

Local Agency Formation Commission OF KINGS COUNTY

CITY MEMBERS

Patricia Matthews

Alvaro Preciado

Kimber Regan, Alternate

COUNTY MEMBERS

Joe Neves

Doug Verboon

Richard Valle, Alternate

PUBLIC MEMBERS

Cheyne Strawn

Vacant, Alternate

Chuck Kinney, Executive Officer, (559) 852-2674

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Agency at (559) 852- 2680 by 4:00 p.m. on the Monday prior to this meeting.

Agenda backup information and any public records provided to the Commission after the posting of the agenda for this meeting will be available for public review at the Kings County Community Development Agency, 1400 W. Lacey Blvd., Hanford, CA 93230.

AGENDA

REGULAR MEETING:

Wednesday, May 28, 2025 at 1:00 P.M.

The Local Agency Formation Commission of Kings County Special Meeting will be held in the Board of Supervisors Chambers in the Administration Building (Bldg. No. 1) of the Kings County Government Center located at 1400 West Lacey Blvd., Hanford, CA.

Members of the public who wish to comment may submit written comments on any matter within LAFCO's subject matter jurisdiction, regardless of whether it is on the agenda for Commission consideration or action, and those comments will be entered into the administrative record of the meeting. To submit written comments by U.S. Mail or email for inclusion in the meeting record, they must be received by the Secretary of LAFCO no later than 8:00 a.m. on the morning of the noticed meeting. To submit written comments by email, please forward them to Maryann.Sanchez@co.kings.ca.us. To submit such comments by U.S. Mail, please forward them to: Kings LAFCO, 1400 W. Lacey Blvd. Building #6, Hanford, CA 93230.

I. CALL MEETING TO ORDER – Chairman

A. Unscheduled Appearances:

Any person may address the Commission on any subject matter within the jurisdiction or responsibility of the Commission at the beginning of the meeting; or may elect to address the Commission on any agenda item at the time the item is called by the Chair, but before the matter is acted upon by the Commission. Unscheduled comments will be limited to five minutes.

B. Approval of April 16, 2025 Minutes

II. OLD BUSINESS

A. LAFCO Budget FY 2025-2026

- 1) Executive Officer's Report**
- 2) Continue Public Hearing**
- 3) Consideration of adopting LAFCo FY 2025-2026 Budget**

III. NEW BUSINESS

A. LAFCO Commission Public Member Alternate Appointment

- 1) Executive Officer's Report**
- 2) Consider Public Member Alternate Appointment**

IV. LEGISLATION

None

V. MISCELLANEOUS

- A. Correspondence –**
- B. Items from the Commission -**
- C. Staff Comments –**

VII. ADJOURNMENT

- A. Next Scheduled Meeting – June 25, 2025 at 1:00 p.m.**

LOCAL AGENCY FORMATION COMMISSION MINUTES

CITY MEMBERS

Patricia Matthews
Alvaro Preciado
Kimber Regan - Alternate

COUNTY MEMBERS

Joe Neves – Chair
Doug Verboon – Vice Chair
Richard Valle - Alternate

PUBLIC MEMBERS

Cheyne Strawn
VACANT - Alternate

CALL TO ORDER: A special meeting of the Local Agency Formation Commission of Kings County was called to order by Chairman Joe Neves, at 1:00 p.m., on April 16, 2025, in the Board of Supervisors Chambers in the Administration Building (Bldg. No. 1) of the Kings County Government Center located at 1400 West Lacey Blvd., Hanford, CA.

COMMISSIONERS PRESENT:

Joe Neves, Patricia Matthews, Kimber Regan
Cheyne Strawn

COMMISSIONERS ABSENT:

Doug Verboon

STAFF PRESENT:

Chuck Kinney – Executive Officer
Alex Hernandez – Assistant Executive Officer
Chanda Jackson – Clerk
Jennifer Thompson – Legal Counsel

VISITORS PRESENT:

Robert Ramos, Luis Ramirez, Tony Cotta, James
Friedner

UNSCHEDULED APPEARANCES:

None

APPROVAL OF MINUTES:

A motion was made and seconded (Strawn/Matthews) to approve the minutes of the February 26, 2025 meeting. Motion carried with four in favor, one absent (Verboon).

