



**Board of Supervisors
COUNTY OF TULARE
AGENDA ITEM**

BOARD OF SUPERVISORS

KUYLER CROCKER
District One
PETE VANDER POEL
District Two
AMY SHUKLIAN
District Three
J. STEVEN WORTHLEY
District Four
MIKE ENNIS
District Five

AGENDA DATE: April 3, 2018

Public Hearing Required	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Scheduled Public Hearing w/Clerk	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Published Notice Required	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Advertised Published Notice	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Meet & Confer Required	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Electronic file(s) has been sent	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Budget Transfer (Aud 308) attached	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Personnel Resolution attached	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Agreements are attached and signature line for Chairman is marked with tab(s)/flag(s)	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
CONTACT PERSON: Denise England PHONE: (559) 636-5000				

SUBJECT: Resolution of Application for the Formation of the Yettem-Seville Community Services District

REQUEST(S):
That the Board of Supervisors:

1. Hold a Public Hearing and adopt and approve the Resolution of Application for the formation of the Yettem/Seville Community Services District; and
2. Approve the California Environmental Quality Act Notice of Exemption; and
3. Authorize the Environmental Assessment Officer to Sign the California Environmental Quality Act Notice of Exemption; and
4. Direct staff to file the Notice of Exemption with the Clerk.

SUMMARY:
In 1995 the Board formed County Service Area #1 and created the Yettem Zone of Benefit. By doing so, the County had the authority to build critical drinking water and wastewater infrastructure in the community of Seville. A similar Zone of Benefit was created in Seville for the purpose of sewer service. At that time, the community of Seville was being served by a privately held water company, The Seville Water Company. Both communities have expressed a desire to be self-governed. The County has had many challenges in delivering the services to the communities and a greater challenge in collecting the fees for those services.

In 2009 the County was ordered to be Receiver of the Seville Water Company by the Courts after the system's owner passed and the system entered probate. The domestic water distribution system is quite antiquated and the primary well was

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contaminated with nitrates that exceeded drinking water standards. Since the County's receipt of the Seville Water Company the system has been under a continuous boil water notice due to pressure lost in the system stemming from leaky infrastructure. In 2015 the system also experienced a well failure during the drought and the original well has been taken out of service and replaced with a new well that meets drinking water standards.

While in the County's Receivership the community of Seville has benefited from grant funding to design and construct a new water distribution system, a new well and tank assembly to provide sufficient pressure, and an intertie to the community of Yettem to create redundancy for both communities. The first phase of construction will begin later this year.

During the design and construction process, the State Water Resources Control Board providing funding to Self Help Enterprises to work with the communities to determine what form of governance the communities wished to have their domestic water services provided through. It was determined that the communities wanted to govern themselves through a Community Services District (CSD). This structure will provide the residents and landowners the ability to activate a variety of powers and enable them to be in charge of their own destiny.

Because the funding provided to Self Help was specifically for drinking water purposes there was not sufficient time or resources for the communities to contemplate the provision of sewer service. Timing is key at this point due to the schedule for the creation of the new CSD to appear on the November ballot. It is anticipated that once the new CSD is formed it would take action to activate its power to provide sewer services and those can be transitioned from the County to the CSD.

Once your Board approves the LAFCo application the matter will be decided at LAFCo's May meeting. At that time LAFCo will set conditions on the CSD formation. Some of the conditions will include the transfer of debt and assets to the new CSD. Current debt on the Yettem Water System is a loan in the amount of \$32,000 and a loan from the County's revolving fund in the amount of \$70,000. Current debt for the Seville Water Company is a \$40,000 loan from the County's revolving fund. The assets include the domestic water supply infrastructure including delivery system, tanks, wells, and appurtenances. Another possible condition may be a rate increase for both communities in order for the system to be sustainable. LAFCo may require the County to take on the rate increase prior to transfer to the new CSD. A Rate Study has been completed by Rural Community Assistance Corporation and Self Help is currently conducting surveys to determine which rate structure the communities support.

Once LAFCo approves the application an election to confirm the CSD formation and elect the initial governing board will take place during the November 2018 election. Once the CSD is confirmed and formed the Yettem Zone of Benefit

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domestic water service power would go latent. The Yettem and Seville Zones of Benefit for sewer service would still exist and the County would continue to provide those services. There is significant interest in the proposed CSD taking over those services in the future. Moving those services to the CSD would only require approval from LAFCo and agreements transferred to the CSD.

An environmental document has been prepared for the formation of the new governance structure. The attached Notice of Exemption finds the proposal to be exempt from CEQA due to the "general rule" or "common sense" exemption on the ground that it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

FISCAL IMPACT/FINANCING:

The costs associated with this application will be paid by the Technical Assistance Program from the State Water Resources Control Board Drinking Water Program.

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

The County's Strategic Plan includes an initiative to provide for the safety and security of the public which includes the goal of providing an adequate and safe water supply.

ADMINISTRATIVE SIGN-OFF:

Denise England
Water Resources Program Director

Cc: Auditor-Controller
County Counsel
County Administrative Office (2)

Attachment CEQA Notice of Exemption
LAFCo Application

**BEFORE THE BOARD OF SUPERVISORS
COUNTY OF TULARE, STATE OF CALIFORNIA**

**IN THE MATTER OF RESOLUTION OF)
APPLICATION FOR THE FORMATION)
OF THE YETTEM-SEVILLE)
COMMUNITY SERVICES DISTRICT)**

Resolution No. _____

WHEREAS, the County of Tulare desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Division 3, commencing with Section 56000 of the California Government Code, for the formation of the Yettem-Seville Community Services District; and

WHEREAS, the territory proposed to be is inhabited, and a description of the external boundary of the territory is set forth in Exhibit A attached hereto and by this reference incorporated herein; and

WHEREAS, the assets and liabilities of the Tulare County Yettem Zone of Benefit water service shall be transferred to the proposed Yettem-Seville Community Services District, once approved.

WHEREAS, this proposal is consistent with the sphere of influence for the affected district; and

WHEREAS the reasons for the proposal are as follows: the Yettem Zone of Benefit for water service is a flawed governance structure and does not provide the residents with adequate representation to run their domestic water supply system. The community of Seville does not have a governance structure to provide domestic water service to their residents. The proposal will provide the same domestic water supply to all existing customers, but with a body elected at large that would be more representative of the Yettem and Seville electorate and would provide the community with improved service delivery and efficiencies; and

WHEREAS the proposed Yettem-Seville Community Services District is proposed to provide domestic water service for the territory; and

WHEREAS a California Environmental Quality Act Notice of Exemption has been prepared by the County's Environmental Assessment Officer and the proposal does not constitute, nor will it cause, a change in the physical environment, and, equally important,

it is not foreseeable at this time that the proposal will result in any change thereto, significant or otherwise, on the ground; and

WHEREAS the proposed Yettem-Seville Community Services District will be funded with fees collected for the services the District provides;

WHEREAS the initial governing board for the proposed Yettem-Seville Community Services District will be selected via election at the time of voter confirmation.

NOW, THEREFORE, BE IT RESOLVED A public hearing was held and this Resolution of Application is hereby adopted and approved. The Local Agency Formation Commission of Tulare County is hereby requested to take proceedings for the territory described in Exhibit A, according to the terms and conditions stated above and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

THE FOREGOING RESOLUTION WAS ADOPTED upon motion of Supervisor _____, seconded by Supervisor _____, at a regular meeting on this 3rd day of April, 2018, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: MICHAEL C SPATA
COUNTY ADMINISTRATIVE
OFFICER/CLERK BOARD OF
SUPERVISORS

BY: _____
Deputy Clerk

**E.4. TULARE COUNTY LOCAL AGENCY FORMATION COMMISSION
PROPOSAL QUESTIONNAIRE**

A. General GC §§56652(b)&(d), 56668(i), 56654(b), Policy B-1

1. Type of Proposal: Formation

2. Title of Proposal:

Yetttem-Seville Community Services District Formation

3. Statutory provisions governing proceedings which will be initiated if application is approved:

- Gov. Code Section 61000, et seq. (Community Services District Law);
- Gov. Code Section 56000, et seq. (Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, as amended), specifically:
 - Gov. Code Section 56859 (Formation of Special District)
 - Gov. Code Section 56427 (Spheres of Influence)

4. Describe, generally, the location of the subject territory:

The communities of Yetttem and Seville are located along California State Route 201 (SR 201; Avenue 384), approximately 10 miles north of Visalia and 7.35 miles southeast of Dinuba.

