

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

Robert Ramos, Alternate

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

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

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

AGENDA

REGULAR MEETING: Wednesday, March 25, 2026 at 1:00 P.M.

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

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

I. CALL MEETING TO ORDER – Chairman

A. **Unscheduled Appearances:**

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

B. **Election of Officers – Chairman and Vice Chair for Calendar Year 2026**

C. **Approval of August 27, 2025 Minutes**

II. OLD BUSINESS - None

III. NEW BUSINESS

A. LAFCo Case No. 25-04 (City of Hanford Annexation No. 166)

- 1) Executive Officer's Report
- 2) Public Hearing
- 3) Consideration of LAFCo Resolution No. 26-01

B. LAFCO Preliminary Budget FY 2026-2027

- 1) Executive Officer's Report
- 2) Set the first Public Hearing for April 22, 2026

C. 2026 CALAFCO Staff Workshop

- a. Executive Officer's Report
- b. Consider Authorization to attend the CALAFCO Staff Workshop on May 6th through May 8th.

IV. LEGISLATION

None

V. MISCELLANEOUS

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

VII. ADJOURNMENT

- A. Next Scheduled Meeting – April 22, 2026 at 1:00 p.m.

LOCAL AGENCY FORMATION COMMISSION MINUTES

CITY MEMBERS

Patricia Matthews
Alvaro Preciado
Kimber Regan - Alternate

COUNTY MEMBERS

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

PUBLIC MEMBERS

Cheyne Strawn
Robert Ramos - 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 August 27, 2025, in the Board of Supervisors Chambers in the Administration Building (Bldg. No. 1) of the Kings County Government Center located at 1400 West Lacey Blvd., Hanford, CA.

COMMISSIONERS PRESENT:

Joe Neves, Doug Verboon, Kimber Regan, Cheyne Strawn, Alvaro Preciado (arrived during Assistant Executive Officer's Report for LAFCO Case No. 25-02)

COMMISSIONERS ABSENT:

Patricia Matthews

STAFF PRESENT:

Chuck Kinney – Executive Officer
Alejandro Hernandez – Assistant Executive Officer
Mary Ann Sanchez – Clerk
Jennifer Thompson – Legal Counsel

VISITORS PRESENT:

Alex Dwiggin

UNSCHEDULED APPEARANCES:

None

APPROVAL OF MINUTES:

A motion was made and seconded (Verboon/Strawn) to approve the minutes of the June 25, 2025 meeting. Motion carried with four in favor, one absent (Matthews).

OLD BUSINESS:

None

NEW BUSINESS

A. Annexation No. 25-02 (City of Hanford Annexation No. 161) – Mr. Hernandez provided a brief overview of the proposal to annex an area of land totaling 88.89 acres of County Unincorporated area into the City limits, and detachment of the same territory from the Kings River Conservation District and Excelsior-Kings River Resource Conservation District. The property is located South of Hanford-Armona Road, between 12th and 13th Avenues, Assessors Parcel Numbers 011-040-027, 038, 040, previously (011-040-008, 010 & 027). He also stated the annexation is within the city's primary SOI as adopted by LAFCO on July 24, 2024. He also provided details on how the City of Hanford has planned for this growth. He stated the proposed annexation qualifies pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. He also stated LAFCO Staff has not received any correspondence concerning this annexation. The Commission may consider the proposal without notice, hearing, or election pursuant to Government Code Section 56662. Mr. Hernandez recommended that the Commission adopt Resolution No. 25-06 approving the City of Hanford Annexation No. 161.

Chairman Neves asked if there were any questions from the Commissioners. Seeing none, he moved to the public hearing.

Chairman Neves opened the public hearing. Alex Dwiggins, Civil Engineer with the Hanford Office of QK, stated their firm represented the landowner and thanked Mr. Hernandez for his presentation. He also stated they had no issues with any of the conditions, and he'd answer any questions the Commissioners might have. Chairman Neves asked if there was anyone else wishing to speak. Seeing no comments or anyone wishing to speak, he closed the public hearing.

Chairman Neves opened Commissioner discussions. Commissioner Strawn inquired about traffic and whether a specific street would go all the way through. Mr. Dwiggins provided a response to Commissioner Strawn's question.

A motion was made and seconded (Verboon, Strawn) to approve LAFCO Case No. 25-02 and adopt Resolution 25-06. Motion carried with five in favor, one absent (Matthews).

B. 2025 CALAFCO Annual Conference – Mr. Kinney provided a brief summary of the 2025 CALAFCO Annual Conference. He stated the conference runs from October 22-24, in San Diego. He stated the conference will have several informative sessions as well as the CALAFCO business meeting where voting delegates from each LAFCO vote for CALAFCO Board representatives. He also stated typically, the Executive Officer attends and on occasion one Commissioner will attend. He stated the LAFCO Budget planned for the attendance of one staff member and one Commissioner to attend this year's Conference, however since this year's Staff Workshop is local, it will give the budget sufficient funds for two staff members to attend the conference. He requested the Commission authorize the Executive Officer and the Assistant Executive Officer to attend the 2025 CALAFCO Conference and designate the LAFCO voting delegate.

Commissioner Strawn expressed interest in attending the conference with staff. Commissioner Preciado volunteered to be the alternate in the event Commissioner Strawn is unable to attend. Commissioner Neves asked if there was only one voting delegate. Mr. Kinney confirmed there is only one. Commissioner Neves also inquired about dues and if they were going to increase. Mr. Kinney stated that they have not thus far. Mr. Hernandez added that due to everything that is currently happening, dues would not be discussed at this conference.

A motion was made and seconded (Verboon, Preciado) to approve the Executive Officer, Assistant Executive Officer and Commissioner Strawn to attend the conference and to appoint Commissioner Strawn as the voting delegate. Motion carried with five in favor, one absent (Matthews).

LEGISLATION

None

MISCELLANEOUS

- A. **Correspondence** – None
- B. **Items from the Commission** – Chairman Neves discussed water issues that could potentially require a special meeting.
- C. **Staff Comments** – Mr. Kinney stated currently there are no applications for new projects, so a September meeting is not anticipated. He also stated that the October meeting would overlap

with the CALAFCO Conference so if there is business to discuss, a special meeting could be scheduled to address it.

ADJOURNMENT – With no further business before the Commission, the meeting was adjourned at 1:20p.m.

A. The next meeting is scheduled for September 24, 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 March 25, 2026

EXECUTIVE OFFICER'S REPORT

**LAFCO CASE NO. 25-04
HANFORD Annexation
No. 166**

I. BRIEF OVERVIEW OF PROPOSAL:

The proposal is to annex one area totaling 93.56 acres to the City of Hanford. The area will be detached from the Kings River Conservation District and the Excelsior-Kings River Resource Conservation District. The 93.56 acres is located South of Fargo Ave, North of Leland Way and West of 9 ¼ Ave. This territory is adjacent to the City of Hanford and is within the City's Primary Sphere of Influence as adopted by LAFCO and effective July 24, 2024. This proposed reorganization is considered inhabited since more than 12 registered voters reside within the boundaries of the proposed annexation. This project does not represent 100% of the property owners consenting to this area of land being annexed into the City of Hanford. Non of the proposed property being considered for annexation is under a Williamson Act Contract. The area 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 site.

II. EXECUTIVE OFFICERS RECOMMENDATION

The Executive Officer recommends the LAFCO Commission hold a public hearing and consider LAFCO Resolution No. 26-01 for approval of LAFCO Case No. 25-04 "City of Hanford Annexation No. 166". The application does not represent 100 percent consent of landowners. If the reorganization is approved and opposition is received, the Commission must commence protest proceedings with a noticed protest hearing to occur at the next scheduled LAFCO Meeting. The Commission may waive the protest proceedings if no opposition is received by the close of the public hearing.

III. ANALYSIS OF PROPOSAL:

A. Discussion of Proposal

A City of Hanford application for annexation of territory was received on October 6, 2025. The application was certified complete on February 19, 2026. The purpose

of the action is to annex one area totaling 93.56 acres into the City of Hanford. The property is privately owned and the city is the project proponent.

The area represents multiple parcels located South of Fargo Ave, North of Leland Way and West of 9 ¼ 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 February 19, 2026.

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. 25-37-R, adopted July 1, 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 substantially surrounded area is 93.56 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 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.

City of Hanford Annexation No. 166 which is proposed for annexation is substantially surrounded by the City of Hanford.

d) The territory is substantially developed or developing.

City of Hanford Annexation No. 166 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.