OLD BUSINESS:

None

NEW BUSINESS

A. Annexation No. 25-01 (City of Hanford Annexation No. 163) – Mr. Hernandez provided a summary of a proposal to annex four separate substantially surrounded areas into the City of Hanford and detach the same from the Kings River Conservation District, the Excelsior-Kings River Conservation District. Area No. 9 consists of 247 parcels (113.78 acres), Area No. 12 consists of 31 parcels (60.46 acres), Area No. 13 consists of 5 parcels (7.35 acres), Area No. 14 consists of 10 parcels (18.60 acres). The area of each separate island is less than 150 acres and the City is proposing to annex this territory under Government Code Section 56375.3 which waives all protest proceedings. See Exhibit “A” for a location map of the project areas. Mr. Hernandez recommended that the Commission adopt LAFCO Resolution 25-02 approving LAFCO Case 25-01 Hanford Annexation No. 163.

Chairman Neves asked for comment from the Commission. Commissioner Matthews asked to see the maps. Commissioner Strawn inquired about zoning consistency.

Commissioner Regan discussed compliance issues within City of Hanford and concerns about property owners and business owner being harassed.

Commissioner Matthews inquired about businesses being “grandfathered in”. Jason Waters with the City of Hanford stated provisions are provided.

Commissioner Strawn and Mr. Waters discussed variations and options including parking and utility services such as water, sewer, trash. Commissioner Strawn also mentioned code enforcement and changes if the annexation is approved as mentioned by Commissioner Regan. Mr. Waters provided insight and answers for Commissioner Strawn’s questions. Commissioner Strawn clarified with Mr. Waters that business established while in the County’s jurisdiction will be able to continue once annexed into the City. Mr. Waters stated businesses established legally with the County will be able to continue with the City.

Commissioner Matthews inquired about property use changing if property owner changed. Mr. Waters explained the use or business is permitted with the property, not with the owner, as long as it continues to operate as the same business or if the use does not change.

Commissioner Regan questioned specific case of disallowed use of flags or signage as a property changed from County to City jurisdiction.

Commissioner Strawn inquired of responsibility of sidewalk maintenance. Mr. Waters explained sidewalks would not be a requirement.

Commissioner Matthews requested clarity of the location of El Rancho location.

Commissioner Regan mentioned water issues and asked questions about a specific new well. Mr. Kinney explained when wells go dry, extensions of services are considered.

Commissioner Strawn inquired if residents on wells will be required to connect to City services. Mr. Kinney responded not until their well begins to dry out and the property owner will be responsible for those expenses. Commissioner Strawn asked about potential future island annexations, which Mr. Kinney explained were not prepared for the current meeting.

Chairman Neves opened the public hearing. Robert (Bob) Ramos spoke of concerns regarding Island 12 of the annexation and the valuation of properties. He also discussed the approach and demeanor of City of Hanford Code Enforcement. He requested Island 12 not be included and be excluded from the annexation.

Tony Cotta, 10 ½ Avenue, questioned development of area included in annexation and the description of “prime agricultural land”. Mr. Kinney clarified that the agenda item was not regarding the development of land already in the City’s jurisdiction but for the consideration of annexation of the area shown on the map.

John Friedner, 9971 Vista, 11157 Ladwell St. Sunvalley, inquired of wells and the cost to acquire extension of service for the lots he owns that are part of the annexation. He also asked of plans to widen the roads. Mr. Kinney clarified that Mr. Friedner would be able to continue use of wells until they fail. Mr. Waters provided clarification on plans of widening the roads.

Luis Ramirez, Jr., 11548 10 ½ Ave, spoke in opposition of the annexation due to the development of the property across the street. Mr. Ramirez's comments were in regards to the blueprints for housing, issues with City of Hanford water service, the time of the meeting, and displeasure with multiple City of Hanford issues.

Chairman Neves queried if there were anyone else wishing to speak. Seeing no one else wishing to speak, he closed the public hearing.