5. Has notice of this proposal been provided to all affected districts/agencies? If so, please attach a copy of the notice, a list of the districts/agencies the notice was provided to and any comments received from those districts/agencies.

N/A

6. Has the applicant or applicant's agent met with LAFCO staff prior to submission of this proposal? *[A pre-consultation meeting is required pursuant to Tulare County LAFCO Policy B-1]*

Yes. A meeting was held between LAFCo, the County of Tulare, and Self Help Enterprises and its consultants on October 31, 2017.

B. LAND USE GC §§56668(a)(g)(h), Policy C-1

1. Site Information: *(Please include acreages for proposed zoning and General Plan designations and the number and types of existing and proposed structures in the subject territory)*

	Existing	Proposed
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<i>Zoning Designation¹</i>	<i>AE-40: approximately 246.39 acres R-A: approximately 36.70 acres R-1: approximately 47.18 acres C2-MU: approximately 31.46 acres M-1-MU: approximately 15.73 acres PO: approximately 15.73 acres RA-12: approximately 26.21 acres</i>	<i>AE-40: approximately 246.39 acres R-A: approximately 36.70 acres R-1: approximately 47.18 acres C2-MU: approximately 31.46 acres M-1-MU: approximately 15.73 acres PO: approximately 15.73 acres RA-12: approximately 26.21 acres</i>
<i>General Plan Designation</i>	<i>AE-40: approximately 246.39 acres R-A: approximately 36.70 acres R-1: approximately 47.18 acres C2-MU: approximately 31.46 acres M-1-MU: approximately 15.73 acres PO: approximately 15.73 acres RA-12: approximately 26.21 acres</i>	<i>AE-40: approximately 246.39 acres R-A: approximately 36.70 acres R-1: approximately 47.18 acres C2-MU: approximately 31.46 acres M-1-MU: approximately 15.73 acres PO: approximately 15.73 acres RA-12: approximately 26.21 acres</i>
<i>Uses</i>	<i>Mixed Use – 419.4 acres</i>	<i>Mixed Use – 419.4 acres</i>
<ol style="list-style-type: none"> 1. <i>The Yettem Hamlet Plan and Seville Hamlet Plan, adopted in December 2017, revised zoning within the two communities. The approximate zoning designation acreages listed in item B.1 were determined using the recently adopted Hamlet Plans.</i> 2. <i>All structures will remain constant except for the new well and conveyance system.</i> 		

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

	<i>Zoning Designation</i>	<i>General Plan Designation</i>	<i>Existing Use</i>
North	<i>AE-40</i>	<i>AE-40</i>	<i>Agricultural</i>
South	<i>AE-40</i>	<i>AE-40</i>	<i>Agricultural</i>
East	<i>AE-40</i>	<i>AE-40</i>	<i>Agricultural</i>
West	<i>AE-40</i>	<i>AE-40</i>	<i>Agricultural</i>

3. Is the project entirely within the City/District Sphere of Influence? If no, a SOI Amendment may be required. Please refer to LAFCO Policy C-5.

The project is not within a city or city sphere of influence. The project proposes to create a new community services district, including establishment of a new CSD service area and sphere of influence.

C. PHYSICAL FEATURES GC §56668(a), Policy C-1

1. Description of General Topography:

Slopes of 0-2%, consistent with the Central Valley floor

2. Describe natural boundaries such as rivers, mountains, etc:

No natural boundaries transect the territory.

3. Designate and describe, generally, the major highways and streets, the rivers, drainage basins, flood control channels, and similar features within and adjacent to the subject territory:

The project site is situation along SR 201, which connects the communities of Yettem and Seville. At this location, SR 201 is a two-lane, undivided highway with unpaved shoulders, abutted to the north and south by a combination of agricultural lands, natural grasslands, and rural development. State Route 63 is located 1.42 miles from the project area. No drainage basins, flood control channels, or similar features are within or adjacent to the proposed Formation boundary.

D. AGRICULTURE AND OPEN SPACE GC §§56668(d)&(e), 56377, 56749, 56753.5, 56754, 56856, 56856.5, 51243.5, Policy C-1

1. Is the site under Williamson Act contract? (If yes, please answer 2 to 6. If no, skip to 7.)

Portions of the area are subject to the Williamson Act.

2. Please list the following information:

Contract Number	Preserve Number	Total Acres
5096	1783	12000
10675	3384	1198
5493	1988	1915
5938	1988	970
2270	54	613
7424	2471	426
5493	1988	1959
4672	1522	1459
5619	1988	690

3. Did the City protest the execution of the contract(s)? *If yes, please attach the City Resolution protesting the contract(s).*

N/A

4. Does the City intend to succeed or not to succeed to the contract(s)? *The City's intent should also be included in its Resolution of Application.*

N/A

The District intends to continue to conform to the Williamson Act Contracts.

5. Has a Notice of Non-Renewal been submitted for the contract(s)? If so, when was the notice filed with the County?

Not applicable, as the project does not include any proposal for development or for any use that would conflict with the Williamson Act.

6. Has an application for cancellation been submitted? If so, what is the status of the application?

No.

7. Is the site subject to an open space or agricultural easement? If yes, please describe:

No.

8. Please provide the applicable information below or attach in a separate document (note: commercial & industrial acreage information doesn't need to be provided for a fully residential annexation):

	Total amount of land (gross acres) designated within City (in its General Plan)	Developed land (gross acres) in the City within each General Plan category
Residential	R-A (Rural Residential), R-1 (One Family) & RA-12 (Rural Residential – 12 acres minimum) approximately 110.1 acres	R-A (Rural Residential), R-1 (One Family) & RA-12 (Rural Residential – 12 acres minimum) approximately 110.1 acres
Commercial	C2-MU (General Commercial Zone), P-O (Professional and Administrative Office Zone) approximately 47.18 acres	C2-MU (General Commercial Zone), P-O (Professional and Administrative Office Zone) approximately 47.18 acres
Industrial	M-1-MU (Light Manufacturing Zone) approximately 15.7 acres	M-1-MU (Light Manufacturing Zone) approximately 15.7 acres

9. Is there any non-residentially zoned land that is inhabited within the City? If yes, please list the acreage, land use designations and estimated number of inhabitants.

Not applicable, as the proposal does not involve an incorporated city.

E. POPULATION GC §§56668(a), 56046, Policy C-1

1. Estimated total population of subject territory: (Indicate source of your information.)

The population of Seville is approximately 545 and the population of Yettem is approximately 300. The population estimates were provided by Data USA which uses American Community Survey, conducted by the US Census.

Seville. Data USA. <https://datausa.io/profile/geo/seville-ca/#intro> Accessed 11/29/2017.
 Yettem. Data USA. <https://datausa.io/profile/geo/yettem-ca/> Accessed 11/29/2017.

2. Do more than 12 registered voters reside within the subject territory?
 (Inhabited – 12 or more voters or Uninhabited – less than 12 voters)

Yes.

F. GOVERNMENTAL SERVICES AND CONTROLS GC §§56668(a),(b)&(k), Policy C-1

1. Indicate which of the following governmental services and controls, and any other governmental services and controls which you deem significant, that are now available in the subject territory, which agency now provides such services, and which agency will provide such services after the proposed action:

Agency providing service

Service	Now	After	Method of finance
Police Protection	Tulare County Sheriff's Office	Tulare County Sheriff's Office	Taxes, grants
Fire Protection	Tulare County Fire Department	Tulare County Fire Department	Taxes, grants
Water Supply	Tulare County CSA No. 1	Proposed CSD	Customer Rates & User Charges
Sewage Disposal	Tulare County CSA No. 1	Proposed CSD	Customer Rates & User Charges
Street Lighting	None	None	n/a
Street Maintenance	Tulare County	Tulare County	Taxes, grants
Planning/Zoning	Tulare County	Tulare County	Application Fees
Garbage Disposal	Private	Private	Customer Rates & User Charges
Other Services			

2. Describe the governmental services and controls that are needed and are not provided in the subject territory, or which should be provided at an increased level, indicating which services and controls can be provided as a result of the proposed action, and how the cost of such services and controls will be met (property taxes, connection fees, special assessment districts, or other means):

The proposed Formation would not result in additional services or controls, and the systems for Seville and Yettem will be consolidated. The action will not result in increased population or service area beyond the scope of the two communities.