City of Hanford Annexation No. 166 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

Project Site

Population Estimate:	46
Population Density:	2.03 per acre
Land Area:	93.56 acres
Land Use:	Agriculture and Single-Family Residences.
Assessed Value of Annexation Area:	\$6,888,503
Per Capita Assessed Valuation:	\$149,750
Topography:	Flat land
Natural Boundaries:	None
Drainage Basins:	None
Proximity to other populated areas:	Within planned growth direction of the City of Hanford.
Likelihood of growth in area:	The vacant land may be 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 current land use surrounding the proposed annexation Area is primarily residential uses and some agriculture operations. The Hanford General Plan designates the area as Low Density Residential. The area is comprised of mostly single family residences and some agriculture. Future development that may occur on the project area will result in a need for municipal services. The City of Hanford is the most logical provider of urban type services within the Hanford Fringe Area, and annexation is required for the City to provide services. The City of Hanford maintains standard rates for residential water and sewer services and connection fees throughout the City and sufficient capacity has been identified to exist to serve the annexed territory. Any additional development based upon the current General Plan on this property would be reviewed according to the City of Hanford Service Master Plans.

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 result in minimal reduction in property taxes to the County, and have minimal impact on County government. The County will lose tax revenue (\$7,673), but will no longer be primarily responsible for police, and fire protection on the project area. The property is adjacent to the City, and City services can be provided to 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 is a planned and orderly extension of the City of Hanford. The 2035 Hanford General Plan designates this area for Low Density Residential. Therefore, the impact of this proposal upon patterns of urban development will occur as outlined in the City's General Plan. Since the City currently borders the project area along the northern, western and southern borders, this territory would keep extension of services in line with the orderly development of the City. This proposal is in keeping with the intent of LAFCO as detailed in Section 56301, and is reflected in the Policies and Procedures manual for LAFCO of Kings County whereby it encourages the orderly formation of local governmental agencies.

All future development within the proposed annexation territory will require City services such as water, sewer, and storm drainage and a connection to these services can efficiently be added as development occurs and connects.

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

The annexation territory is planned for Low Density Residential uses under the City's 2035 General Plan. The City of Hanford is primarily surrounded by prime agricultural land and farming is currently practiced along most of the City's existing edges. These properties, however, are within the planned growth pattern of the City and are within the adopted 2024 Primary Sphere of Influence for the City. This territory is planned for residential uses in the City's 2035 General Plan.

The City has planned for future growth to occur as outlined in their 2035 Hanford General Plan. As the City expands, impacts to prime agricultural land are considered unavoidable, and the 2035 Hanford General Plan Program EIR addressed this issue along with an adopted statement of overriding consideration. The City's General Plan recognizes the importance of prime agricultural land and the growth impacts to this valuable local and regional resource.

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). No islands or substantially surrounded areas will be created as a result of this annexation.

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: Rural Residential (RR) & Limited Agriculture (AL-10)

City Rezoning: Low Density Residential (R-L-5 & R-L-12)

County General Plan Designation: Limited Agriculture (AL-10)

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 March 18, 2026

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.

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.

The subject territory is planned for Low Density Residential use and will assist the City of Hanford in meeting their fair share of affordable housing. The City General Plan designated residential properties in the unincorporated fringe were relied upon as available residential land resources for the City under the 2014 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 land owners in the annexation area. 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 substantially surrounded area into the City of Hanford which will be inclusive of all races, cultures, and income groups.

IV. ENVIRONMENTAL ASSESSMENT:

On August 5, 2025, the City of Hanford determined that the project would be categorically exempt from environmental review pursuant to section 15305 & 15319 (a). A copy of City’s Notice of Exemption is attached as Exhibit “D”.

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. 166".
 - d) The City requested annexation of one unincorporated area 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 considered 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 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. 25-04, Hanford Annexation No. 166 by adopting Resolution No. 26-01 and order the annexation to the City of Hanford and detachment from the Kings River Conservation District, and 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. 166” 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.
 - c) The City shall provide a sufficient fee deposit with LAFCO to cover all administrative processing prior to final recording of the Certificate of Completion.

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 Whose Boundaries Will Not Change:

County of Kings

Hanford Cemetery District

Hanford Joint Union High School District

Hanford Elementary School District

Kings Mosquito Abatement District

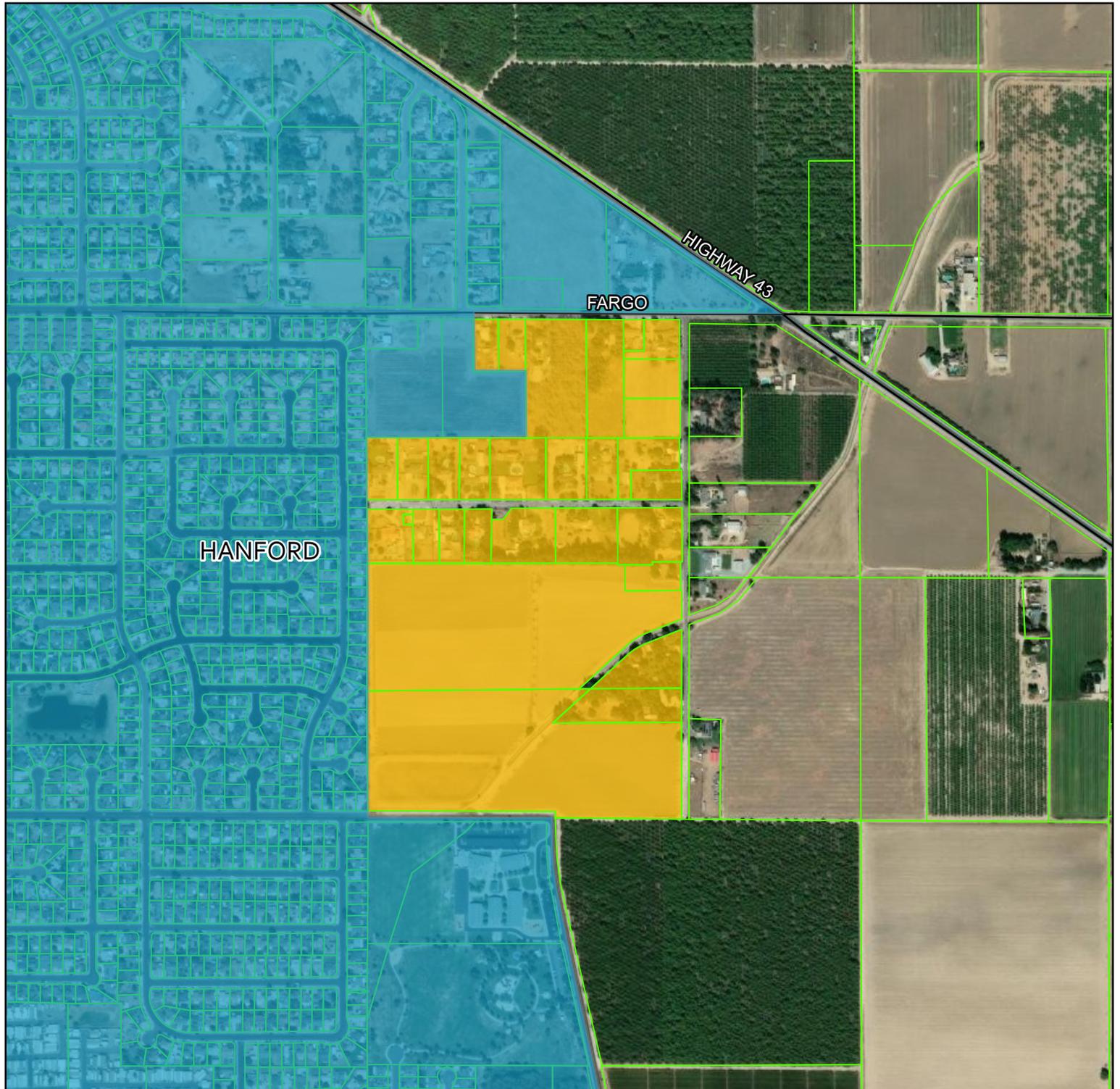
College of the Sequoias

Site Location For:

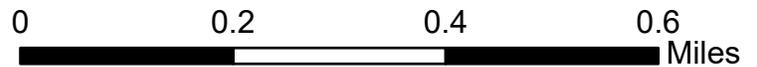
Exhibit A

N

LAFCo No. 25-04
Hanford Annexation



Kings LAFCo
Local Agency Formation Commission



Produced by: Casey Trevino
Monday, March 2, 2026
Kings County Community Development Agency
1400 W. Lacey Boulevard, Hanford CA, 93230
(559) 852-2670

LEGEND

 Project Site Location

Exhibit B

ORDINANCE NO. 25-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HANFORD PREZONING ANNEXATION 166, 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 166: filed by the City of Hanford

FROM: County zoning RRE Rural Residential and AL 10 Limited Agricultural-10
TO: City zoning R-L-12 Low-Density Residential and R-L-5 Low-Density Residential

On property described as follows:

93.56 acres, generally located south of Fargo Avenue, north of Leland Way, west of 9 ¼ Ave, as depicted in attached **Exhibit A**; 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 prezoning) and per Categorical Exemption Class 5 (Minor alterations in land use limitations). The City Council hereby finds that the prezoning 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 1st day of July 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 1st day of July, by the following roll call vote:

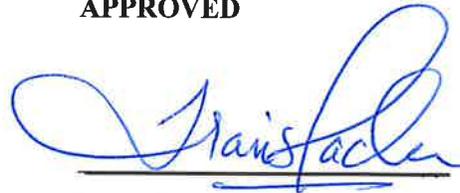
AYES: Paden, Howze, Regan, Martinez, Kainis

NOES: 0

ABSTAIN: 0

ABSENT: 0

APPROVED



MAYOR of the City of Hanford

ATTEST:



Natalie Corral

CITY CLERK

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 1st day of July, 2025 and it was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the 5th day of August, 2025.

