

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

August 4, 2010

**LAFCO Case Number 1452 Stone Corral ID
Annexation 2008-1**

PROPOSAL: Annexation to the Stone Corral Irrigation District.

PROPONENT: Stone Corral Irrigation District by resolution of its Board of Directors

SIZE: 89.29 acres.

LOCATION: The annexation site is located north of Avenue 376, (3) miles southeast of the community of Seville. **(Figure 1)**

**ASSESSOR'S
PARCEL NOS:** **053-020-004**

NOTICE: Notice has been provided in accordance with Government Code Section 56660 and 56661.
(Figure 2)

GENERAL ANALYSIS:

1. Land Use:

A. Site Information

	Existing	Proposed
Zoning Designation	AE-40	Same
General Plan Designation	Agricultural (Rural Valley Lands Plan)	Same
Uses	Vacant	Ag use that will require irrigation water is expected to take place in the near future. A portion of the site will be used to accommodate the installation of solar panels.

B. Surrounding Land Uses and Zoning and General Plan Designations

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

C. Topography, Natural Features and Drainage:

The annexation site is located in the Tulare County foothill region, which contains elevations ranging from 390 feet to 720 feet.

D. Conformity with General Plans and Spheres of Influence (Figure 1):

The site is in conformance with the Tulare County General Plan and is located within the LAFCO established Sphere of Influence.

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

The soil types found on the annexation site are identified as Cibo-Rock and Porterville Loam. The Soil Survey of Tulare County (Western Part), prepared by the United States Department of Agriculture (USDA) identifies these soils as hospitable to ag production, yet are not prime agricultural soils (Grade 3). The annexation of the proposed site is intended to help stabilize groundwater levels, which will help restart and continue the farming use proposed for the site; thus, annexation of this site will not promote the eventual conversion of prime ag land to urban uses.

Williamson Act and Agricultural Preserves:

The entire site is under a Williamson Act contract:

Contract: 03853
Ag Preserve: 0000895

The property owner of the site has not submitted notices of Full Non-Renewal or Partial Non-Renewal. As mentioned in the section covering impacts on prime agricultural soil, the annexation of the site is intended to give the site access to surface water in order to curb the over-reliance on the groundwater supplies

when crop cultivation commences. This helps to alleviate the groundwater overdraft situation threatening the regions farming industry. Thus, annexation of the site will not hinder the continuation of the Williamson Act Contract on the site and will not result in uses not allowed under the contract. .

3. Population:

There are fewer than 12 registered voters within the affected area. Therefore, pursuant to Section 56046, the reorganization area is uninhabited.

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

The District has represented that it has the capacity and infrastructure to provide irrigation water to the site proposed for annexation.

Need:

The site once accommodated productive ag land and was serviced by the Stone Corral ID. The land on site grew barren and was consequently detached from the district's boundaries, ceasing to receive irrigation water delivery service. The owner has indicated that the site will soon accommodate the cultivation of crops as well as some space for the installation of solar panels. Groundwater supplies have proven unreliable in the past; thus, the landowner has requested annexation of the site into the district in order to be eligible for surface water delivery service when the need arises. As with cases involving the annexation of agricultural land into irrigation districts recently considered by the Commission, the annexation of the site will result in access by the landowner of a reliable source of irrigation water thereby curbing reliance on groundwater supplies to help alleviate, to an extent, the groundwater overdraft situation in the region.

Adequacy:

As mentioned above, the site was once within and was served by the Stone Corral ID. Thus, district owned turnout and canal are located near the site and extension of service to the site from the SCID will only require connection of the district infrastructure to the sites private irrigation system. Furthermore, the District has represented that said infrastructure remains in good condition and requires no major improvements.

Availability:

Due the proximity of District infrastructure to the site, infrastructure necessary to immediately provide service to the site is available.

Cost:

The Stone Corral ID intends to use District reserve funds to cover any costs associated with service provision to the proposed site (such as connection of the District owned turnout to the privately owned distribution system). The Stone Corral ID intends to recuperate its cost through a combination of assessments levied on the parcel within the site and service charges.

