

# LOCAL AGENCY FORMATION COMMISSION MINUTES

## CITY MEMBERS

Jim Wadsworth  
Sid Craighead  
Mary Hornsby - Alternate

## COUNTY MEMBERS

Joe Neves – Chair  
Tony Barba - Vice Chair  
Richard Valle - Alternate

## PUBLIC MEMBERS

Paul Thompson  
Alan Burke - Alternate

**CALL TO ORDER:** The regular meeting of the Local Agency Formation Commission of Kings County was called to order by the Chairman, Joe Neves, at 3:30 p.m., on February 25, 2009 in the Board of Supervisors Chambers of the Kings County Government Center, located at 1400 W. Lacey Blvd., in Hanford, California.

## COMMISSIONERS PRESENT:

Joe Neves, Paul Thompson, Tony Barba, Sid Craighead, Jim Wadsworth

## COMMISSIONERS ABSENT:

None

## STAFF PRESENT:

Bill Zumwalt, Greg Gatzka, Jeremy Kinney, Terri Yarbrough, Johannah Hartley

## VISITORS PRESENT:

Allen Burke, Olga Clark, John Zumwalt, James Clark, Jim Jepsen, Jim Morgenthal

## UNSCHEDULED APPEARANCES:

Jim Morgenthal representing the Grand Jury stated that the Grand Jury believes the intent of the legislature was to assign oversight of special districts to LAFCO. He stated County Counsel interpreted that LAFCO was only required to report on the unincorporated areas and four special districts every five years. Mr. Morgenthal asked if LAFCO was in agreement with County Counsel, would they be willing to support new legislation to assign oversight of all special districts to specific agencies in Kings County. It is the opinion of the Grand Jury that specific oversight and assignment of LAFCO to all of the special districts is necessary.

## APPROVAL OF MINUTES:

A motion was made and seconded (Thompson/Barba) to approve the minutes of January 28, 2009 meeting. Motion carried with Craighead abstaining.

## OLD BUSINESS:

None

## NEW BUSINESS

### A. LAFCO Case No. 09-01, Hanford Reorganization No. 145

Mr. Jeremy Kinney summarized the project to annex one area totaling 326.19 acres to the City of Hanford, and detachment of the same from the Kings River Conservation District and Excelsior-Kings River Resource Conservation District. He reported that the property was within the cities primary sphere of influence and that 302.13 acres are subject to a Williamson Act contract. A notice of nonrenewal has been filed on the subject property. The city of Hanford has agreed to succeed to the contracts on the non-protested portions. The project does not represent 100 percent land owner consent and will require a public hearing. Mr. Kinney also reported that the city has pre-zoned the territory to "R-1-12" Very Low Density Single Family Residential, "R-1-6" Low

Density Single Family Residential, “RM-3” Multi Family Medium Density Residential, “RM-2” Multi-family High Density Residential, “NC” Neighborhood Commercial, “PF” Public Facility, and “CO” Conservation and Open Space is consistent with the recent General Plan amendment that incorporated many land use changes.

Chairman Neves opened the Public Hearing and asked if there was any testimony regarding Hanford Reorganization No. 145. Mr. John Zumwalt with Zumwalt-Hansen & Associates, Inc., representing the applicant, spoke in favor of the project and stated that there was plenty of land to develop before developing the portion that will still be under the Williamson Act Contract. Chairman Neves asked if there was any other testimony. Seeing none, he closed the public hearing.

A motion was made and seconded (Wadsworth/Barba) to approve Resolution 09-02 and hold a protest meeting on March 25, 2009. Motion carried unanimously.

**B. LAFCO Preliminary Budget FY 2009-2010**

Mr. Zumwalt provided an overview of the preliminary budget. Mr. Zumwalt stated that the proposed budget didn’t include any provision to provide oversight of special districts as asked by the Grand Jury. Mr. Zumwalt also reported that there was no proposal for any special projects. A public hearing will be scheduled for April and continued into May. Mr. Zumwalt stated that LAFCO is required to adopt a budget by June 15, 2009.

**C. CALAFCO Staff Workshop Attendance**

Mr. Gatzka presented the travel request to the Commission for their consideration and approval. Mr. Gatzka stated that due to the current economic status and the County’s moratorium on travel that LAFCO staff intends to bring all overnight travel requests to the Commission for approval. This request is for CALAFCO Staff Workshop to be held on April 29 through May 1, 2009.

A motion was made and seconded (Barba/Craighead) to approve travel for Greg Gatzka and Jeremy Kinney to the CALAFCO Staff Workshop.

**D. Public Member Alternate – New Term**

Mr. Zumwalt reported that the Public Alternate, held by Mr. Burke, term will expire in May of 2009. A notice will be posted for the vacancy and consideration for an appointment will be brought before the Commission in April.

## **LEGISLATION**

Mr. Gatzka reported that there was a new bill, SB215, that would build on SB375, sustainable community strategy and ties to LAFCO. He will look into it and report back to the LAFCO Commission.

## **MISCELLANEOUS**

- A. Correspondence** – After discussion regarding the automatic increase in CALAFCO dues, the commission directed staff to draft a letter to CALAFCO requesting a suspension of the automatic increase during these economic times.
- B. Commission Appointments** – Mr. Zumwalt previously discussed the public alternate position.
- C. Items from the Commission** – Mr. Thompson asked what motivation there was for the developer regarding the Hanford Reorganization Number 145 to develop the property at a time when they are filing for bankruptcy. Mr. Zumwalt explained that the bank would call in the loan if there was no progress and the annexation satisfied the requirement.

**Staff Comments** – Mr. Zumwalt announced that as a cost saving, paper copies of agendas would be mailed only to commissioners and would be available to the public online at no cost. If individuals request paper copies of the agendas and minutes they would be charged for actual costs.

**ADJOURNMENT** – With no further business before the Commission, the meeting was adjourned at 4:25 p.m.

**A. Next regularly scheduled meeting is March 25, 2009 at 3:30 p.m.**

Respectfully submitted,

**LOCAL AGENCY FORMATION COMMISSION  
OF KINGS COUNTY**

William R. Zumwalt, Executive Officer

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