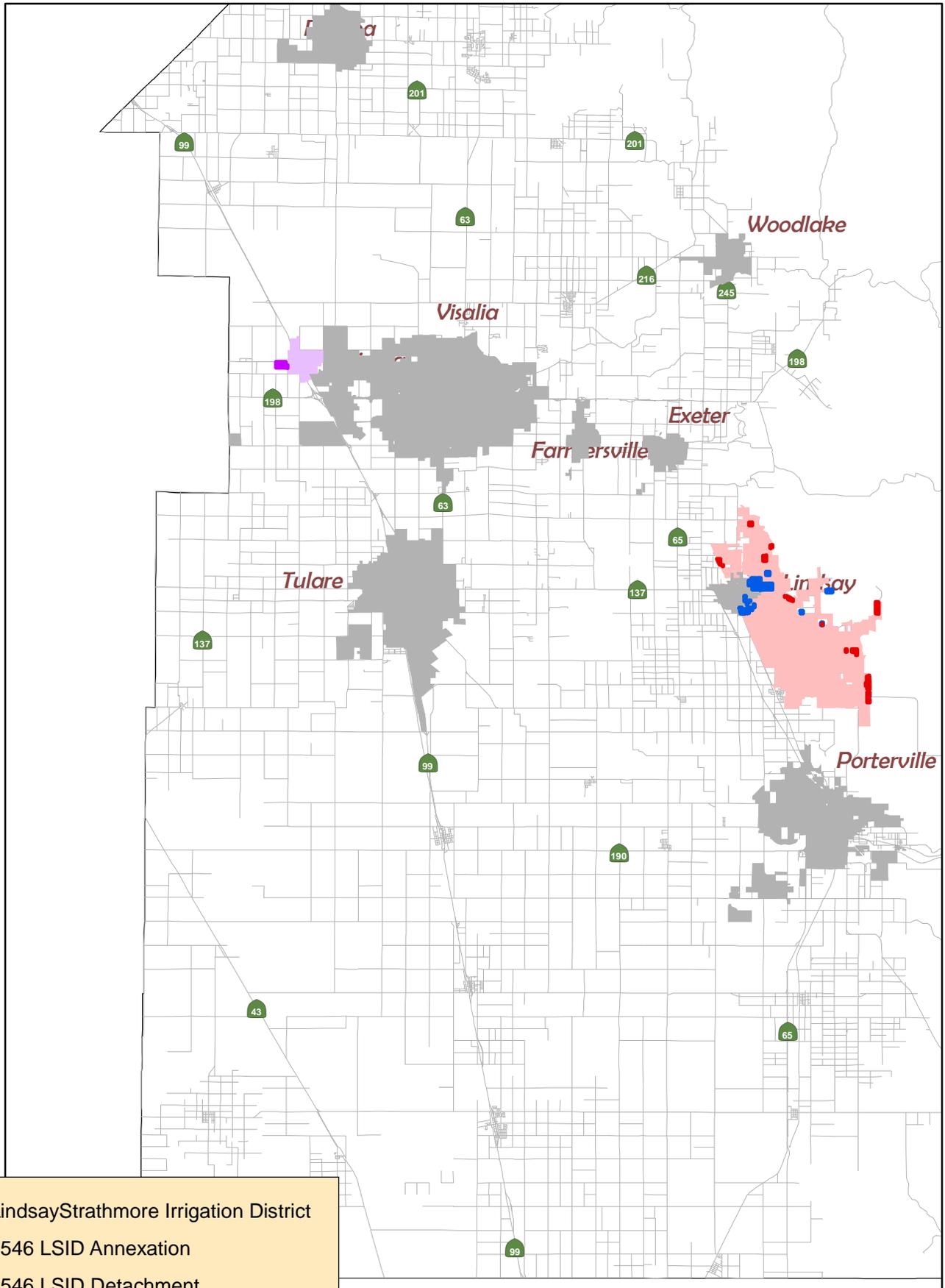
Figure 1 City Annexations Overview



Annexation Case Number

-  Site Location 1549-T-167
-  Site Location 1548-W-25
-  Site Location 1547-T-166

Figure 2 District Annexations and Detachments

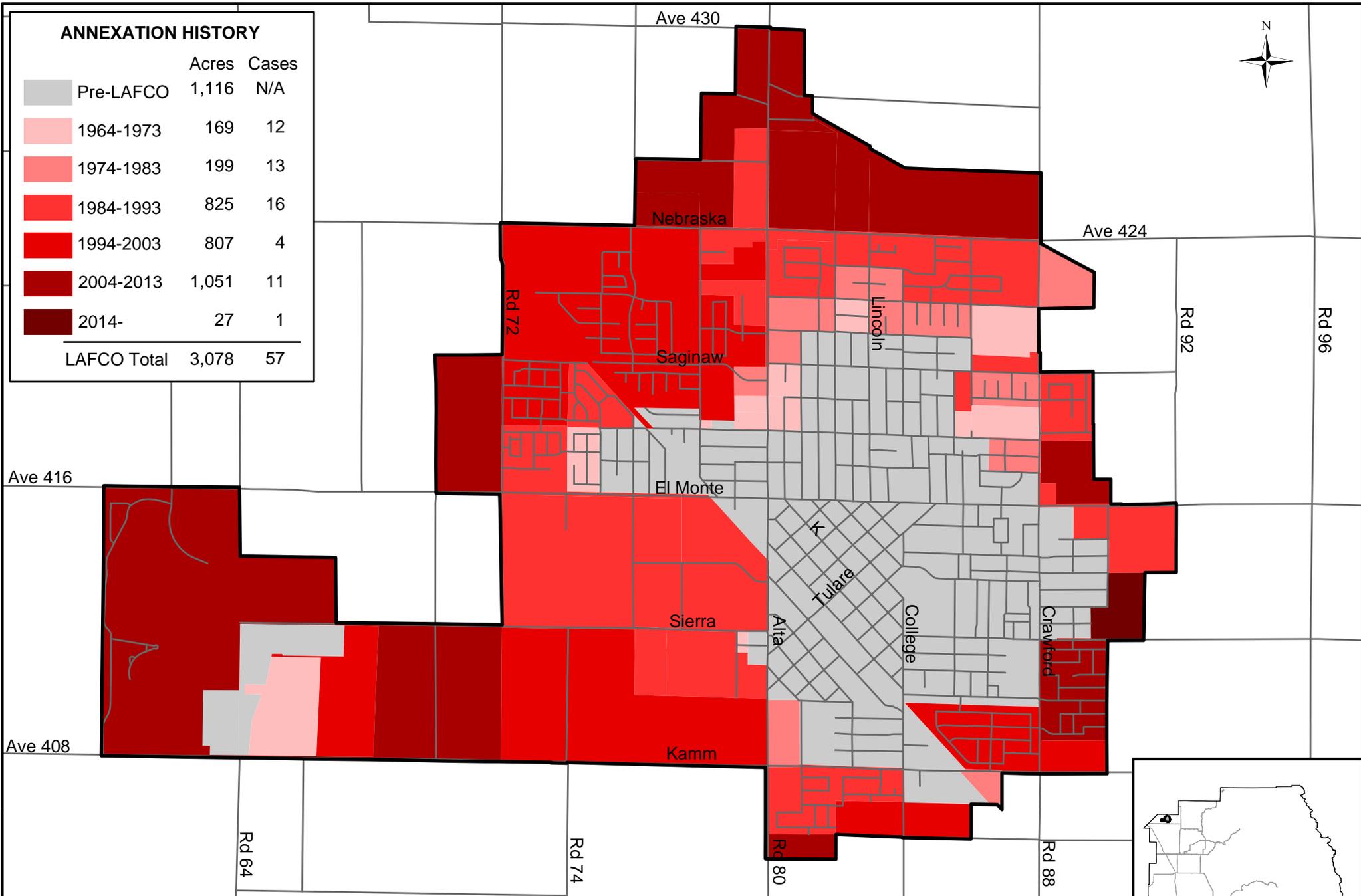


-  Lindsay Strathmore Irrigation District
-  1546 LSID Annexation
-  1546 LSID Detachment
-  Goshen Community Services District
-  1550 Goshen Annexation