Commissioner Strawn asked if there was any development plans for the property involved in the annexation. Mr. Kinney explained LAFCo's does not get involved with development and use of the property. Commissioner Strawn restated his comments and inquiries regarding valuation of property, zoning changes, grandfathering. Mr. Kinney provided explanation of the previous items not changing and how the processes work. Commissioner Strawn asked Mr. Waters about the process and character of City of Hanford's Code Enforcement. Mr. Waters provided explanation.

Mr. Waters also provided brief details of the development being conducted across from the property included in the annexation and extended an invitation for Mr. Ramirez to meet with him at City of Hanford to answer any further questions.

Commissioner Regan asked if vote could exclude Island 12. Mr. Kinney explained that an area could be excluded from the annexation if the requirements were not met; however, all requirements were met and the Commission is required to approve. Commissioner Regan asked if annexations usually have islands grouped together. Mr. Kinney explained the process and also provided clarity on a previous annexation application.

Mr. Ramirez spoke of additional concerns regarding the development of the property near the proposed annexation. Commissioner Matthews advised him that his concerns, although valid, did not involve LAFCo and were more appropriately addressed to City of Hanford.

A motion was made and seconded (Strawn/Matthews) to adopt LAFCo Resolution 25-02 approving LAFCo Case 25-01. Motion carried with four in favor and one absent (Verboon).

B. LAFCo Budget FY 2025-2026 – Mr. Kinney provided a brief overview of the recommended draft budget for FY 2025-2026 will require a budget of approximately \$88,932. He stated after applying the estimated \$4,000 in fee revenue, the County's share is \$42,466, the Cities share is also \$42,466, and that an estimated summary of individual City shares based on population was provided to the Cities. Mr. Kinney recommended that the Commission open the public hearing to receive public comment and testimony on the proposed LAFCo Budget and continue the public hearing to the May 28, 2025, Commission meeting.

Chairman Neves opened the public hearing. Seeing no one wishing to comment, he continued the public hearing to the May 28, 2025 meeting.

LEGISLATION

None

MISCELLANEOUS

- A. **Correspondence** – None
- B. **Items from the Commission** – Commissioner Matthews shared community activities and new businesses being established in Lemoore. Commissioner Strawn spoke of the reopening of a local business in Hanford.
- C. **Staff Comments** – Mr. Kinney acknowledged that this was the last meeting for Clerk to the Commission, Chanda Jackson, and that she would be moving on to new ventures. Mr. Hernandez spoke of potential upcoming agenda items including annexations by Hanford, Armona, and an extension of service application. Mr. Hernandez specified the meeting dates for those items are to be determined.

ADJOURNMENT – With no further business before the Commission, the meeting was adjourned at 2:18p.m.

- A. **The next meeting is scheduled for May 28, 2025 at 1:00 p.m.**

Respectfully submitted,

**LOCAL AGENCY FORMATION COMMISSION
OF KINGS COUNTY**



Chuck Kinney, Executive Officer

Local Agency Formation Commission OF KINGS COUNTY

CHUCK KINNEY, EXECUTIVE OFFICER

MAILING ADDRESS: 1400 W. LACEY BLVD., HANFORD, CA 93230

OFFICES AT: ENGINEERING BUILDING, KINGS COUNTY GOVERNMENT CENTER, HANFORD
(559) 852-2670 • FAX: (559) 584-8989 • WWW.KINGSLAFCO.COM

TO: LAFCO Commissioners
FROM: Chuck Kinney, Executive Officer
DATE: May 28, 2025
SUBJECT: 2025-2026 Proposed Budget

I. INTRODUCTION:

The Executive Officer's proposed Fiscal Year 2025-2026 LAFCO Budget is provided for the Commission's consideration and adoption. This proposed budget was first presented to the Commission as a Preliminary Budget review on February 26, 2025, and presented as the Proposed Budget with the first public hearing on April 16, 2025. This proposed budget of \$88,932 is an increase of \$2,922 more than last year's request, a 3.39% increase. The requested amount covers LAFCO's general activities as required by Assembly Bill 2838, the Cortese – Knox – Hertzberg Act, and continued involvement with CALAFCO to keep current on legislative and procedural changes. Revenues are projected at \$46,466. This amount includes the estimated LAFCO Application Fees of \$4,000 and City shares for half of the remaining LAFCO budget. The County covers the remaining half of the LAFCO Budget share of \$42,466, which is an increase of \$1,461 from last FY.