Dated: 8/5/25

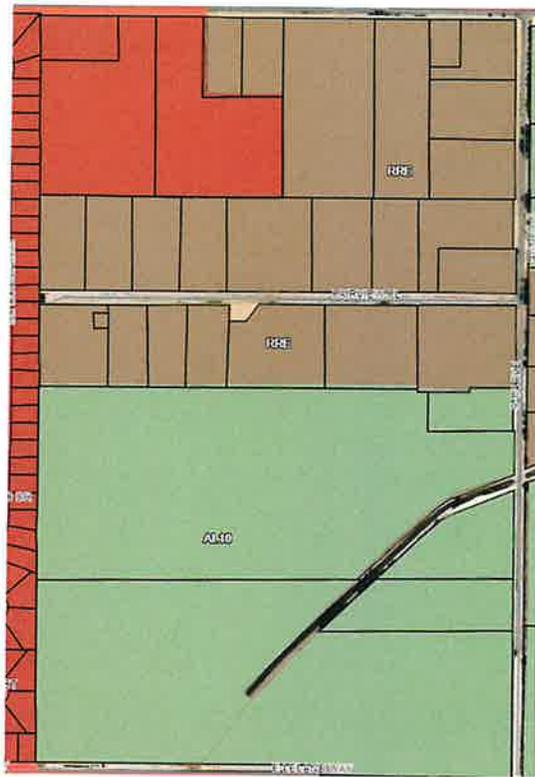


Natalie Corral

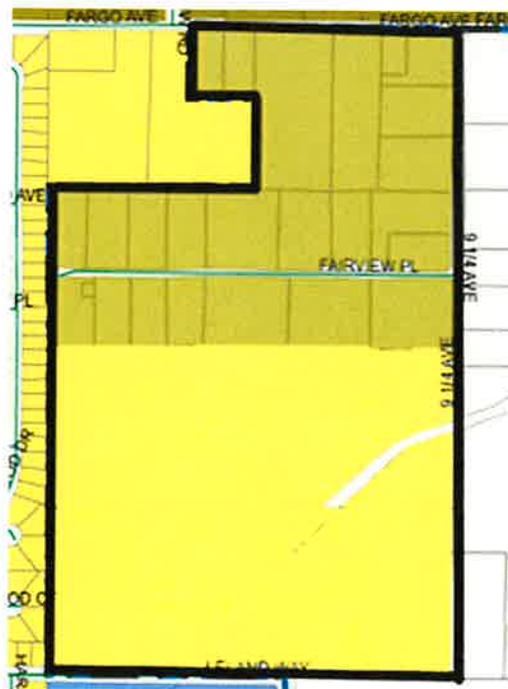
City Clerk

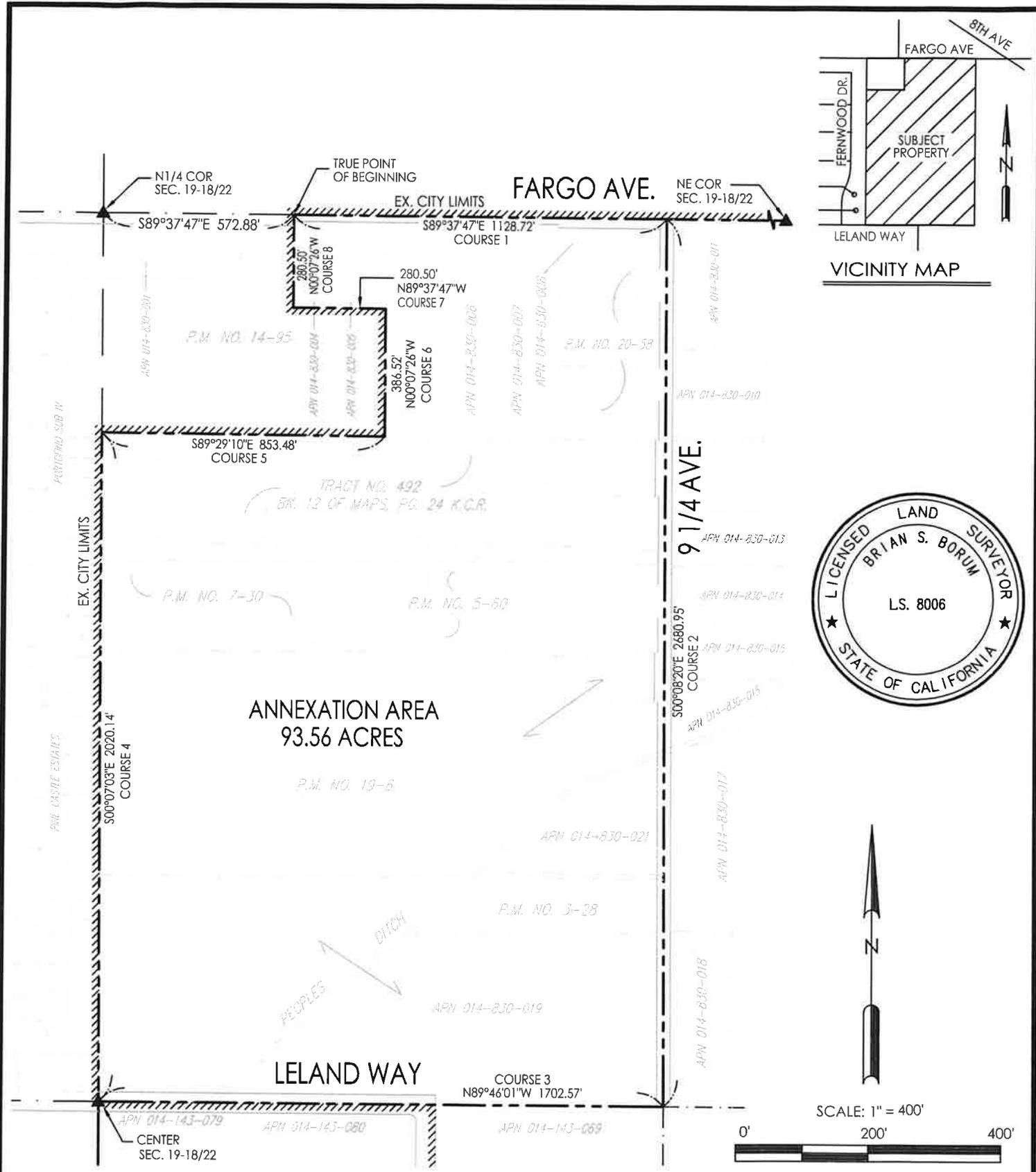
Exhibit A

From: County zoning RRE Rural Residential and AL 10 Limited Agricultural-10



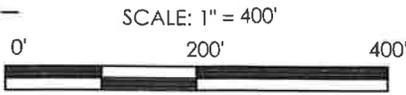
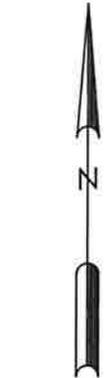
To: City zoning R-L-12 Low-Density Residential and R-L-5 Low-Density Residential





TRACT NO. 492
SR. 12 OF MAPS, PG. 24 K.G.R.

ANNEXATION AREA
93.56 ACRES



DATE:	12-18-24
DRAWN:	BM
CHECKED:	BB
PROJECT:	24186

EXHIBIT B
CITY OF HANFORD
ANNEXATION NO. 2025 - _____
ANNEXATION TO THE CITY OF HANFORD


Borum Land Surveying Inc.
 www.borumlandsurveying.com
 1445 W. Grand Ave. Ste. C
 Grover Beach, Ca 93433

Exhibit C

Item 3 - Plan for Services Write Up

Water

The area is currently on private wells. Were the City to annex the island, the City has the capacity to add the existing 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 area is currently served by private septic services. 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 substantially surrounded County island 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 island will result in an increase in population of persons who will need to be served by the City's Police Department.