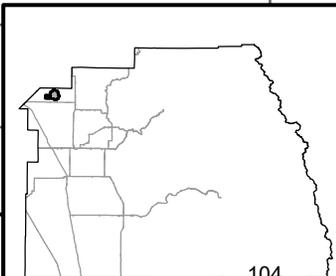
City of Dinuba

ANNEXATION HISTORY

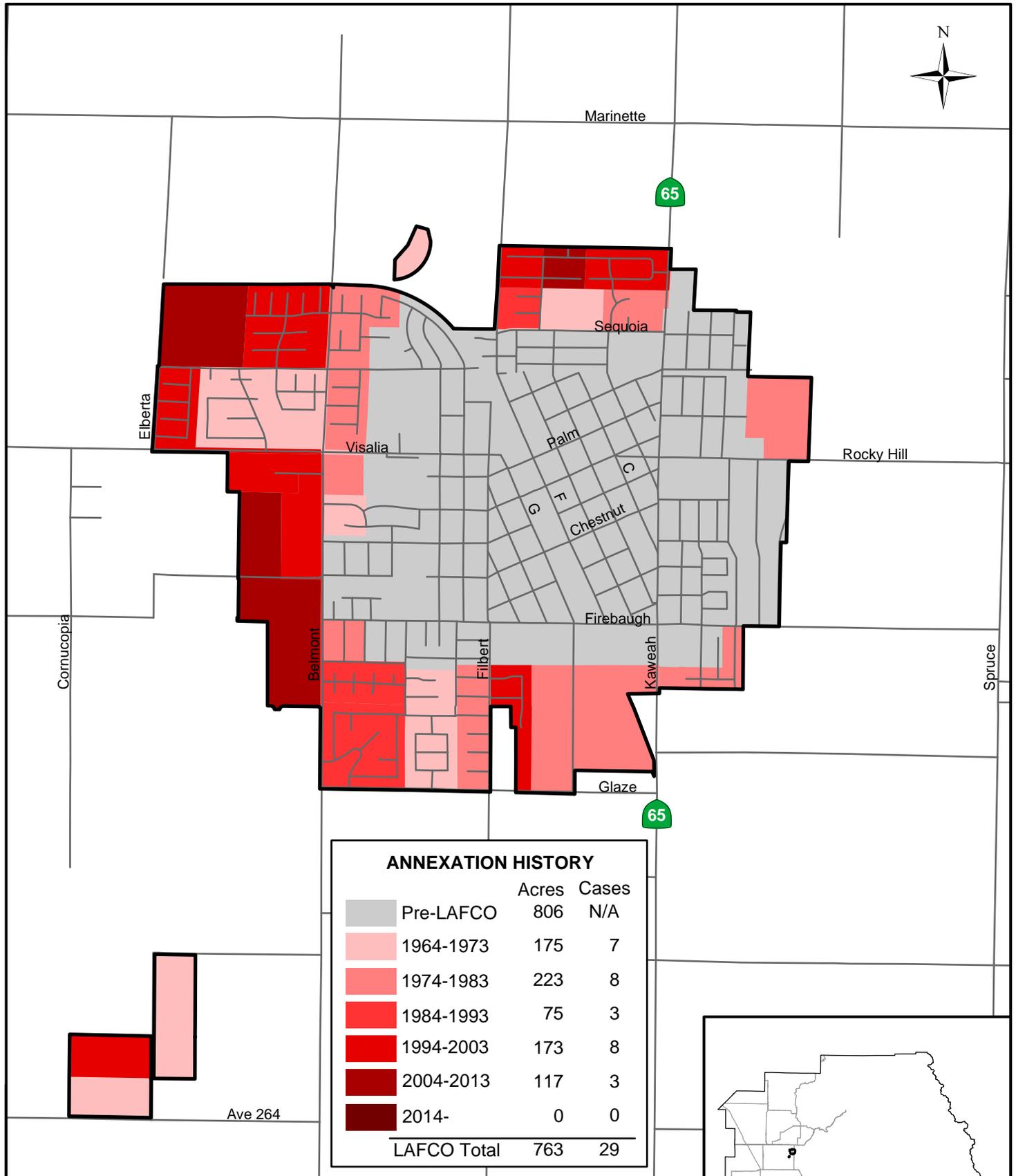
	Acres	Cases
Pre-LAFCO	1,116	N/A
1964-1973	169	12
1974-1983	199	13
1984-1993	825	16
1994-2003	807	4
2004-2013	1,051	11
2014-	27	1
LAFCO Total	3,078	57



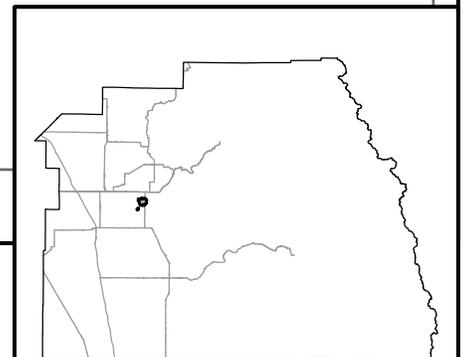
City of Dinuba
 Streets



City of Exeter



 City of Exeter
 Streets

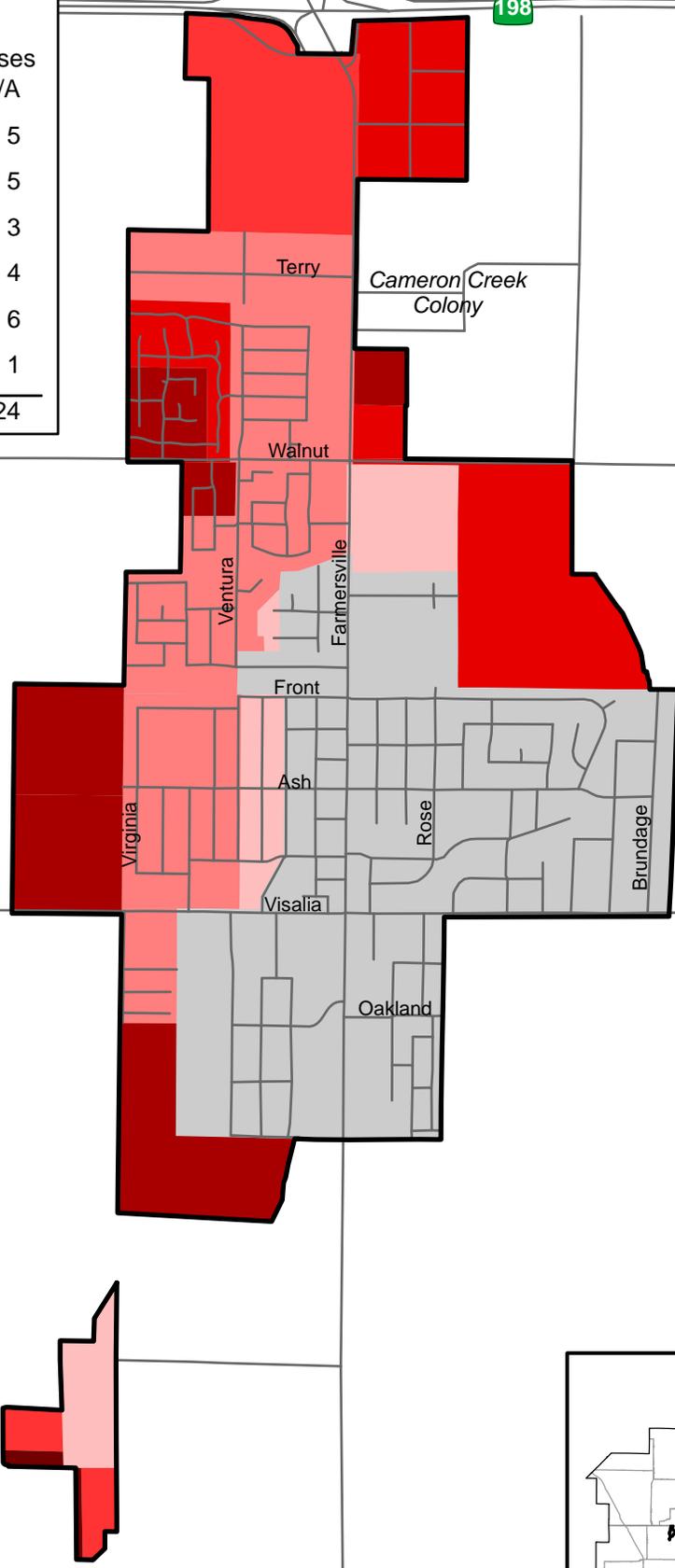


City of Farmersville

ANNEXATION HISTORY

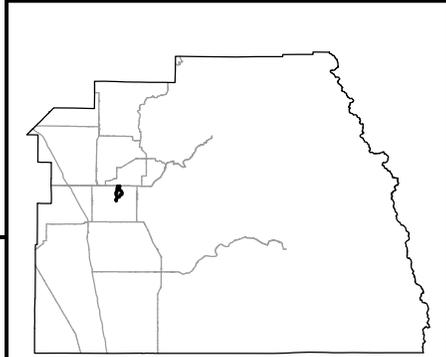
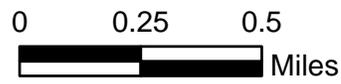
	Acres	Cases
Pre-LAFCO	542	N/A
1964-1973	91	5
1974-1983	308	5
1984-1993	114	3
1994-2003	195	4
2004-2013	183	6
2014-	5	1
LAFCO Total	896	24