II. LAFCO 2025-2026 FISCAL YEAR OBJECTIVES

The primary objectives for the 2025-2026 Fiscal Year Budget will center on continued training for LAFCO staff on operational procedures and processes, timely processing of reorganization and extension of service applications, processing of all spheres of influence amendments for the cities, communities, and special districts in Kings County, and preparing resources for the next required update. Staff will also review and assist Cities and Districts with the preparation of detailed MSRs for any Sphere of Influence Amendment application submitted to LAFCO to ensure compliance with Government Code Section 56430. As LAFCO staff is often relied upon by Cities to advise their prospective development applicants on annexation processes, staff needs to remain current on LAFCO processes, procedures, issues and implementation strategies. Continuing Legislative changes to LAFCO processes and procedures also necessitates staff's need for continual update through CALAFCO legislative review activities. LAFCO staff has remained actively involved with CALAFCO workshops and other training venues

to fulfill that need. The two annual CALAFCO training events are organized by LAFCO volunteers to keep all LAFCOs current on issues and implementation strategies.

III. RECOMMENDATION:

The Executive Officer recommends that the Commission continue the public hearing to receive public comment and testimony on the proposed LAFCO Budget and consider adoption.

**2020 City/County Population Percentages for LAFCO Budget
May 23, 2025**

County/City	Population	Percentage of	City Share	LAFCO
	4/1/2020	Population	Percentage	Cost
KINGS COUNTY POP.	152486			
AVENAL	8989	5.89%	8.48%	\$3,601.12
CORCORAN	12087	7.93%	11.39%	\$4,836.88
HANFORD	57990	38.03%	54.65%	\$23,207.67
LEMOORE	27038	17.73%	25.48%	\$10,820.33
CITY SUB TOTAL	106104	69.58%	100.00%	\$42,466
Prison Population	14959	9.82%		
Federal Territories	6568	4.31%		
UNINCORPORATED	24855	16.29%		\$42,466
		100.00%		\$84,932.00

Prepared by: LAFCO of Kings County, March 26, 2025

LOCAL AGENCY FORMATION COMMISSION OF KINGS CO.	280000
	LAFCO
	Pub. Safety
	Other Protect.

Fiscal 2025/2026

Department:					Run date:
ACCOUNT DESCRIPTION		Budget 2024-2025	DEPT. REQ'T 25-26	Change 25-26	% Change 25-26

SERVICES & SUPPLIES:					
Communications	92006	\$125.00	\$ 125	\$ -	0.00%
Office Expenses	92018	\$250.00	\$ 250	\$ -	0.00%
Memberships	92027	\$4,000.00	\$ 4,000	\$ -	0.00%
Record Storage Charges	92032	\$304.00	\$ 462	\$ 158	51.81%
Postage & Freight	92033	\$4,000.00	\$ 6,500	\$ 2,500	62.50%
Offset Printing/Stores	92035	\$0.00	\$ 250	\$ 250	#DIV/0!
Legal Expenses	92038	\$11,000.00	\$ 11,000	\$ -	0.00%
Consultant Expenses	92048	\$1,100.00	\$ 1,100	\$ -	0.00%
Publi. and Legal Notices	92056	\$1,050.00	\$ 1,050	\$ -	0.00%
Rents & Leases - Equipment	92057	\$1,340.00	\$ 1,340	\$ -	0.00%
Purchasing Charges	92068	\$130.00	\$ 130	\$ -	0.00%
Bd. & Comm. Mem. Expenses	92069	\$3,064.00	\$ 3,064	\$ -	0.00%
Travel & Expenses	92090	\$8,000.00	\$ 8,000	\$ -	0.00%
Motor Pool Serv.	92089	\$0.00	\$ -	\$ -	N/A
Utilities	92094	\$1,000.00	\$ 1,000	\$ -	0.00%
CAP Charges	93038	\$1,611.00	\$ 1,611	\$ -	0.00%
Information Tech Services	93048	\$2,400.00	\$ 2,400	\$ -	
Administrative Allocation	93057	\$46,287.00	\$ 46,287	\$ -	0.00%
Utility Bond	98001	\$349.00	\$ 363	\$ 14	4.01%
Consultant Expense	92048			\$ -	0.00%
TOTAL SERV/SUPP:		\$ 86,010	\$ 88,932	\$ 2,922	3.40%

