

# LOCAL AGENCY FORMATION COMMISSION MINUTES

## CITY MEMBERS

Jim Wadsworth  
Sid Craighead  
Mary Hornsby - Alternate

## COUNTY MEMBERS

Joe Neves – Chair  
Jon Rachford - Vice Chair  
Alene Taylor - Alternate

## PUBLIC MEMBERS

Paul Thompson  
Vacant - Alternate

**CALL TO ORDER:** A regular meeting of the Local Agency Formation Commission of Kings County was called to order by the Chairman, Joe Neves, at 3:33 p.m., on September 26, 2007 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, Sid Craighead, Alene Taylor

**COMMISSIONERS ABSENT:** Jim Wadsworth, Paul Thompson

**STAFF PRESENT:** Bill Zumwalt, Greg Gatzka, Jerry James, Terri Yarbrough

**VISITORS PRESENT:** Jerri Grant, Steve Sopp, Tony Barba, one additional unidentified man.

**UNSCHEDULED APPEARANCES:** None

## APPROVAL OF MINUTES:

A motion was made and seconded (Craighead / Neves) to approve the minutes of August 1, 2007. Motion carried unanimously with Wadsworth and Thompson absent and Taylor abstaining.

## OLD BUSINESS:

None

## NEW BUSINESS

### A. LAFCO Municipal Service Reviews No. 07-01, Cities and Community Districts

Mr. Gatzka introduced the item and gave a brief overview of the State law requirements for LAFCO to conduct municipal service reviews and sphere of influence updates every five years. Mr. Gatzka then turned the item over to Mr. James who provided an overview of the staff report. Mr. James stated that the MSR adheres to the guidelines provided by the State. The items currently being studied are infrastructure needs and deficiencies, growth projections, cost avoidance and opportunities, financial constraints and opportunities, opportunities for restructuring and shared facilities of government structures, advantages and disadvantages of consolidation of reorganization of service providers, evaluation of management efficiencies, local accountability in governance criteria used has a basis of identifying areas of possible revision.

Mr. Gatzka stated that the intent is to provide the LAFCO Commission a baseline of information to determine whether the cities and districts have the ability to provide services within their sphere. Mr. Gatzka indicated that the approach taken by staff was to justify the existing spheres for planned urban uses as they are currently adopted. He indicated that staff is recommending that the Commission continue the Public Hearing to October 24, 2007 for further discussion,

revision and refinement of the document. Mr. Zumwalt stated that the figures in some of the tables were incorrect and would be corrected and reposted prior to the meeting on October 24, 2007.

Commission Chairman Neves opened the public hearing to receive testimony regarding the Municipal Service Reviews. Mr. Tony Barba inquired about his property that is split by a canal and asked if it would fall into two spheres of influence. Mr. Zumwalt stated that the text describing the sphere would follow the property lines. Mr. Sopp, representing the city of Avenal, stated they had reviewed the spheres and concurred with LAFCO. Mr. Neves stated that the Public Hearing would be continued until the October 24, 2007 meeting and that comments will be received during that time.

**B. LAFCO Sphere of Influence Update No. 07-01, Cities and Community Districts**

Mr. Gatzka provided an overview of the staff report. Mr. Gatzka informed the Commission that the report includes a series of maps that lend justification to the recommendations. He indicated that General Plan Land Use maps were used, and maps of contracted land under Williamson Act and Farmland Security Zone, to determine recommended changes to all City and Community District Sphere of Influence boundaries. Mr. Gatzka also reported that there are generally two spheres of influence, primary and secondary, under the LAFCO reviews. A third area was included for areas that are not in the primary sphere but have development interest or city or district interest in possibly annexing in the near future. Mr. Gatzka reported that eight urban areas were reviewed, the four cities of Avenal, Corcoran, Hanford, and Lemoore, and four community districts including Armona Community Service District, Home Garden Community Services District, Kettleman City Community Service District, and Stratford Public Utilities District. He gave an overview of the changes for each area. Mr. Craighead asked about the Avenal Sphere of Influence adjacent to the landfill and about the possible expansion. Mr. Gatzka stated that a sphere of influence amendment could be done at a future date when the City has adopted general plan land use changes. Mr. Gatzka indicated that correspondence or phone conversations were made with City planning staff from each jurisdiction, but that no comments were received from Districts. He noted that based upon City of Corcoran comments one area of revision in the Corcoran Primary Sphere of Influence was adjusted to include farm land security zone property. He clarified that the current land owners plan to operate an agricultural business that would be compatible with the Farm Land Security Zone and may also need City services. There would be additional restrictions if the land was annexed.

Mr. Gatzka requested that the hearing be continued to October 24, 2007.

Chairman Neves opened the public hearing and stated that it would continue for thirty days.

## **LEGISLATION**

**A. LAFCO Legislative Update from CALAFCO Conference**

Mr. Gatzka provided a handout with some new legislation. He noted that SB162, regarding environmental justice must now be considered by the Commission.

## **MISCELLANEOUS**

**A. Correspondence – None**

- B. Commission Appointments** – Mr. Zumwalt reported that there had been no applicants for the Public Member alternate.
- C. Items from the Commission** – None
- D. Staff Comments** – Mr. Zumwalt reported that the conference in Sacramento had several good sessions and encouraged Commissioners to set time aside for the conference next year.

**CLOSED SESSION** – None

**ADJOURNMENT** – With no further business before the Commission, the meeting was adjourned at 4:29 p.m.

- A. Next scheduled regular meeting is October 24, 2007 at 3:30 p.m.**

Respectfully submitted,

**LOCAL AGENCY FORMATION COMMISSION  
OF KINGS COUNTY**

William R. Zumwalt, Executive Officer

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