198

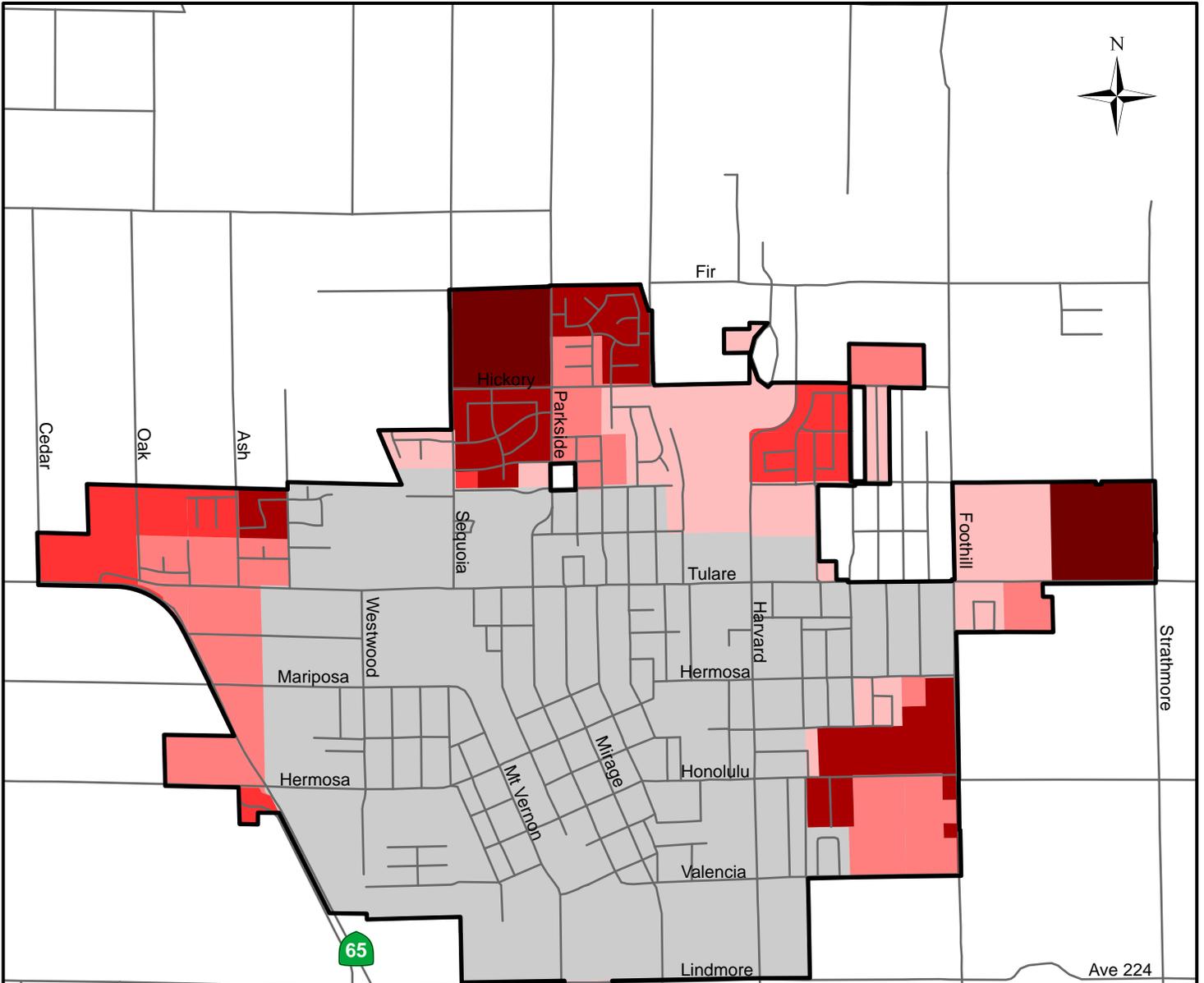


Rd 156
Ave 280

 City of Farmersville
 Streets



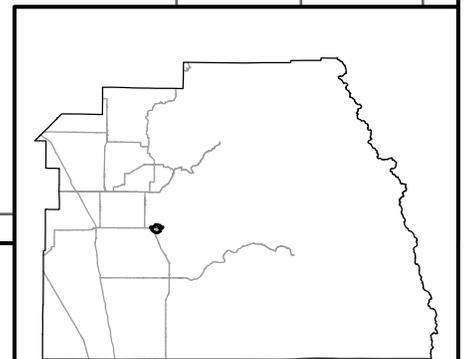
City of Lindsay



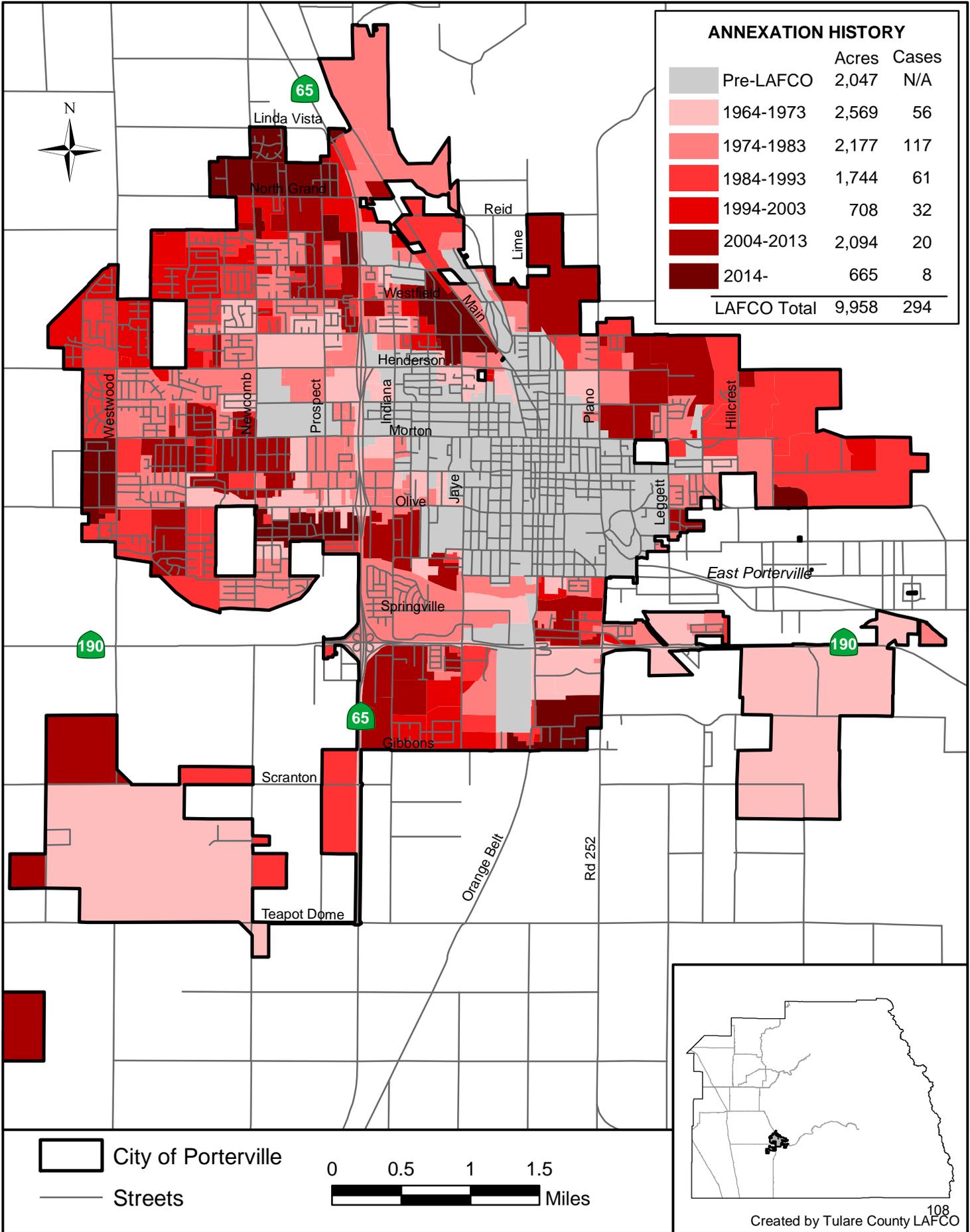
ANNEXATION HISTORY

	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
LAFCO Total	685	45

- City of Lindsay
- Streets



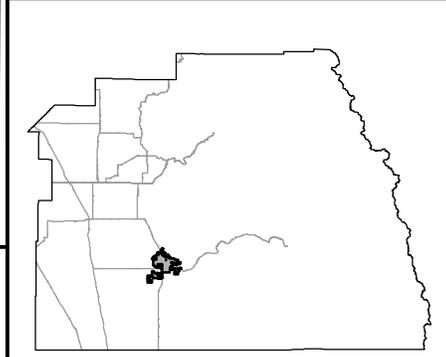
City of Porterville



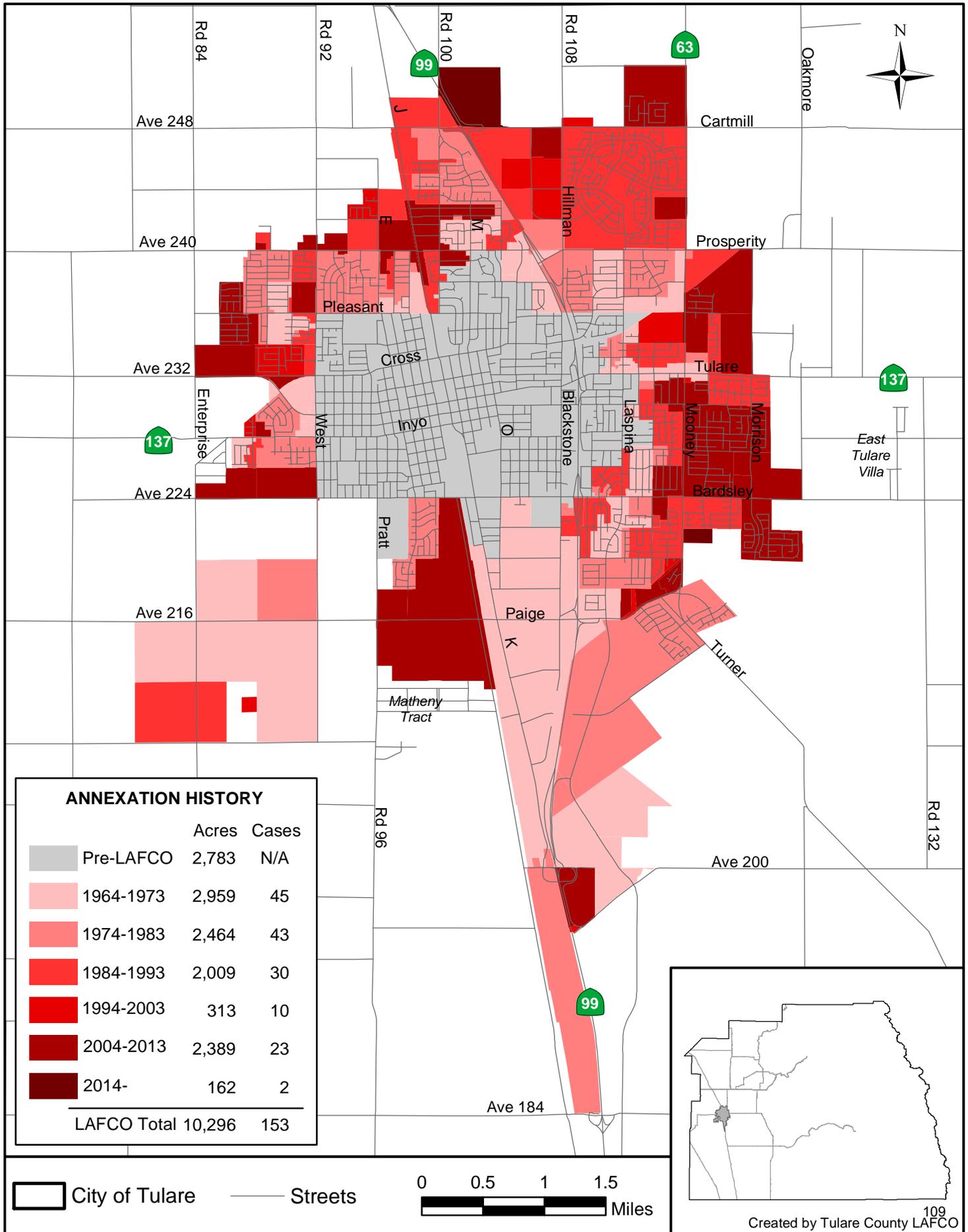
City of Porterville

Streets

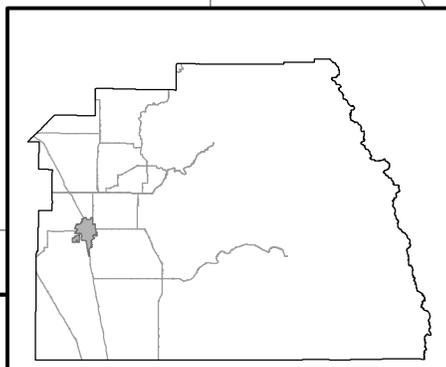
0 0.5 1 1.5 Miles



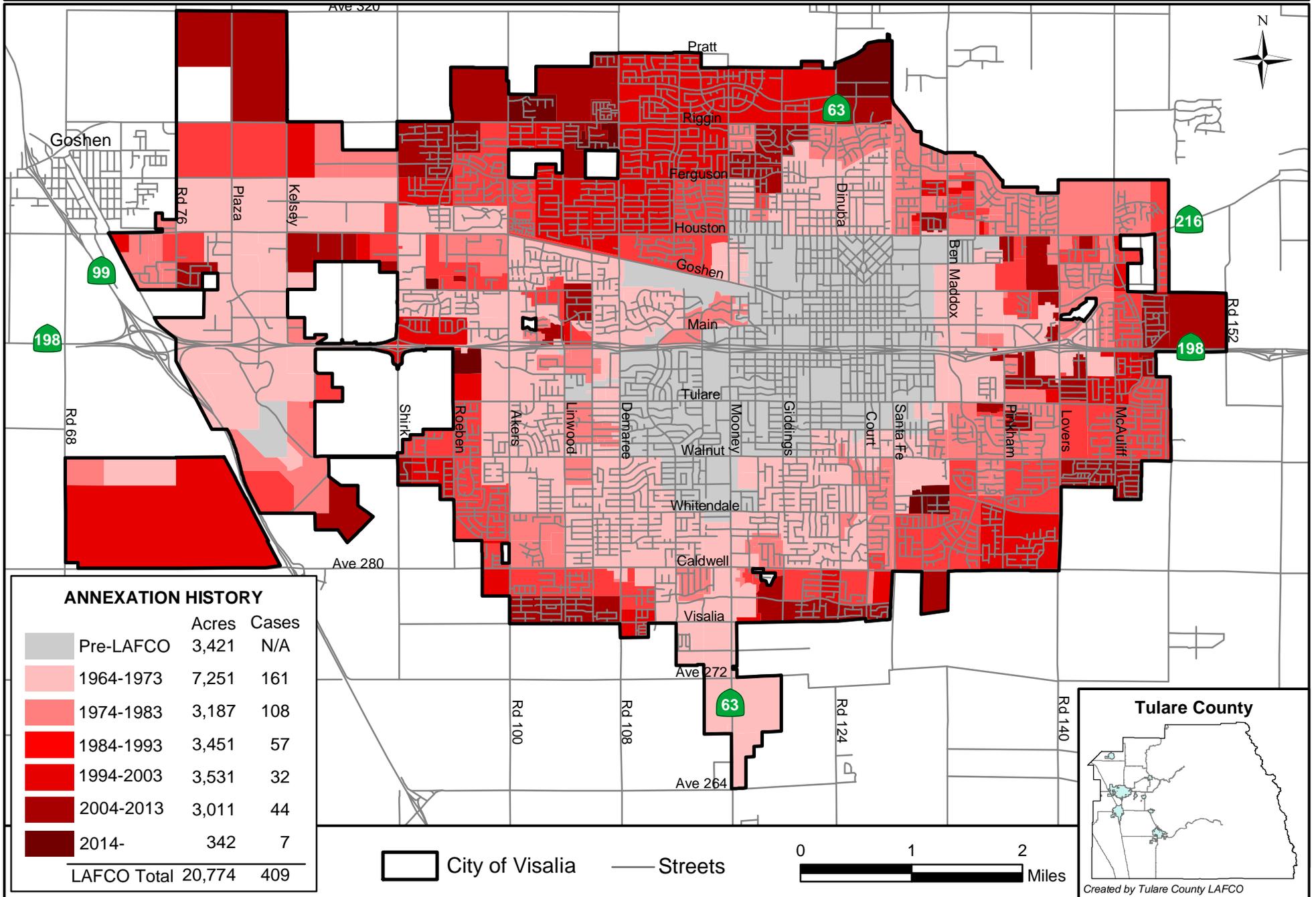
City of Tulare



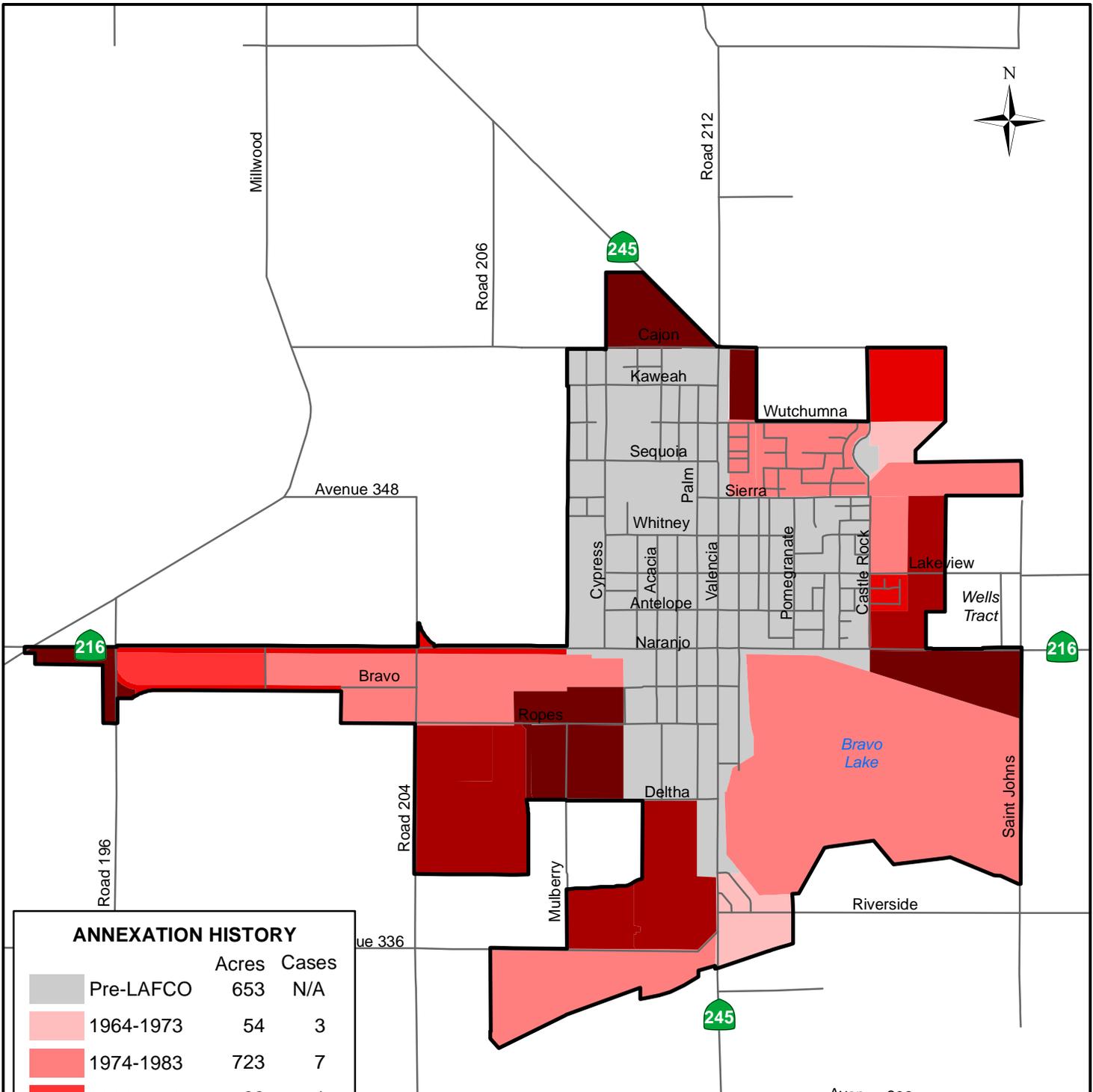
City of Tulare Streets



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-	202	5
LAFCO Total	1,582	25

 City of Woodlake
 Streets

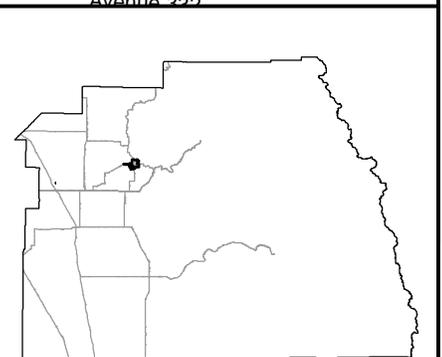


Table 1 - City Area Increase 1980 to 2020