REVENUE:		Budget 2024-2025	DEPT. REQ'T 25-26	Change 0 25-26	% Change 0 25-26
INTERGOV'T REVENUE					
Cities-LAFCO Shares	80008	\$ 41,005	\$ 42,466	\$ 1,461	3.56%
CHARGES FOR SERVICES					
LAFCO Fees	87095	\$ 4,000	\$ 4,000	\$ -	0.00%
LAFCO MSR/SOI Fees				\$ -	0.00%
TOTAL REVENUE:		\$ 45,005	\$ 46,466	\$ 1,461	3.2%

TOTALS		Budget 2024-2025	DEPT. REQ'T 25-26	Change 0 25-26	% Change 0 25-26
SALARIES & BENEFITS:		\$ -	\$ 0	\$ 0	N/A
SERVICES & SUPPLIES:		\$ 86,010	\$ 88,932	\$ 2,922	3.40%
FIXED ASSETS:		\$ -	\$ -	\$ -	0.00%
GROSS EXPENDITURES:		\$ 86,010	\$ 88,932	\$ 2,922	3.40%
REVENUE:		\$ 45,005	\$ 46,466	\$ 1,461	3.25%
COST APPLIED:	98000	\$ -	\$ -	\$ -	0.00%
GEN. FUND CONTRIBUTION:		\$ (41,005)	\$ (42,466)	\$ (1,461)	3.56%

Local Agency Formation Commission OF KINGS COUNTY

CHUCK KINNEY, EXECUTIVE OFFICER

MAILING ADDRESS: 1400 W. LACEY BLVD., HANFORD, CA 93230

OFFICES AT: ENGINEERING BUILDING, KINGS COUNTY GOVERNMENT CENTER, HANFORD
(559) 852-2670 • FAX: (559) 584-8989 • WWW.KINGSLAFCO.COM

TO: LAFCO of Kings County Commissioners
FROM: Chuck Kinney, Executive Officer
DATE: May 28, 2025
SUBJECT: LAFCO Public Member Alternate Vacancy

BACKGROUND

The LAFCO Commission for Kings County is made up of five Commissioners representing three categories (County, Cities, and Public) of appointment, with an additional Alternate Member for each category. Commissioners serve four-year terms. LAFCO Commissioners' terms expire on the first Monday in May of the fourth year of their respective term (Government Code Section 56334). An updated list of current Commission Member terms is attached as Exhibit A.

On February 26, 2025, the LAFCO Commission appointed Cheyne Strawn to the Public Member seat. Mr Strawn formerly held the Public member Alternate seat on Kings LAFCo. This left a current vacancy in the Public Member Alternate position, which can be considered for appointment by the County and City members on the LAFCO Commission (Government Code Section 56325 (d)). The Public Member Alternate term would serve until May 1, 2029. Certain restrictions apply for candidate eligibility for the Public Member and Alternate Commissioner seats (Government Code Section 56331).

In order to be eligible to serve as either a Public Member or Public Member Alternate, a candidate shall be a resident of Kings County, and not be an officer or employee of the County, City or District.

LAFCO staff has received two applications for the Public Member Alternate position which are attached as Exhibit B.

- 1) Mr. Martin Devine has previously served on this LAFCO Commission as a City Member representing the City of Hanford and as a Public Member. Mr. Devine no longer serves on the City Council and meets all of the eligibility requirements to serve as the Public Member.
- 2) Mr. Robert Ramos meets all of the eligibility requirements to serve as the Public Member.

RECOMMENDATION

The Executive Officer recommends that the LAFCO Commission consider appointing one of the two candidates to the Public Member Alternate position.

