

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

SPECIAL MEETING:

Wednesday, April 16, 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 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 February 26, 2025 Minutes

II. OLD BUSINESS

None

III. NEW BUSINESS

A. Annexation No. 25-01 (City of Hanford Annexation No. 163)

- 1) Executive Officer's Report**
- 2) Public Hearing**
- 3) Consideration of LAFCO Resolution No. 25-02**

B. LAFCO Budget FY 2025-2026

- 1) Executive Officer's Report**
- 2) Public Hearing**
- 3) Continue Hearing to May 28, 2025**

IV. LEGISLATION

None

V. MISCELLANEOUS

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

VII. ADJOURNMENT

- A. Next Scheduled Meeting – May 28, 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

VACANT
Cheyne Strawn - 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 February 26, 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. Commissioner Kimber Regan joined the meeting at 1:05 p.m.

COMMISSIONERS PRESENT:

Joe Neves, Doug Verboon, Alvaro Preciado,
Kimber Regan, Cheyne Strawn

COMMISSIONERS ABSENT:

None

STAFF PRESENT:

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

VISITORS PRESENT:

Robert Ramos, Martin Devine

UNSCHEDULED APPEARANCES:

None

ELECTION OF OFFICERS:

A motion was made and seconded (Verboon/Strawn) to continue with Commissioner Neves as Chairman and Commissioner Preciado as Vice Chairman. Motion carried with five in favor.

APPROVAL OF MINUTES:

A motion was made and seconded (Strawn/Verboon) to approve the minutes of the July 24, 2024 meeting. Motion carried unanimously.

OLD BUSINESS:

None

NEW BUSINESS

A. LAFCO Commission Public Member – Mr. Kinney provided information regarding the vacancy of the LAFCO Commission Public Member. He stated that as of June 5, 2024, the position was vacant and there were three (3) applications. Applicants included Robert Ramos; Martin Devine, who previously served previous terms as City Member and as Public Member; and Cheyne Strawn, who currently serves as Public Member Alternate. Mr. Kinney recommended that the LAFCO Commission appoint one (1) of the three (3) candidates to the Public Member position.

Chairman Neves asked for comment from the Commission. Commissioner Preciado asked for clarity on Cheyne Strawn's current position with the Commission. Mr. Kinney explained Mr. Strawn is the current Public Member Alternate, and that if he were to be appointed Public Member, then that would create a vacancy in the Public Member Alternate position. Commissioner Preciado asked if

Mr. Strawn was to be appointed to the Public Member position, would the Public Member Alternate be filled from the current applications. Legal Counsel Jennifer Thompson advised that if Mr. Strawn were appointed as Public Member, then the vacancy for Public Member Alternate should be advertised and brought back to the Commission. Seeing no one else wishing to comment, Chairman Neves moved forward to request a motion.

A motion was made and seconded (Preciado/Verboon) to appoint Cheyne Strawn as LAFCO Commission Public Member position and to advertise the Public Member Alternate position. Motion carried with four in favor.

B. Extension of Service – Mr. Kinney provided a brief overview of a request for approval to allow the City of Hanford to extend water service outside its jurisdictional boundaries to serve two businesses located at 8972 E. Lacey Blvd. (APN: 014-241-002). He explained the property is within the Hanford Primary Sphere of Influence and near to the city limits. Mr. Kinney stated the applicant has informed the City of Hanford and LAFCO that the existing water which currently serves the businesses is going dry. He stated the Hanford City Council has approved the request for the Hanford Public Works Department to provide water service contingent upon LAFCO approval. Mr. Kinney recommended the Commission adopt LAFCO Resolution 25-01, approving LAFCO Extension of Service No. 25-01.

Commissioner Strawn asked if the request for extension of service was the standard procedure. Mr. Kinney explained that the Commission gave the Executive Officer authorization to approve residential extension of service requests, however, the Commission is the authorizing agency to approve commercial extension of service requests.

Chairman Neves clarified that the extension of service applies to the property and not the business. Mr. Kinney confirmed and mentioned the property is also part of an upcoming annexation for Hanford which should be coming to the Commission next meeting. Chairman Neves asked if wastewater service is available for the property. Mr. Kinney explained wastewater is available but was not requested. Chairman Neves suggested in the future the extension of water service should be included with an extension of wastewater service instead of the process being two (2) separate actions.

Commissioner Preciado queried about the process of the annexation in relation to the request for extension of service. Chairman Neves explained the request expedites the action to prevent the applicant from going without water.

A motion was made and seconded (Verboon/Strawn) to adopt Resolution 25-01, approving LAFCO Extension of Service No. 25-01. Motion carried unanimously.

C. LAFCO Preliminary Budget FY 2025-2026 – Mr. Kinney provided background information of the process for the budget. He stated the Commission is to schedule two (2) public hearings for April and May and a decision be made by end of May. He stated the regular scheduled meeting for April will be changed to a special meeting held the week prior to the regular scheduled meeting.

A motion was made and seconded (Verboon/Preciado) to approve the FY 2025-2026 Preliminary Budget Public Hearing for the special meeting of April 16, 2025. Motion carried unanimously.

D. 2025 CALAFCO Staff Workshop – Mr. Kinney provided an overview of the 2025 CALAFCO Staff Workshop including the dates, cost and location. He stated traditionally the attendees from Kings LAFCO were two (2) staff members. He stated this workshop provides opportunity for attendees to learn best practices for various LAFCO processes.

A motion was made and seconded (Verboon/Strawn) to approve attendance of the 2025 CALAFCO Staff Workshop by the Executive Officer and Assistant Executive Officer. Motion carried unanimously.

E. Update on CALAFCO activities – Mr. Kinney provided an update on the current state of CALAFCO. He gave a briefing on recent activities at the state level LAFCO agency including resignation of an Executive Director, substandard actions by staff, and the decision of multiple large local LAFCO agencies to discontinue membership with CALAFCO. He recommended Kings LAFCO continue their membership with CALAFCO in order to continue attendance at informative conferences and to remain informed of legislative action being conducted.

Chairman Neves stated his only suggestion is if there is a CALAFCO budget shortfall due to the loss of the larger LAFCO agencies then the remaining LAFCO agencies should not have to endure more expensive dues and fees as a result.

LEGISLATION

None

MISCELLANEOUS

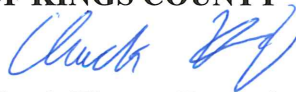
- A. Correspondence** – None
- B. Items from the Commission** – Chairman Neves welcomed Commissioner Regan as the alternate City Member.
- C. Staff Comments** – Mr. Kinney provided a report from the 2024 CALAFCO Conference. Mr. Hernandez provided information for an upcoming annexation in the City of Hanford. Brief discussion of the annexation began, to which counsel advised to save the discussion until the item is brought before the Commission as an agenda item. Mr. Kinney introduced Jennifer Thompson as the legal counsel for the Commission.

ADJOURNMENT – With no further business before the Commission, the meeting was adjourned at 1:48 p.m.

- A. The next meeting is scheduled for March 26, 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

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

STAFF REPORT April 16, 2025

EXECUTIVE OFFICER'S REPORT

LAFCO CASE NO. 25-01
HANFORD ANNEXATION
No. 163

I. BRIEF OVERVIEW OF PROPOSAL:

The proposal is 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.

II. EXECUTIVE OFFICERS RECOMMENDATION

The Executive Officer recommends that LAFCO Case No. 25-01 "Hanford Annexation No. 163" be approved.

III. ANALYSIS OF PROPOSAL:

1. Substantially Surrounded Area No. 9

A. Discussion of Proposal

The purpose of the action is to annex substantially surrounded Area No. 9 (approximately 113.78 acres) into the City of Hanford. The City is requesting to annex the subject territory under State Law (Government Code Section 56375.3) that allows Cities to annex unincorporated islands and substantially surrounded areas less than 150 acres while waiving all protest proceedings. Area No. 9 is generally located off Lacey Blvd. East of 9 ¼ and South of the Southern Pacific Railroad.

Annexation of this area will result in the City adding these unincorporated fringe area properties and ensure that future development connects to City services and occurs in accordance with City standards. The City has pre-zoned all the proposed annexation territory which is consistent with the Hanford General Plan. See Exhibit "B" for copies of the City's Resolution of application and pre-zoning.

B. Findings required by Government Code Section 56375.3:

The following findings must be made by the Commission for a proposal to qualify under Section 56375.3 and waive all protest procedures.

1. The change of organization or reorganization is initiated on or after January 1, 2000.

The City of Hanford submitted a complete application to LAFCO on March 4, 2025.

2. The change of organization or reorganization is proposed by resolution adopted by the affected city.

The City of Hanford submitted as their resolution of application a signed copy of City of Hanford Resolution No. 25-02-R, adopted January 21, 2025.

3. The Commission finds that the territory contained in the change of organization or reorganization proposal meets all the requirements set forth in 56375.3.(b).

a) The area does not exceed 150 acres in size, and that area constitutes the entire island.

The area is less than 150 acres in area size. The area is 113.78 acres.

b) The territory constitutes an entire unincorporated island located within the limits of a city or constitutes a reorganization containing a number of individual unincorporated islands.

The City's proposal contains four individual unincorporated islands and Island Area No. 9 is substantially surrounded within the limits of the City.

c) The territory is surrounded or substantially surrounded by the City to which annexation is proposed.

Island Area No. 9 which is proposed for annexation is substantially surrounded by the City of Hanford.

d) The territory is substantially developed or developing.

Island Area No. 9 which is proposed for annexation is considered developed or developing. The Area contains primarily developed Single Family Residences and scattered commercial uses. The City of Hanford has stated that municipal services are available for the undeveloped property within this area and is therefore considered either developed or developing territory.

e) The territory is not prime agricultural land.

Island Area No. 9 is considered urban fringe of the City and has been established for urban type uses. Properties within this area are not considered Prime Agricultural Land as defined in Government Code Section 56064.

f) The territory will benefit from the annexation or is receiving benefits from the annexing City.

Undeveloped territory within this Hanford fringe area will benefit by being allowed to receive municipal services from the City of Hanford and proceed with development proposals which were not allowed under the County's current General Plan Policies that require annexation.

C. Factors required by Government Code Section 56668:

1. Area as proposed for annexation & detachment

Island Area No. 9

Population Estimate:	276
Population Density:	2.42 per acre
Land Area:	113.78 acres
Land Use:	Single Family Residences and scattered commercial uses.
Assessed Value of Annexation Area:	\$34,079,488
Per Capita Assessed Valuation:	\$123,476
Topography:	Flat land
Natural Boundaries:	None
Drainage Basins:	None
Proximity to other populated areas:	Surrounded by the City
Likelihood of growth in area:	Most of these parcels are already developed.
Detachment:	Kings River Conservation District, and Excelsior-Kings River Conservation District.

2. Need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.

The City of Hanford's General Plan designates this area as Corridor Mixed Use, Low Density Residential and Regional Commercial. As land develops, the most efficient and logical provider of municipal services would be the City of Hanford. Costs of any service extensions or connections would be borne by the development.

Educational services for these areas are provided by the Hanford Unified School District. No immediate increase in enrollment will result from this annexation proposal since students from the developed area already attend school within the district. However, possible future residential development could potentially increase school enrollment within the district.

3. The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.

The proposal will have little impact on County government. The property taxes for the proposed annexation areas are \$340,795, based only on the assessed valuation of the privately owned property. Of this amount, the County would lose \$37,542 in tax revenue to the City, but would no longer be primarily responsible for sheriff and fire protection. The subject properties are adjacent to the City, and City services can be provided to new developments in the area.

4. The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in Section 56377.

The proposed annexation area is a planned and orderly extension of the City of Hanford, and the annexation of this area is in keeping with the Hanford General Plan. Therefore, the impact of this proposal upon patterns of urban development will occur as outlined in the City's General Plan and will result in the City adding territory. Any future residential development on undeveloped properties will need City services, and since the City already maintains water, sewer and storm drainage lines near the proposed annexation area, connection to these services can be efficiently added. Annexation of this area will result in more uniform expansion of the City's boundary by adding the unincorporated island area.

5. The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.

The City of Hanford is primarily surrounded by prime farmland and farmland of statewide importance according to the Department of Conservation's Important Farmland Mapping and Monitoring Program. However, the annexation area of Island Area No. 9 is identified as "Urban and Built", and no farmland is identified in the 2016 Important Farmland Map. Since the subject territory is already considered part of the urban landscape for the City of Hanford, the urban/agricultural boundary and interface is not likely to change as a result of this proposal.

6. The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.

The boundaries are definite and certain (See Exhibit "A" of the Resolution). The resulting annexation will improve the boundary line between incorporated and unincorporated territory by removing the unincorporated island Area No. 9.

7. A regional transportation plan adopted pursuant to Section 65080, and its consistency with city or county general and specific plans.

The 2022 Kings County Regional Transportation Plan was adopted on September 14, 2022, pursuant to Section 65080 of the California Government Code. The annexation is consistent with the City of Hanford's General Plan

Current Zoning:	CS, CH, CN, R-1-6, R-1-8		
City Prezoning:	MX-C, R-L-8, C-R		
County General Plan Designation:	Multiple Commercial, Residential	Commercial, Medium Density	Service Density
City General Plan Designation:	Corridor Residential,	Mixed Use, Regional Commercial	Low-Density

8. The sphere of influence of any local agency which may be applicable to the proposal being reviewed.

This annexation is within the Primary Sphere of Influence of the City of Hanford as adopted by the Commission on July 24, 2024. It is also within the boundaries of the Kings River Conservation District, and the Excelsior-Kings River Conservation District. These districts' policies are to detach areas proposed for annexation to a city.

9. The comments of any affected local agency or other public agency.

No written comments have been received by the Executive Officer as of April 7, 2025.

10. The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

The City indicates that services such as water, sewer, storm drainage, fire and police can all be provided to the annexation territory. Sufficient capacity is available with the City to provide adequate service to these areas. The City's Plan for Service is attached as Exhibit "C".

11. Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.

Any future development occurring in the subject territory would require connection to the City's main water and sewer lines. The development would be required to develop according to City Standards. The City indicates that sufficient water supplies are available to serve future residential development of the subject territory and any existing residential development whom desire to connect to City services.

12. The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.

There currently are not any development plans proposed for the annexation area of Island Area No. 9. However, construction of future residential uses may assist the City of Hanford in meeting their regional housing needs. The City General Plan designated residential properties in the unincorporated fringe were relied upon as available residential land resources for the City under the 2015 Kings County Regional Housing Needs Allocation Plan and included in the 2016 Housing Element update.

13. Any information or comments from the landowner or owners.

The City of Hanford provided notices and held public hearings to inform existing residents and landowners in the annexation areas. In addition, LAFCO provided published and mailed notice to all land owners and registered voters within the subject territory and within 300 feet of the project area. No additional information or comments have been received by property owners or residents within Island Area No. 9 in regard to this proposal.

14. Any information relating to existing land use designations.

No other information is applicable.

15. The extent to which the proposal will promote environmental justice. As used in this subdivision, “environmental justice” means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

The proposed annexation proposes to take an entire unincorporated island into the City of Hanford which will be inclusive of all races, cultures, and income groups.

2. Substantially Surrounded Area No. 12

A. Discussion of Proposal

The purpose of the action is to annex Island Area No. 12 (approximately 60.46 acres) into the City of Hanford. The City is requesting to annex the subject territory under State Law (Government Code Section 56375.3) that allows Cities to annex unincorporated islands and substantially surrounded areas less than 150 acres while waiving all protest proceedings. Island Area No. 12 is a substantially surrounded unincorporated island and is generally located West of 10 ½ Ave, North of Houston Ave and East of the Santa Fe Railroad.

Annexation of this area will result in the City adding these unincorporated fringe area properties, that already receive City water and sewer service and ensure that future development connect to City services and occurs in accordance with City standards. The City has pre-zoned all the proposed annexation territory which is consistent with the Hanford General Plan. See Exhibit “B” for copies of the City’s Resolution of application and pre-zoning.

B. Findings required by Government Code Section 56375.3:

The following findings must be made by the Commission for a proposal to qualify under Section 56375.3 and waive all protest procedures.

1. The change of organization or reorganization is initiated on or after January 1, 2000.

The City of Hanford submitted a complete application to LAFCO on March 4, 2025.

2. The change of organization or reorganization is proposed by resolution adopted by the affected city.

The City of Hanford submitted as their resolution of application a signed copy of City of Hanford Resolution No. 25-02-R, adopted January 21, 2025.

3. The Commission finds that the territory contained in the change of organization or reorganization proposal meets all of the requirements set forth in 56375.3.(b).

- a) **The area does not exceed 150 acres in size, and that area constitutes the entire island.**

The area is less than 150 acres in area size. The island area is 60.46 acres.

- b) **The territory constitutes an entire unincorporated island located within the limits of a city, or constitutes a reorganization containing a number of individual unincorporated islands.**

The City's proposal contains four individual unincorporated islands and Island Area No. 12 is substantially surrounded within the limits of the City.

- c) **The territory is surrounded or substantially surrounded by the City to which annexation is proposed.**

Island Area No. 12 which is proposed for annexation is substantially surrounded on all sides by the City of Hanford.

- d) **The territory is substantially developed or developing.**

Island Area No. 12 which is proposed for annexation is considered developed or developing. The Area contains large-lot single family residential with approximately 18 acres of light industrial in the northern portion of the island. Municipal services are available for the undeveloped properties within this area and is therefore considered either developed or developing territory.

- e) **The territory is not prime agricultural land.**

Island Area No. 12 is considered urban fringe of the City and has been established for urban type uses. Properties within this area are not considered Prime Agricultural Land as defined in Government Code Section 56064.

- f) **The territory will benefit from the annexation or is receiving benefits from the annexing City.**

Undeveloped territory within this Hanford fringe area will benefit by being allowed to receive municipal services from the City of Hanford, and proceed with development proposals which were not allowed under the County's current General Plan Policies that require annexation.

C. Factors required by Government Code Section 56668:

1. Area as proposed for annexation & detachment

Island Area

Population Estimate:	29
Population Density:	0.47 per acre
Land Area:	60.46 acres
Land Use:	Large-lot Single-family residential with approximately 18 acres of light industrial in the norther portion of the island.
Assessed Value of Annexation Area:	\$3,877,825
Per Capita Assessed Valuation:	\$133,718
Topography:	Flat land
Natural Boundaries:	None
Drainage Basins:	None
Proximity to other populated areas:	Substantially surrounded by the City
Likelihood of growth in area:	Currently there is no proposed growth.
Detachment:	Kings River Conservation District, and Excelsior-Kings River Conservation District.

2. Need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.

A demonstrated need for organized community services already exists in the surrounding developed fringe of the City of Hanford.

The City of Hanford's General Plan designates these areas primarily for Low Density Residential and Light Industrial uses. As the vacant residential land develops, the most efficient and logical provider of municipal services would be the City of Hanford. Costs of any service extensions or connections would be borne by the development.

Educational services for these areas are provided by the Hanford Unified School District. No immediate increase in enrollment will result from this annexation proposal since students from the developed area already attend school within the district. However, possible future residential development could potentially increase school enrollment within the district.

3. The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.

The proposal will have little impact on County government. The property taxes for the proposed annexation areas are \$38,778, based only on the assessed valuation of the privately owned property. Of this amount, the County would lose

\$4,272 in tax revenue to the City, but would no longer be primarily responsible for sheriff and fire protection. The subject properties are adjacent to the City, and City services can be provided to new developments in the area. City water service is already provided to some existing residences within the subject territory.

4. The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in Section 56377.

The proposed annexation area is a planned and orderly extension of the City of Hanford, and the annexation of this area is in keeping with the Hanford General Plan. Therefore, the impact of this proposal upon patterns of urban development will occur as outlined in the City's General Plan and will result in the City adding territory that already receives City services. Any future residential development on undeveloped properties will need City services, and since the City already maintains water, sewer and storm drainage lines near the proposed annexation area, connection to these services can be efficiently added. Annexation of this area will result in more uniform expansion of the City's boundary by adding the unincorporated island area.

5. The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.

The City of Hanford is primarily surrounded by prime farmland and farmland of statewide importance according to the Department of Conservation's Important Farmland Mapping and Monitoring Program. However, the annexation area is identified as "Urban and Built", and no farmland is identified in the 2016 Important Farmland Map. Since the subject territory is already considered part of the urban landscape for the City of Hanford, the urban/agricultural boundary and interface is not likely to change as a result of this proposal.

6. The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.

The boundaries are definite and certain (See Exhibit "A" of the Resolution). The resulting annexation will improve the boundary line between incorporated and unincorporated territory by removing the unincorporated island Area No. 12.

7. A regional transportation plan adopted pursuant to Section 65080, and its consistency with city or county general and specific plans.

The 2022 Kings County Regional Transportation Plan was adopted on September 14, 2022, pursuant to Section 65080 of the California Government Code. The annexation is consistent with the City of Hanford's General Plan

Current Zoning:

IL & RRA

City Rezoning:	I-L & R-L-12
County General Plan Designation:	Light Industrial & Very Low Density Residential.
City General Plan Designation:	Light Industrial & Low Density Residential.

8. The sphere of influence of any local agency which may be applicable to the proposal being reviewed.

This annexation is within the Primary Sphere of Influence of the City of Hanford as adopted by the Commission on July 24, 2024. It is also within the boundaries of the Kings River Conservation District, and the Excelsior-Kings River Conservation District. These districts' policies are to detach areas proposed for annexation to a city.

9. The comments of any affected local agency or other public agency.

No written comments have been received by the Executive Officer as of April 7, 2025.

10. The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

The City indicates that services such as water, sewer, storm drainage, fire and police can all be provided to the annexation territory. Sufficient capacity is available with the City to provide adequate service to these areas. The City's Plan for Service is attached as Exhibit "C".

11. Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.

Some existing developed properties already receive City water. Any future development occurring in the subject territory would require connection to the City's main water and sewer lines. The development would be required to develop according to City Standards. The City indicates that sufficient water supplies are available to serve future residential development of the subject territory and also any existing residential development whom desire to connect to City services.

12. The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.

There currently are not any development plans proposed for the annexation area of Island Area No. 12. However, construction of future residential uses may assist the City of Hanford in meeting their regional housing needs. The City General Plan designated residential properties in the unincorporated fringe were relied upon as available residential land resources for the City under the 2015 Kings County Regional Housing Needs Allocation Plan and included in the 2016 Housing Element update.

13. Any information or comments from the landowner or owners.

The City of Hanford provided notices and held public hearings to inform existing residents and landowners in the annexation areas. In addition, LAFCO provided published and mailed notice to all land owners and registered voters within the subject territory and within 300 feet of the project area. No additional information or comments have been received by property owners or residents in regard to this proposal.

14. Any information relating to existing land use designations.

No other information is applicable.

15. The extent to which the proposal will promote environmental justice. As used in this subdivision, “environmental justice” means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

The proposed annexation proposes to take an entire unincorporated island into the City of Hanford which will be inclusive of all races, cultures, and income groups.

3. Substantially Surrounded Area No. 13

A. Discussion of Proposal

The purpose of the action is to annex Island Area No. 13 (approximately 7.35 acres) into the City of Hanford. The City is requesting to annex the subject territory under State Law (Government Code Section 56375.3) that allows Cities to annex unincorporated islands and substantially surrounded areas less than 150 acres while waiving all protest proceedings. Island Area No. 13 is a substantially surrounded unincorporated island and is generally located on the West side of 10th Ave between Idaho and Iona Ave.

Annexation of this area will result in the City adding these unincorporated fringe area properties, and ensure that future development connects to City services and occurs in accordance with City standards. The City has pre-zoned all the proposed annexation territory which is consistent with the Hanford General Plan. See Exhibit “B” for copies of the City’s Resolution of application and pre-zoning.

B. Findings required by Government Code Section 56375.3:

The following findings must be made by the Commission for a proposal to qualify under Section 56375.3 and waive all protest procedures.

- 1. The change of organization or reorganization is initiated on or after January 1, 2000.**

The City of Hanford submitted a complete application to LAFCO on March 4, 2025.

- 2. The change of organization or reorganization is proposed by resolution adopted by the affected city.**

The City of Hanford submitted as their resolution of application a signed copy of City of Hanford Resolution No. 25-02-R, adopted January 21, 2025.

- 3. The Commission finds that the territory contained in the change of organization or reorganization proposal meets all of the requirements set forth in 56375.3.(b).**

- a) **The area does not exceed 150 acres in size, and that area constitutes the entire island.**

The area is less than 150 acres in area size. The island area is 7.35 acres.

- b) **The territory constitutes an entire unincorporated island located within the limits of a city, or constitutes a reorganization containing a number of individual unincorporated islands.**

The City's proposal contains four individual unincorporated islands and Island Area No. 13 is substantially surrounded within the limits of the City.

- c) **The territory is surrounded or substantially surrounded by the City to which annexation is proposed.**

Island Area No. 13 which is proposed for annexation is substantially surrounded by the City of Hanford.

d) **The territory is substantially developed or developing.**

Island Area No. 13 which is proposed for annexation is considered developed. The Island Area contains rural residences. Municipal services are available for the undeveloped properties within this area and is therefore considered either developed or developing territory.

e) **The territory is not prime agricultural land.**

Island Area No. 13 is considered urban fringe of the City and has been established for urban type uses. Properties within this area are not considered Prime Agricultural Land as defined in Government Code Section 56064.

f) **The territory will benefit from the annexation or is receiving benefits from the annexing City.**

Undeveloped territory within this Hanford fringe area will benefit by being allowed to receive municipal services from the City of Hanford, and proceed with development proposals which were not allowed under the County's current General Plan Policies that require annexation.