3. What is the present property tax rate in the subject territory?

The property tax in both Seville and Yettem are calculated as follows, and varies slightly between the two for reasons presented. In both there is a base rate of 1% of the property value plus two categories of additions, those being bonds charged and direct charges (such as those applied for special districts (school and irrigation districts, for example)). In Seville, the rate is 1.0813%, and in Yettem, 1.1083%, being County Tax Rate Areas 138001 and 068029, respectively.

4. What is the likelihood of significant residential, commercial, industrial, and other urban growth in the subject territory and in adjacent incorporated and unincorporated areas during the next ten years? Explain your answer.

The likelihood of significant growth within Yettem, Seville, and adjacent lands is low. The Tulare County General Plan 2030 Update, LU-2.1 demonstrates the plan to prioritize major residential development towards major existing infrastructure and employment centers (i.e. cities and larger established unincorporated communities). LU-5.1 of the Tulare County General Plan 2030 Update states that industrial development is to be planned near existing industrial development.

The Yettem Hamlet Plan and Seville Hamlet Plans, adopted in December 2017, revised zoning within the two communities, to reflect anticipated growth within the communities. Land had been rezoned from agriculturally related zoning to more commercial and rural residential uses, suggesting an anticipation of growth. Based on the size of the communities and zoning remaining AE-40, the growth will be insignificant.

5. What are the probable future needs for governmental services and controls in the subject territory during the next ten years or the foreseeable future?

In consideration of the predicted minimal growth in the communities of Yettem and Seville in the foreseeable future, as identified in F.1., the governmental services and controls established along with formation of the proposed CSD will be sufficient to ensure operation and maintenance of the water and wastewater facilities.

6. Will the domestic water supplier be a privately owned public utility? If yes, please attach a 'will-serve' letter.

No. The intention of this proposal is to form a community services district that would provide water and wastewater services, currently provided the Yettem and Seville Zones of Benefit within Tulare County Service Area No. 1.

G. BOUNDARIES OF TERRITORY *GC §§56668(f), 56744, 56375(m), Policies C-1 & C-10*

1. Do the boundaries of the territory described in the proposal conform with lines of ownership and assessment? If the answer is "no", indicate the parcel or parcels which are divided by the proposed boundaries and state reasons why the proposed boundaries were not laid out to conform to lines of ownership and assessment.

Yes.

2. Has any or all of the subject territory been included within a proposal undertaken under the same provisions of law, which was disapproved by the Local Agency Formation Commission within one year preceding the filing of this application? If the answer is "yes", identify the proposal and attach a description of the territory involved in the former proposal.

No.

3. (To be answered only in connection with city annexations.) Will the annexation of the territory described in the proposal result in the creation of an island, or a strip or corridor of unincorporated territory, completely or substantially surrounded by the annexing city? If your answer is "yes", provide the following information:

N/A

a. Describe, generally, boundaries of island, strip or corridor and designate on map attached to application. N/A

b. Characteristics of island, strip or corridor: N/A

Acres:

Population:

Population density (per acre):

Total Assessed Valuation (land and improvements):

Land Use in Surrounding Territory:

c. Describe present and proposed sewer and water services within the island, strip or corridor: N/A

d. Why was the island, strip or corridor not included within the boundaries of the proposal? N/A

e. Could this island, strip or corridor reasonably be annexed to another city or reasonably be incorporated as a new city? Explain.

N/A

f. Explain fully how the application of the restrictions of Government Code Section 56744 would be detrimental to the orderly development of the community.

N/A

H. ASSESSED VALUATION IN SUBJECT TERRITORY *GC§56668(a), Policy C-1*

1. Land: \$803,804
2. Improvements: \$1,509,820
3. Estimated per capita assessed valuation: \$951.24

I. ENVIRONMENTAL IMPACTS *California Environmental Quality Act of 1970, Policy B-3*

1. Who is the lead agency for this proposal?

County of Tulare

2. What type of environmental document has been prepared?

None, Categorically Exempt – Class _____

Negative Declaration

_____ Mitigated Negative Declaration

_____ Environmental Impact Report

_____ Subsequent use of a previous EIR

_____ Other, Please specify:

3. If an EIR has been prepared, attach the lead agency's resolution listing significant impacts anticipated from the project, mitigation measures adopted to reduce or avoid significant impacts and, if adopted, a "Statement of Overriding Considerations".

An EIR has not been prepared.

J. LANDOWNER AND AGENCY CONSENT *GC §56663(c), Policy C-4*

1. Have all property owners involved with the proposal given their written consent? Please attach consent forms.

K. HOUSING *GC §56668(l), Policy C-1 (only applicable for residential annexations)*

1. Describe how the proposal will assist the County or the City in achieving its fair share of the regional housing needs as determined by the Tulare County Association of Governments (TCAG).

The proposed formation is not associated with any residential development.

2. Please indicate what income groups the proposal will assist:

Very Low _____ Low _____ Moderate _____ Above Moderate

N/A

3. For City residential annexations, please provide the most recent annual progress report sent to the state regarding the meeting of the City's share of regional housing needs, unless it was already provided for a recent annexation (reference GC §65400(b)(2)).

N/A

L. EFFECT OF PROPOSED ACTION AND ALTERNATE ACTIONS

GC §56668(c), Policy C-1

What will be the probable effects of the proposed action and of alternative actions on the following: (Elaborate. It is not sufficient to merely state "not applicable" or "no effect"):

1. The cost and adequacy of governmental services and controls in the subject territory and adjacent areas:

Both communities receive water and wastewater service via Tulare County Service Area No. 1. Establishment of the CSD will provide an independently-governed and operated entity, removing fiscal, organizational, and operational responsibility for the utilities systems from the County's purview.

2. The general social and economic interests of the community. (Explain, generally, how the social and economic interests of the subject territory, the city, and the county will be benefited or adversely affected):

The communities of Yettem and Seville are severely disadvantaged, and have been provided below-standard water quality in recent years. The formation of the community services district will provide the abilities to install an improved drinking water and wastewater system for the two communities; thus, providing room for social and economic security.

3. The local governmental structure of the county. (Explain, generally, how the proposed action will contribute to the logical and reasonable development of local governmental structures of the County):

The County of Tulare, through CSA No. 1, is currently responsible for water and wastewater functions for Yettem and Seville. Establishment of the CSD will remove these functions from the County and place them with a local, independently-governed entity. With an estimated total of population of 845 within the proposed CSD, it is deemed feasible for five residents to be appointed to the Yettem-Seville Community Services District Board.

M. SPECIAL REVENUES *GC §§56668(b)&(j), 56886*

1. Does the city or special district have plans to establish any new assessment districts, service charges, or other means to pay for new or extended services to this area?

A Rate Analysis was conducted by the Rural Community Assistance Corporation in June 2017. The recommended rates to fund the improved water system is delineated in the table below.