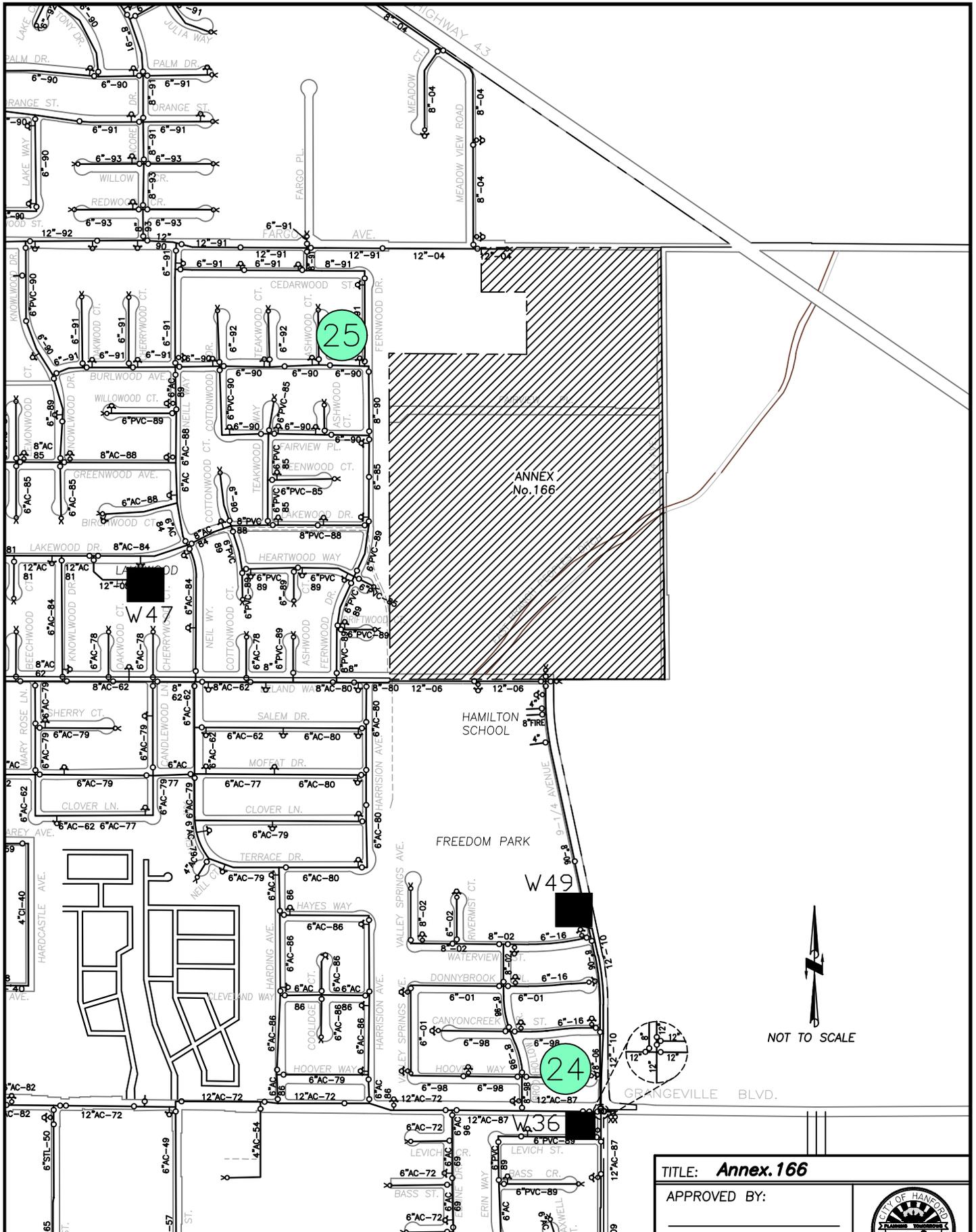
The City's current ISO rating is 2 (ISO rating is on a scale of 1 to 10, with 1 being best). Due to the City's ability to provide such services to its current population, there is no evidence indicating that the addition of residents resulting from the island annexations would be too great for the City 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.

