

# Local Agency Formation Commission OF KINGS COUNTY

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**CITY MEMBERS**

Sid Palmerin

Francisco Ramirez

Alvaro Preciado, Alternate**COUNTY MEMBERS**

Joe Neves

Doug Verboon

Richard Valle, Alternate**PUBLIC MEMBERS**

Dan Chin

Martin Devine, Alternate

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

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*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

### SPECIAL MEETING LOCATION AND TIME:

**Wednesday, June 22, 2022 at 1:00 P.M.**

The Local Agency Formation Commission of Kings County Special Meeting will be held in the Hanford Civic Auditorium, 400 N. Douty Street, Hanford, CA 93230, California.

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 [Chanda.Jackson@co.kings.ca.us](mailto:Chanda.Jackson@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 May 25, 2022 Minutes (Voice Vote)**

## II. **OLD BUSINESS**

### A. **None**

### **III. NEW BUSINESS**

- A. Extension of Service No. 22-03, Ms. Alba Tirado**
  - 1) Executive Officer's Report**
  - 2) Consideration of LAFCO Resolution No. 22-06**

### **IV. LEGISLATION**

Update on the CALAFCO Legislative committee

### **V. MISCELLANEOUS**

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

### **VII. ADJOURNMENT**

- A. Next Scheduled Meeting – Special Meeting Date July 27, 2022 at 1:00 p.m.**

# LOCAL AGENCY FORMATION COMMISSION MINUTES

## CITY MEMBERS

Sid Palmerin  
Francisco Ramirez  
Alvaro Preciado - Alternate

## COUNTY MEMBERS

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

## PUBLIC MEMBERS

Dan Chin  
Martin Devine - 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 May 25, 2022, in the Hanford Civic Auditorium, located at 400 N. Douty Street, in Hanford, California.

**COMMISSIONERS PRESENT:** Joe Neves, Doug Verboon, Dan Chin

**COMMISSIONERS ABSENT:** Sid Palmerin, Francisco Ramirez,

**STAFF PRESENT:** Chuck Kinney – Executive Officer, Sean Cash — Counsel, Terri Yarbrough – Clerk, Chanda Jackson – Clerk

**VISITORS PRESENT:** Salvador Moncayo

**UNSCHEDULED APPEARANCES:** Salvador Moncayo inquired about 9-acre property with house and barn that is rental property being grandfathered into the city limits. Terri collected Mr. Moncayo's contact information to provide to Chuck Kinney.

## APPROVAL OF MINUTES:

A motion was made and seconded (Chin/Verboon) to approve the minutes of the April 27, 2022 meeting. Motion carried with two in favor, one abstained and two absent.

## OLD BUSINESS:

### A. LAFCO Case No. 21-03, Hanford Reorganization No. 160

Mr. Kinney reported that LAFCO and City of Hanford staff met with majority of residents on Furlong Drive to discuss any concerns regarding the annexation, as well as their desire for road maintenance. The residents stated they would not like to form a homeowner's association at this time and would like to maintain a status quo concerning the maintenance of Furlong Drive. Mr. Kinney presented the findings to the commission for consideration. Mr. Kinney reported that all requirements have been met as outlined in the agenda packet and recommends the commission finds the project is categorically exempt from CEQA. Mr. Kinney recommends that area 7 of LAFCO Case 21-03 be approved by adopting resolution 22-03 and order the annexation to the city of Hanford and detachment from the Kings River Conservation District and Excelsior Kings River Conservation District.

Commissioner Verboon confirmed with Mr. Kinney that residents understand more. Mr. Kinney stated the residents understand how it impacts them and how it will be once they are in the city.

A motion was made and seconded (Verboon/Chin) to approve LAFCO Resolution 22-03. Motion carried with three in favor and two absent.



## **B. LAFCO Budget FY 2022-2023**

Mr. Kinney reported the budget was presented to the commission for preliminary budget review during the meeting March 30, 2022, then as the proposed budget during the public hearing on April 27, 2022. The budget of \$76,202 is an increase of 0.07% compared to last year's budget. Mr. Kinney stated the requested amount covers the LAFCO general activity and continued involvement with CALAFCO to remain current on legislation and procedural changes. He also stated revenues are projected at \$40,101, which includes the estimated LAFCO application fees of \$4,000 and city's share of half of the remaining LAFCO budget, and the County of Kings covers the remaining half of the LAFCO budget share of \$36,101, which is an increase of \$271 from last fiscal year. Mr. Kinney recommended that the commission continue the public hearing to receive public testimony on proposed budget and consider adoption.