C. Factors required by Government Code Section 56668:

1. Area as proposed for annexation & detachment

Island Area

Population Estimate:	3
Population Density:	0.40 per acre
Land Area:	7.35 acres
Land Use:	Single Family Residences
Assessed Value of Annexation Area:	\$252,458
Per Capita Assessed Valuation:	\$84,152
Topography:	Flat land
Natural Boundaries:	None
Drainage Basins:	None
Proximity to other populated areas:	Substantially surrounded by the City
Likelihood of growth in area:	Currently there is no proposed growth.
Detachment:	Kings River Conservation District, and Excelsior-Kings River Conservation District.

2. Need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on

the cost and adequacy of services and controls in the area and adjacent areas.

A demonstrated need for organized community services already exists in the surrounding developed fringe of the City of Hanford.

The City of Hanford's General Plan designates these areas primarily for Heavy Industrial. As the land develop, the most efficient and logical provider of municipal services would be the City of Hanford. Costs of any service extensions or connections would be borne by the development.

Educational services for these areas are provided by the Hanford Unified School District. No immediate increase in enrollment will result from this annexation proposal since students from the developed area already attend school within the district. However, possible future residential development could potentially increase school enrollment within the district.

3. The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.

The proposal will have little impact on County government. The property taxes for the proposed annexation areas are \$2,525, based only on the assessed valuation of the privately owned property. Of this amount, the County would lose \$278 in tax revenue to the City, but would no longer be primarily responsible for sheriff and fire protection. The subject properties are adjacent to the City, and City services can be provided to new developments in the area.

4. The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in Section 56377.

The proposed annexation area is a planned and orderly extension of the City of Hanford, and the annexation of this area is in keeping with the Hanford General Plan. Therefore, the impact of this proposal upon patterns of urban development will occur as outlined in the City's General Plan and will result in the City adding territory that already receives City services. Any future development on the undeveloped properties will need City services, and since the City already maintains water, sewer and storm drainage lines near the proposed annexation area, connection to these services can be efficiently added. Annexation of this area will result in more uniform expansion of the City's boundary by adding the unincorporated island area.

5. The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.

The City of Hanford is primarily surrounded by prime farmland and farmland of statewide importance according to the Department of Conservation's Important

Farmland Mapping and Monitoring Program. However, the annexation area is identified as “Urban and Built”, and no farmland is identified in the 2016 Important Farmland Map. Since the subject territory is already considered part of the urban landscape for the City of Hanford, the urban/agricultural boundary and interface is not likely to change as a result of this proposal.

6. The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.

The boundaries are definite and certain (See Exhibit “A” of the Resolution). The resulting annexation will improve the boundary line between incorporated and unincorporated territory by removing the unincorporated island Area No. 13.

7. A regional transportation plan adopted pursuant to Section 65080, and its consistency with city or county general and specific plans.

The 2022 Kings County Regional Transportation Plan was adopted on September 14, 2022, pursuant to Section 65080 of the California Government Code. The annexation is consistent with the City of Hanford’s General Plan

Current Zoning:	IH (Heavy Industrial)
City Prezoning:	I-H (Heavy Industrial)
County General Plan Designation:	Heavy Industrial
City General Plan Designation:	Heavy Industrial

8. The sphere of influence of any local agency which may be applicable to the proposal being reviewed.

This annexation is within the Primary Sphere of Influence of the City of Hanford as adopted by the Commission on July 24, 2024. It is also within the boundaries of the Kings River Conservation District, and the Excelsior-Kings River Conservation District. These districts’ policies are to detach areas proposed for annexation to a city.

9. The comments of any affected local agency or other public agency.

No written comments have been received by the Executive Officer as of April 7, 2025.

10. The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

The City indicates that services such as water, sewer, storm drainage, fire and police can all be provided to the annexation territory. Sufficient capacity is available with the City to provide adequate service to these areas. The City's Plan for Service is attached as Exhibit "C".

11. Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.

Any future development occurring in the subject territory would require connection to the City's main water and sewer lines. The development would be required to develop according to City Standards. The City indicates that sufficient water supplies are available to serve future development of the subject territory and also any existing development whom desire to connect to City services.

12. The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.

There currently are not any development plans proposed for the annexation area of Island Area No. 13. The City General Plan designated residential properties in the unincorporated fringe were relied upon as available residential land resources for the City under the 2015 Kings County Regional Housing Needs Allocation Plan, and included in the 2016 Housing Element update.

13. Any information or comments from the landowner or owners.

The City of Hanford provided notices and held public hearings to inform existing residents and landowners in the annexation areas. In addition, LAFCO provided published and mailed notice to all land owners and registered voters within the subject territory and within 300 feet of the project area. No additional information or comments have been received by property owners or residents in regard to this proposal.

14. Any information relating to existing land use designations.

No other information is applicable.

15. The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

The proposed annexation proposes to take an entire unincorporated island into the City of Hanford which will be inclusive of all races, cultures, and income groups.

4. **Substantially Surrounded Area No. 14**

A. Discussion of Proposal

The purpose of the action is to annex Island Area No. 14 (approximately 18.60 acres) into the City of Hanford. The City is requesting to annex the subject territory under State Law (Government Code Section 56375.3) that allows Cities to annex unincorporated islands and substantially surrounded areas less than 150 acres while waiving all protest proceedings. Island Area No. 14 is a substantially surrounded unincorporated island and is generally located on the West side of 11th Ave, and South of Flint Ave.

Annexation of this area will result in the City adding these unincorporated fringe area properties, and ensure that future development connect to City services and occurs in accordance with City standards. The City has pre-zoned all the proposed annexation territory which is consistent with the Hanford General Plan. See Exhibit "B" for copies of the City's Resolution of application and pre-zoning.

B. Findings required by Government Code Section 56375.3:

The following findings must be made by the Commission for a proposal to qualify under Section 56375.3 and waive all protest procedures.

1. The change of organization or reorganization is initiated on or after January 1, 2000.

The City of Hanford submitted a complete application to LAFCO on March 4, 2025.

2. The change of organization or reorganization is proposed by resolution adopted by the affected city.

The City of Hanford submitted as their resolution of application a signed copy of City of Hanford Resolution No. 25-02-R, adopted January 21, 2025.

3. The Commission finds that the territory contained in the change of organization or reorganization proposal meets all of the requirements set forth in 56375.3.(b).

a) The area does not exceed 150 acres in size, and that area constitutes the entire island.

The area is less than 150 acres in area size. The island area is 18.60 acres.

b) The territory constitutes an entire unincorporated island located within the limits of a city, or constitutes a reorganization containing a number of individual unincorporated islands.

The City's proposal contains four individual unincorporated islands and Island Area No. 14 is substantially surrounded within the limits of the City.

- c) **The territory is surrounded or substantially surrounded by the City to which annexation is proposed.**

Island Area No. 14 which is proposed for annexation is substantially surrounded on all sides by the City of Hanford.

- d) **The territory is substantially developed or developing.**

Island Area No. 14 which is proposed for annexation is considered developed. The Island Area contains existing rural residences. Municipal services are available for the undeveloped properties within this area and is therefore considered either developed or developing territory.

- e) **The territory is not prime agricultural land.**

Island Area No. 14 is considered urban fringe of the City and has been established for urban type uses. Properties within this area are not considered Prime Agricultural Land as defined in Government Code Section 56064.

- f) **The territory will benefit from the annexation or is receiving benefits from the annexing City.**

Undeveloped territory within this Hanford fringe area will benefit by being allowed to receive municipal services from the City of Hanford.

C. Factors required by Government Code Section 56668:

1. Area as proposed for annexation & detachment

Island Area

Population Estimate:	16
Population Density:	.86 per acre
Land Area:	18.60 acres
Land Use:	Single Family Rural Residences
Assessed Value of Annexation Area:	\$1,963,205
Per Capita Assessed Valuation:	\$122,700
Topography:	Flat land
Natural Boundaries:	None
Drainage Basins:	None
Proximity to other populated areas:	Substantially surrounded by the City
Likelihood of growth in area:	Currently there is no proposed growth.

Detachment:

Kings River Conservation District,
and Excelsior-Kings River
Conservation District.

2. Need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.

A demonstrated need for organized community services already exists in the surrounding developed fringe of the City of Hanford.

The City of Hanford's General Plan designates this area primarily for Low-Density Residential. The most efficient and logical provider of municipal services would be the City of Hanford. Costs of any service extensions or connections would be borne by the development.

Educational services for these areas are provided by the Hanford Unified School District. No immediate increase in enrollment will result from this annexation proposal since students from the developed area already attend school within the district. However, possible future residential development could potentially increase school enrollment within the district.

3. The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.

The proposal will have little impact on County government. The property taxes for the proposed annexation areas are \$19,632, based only on the assessed valuation of the privately owned property. Of this amount, the County would lose \$2,163 in tax revenue to the City, but would no longer be primarily responsible for sheriff and fire protection. The subject properties are adjacent to the City, and City services can be provided to new developments in the area. City water service is already provided to existing residences within the subject territory.

4. The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in Section 56377.

The proposed annexation area is a planned and orderly extension of the City of Hanford, and the annexation of this area is in keeping with the Hanford General Plan. Therefore, the impact of this proposal upon patterns of urban development will occur as outlined in the City's General Plan, and will result in the City adding territory that already receives City services. Any future development on the undeveloped properties will need City services, and since the City already maintains water, sewer and storm drainage lines near the proposed annexation

area, connection to these services can be efficiently added. Annexation of this area will result in more uniform expansion of the City's boundary by adding the unincorporated island area.

5. The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.

The City of Hanford is primarily surrounded by prime farmland and farmland of statewide importance according to the Department of Conservation's Important Farmland Mapping and Monitoring Program. However, the annexation area is identified as "Urban and Built", and no farmland is identified in the 2016 Important Farmland Map. Since the subject territory is already considered part of the urban landscape for the City of Hanford, the urban/agricultural boundary and interface is not likely to change as a result of this proposal.

6. The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.

The boundaries are definite and certain (See Exhibit "A" of the Resolution). The resulting annexation will improve the boundary line between incorporated and unincorporated territory by removing the unincorporated island Area No. 14.

7. A regional transportation plan adopted pursuant to Section 65080, and its consistency with city or county general and specific plans.

The 2022 Kings County Regional Transportation Plan was adopted on September 14, 2022, pursuant to Section 65080 of the California Government Code. The annexation is consistent with the City of Hanford's General Plan

Current Zoning:	AL-10
City Prezoning:	R-L-12 (Low Density Residential)
County General Plan Designation:	Limited Agriculture
City General Plan Designation:	Low Density Residential

8. The sphere of influence of any local agency which may be applicable to the proposal being reviewed.

This annexation is within the Primary Sphere of Influence of the City of Hanford as adopted by the Commission on July 24, 2024. It is also within the boundaries of the Kings River Conservation District, and the Excelsior-Kings River Conservation District. These districts' policies are to detach areas proposed for annexation to a city.

9. The comments of any affected local agency or other public agency.

No written comments have been received by the Executive Officer as of April 7, 2025.

10. The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

The City indicates that services such as water, sewer, storm drainage, fire and police can all be provided to the annexation territory. Sufficient capacity is available with the City to provide adequate service to these areas. The City's Plan for Service is attached as Exhibit "C".

11. Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.

Any future development occurring in the subject territory would require connection to the City's main water and sewer lines. The development would be required to develop according to City Standards. The City indicates that sufficient water supplies are available to serve future residential development of the subject territory.

12. The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.

There currently are not any development plans proposed for the annexation area of Island Area No. 14. However, construction of future residential uses may assist the City of Hanford in meeting their regional housing needs. The City General Plan designated residential properties in the unincorporated fringe were relied upon as available residential land resources for the City under the 2015 Kings County Regional Housing Needs Allocation Plan, and included in the 2016 Housing Element update.

13. Any information or comments from the landowner or owners.

The City of Hanford provided notices and held public hearings to inform existing residents and landowners in the annexation areas. In addition, LAFCO provided published and mailed notice to all land owners and registered voters within the subject territory and within 300 feet of the project area. No additional information or comments have been received by property owners or residents in regard to this proposal.

14. Any information relating to existing land use designations.

No other information is applicable.

15. The extent to which the proposal will promote environmental justice. As used in this subdivision, “environmental justice” means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

The proposed annexation proposes to take an entire unincorporated island into the City of Hanford which will be inclusive of all races, cultures, and income groups.

IV. ENVIRONMENTAL ASSESSMENT:

On January 21, 2025, the City of Hanford found that the project (Hanford Annexation No. 163) is Categorically Exempt from the California Environmental Quality Act (CEQA), per Categorical Exemption Class 19 (annexation of areas containing existing public or private structures developed to the density allowed by the current rezoning) and because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment per CEQA Guidelines Section 15061(b)(3). LAFCO, as a Responsible Agency, may rely upon the City of Hanford’s determination that the project is Categorically Exempt from CEQA, per Categorical Exemption Class 19 for this action.

V. RECOMMENDATIONS:

The Executive Officer recommends:

1. That the Commission make the following determinations:
 - a) It is a Responsible Agency under the California Environmental Quality Act Guidelines, Section 15096.
 - b) The annexation is being taken pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.
 - c) The distinctive short form designation of the annexation is "Hanford Annexation No. 163".
 - d) The City requested annexation of four unincorporated islands to proceed under Government Code Section 56375.3, with waiver of all protest proceedings.
 - e) All required findings, pursuant to Government Code Section 56375.3, can be made as outlined in the staff report above for annexation of the “unincorporated islands” which are each less than 150 acres in size.

- f) The proposed annexation conforms to the adopted sphere of the influence for the City of Hanford.
 - g) The subject territory is inhabited.
 - h) All property owners and registered voters within the subject territory and within a 300-foot radius were duly noticed of the public hearing.
 - I) All of the factors required by Government Code Section 56668 have been considered by the Commission before rendering a decision.
 - J) The regular county assessment roll will be utilized for this annexation.
 - K) The affected territory will not be taxed for existing general bonded indebtedness.
2. Find that the Commission has reviewed the Categorical Exemption Class 19 as described above and utilized by the City of Hanford for this project and has relied on the determination therein that this project is Categorically Exempt from CEQA.
3. That the Commission approve LAFCO Case No. 25-01, Hanford Annexation No. 163 by adopting Resolution No. 25-02 and order the annexation to the City of Hanford and detachment from the Kings River Conservation District, Excelsior-Kings River Conservation District, subject to the following conditions:
- a) The Kings County Local Agency Formation Commission be designated as the conducting authority for the “Hanford Annexation No. 163” and be authorized to proceed with legal steps necessary to complete the annexation without notice, hearing or election.
 - b) The City prepare a final map for recordation with an accompanying legal description that meets Board of Equalization Standards.

VI. APPROVED LEGAL DESCRIPTION

A legal description of the annexation territory is attached to the resolution.

ADDENDUM

A. Proponent:

City of Hanford

B. Affected Districts Whose Boundaries Will Change:

City of Hanford

Kings River Conservation District

Excelsior-Kings River Conservation District

C. Affected Districts Who's Boundaries Will Not Change:

County of Kings

Hanford Cemetery District

Hanford Joint Union High School District

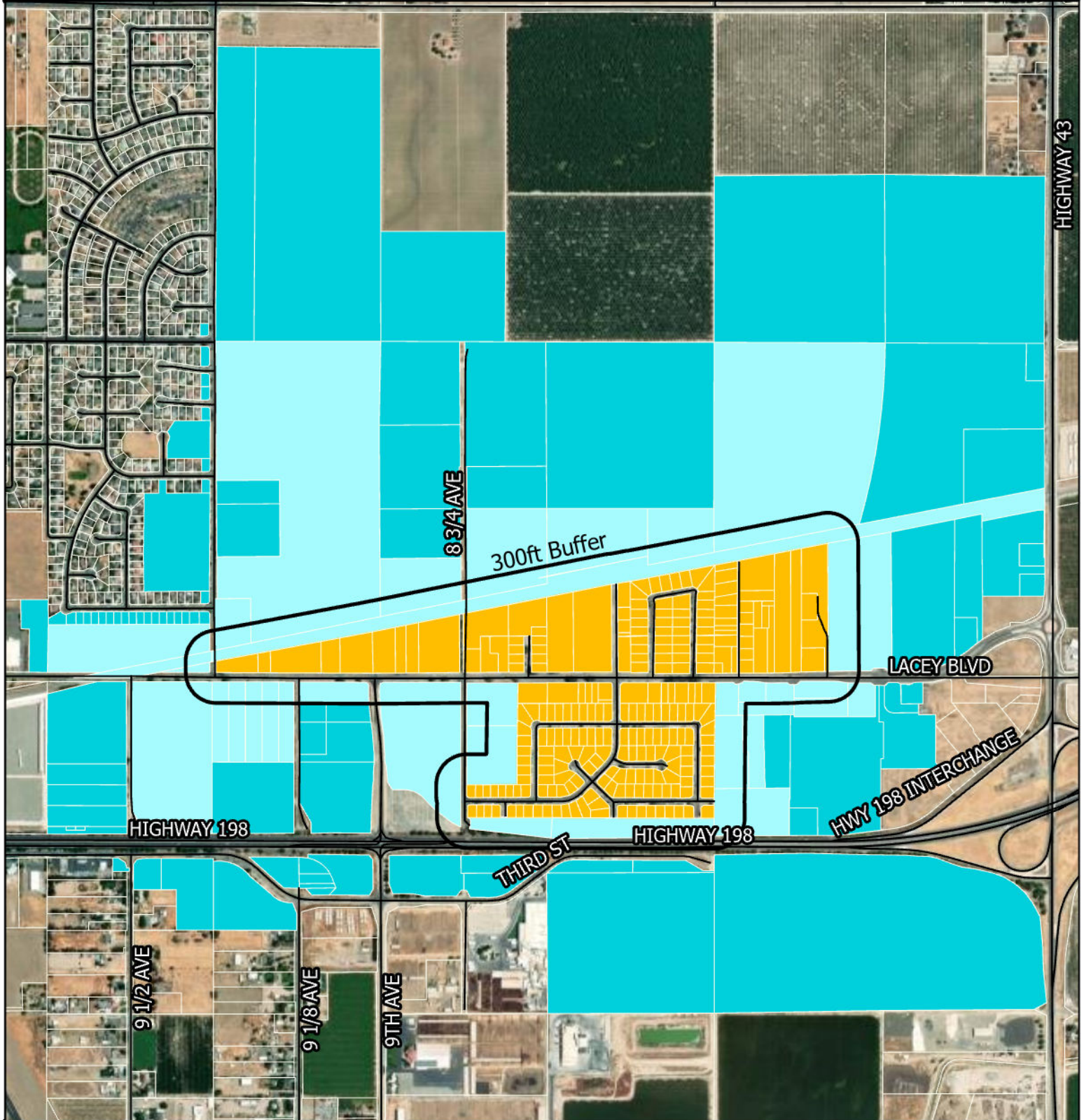
Hanford Elementary School District

Kings Mosquito Abatement District

College of the Sequoias

Exhibit A

Site Location for Hanford Annexation No. 163 Substantially Surrounded Area #9



Map prepared by

Maddison Faria

March 6, 2025

Kings County Community Development Agency

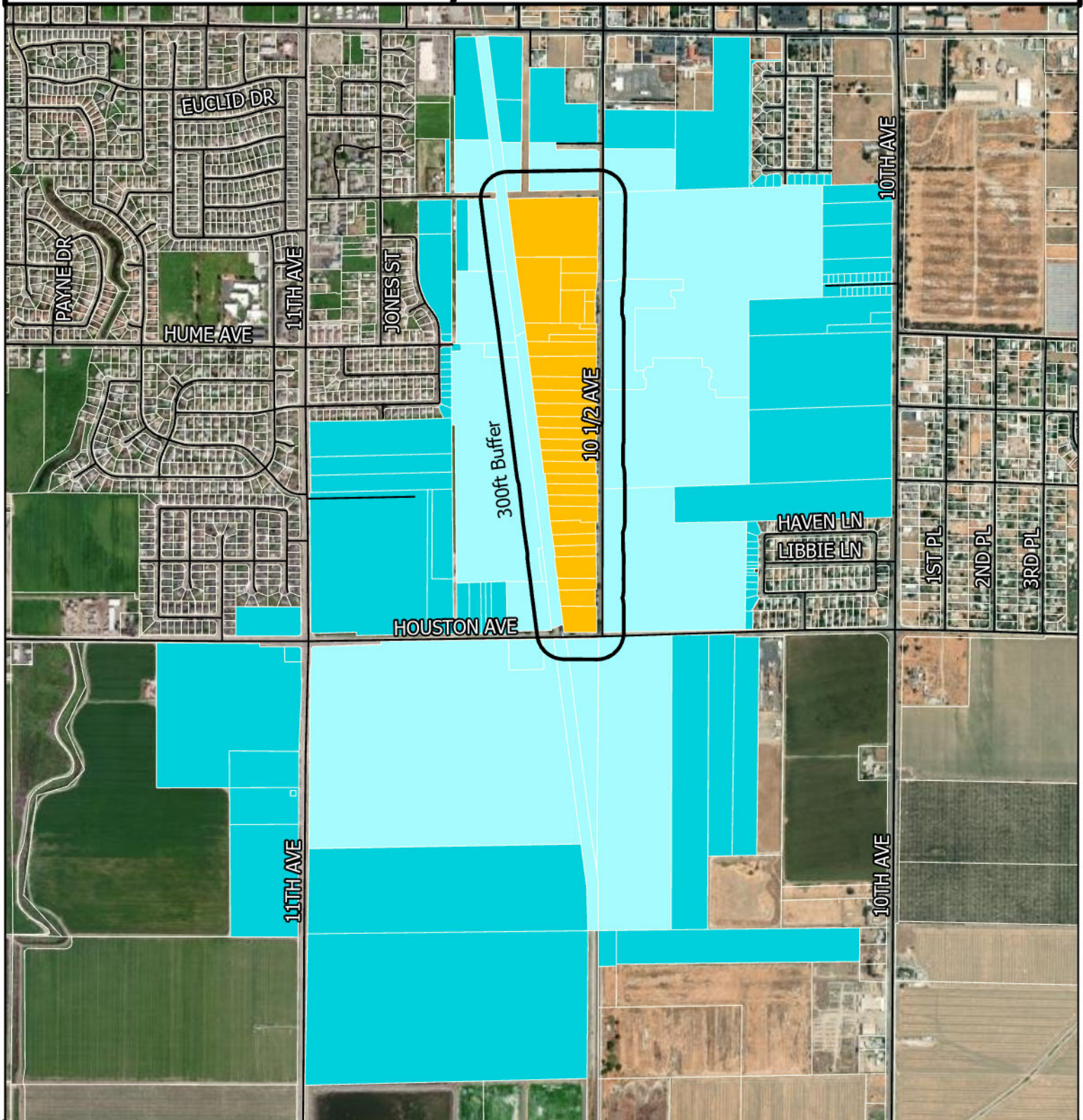
1400 W Lacey Blvd, Hanford, CA 93230 (559)852-2647

LEGEND

- Project Site
- Parcels within 300ft radius of project that were mailed notice
- Next adjacent parcels that were mailed notice

0 0.25 0.5 1 Miles

Site Location for Hanford Annexation No. 163 Substantially Surrounded Area #12



Map prepared by

Maddison Faria

March 6, 2025

Kings County Community Development Agency

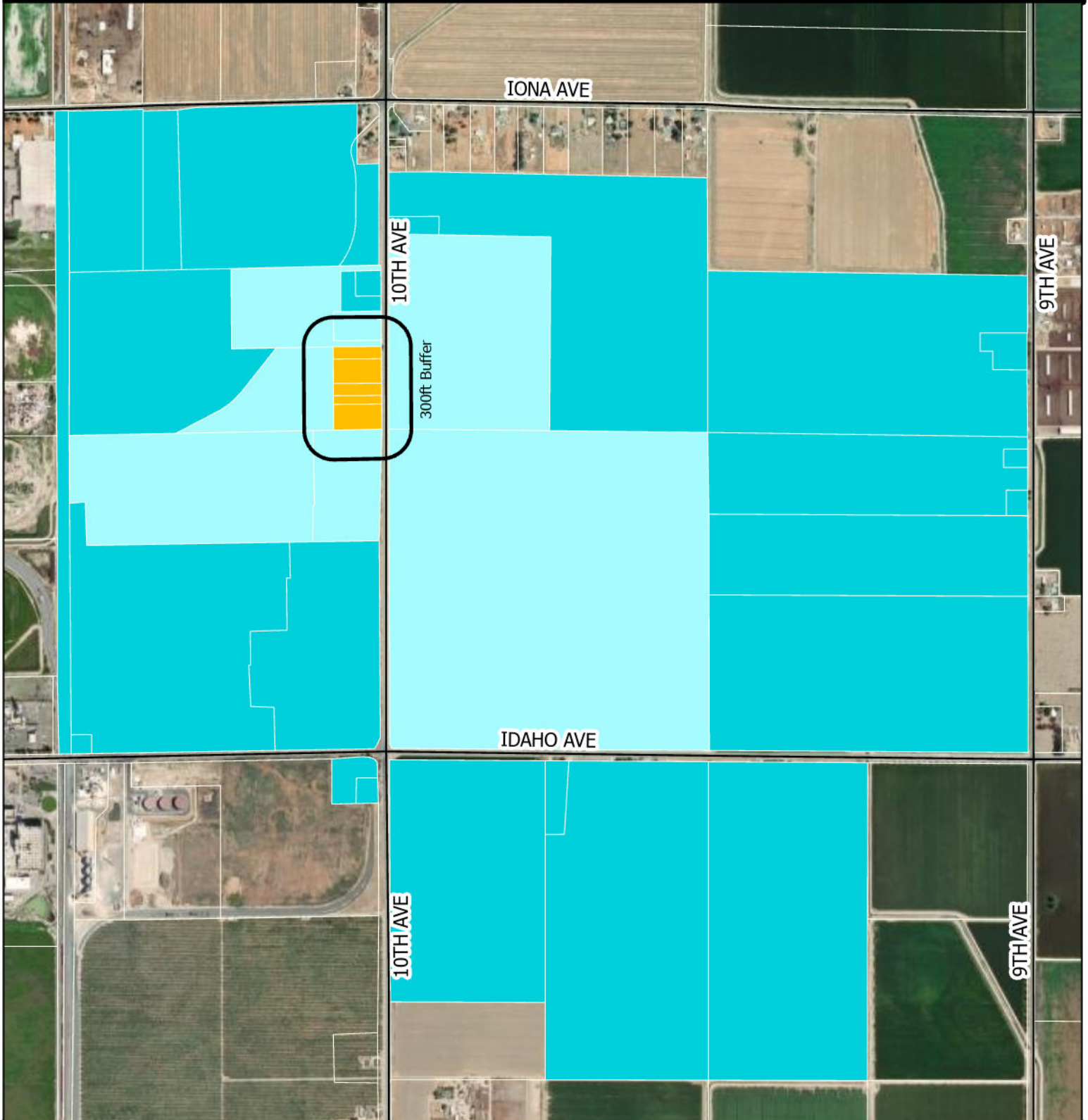
1400 W Lacey Blvd, Hanford, CA 93230 (559)852-2647