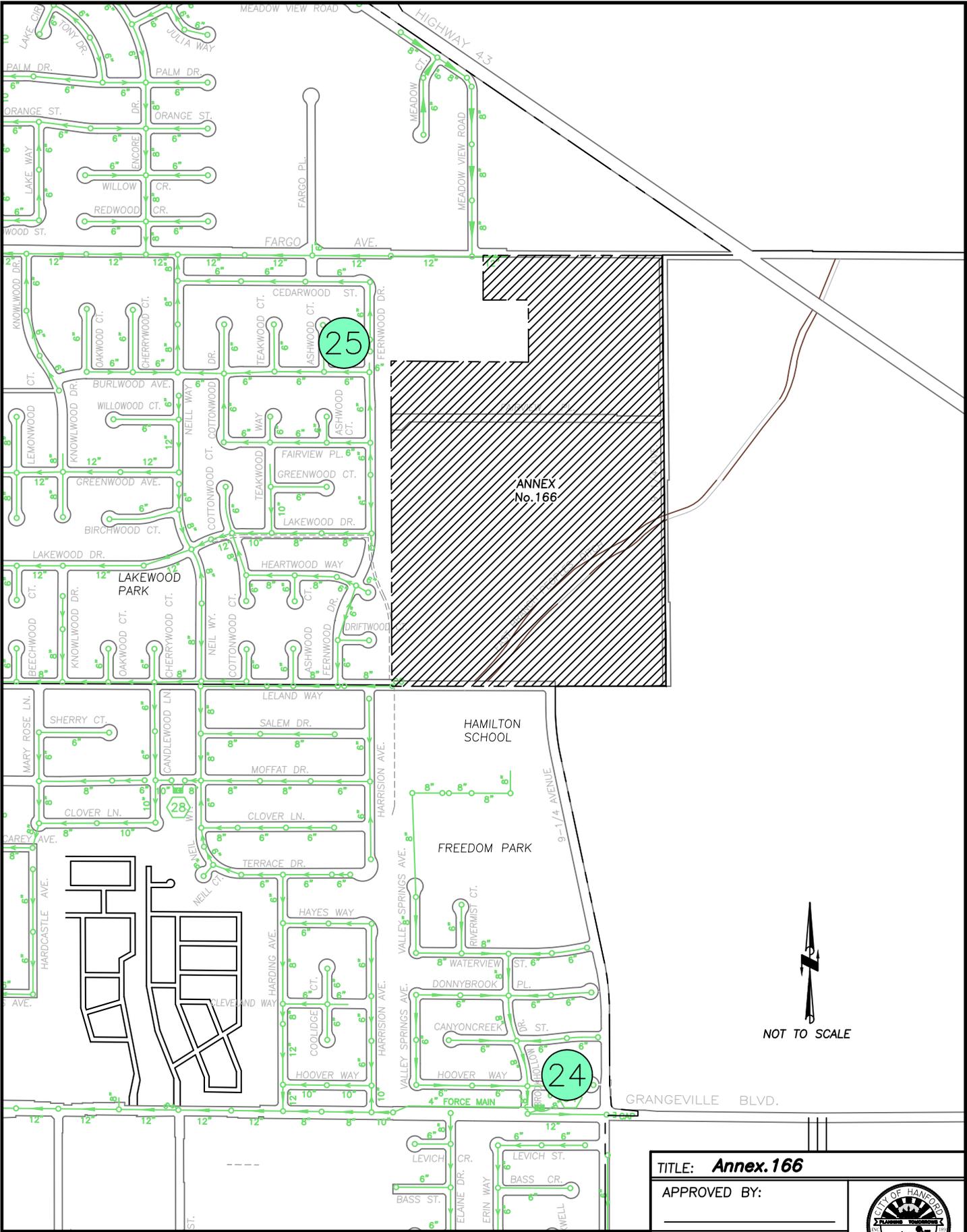
Utilities/Public Services

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



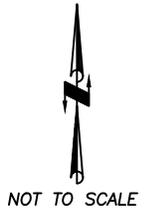
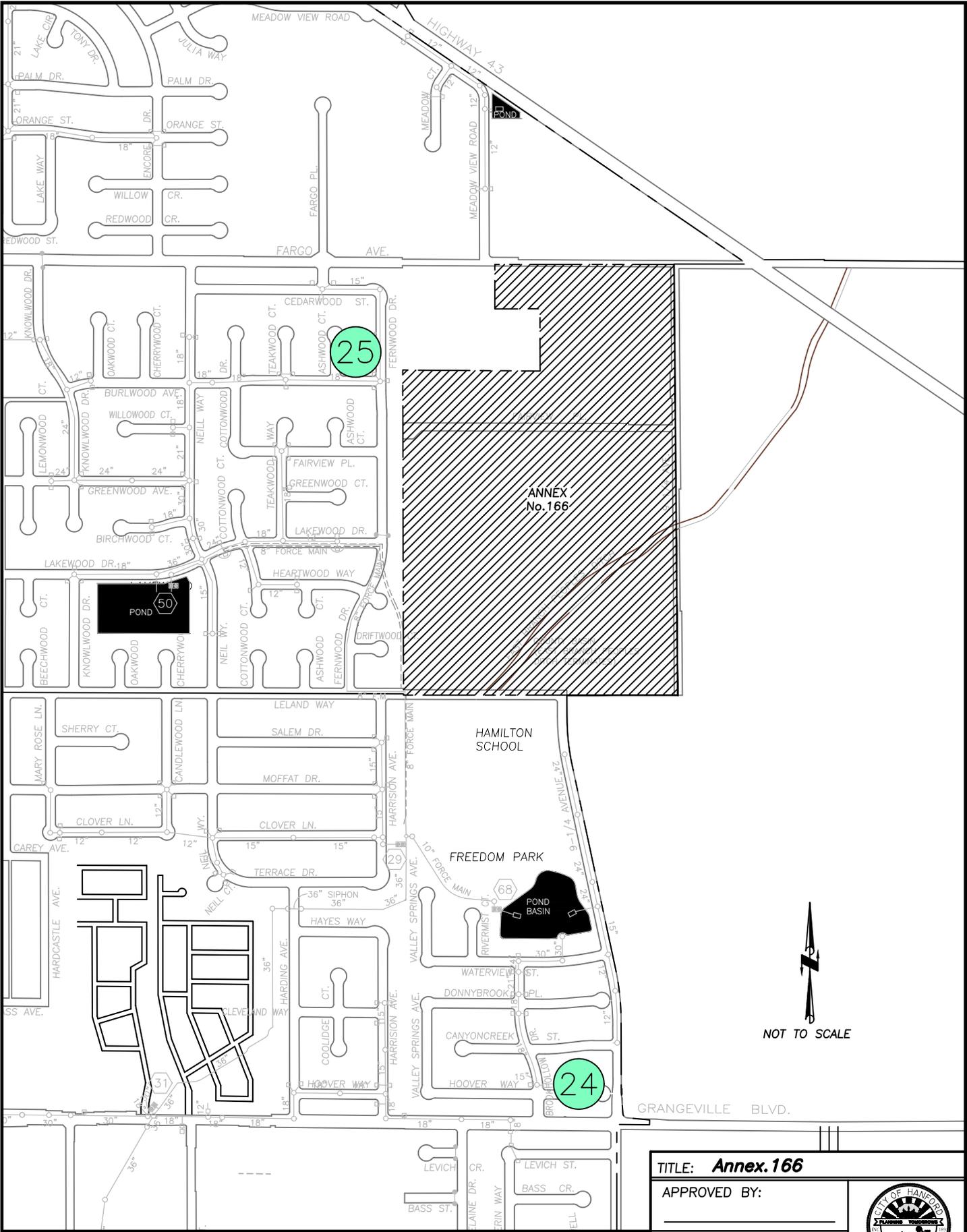
PLAN FOR SERVICES - WATER

TITLE: Annex. 166		
APPROVED BY:		
DRAWN BY: ER		
DATE: 1/4/24		
JOB No.: Annex 166.dwg		
		SHEET 1 OF 3



PLAN FOR SERVICES - SANITARY SEWER

TITLE: Annex. 166		
APPROVED BY:		
DRAWN BY: ER		
DATE: 2/4/25		
JOB No.: Annex 166.dwg		
		SHEET 2 OF 3



PLAN FOR SERVICES - STORM DRAIN

TITLE: Annex. 166		
APPROVED BY:		
DRAWN BY: ER		
DATE: 2/4/25		
JOB No.: Annex 166.dwg		
		SHEET 3 OF 3



March 27, 2025

To: Property Owners within Substantially Surrounded Island #15

Re: Effect of Annexation on County Island #15

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.

Substantially surrounded islands are areas of land where the City of Hanford surrounds land within Kings County’s Jurisdiction by more than 60%. 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 **April 23, 2025 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:



- 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.

The proposed island annexation satisfies 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/Street Sweeping	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 may be required to 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 \$29.99 per month (inclusive of street sweeping; 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?

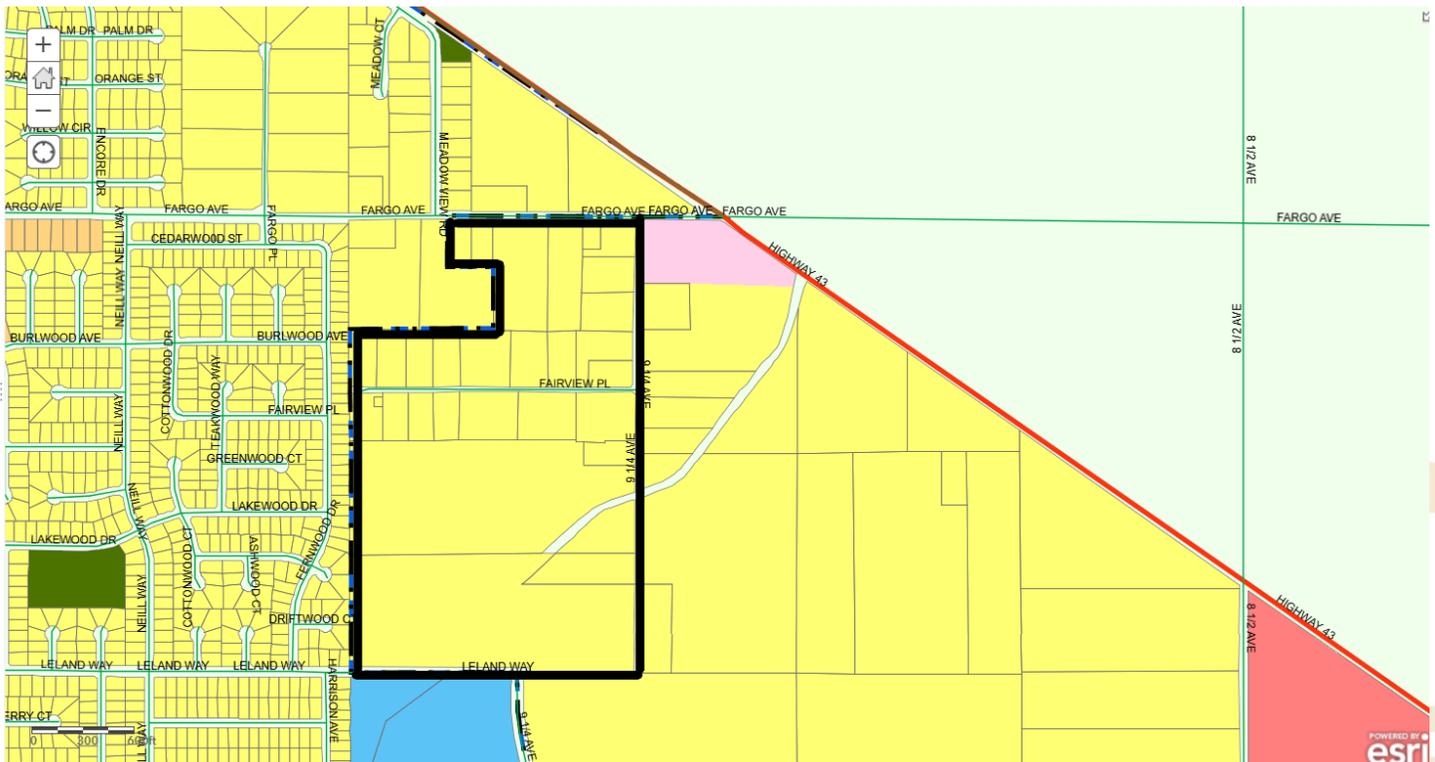
The county island will be pre-zoned, based on the General Plan Designation for the area.