Recommended Rate Adjustment

Seville/Yetter CSD	# of active accounts/units	Current Water Fees	Adjustment	Adjusted Rate	Average Monthly Revenue - Water	Average Annual Revenue - Water
Residential						
Single Family Dwelling (Seville)	74	\$ 60.00	\$ (8.00)	\$ 52.00	\$ 3,848.00	\$ 46,176.00
Single Family Dwelling (Yetter)	63	\$ 56.00	\$ (4.00)	\$ 52.00	\$ 3,276.00	\$ 39,312.00
Stone Corral School	1	\$ -	\$ 63.50	\$ 63.50	\$ 63.50	\$ 762.00
Cutler-Orosi Unified School District	1	\$ 63.50		\$ 63.50	\$ 63.50	\$ 762.00
Yetter Learning Center	1	\$ 63.50		\$ 63.50	\$ 63.50	\$ 762.00
Vacancy	1	\$ 8.50	\$ -	\$ 8.50	\$ 8.50	\$ 102.00
Standby	3	\$ 8.50	\$ -	\$ 8.50	\$ 25.50	\$ 306.00
Total Base Fee Revenue	144				\$ 7,348.50	\$ 88,182.00
Usage Fees	Per 1,000 Gallons	Gallons Used	Less 15%	Adjusted Usage	Billable Gallons	Usage Revenue
Usage Charges (\$0.0015 per gallon)	\$ 1.50	37,659,830	(5,648,975)	32,010,856	32,011	\$ 48,016.28
Total Revenue						\$ 136,198.28
Budget Assuming 3% Inflation per year		6/30/2018	6/30/2019	6/30/2020	6/30/2021	6/30/2022
Total Monthly Required Reserves Fund	\$ 2,095	\$ 2,095	\$ 2,095	\$ 2,095	\$ 2,095	\$ 2,095
Total yearly required reserve fund	\$ 25,137	\$ 25,137	\$ 25,137	\$ 25,137	\$ 25,137	\$ 25,137
Debt Service	\$ 2,463	\$ 2,418	\$ 2,373	\$ 2,328	\$ 2,283	\$ 2,283
Total Fixed Budget	\$ 89,376	\$ 92,057	\$ 94,819	\$ 97,664	\$ 100,594	\$ 100,594
Total Variable Budget	\$ 16,118	\$ 16,601	\$ 17,100	\$ 17,613	\$ 18,141	\$ 18,141
Total Budget (Excluding Reserve and Debt Funding)	\$ 105,494	\$ 108,659	\$ 111,919	\$ 115,276	\$ 118,734	\$ 118,734
Total Budget (Including Reserve Funding and Debt Service)	\$ 133,094	\$ 136,214	\$ 139,428	\$ 142,741	\$ 146,154	\$ 146,154
		6/30/2018	6/30/2019	6/30/2020	6/30/2021	6/30/2022
Estimated Annual Revenue From Base Fee	\$ 88,182	\$ 88,182	\$ 88,182	\$ 88,182	\$ 88,182	\$ 88,182
Estimated Revenue From Usage Charges	\$ 48,016	\$ 48,016	\$ 48,016	\$ 48,016	\$ 48,016	\$ 48,016
Total Revenue	\$ 136,198	\$ 136,198	\$ 136,198	\$ 136,198	\$ 136,198	\$ 136,198
Total Target Revenue	\$ 133,094	\$ 136,214	\$ 139,428	\$ 142,741	\$ 146,154	\$ 146,154
Net Revenue Over/(Under) Budgeted Costs	\$ 3,104	\$ (15)	\$ (3,230)	\$ (6,543)	\$ (9,956)	\$ (9,956)

Source: Rural Community Assistance Corporation, Seville Water Company And Yettem Combined CSD Water Rate Analysis.

2. Will the area assume liability for any existing bonded debt upon annexation? If so, please indicate taxpayer cost:

Yetter USDA Loan \$32,000

Yetter County Revolving Fund \$70,000

Seville County Revolving Fund \$40,000

3. Will the territory be subject to any new or additional special taxes, benefit charges or fees? If so, please explain:

Yetttem and Seville would be subject to new adjusted fees, as demonstrated in the table above.

N. TERMS AND CONDITIONS GC §56886

The proposal is to be subject to the following terms and conditions:

O. NAME EACH CITY OR DISTRICT LOCATED WHOLLY OR PARTIALLY WITHIN THE BOUNDRIES OF THE SUBJECT TERRITORY: GC §56658(b)(1)

The communities of Yetttem and Seville are within the boundary.

P. MAILED NOTICE OF HEARING GC §56652(f)

List names and addresses of the officers or persons, not to exceed three in number, who are to be furnished with copies of the Executive Officer's report and who are to be given mailed notice of hearing:

NAME ADDRESS

1. Steve Worthley, Supervisor, Tulare County c/o Denise England
2800 West Burrel Avenue
Visalia CA 93291

2. Becky Quintana, Committee for a Better Seville
2460 N Liberty St
Visalia CA 93292

3. Reed Schenke, Interim Director, Public Works, Tulare County Resource Management Agency
Government Plaza
5961 South Mooney Boulevard
Visalia CA 93277

Q. APPLICANT

State name and address of applicant(s).

Name: County of Tulare

Address: 5961 S. Mooney Boulevard Visalia, CA 93277

Name:

Address:

R. SIGNATURE(S) OF PERSON(S) COMPLETING QUESTIONNAIRE

Name:

Signature: _____

Address:

Phone No:

S. APPLICATION PACKAGE REQUIREMENTS *GC §§56652, 56653, 56654, 56668, CEQA, Policies C-1 to C-4, Forms E-1 & E-4 to E-9*

13 Copies of the following:

- Proposal Questionnaire
- Legal Description and Map *(Please reference Forms E-6 & E-7)*
- CEQA Environmental Assessment
- CEQA Environmental Finding
- Certified Resolution of Application/Petition
- Plan for Services
- Certified General Plan Amendment Resolution (if applicable)

Other requirements:

- A signed (by all owners of record) consent form for each assessment parcel providing consent
- Non-refundable filing fee payable to Tulare County LAFCo (See Fee Schedule)
- Evidence of completed pre-noticing (if applicable)
- For City residential annexations, the most recently available annual progress report on implementation of its housing element (unless already provided in a previous annexation)
- A signed indemnification agreement (Form E-8)
- Disclosure information regarding persons/entities involved in the proposal (Form E-9)
- Department of Fish and Wildlife receipt for the environmental document filing

YETTEM - SEVILLE COMMUNITY SERVICES DISTRICT
GEOGRAPHIC DESCRIPTION

All that certain real property, situate in Sections 33, 34, and 35, Township 16 South, Range 25 East, and in Section 1, 2, 3, and 4, Township 17 South, Range 25 East, Mount Diablo Base and Meridian, in the County of Tulare, State of California, described as follows:

Beginning at the Southeast corner of the Northwest quarter of the Northwest quarter of Section 1, Township 17 South, Range 25 East, Mount Diablo Base and Meridian; thence

- 1) North 89°45'15" West, along the South line of said Northwest quarter of the Northwest quarter of Section 1, a distance of 190.02 feet to the Southwest corner of that parcel shown as Area 2 on the Record of Survey recorded in Volume 33 of Licensed Surveys at Page 44, Tulare County Records; thence
- 2) North 1°07'02" East, along the West line of said Area 2, a distance of 859.92 feet to the South line of the North 325.00 feet of said Northwest quarter of Section 1; thence
- 3) North 89°05'40" West, parallel with the North line of said Section 1, a distance of 551.07 feet to the East line of the West 580.86 feet of said Northwest quarter of Section 1; thence
- 4) South 1°08'47" West, parallel with the West line of said Section 1, a distance of 526.23 feet to the North line of the South 340.00 feet of said Northwest quarter of Section 1; thence
- 5) South 89°45'15" East, parallel with the South line of the Northwest quarter of the Northwest quarter of said Section 1, a distance of 56.24 feet; thence
- 6) South 1°08'47" West, parallel with the West line of said Section 1, a distance of 157.24 feet, more or less, to the North right of way line of Seville Avenue; thence
- 7) South 89°04'50" East, along said North right of way line, 24.05 feet to the East line of the West half of the Northwest quarter of the Northwest quarter of said Section 1; thence
- 8) South 1°07'55" West, along last said East line, 182.52 feet to the South line of the Northwest quarter of the Northwest quarter of said Section 1; thence
- 9) North 89°45'15" West, along the South line of the Northwest quarter of the Northwest quarter of said Section 1, a distance of 636.26 feet to the East right of way line of Road 156; thence
- 10) South 1°08'47" West, along said East right of way line, 924.23 feet to the Easterly prolongation of the South right of way line of Inyo Avenue; thence
- 11) North 89°41'34" West, along said prolongation and continuing along the South right of way line of Inyo Avenue, 2034.95 feet to the West right of way line of Road 153; thence