LEGEND

- Project Site
- Adjacent Parcels that were mailed notice
- Next Adjacent Parcels that were mailed notice

0 0.2 0.4 0.8 Miles

Site Location for Hanford Annexation No. 163 Substantially Surrounded Area #13



Map prepared by

Maddison Faria

March 7, 2025

Kings County Community Development Agency

1400 W Lacey Blvd, Hanford, CA 93230 (559)852-2647

LEGEND



Project Site



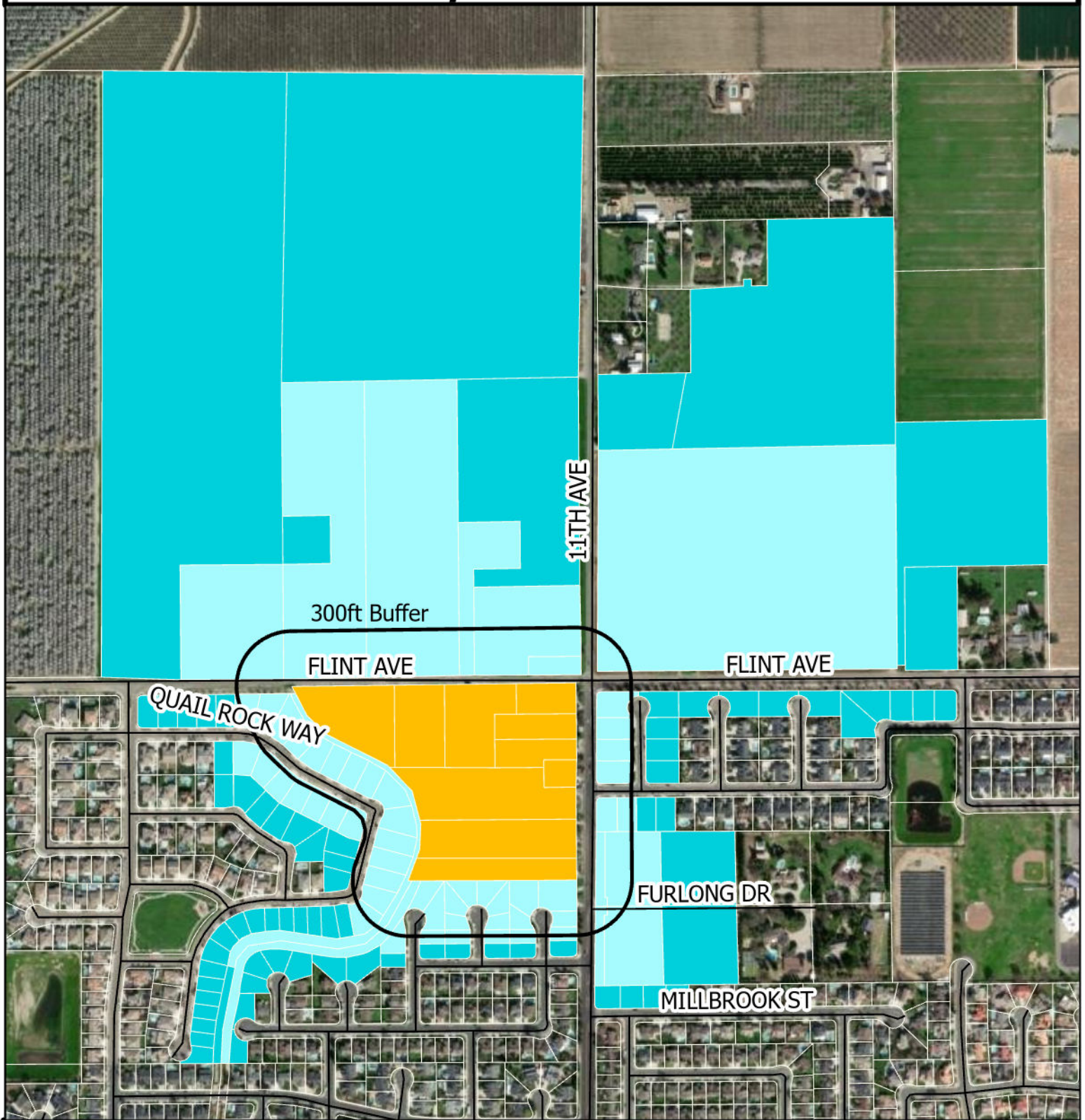
Adjacent Parcels that were mailed notice



Next Adjacent Parcels that were mailed notice

0 0.25 0.5 1 Miles

Site Location for Hanford Annexation No. 163 Substantially Surrounded Area #14



Map prepared by




Maddison Faria

March 7, 2025

Kings County Community Development Agency

1400 W Lacey Blvd, Hanford, CA 93230 (559)852-2647

LEGEND

-  Project Site
-  Adjacent Parcels that were mailed notice
-  Next Adjacent Parcels that were mailed notice

0 0.13 0.25 0.5 Miles

Exhibit B

Item 2

Petition or Legislative Resolution of Application Initiating Proposal

City Council Resolution 25-02-R

RESOLUTION NO. 25-02-R

**A RESOLUTION OF APPLICATION BY THE CITY OF HANFORD REQUESTING THE
LOCAL AGENCY FORMATION COMMISSION TO INITIATE PROCEEDINGS FOR
ANNEXATION NO. 163, PART 9, 12, 13, and 14: A REQUEST TO ANNEX FOUR
SUBSTANTIALLY SURROUNDED COUNTY ISLANDS, TOTALING APPROXIMATELY
197.15 ACRES, INTO THE CITY OF HANFORD FROM THE KINGS COUNTY
JURISDICTION.**

RESOLVED by the City Council of the City of Hanford, that,

WHEREAS, the City of Hanford desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Reorganization Act of 2000, Division 3, commencing with Section 5600 of the California Government Code, an affected City, as defined therein, may by resolution adopted by its legislative body make a proposal for a change of organization and request initiation of proceedings thereon; and

WHEREAS, notice of intent to adopt this resolution of application has been given, and this Council has conducted a public hearing based upon this notification; and

WHEREAS, the principal reasons for the proposed annexation are as follows:

1. All four substantially surrounded county islands are within the Primary Sphere of Influence.
2. Most of the annexation area already received some services from the City of Hanford.
3. There is capacity in the City water and sewer systems to add the parcels currently on individual water and sewer systems if those property either desire to hook up or are required to because their systems fail.
4. Inclusion of the islands in the city limits will not negatively affect the Police or Fire Department's ability to provide their services to the community.
5. There would be no change to school districts because of the island annexations.
6. The proposed annexation of the four county islands is not to accommodate any specific proposed development project. The purpose of the proposed annexations is to further good local government and make available the full range of City services to both developed and undeveloped county island areas.
7. All four islands are substantially surrounded by developed areas within the city limits of Hanford.
8. Because of their proximity inside the city limits, the provision of service within the substantially surrounded county islands can be more efficiently provided by the City.
9. The rezoning is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.

10. The rezoning would not be detrimental to the public health, safety, or welfare of the community.
11. The rezoning would maintain the appropriate balance of land uses within the City. Annexation would not change most land uses since most parcels are already developed.
12. The anticipated land uses on the subject site would be compatible with existing and future surrounding uses, except where uses are deemed legally existing non-conforming.
13. The four county islands are mostly developed and are substantially surrounded by urban development. City services are available to each of the island areas.
14. State law encourages the annexation of county islands to further the goal of effective and efficient provision of local government services.
15. Based on the above findings, Annexation No. 163, Parts 9, 12, 13 and 14 is consistent with the Hanford General Plan Policies L15, L16, and L17.

WHEREAS, the following agency would be affected by the proposed jurisdictional changes:

<u>Agency</u>	<u>Nature of Change</u>
City of Hanford	Annexation

WHEREAS, the territory proposed to be annexed is inhabited, and a map and description of the boundaries of the territory are attached hereto as:

Annexation 163, Part 9: Exhibit A (annexation map) and (legal description)

Annexation 163, Part 12: Exhibit B (annexation map) and (legal description)

Annexation 163, Part 13: Exhibit C (annexation map) and (legal description)

Annexation 163, Part 14: Exhibit D (annexation map) and (legal description)

and by this reference incorporated herein, and,

WHEREAS, the proposal is consistent with the General Plan of the City of Hanford; and

WHEREAS, it is desired to provide that the proposed annexation be subject to the following terms and conditions:

1. That the annexation areas be rezoned as follows:
 - a. **Annexation 163, Part 9: R-L-8 Low-Density Residential** (8,000 square foot minimum lot size), **MX-C Corridor Mixed Use**, and **C-R Regional Commercial**

- b. **Annexation 163, Part 12:** I-L Light Industrial and R-L-12 Low-Density Residential (12,000 square foot minimum lot area)
- c. **Annexation 163, Part 13:** I-H Heavy Industrial
- d. **Annexation 163, Part 14:** R-L-12 Low-Density Residential (12,000 square foot minimum lot area)

WHEREAS, this proposal will be consistent with the spheres of influence for all agencies which would be affected by the annexation; and

WHEREAS, the City Council determined that the Project was Categorically Exempt from the California Environmental Quality Act (CEQA), per Categorical Exemption Class 19 (Annexation of areas containing existing public or private structures developed to the density allowed by the current rezoning) and because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment per CEQA Guidelines Section 15061(b)(3).

NOW, THEREFORE, BE IT RESOLVED, this Resolution of Application is hereby adopted and approved by the City Council of the City of Hanford and the Local Agency Formation Commission of Kings County is hereby requested to take proceedings of the annexation of territory as authorized in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Hanford held on the 21st day of January 2025, by the following vote:

AYES:

Council Member

Paden

Kain

Howze

+

+

+

NOES:

Council Member

ABSTAIN:

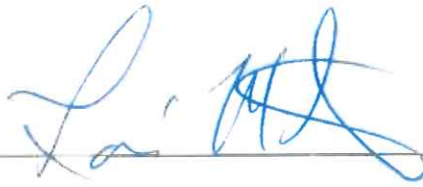
Council Member

Martinez

ABSENT:

Council Member

Regan



MAYOR

STATE OF CALIFORNIA)

COUNTY OF KINGS)

CITY OF HANFORD) SS

I, **Natalie Corral**, City Clerk of the City of Hanford, do hereby certify that the foregoing Resolution was duly passed and adopted by the City Council of the City of Hanford at a regular meeting thereof held on the 21st day of January, 2025.

Dated: 1/21/25



City Clerk

Exhibit A: Annexation 163, Part 9

MAP OF TERRITORY ANNEXED TO THE CITY OF HANFORD

AND DETACHED FROM THE KINGS RIVER CONSERVATION DISTRICT AND THE EXCELSIOR-KINGS RIVER RESERVE CONSERVATION DISTRICT, CITY OF HANFORD REORGANIZATION NO. _____

THIS MAP WAS PREPARED BY ME ON _____ DATED _____

AND IS BASED UPON RECORD DATA AND LAFD RESOLUTION NO. _____

JOHN A. ZUMWALT, R.C.E. 21489



I HEREBY CERTIFY THAT THE MAP SHOWING THE PROPOSED BOUNDARIES OF THE CITY OF HANFORD, AS A REORGANIZATION OF THE KINGS RIVER CONSERVATION DISTRICT AND THE EXCELSIOR-KINGS RIVER RESERVE CONSERVATION DISTRICT, WAS APPROVED BY THE LAFD COMMISSION OF KINGS COUNTY AT THE REGULAR MEETING HELD ON _____ 20 _____ BY ITS RESOLUTION NO. _____

CHUCK KINNEY, EXECUTIVE OFFICER
LAFD OF KINGS COUNTY

LEGEND

CITY LIMITS

BOUNDARY OF TERRITORY TO BE ANNEXED

SECTION LINE

ROAD

COURSE SEGMENT NUMBER

APN NUMBER

XXX-XXX-XXX

NOTE

RECORD BEARINGS ADJUSTED TO GEODETIC PER L.S.P. 23-41, K.C.R.

RECORDER'S STATEMENT

FEE \$ _____

DOCUMENT NO. _____

RECORDED AT THE REQUEST OF THE LOCAL AGENCY FORMATION COMMISSION OF KINGS COUNTY.

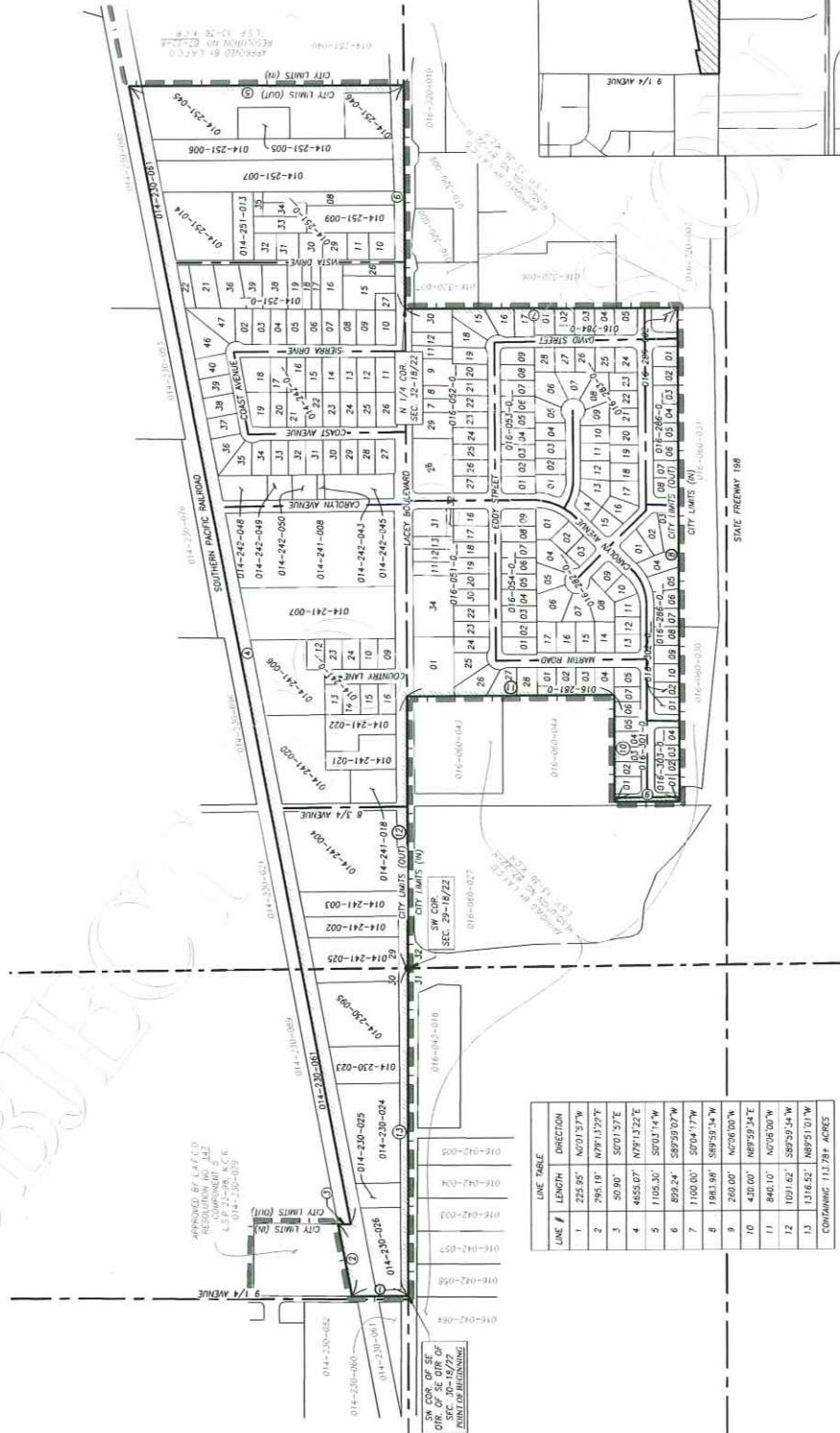
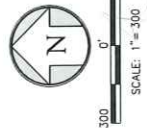
AT _____ MINUTES PAST _____ O'CLOCK _____ A.M.

DIAGRAMS AT PAGE _____ OF _____ VOLUME _____ OF ASSESSMENT

IRVING LEE

COUNTY RECORDER

BY _____ DEPUTY



LINE #	LENGTH	DIRECTION
1	225.95'	N07°15'W
2	295.18'	N79°13'27"E
3	50.90'	S07°15'27"E
4	4655.07'	N79°13'27"E
5	1105.30'	S07°15'27"E
6	899.24'	S89°59'07"W
7	1100.00'	S07°15'27"E
8	1841.08'	S89°59'14"W
9	260.00'	N07°15'27"E
10	430.00'	N89°59'34"E
11	840.10'	N07°15'27"E
12	1091.62'	S89°59'54"W
13	1316.52'	N89°51'01"W

CONTAINING 112.78+ ACRES



ONE SHEET ONLY

FILE NO. 230157

PH. (559) 582-1056

HANFORD, CA. 93230

609 N. IRWIN ST.

ZUMWALT
HANSEN
A Company

ANNEXATION NO. XXX
ANNEXATION TO THE CITY OF HANFORD
GEOGRAPHIC DESCRIPTION

A portion of Sections 29, 30 and 32 in Township 18 South, Range 22 East, Mount Diablo Base and Meridian, State of California, County of Kings, further described as follows:

Beginning at the Southwest corner, of the Southeast Quarter, of the Southeast Quarter of said Section 30, being a point on the existing boundary of the City of Hanford;

Thence along the existing boundary of the City of Hanford the following courses:

1. North 00°01'57" West, along the West line of said Southeast Quarter, of the Southeast Quarter, a distance of 225.95 feet to a point on the Southern Pacific Railroad Right of Way; being 50.90 feet northerly from the center of said Right of Way;
2. North 79°13'22" East, along last said Right of Way, a distance of 295.19 feet to the intersection of the Southerly prolongation of the Easterly line of a parcel described in a deed recorded as document # 1415457 in Official Documents, on October 23, 2014, in the Office of the Kings County Recorder , also being an angle point in the existing City boundary of the City of Hanford;

Thence leaving the existing boundary of the City of Hanford the following courses:

3. South 00°01'57" East, parallel with said West line of said Southeast Quarter, of the Southeast Quarter, a distance of 50.90 feet to a point in the center of said Southern Pacific Railroad Right of Way;
4. North 79°13'22" East, along last said center of Right of Way, a distance of 4,655.07 feet to a point on the Northerly prolongation of the West line of Parcel 1, as shown on a map recorded in Book 6 at Page 58 of Parcel Maps, in the Office of the Kings County Recorder, also being a point on the existing boundary of the City of Hanford;

Thence along the existing boundary of the City of Hanford the following courses:

5. South 00°03'14" West, along said West line of said Parcel 1, a distance of 1,105.30 feet to a point on the South line, of the Southeast Quarter, of said Section 29;
6. South 89°59'07" West, along last said South line of Section 29, a distance of 899.24 feet to the Southwest corner of last said Southeast Quarter, of Section 29, also being the Northeast corner of the Northwest Quarter, of said Section 32, also being the Northeast corner of El Rancho Park, Tract 117 recorded in Book 4 at Page 100 of Licensed Surveyors' Plats in the Office of the Kings County Recorder;
7. South 00°04'17" West, along the East line of the Northwest Quarter of Section 32, also being the East line of last said Tract 117 and the East line of El Ranch Park , Unit #2 and the East line of a parcel described in a deed recorded as document # 0513079 in Official Records on April 27, 2005 in the Office of the Kings County Recorder, a distance of 1100.00 feet to the Southeast corner of last said deed;

8. South 89°59'34" West along the South line of last said deed, and the South line of El Rancho Park Unit #3 as shown on a map recorded in Book 5 at Page 58 of Licensed Surveyors' Plats, and El Rancho Unit #4 as shown on a map recorded in Book 6 at Page 64 of Licensed Surveyors' Plats, a distance of 1,983.98 feet to the Southwest corner of said El Rancho Unit #4, also being a point on the West line of East half, of the Northwest Quarter, of the Northwest Quarter, of said Section 32;
9. North 00°06'00" West, along last said West line, a distance of 260.00 feet to the Northwest corner of last said El Rancho Unit #4;
10. North 89°59'34" East, along the North line of last said El Rancho Unit #4, a distance of 430.00 feet to Southwest corner of lot #12, as shown on a map of El Rancho Park Unit #3 recorded in Book 5 at Page 56 of Licensed Surveyors' Plats in the Office of the Kings County Recorder;
11. North 00°06'00" West, along the West line of last said El Rancho Park Unit #3, and the West line of said Tract 117, a distance of 840.10 feet to a point on the North line of the Northwest Quarter of said Section 32, also being the South line of the Southwest Quarter of said Section 29;
12. South 89°59'34" West, along the last said South line, a distance of 1091.62 feet to the Southwest corner of said Southwest Quarter of Section 29, also being the Southeast corner of the Southeast Quarter, of the Southeast Quarter, of said Section 30;
13. Thence North 89°51'01" West along the South line of last said Southeast Quarter of Section 30, a distance of 1,316.52 feet to the Point of Beginning;

Containing 113.78 Acres more or less.

Exhibit B: Annexation 163, Part 12



SCALE: 1" = 200'

ZUMWALT
HANSEN
A Company

609 N. IRWIN ST.

HANFORD, CA. 93230

PH. (559) 582-1056

FILE NO. 230157

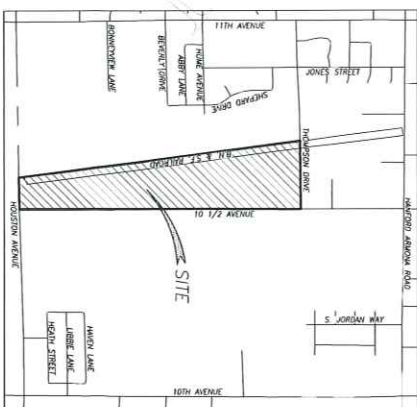
ONE SHEET ONLY

RECORDER'S STATEMENT
DOCUMENT NO. _____
RECORDED AT THE REQUEST OF THE LOCAL AGENCY FORMATION COMMISSION OF
KINGS COUNTY,
AT _____ MINUTES PAST _____ O'CLOCK _____ M.,
DAGUAS AT PLACE _____ KINGS COUNTY, STATE OF CALIFORNIA.
HASTINE LEE
COUNTY RECORDER
BY _____
DEPUTY

LEGEND
--- CITY LIMITS
--- BOUNDARY OF TERRITORY TO BE ANNEXED
--- SECTION LINE
--- ROAD
--- COURSE SEQUENCE NUMBER
--- KKK-XXX-XXX
--- KKK-XXX-XXX

LINE #	LENGTH	DIRECTION
1	400.24'	S88°37'17"W
2	3990.23'	N67°22'17"E
3	922.77'	N67°22'17"E
4	1202.18'	S07°14'51"E
5	1242.54'	S07°29'54"E
6	1294.44'	S07°29'54"E
CONTAINING 60.464 ACRES		

VICINITY MAP
Not to Scale



Not to Scale



**MAP OF TERRITORY ANNEXED TO THE
CITY OF HANFORD**
AND DETACHED FROM THE KINGS RIVER CONSERVATION DISTRICT
AND THE EXCLUSION-KINGS RIVER RESERVE CONSERVATION
DISTRICT, CITY OF HANFORD REORGANIZATION NO. _____
THIS MAP WAS PREPARED BY ME ON _____
NO. _____ DATED _____
JOHN A. ZUMWALT, P.E.
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
LICENSE NO. 21468
CIVIL
EXCLUSION-KINGS RIVER
DISTRICT REORGANIZATION NO. 21769

,ANNEXATION NO. XXX
ANNEXATION TO THE CITY OF HANFORD
GEOGRAPHIC DESCRIPTION

A portion of Section 1 in Township 19 South, Range 21 East, Mount Diablo Base and Meridian, according to approved Government Township plats thereof, State of California, County of Kings, further described as follows:

Beginning at the Southeast corner, of the Southwest Quarter, of said Section 1, being a point on the existing boundary of the City of Hanford;

Thence along the existing boundary of the City of Hanford the following courses:

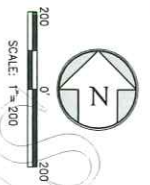
1. South 88°07'17" West, along the South line of said Southwest Quarter, a distance of 400.34 feet to an angle point in said boundary of the city of Hanford, also being the westerly line of the BN & SF Railroad Right-of-Way;
2. North 08°12'21" West, along last said Right-of-Way, a distance of 3,990.29 feet to an angle point in said city boundary, also being the center line of Thompsen Drive as shown on a map recorded in Book 2, at Page 5 of Licensed Surveyors' Plats in the Office of the Kings County Recorder;
3. North 87°59'21" East, along said centerline, a distance of 933.77 feet to an angle point in the existing boundary of the City of Hanford, also being a point on the East line, of the Northwest Quarter of said Section 1;
4. South 00°14'53" East, along last said East line, a distance of 1320.19 feet to the Center of Section 1 also being the Northeast Corner of said Southwest Quarter;
5. South 00°39'54" East, along the East line of last said Southwest Quarter, a distance of 1,324.54 feet to the Southwest Corner of the Northeast Quarter, of the Southeast Quarter of said Section 1;

Thence leaving said boundary of city of Hanford along the following course:

6. South 00°39'54" East, along last said East line of the Southwest Quarter, a distance of 1,324.54 feet to the Point of Beginning;

Containing 60.46 acres more or less.