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

Island #	General Location	General Plan Designation	Pre-Zoning
15	South of Fargo Avenue, West of 9 1/4 th Avenue	Low-Density Residential	R-L-12 Low-Density Residential R-L-5 Low-Density Residential

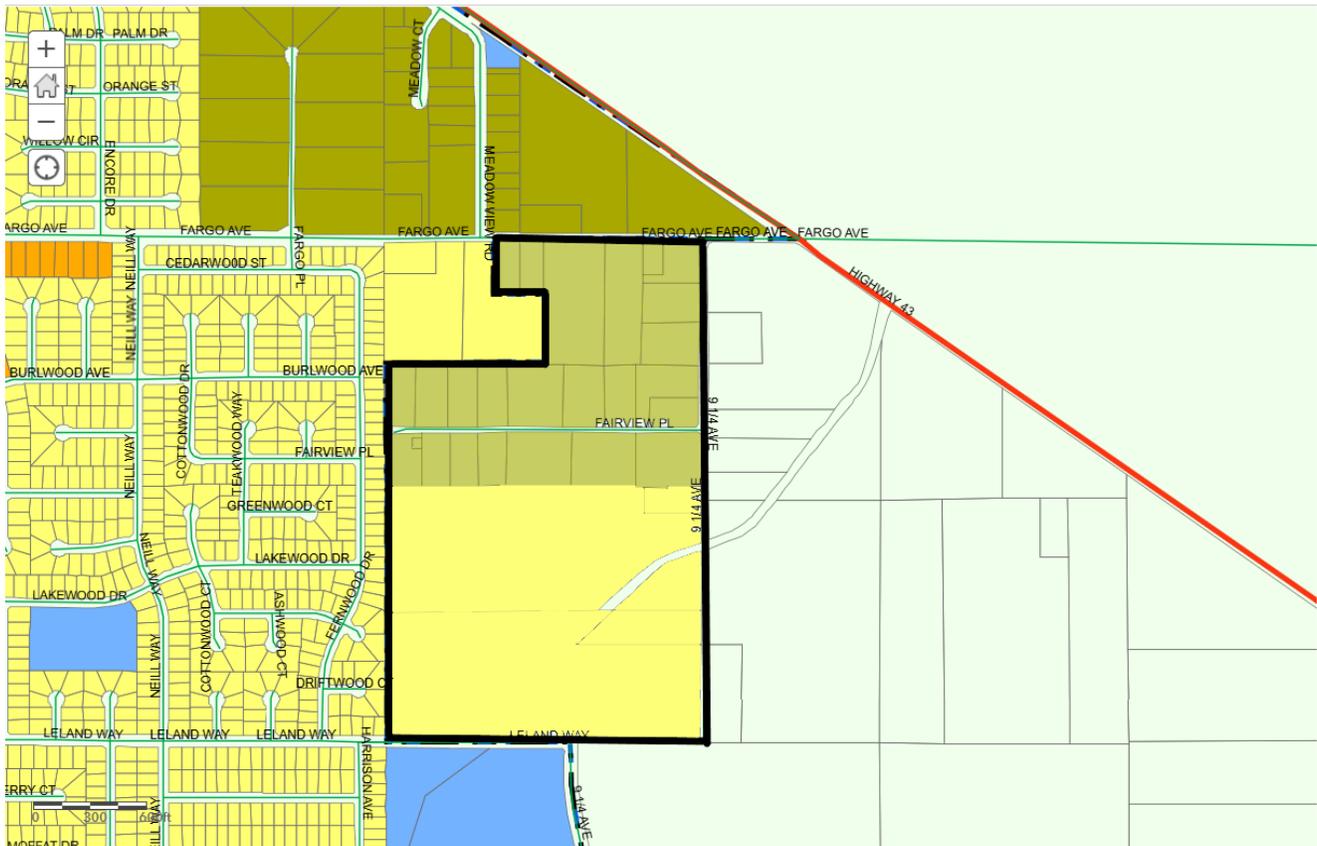
County Island #15

General Plan Designation: Low-Density Residential





Pre-Zone: R-L-12 Low-Density Residential (12,000 square-foot minimum lot size) and R-L-5 Low-Density Residential



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
(559)585-2590
jwaters@hanfordca.gov

25-191

Exhibit D

Notice of Exemption 2025-25

To: Office of Planning and Research
P.O. Box 3044, Room 212
Sacramento, CA 95812-3044

County Clerk
County of Kings
Kings County Government Center
Hanford, CA 93230

From: City of Hanford – Gabrielle Myers (Senior Planner)
317 N. Douty Street
Hanford, CA 93230
(559)585-2578

Project Title: Annexation 166 and Prezone No. 0014-25

Project Location – South of Fargo Avenue, north of Leland Way, west of 9 ¼ Ave.

Project Location – City: Hanford Project Location – County: Kings County

Description of Nature, Purpose and Beneficiaries of Project: Annexation No. 166 (Island #15): A proposal to annex a substantially surrounded county island, totaling 93.56 acres, into the City of Hanford from the Kings County jurisdiction. Prezone No. 0014-25: A proposal to prezone the proposed territory to be annexed as R-L-12 Low-Density Residential (12,000 sq. ft. minimum lot size) and R-L-5 Low-Density Residential (5,000 sq. ft. minimum lot size) consistent with the 2035 Hanford General Plan Land Use Map.

Name of Public Agency Approving Project: Kings LAFCO (responsible agency)

Name of Person or Agency Carrying Out Project: City of Hanford

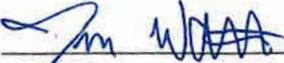
Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 152698);
- Declared Emergency (Sec. 21080(b)(3); 15269 (a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption: State type and section number: 15305 *Minor Alterations in Land Use Limitations; 15319 (a) Annexation of Existing Facilities and Lots for Exempt Facilities*
- Statutory Exemption. State code number:

Reasons why project is exempt:

See attached

Lead Agency Contact Person: Jason Waters Telephone: (559) 585-2590

Signature:  Date: August 5, 2025 Title: Deputy City Manager

- Signed by Lead Agency Date received for filing at OPR: _____
- Signed by Applicant

Applicant Information:

Name: Jason Waters
Address: 317 N. Douty Street, Hanford CA 93230
Phone Number: (559)585-2590

**ORIGINAL
FILED**

SEP 18 2025

KRISTINE LEE
KINGS COUNTY CLERK

I declare, under penalty of perjury, that on the date below I posted a copy of this notice in the office of the County Clerk that said notice remained posted for 30 days. 9-18-25
Date
KRISTINE LEE, County Clerk Recorder
By:  Deputy

PROJECT DESCRIPTION

Annexation No. 166 (Island #15): A proposal to annex a substantially surrounded county island, totaling 93.56 acres, into the City of Hanford from the Kings County jurisdiction. Prezone No. 0014-25: A proposal to prezone the proposed territory to be annexed as R-L-12 Low-Density Residential (12,000 sq. ft. minimum lot size) and R-L-5 Low-Density Residential (5,000 sq. ft. minimum lot size) consistent with the 2035 Hanford General Plan Land Use Map.

EXEMPTIONS:

- Class 5 15305: *Minor Alterations in Land Use Limitations*: consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density.
- Class 4 15319 (a): *Annexations of Existing Facilities and Lots for Exempt Facilities*: consist of annexations to a city or special district of areas containing existing public or private structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing governmental agency whichever is more restrictive, provided, however, that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities.

REASONS WHY PROJECT IS EXEMPT

The Project proposes the annexation of a substantially surrounded county island. At this time, the annexation and pre zoning are the only requested entitlements. No other land uses or development projects have been proposed.

The annexation area will be Prezoned consistent to the existing General Plan land use designation. The existing uses will be allowed to operate within the City limits. The City wishes to initiate annexations in an effort to reduce the number of county islands/peninsulas found within the City limits. The continued existence of these occurrences increases the difficulty for the City to adequately provide all municipal services to the neighboring parcels due to the inconsistent nature of the City's jurisdictional boundary. In addition, some of these annexation areas are already receiving some of the City's municipal services, however, the City is not collecting any property tax to offset the cost of providing services.

CEQA Guidelines allow exemptions to streamline the environmental review process and play a key role in project planning and development. These exemptions acknowledge that environmental impacts for some types of projects are known to be less-than-significant, will not increase land use density beyond what is allowed, and the public would benefit from having them implemented. The proposed annexation would promote orderly development and would provide standardized services to those who live in or would move into the annexed areas.

CONCLUSION

Approval of the propose annexation does not grant authority to develop the land encompassed within Island #15 areas. Any future development proposals would be subject to subsequent development-related entitlement review processed through the City, which will require its own consideration as a "project" under the CEQA Guidelines, and possible environmental analysis. The annexation and the establishment of the zone districts by Pre zoning will not impact the physical environment. The Project is consistent with current General Plan land uses and are not anticipated to be altered. Therefore, the Project is not expected to have a significant environmental impact and the exemption under CEQA is warranted.

