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

In the Matter of
McAllister Ranch Irrigation Dist.: REPORT AND RECOMMENDATION
Sphere Amendment

August 12, 2015

In the above-entitled matter the staff report and the recommendation of the Executive Officer are respectfully submitted as follows:

PROPOSAL BACKGROUND AND ANALYSIS:

On May 21, 2015 the McAllister Ranch Irrigation District submitted a request to amend their Sphere of Influence in order to make their sphere coterminous with their District boundaries. The process required by the Cortese-Knox-Hertzberg Reorganization Act of 2000 has been followed including notices to affected agencies and any notices and publications required by law.

At the request of the landowner, the District has submitted a proposed detachment from the District boundaries in order to exclude areas that are not and will not be served by the District. If this detachment from the District boundaries is approved, it is recommended that you also approve the reduction of the sphere of influence.

CONDITIONS RECOMMENDED BY EXECUTIVE OFFICER:

The applicant has signed an agreement to actively defend or indemnify and hold harmless the Kern County Local Agency Formation Commission or its agents, officers and employees, from any liability or loss connected with the approval of McAllister Ranch Irrigation Dist.: sphere amendment.

I also recommend that the amendment of the Sphere of Influence for this district not be effective until the final recording of Detachment B.

ENVIRONMENTAL IMPACT STATEMENT:

The applicant, as lead agency, has prepared and adopted a Notice of Exemption on this project. The Commission has been given a copy of the applicant’s Notice of Exemption to review and consider.
GOVERNMENT CODES SECTION 56425 (d) and (i) requires when determining, adopting, amending or updating a Sphere of Influence for a special district, the Commission make certain determinations regarding land uses, the need for public facilities, the present capacity and adequacy of public facilities as well as the existence of any social or economic communities of interest in the area. The Commission shall also establish the functions or classes of service provided by existing districts.

The sphere of influence questionnaire completed by the district is attached for reference.

All other sections of Gov Code 56425 which apply to this proposal have been addressed in the Sphere of Influence Amendment Application, Questionnaire, Resolution, and Environmental Document.

NOTE TO THE PUBLIC:

If you are an applicant for, or a participant in (actively supporting or opposing) any proceeding on the agenda and have made a campaign contribution of $250 or more to or for any of the Commission members, state law provides for disqualification of Commissioner voting, or even prohibition of such gifts. These restrictions also apply to agents of applicants or participants. Please consult with Commission staff as to the requirements of the Political Reform Act (Government code Section 84308).

RECOMMENDATION:

It is recommended that the Commission consider the Notice of Exemption prepared by the District. It is also recommended that the Commission consider the information provided in the sphere questionnaire and approve the sphere amendment of McAllister Ranch Irrigation District with conditions recommended by Executive Officer.(Resolution)

Respectfully Submitted

[Signature]
Rebecca Moore
Executive Officer
LOCAL AGENCY FORMATION COMMISSION COUNTY OF KERN
SPHERE OF INFLUENCE QUESTIONNAIRE

MRID By
Buena Vista Water Storage District &
Rosedale-Rio Bravo Water Storage District

Name of Agency: __________________________
Date Received from LAFCo: 5/24/15

1. Purpose of the proposal

Why is this proposal being filed? List all actions for LAFCO approval.

Remove (detach) property from McAllister Ranch Irrigation District

2. Consultation with the County (City sphere changes only)

Provide documentation regarding consultation that has occurred between the City and the County with regard to agreement on boundaries, development standards and zoning requirements for land in the proposed sphere as required by Government Code §56425.

3. Description of area to be included in the sphere

A. What is the acreage of the proposed addition to the sphere?
   N/A

B. Why was it decided to use these particular boundaries?
   Area will not require services from MRID.

C. What are the existing land uses for the proposal area?
   Vacant Land zoned residential and commercial

D. Are there proposed land uses for the proposal area?
   Land to be used under current Specific Plan designations.

4. Relationship to Existing Plans

A. Describe current County general plan and zoning designations for the proposal area.
   McAllister Ranch Specific Plan - Residential and Commercial
   Zoning - Residential, Drill Island & Commercial

B. Describe any City general plan and pre-zoning designations for the proposal area.
   McAllister Ranch Specific Plan - Residential and Commercial
   Zoning - Residential, Drill Island & Commercial

What is the present and estimated future population within the agency?

Refer to McAllister Ranch Specific Plan

Present: N/A 2015: 2020: 2030:
5. Services

A. What is the range of services now provided by the agency?

No Services Currently Provided

B. Does the present range of services fulfill the present needs of the territory within the agency? If not, describe inadequacies.

Yes. No services needed from MRID. Electric to be provided from PG&E.

C. What are the probable future service needs of the territory within the agency up to the year 2030?

PGE for electricity. All other services provided by City of Bakersfield.

D. Does your agency provide services to any area outside the boundaries of the agency? If so, describe the area(s) and the services.

No

E. Within the capacity of present agency facilities can your agency provide services to adjacent territory not now within the agency? If so, describe the services and the potential service area.

No

F. Are the services provided by other local agencies within the territory of your agency adequate? If not, describe the nature of any asserted inadequacy.

Yes. PG&E is adequate

G. Are there any social or economic communities of interest adjacent to your SOI that would benefit from your services? If so, name communities and location.

N/A

6. Future Needs/Plans

A. What type of development is now occurring or planned for the territory within your agency including, but not limited to, residential, commercial and industrial development:

Currently Fallow. Planned future uses per Specific Plan designations.

Present: Fallow Farmland

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Planned to 2030: As designated per Specific Plan

B. Does the agency contemplate any annexation(s) within the next five years which total more than 100 acres? If so, give a general description of the proposed annexation(s) and acreage involved.
   No

C. Describe the existing facilities used by your agency in carrying out the functions of the agency.
   N/A

D. Describe any new facilities contemplated for use by your agency in the performance of its functions up to the year 2030:
   Recovery Wells

E. Are there agricultural preserves within the area being considered within the proposed sphere of influence?
   Yes ___   No X

F. Can the physical and economic integrity of such preserves be maintained in the event such preserves are included within the sphere of influence of the agency?
   N/A

G. What are the methods of financing your district? (i.e. service charges, etc.)
   N/A

H. Please furnish the names of the following officers:

   Clerk: 
   Planning Director: 
   Manager/Administrator: Maurice Etchechury
   Attorney: Gene McMurtrey

Submitted by:
Buena Vista Water Storage District
Maurice Etchechury
(Type or print name)
(Signature)
Date: 5-21-15

Engineer - Manager
(Title)