Exhibit C: Annexation 163, Part 13



LINE TABLE		
LINE #	LENGTH	DIRECTION
1	481.66'	S 72° 12' 12" W
2	468.43'	N 69° 53' 48" W
3	481.44'	N 67° 52' 55" E
4	112.70'	S 89° 54' 18" E

CONTAINING 7.356 ACRES



MAP OF TERRITORY ANNEXED TO THE CITY OF HANFORD

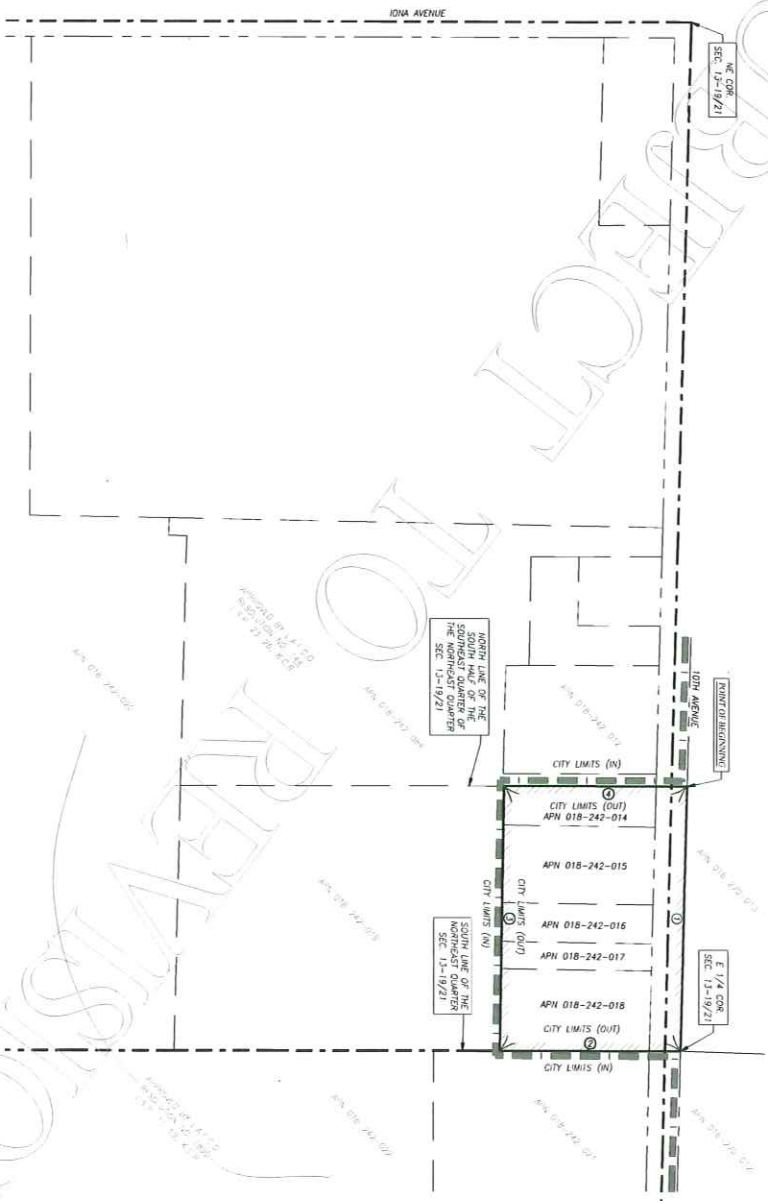
AND DETACHED FROM THE KINGS RIVER CONSERVATION DISTRICT
AND THE EXCELSIOR-KINGS RIVER RESOURCE CONSERVATION
DISTRICT, CITY OF HANFORD REORGANIZATION NO. _____
THIS MAP WAS PREPARED BY ME ON _____
AND IS BASED UPON RECORD DATA AND LARCO RESOLUTION
NO. _____ DATED 1-10-2025

ANTONIO RESTRUCHO, PLS. 9399



Wm. D. King & Co., Inc.
1400 N. 1st Street, Suite 100
Hanford, CA 93230
BAKERSFIELD, CLARK, HANFORD, REEDLEY, PORTHURST, VISALIA

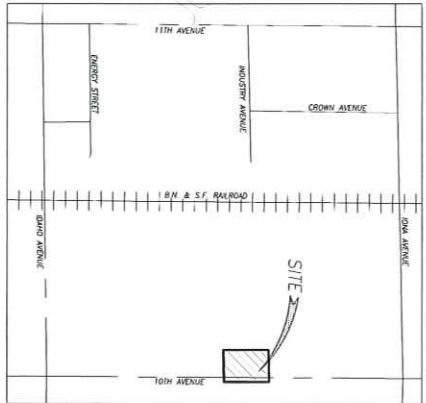
BY:



RECORDERS STATEMENT
DOCUMENT NO. _____
RECORDED AT THE REQUEST OF THE LOCAL AGENCY FORMATION COMMISSION OF
KINGS COUNTY,
AT _____ MINUTES PAST _____ O'CLOCK _____ M.,
OF ASSESSMENT
DIAGRAMS AT PAGE _____ IN VOLUME _____ OF ASSESSMENT
DIAGRAMS AT PAGE _____ IN VOLUME _____ OF ASSESSMENT
KINGS COUNTY, STATE OF CALIFORNIA
BY _____
DEPUTY

LEGEND		
---	CITY LIMITS	
---	BOUNDARY OF TERRITORY TO BE ANNEXED	
---	SECTION LINE	
---	ADJACENT PROPERTY	
---	EXISTING RIGHT OF WAY	
---	COURSE SECOND NUMBER	
---	APN NUMBER	

I HEREBY CERTIFY THAT THE MAP SHOWING THE PROPOSED
BOUNDARIES OF THE _____
ANNEXATION, LARCO CASE NO. _____, A REORGANIZATION
WITHIN KINGS COUNTY, STATE OF CALIFORNIA, WAS APPROVED
BY THE LARCO COMMISSION OF KINGS COUNTY AT THE
REGULAR MEETING HELD ON _____
BY ITS RESOLUTION NO. _____
DATED _____
SIGNED _____
LARCO OF KINGS COUNTY



ANNEXATION NO. XXX
ANNEXATION TO THE CITY OF HANFORD
GEOGRAPHIC DESCRIPTION

A portion of the Northeast Quarter of Section 13, Township 19 South, Range 21 East, Mount Diablo Base and Meridian, according to approved Government Township Plats thereof, State of California, County of Kings, further described as follows:

Beginning at the Southeast corner of the North half of the Southeast Quarter of the Northeast Quarter of said Section 13, being a point on the existing boundary of the City of Hanford, also being the Northeast corner of the South half of said Southeast Quarter of the Northeast Quarter;

Thence leaving the existing boundary of the City of Hanford the following course:

1. South 01°24'32" West, along the East line of said South half of the Southeast Quarter, of the Northeast Quarter, a distance of 681.66 feet to the Southeast corner of said South half, also being a point on the existing city limits of the City of Hanford;

Thence along the existing boundary of the City of Hanford the following courses:

2. North 89°53'48" West, along the South line of said South half, a distance of 466.43 feet;
3. North 00°52'55" East, a distance of 681.44 feet to the North line of said South half;
4. South 89°54'38" East, along last said North line, a distance of 472.70 feet to the Point of Beginning;

Containing 7.35 Acres more or less.



1-10-2025

Exhibit D: Annexation 163, Part 14

MAP OF TERRITORY ANNEXED TO THE
CITY OF HANFORD

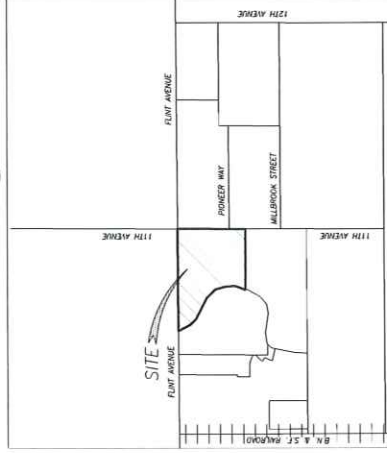
AND DETACHED FROM THE KINGS RIVER CONSERVATION DISTRICT
AND THE EXCELSIOR-KINGS RIVER RESOURCE CONSERVATION
DISTRICT, CITY OF HANFORD REORGANIZATION NO. _____

THIS MAP WAS PREPARED BY ME ON _____
AND IS BASED UPON RECORD DATA AND LATCO RESOLUTION
NO. _____ DATED 1-10-2025

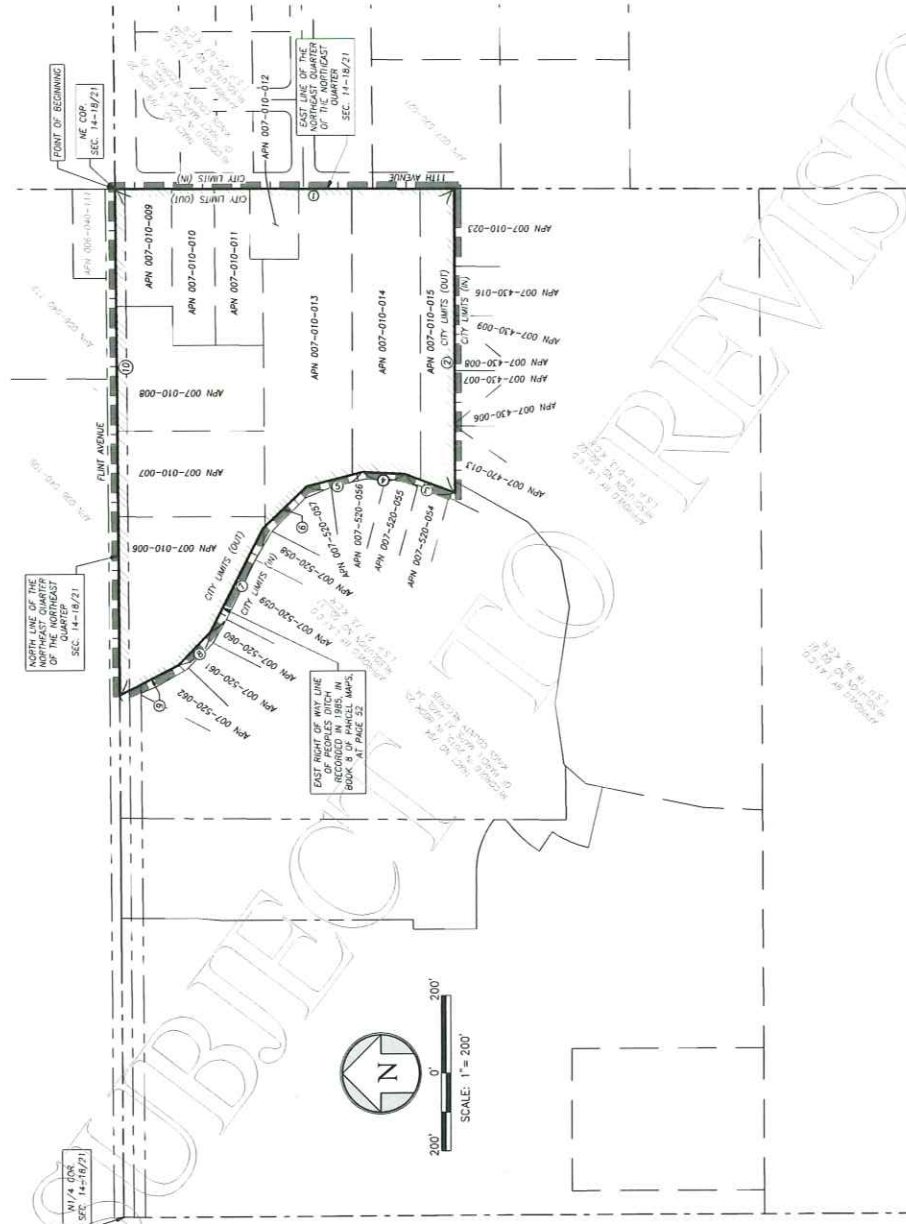
BY **PELLEGRINO & ASSOCIATES**
ANTONIO WESTERLUND, PLS 9399



WWW.CKE.COM
1000 S. G STREET, SUITE 100
HANFORD, CA 93231
HANFORD, CA 93231, CLARK, HANFORD, WRECH, PORTERVILLE, VISALIA



LINE TABLE		
LINE #	LENGTH	DIRECTION
1	874.40'	S00° 09' 16" W
2	783.21'	N89° 57' 19" W
3	137.85'	N20° 45' 11" E
4	110.45'	N02° 57' 32" E
5	145.18'	N14° 28' 53" W
6	156.14'	N43° 22' 13" W
7	299.12'	N62° 49' 02" W
8	116.43'	N46° 05' 40" W
9	171.67'	N27° 16' 49" W
10	1303.97'	N89° 39' 54" E
CONTAINING 18.60± ACRES		



I HEREBY CERTIFY THAT THE MAP SHOWING THE PROPOSED
BOUNDARIES OF THE
ANNEXATION, LATCO CASE NO. _____, A REORGANIZATION
WITHIN KINGS COUNTY, STATE OF CALIFORNIA, WAS APPROVED
BY THE LATCO COMMISSIONER OF KINGS COUNTY AT THE
REGULAR MEETING HELD ON _____, 20____
BY ITS RESOLUTION NO. _____

CHUCK KINNEY, EXECUTIVE OFFICER
LATCO OF KINGS COUNTY

LEGEND
--- CITY LIMITS
--- BOUNDARY OF TERRITORY TO BE ANNEXED
--- SECTION LINE
--- COURSE SEGMENT NUMBER
--- XXX-XXX-XXX
--- APN NUMBER

RECORDER'S STATEMENT
FEE \$ _____
DOCUMENT NO. _____
RECORDED AT THE REQUEST OF THE LOCAL AGENCY FORMATION COMMISSION OF
KINGS COUNTY.
AT _____ MINUTES PAST _____ O'CLOCK _____ M.,
DIAGRAMS AT PAGE _____ IN VOLUME _____ OF ASSESSMENT
CRISTINE LEE,
COUNTY RECORDER
BY _____ DEPUTY

ANNEXATION NO. XXX
ANNEXATION TO THE CITY OF HANFORD
GEOGRAPHIC DESCRIPTION

A portion of the Northeast Quarter of the Northeast Quarter of Section 14, Township 18 South, Range 21 East, Mount Diablo Base and Meridian, according to approved Government Township Plats thereof, State of California, County of Kings, further described as follows:

Beginning at the Northeast corner of the Northeast Quarter of the Northeast Quarter of said Section 14, being a point on the existing boundary of the City of Hanford;

Thence along the existing boundary of the City of Hanford the following courses:

1. South 00°09'16" West, along the East line of said Northeast Quarter, of the Northeast Quarter, a distance of 874.40 feet;
2. North 89°57'19" West, a distance of 783.21 feet to the West right way line of the Peoples Ditch recorded in 1985, in book 8 of Parcel Maps, at Page 52, of said Northeast Quarter of the Northeast Quarter;

Thence along said West right of way line of Peoples Ditch and the existing city limits of the City of Hanford the Following courses:

3. North 20°45'11" East, a distance of 137.85 feet;
4. North 02°57'32" East, a distance of 110.46 feet;
5. North 14°28'53" West, a distance of 148.18 feet;
6. North 43°22'13" West, a distance of 156.14 feet;
7. North 62°49'02" West, a distance of 299.12 feet;
8. North 46°05'40" West, a distance of 116.43 feet;
9. North 27°16'49" West, a distance of 171.67 feet, to the north line of the Northeast Quarter of the Northeast Quarter of said Section 14;

Thence leaving the existing boundary of the City of Hanford the following course:

10. North 89°39'54" East, along the North line of said Northeast Quarter of the Northeast Quarter, a distance of 1303.97 feet to the Point of Beginning

Containing 18.60 Acres, more or less.



Item 7

Prezone Resolution/Ordinance

Ordinance 01-25

ORDINANCE NO. 25-01

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HANFORD PREZONING
ANNEXATION 163, PARTS 9, 12, 13, AND 14 CONSISTENT WITH THE 2035 HANFORD
GENERAL PLAN LAND USE MAP**

The City Council of the City of Hanford does ordain as follows:

Section 1: The following described territory situated in the City of Hanford is hereby prezoned under the terms of Chapter 17.86 of the Hanford Municipal Code:

Annexation 163, Part 9 filed by the City of Hanford

FROM: County zoning C-S Service Commercial, R-1-6 Low-Density Residential, and R-1-8 Low-Density Residential
TO: City zoning R-L-8 Low-Density Residential, MX-C Corridor Mixed Use, and C-R Regional Commercial

On property described as follows:

Approximately 113.78 acres generally located on East Lacey Boulevard, South of Southern Pacific Railroad Tracks, as depicted in attached **Exhibit A**; and

Annexation 163, Part 12 filed by the City of Hanford

FROM: County zoning IL Light Industrial and RRA Rural Residential
TO: City zoning I-L Light Industrial and R-L-12 Low-Density Residential

On property described as follows:

Approximately 60.46 acres generally located west of 10 ½ Avenue, north of Houston Avenue, as depicted in attached **Exhibit B**; and

Annexation 163, Part 13 filed by the City of Hanford

FROM: County zoning IH Heavy Industrial
TO: City zoning I-H Heavy Industrial

On property described as follows:

Approximately 6.01 acres generally located west of 10th Avenue, between Idaho and Iona Avenues, as depicted in attached **Exhibit C**; and

Annexation 163, Part 14 filed by the City of Hanford

FROM: County zoning AL-10 Limited Agriculture
TO: City zoning R-L-12 Low-Density Residential

On property described as follows:

Approximately 16.9 acres generally located west of 11th Avenue, south of Flint Avenue, as depicted in attached **Exhibit D**; and

Section 2: The Council does hereby find as a fact that this Ordinance has been recommended for passage by the Planning Commission of the City of Hanford after public hearing before the Planning Commission after notice required by Section 17.70.100 of the Hanford Municipal Code and Government Code Section 65854. The City Council that the Project is Categorically Exempt from the California Environmental Quality Act (CEQA), per Categorical Exemption Class 19 (Annexation of areas containing existing public or private structures developed to the density allowed by the current rezoning) and because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment per CEQA Guidelines Section 15061(b)(3). The City Council hereby finds that the rezoning is required to achieve the objectives of the zoning regulations as set forth in Section 17.06.010 of the Hanford Municipal Code, and that this Ordinance has been introduced by the City Council after public hearing held on the 21st day of January 2025 at 7:00 p.m. of said day after notice required under the provisions of Section 65856 of the Government Code.

Section 3: This Ordinance shall take effect thirty (30) days after its passage and shall be published once in the Hanford Sentinel within fifteen (15) days after its passage, and the zoning will apply to such property in the event of subsequent annexation to the City under the provisions of Section 65859 of the Government Code.

Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on the 4 day of February, by the following roll call vote:

AYES: Paden, Kains, Regan, Howze

NOES: Martinez

ABSTAIN: 0

ABSENT: 0

ATTEST:

Natalie Corral
Natalie Corral
CITY CLERK

APPROVED

[Signature]
MAYOR of the City of Hanford

STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

I, **NATALIE CORRAL**, City Clerk of the City of Hanford, do hereby certify the foregoing ordinance was duly introduced at a regular meeting of the City Council of the City of Hanford on the 21st day of January, 2025 and it was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the 4 day of February, 2025.

Dated: February 4, 2025

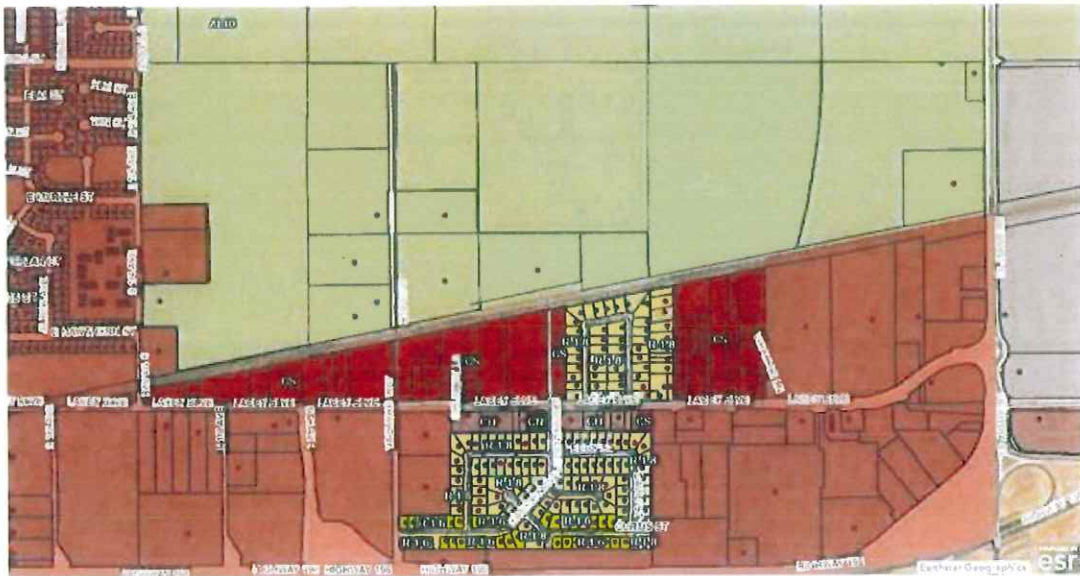
Natalie Corral

Natalie Corral
City Clerk

Exhibit A

Prezone No. 0001-24 Part 9

From: County zoning C-S Service Commercial, R-1-6 Low-Density Residential, and R-1-8 Low-Density Residential



To: City zoning R-L-8 Low-Density Residential, MX-C Corridor Mixed Use, and C-R Regional Commercial

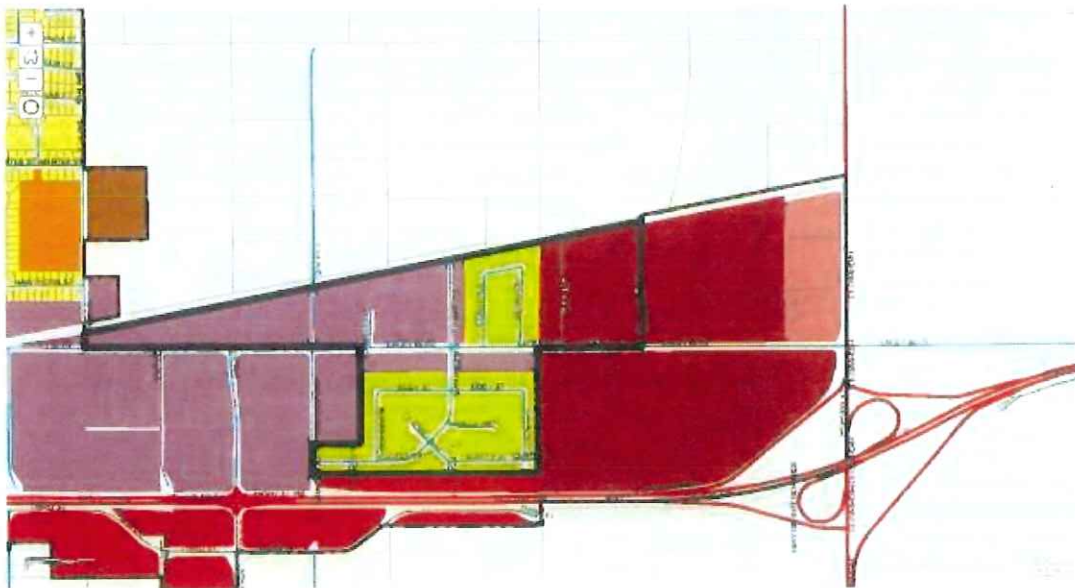


Exhibit B

MAP OF TERRITORY ANNEXED TO THE CITY OF HANFORD

AND DETACHED FROM THE LAND WITHIN CONDEMNATION DISTRICT AND THE COTTONWOOD-GRASS
RIVER RESERVATION CONDEMNATION DISTRICT, CITY OF HANFORD, CALIFORNIA.

THIS MAP WAS PREPARED BY ME, BY
AND IS BASED UPON RECORDS 8641 AND 14705, RESOLUTION NO. _____ DATED
JANUARY 11, 1927.