Exclusive reliance on a dwindling supply of groundwater results in constant replacement of pumps or deepening of wells that proves costly. In addition, the energy cost associated with pumping groundwater from greater depths also results in additional financial strain on area farmers. Availability of surface water will alleviate the increasing cost of infrastructure and energy. Furthermore, farmers are able to irrigate fields faster with the use of surface water, as pumping water from greater depths is not only expensive but also time consuming. This can help reduce the damage to crops during peak summer temperatures. Thus, when cultivation of crops commences on the site, use of surface water supplies is expected to be much cheaper than alternatively using groundwater supplies.

5. Boundaries and Lines of Assessment:

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

6. Assessed Value, Tax Rates and Indebtedness:

Upon completion of this annexation the area will be assigned to a new tax rate area. The total assessed valuation of the proposal area is as follows:

Land	\$ 100,051
Improvements	\$ 20,400
Estimated per capita assessed valuation	\$ 60,451

7. Environmental Impacts:

The Stone Corral Irrigation District Board of Directors has adopted a Negative Declaration for use with this project and has determined that there will be no significant effect on the environment as a result of this project.

8. Landowner and Annexing Agency Consent:

Consent to this annexation and detachment was received from the affected landowner. Therefore, the protest proceedings may be waived in accordance with Government Code Section 56663(c).

9. Discussion:

Concurrence by Federal Bureau of Reclamation

A portion of the water delivered by the Stone Corral ID to its costumers is furnished by the Federal Government. If annexation is approved, irrigation water cannot be supplied to the site until the district goes before the Federal Bureau of Reclamation and the Bureau concurs with the annexation. Concurrence is rarely denied.

District System Capacity and Site Demand

Although approval by the Stone Corral ID Board of Directors of the resolution of application to annex this site suggest that the district has an estimate of the demand from the site and has the capacity to meet it , LAFCO Staff feels strongly about receiving this information. Keeping an accurate account of capacity and demand as proposals are submitted allows Staff to provide an accurate analysis to the Commission and allows Staff to keep record of district capacity and demand for analysis of future annexations. Stone Corral ID representatives will be present at the public hearing and will be available to expand on district capacity and site demand issues.

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 Negative Declaration approved by the Stone Corral Irrigation District for this project, and find that the project will not have a significant impact on the environment.

2. Find that the proposed annexation to the Stone Corral Irrigation District is consistent with the policies and priorities of the Cortese-Knox-Hertzberg Act.