Chairman Neves acknowledged public hearing was open as of April 27, 2022 and remained open. He inquired of questions from staff, public comment or testimony, or any written testimony. The Clerk responded to the Chairman that no comments had been received. Chairman Neves proceeded by asking if there was any comment from the audience. Seeing none, he closed the public hearing.

Chairman Neves called attention to the misprint of the budget year in the agenda as being "FY2021/2022" and corrected as FY 2022/2023.

A motion was made and seconded (Verboon/Chin) to approve LAFCO Budget FY 2022-2023. Motion carried with three in favor and two absent.

## **NEW BUSINESS**

### **C. LAFCO Case No. 22-01 (City of Lemoore Annexation No. 2021-03)**

Mr. Kinney provided an overview of LAFCO Case No. 22-01, stating that it was submitted by the City of Lemoore on May 2, 2022 and proposes to annex 40.33 acres of land into Lemoore and detach the land from Kings River Conservation and Excelsior Kings River Resource Conservation Districts. He stated the area is 40.33 acres and includes 5 parcels located approximately ¼ mile north of Hanford-Armona Road along the east side of 18 ¾ Avenue, and it is adjacent to City of Lemoore and within the city's primary sphere of influence. Mr. Kinney reported the proposed reorganization is not considered inhabited since fewer than 12 registered voters reside within the boundaries of the proposed annexation. He stated that one hundred percent of the property owners signed a document consenting to the annexation. He stated the commission may consider the proposal without notice, hearing or election pursuant to Government Code section 56662, and the proposal is not under a Williamson Act contract. He stated the current land use surrounding the proposed annexation area is primarily agricultural operations and residential uses. He acknowledged the Lemoore general plan designates the area as low-density single-family residential, and the City of Lemoore has pre-zoned the property for low-density residential. He stated future development that may occur on the project area will result in need for municipal services. He stated City of Lemoore is the most logical provider of urban type services within Lemoore fringe area, and annexation is required for the City of Lemoore to provide services. The City of Lemoore completed initial study for this annexation and adopted and mitigated negative declaration on April 19, 2022. The initial study found no significant effects upon the environment associated with the annexation. He stated LAFCO, as a responsible agency may rely upon the mitigated negative declaration for this action. He stated no written comments have been received regarding this application and recommends the Commission consider the project with notice, hearing, or election and adopt LAFCO Resolution 22-04 which approves LAFCO Case No. 22-01.

Chairman Neves opened the public hearing. There were no questions or comments, so Chairman Neves closed the public hearing.

A motion was made and seconded (Verboon/Chin) to adopt LAFCO Resolution 22-04 and approve LAFCO Case No. 22-01. Motion carried with three in favor and two absent.

**D. Extension of Service No. 22-02, Mr. Lester McDonnell**

Mr. Kinney provided an overview of Mr. Lester McDonnell's request for Commission approval to allow the City of Hanford to extend sewer service outside its jurisdictional boundaries to serve 1 residence located at 9877 Sierra Drive. Mr. Kinney stated the property is within the Hanford primary sphere of influence and near the city limits. He stated City of Hanford/Hanford City Council has approved the request for the Hanford Public Works Department to provide sewer service contingent upon LAFCO approval. He stated the City of Hanford is the closest municipal sewer service provider, therefore making them the most logical to provide service. He recommended the Commission adopt LAFCO Resolution No. 22-05, which finds the Extension of Service is categorically exempt under CEQA, sections 15301 and 15282(k). He stated the extension is being taken pursuant to Cortese Knox Hertzberg Local Government Reorganization Act of 2000 and all the factors required by Government Code Section 56133 have been considered by the Commission and approve the extension.

Chairman Neves queried if there were any comments or questions. There were no question or comments.

A motion was made and seconded (Verboon/Chin) to adopt LAFCO Resolution 22-05 and approve Extension of Service No. 22-02. Motion carried with three in favor and two absent.

**LEGISLATION**

Mr. Kinney reports CALAFCO is working on some legislation that he just received notification about, and he will report on it next month.