EXHIBIT A

SECTION II: KINGS COUNTY LAFCO

1. LOCAL AGENCY FORMATION COMMISSION OF KINGS COUNTY (LAFCO)

MEMBERS

EXPIRATION OF TERM - FIRST MONDAY IN MAY

CITY MEMBERS ¹:

Alvaro Preciado (Avenal)**	2028
Patricia Matthews (Lemoore)	2029
Kimber Regan (Hanford) Alternate City Member	2027

COUNTY MEMBERS ²:

Joe Neves (Lemoore-Stratford area) *	2029
Doug Verboon (North Lemoore – North Hanford area)	2029
Richard Valle (Avenal, Corcoran, and Kettleman City) Alternate County Member	2029

PUBLIC MEMBER ³:

Cheyne Strawn	2029
Vacant Alternate Public Member	2029

* Chair

** Vice-Chair

Terms of Commissioner: Four Years (G.C. Section 56334)

Staff:

Chuck Kinney	Executive Officer
Alex Hernandez	Assistant Executive Officer
	Legal Counsel
Mary Ann Sanchez	LAFCO Clerk

Appointing Authority:

- | | |
|------------------------------|---|
| ¹ City Members: | Appointed by: City (Mayors) Selection Committee |
| ² County Members: | Appointed by Board of Supervisors |
| ³ Public Member: | Appointed by LAFCO City & County Members |

Meeting Dates and Location: Fourth Wednesday of each month at 1:00 P.M., held in the Board of Supervisors Chambers, Administration Building, (Bldg. #1) Kings County Government Center, Hanford CA.

Revised: 2/21/2025

EXHIBIT B

**KINGS COUNTY BOARD OF SUPERVISORS
COMMITTEE APPLICATION FOR APPOINTMENT**

I hereby express an interest in being nominated for membership on the following
Board: LAFCo

Name: Martin Devine

Address: 1950 Roland Dr. Telephone: 559-212-8709

City/St/Zip: Hanford, CA 93230 Date of Birth: 07/20/67

Email: mdevine1967@gmail.com

Length of Residency in Kings County: 35+

Supervisory District: 3

Occupation: Office Manager

Education: High School, COS

Membership on other Boards/Commissions: LAFCo Alternate Public Member, LAFCo Public Member

KCAG Commissioner City of Hanford, KCAPTA Commissioner City Of Hanford, CA Cities Policy Board Member

Affiliations: Former City of Hanford Council Member 12/16-12/20, Former City of Hanford

Appointed Council Member 06/24-12/24

Reason(s) for seeking appointment: Previously served as a City of Hanford LAFCo

Commissioner, alternate Public Member and Public Member


Signature of applicant

Return completed form to:

**Kings County Board of Supervisors
Attn: Clerk of the Board
1400 W. Lacey Blvd.
Hanford, CA 93230**

For inquiries on the application process: (559) 852-2362

**KINGS COUNTY BOARD OF SUPERVISORS
COMMITTEE APPLICATION FOR APPOINTMENT**

Filed with the Kings County
Clerk of the Board

FEB 6 2025

Received by

I hereby express an interest in being nominated for membership on the following

Board: LOCAL AGENCY FORMATION COMMISSION

Name: Robert RAMOS

Address: PO Box 1123 ^{2741 Pinecastle Dr.} Telephone: 559 936 4318

City/St/Zip: Hanford, CA 93230 Date of Birth: 06-15-1940

Email: somar40@sbcsglobal.net

Length of Residency in Kings County: Since 1965

Supervisory District: 5

Occupation: Retired : 34 years @ Prudential INS. CO.

Education: High School : attended C.O.S.

Membership on other Boards/Commissions: _____

Kings County Citizens Advisory Board on Alcohol
and other Drugs, 16 yrs.

Affiliations: was a member of recent Hanford General Tax Committee.

Was a member of City of Hanford General Plan update ²⁰¹⁴ Committee

Reason(s) for seeking appointment: As a Citizen I have attended most
City Council meetings for last 12 years and have gained interest
in zoning & annexations

Robert Ramos Feb. 6, 2025
Signature of applicant

Return completed form to:

Kings County Board of Supervisors
Attn: Clerk of the Board
1400 W. Lacey Blvd.
Hanford, CA 93230

For inquiries on the application process: (559) 852-2362