	1/1/1980 Acres	12/1/2020 Acres	Annexed Acres	1/1/1980 Sq. Miles	12/1/2020 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	12,005.0	5,568.1	10.1	18.8	8.7	86.5
Tulare	7,094.3	13,115.8	6,021.5	11.1	20.5	9.4	84.9
Visalia	13,162.8	24,322.2	11,159.4	20.6	38.0	17.4	84.8
Woodlake	926.9	2,015.4	1,088.4	1.4	3.1	1.7	117.4
CITY TOTAL	32,531.2	60,406.1	27,875.0	50.8	94.4	43.6	85.7

Tulare had 2 annexations in 2020. Woodlake had 1 annexation in 2020. Visalia had 1 ESA.

Table 2 - Urban District Area Increase 1980 to 2020

	1/1/1980 Acres	12/1/2020 Acres	Annexed Acres	1/1/1980 Sq. Miles	12/1/2020 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	577.4	1,220.8	643.4	0.9	1.9	1.0	111.4
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	317.6	420.6	103.0	0.5	0.7	0.2	32.4
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
DISTRICT TOTAL	16,306.0	18,267.1	1,954.5	25.5	28.5	3.1	12.0

Table 3 - A 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	
2019	216.23	101.70	96.73	17.80	5	
2020	292.93	243.79	12.96	36.18	4	
TOTAL	29,662.24	21,334.23	5,006.53	1,573.74	496	

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

◆ Total ■ Undeveloped

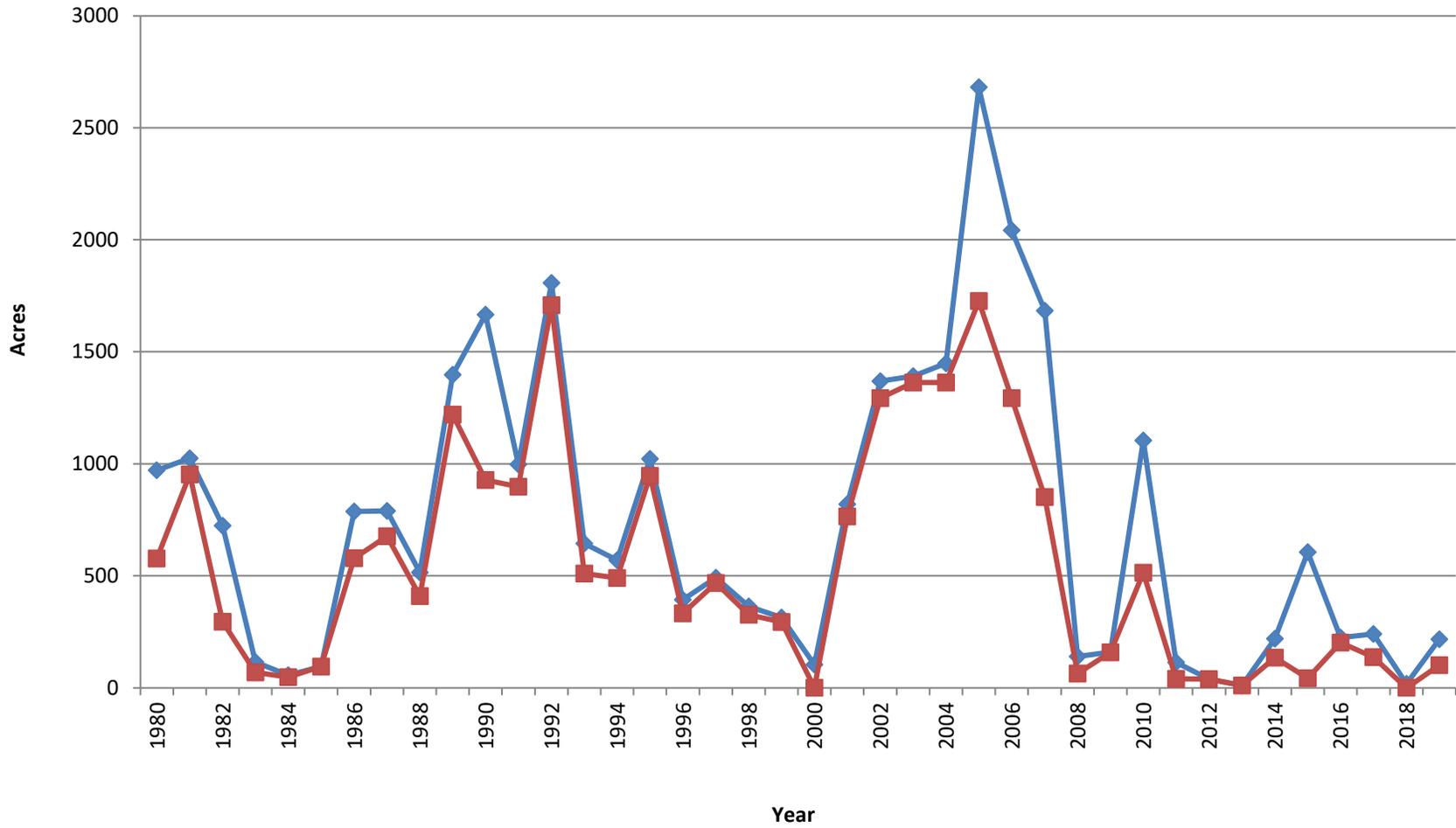


Table 4 - Annexations per Soil Type (USDA classifications) 1980 to 2019

	1/1/1980 Acres	12/1/2020 Acres	Annexed Acres	1/1/1980 Sq. Miles	12/1/2020 Sq. Miles	Annexed Sq. Miles	% Decrease
Class I	392,000.6	371,484.1	20,516.5	612.5	580.4	32.1	5.2
Class II	115,157.4	112,241.2	2,916.2	179.9	175.4	4.6	2.5
Non-Prime	596,052.7	591,644.8	4,407.9	931.3	924.4	6.9	0.7
Other	1,947,144.2	1,945,322.2	1,822.0	3,042.4	3,039.6	2.8	0.1
Cities/Districts	48,837.1	78,673.2	29,662.7	76.3	122.9	46.3	-60.7