**MISCELLANEOUS**

- A. **Correspondence** – none
- B. **Items from the Commission** – none
- C. **Staff Comments** – Chairman Neves acknowledged Terri Yarbrough's retirement and this meeting being her last as clerk. He also introduced Chanda Jackson as the new LAFCO clerk.

**ADJOURNMENT** – With no further business before the Commission, the meeting was adjourned at 1:21 p.m.

- A. **A meeting is scheduled for June 22, 2022 at 1:00 p.m.**

Respectfully submitted,

**LOCAL AGENCY FORMATION COMMISSION  
OF KINGS COUNTY**



Chuck Kinney, Executive Officer

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# Local Agency Formation Commission OF KINGS COUNTY

MAILING ADDRESS:  
1400 W. LACEY BLVD. BLDG 6, HANFORD, CA 93230  
(559) 852-2670, FAX: (559) 584-8989

## STAFF REPORT June 22, 2022

### EXECUTIVE OFFICER'S REPORT

### EXTENSION OF SERVICE No. 22-03 CITY OF HANFORD WATER SERVICE

#### I. BRIEF OVERVIEW OF PROPOSAL:

The Applicant, Ms. Alba Tirado, has requested Commission approval to allow the City of Hanford to extend water service outside its jurisdictional boundaries to serve one residence located at 9991 Country Lane (APN: 014-240-016). This property is within the Hanford Primary Sphere of Influence and near to the city limits. See Exhibit "A" for a location map of the project site. The Hanford City Council has approved the request for the Hanford Public Works Department to provide water service contingent upon LAFCO approval.

The applicant has informed the City of Hanford and LAFCO that his existing water well which currently serves the residence is going dry. The City of Hanford, is the closest municipal water service provider thereby making them the most logical to provide service to the development.

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 allows a City to provide extended services outside its jurisdictional boundaries only if it first requests and receives written approval from LAFCO.

#### II. EXECUTIVE OFFICERS RECOMMENDATION

The Executive Officer recommends that LAFCO Extension of Service No. 22-03 "Ms. Alba Tirado" be approved.

### III. ANALYSIS OF PROPOSAL:

#### A. Discussion of Proposal

The purpose of the Commission's action is to authorize the City of Hanford to provide water service outside of the City's jurisdiction and within their sphere of influence to one residence which is near the Hanford City boundary which is just West of the home site. On April 19, 2022, the Hanford City Council approved a property owner request to extend City water service to the one existing residence located at approximately 9991 Country Lane. Commission approval of the City to provide water service would the residence to receive reliable safe water service through the City.

#### B. Factors required by Government Code Section 56133:

**Pursuant to Government Code Section 56133, Commission approval is required for extension of service by local agencies to territory outside of the agency's jurisdictional boundary. This section permits extension of service within its sphere of influence in anticipation of a later change of organization.**

The applicant has applied to enter into an agreement with the City of Hanford to provide a water service connection to the residence located at 9991 Country Lane. The agreement is contingent upon LAFCO approval of an Extension of Service. The residence is within the sphere of influence of the City of Hanford.

#### **1. Sphere Of Influence:**

This extension of service is within the Primary Sphere of Influence of the City of Hanford as adopted by the Commission January 1, 2008. The residence that would benefit from this service is located in the unincorporated Hanford Fringe, near the existing City Limit Boundary and it is anticipated that the property will be annexed into the City of Hanford at such time when the parcel to the west of the property is also annexed into the City.

#### **2. Public Health Issue:**

The existing ground water well is failing due to continuing drought conditions and lacks basic water to supply the residents with a consistent supply of water for health and safety purposes.

#### **3. Service Demand and Capacity:**

The City of Hanford indicates that sufficient water service capacity is available and can be provided to the residence located at 9991 Country Lane (APN 014-240-016).

#### **3. Any information or comments from the landowner or owners.**

The property owner is requesting to receive water service from the City of Hanford.