I HEREBY CERTIFY THAT THE MAP SHOWING THE PROPOSED
BOUNDARIES OF THE MAP NO. _____ A RESOLUTION
APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF KINGS,
BY THE UNITED COMMISSION OF KINGS COUNTY AND APPROVED
BY THE UNITED COMMISSION OF KINGS COUNTY AT THE
REGULAR MEETING HELD ON _____
BY ITS RESOLUTION NO. _____
DOUGLAS TERRACE, VICTORIA, BRITISH
COLUMBIA, CANADA



ONE SHEET ONLY

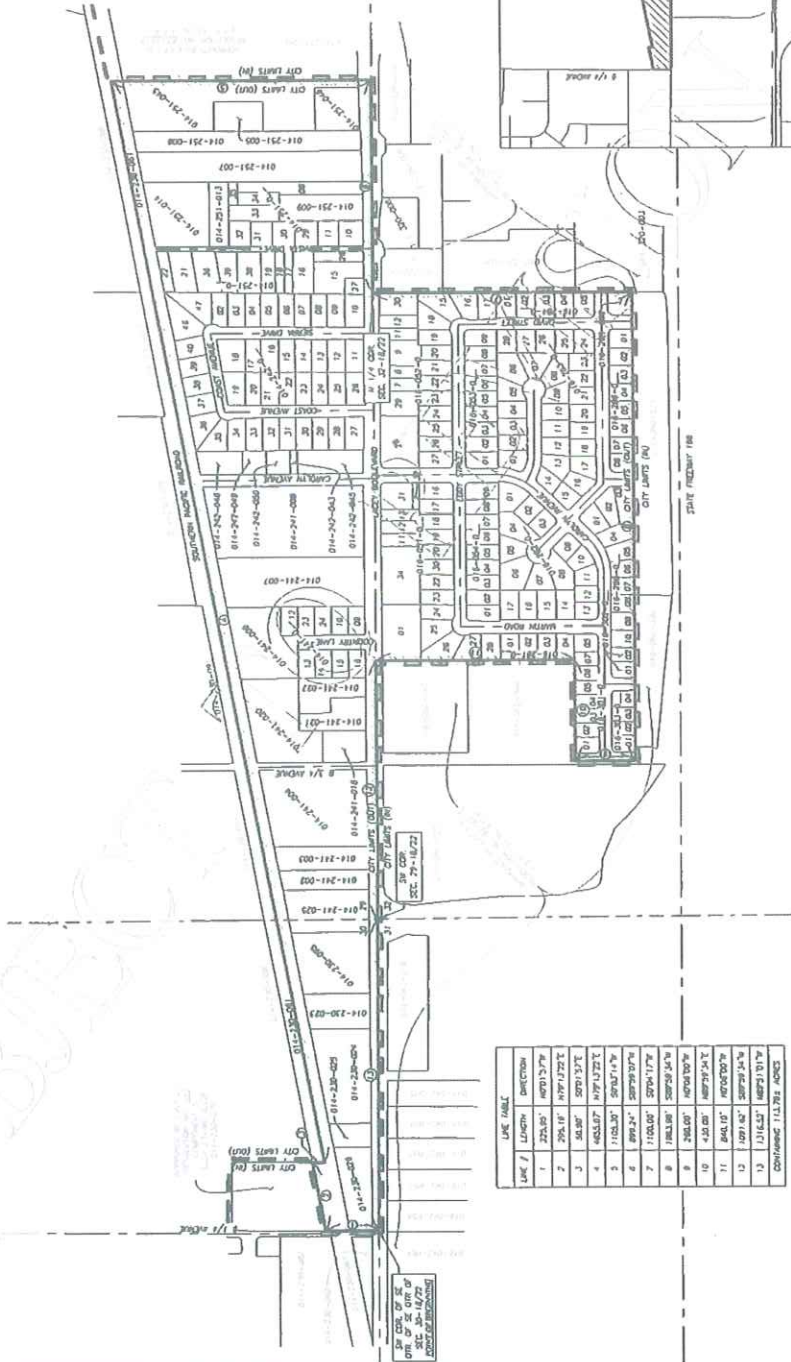
LEGEND
--- CITY LIMITS
--- SECTION LINE
--- ROAD
--- COURSE AND DISTANCE
--- AREA NUMBER

NOTES
RECORDS RELATING TO THIS
MAP ARE FILED IN THE
OFFICE OF THE COUNTY CLERK

RECORDS STATEMENT
THIS MAP WAS PREPARED BY ME, BY
AND IS BASED UPON RECORDS 8641 AND 14705, RESOLUTION NO. _____ DATED
JANUARY 11, 1927.



SCALE: 1" = 200'



LINE #	LENGTH	DIRECTION
1	225.05'	N 89° 13' 30" W
2	275.18'	N 79° 12' 30" E
3	54.88'	S 89° 13' 30" E
4	653.67'	N 79° 12' 30" E
5	1153.35'	S 89° 13' 30" E
6	899.34'	S 89° 13' 30" E
7	1153.67'	S 89° 13' 30" E
8	1153.67'	S 89° 13' 30" E
9	1153.67'	S 89° 13' 30" E
10	1153.67'	S 89° 13' 30" E
11	845.15'	N 79° 12' 30" E
12	435.05'	N 79° 12' 30" E
13	597.63'	S 89° 13' 30" E
14	1153.67'	S 89° 13' 30" E
15	1153.67'	S 89° 13' 30" E

FILE NO. 230157

PH. (559) 582-1056

HANFORD, CA. 93230

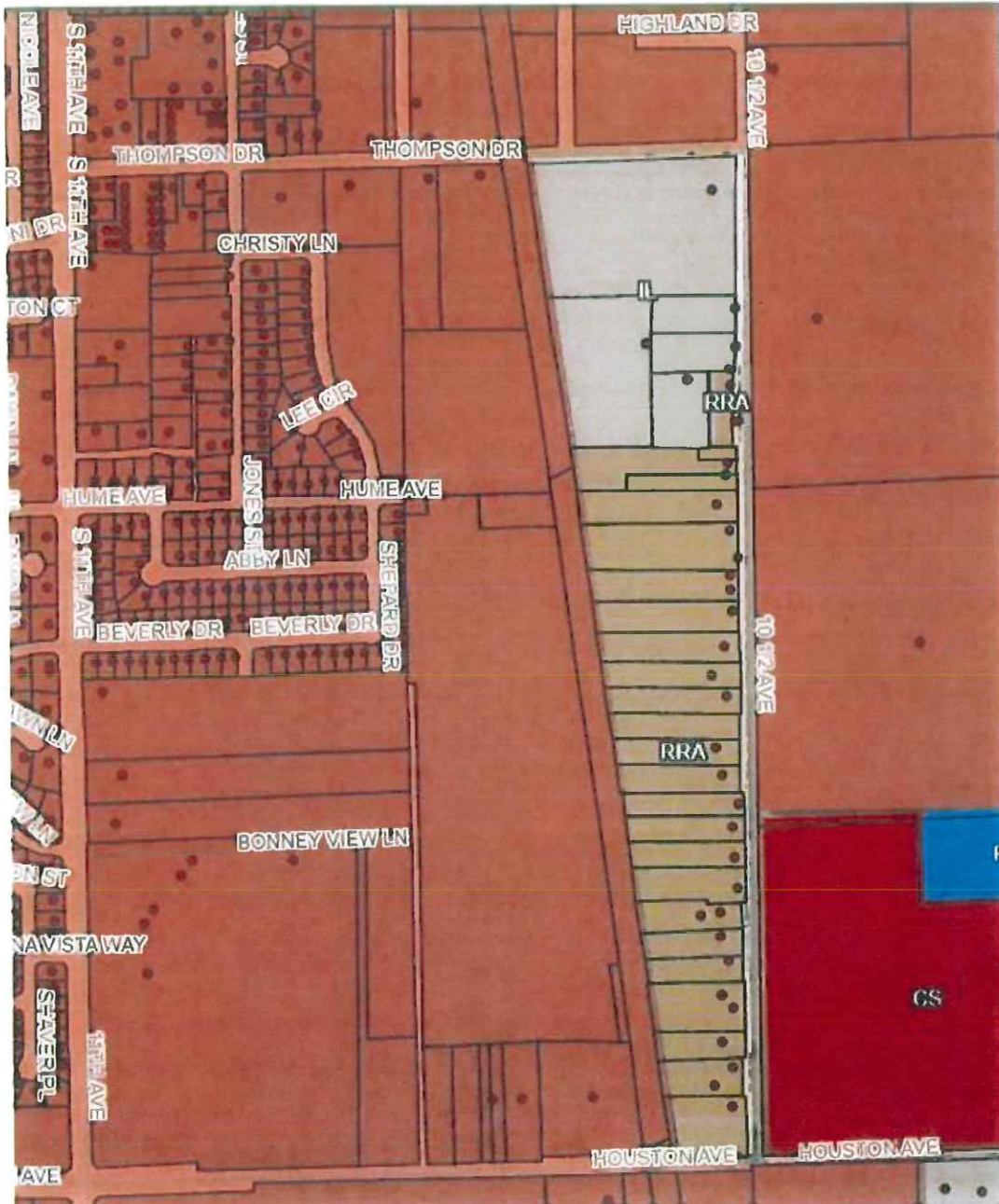
609 N. IRWIN ST.

ZUMWALT
HANSEN
AND
ASSOCIATES

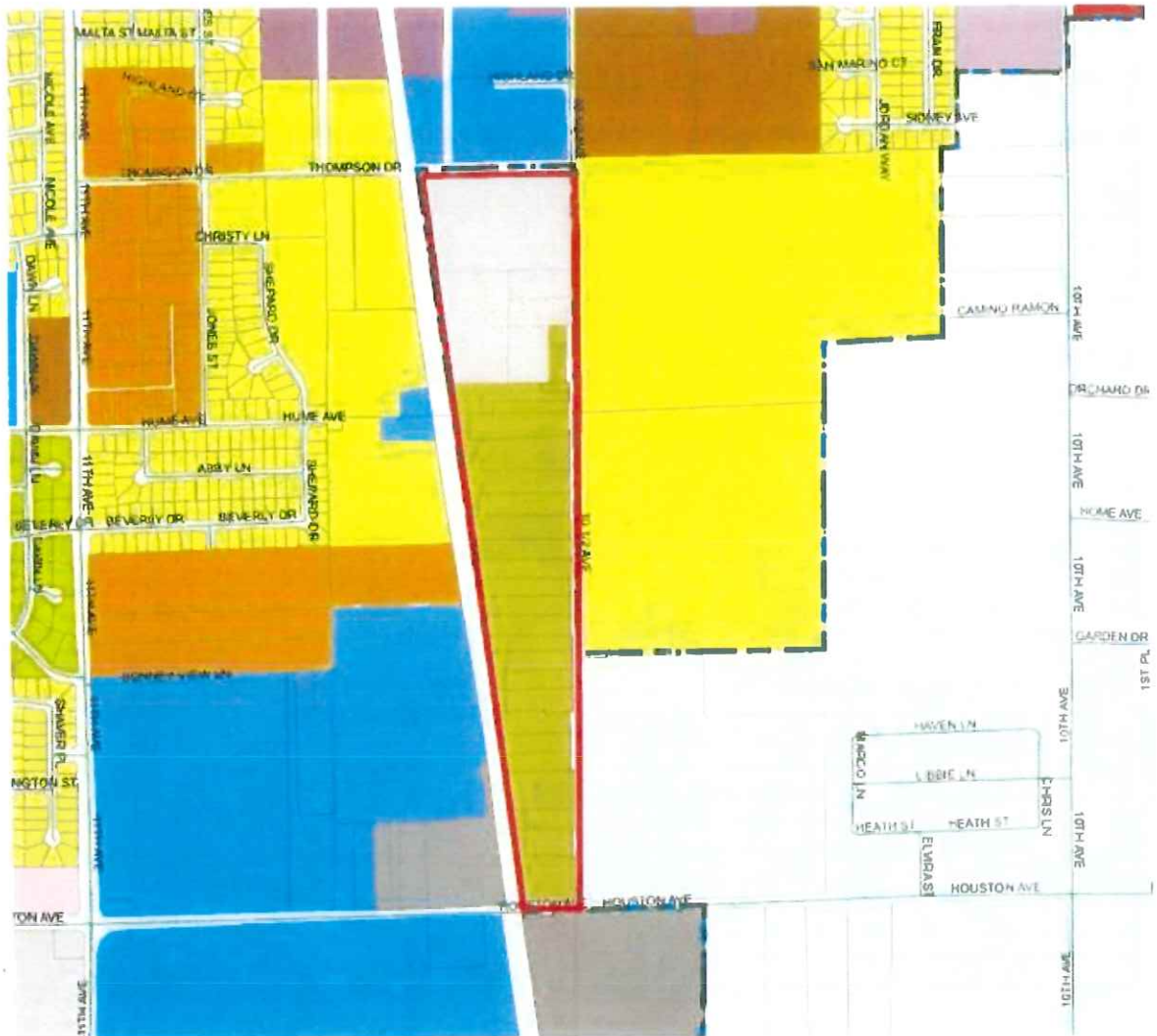
Exhibit B

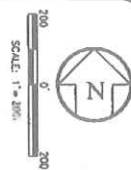
Prezone No. 0001-24 Part 12

FROM: County zoning IL Light Industrial and RRA Rural Residential



TO: City zoning I-L Light Industrial and R-L-12 Low-Density Residential





MAP OF TERRITORY ANNEXED TO THE
CITY OF HANFORD

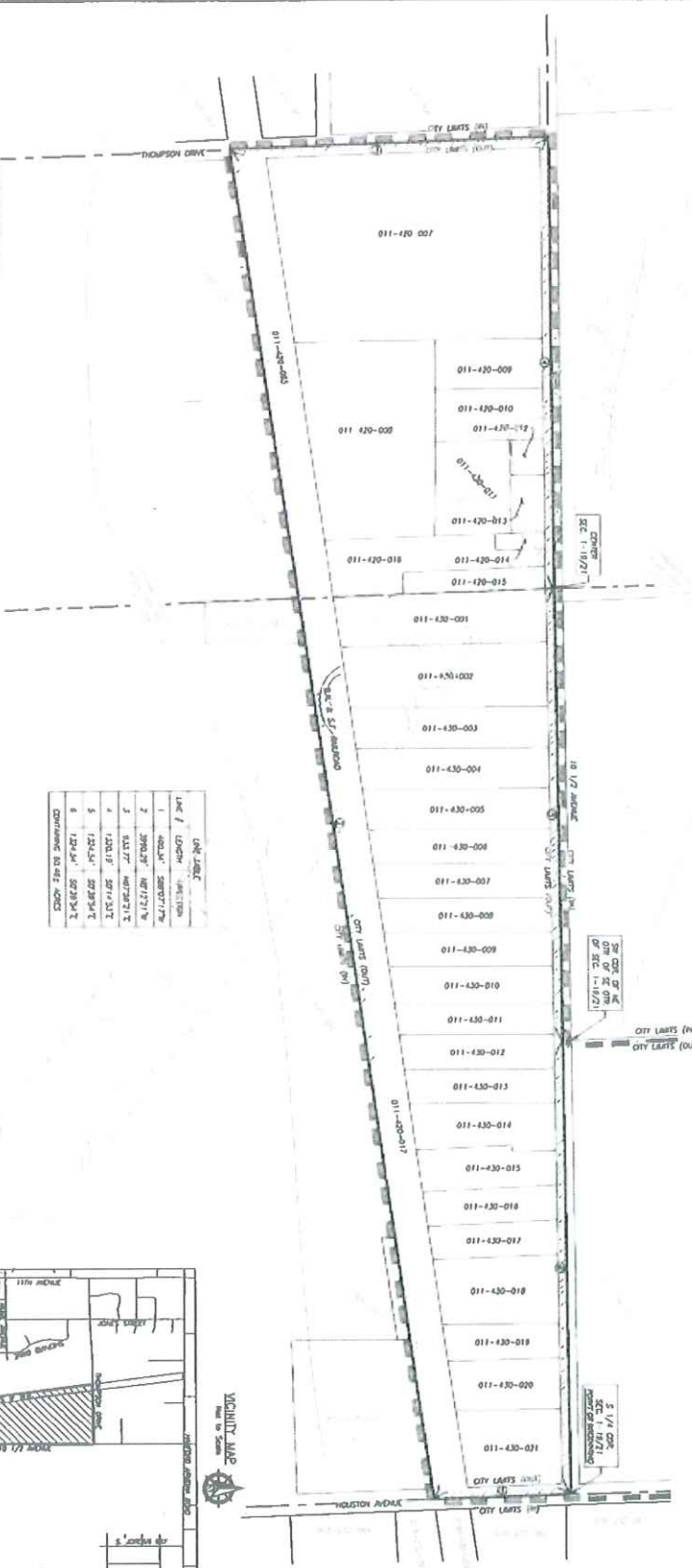
HAS BEEN PREPARED BY THE CITY ENGINEER AND THE DISTRICT ENGINEER OF THE DISTRICT OF HANFORD, CALIFORNIA, IN ACCORDANCE WITH THE ACT OF MARCH 2, 1907, CHAP. 11, SECT. 1, PUBL. L. NO. 100, 34 STAT. 383.

THIS MAP WAS PREPARED BY THE CITY ENGINEER AND THE DISTRICT ENGINEER OF THE DISTRICT OF HANFORD, CALIFORNIA, IN ACCORDANCE WITH THE ACT OF MARCH 2, 1907, CHAP. 11, SECT. 1, PUBL. L. NO. 100, 34 STAT. 383.

DATE: _____

BY: _____

JOHN F. ROBERTS, SCALE 1" = 100'



LINE	LENGTH	AREA
1	100.00'	100.00'
2	100.00'	100.00'
3	100.00'	100.00'
4	100.00'	100.00'
5	100.00'	100.00'
6	100.00'	100.00'
CONTINUED TO SEE ADJACENT		

ZUMWALT
HANSEN &
A Company

609 N. IRWIN ST.

HANFORD, CA. 93230

PH. (559) 582-1056

FILE NO. 230157

ONE SHEET ONLY

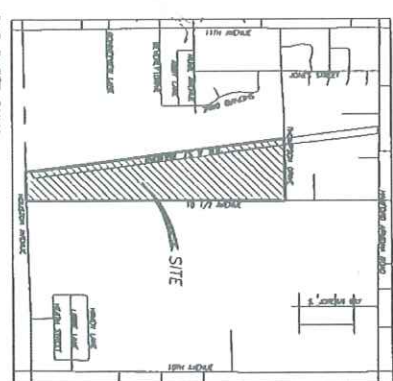
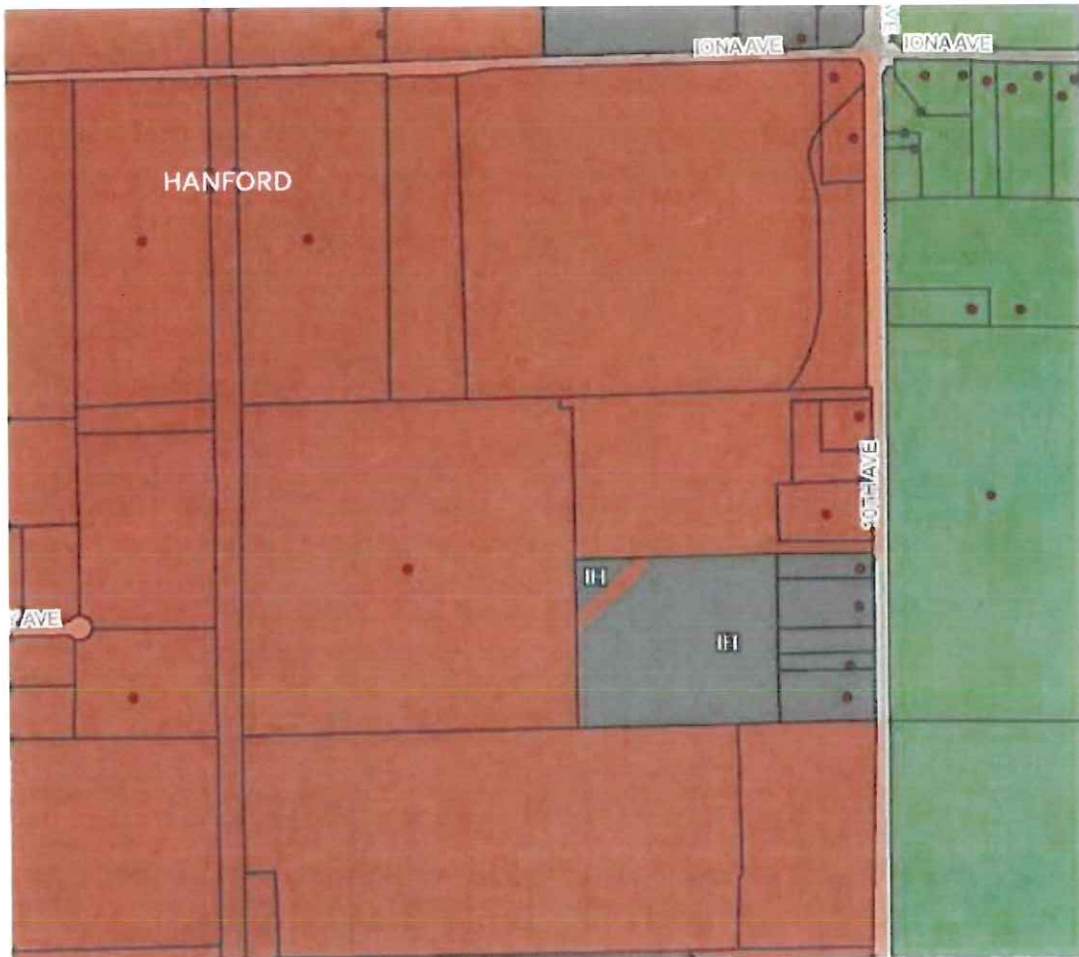


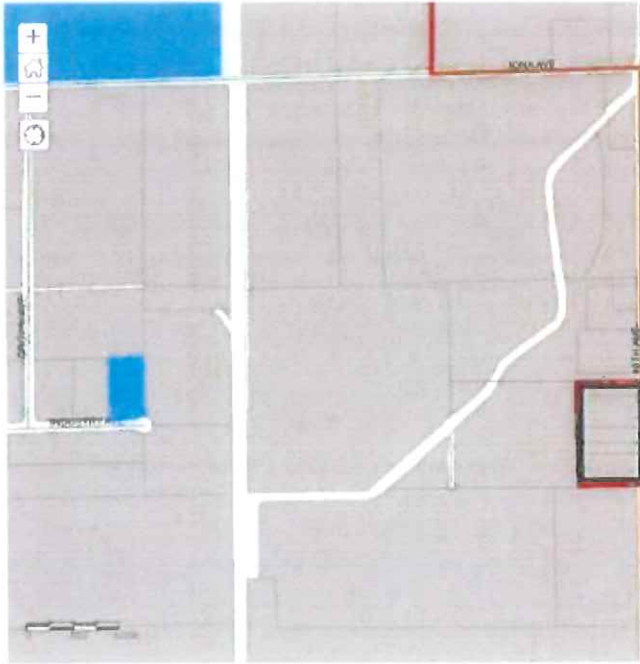
Exhibit C

Prezone No. 0001-24 Part 13

FROM: County zoning IH Heavy Industrial



TO: City zoning I-H Heavy Industrial



MAP OF TERRITORY ANNEXED TO THE CITY OF HANFORD

AND DETACHED FROM THE HANFORD CONSERVATION DISTRICT
AND THE OCEANOGRAPHIC RESERVE CONSERVATION
DISTRICT, CITY OF HANFORD CONSERVATION NO. _____

THIS MAP WAS PREPARED BY ME ON _____
AND IS BASED ON DATA _____
DATE _____

BY _____

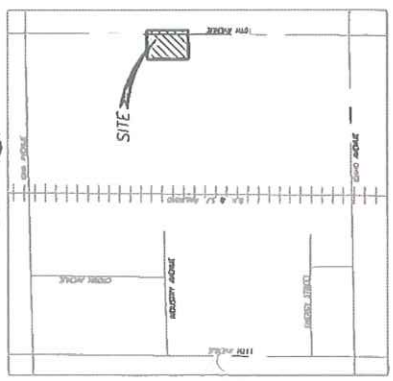
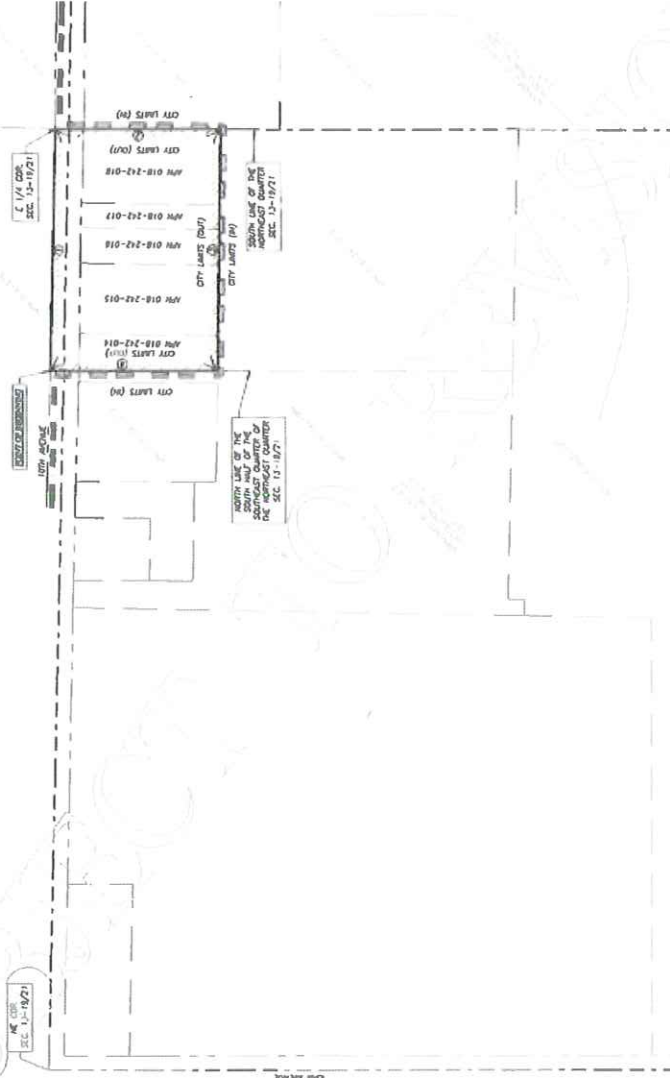


SAFETYVILLE, CALIF. HANFORD, MEXICO, HANFORD, CALIF.