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

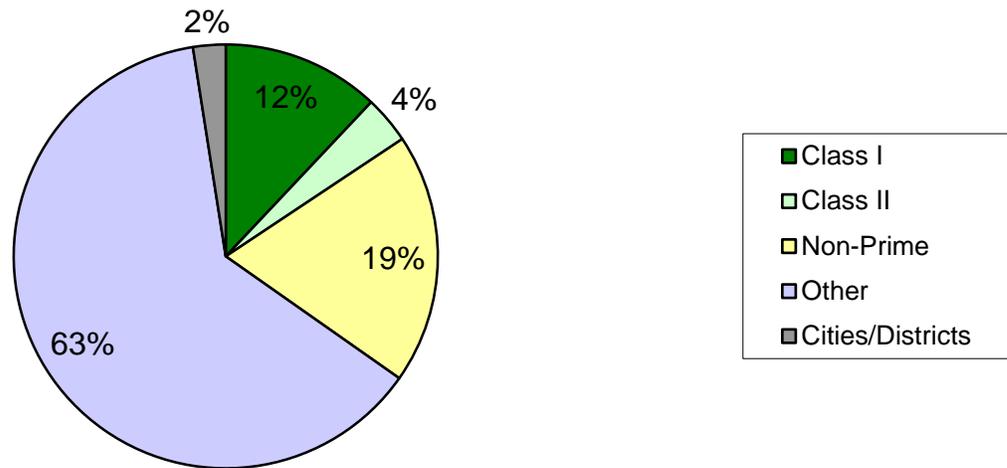


Table 5 - Annexation Land Use

By Year

Year	Total Acres	Residential Ac.	% of Total	Commercial Ac.	% of Total	Industrial Ac.	% of Total	Institutional Ac.	% of Total	Mix Use Ac	% of Total
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
2019	216.2	157.7	72.9	9.5	4.4	0.0	0.0	49.0	22.7	0.0	0.0
2020	292.93	217.33	74.2	68.6	23.4	0.0	0.0	7	2.4	0.0	0.0