#### **IV. ENVIRONMENTAL ASSESSMENT:**

The extension of potable water service from the City of Hanford will replace the use of an existing private water well currently used by the subject property. As private water had previously existed and also since the City of Hanford's water pipeline currently exists within the right of way adjacent to the private property which would now receive water from the City, the extension of city water service is considered an "existing facility." The extension of water service from the City of Hanford is therefore determined as Categorically Exempt under CEQA, pursuant to Section 15301 and since the extension of water service involves the installation of less than one (1) mile of pipeline for the service it is statutorily Exempt under the California Environmental Quality Act Guidelines, Section 15282(k).

#### **V. RECOMMENDATIONS:**

The Executive Officer recommends:

1. That the Commission make the following determinations:
  - a) The extension of service is a "Categorical Exemption" under the California Environmental Quality Act Guidelines, Section 15301 and "Statutorily Exempt" under the California Environmental Quality Act Guidelines, Section 15282(k).
  - b) The extension of service is being taken pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization of 2000.
  - c) All of the factors required by Government Code Section 56133 have been considered by the Commission before rendering a decision.
2. That the Commission approve LAFCO Extension of Service No. 22-03, Alba Tirado by adopting Resolution No. 22-06 subject to the following condition:
  - a) The extension of service is restricted to the residence located at 9991 Country Lane, on APN 014-240-016.



# Exhibit "A"

## Extension of Service No. 22-03

### "Ms. Alba Tirado"



Map prepared by  
 Chuck Kinney  
 June 16, 2022  
 Kings LAFCo  
 1400 W. Lacey Boulevard, Hanford, CA 93230 (559) 852-2670

0 115 230 460 690 920 Feet



### LEGEND

Project Sites

City of Hanford

- Circulation TYPE**
- CROSSING
  - EXIT
  - HIGHWAY
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - Private
  - Street

**BEFORE THE LOCAL AGENCY FORMATION COMMISSION**  
**COUNTY OF KINGS, STATE OF CALIFORNIA**

<b>IN THE MATTER OF THE</b>	)	<b>Resolution No. 22-06</b>
<b>CITY OF HANFORD</b>	)	
<b>WATER SERVICE EXTENSION</b>	)	<b>Re: Extension of Service</b>
	)	<b>No. 22-03</b>

**WHEREAS**, on May 24, 2022, Ms. Alba Tirado requested Commission approval for an extension of City water service to one parcel located outside the jurisdictional boundaries of the City; and

**WHEREAS**, Ms. Alba Tirado has stated that 9991 Country Lane is currently without an adequate supply of potable water which is considered to be a public health and safety issue.

**WHEREAS**, on June 22, 2022, this Commission at a special meeting considered the proposed extension of water service; and

**WHEREAS**, the Executive Officer's report, with recommendations, was forwarded to officers, persons, and public agencies as prescribed by law and was reviewed at said public meeting; and

**WHEREAS**, the Commission has duly considered the Executive Officer's Report, testimony, and the proposal; and

**WHEREAS**, the extension of water service is considered a replacement of an “existing facility”, and is therefore determined to be categorically exempt under CEQA, pursuant to Government Code Section 15301 and since the extension of water service involves the installation of less than one (1) mile of pipeline for the service it is statutorily Exempt under the California Environmental Quality Act Guidelines, Section 15282(k).

**NOW, THEREFORE, THE LOCAL AGENCY FORMATION COMMISSION OF KINGS COUNTY RESOLVED AS FOLLOWS:**

1. The Commission finds that:
  - a) The extension of service is a “Categorical Exemption” under the California Environmental Quality Act Guidelines, Section 15301 and “Statutorily Exempt” under the California Environmental Quality Act Guidelines, Section 15282(k).
  - b) The extension of service is being taken pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization of 2000.
  - c) All of the factors required by Government Code Section 56133 have been considered by the Commission before rendering a decision.

2. The Commission approves LAFCO Extension of Service No. 22-03, Ms. Alba Tirado by adopting Resolution No. 22-06 subject to the following condition:
  - a) The extension of service is restricted to the residence located at 9991 Country Lane on APN 014-240-016.

The foregoing Resolution was adopted upon a motion by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, at a special meeting held June 22, 2022, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

LOCAL AGENCY FORMATION  
COMMISSION OF KINGS COUNTY

\_\_\_\_\_  
Joe Neves, Chairman

WITNESS, my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Chuck Kinney, Executive Officer

cc: City of Hanford  
Alba Tirado, [albagloriatirado@gmail.com](mailto:albagloriatirado@gmail.com)