- 12) North 0°57'29" East, along the West right of way line of Road 153, a distance of 2119.82 feet to the South right of way line of State Highway 201; thence
- 13) North 89°02'46" West, along the South right of way line of State Highway 201, a distance of 655.07 feet to the West right of way line of Road 152; thence
- 14) South 1°09'02" West, along the West right of way line of Road 152, a distance of 884.40 feet to the South line of the North 909.40 feet of the East half of the Northwest quarter of Section 2, Township 17 South, Range 25 East, Mount Diablo Base and Meridian; thence
- 15) North 89°02'14" West, parallel with the North line of said Section 2, a distance of 209.50 feet to the West line of the East 239.50 feet of the East half of the Northwest quarter of said Section 2; thence
- 16) North 1°09'02" East, parallel with the East line of the Northwest quarter of said Section 2, a distance of 884.40 feet to the South right of way line of State Highway 201; thence
- 17) North 89°02'14" West, along said South right of way line, 2403.25 feet to the East line of the Northeast quarter of Section 3, Township 17 South, Range 25 East, Mount Diablo Base and Meridian; thence
- 18) South 1°09'19" West, along the East line of the Northeast quarter of said Section 3, a distance of 1275.94 feet to the South line of the North half of the Northeast quarter of said Section 3; thence
- 19) North 89°03'21" West, along the South line of the North half of the Northeast quarter of said Section 3, a distance of 2611.74 feet to the East right of way line of Road 144; thence
- 20) North 1°13'45" East, along the East right of way line of Road 144, a distance of 650.90 feet to the Easterly prolongation of the South line of the Northeast quarter of the Northeast quarter of the Northwest quarter of said Section 3; thence
- 21) North 89°03'36" West, along said prolongation and continuing along said South line, 683.86 feet to the Southwest corner of the Northeast quarter of the Northeast quarter of the Northwest quarter of said Section 3; thence
- 22) North 1°13'45" East, along the West line of the Northeast quarter of the Northeast quarter of the Northwest quarter of said Section 3, a distance of 316.58 feet to the South line of the North half of Lot 6 of Adam's Vineyard Tract, according to the map thereof recorded in Book 15 of Maps at Page 38, Tulare County Records; thence
- 23) North 89°03'16" West, along the South line of the North half of said Lot 6 and continuing along the South line of the North half of Lot 7 of said Adam's Vineyard Tract,

a distance of 1267.73 feet to the East line of the West 709.70 feet of the Northwest quarter of said Section 3; thence

- 24) South $1^{\circ}13'45''$ West, parallel with the West line of said Section 3, a distance of 119.32 feet to the South line of the North 453.70 feet of the Northwest quarter of said Section 3; thence
- 25) North $89^{\circ}03'16''$ West, parallel with the North line of said Section 3, a distance of 683.86 feet to the East right of way line of Road 140; thence
- 26) South $1^{\circ}13'45''$ West, along the East right of way line of Road 140, a distance of 848.49 feet to the Easterly prolongation of the South line of the Northeast quarter of the Northeast quarter of Section 4, Township 17 South, Range 25 East, Mount Diablo Base and Meridian; thence
- 27) North $89^{\circ}19'43''$ West, along said prolongation and continuing along said South line, 356.62 feet to the West line of the East half of the East half of the Northeast quarter of the Northeast quarter of said Section 4; thence
- 28) North $1^{\circ}14'00''$ East, along the West line of the East half of the East half of the Northeast quarter of the Northeast quarter of said Section 4, a distance of 1278.92 feet to the South right of way line of State Highway 201; thence
- 29) South $89^{\circ}02'49''$ East, along the South right of way line of State Highway 201, a distance of 171.82 feet to the Southerly prolongation of the West right of way line of Road 140; thence
- 30) North $0^{\circ}17'44''$ West, along said prolongation and continuing along said West right of way line, 1341.86 feet to the Westerly prolongation of the North line of the Southwest quarter of the Southeast quarter of Section 33, Township 16 South, Range 25 East, Mount Diablo Base and Meridian; thence
- 31) South $89^{\circ}03'09''$ East, along said prolongation and continuing along said North line, 682.72 feet to the East line of the West half of the Southwest quarter of the Southeast quarter of said Section 33; thence
- 32) South $0^{\circ}17'17''$ East, along the East line of the West half of the Southwest quarter of the Southeast quarter of said Section 33, a distance of 1291.83 feet to the North right of way line of State Highway 201; thence
- 33) South $89^{\circ}03'16''$ East, along the North right of way line of State Highway 201, a distance of 530.52 feet to the West line of the Yettem School parcel; thence
- 34) North $0^{\circ}16'51''$ West, along said West line, 305.07 feet to the North line of the South 330.00 feet of the Southeast quarter of said Section 33; thence

- 35) South 89°03'16" East, parallel with the South line of said Section 33, and along the South line of that parcel described in the Grant Deed recorded as Document 90-82592, Official Records of Tulare County, a distance of 766.03 feet; thence continuing along the boundary of said parcel the following three course:
- 36) North 0°20'23" West, 10.00 feet; thence
- 37) South 89°03'16" East, 3.56 feet; thence
- 38) North 0°16'24" West, 159.46 feet to the Northwest corner of that parcel described in the Grant Deed recorded as Document 2014-0065804, Official Records of Tulare County; thence
- 39) South 89°05'36" East, along the North line of last said parcel, and the Easterly prolongation thereof, 657.63 feet to the West right of way line of Road 144; thence
- 40) South 0°15'58" East, along the West right of way line of Road 144, a distance of 280.88 feet to the Westerly prolongation of the North line of the South 219.00 feet of the Southwest quarter of Section 34, Township 16 South, Range 25 East, Mount Diablo Base and Meridian; thence
- 41) South 89°02'14" East, parallel with the South line of said Section 34, a distance of 323.57 feet to a point on the East line of the West 293.50 feet of the Southwest quarter of said Section 34; thence
- 42) South 0°15'58" East, parallel with the West line of the Southwest quarter of said Section 34, a distance of 194.05 feet to the North right of way line of State Highway 201; thence
- 43) South 89°02'14" East, along the North right of way line of State Highway 201, a distance of 4997.22 feet to the East line of said Section 34; thence
- 44) South 89°02'46" East, continuing along the North right of way line of State Highway 201, a distance of 1322.33 feet to the West line of the East half of the Southwest quarter of Section 35, Township 16 South, Range 25 East, Mount Diablo Base and Meridian; thence
- 45) North 0°10'24" East, along the West line of the East half of the Southwest quarter of said Section 35 and continuing along the West line of the Southeast quarter of the Northwest quarter of said Section 35, a distance of 3939.00 feet to the Northwest corner of the Southeast quarter of the Northwest quarter of said Section 35; thence
- 46) South 89°16'23" East, along the North line of the Southeast quarter of the Northwest quarter of said Section 35, a distance of 1324.48 feet to the East line of the Northwest quarter of said Section 35; thence

- 47) South $0^{\circ}12'19''$ West, along the East line of the Northwest quarter of said Section 35 and continuing along the East line of the Southwest quarter of said Section 35, a distance of 3669.19 feet to the North line of the South 300.00 feet of the Southwest quarter of the Southeast quarter of said Section 35; thence
- 48) South $89^{\circ}05'33''$ East, parallel with the South line of the Southeast quarter of said Section 35, a distance of 1322.54 feet to the East line of the Southwest quarter of the Southeast quarter of said Section 35; thence
- 49) South $0^{\circ}13'43''$ West, along the East line of the Southwest quarter of the Southeast quarter of said Section 35, a distance of 275.07 feet to the North right of way line of State Highway 201; thence
- 50) South $89^{\circ}05'40''$ East, along the North right of way line of State Highway 201, a distance of 109.73 feet to the Northerly prolongation of the East line of the Northwest quarter of the Northwest quarter of said Section 1; thence
- 51) South $1^{\circ}07'02''$ West, along said prolongation and continuing along said East line, 1207.74 feet to the POINT OF BEGINNING.

Containing approximately 415.89 acres.

END OF DESCRIPTION

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.