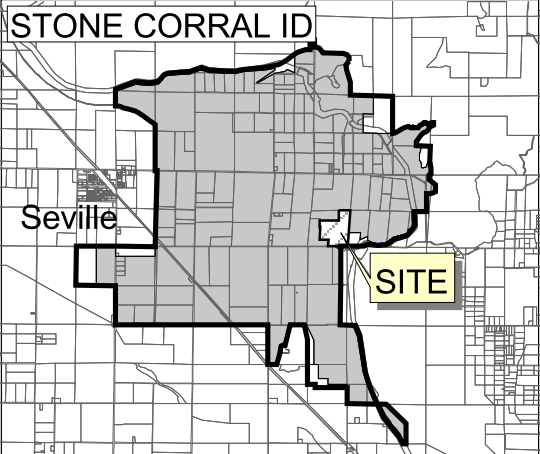
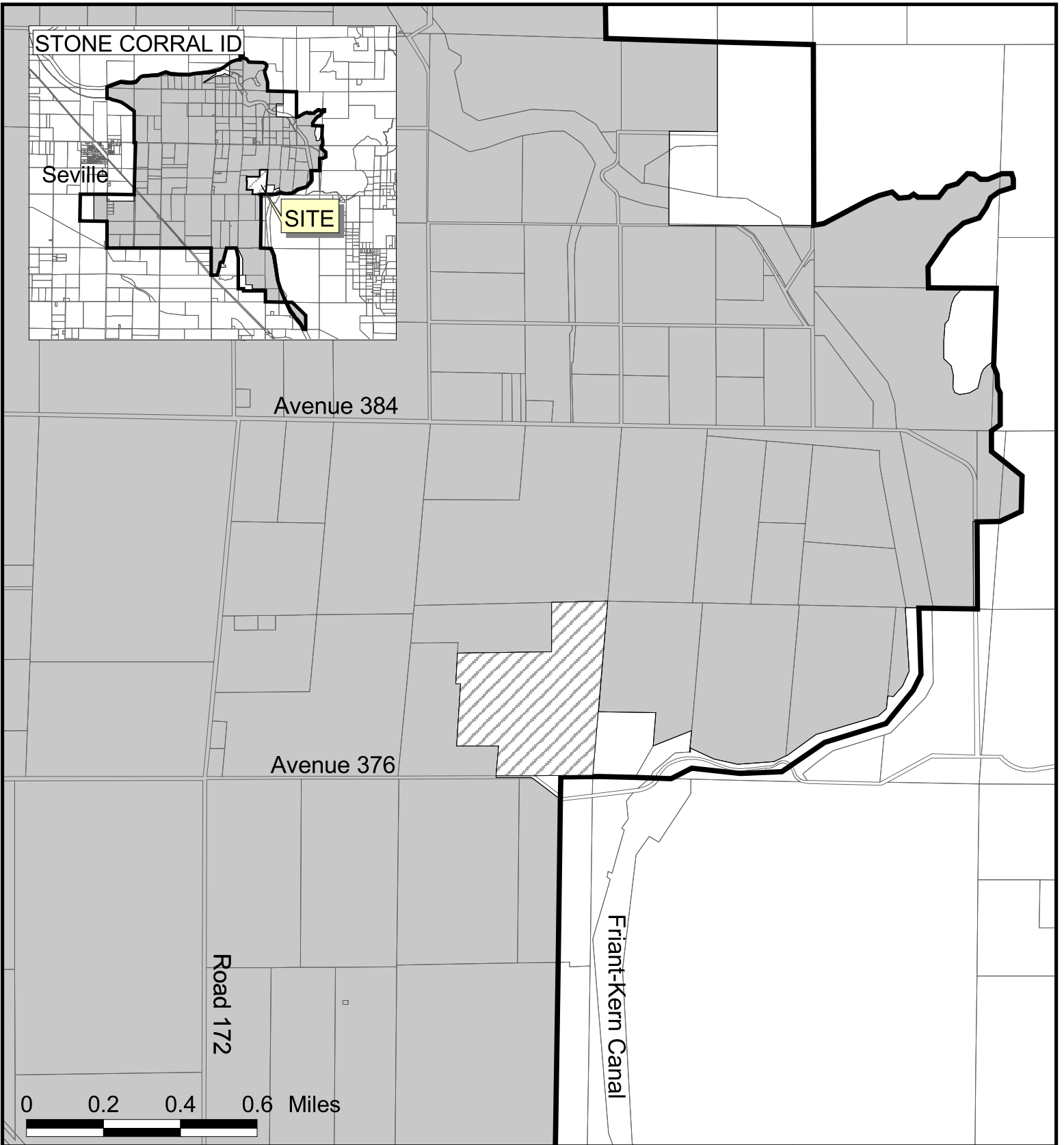
3. Pursuant to LAFCO Policy and Procedure Section C-1.2, find that:
 - a. A demonstrated immediate need exists for the required services and there is no reasonable alternative manner of providing them.
 - b. The proposed annexation represents a logical and reasonable expansion of the district.
 - c. The proposed annexation reflects the plans of the adjacent governmental agencies.
 - d. The proposed annexation does not represent an attempt to annex only revenue-producing property.
 - e. The proposed boundaries must be definite and certain and conform to lines of assessment whenever possible.





4. Approve the annexation, to be known as LAFCO Case 1452, Stone Corral ID Annexation 2008-1 without condition.

5. Waive the protest hearing for this proposal in accordance with subsection (d) of Government Code section 56375.3 and order the change of organization without an election.

Figures, Exhibits & Appendices:

Figure 1 Site Location Map/Urban Boundaries



-  SITE
-  DISTRICT
-  SOI
-  PARCELS

LAFCO CASE 1452
 STONE CORRAL
 IRRIGATION DISTRICT
 ANNEXATION 2008-01



FIGURE 1