Figure 11 - Prime Agricultural Soils

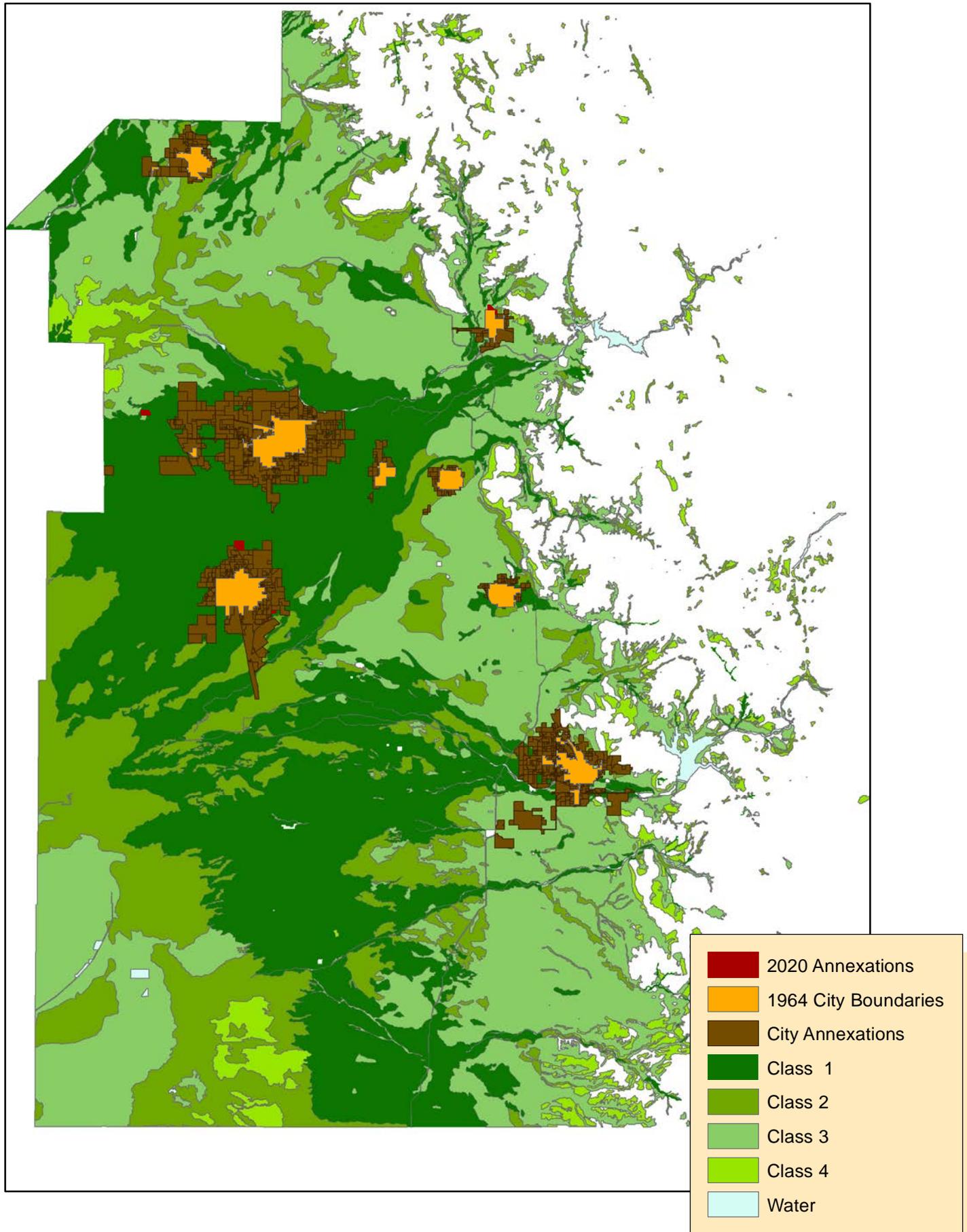


Figure 12 - Williamson Act Land

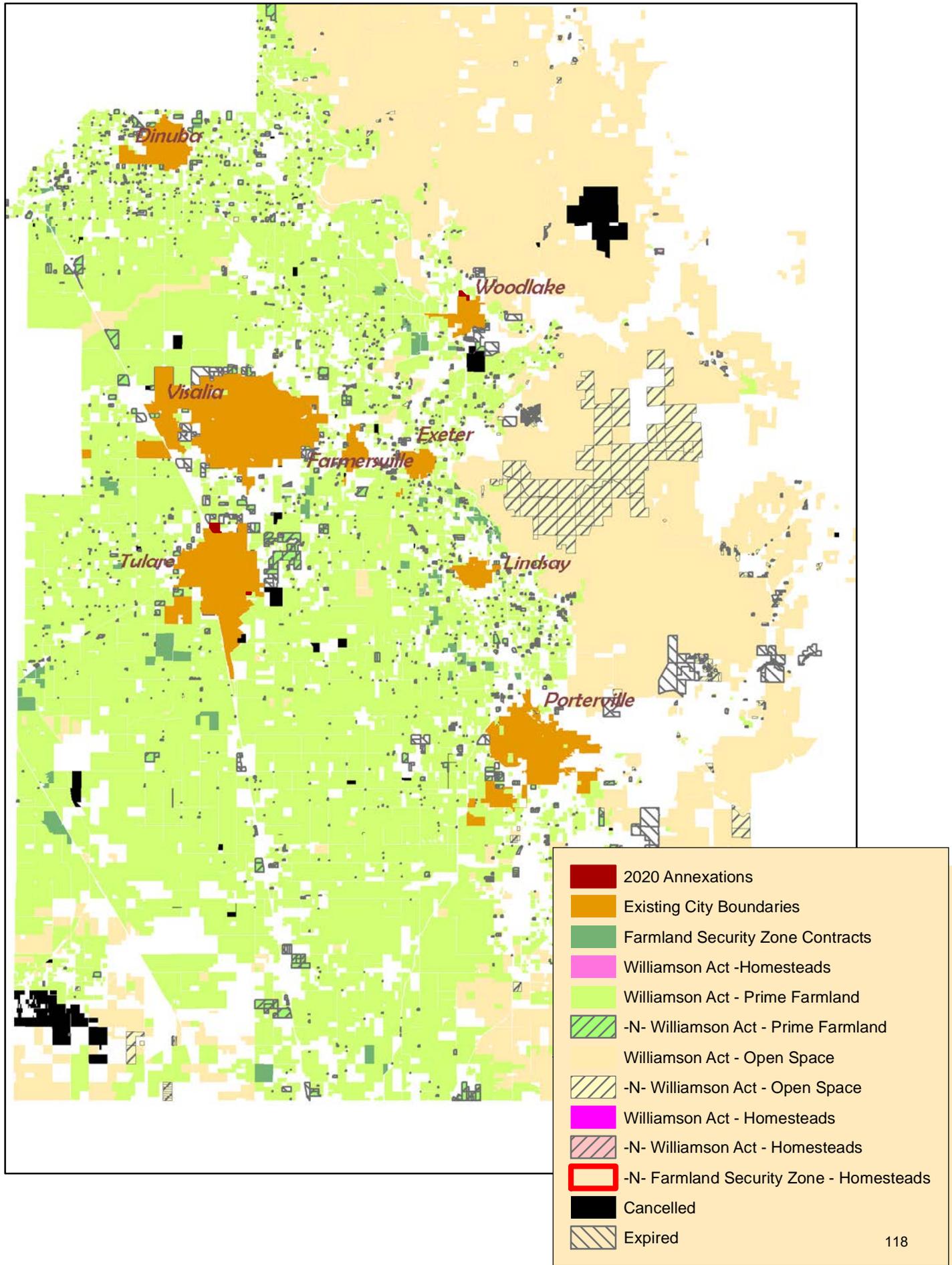
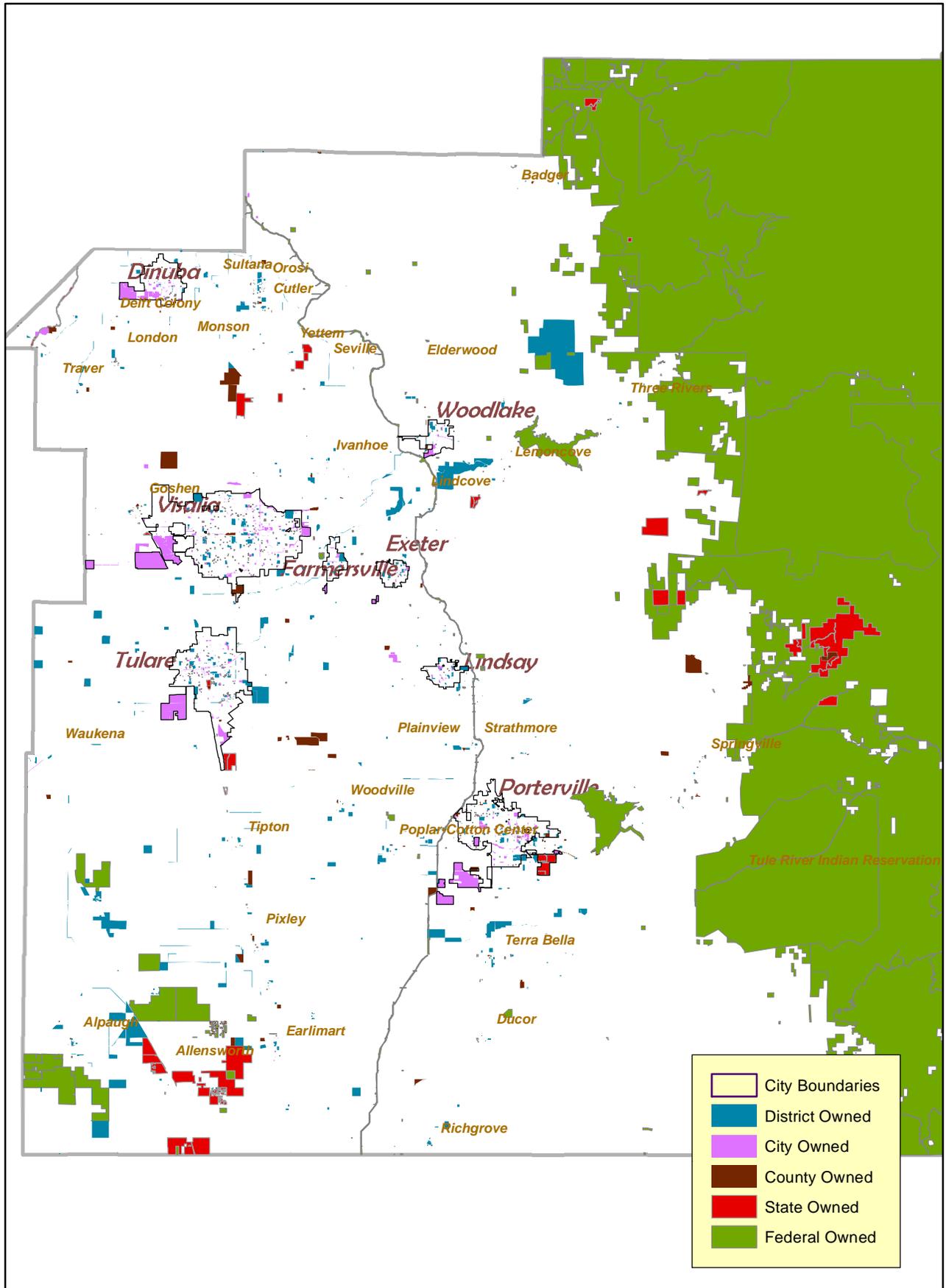


Figure 13 - Government Owned Land



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**TULARE COUNTY
LOCAL AGENCY FORMATION COMMISSION**

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

COMMISSIONERS:
*Pete Vander Poel, Chair
Julie Allen, V.Chair
Martha Flores
Dennis Townsend
vacant*

ALTERNATES:
*Eddie Valero
Fred Sheriff
vacant*

EXECUTIVE OFFICER:
Ben Giuliani

December 17, 2020

City of Porterville
291 N. Main St.
Porterville, CA 93257

Re: Extraterritorial Service Agreement No. 2020-02 (City of Porterville/Orth)

This is to inform you that your request for an Extraterritorial Service Agreement, submitted to the Tulare County Local Agency Formation Commission (LAFCO) on November 3rd, 2020, (ESA No. 2020-02), is hereby approved by the Executive Officer. Approval of this agreement is in accordance with Government Code Section 56133 and Tulare County LAFCO Policy C-6. The agreement permits the City of Porterville to provide domestic water service to existing development on APN 271-081-007 (875 Hill Drive).

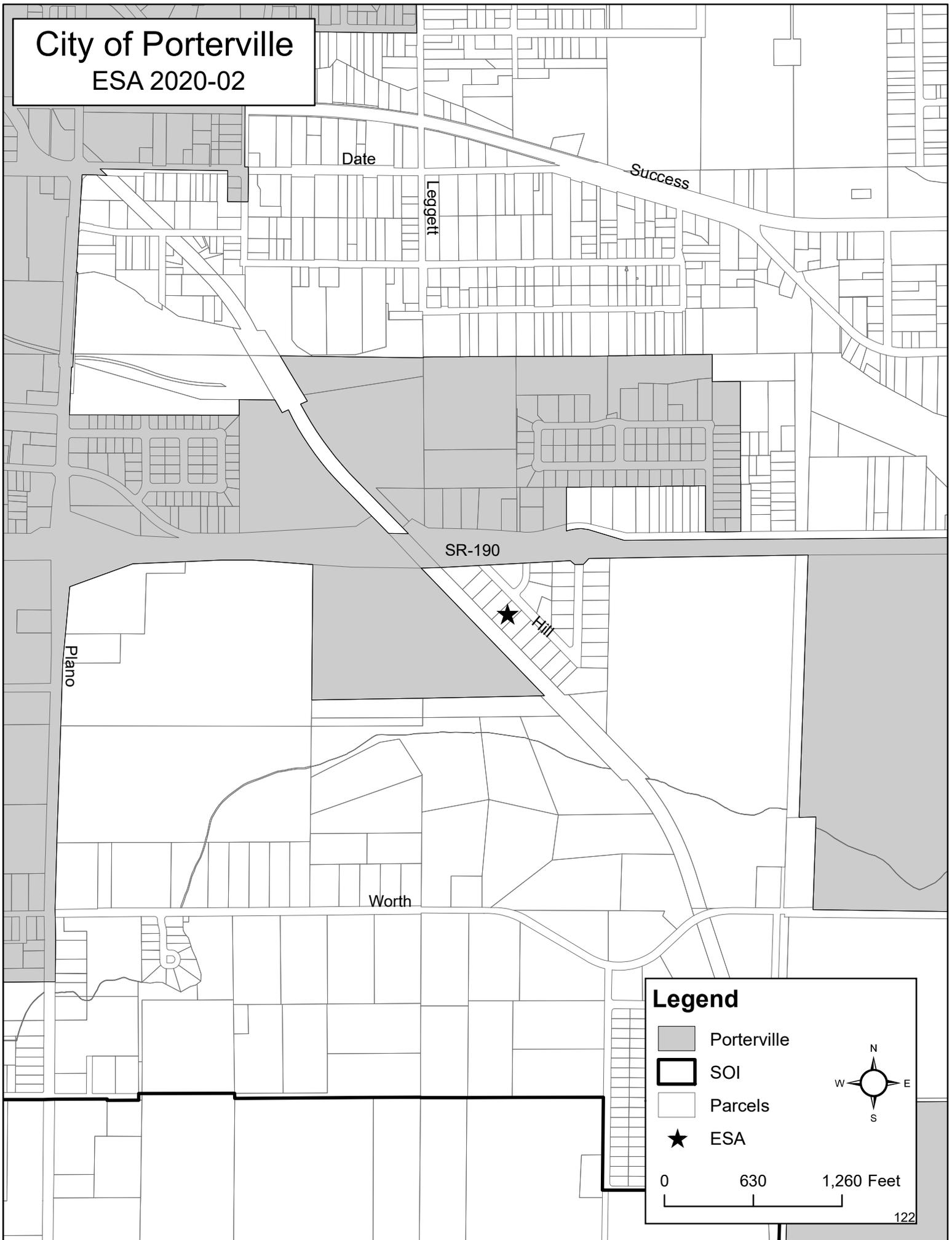
Should you have any questions, please contact me at 623-0450 or bgiuliani@tularecog.org.