**Yettam & Seville
Community Services District
District Boundary &
Spheres of Influence**

FIGURE

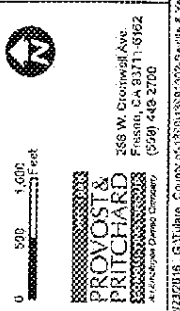
Legend

- Tulare County Parcel
- CSD Service Area
- Proposed Sphere of Influence (SOI)
- Hemlet Development Boundary

500' 1,000' 2,000' Feet

PROVOST & PRITCHARD
 268 W. Greenwich Ave.
 Fresno, CA 93711-6162
 (559) 448-2700
 A Professional Service Company


2/22/2016 C:\Users\County-2\13319337\362-247616 & 748164\Water Systems\GIS\Map150_250.mxd

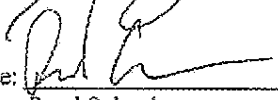


Reasons Why Activity/Project are Exempt from CEQA: The transfer of the subject properties are exempt from CEQA pursuant to the "general rule" or "common sense" exemption on the ground that it can be seen with certainty that there is no possibility that the activity (transfer of property to another agency for similar or the same use) may have a significant effect on the environment (14 Cal. Code Regs., §15061, subd. (b)(3)). Also, the project is exempt per (14 Cal. Code Regs. Section 15320(a)) Changes in Organization of Local Agencies. Therefore, it can be reasonably concluded that the use of California Environmental Quality Act Sections 15061, subd. (b)(3) and 15320 are applicable and appropriate.

Name of Public Agency Approving Activity / Project: Tulare County Resource Management Agency

Activity/Project Representative: Ross Miller, P.E. Chief Engineer Telephone: (559) 624-7070

Signature:  Date: 2/26/18 Title: Chief Environmental Planner
Hector Guerra

Signature:  Date: 2/26/18 Title: Environmental Assessment Officer
Reed Schenke

Signed by Lead Agency

Date received for filing at OPR: N/A

Proposed Yettem-Seville CSD

Plan For Services

- A. The proposed district would provide domestic water to the parcels within its boundary
- B. The domestic water service will be provided in accordance with the regulatory statutes enforced by the California State Water Resources Control Board Division of Drinking Water.
- C. There will be no interruption of domestic water service to those within the proposed boundary that are currently receiving water from the Yettem Zone of Benefit or the in progress Seville public water system
- D. There are physical improvements proposed at this time that are covered under separate environmental documentation. There will also be managerial improvements that will benefit the water customers. This includes a more efficient and effective governance structure.
- E. The services will be finance much the same way they are currently being financed. There is an existing assessment and fees collected for water service.
- A. Domestic Water Service
 - I. There is currently a public water system in place. This is comprised of Yettem Zone of Benefit and the Seville Water Company.
 - II. The newly formed CSD will be prepared to provide community water service. There will be a coordinating effort by the County of Tulare to coordinate the delivery of water during the transition in governance.
 - III. This proposal will not move the physical location of the water distribution system, wells, or structures.
 - IV. The current system has sufficient capacity to provide water to the residents throughout the proposed district (and is currently doing so).
 - V. The proposed district (and current distribution system) uses groundwater only.
 - VI. There will be no increase in water need or supply.
 - VII. N/A
 - VIII. There has not been any official measures taken to offset groundwater overdraft in the region. However, there are recharge activities occurring upgradient from the project location.
 - IX. There are no improvements proposed at this time.
 - X. There are no improvements proposed and therefore there is no plan to finance future improvements.
 - XI. Because this project is only a governance issue, there has not been a water supply assessment performed.
 - XII. N/A
- C. Police and Fire
 - I. The nearest fire station is a County fire station located in the Orosi community. Response time varies on distance from the station.
 - II. The nearest police station is a County Sheriff substation located in Orosi.

Notice of Exemption

Fee Exempt per Government Code Section 6103

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Tulare County Clerk
Room 105, Courthouse
221 South Mooney Boulevard
Visalia, California 93291

Date received by Tulare County Clerk

Lead Agency: Tulare County Resource Management Agency
5961 South Mooney Blvd.
Visalia, CA 93277 Ph: 559-624-7000

Applicant(s): Tulare County -- Resource Management Agency
5961 South Mooney Blvd.
Visalia, CA 93277 Ph: 559-624-7000
Attn: HGuerra@co.tulare.ca.us

Activity/Project Title: Creation of a Community Services District.

Activity / Project Location – Specific: Unincorporated communities of Seville and Yettem (see Attachments A and A-1 incorporated herein by reference.)

Activity / Project Location – City: N/A

Activity / Project Location - County: Tulare County

Description of Nature, Purpose, and Beneficiaries of Activity / Project: The transfer of all of the land and equipment of the Seville and Yettem water systems from Tulare County. The County will be transferring the properties of the Seville and Yettem Water systems. The subject real property and equipment consists of the Seville Well Site, forthcoming Seville water distribution system, Seville Tank Site, Yettem Storage Tank Site, Yettem Well No. 2 Site, Yettem distribution system, Well No 3 Site and other related real property and equipment.

The County owns and operates the water and sewer systems under County Service Area 1 as a Zone of Benefits as depicted in Attachment A-1 and A-2. The County also is undertaking a separate project to construct a new water system to serve the community of Seville, which will also be transferred as part of the creation of the Community Service District (CSD). The County does not own, but operates, the Seville water system as a court appointed receiver. Additionally, receivership gives the County the authority transfer ownership Seville's water system. In addition, a CSD will be formed for the purpose of the local governance of the Seville and Yettem water systems. The CSD boundary is depicted in Attachment B-1. The newly formed CSD will have the authority to own and operate water or sewer systems similar to the County Service Area 1. The attached documents and project maps (Attachments A-1, A-2 and B-1) are made a part hereof.

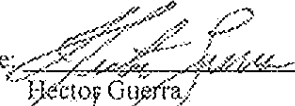
Exempt Status:

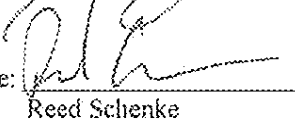
- Ministerial (PRC Sections 21080(b)(1); 15268);
- Declared Emergency (PRC Sections 21080(b)(3); 15269(a));
- Emergency Project (PRC Sections 21080(b)(4); 15269(b)(c));
- Categorical Exemptions: General Rule Exemption (14 Cal. Code Regs. Section 15061(h)(3)); and Changes in Organization of Local Agencies (14 Cal. Code Regs. Section 15320)**
- Statutory Exemptions: N/A.

Reasons Why Activity/Project are Exempt from CEQA: The transfer of the subject properties are exempt from CEQA pursuant to the "general rule" or "common sense" exemption on the ground that it can be seen with certainty that there is no possibility that the activity (transfer of property to another agency for similar or the same use) may have a significant effect on the environment (14 Cal. Code Regs., §15061, subd. (b)(3)). Also, the project is exempt per (14 Cal. Code Regs. Section 15320(a)) Changes in Organization of Local Agencies. Therefore, it can be reasonably concluded that the use of California Environmental Quality Act Sections 15061, subd. (b)(3) and 15320 are applicable and appropriate.