LINE	LENGTH	DIRECTION
1	681.08'	S 72° 12' 30" W
2	468.43'	N 89° 53' 48" W
3	681.44'	N 89° 53' 33" E
4	472.70'	S 89° 53' 38" E
CONTAINS 7.25 ACRES		



SCALE 1" = 200'



SHEET 1 OF 1

I HEREBY CERTIFY THAT THE MAP SHOWING THE PROPOSED
ANNEXATION OF THE TERRITORY TO THE CITY OF HANFORD
WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL
SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL
ENGINEER IN THE STATE OF CALIFORNIA, AND APPROVED
BY THE LAND COMMISSION OF HANFORD COUNTY AT THE
REGULAR MEETING HELD ON _____
BY ITS RESOLUTION NO. _____

CITY ENGINEER, HANFORD COUNTY
OFFICE OF HANFORD COUNTY

10000-100-100-100
CITY LIMITS
SECTION LINE
ADJACENT PROPERTY
DISTINGUISHING MARK
CITY OF HANFORD
CITY OF HANFORD

RECORDED'S STATEMENT
DOCUMENT NO. _____
RECORDED AT THE REQUEST OF THE LOCAL AGENCY FORMATION COMMISSION OF
HANFORD COUNTY, CALIFORNIA, AT _____
AT _____
SHOWING AT PAGE _____ OF ASSASSINAT
HANFORD COUNTY, STATE OF CALIFORNIA
HANFORD COUNTY
HANFORD COUNTY
BY _____

Prezone No. 0001-24 Part 14

This map shows a residential area with several streets and lots. The central area is green, while the surrounding areas are red. The streets shown include Pioneer Way, 100th Ave, and 100th St. The lots are numbered, with many in the 10000s range. The map also shows a large green area in the center, possibly a park or undeveloped land. The red areas on the sides are likely residential lots. The map is oriented with North at the top.

This is a detailed street map of a residential area in the City of San Jose. The map shows a grid of streets including Millerbrook St, Saffron St, and others. A large green area is highlighted in the upper right, and a blue area is highlighted in the lower right. A scale bar and north arrow are present in the bottom left corner.

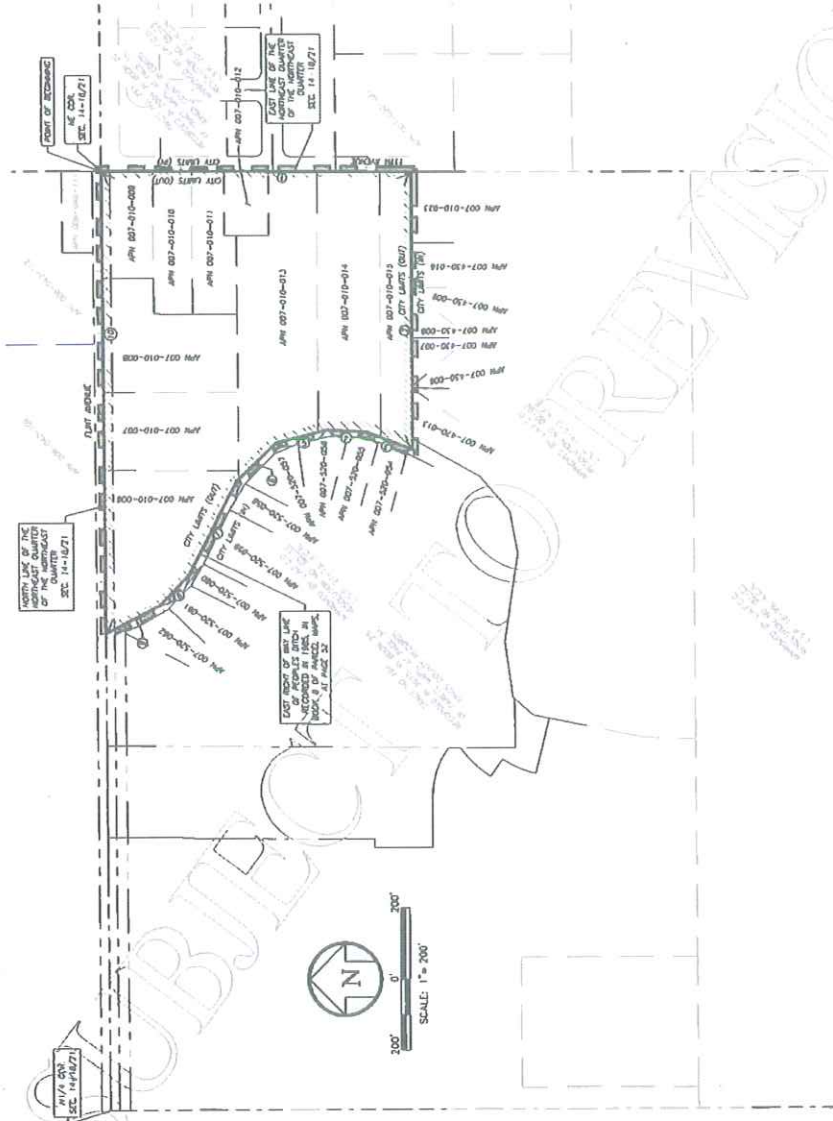
MAP OF TERRITORY ANNEXED TO THE
CITY OF HANFORD



THIS MAP WAS PREPARED BY ME ON _____
AND IS BASED UPON RECORDS DATA AND LATEST RESOLUTION
AS OF _____ DATE _____
PREPARED BY _____
REGISTERED PROFESSIONAL ENGINEER, P.E. 10000



LINE #	LENGTH	DIRECTION
1	874.40'	S00° 09' 16"W
2	783.21'	N89° 57' 19"W
3	137.85'	N02° 45' 11"E
4	110.45'	N02° 57' 53"E
5	148.18'	N14° 28' 53"W
6	155.14'	N43° 22' 13"W
7	299.12'	N62° 49' 02"W
8	118.43'	N46° 05' 40"W
9	171.67'	N02° 16' 49"W
10	1303.57'	N89° 39' 54"E
		CONTAINING 16.692 ACRES



I HEREBY CERTIFY THAT THE MAP SHOWING THE PROPOSED
BOUNDARIES OF THE
ANNEXATION, LATED CASE NO. _____ A RECOMMENDATION
WHICH SAYS COUNTY, STATE OF CALIFORNIA, WAS APPROVED
BY THE LATED COMMISSION OF SAYS COUNTY AT THE
REGULAR MEETING HELD ON _____
OF ITS REGULATION NO. _____

LEGEND
--- CITY LIMITS
--- BOUNDARY OF TERRITORY TO BE ANNEXED
--- SECTION LINE
--- COURSE SEGMENT NUMBER
--- DISTANCE

RECORDS STATEMENT
THIS MAP WAS PREPARED BY ME ON _____
AND IS BASED UPON RECORDS DATA AND LATEST RESOLUTION
AS OF _____ DATE _____
PREPARED BY _____
REGISTERED PROFESSIONAL ENGINEER, P.E. 10000

Exhibit C

Item 3

Plan for Services

The Plan for Services was described in the letter to property owners dated October 7, 2024. The letter describes the City's intention to provide services to the substantially surrounded county islands, when the property has the choice to add City services, and when additional City services will be required.

Favorable Annexation Factor:

The capacity of the water, sewer, fire, school, and police services are adequate to service the area to be annexed or will be adequate at the time that development occurs.

Analysis: Table 2 shows the which services are currently being provided by the City or the County.

Table 2
Current Island Annexation Service Providers

Municipal Service Type	Island Annexation #			
	9	12	13	14
Law Enforcement	County	County	County	County
Fire / Emergency Service	County	County	County	County
Water Supply	City/Private	City	Private	City
Water Distribution	City/Private	City	Private	City
Wastewater Collection	City/Private	City	Private	City
Wastewater Disposal	City/Private	Private	Private	City
Solid Waste Collection*	Private	Private	Private	Private
Flood Control/Drainage	County/City	County	County	County City
Street Maintenance	County	County	County	County/City
Street Lighting	County	County	County	County/City
Parks and Recreation	County	County	County	County

* Solid waste collection in the County islands is currently optional.

Water

The City currently supplies and distributes water to two of the four County islands proposed to be annexed. Were the City to annex the islands, the City has the capacity to add 57 more residential units to its water system. The City encourages property owners to hook up the house to city water, but the existing well can be retained long term for watering the property as long as a backflow device is installed on the domestic water service. Residents will only be required to connect to the City water system when major work on their well is needed to provide water. Minor work, such as cleaning or pump replacement, will not trigger a requirement to connect to the City water system.

Sewer

The City currently provides wastewater collection and disposal service to two of the four County islands proposed to be annexed. The City would not require hookup to City sewer service if the home's septic tank is operating properly. If the septic system violates State or local health codes, then both City and County ordinances require connection to the City system if one is available within 200 feet of the property. The City will issue permits for a new septic tank or substantial work on the leach field if a City sewer line is not within 200 feet of the property.

Fire and Police

The County is currently responsible for police, emergency, and fire protection of the four substantially surrounded County islands proposed to be annexed.

The Police Department's current staffing ratio is 1.09 officers per 1,000 residents. The General Plan Background Report suggests a ratio of 1.1 to 1.2 is appropriate for similar cities of the size of Hanford. Annexation of the County islands will result in an increase in population of persons who will need to be served by the City's Police Department.

The City's current ISO rating is 2 (ISO rating is on a scale of 1 to 10, with 1 being best). Due to the City's ability to provide such services to its current population, there is no evidence indicating that the addition of residents resulting from the island annexations would be too great for the City to adequately served. The City continues to be able to use the County's fire services in times of need, therefore the overall fire service capacity will not be affected.

School

There would be no change to school districts because of the island annexations. Since no new development is proposed, the annexations will not affect school enrollment.

Utilities/Public Services

Natural gas, electricity, and communications public services would not change because of annexation of the county islands.



October 7, 2024

To: Property Owners within Substantially Surrounded Islands

Re: Effect of Annexation on County Islands

This letter serves as notice that the City of Hanford is proposing to initiate the annexation of substantially surrounded county-islands, in accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH Act) and the State of California's Local Agency Formation Commission (LAFCo) guidelines.

There are six substantially surrounded County islands within the bounds of the City of Hanford city limits. The City and County have agreed that it is in both parties' best interest to annex these islands to reduce inefficiencies and deficiencies of services provided.

Prior to initiation of the annexation of the County islands, the City of Hanford wishes to inform property owners within the County islands of the effect of annexation into the City limits. This letter provides answers to some of the most frequently asked questions associated with annexation. Please review the information below.

Should you have any questions not addressed by this letter, or wish to discuss further, please contact the staff-member associated with the topic you wish to discuss.

Any remaining questions will be addressed during an open-forum community meeting, which will be held on **October 23, 2024 from 4:00 p.m. to 6:00 p.m. in the Training Room of City Hall, 319 N. Douty Street, Hanford, CA 93230.**

PUBLIC COMMENT: All interested parties are invited to attend the meeting and/or send written comments to Natalie Corral, City Clerk, City of Hanford, 319 N. Douty Street, Hanford CA 93230; NCorral@hanfordca.gov To ensure comments will be considered, all comments are requested to be submitted to the City by 12:00 p.m. the day of the meeting.

Frequently Asked Questions:

1. What is annexation?

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 governs annexation of unincorporated areas to a City. Annexation is a reorganization that changes the governmental authority from one jurisdiction (the County) to another (the City). The Kings County Local Agency Formation Commission (LAFCO) reviews and approves annexation requests. For more information regarding LAFCO, please visit the website at <http://www.kingslafco.com/>

2. What is an island?

An unincorporated "island" is a relatively small pocket of land currently served by the Kings County, but substantially surrounded by the City of Hanford. Generally, in accordance with Section 56375.3 of the Government Code, LAFCO characterizes an "island" as follows:

**COMMUNITY DEVELOPMENT DEPARTMENT | 317 N. DOUTY ST. HANFORD, CA 93230
559.585.2500 | WWW.HANFORD.CITY**



- a. the land is substantially surrounded by a city, is substantially developed or developing, is not prime agricultural land, is designated for urban growth in the city's general plan, and is not within the Sphere of Influence of another city, and
- b. the land is located within an urban service area designated by the LAFCO, is not prime agricultural land, and is designated for urban growth in the city's general plan, and
- c. the land area does not exceed 150 acres.

Although islands are completely or substantially surrounded by a city, they remain under the land use and service authority of the County. The State Legislature determined that the continued existence of these islands created problems for cities, counties, island residents, adjacent city residents, and various agencies and special districts responsible for providing services and facilities. **Consequently, the State modified the procedures to encourage cities to undertake island annexations by limiting the due process otherwise afforded other types of annexations.**

3. What is the streamlined process for island annexation?

In 1999, the California Legislature adopted AB 1555 (codified in Government Code Section 56375.3) that encouraged cities to annex small unincorporated islands. The law allows cities to annex islands without protest proceedings or elections, provided the island meets special criteria. By law, LAFCO must approve an annexation request submitted by a city if all the criteria mentioned in Question #2 above are satisfied.

All islands proposed to be annexed by the City of Hanford satisfy the specified criteria; therefore, protest proceedings are not required.

Finance Department

Contact Finance, Utility Billing via phone (559)585-2510 or email, finance@hanfordca.gov, regarding the information below:

1. Will my utility bills increase?

The cost to residents for City utilities will be as follows (based on utility rates effective July 1, 2024):

	Rates as of July 1, 2024 @ 11 Units of Water
Water Service	19.85
Water Consumption	24.64
Sewer Service	27.63
Storm Drain Service	5.04
Trash Service	29.99
Total	107.15



2. Will my property taxes increase?

No change will occur. All properties are taxed at the same rates whether annexed to the City or not (approximately one percent of assessed value). That is, City and County property owners pay the same tax rates. Thus, property tax assessments will not be affected by annexation. However, if the property is resold, or if new improvements to the property are constructed, the assessed value of the property will most likely increase. This increase, however, has nothing to do with a property being in the City or the County.

Public Works Department

Contact the Public Works Department via phone (559)585-2550 or email, publicworks@hanfordca.gov, regarding the information below:

1. Must I hook up to the City's sewer system if I already have a septic system?

Not at this time. Neither the County nor the City can require you to have sewer service if you are using a properly operating septic system. However, if your septic system violates State and/or local health and building codes, both County and City ordinances require most homeowners to connect to a sewer system if one is available within 200 feet of the property.

2. Can I replace my septic tank or do substantial work on the leach field once I am in the City?

The city will issue permits for new septic tank work or substantial work on the leach field only if the sewer line is not within 200 feet of your property line. Minor work on the leach field is allowed.

3. Can I keep my existing well and continue to use it after annexation to the City?

Yes. Existing wells can be retained after annexation. The City encourages property owners to hook up the house to city water, but the existing well can be retained long term for watering the property as long as a backflow device is installed on your domestic water service.

4. Is there a time in which I must connect the house to city water?

No. You will only be required to connect to city water when major work on the well is needed. Minor work, such as cleaning or pump replacement, will not require connection.

5. If I already have City water and sewer service, will my water and sewer bills go up after annexation?

No; however, the City will begin street sweeping the annexed areas and that charge will now appear on your bill.

6. What about curbs, gutters, sidewalks, street trees, storm drains, or streetlights?

There is no requirement that curbs, gutters, sidewalks, street trees, storm drains, or streetlights be installed as part of the annexation. The City may require a developer to make off-site improvements, which may include



improvements along the frontage of individual properties. If a property owner undertakes substantial building remodeling or new building construction on an individual lot basis after annexation, then curbs, gutters, sidewalks, street trees and streetlights must be constructed along the frontage of property. If desired by a neighborhood, a special district could be established to install these items at the cost of the property owners within the newly established district.

7. I now have trash service from a private contractor, can I keep my existing service and for how long?

You would have 12 months after annexation before you are required to sign up for City trash service. Currently, the city trash service for solid waste, and recycling and green waste is \$25.76 per month (fees subject to change). The City also provides a spring clean-up for a free pickup truck load to the dump. This service is included in the normal service fees.

Fire Department

Contact the Fire Department via phone (559)585-2545 or email, FirePrevention@hanfordca.gov, regarding the information below:

1. Who will be responsible for Fire protection?

Fire protection service will be provided by the City Fire Department upon annexation.

Police Department

Contact the Police Department, via phone (559)585-4540 or email, PoliceAdministration@hanfordca.gov, regarding the information below:

1. Who will be responsible for Police protection?

Police protection service will be provided by the City Police Department.

Kings County Elections Office

Contact the Kings County Elections Office via phone (559)852-4401 or email, elections@countyofkings.com, regarding the information below:

1. What changes will annexation have on elections?

The Kings County Elections Department conducts Federal, State, School, County, City and Special District elections. After annexation, residents of the areas affected would become citizens of the City, entitled to vote in City elections, and eligible to hold City elective and appointive positions.



Community Development Department – Planning Division

Contact Senior Planner, Gabrielle Myers, via phone (559)585-2578 or email, gmyers@hanfordca.gov, regarding the information below:

1. What effects will annexation have on zoning?

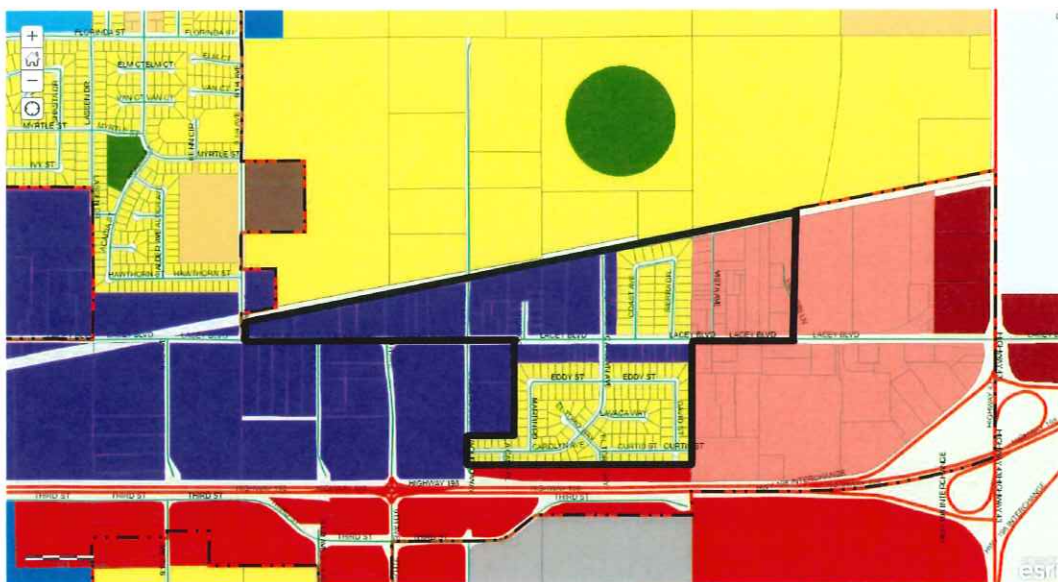
The county islands will be pre-zoned, based on the General Plan Designation for the area.

The ordinance can be viewed at this address: <http://qcode.us/codes/hanford/>

Island #	General Location	General Plan Designation	Pre-Zoning
9	East Lacey Boulevard, South of Southern Pacific Railroad Tracks	Corridor Mixed Use	MX-C Corridor Mixed Use
		Low-Density Residential	R-L-8 Low-Density Residential
		Regional Commercial	C-R Regional Commercial
12	West of 10 ½ Avenue, North of Houston Avenue	Low-Density Residential	R-L-5 Low-Density Residential
		Light Industrial	I-L Light Industrial
13	West of 10 th Avenue, between Idaho and Iona Avenues	Heavy Industrial	I-H Heavy Industrial
14	South of Flint Avenue, West of 11 th Avenue	Low-Density Residential	R-L-12 Low-Density Residential

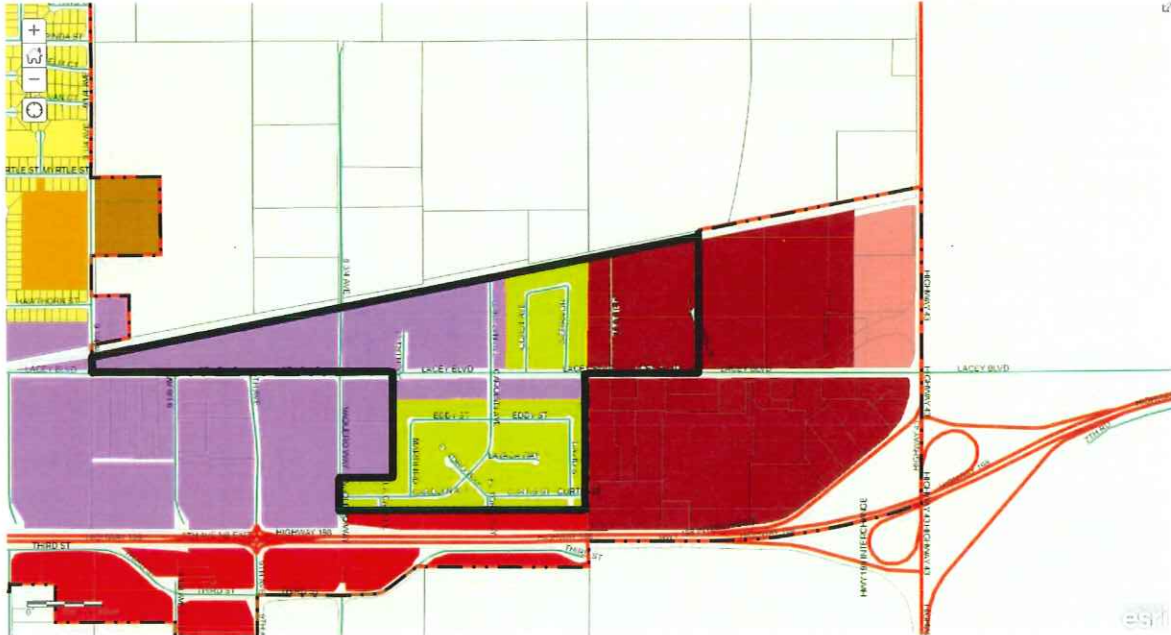
County Island #9

General Plan Designation: Combination of Corridor Mixed Use, Low-Density Residential, and Regional Commercial





Pre-Zone: MX-C Corridor Mixed Use, R-L-8 Low Density Residential (8,000 sq. ft. minimum lot size), and C-R Regional Commercial



County Island #12

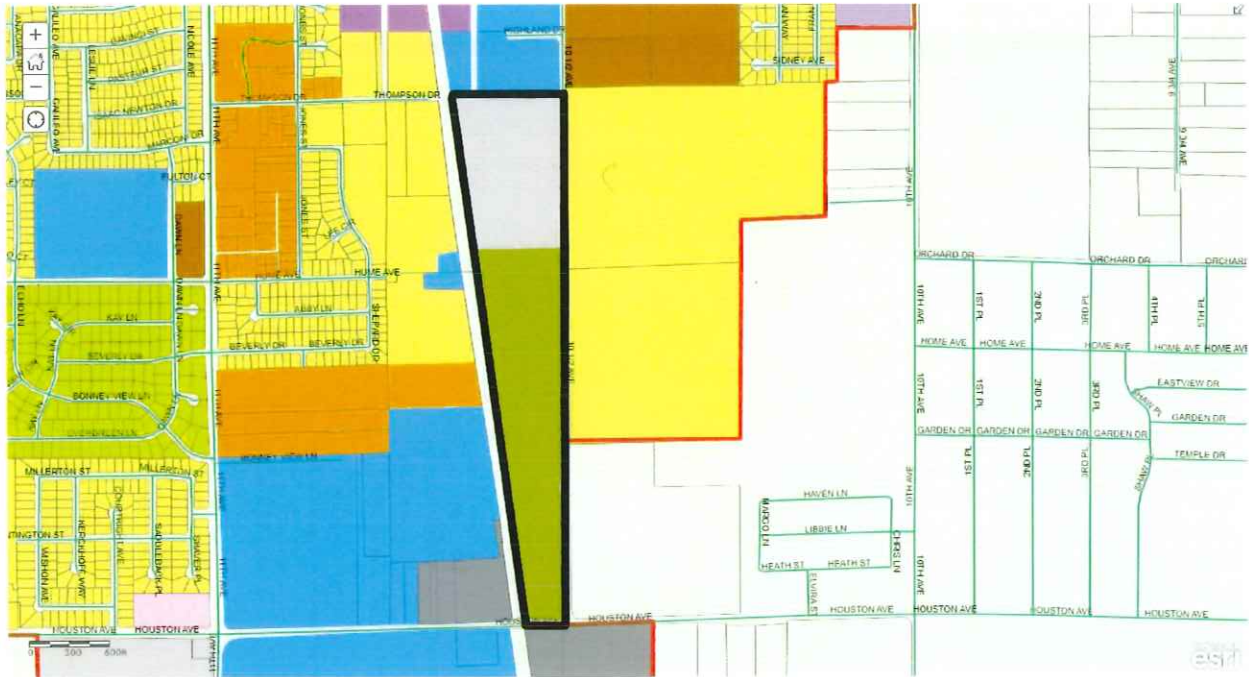
General Plan Designation: Combination of Light Industrial and Low-Density Residential