Search Phrase:

Code Text

Government Code - GOV

TITLE 1. GENERAL [100 - 7931.000]

(Title 1 enacted by Stats. 1943, Ch. 134.)

DIVISION 7. MISCELLANEOUS [6000 - 7599.200]

(Division 7 enacted by Stats. 1943, Ch. 134.)

CHAPTER 2. Fees [6100 - 6111]

(Chapter 2 enacted by Stats. 1943, Ch. 134.)

6103.

(a) Neither the state nor any county, city, district, or other political subdivision, nor any public officer or body, acting in the public officer's or body's official capacity on behalf of the state, or any county, city, district, or other political subdivision, shall pay or deposit any fee for the filing of any document or paper, for the performance of any official service, or for the filing of any stipulation or agreement that may constitute an appearance in any court by any other party to the stipulation or agreement. This section does not apply to civil jury fees or civil jury deposits. This section does not apply to the State Compensation Insurance Fund or where a public officer is acting with reference to private assets or obligations that have come under that officer's jurisdiction by virtue of that officer's office, or where it is specifically provided otherwise.

(b) No fee shall be charged to any of the public agencies named in this section to defray the costs of reporting services by court reporters. Such fees shall be recoverable as costs as provided in Section 6103.5.

(c) This section shall apply to probate referees, as described in Part 12 (commencing with Section 400) of Division 2 of the Probate Code.

(Amended by Stats. 2022, Ch. 851, Sec. 4. (SB 688) Effective January 1, 2023.)



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER: 25-191
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF HANFORD	LEAD AGENCY EMAIL	DATE 09/18/2025
COUNTY/STATE AGENCY OF FILING KINGS	DOCUMENT NUMBER	

PROJECT TITLE
ANNEXATION 166 AND REZONE NO. 0014-25

PROJECT APPLICANT NAME JASON WATERS	PROJECT APPLICANT EMAIL	PHONE NUMBER (59) 585-2590
PROJECT APPLICANT ADDRESS 317 N DOUTY ST	CITY HANFORD	STATE CA
		ZIP CODE 93230

PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$ _____
<input checked="" type="checkbox"/> Exempt from fee		
<input checked="" type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<hr/>		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input type="checkbox"/> County documentary handling fee		\$ _____
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ \$0.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Reagan Richards, Deputy County Clerk/Recorder
--	--

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

* * * * *

IN THE MATTER OF APPROVING)
HANFORD ANNEXATION NO. 166)

Resolution No. 26-01

Re: LAFCO Case No. 25-04

WHEREAS, on February 19, 2026, 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 one separate unincorporated substantially surrounded area without protest proceedings under Government Code Section 56375.3; and

WHEREAS, on March 25, 2026, 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 August 5, 2025, the City of Hanford found that the project (Hanford Annexation No. 166) is Categorically Exempt from the California Environmental Quality Act (CEQA), per Categorical Exemption Class 19, for the annexation.

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. 166".

- 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 one unincorporated substantially surrounded area.
 - 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 LAFCO Case No. 25-04, Hanford Annexation No. 166 by adopting Resolution No. 26-01 and order the annexation to the City of Hanford and detachment from the Kings River Conservation District, and the 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. 166” 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.
 - c) The City shall provide a sufficient fee deposit with LAFCO to cover all administrative processing prior to final recording of the Certificate of Completion.

4. The legal descriptions of the annexation to the City of Hanford is attached as Exhibit A, and the same area 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 March 25, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

**LOCAL AGENCY FORMATION
COMMISSION OF KINGS COUNTY**

_____, **Chairman**

WITNESS, my hand this _____ day of _____, 2026.

Chuck Kinney, Executive Officer

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

Exhibit A
Geographic Description
City of Hanford
Annexation 2025-_____
Annexation to the City of Hanford

That portion of the Northeast Quarter of Section 19, Township 18 South, Range 22 East, Mount Diablo Meridian in the County of Kings, State of California, described as follows:

Beginning at the North Quarter Corner of said Section 19 thence $S89^{\circ}37'47''E$ along the North line of the Northeast Quarter, said North line also being the centerline of Fargo Ave., a distance of 572.88 feet to the Northeast corner of Parcel Map 14-95 per map recorded in Book 14 of Parcel Maps at Page 95 K.C.R. and the **True Point of Beginning**;

Course 1: Thence continuing $S89^{\circ}37'47''E$ along the North line of the Northeast Quarter a distance of 1128.72 feet;

Course 2: Thence $S00^{\circ}08'20''E$ 2680.95 feet to a point on the South line of the Northeast Quarter, said South line also being the centerline of Leland Way;

Course 3: Thence $N89^{\circ}46'01''W$ along the South line of the Northeast Quarter a distance of 1702.57 feet to the Center of said Section 19;

Course 4: Thence $N00^{\circ}07'03''E$ along the West line of the Northeast Quarter, a distance of 2020.14 feet to the Southwest corner of Parcel Map 14-95;

Course 5: Thence $S89^{\circ}29'10''W$ along the South line of Parcel Map 14-95 a distance of 853.48 feet;

Course 6: Thence $N00^{\circ}07'26''W$ along the East line of Parcel Map 14-95 a distance of 386.52 feet;

Course 7: Thence $N89^{\circ}37'47''W$ along an easterly line as shown on Parcel Map 14-95 a distance of 280.50 feet;

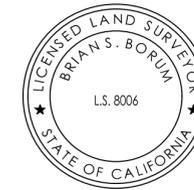
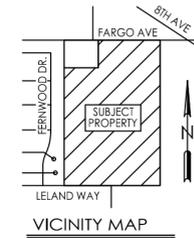
Course 8: Thence $N00^{\circ}07'26''W$ along an easterly line of Parcel Map 14-95, a distance of 280.50 feet to the **True Point of Beginning**.

Containing 93.59 acres, more or less.



MAP OF THE TERRITORY ANNEXED TO THE
CITY OF HANFORD

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



THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION ON JANUARY 30, 2026 AND IS BASED
 UPON RECORD DATA AND LAFCO RESOLUTION NO. _____ DATED _____