Sincerely,

Benjamin Giuliani, Executive Officer
Tulare County LAFCO

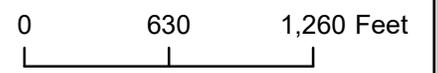
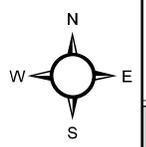
Cc:
Walter & Teresa Orth

City of Porterville ESA 2020-02



Legend

- Porterville
- SOI
- Parcels
- ESA





**TULARE COUNTY
LOCAL AGENCY FORMATION COMMISSION**

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

COMMISSIONERS:
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Julie Allen, V.Chair
Martha Flores
Dennis Townsend
vacant*

ALTERNATES:
*Eddie Valero
Fred Sheriff
vacant*

EXECUTIVE OFFICER:
Ben Giuliani

December 22, 2020

City of Porterville
291 N. Main St.
Porterville, CA 93257

Re: Extraterritorial Service Agreement No. 2020-03 (City of Porterville/Varo-Real Investment, Inc)

This is to inform you that your request for an Extraterritorial Service Agreement, submitted to the Tulare County Local Agency Formation Commission (LAFCO) on December 22nd, 2020, (ESA No. 2020-03), is hereby approved by the Executive Officer. Approval of this agreement is in accordance with Government Code Section 56133 and Tulare County LAFCO Policy C-6. The agreement permits the City of Porterville to provide domestic water service to existing development on APN 263-060-016 (345 Baxley Street).

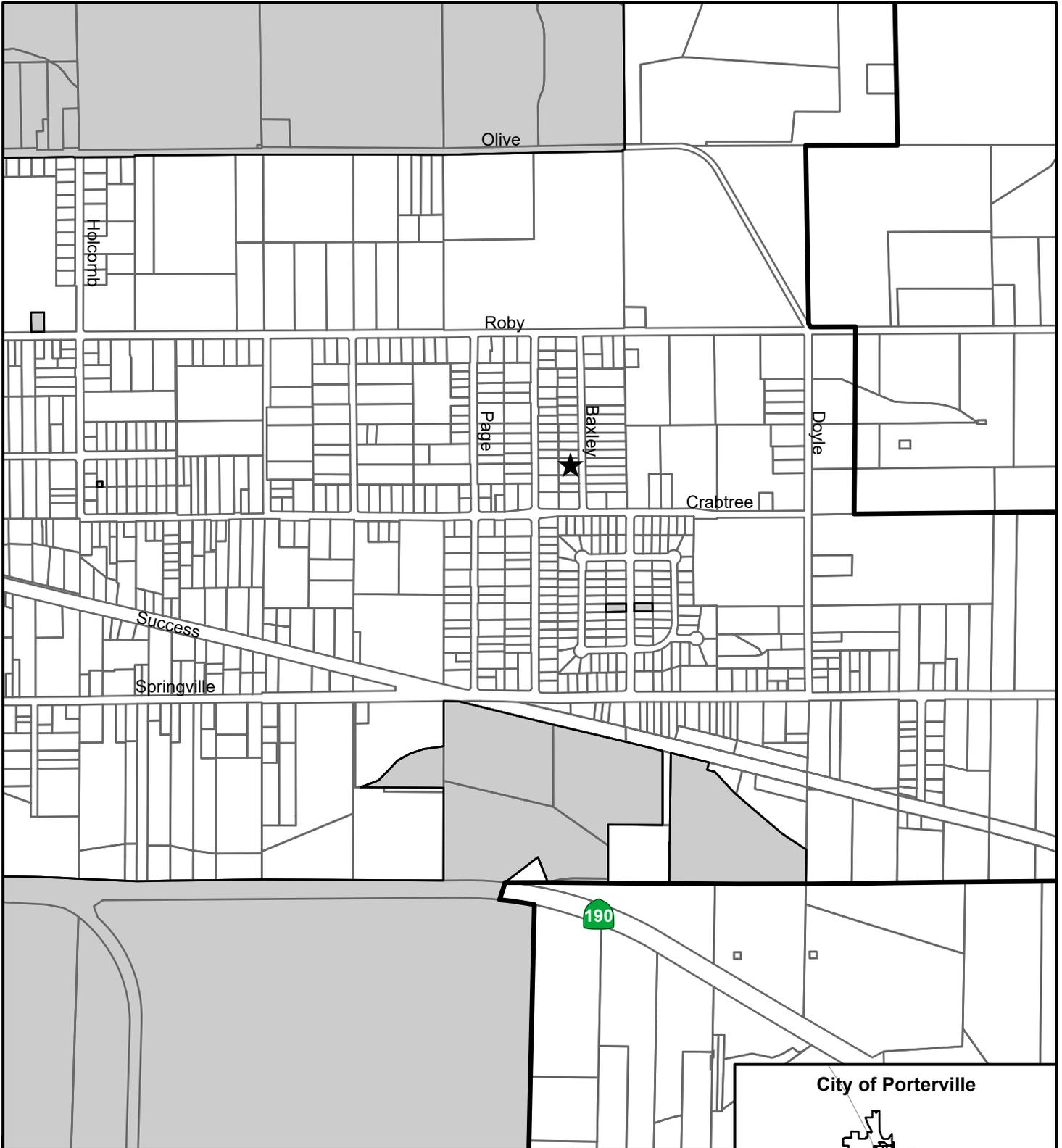
Should you have any questions, please contact me at 623-0450 or bgiuliani@tularecog.org.

Sincerely,

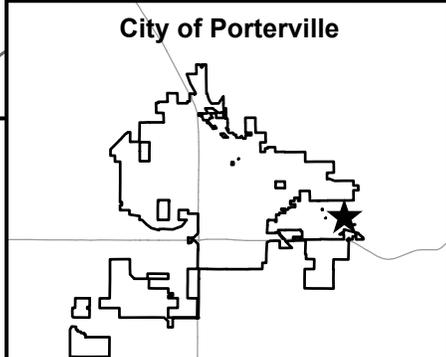
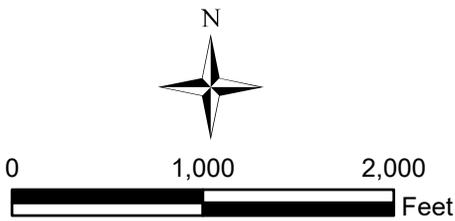
Benjamin Giuliani, Executive Officer
Tulare County LAFCO

Cc:
Varo-Real Investments, Inc.

Extraterritorial Service Agreement 2020-03



- ★ ESA Location
- City of Porterville
- Sphere of Influence



2021 Events Calendar

JANUARY

- 8 CALAFCO Legislative Committee (Virtual)
- 19 CALAFCO Monthly EO meeting (Virtual)
- 21 CALAFCO Board of Directors Strategic Planning Session (Virtual)
- 22 CALAFCO Board of Directors Meeting (Virtual)
- 21-22& League New Mayor & Council Academy (Virtual)
- 28-29 (Virtual)
- 27-28 CA Assn. of Sanitation Agencies Conference (Virtual)

FEBRUARY

- 16 CALAFCO Monthly EO meeting (Virtual)
- 19 CALAFCO Legislative Committee (Virtual)

MARCH

- 17-19 CALAFCO Staff Workshop (Newport Beach)
- 26 CALAFCO Legislative Committee (Virtual)

APRIL

- 19 CALAFCO Monthly EO meeting (Virtual)
- 30 CALAFCO Board of Directors Meeting (Virtual)

MAY

- 7 CALAFCO Legislative Committee (Virtual)
- 11-14 Assn. of CA Water Agencies Conference (Monterey)
- 17 CALAFCO Monthly EO meeting (Virtual)

JUNE

- 18 CALAFCO Legislative Committee (Virtual)
- 28 CALAFCO Monthly EO meeting (Virtual)

JULY

- 23 CALAFCO Legislative Committee (Virtual)
- 30 CALAFCO Board of Directors Meeting (Sacramento)

AUGUST

- 11-13 CA Assn. of Sanitation Agencies Annual Conference (San Diego)
- 30 CA Special Districts Assn. Conference (Monterey)

SEPTEMBER

- 1-2 CA Special Districts Assn. Conference (Monterey)
- 22-24 League Annual Conference (Sacramento)
- 29-30 Regional Council of Rural Counties Annual Conference (Monterey)

OCTOBER

- 22 CALAFCO Legislative Committee (2022) (Virtual)
- 6-8 CALAFCO Annual Conference (Newport Beach)
- 7 CALAFCO Annual Business Meeting (Newport Beach)
- 8 CALAFCO Board of Directors Meeting (Newport Beach)

NOVEMBER

- 5 CALAFCO Legislative Committee (Sacramento)
- 12 CALAFCO Board of Directors Meeting (Sacramento)
- 30 CA State Assn. of Counties Annual Conference (Monterey)
- 30 Assn. of CA Water Agencies Conference (Pasadena)

DECEMBER

- 1-3 CA State Assn. of Counties Annual Conference (Monterey)
- 1-3 Assn. of CA Water Agencies Conference (Pasadena)
- 3 CALAFCO Legislative Committee (San Diego)