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559.585.2500 | WWW.HANFORD.CITY

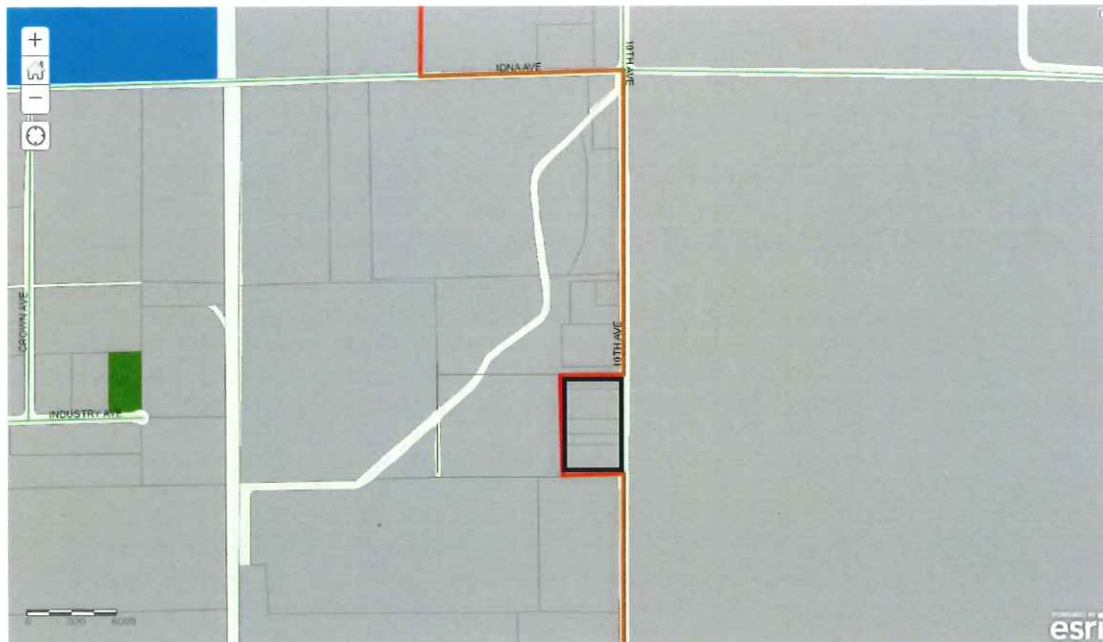


Pre-Zone: I-L Light Industrial and R-L-12 Low-Density Residential



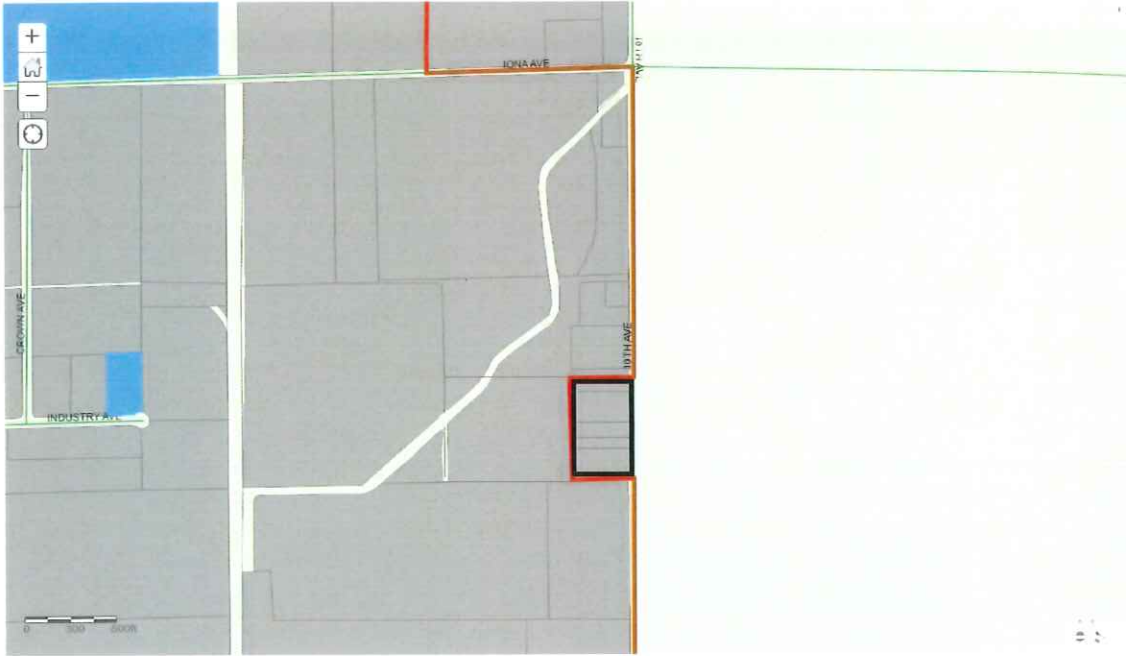
County Island #13

General Plan Designation: Heavy Industrial



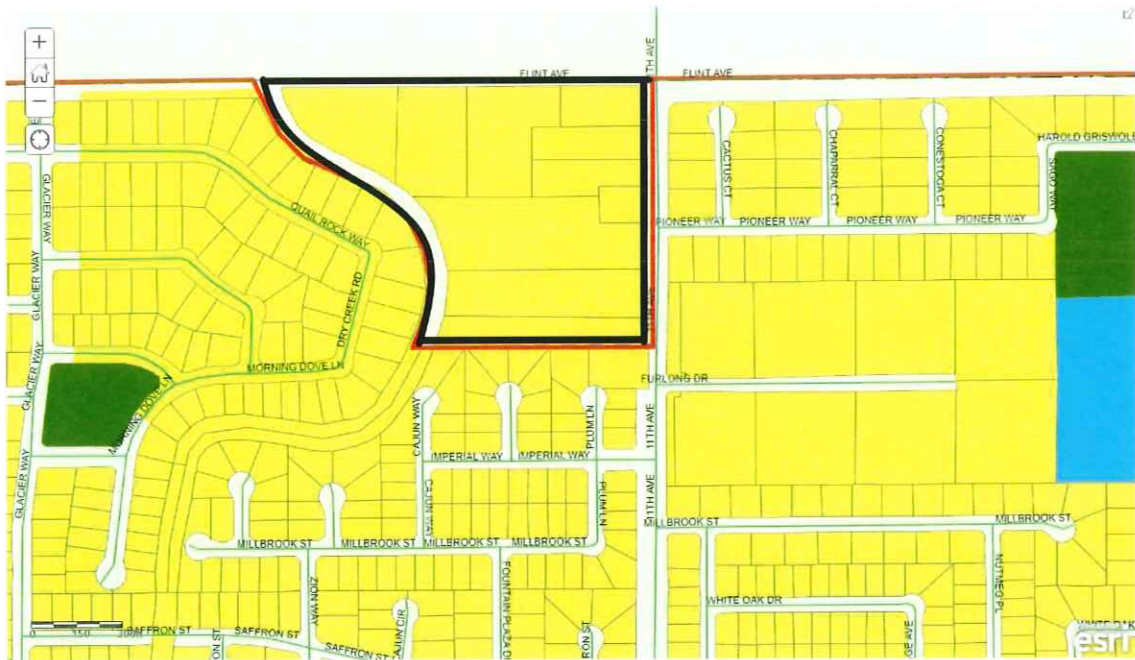


Pre-Zone: I-H Heavy Industrial



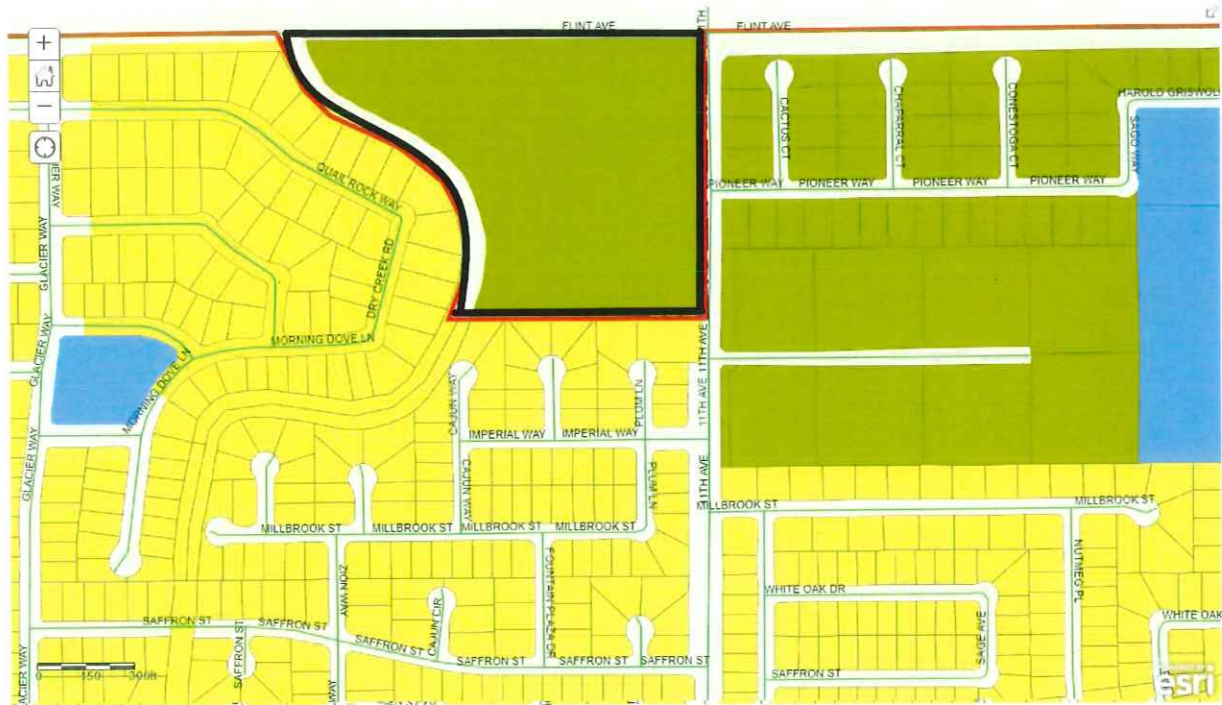
Island #14

General Plan Designation: Low-Density Residential





Pre-Zone: R-L-12 Low-Density Residential (12,00 sq. ft. minimum lot size)



2. What effects will annexation have on the uses allowed? If a use is allowed in the County, but not allowed in the City, what happens?

A use shall be deemed nonconforming if it was lawfully commenced while under the jurisdiction of Kings County, but which, after annexation of the site into the City, does not conform to the use regulations of the City

For example: If you are legally operating (have a valid business license and all required permits for operation/structures) a vehicle repair shop in Kings County, currently, but upon annexation the use is not allowed in the City's zone district, you may still operate. However, if you discontinue the use for a period of six months or more, the non-conforming use shall not be able to reestablish. A nonconforming use may be expanded by up to 10% of its exiting floor area if a conditional use permit is granted. The expansion of a nonconforming use or structure may be allowed only one time per use.

3. What is the permitting process like in the City?

The permitting and entitlement process is a similar process and requirements as Kings County.

4. I have various animals in the County, can I keep them in the City?



An animal raising use that is nonconforming due to annexation or adoption or amendment to this title shall be allowed to continue, provided that the intensity of the animal raising use (i.e., type and number of animals) shall not change or increase. The provisions for abandonment or discontinuance shall not apply. **Please note that you are limited to the allowances approved by Kings County.**

Community Development Department – Building and Code Enforcement

Contact Building Official, Tom Webb, via phone (559)585-2584 or email, twebb@hanfordca.gov regarding the information below:

1. Does the City of Hanford have Code Enforcement?

Yes, the City of Hanford does have Code Enforcement officers and will enforce the City ordinances upon annexation on a complaint-basis. Code enforcement issues include, but are not limited to:

- a. Abandoned vehicles
- b. Junk and debris
- c. Property maintenance
- d. Building without permits

2. Will my address be changed?

It depends, if you currently do not have a City-style address, you will be reassigned one; City-style addressing is typically four numbers verses County-style, which is five.

- a. The City will notify you and the post-office of the change

Community Development Department – Housing Division

Contact Housing Analyst, Sandra Lerma-Martinez, via phone (559)585-4766 or email, slerma@hanfordca.gov, regarding the information below:

1. Upon annexation, homeowners will now be eligible to apply for City assistance programs (formerly, while being located outside of city limits, owners were not eligible for these programs).

Should you have any questions not addressed by this letter, or wish to discuss further, please contact the staff-member associated with the topic you wish to discuss. Thank you!

Sincerely,

Jason Waters

Deputy City Manager
319 N. Douty Street
Hanford, CA 93230
(559)585-2590
jwaters@hanfordca.gov

COUNTY OF KINGS, STATE OF CALIFORNIA

✻ ✻ ✻ ✻ ✻

**IN THE MATTER OF APPROVING)
HANFORD ANNEXATION NO. 163)**

Resolution No. 25-02

Re: LAFCO Case No. 25-01

WHEREAS, on March 4, 2025, a complete application was accepted for filing by the City of Hanford with the Executive Officer, to annex certain territory to the City of Hanford and detach the same territory from the Kings River Conservation District, and Excelsior-Kings River Conservation District; and

WHEREAS, the City is requesting annexation proceedings of four separate unincorporated islands without protest proceedings under Government Code Section 56375.3; and

WHEREAS, on April 16, 2025, this Commission held a duly noticed public hearing and considered the proposed reorganization; 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 hearing; and

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

WHEREAS, on January 21, 2025 the City of Hanford found that the project (Hanford Reorganization No. 160) is Categorically Exempt from the California Environmental Quality Act (CEQA), per Categorical Exemption Class 19, for the reorganization.

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

1. The Commission finds that:

- a) It is a Responsible Agency under the California Environmental Quality Act Guidelines, Section 15096.
- b) The reorganization is being taken pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.
- c) The distinctive short form designation of the reorganization is "Hanford Annexation No. 163".
- d) The City requested annexation of four unincorporated islands to proceed under Government Code Section 56375.3, with waiver of all protest proceedings.

- e) All required findings, pursuant to Government Code Section 56375.3, can be made as follows:
 - 1) The total annexation for each island area does not exceed 150 acres in size.
 - 2) The territory constitutes a reorganization containing four separate unincorporated islands.
 - 3) The territory is surrounded by the City of Hanford.
 - 4) The territory is substantially developed or developing.
 - 5) The territory is not prime agricultural land.
 - 6) The territory will benefit by being allowed to receive municipal services from the City of Hanford.
 - f) The proposed annexations conform to the adopted sphere of influence for the City of Hanford.
 - g) The subject territory is inhabited.
 - h) All property owners and registered voters within the subject territory and within a 300 foot radius were duly noticed of the public hearing
 - i) All of the factors required by Government Code Section 56668 have been considered by the Commission before rendering a decision.
 - j) The regular county assessment roll will be utilized for this annexation.
 - k) The affected territory will not be taxed for existing general bonded indebtedness.
2. The Commission relies upon the determination by the City of Hanford that the project is Categorically Exempt from CEQA pursuant to the Categorical Exemption Class 19 for the project.
3. That the Commission approve all four areas included within LAFCO Case No. 25-01, Hanford Annexation No. 163 by adopting Resolution No. 25-02 and order the annexation to the City of Hanford and detachment from the Kings River Conservation District, and the Excelsior-Kings River Conservation District, of Island Area No.'s 9, 12, 13, & 14, subject to the following conditions:
- a) The Kings County Local Agency Formation Commission be designated as the conducting authority for the "Hanford Annexation No. 163" and be authorized to proceed with legal steps necessary to complete the annexation without notice, hearing or election.
 - b) The City prepare a final map for recordation with an accompanying legal description that meets Board of Equalization Standards.
4. The legal descriptions of the separate island areas No. 9, 12, 13, & 14 which are for the reorganization to the City of Hanford are attached as Exhibit A, and the same areas would be removed from the Kings River Conservation District, and the Excelsior-Kings River Conservation District.

The foregoing Resolution was adopted upon a motion by Commissioner _____, seconded by Commissioner _____, at a regular meeting held April 16, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

**LOCAL AGENCY FORMATION
COMMISSION OF KINGS COUNTY**

Joe Neves, Chairman

WITNESS, my hand this _____ day of _____, 2025.

Chuck Kinney, Executive Officer

cc: City of Hanford
Kings River Conservation District
Excelsior-Kings River Conservation District

Exhibit A

Item 4

Metes and Bounds Legal Description

MAP OF TERRITORY ANNEXED TO THE CITY OF HANFORD

AND DETACHED FROM THE KINGS RIVER CONSERVATION DISTRICT AND THE EXCLISOR-KINGS
RIVER RESOURCE CONSERVATION DISTRICT, CITY OF HANFORD REORGANIZATION NO. _____

THIS MAP WAS PREPARED BY ME ON _____ DATED _____
AND IS BASED UPON RECORD DATA AND LAFO RESOLUTION NO. _____
JOHN A. ZUMWALT, P.E. 21489
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA



I HEREBY CERTIFY THAT THE MAP SHOWING THE PROPOSED
BOUNDARIES OF THE _____ A REORGANIZATION
ANNEXATION, LAFO CASE NO. _____ BY THE LAFO COMMISSION OF KINGS COUNTY AT THE
BY ITS RESOLUTION NO. _____ 20
JOHN A. ZUMWALT, P.E. 21489
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA

LEGEND
CITY LIMITS
BOUNDARY OF TERRITORY TO BE ANNEXED
SECTION LINE
ROAD
COURSE SEGMENT NUMBER
APN NUMBER
XXX-XXX-XXX

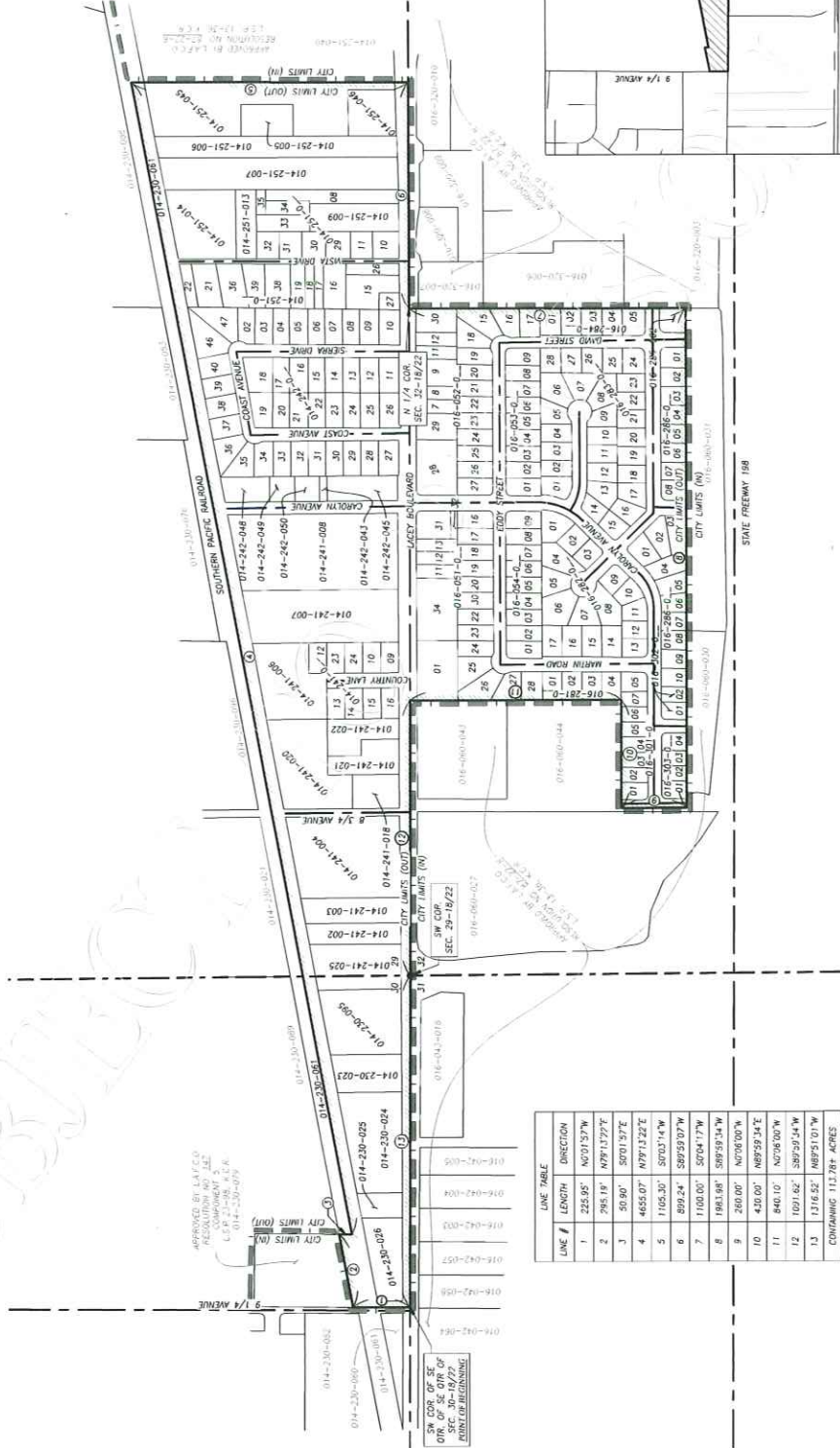
NOTE
RECORD BEARINGS ADJUSTED TO
GEODETIC FOR U.S.P. 21-41, A.C.R.

RECORDERS STATEMENT

DOCUMENT NO. _____
RECORDED AT THE REQUEST OF THE LOCAL AGENCY FORMATION COMMISSION OF
KINGS COUNTY.
AT _____ MINUTES PAST _____ O'CLOCK _____ M.
DIAGRAMS AT PAGE _____ IN VOLUME _____ OF ASSESSMENT
MADE AT _____ KINGS COUNTY, STATE OF CALIFORNIA.
WITNESSE BY _____
COUNTY RECORDER
BY _____ DEPUTY



SCALE: 1"=300'



LINE #	LENGTH	DIRECTION
1	225.95'	N 07°15'27" E
2	795.19'	N 71°13'27" E
3	50.90'	S 07°15'27" E
4	465.07'	N 71°13'27" E
5	1105.30'	S 07°15'27" E
6	899.24'	S 89°59'37" W
7	1100.00'	S 07°15'27" E
8	188.58'	S 89°59'37" W
9	260.00'	N 07°15'27" E
10	430.00'	N 89°59'37" E
11	840.10'	N 07°15'27" E
12	1091.62'	S 89°59'37" W
13	1316.52'	N 89°59'37" W

CONTAINING 112.787 ACRES



FILE NO. 230157

PH. (559) 582-1056

HANFORD, CA. 93230

609 N. IRWIN ST.

ONE SHEET ONLY

ZUMWALT
HANSEN
A Company

ANNEXATION NO. 163 Part 9
ANNEXATION TO THE CITY OF HANFORD
GEOGRAPHIC DESCRIPTION

A portion of Sections 29, 30 and 32 in Township 18 South, Range 22 East, Mount Diablo Base and Meridian, State of California, County of Kings, further described as follows:

Beginning at the Southwest corner, of the Southeast Quarter, of the Southeast Quarter of said Section 30, being a point on the existing boundary of the City of Hanford;

Thence along the existing boundary of the City of Hanford the following courses:

1. North 00°01'57" West, along the West line of said Southeast Quarter, of the Southeast Quarter, a distance of 225.95 feet to a point on the Southern Pacific Railroad Right of Way; being 50.90 feet northerly from the center of said Right of Way;
2. North 79°13'22" East, along last said Right of Way, a distance of 295.19 feet to the intersection of the Southerly prolongation of the Easterly line of a parcel described in a deed recorded as document # 1415457 in Official Documents, on October 23, 2014, in the Office of the Kings County Recorder, also being an angle point in the existing City boundary of the City of Hanford;

Thence leaving the existing boundary of the City of Hanford the following courses:

3. South 00°01'57" East, parallel with said West line of said Southeast Quarter, of the Southeast Quarter, a distance of 50.90 feet to a point in the center of said Southern Pacific Railroad Right of Way;
4. North 79°13'22" East, along last said center of Right of Way, a distance of 4,655.07 feet to a point on the Northerly prolongation of the West line of Parcel 1, as shown on a map recorded in Book 6 at Page 58 of Parcel Maps, in the Office of the Kings County Recorder, also being a point on the existing boundary of the City of Hanford;

Thence along the existing boundary of the City of Hanford the following courses:

5. South 00°03'14" West, along said West line of said Parcel 1, a distance of 1,105.30 feet to a point on the South line, of the Southeast Quarter, of said Section 29;
6. South 89°59'07" West, along last said South line of Section 29, a distance of 899.24 feet to the Southwest corner of last said Southeast Quarter, of Section 29, also being the Northeast corner of the Northwest Quarter, of said Section 32, also being the Northeast corner of El Rancho Park, Tract 117 recorded in Book 4 at Page 100 of Licensed Surveyors' Plats in the Office of the Kings County Recorder;
7. South 00°04'17" West, along the East line of the Northwest Quarter of Section 32, also being the East line of last said Tract 117 and the East line of El Ranch Park, Unit #2 and the East line of a parcel described in a deed recorded as document # 0513079 in Official Records on April 27, 2005 in the Office of the Kings County Recorder, a distance of 1100.00 feet to the Southeast corner of last said deed;