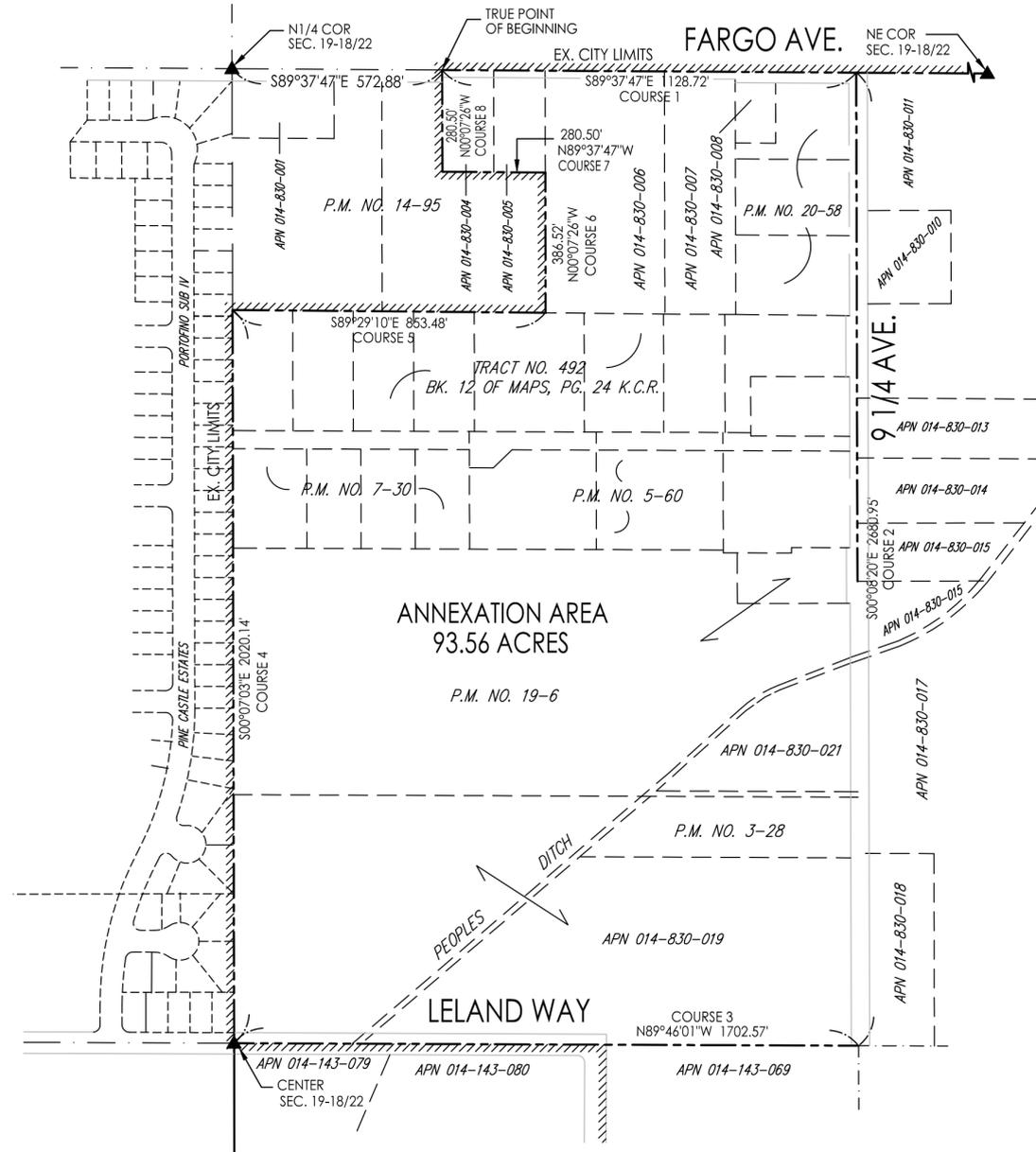
BRIAN S. BORUM, PLS 8006

I HEREBY CERTIFY THAT THE MAP SHOWING THE PROPOSED BOUNDARIES OF HANFORD ANNEXATION
 NO. _____, 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 _____ BY ITS RESOLUTION NO. _____

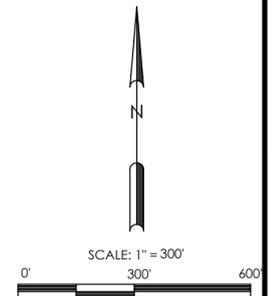
CHUCK KINNEY, EXECUTIVE OFFICE
 LAFCO OF KINGS COUNTY

RECORDER'S STATEMENT

CERTIFICATE OF COMPLETION RECORDED AS DOCUMENT NO. _____
 FEE \$ _____
 DOCUMENT NO. _____
 RECORDED AT THE REQUEST OF THE LOCAL AGENCY FORMATION COMMISSION OF KINGS COUNTY
 AT _____ MINUTES PAST _____ O'CLOCK _____ M _____ 2026 IN VOLUME _____ OF ASSESSMENT DIAGRAMS
 AT PAGE _____, KINGS COUNTY, STATE OF CALIFORNIA
 KRISTINE LEE
 COUNTY RECORDER
 BY: _____
 DEPUTY



- LEGEND**
- ANNEXATION LIMITS
 - //// EXISTING CITY LIMIT LINE
 - - - EXISTING PROPERTY LINES



BLS
 Borum Land Surveying Inc
 www.borumlandsurveying.com
 1445 W. Grand Ave. Ste. C
 Grover Beach, Ca 93433

Local Agency Formation Commission OF KINGS COUNTY

Date: March 25, 2026

To: LAFCO Commissioners

From: Chuck Kinney, Executive Officer

Subject: Preliminary LAFCO FY 2026/2027 Budget

Background

LAFCO is required to hold two public hearings prior to adoption of the LAFCO Budget. Historically, the LAFCO Executive Officer has provided a Preliminary LAFCO budget to the Commission in March and requests that the LAFCO Commission set budget hearings for meetings in April and May. State law requires that the LAFCO Budget be adopted by the end of May each year.

The Preliminary LAFCO FY Budget for 2026/2027 Budget is provided, but may have a few minor modifications as some Kings County associated costs are still being factored in. The overall budget, however, will be very close to this preliminary estimate. This budget will be approximately the same as last year.

Recommend

The Executive Officer recommends that the LAFCO Commission set the first Public Hearing for the LAFCO FY 2026/2027 Budget on April 22, 2026 and continued to a second hearing set for May 27, 2026 and direct staff to send notice to the county and each city.

Fiscal 2026/2027

Department:	Run date:				
ACCOUNT DESCRIPTION		Budget	DEPT. REQ'T	Change	% Change
		25-26	26-27	26-27	26-27

SERVICES & SUPPLIES:					
ACCOUNT DESCRIPTION	DEPT.	Budget	DEPT. REQ'T	Change	% Change
		25-26	26-27	26-27	26-27
Supplies & Materials	92001	\$250.00	\$ 250	\$ -	0.00%
Communications	92006	\$125.00	\$ 132	\$ 7	5.60%
Memberships	92027	\$4,000.00	\$ 5,000	\$ 1,000	25.00%
Record Storage Charges	92032	\$462.00	\$ 462	\$ -	0.00%
Postage & Freight	92033	\$6,500.00	\$ 6,500	\$ -	0.00%
Offset Printing/Stores	92035	\$250.00	\$ 400	\$ 150	60.00%
Prof & Spec Services	92037	\$1,100.00	\$ 1,100	\$ -	0.00%
Legal Expenses	92038	\$11,000.00	\$ 11,000	\$ -	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%
Administration/Board Fees	92049	\$3,064.00	\$ 3,064	\$ -	0.00%
Travel & Expenses	92090	\$8,000.00	\$ 11,500	\$ 3,500	43.75%
Motor Pool Serv.	92089	\$0.00	\$ 1,400	\$ 1,400	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	\$ -	0.00%
Administrative Allocation	93057	\$46,287.00	\$ 46,287	\$ -	0.00%
Utility Bond	98001	\$363.00	\$ 398	\$ 35	9.64%
Consultant Expense	92048			\$ -	0.00%
TOTAL SERV/SUPP:		\$ 88,932	\$ 95,024	\$ 6,092	6.85%

REVENUE:					
ACCOUNT DESCRIPTION	DEPT.	Budget	DEPT. REQ'T	Change	% Change
		25-26	26-27	0	0
				26-27	26-27
INTERGOV'T REVENUE					
Cities-LAFCO Shares	80008	\$ 42,466	\$ 45,512	\$ 3,046	7.17%
CHARGES FOR SERVICES					
LAFCO Fees	87095	\$ 4,000	\$ 4,000	\$ -	0.00%
LAFCO MSR/SOI Fees				\$ -	0.00%
TOTAL REVENUE:		\$ 46,466	\$ 49,512	\$ 3,046	6.6%

TOTALS					
ACCOUNT DESCRIPTION	DEPT.	Budget	DEPT. REQ'T	Change	% Change
		25-26	26-27	0	0
				26-27	26-27
SALARIES & BENEFITS:		\$ -	\$ 0	\$ 0	N/A
SERVICES & SUPPLIES:		\$ 88,932	\$ 95,024	\$ 6,092	6.85%
FIXED ASSETS:		\$ -	\$ -	\$ -	0.00%
GROSS EXPENDITURES:		\$ 88,932	\$ 95,024	\$ 6,092	6.85%
REVENUE:		\$ 46,466	\$ 49,512	\$ 3,046	6.56%
COST APPLIED:	98000	\$ -	\$ -	\$ -	0.00%
GEN. FUND CONTRIBUTION:		\$ (42,466)	\$ (45,512)	\$ (3,046)	7.17%

Local Agency Formation Commission OF KINGS COUNTY

Date: March 25, 2026

To: LAFCO Commissioners
From: Chuck Kinney, Executive Officer

Subject: Request Authorization for staff to attend the 2026 CALAFCO Staff Workshop

Background

Historically, the Executive Officer and the one LAFCO Staff member attend each year's CALAFCO Staff Workshop to keep up to speed and informed on the latest LAFCO processing changes and best management practices. LAFCO continues to contract with the Kings County Community Development Agency (CDA) for staff to serve as LAFCO staff.

The LAFCO FY Budget for 2025/2026 planned for the attendance of LAFCO staff members to attend this year's CALAFCO Staff Workshop. This year's Staff Workshop runs from May 6th thru May 8th and will be in Pismo Beach, CA at the Cliffs Hotel & Spa in Pismo and hosted by San Luis Obispo LAFCo. Registration is estimated to be \$670 per person for LAFCO members. The following expenses are estimated for this workshop for one staff member to attend:

Registration:	\$670 for one attendee
Hotel:	\$505 two nights (1 room at \$219 each per night plus tax)
Travel:	\$240 rental car and gas
Meals:	\$215 per diem allowance adjusted for included meals
Est. Total:	\$1,630

The LAFCO FY Budget for 2025/2026 currently has \$1,631 left remaining in the In Service and the Training and Travel related accounts. This CALAFCO Staff Workshop is the only planned training remaining in this fiscal year, so there is sufficient funding available in the current budget and there should be an end of the year balance of approximately \$1.

Request

The Executive Officer requests LAFCO Commission authorization for Alex Hernandez to attend the 2026 CALAFCO Staff Workshop.