Name of Public Agency Approving Activity / Project: Tulare County Resource Management Agency

Activity/Project Representative: Ross Miller, P.E. Chief Engineer Telephone: (559) 624-7070

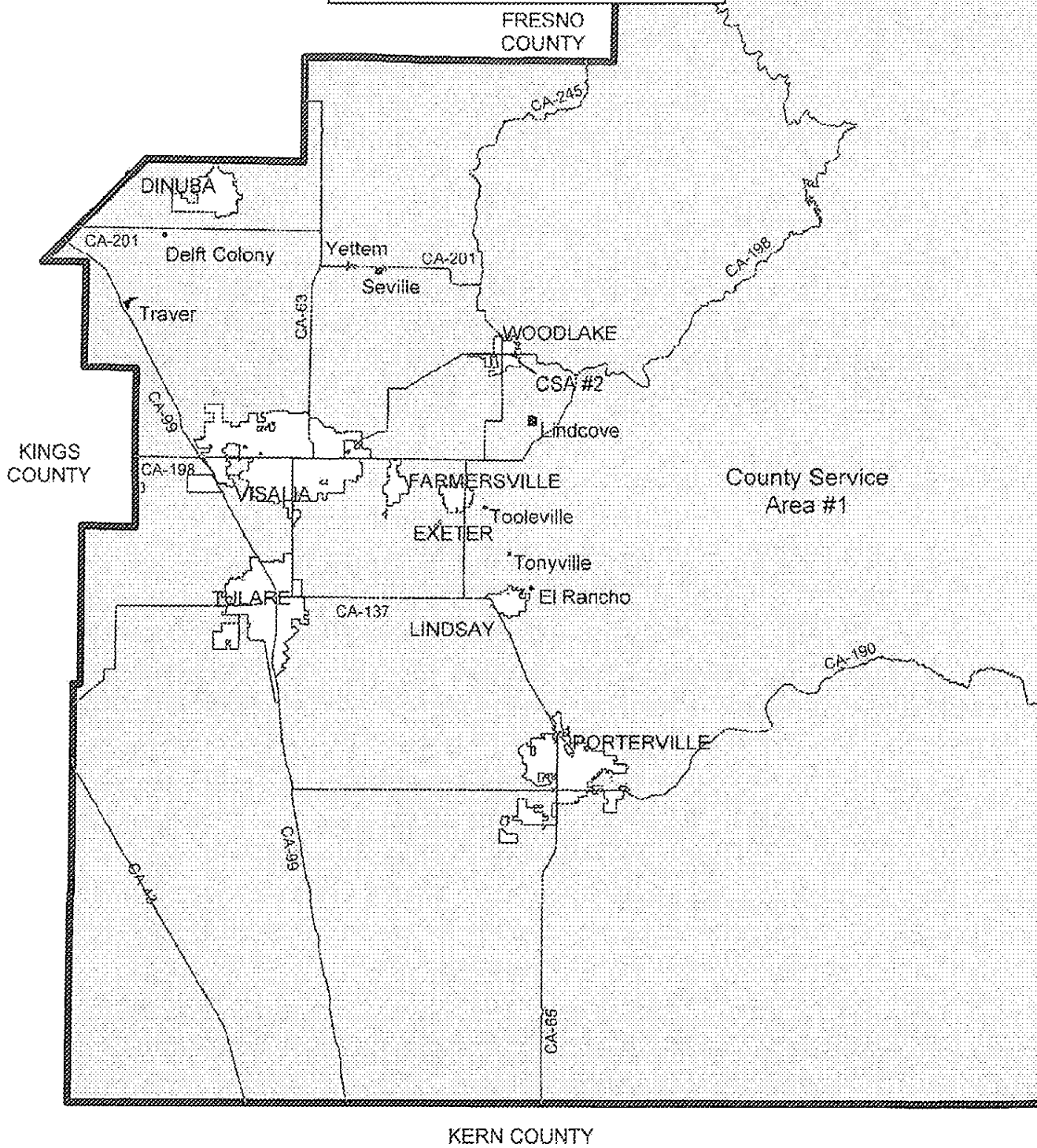
Signature:  Date: 02/26/13 Title: Chief Environmental Planner
Hector Guerra

Signature:  Date: 2/26/13 Title: Environmental Assessment Officer
Reed Schenke

Signed by Lead Agency

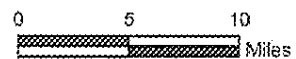
Date received for filing at OPR: N/A

Tulare County Service Area #1 Attachment A-1



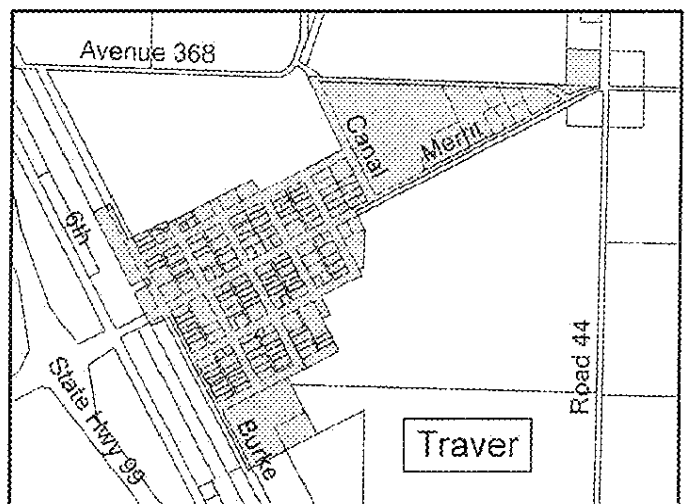
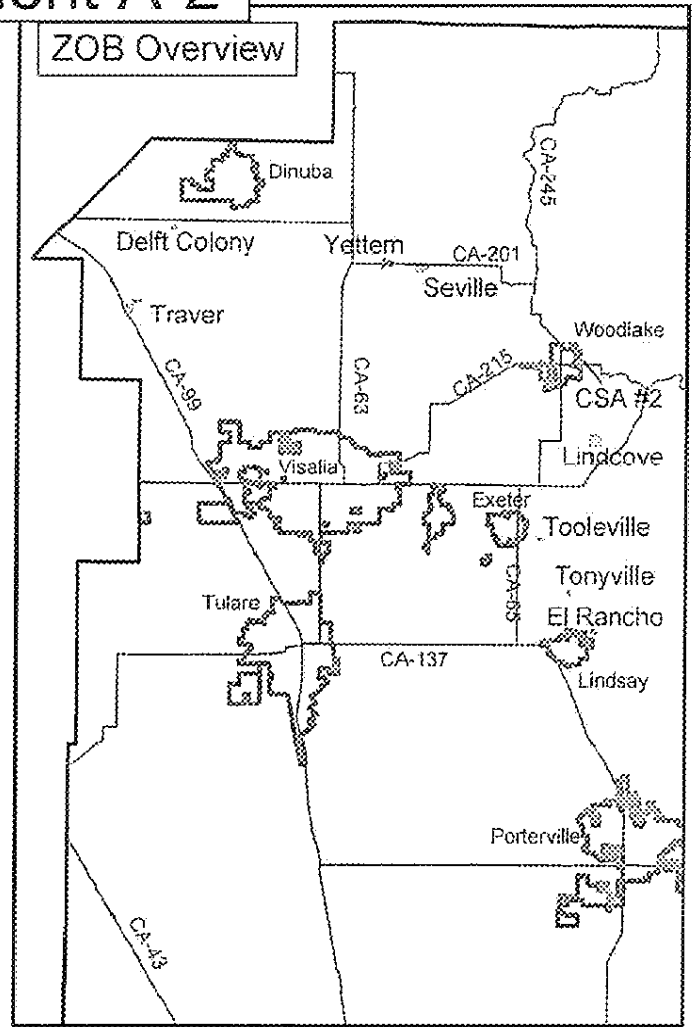
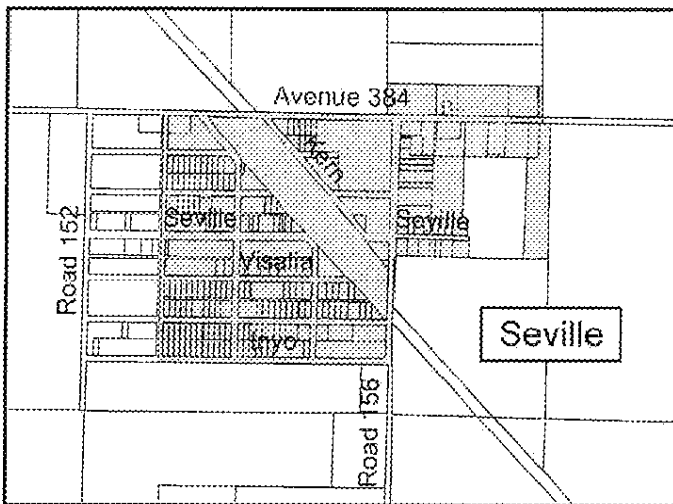
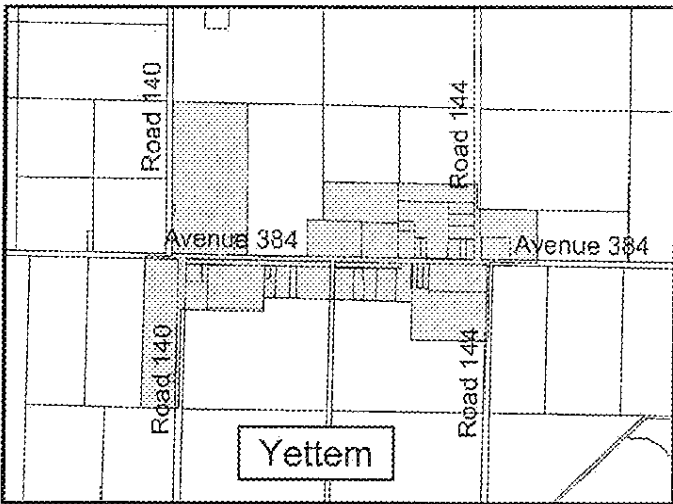
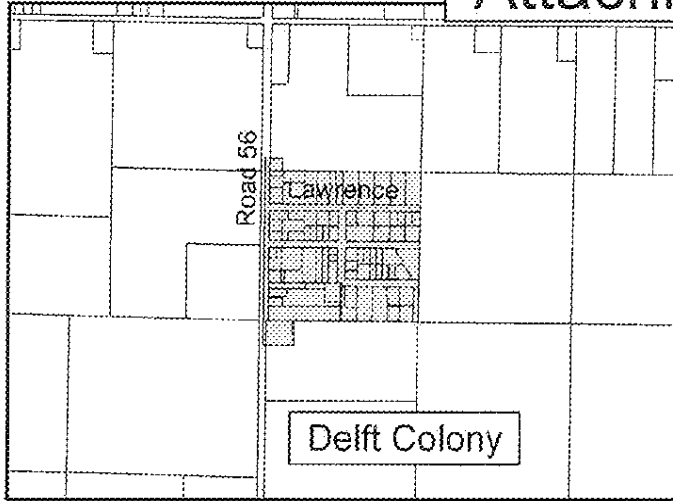
Boundaries as of 6/30/12