8. South 89°59'34" West along the South line of last said deed, and the South line of El Rancho Park Unit #3 as shown on a map recorded in Book 5 at Page 58 of Licensed Surveyors' Plats, and El Rancho Unit #4 as shown on a map recorded in Book 6 at Page 64 of Licensed Surveyors' Plats, a distance of 1,983.98 feet to the Southwest corner of said El Rancho Unit #4, also being a point on the West line of East half, of the Northwest Quarter, of the Northwest Quarter, of said Section 32;
9. North 00°06'00" West, along last said West line, a distance of 260.00 feet to the Northwest corner of last said El Rancho Unit #4;
10. North 89°59'34" East, along the North line of last said El Rancho Unit #4, a distance of 430.00 feet to Southwest corner of lot #12, as shown on a map of El Rancho Park Unit #3 recorded in Book 5 at Page 56 of Licensed Surveyors' Plats in the Office of the Kings County Recorder;
11. North 00°06'00" West, along the West line of last said El Rancho Park Unit #3, and the West line of said Tract 117, a distance of 840.10 feet to a point on the North line of the Northwest Quarter of said Section 32, also being the South line of the Southwest Quarter of said Section 29;
12. South 89°59'34" West, along the last said South line, a distance of 1091.62 feet to the Southwest corner of said Southwest Quarter of Section 29, also being the Southeast corner of the Southeast Quarter, of the Southeast Quarter, of said Section 30;
13. Thence North 89°51'01" West along the South line of last said Southeast Quarter of Section 30, a distance of 1,316.52 feet to the Point of Beginning;

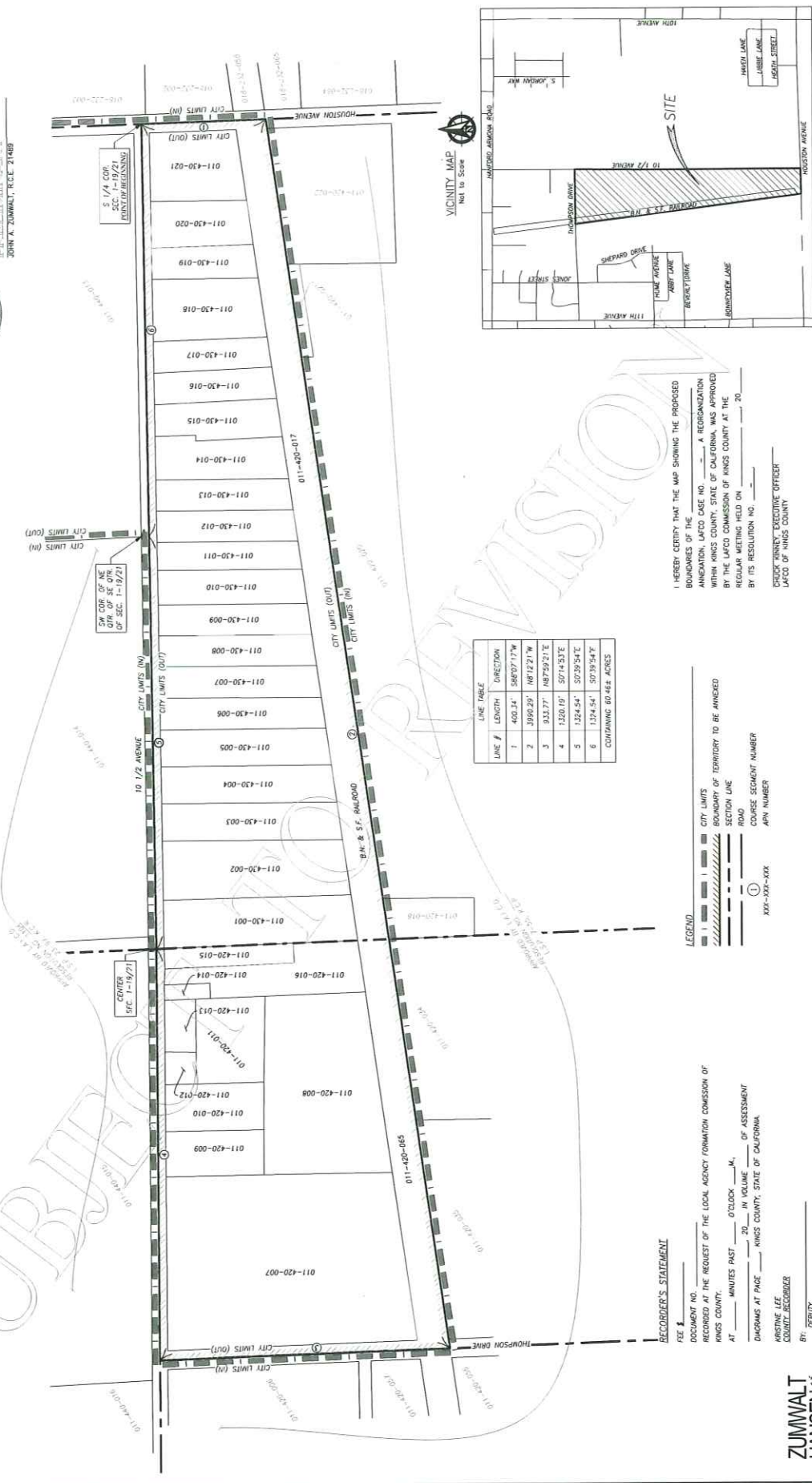
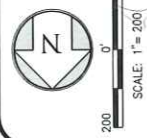
Containing 113.78 Acres more or less.

MAP OF TERRITORY ANNEXED TO THE CITY OF HANFORD

AND DETACHED FROM THE KINGS RIVER CONSERVATION DISTRICT
AND THE EXCELSIOR-KINGS RIVER RESOURCE CONSERVATION
DISTRICT, CITY OF HANFORD REORGANIZATION NO. _____

THIS MAP WAS PREPARED BY ME ON _____
AND IS BASED UPON RECORD DATA AND LAFCO RESOLUTION
NO. _____ DATED _____

JOHN A. ZUMWALT, R.C.E. 21489



LINE #	LENGTH	DIRECTION
1	400.14'	S86°07'17\"
2	3960.29'	N67°52'21\"
3	933.77'	N67°52'21\"
4	1320.19'	S07°14'53\"
5	1324.54'	S07°39'54\"
6	1324.54'	S07°39'54\"

CONTAINING 60.488 ACRES

I HEREBY CERTIFY THAT THE MAP SHOWING THE PROPOSED
BOUNDARIES OF THE
ANNEXATION, LAFCO CASE NO. _____, A REORGANIZATION
WITHIN KINGS COUNTY, STATE OF CALIFORNIA, WAS APPROVED
BY THE LAFCO COMMISSION OF KINGS COUNTY AT THE
REGULAR MEETING HELD ON _____ 20____
BY ITS RESOLUTION NO. _____

CHECK JURY/EXECUTIVE OFFICER _____
LAFCO OF KINGS COUNTY

LEGEND

1 CITY LIMITS

2 BOUNDARY OF TERRITORY TO BE ANNEXED

3 SECTION LINE

4 ROAD

5 COURSE

6 SECTANT NUMBER

7 APN NUMBER

8 XXX-XXX-XXX

RECORDER'S STATEMENT

DOCUMENT NO. _____

RECORDED AT THE REQUEST OF THE LOCAL AGENCY FORMATION COMMISSION OF
KINGS COUNTY

AT _____ MINUTES PAST _____ O'CLOCK _____ M.
_____ 20____ IN VOLUME _____ OF ASSESSMENT

DIAGRAMS AT PAGE _____ KINGS COUNTY, STATE OF CALIFORNIA

KRISTINE LEE
COUNTY RECORDER

BY: _____ DEPUTY

ONE SHEET ONLY

FILE NO. 230157

HANFORD, CA. 93230

609 N. IRWIN ST.

PH. (559) 582-1056



ANNEXATION NO. 163 Part 12
ANNEXATION TO THE CITY OF HANFORD
GEOGRAPHIC DESCRIPTION

A portion of Section 1 in Township 19 South, Range 21 East, Mount Diablo Base and Meridian, according to approved Government Township plats thereof, State of California, County of Kings, further described as follows:

Beginning at the Southeast corner, of the Southwest Quarter, of said Section 1, being a point on the existing boundary of the City of Hanford;

Thence along the existing boundary of the City of Hanford the following courses:

1. South 88°07'17" West, along the South line of said Southwest Quarter, a distance of 400.34 feet to an angle point in said boundary of the city of Hanford, also being the westerly line of the BN & SF Railroad Right-of-Way;
2. North 08°12'21" West, along last said Right-of-Way, a distance of 3,990.29 feet to an angle point in said city boundary, also being the center line of Thompsen Drive as shown on a map recorded in Book 2, at Page 5 of Licensed Surveyors' Plats in the Office of the Kings County Recorder;
3. North 87°59'21" East, along said centerline, a distance of 933.77 feet to an angle point in the existing boundary of the City of Hanford, also being a point on the East line, of the Northwest Quarter of said Section 1;
4. South 00°14'53" East, along last said East line, a distance of 1320.19 feet to the Center of Section 1 also being the Northeast Corner of said Southwest Quarter;
5. South 00°39'54" East, along the East line of last said Southwest Quarter, a distance of 1,324.54 feet to the Southwest Corner of the Northeast Quarter, of the Southeast Quarter of said Section 1;

Thence leaving said boundary of city of Hanford along the following course:

6. South 00°39'54" East, along last said East line of the Southwest Quarter, a distance of 1,324.54 feet to the Point of Beginning;

Containing 60.46 acres more or less.

MAP OF TERRITORY ANNEXED TO THE CITY OF HANFORD

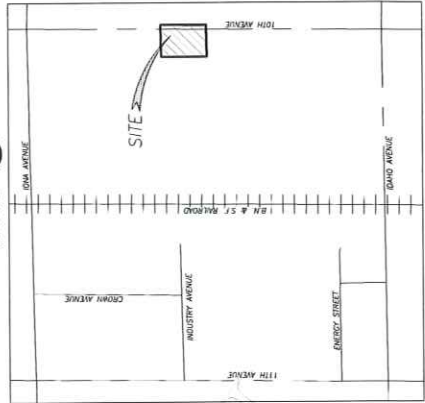
AND DETACHED FROM THE KINGS RIVER CONSERVATION DISTRICT AND THE EXCELSIOR-KINGS RIVER RESOURCE CONSERVATION DISTRICT, CITY OF HANFORD REORGANIZATION NO. _____

THIS MAP WAS PREPARED BY ME ON _____ AND IS BASED UPON RECORD DATA AND LAFCO RESOLUTION NO. _____ DATED 1-10-2025

ANTONIO RESTERLINO, PLS. 9398



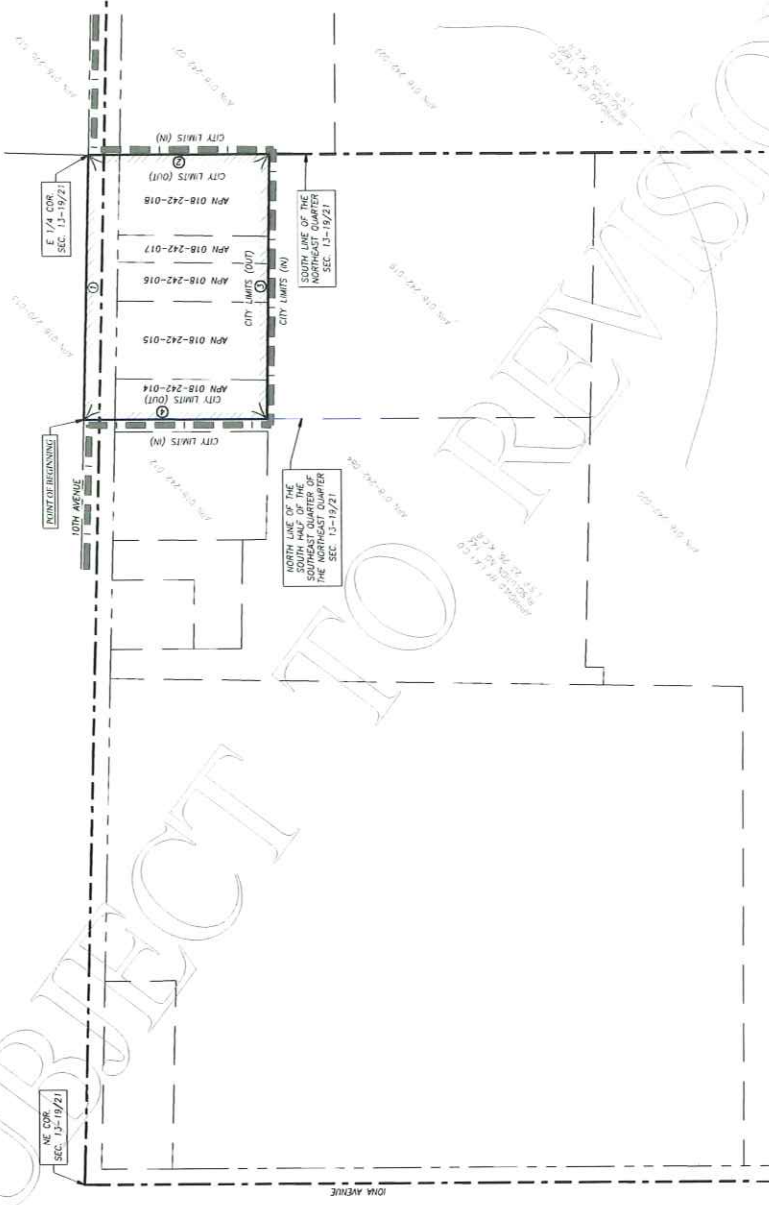
WWW.QKENG.COM
1-855-354-3599
BLACKSBUILD, CLONING, HANFORD, MADERA, PORTERVILLE, VISALIA



SHEET 1 OF 1

LINE #	LENGTH	DIRECTION
1	681.66'	S72°43'21"W
2	466.43'	N87°53'48"W
3	681.44'	N72°52'55"E
4	472.70'	S89°54'38"E

CONTAINING 7.35± ACRES



I HEREBY CERTIFY THAT THE MAP SHOWING THE PROPOSED BOUNDARIES OF THE ANNEXATION, LAFCO CASE NO. _____ A REORGANIZATION WITHIN KINGS COUNTY, STATE OF CALIFORNIA, WAS APPROVED BY THE LAFCO COMMISSION OF KINGS COUNTY AT THE REGULAR MEETING HELD ON _____ 20 _____ BY ITS RESOLUTION NO. _____

CHUCK KINNEY, EXECUTIVE OFFICER
LAFCO OF KINGS COUNTY

LEGEND
 --- CITY LIMITS
 --- BOUNDARY OF TERRITORY TO BE ANNEXED
 --- SECTION LINE
 --- ADJACENT PROPERTY
 --- EXISTING RIGHT OF WAY
 --- COURSE SEQUENCE NUMBER
 --- APN NUMBER

RECORDER'S STATEMENT

DOCUMENT NO. _____
 RECORDED AT THE REQUEST OF THE LOCAL AGENCY FORMATION COMMISSION OF KINGS COUNTY
 AT _____ MINUTES PAST _____ O'CLOCK _____ M.,
 BEGINNING AT PLACE _____ IN VOLUME _____ OF ASSESSMENT
 ARISTINE LEE
 COUNTY RECORDER
 BY: _____ DEPUTY

ANNEXATION NO. 163 Part 13
ANNEXATION TO THE CITY OF HANFORD
GEOGRAPHIC DESCRIPTION

A portion of the Northeast Quarter of Section 13, Township 19 South, Range 21 East, Mount Diablo Base and Meridian, according to approved Government Township Plats thereof, State of California, County of Kings, further described as follows:

Beginning at the Southeast corner of the North half of the Southeast Quarter of the Northeast Quarter of said Section 13, being a point on the existing boundary of the City of Hanford, also being the Northeast corner of the South half of said Southeast Quarter of the Northeast Quarter;

Thence leaving the existing boundary of the City of Hanford the following course:

1. South $01^{\circ}24'32''$ West, along the East line of said South half of the Southeast Quarter, of the Northeast Quarter, a distance of 681.66 feet to the Southeast corner of said South half, also being a point on the existing city limits of the City of Hanford;

Thence along the existing boundary of the City of Hanford the following courses:

2. North $89^{\circ}53'48''$ West, along the South line of said South half, a distance of 466.43 feet;
3. North $00^{\circ}52'55''$ East, a distance of 681.44 feet to the North line of said South half;
4. South $89^{\circ}54'38''$ East, along last said North line, a distance of 472.70 feet to the Point of Beginning;

Containing 7.35 Acres more or less.



1-10-2025

MAP OF TERRITORY ANNEXED TO THE CITY OF HANFORD

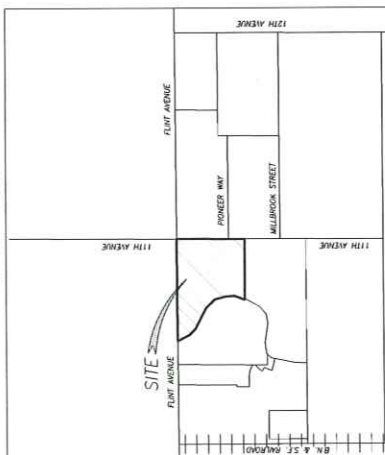
AND DETACHED FROM THE KINGS RIVER CONSERVATION DISTRICT AND THE EXCLUSOR-KINGS RIVER RESOURCE CONSERVATION DISTRICT, CITY OF HANFORD REORGANIZATION NO. _____

THIS MAP WAS PREPARED BY ME ON _____ AND IS BASED UPON RECORD DATA AND LAFCO RESOLUTION NO. _____ DATED 1-10-2025

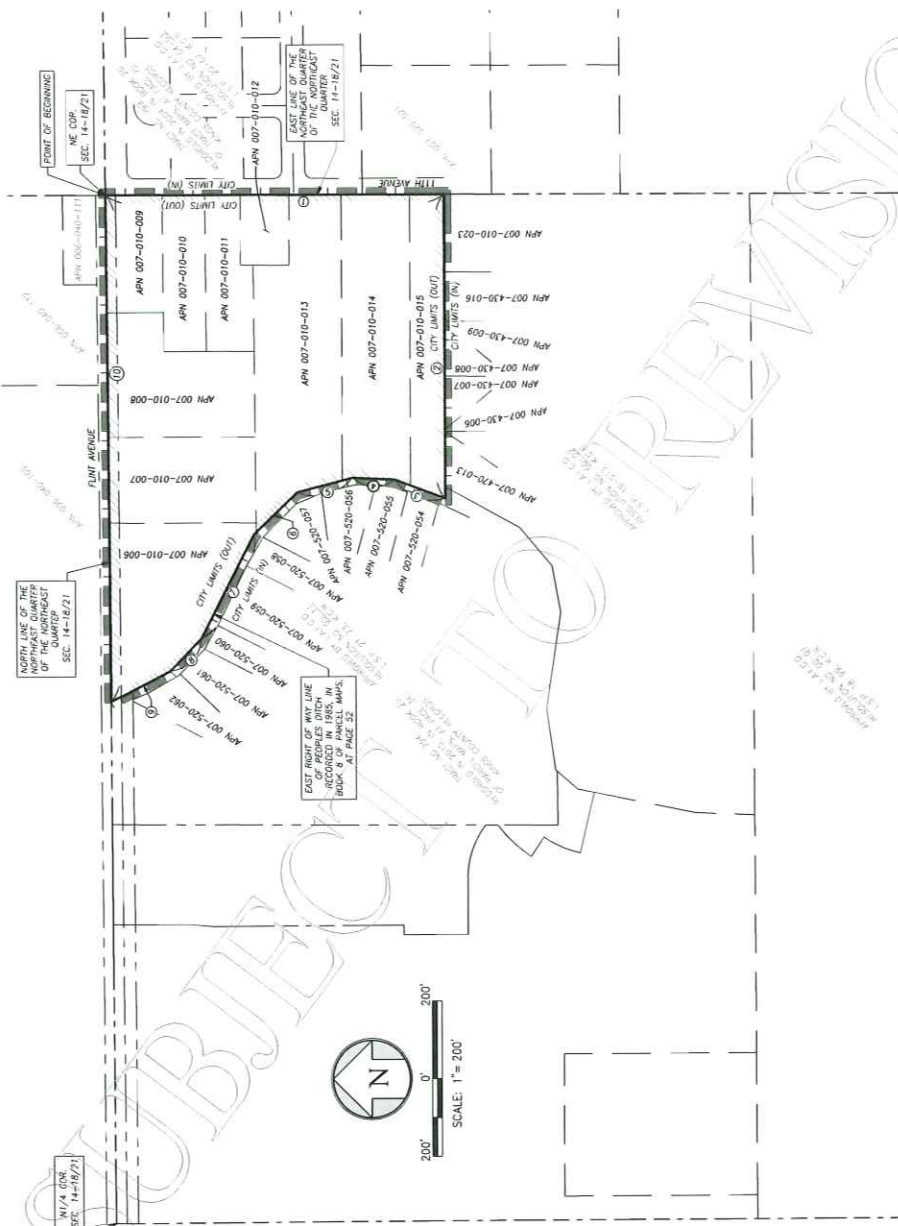
BY: **ANTONIO WESTERLUND, PLS 0399**



WWW.OKI-ENG.COM
800-555-5555
3400 S. GARDEN AVENUE, SUITE 100
HANFORD, CA 93231



LINE #	LENGTH	DIRECTION
1	874.40'	S00° 09' 16" W
2	783.21'	N89° 57' 19" W
3	137.85'	N20° 45' 11" E
4	110.46'	N02° 57' 32" E
5	148.18'	N14° 28' 53" W
6	156.14'	N43° 22' 13" W
7	299.12'	N52° 49' 02" W
8	116.43'	N46° 05' 40" W
9	171.67'	N27° 16' 49" W
10	1303.97'	N89° 39' 54" E
		CONTAINING 18.60± ACRES



I HEREBY CERTIFY THAT THE MAP SHOWING THE PROPOSED BOUNDARIES OF THE _____ A REORGANIZATION ANNEXATION, LAFCO CASE NO. _____ WITHIN KINGS COUNTY, STATE OF CALIFORNIA, WAS APPROVED BY THE LAFCO COMMISSION OF KINGS COUNTY AT THE REGULAR MEETING HELD ON _____ 20 _____ BY ITS RESOLUTION NO. _____

CHUCK TURNER, EXECUTIVE OFFICER
LAFCO OF KINGS COUNTY

LEGEND
 --- CITY LIMITS
 --- BOUNDARY OF TERRITORY TO BE ANNEXED
 --- SECTION LINE
 --- COURSE SEGMENT NUMBER
 --- XXX-XXX-XXX APN NUMBER

RECORDER'S STATEMENT
 FEE \$ _____
 DOCUMENT NO. _____
 RECORDED AT THE REQUEST OF THE LOCAL AGENCY FORMATION COMMISSION OF KINGS COUNTY.
 AT _____ MINUTES PAST _____ O'CLOCK _____ M. _____ DAY OF _____ 20____ IN PRESENCE OF ASSESSMENT _____ OF KINGS COUNTY, STATE OF CALIFORNIA.
 KRISTINE LEE
 COUNTY RECORDER
 BY: _____ DEPUTY

ANNEXATION NO. 163 Part 14
ANNEXATION TO THE CITY OF HANFORD
GEOGRAPHIC DESCRIPTION

A portion of the Northeast Quarter of the Northeast Quarter of Section 14, Township 18 South, Range 21 East, Mount Diablo Base and Meridian, according to approved Government Township Plats thereof, State of California, County of Kings, further described as follows:

Beginning at the Northeast corner of the Northeast Quarter of the Northeast Quarter of said Section 14, being a point on the existing boundary of the City of Hanford;

Thence along the existing boundary of the City of Hanford the following courses:

1. South 00°09'16" West, along the East line of said Northeast Quarter, of the Northeast Quarter, a distance of 874.40 feet;
2. North 89°57'19" West, a distance of 783.21 feet to the West right way line of the Peoples Ditch recorded in 1985, in book 8 of Parcel Maps, at Page 52, of said Northeast Quarter of the Northeast Quarter;

Thence along said West right of way line of Peoples Ditch and the existing city limits of the City of Hanford the Following courses:

3. North 20°45'11" East, a distance of 137.85 feet;
4. North 02°57'32" East, a distance of 110.46 feet;
5. North 14°28'53" West, a distance of 148.18 feet;
6. North 43°22'13" West, a distance of 156.14 feet;
7. North 62°49'02" West, a distance of 299.12 feet;
8. North 46°05'40" West, a distance of 116.43 feet;
9. North 27°16'49" West, a distance of 171.67 feet, to the north line of the Northeast Quarter of the Northeast Quarter of said Section 14;

Thence leaving the existing boundary of the City of Hanford the following course:

10. North 89°39'54" East, along the North line of said Northeast Quarter of the Northeast Quarter, a distance of 1303.97 feet to the Point of Beginning

Containing 18.60 Acres, more or less.



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: April 16, 2025
SUBJECT: 2025-2026 Proposed Budget Review

I. INTRODUCTION:

Attached is the summary review of the proposed budget recommended by the Executive Officer for Fiscal Year 2025-2026. This proposed Budget includes all the updated costs related to other County Departments. The requested 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. The total budget estimate is \$88,932.

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. SUMMARY OF RECOMMENDATION:

The recommended draft budget for FY 2025-2026 will require a budget of approximately \$88,932. After applying the estimated \$4,000 in fee revenue, the County's share is \$42,466. The Cities share is also \$42,466. An estimated summary of individual City shares based on population (not including prison populations) is provided in the chart below. The Executive Officer recommends 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. A copy of the detailed line item Budget for the proposed LAFCO Expenditures and Revenues is attached.

**2020 City/County Population Percentages for LAFCO Budget
April 16, 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%