-  District
-  Zones of Benefit
-  Sphere of Influence
-  Cities



County Service Area #1 - Zones of Benefit

Attachment A-2

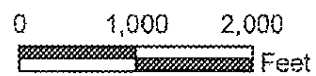


Boundaries as of 6/30/12

Map 1 of 2

(Scale for ZOB inset maps)

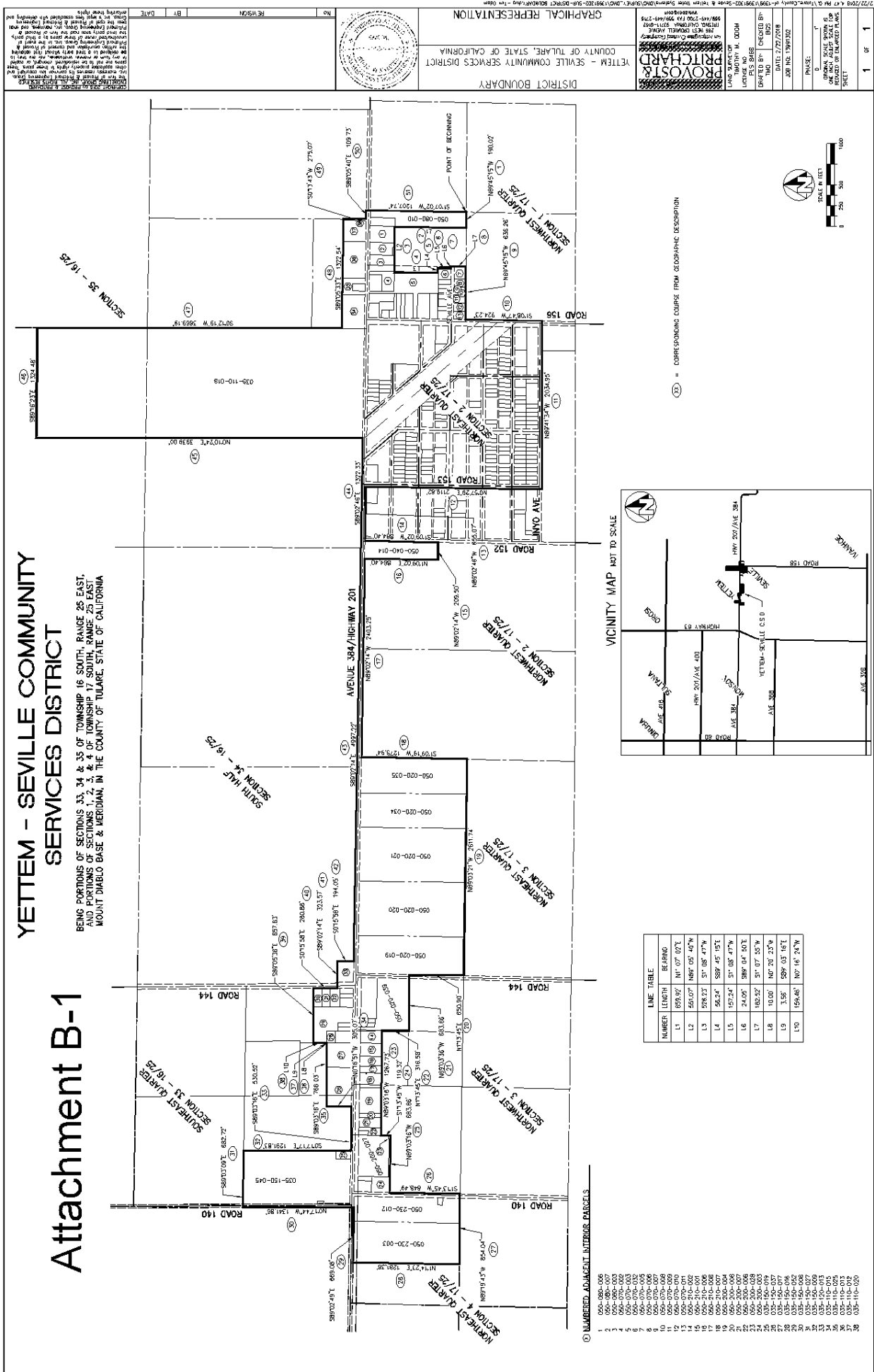
- CDP
- ZOB
- Parcels



YETTEM - SEVILLE COMMUNITY SERVICES DISTRICT

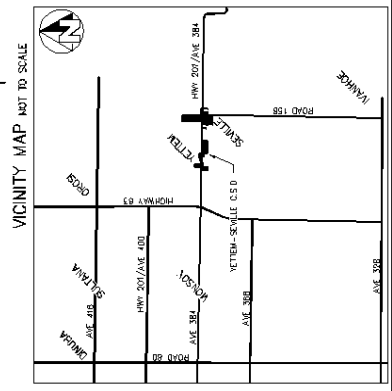
BEING PORTIONS OF SECTIONS 33, 34 & 35 OF TOWNSHIP 16 SOUTH, RANGE 25 EAST, AND PORTIONS OF SECTIONS 1, 2, 3, & 4 OF TOWNSHIP 17 SOUTH, RANGE 25 EAST, MOUNT Diablo Base & Meridian, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA

Attachment B-1



LINE TABLE

NUMBER	LENGTH	BEARING
1	659.92	N1° 07' 07" E
2	459.07	N85° 05' 47" W
3	578.23	S1° 30' 47" W
4	56.24	S89° 45' 15" E
5	157.24	S1° 30' 47" W
6	24.09	S89° 04' 53" E
7	169.29	S1° 07' 55" W
8	10.00	N0° 20' 23" W
9	3.58	S89° 03' 16" E
10	169.48	N0° 16' 24" W



① NUMBERED ADJACENT INTERIOR PARCELS

② = CORRESPONDING COURSE FROM GEOGRAPHIC DESCRIPTION



PROVOST & ASSOCIATES
 COUNTY OF TULARE, STATE OF CALIFORNIA
 YETTEM - SEVILLE COMMUNITY SERVICES DISTRICT
 DISTRICT BOUNDARY
 GRAPHICAL REPRESENTATION
 No. _____ REVISION BY DATE
 1 1 1
 SHEET