

# Local Agency Formation Commission OF KINGS COUNTY

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**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

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

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

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

## AGENDA

### REGULAR MEETING: Wednesday, April 22, 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](mailto: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 March 25, 2026 Minutes**

**II. OLD BUSINESS - None**

**III. NEW BUSINESS**

**A. LAFCO Budget FY 2026-2027**

- 1) Executive Officer's Report
- 2) Public Hearing
- 3) Continue Hearing to May 27, 2026

**B. Grand Jury Report Findings**

- 1) Executive Officer's Report
- 2) Consider response letter

**IV. LEGISLATION**

**A. Assembly Bill 2083**

- 1) Executive Officer's Report

**V. MISCELLANEOUS**

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

**VII. ADJOURNMENT**

- A. Next Scheduled Meeting – May 27, 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 March 25, 2026, 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, Alvaro Preciado, Kimber Regan, Robert Ramos

**COMMISSIONERS ABSENT:** Doug Verboon

**STAFF PRESENT:** Chuck Kinney – Executive Officer  
Alejandro Hernandez – Assistant Executive Officer  
Jennifer Thompson – Legal Counsel

**VISITORS PRESENT:** None

**UNSCHEDULED APPEARANCES:** None

## ELECTION OF OFFICERS:

Discussion took place and it was decided to table the election of officers until the next regular meeting due to only two regular members being present.

## APPROVAL OF MINUTES:

A motion was made and seconded (Preciado, Regan) to approve the minutes of the August 27, 2025 meeting. Motion carried with three in favor, one abstention (Ramos) and one absent (Verboon).

## OLD BUSINESS:

None

## NEW BUSINESS

**A. LAFCO Case No. 25-04 (City of Hanford Annexation No. 166)** – Mr. Hernandez provided a brief overview of the proposal to annex an area of land totaling 93.56 acres of County Unincorporated area into the City limits. Mr. Hernandez stated this proposal includes detachment of the same territory from the Kings River Conservation District & Excelsior-Kings River Resource Conservation District. He also stated none 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. Mr. Hernandez stated 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 SOI as adopted by LAFCO and effective July 24, 2024. Mr. Hernandez also stated the City of Hanford has planned for this growth as shown in their General Plan as well as pre-zoned the territory to Low Density Residential (R-L-5 & R-L-12) zoning. Mr. Hernandez stated the proposed annexation qualifies pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000

and 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). Mr. Hernandez also stated LAFCO Staff has not received any correspondence concerning this annexation. Mr. Hernandez recommended that the Commission adopt Resolution No. 26-01 approving the City of Hanford Annexation No. 166.

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. Seeing no comments or anyone wishing to speak, he closed the public hearing.

Chairman Neves opened Commissioner discussions. Commissioner Ramos wanted clarification on Government Code Section 56375.3. Mr. Hernandez provided a response to Commissioner Ramos' question. Commissioner Preciado wanted to confirm there was no opposition to this project. Mr. Hernandez confirmed staff had not received any written or verbal comments or opposition to the annexation.

A motion was made and seconded (Preciado, Ramos) to approve LAFCO Case No. 25-04 and adopt Resolution 26-01. Motion carried with four in favor, one absent (Verboon).

**B. LAFCO Preliminary Budget FY 2026-2027** – 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 the budget must be adopted before June. Mr. Kinney recommended the LAFCO Commission set the first Public Hearing date for the LAFCO FY 2026-2027 Budget on April 22, 2026, continue to a second hearing set on May 27, 2026 and direct staff to notice the County and each City of those dates and provide them with the budget. Mr. Kinney provided information regarding the changes in the budget for this year. Commissioner Preciado requested the budget be increased for travel to allow more than one LAFCO member to attend conferences and workshops. Mr. Kinney stated he would increase that line item before it is mailed out to the Cities and the County.

A motion was made and seconded (Preciado, Regan) to set the first Public Hearing for the LAFCO FY 2026/2027 Budget on April 22, 2026 and the second on May 27, 2026. Motion carried with four in favor, one absent (Verboon).

**C. 2026 CALAFCO Staff Workshop** – Mr. Kinney provided an overview of the 2026 CALAFCO Staff workshop. He requested the Commission authorize Mr. Hernandez to attend the workshop to be able to learn more about LAFCO and keep abreast of any changes. Mr. Kinney also stated that it has been a courtesy item brought before the board every year to request approval to attend the Staff Workshop, but it is also in the approved budget. He asked the board if they would like it to continue to be brought before the board or if staff can be sent as approved in the budget. The board agreed to keep it in the budget as long as there are no changes.

A motion was made and seconded (Neves, Preciado) to authorize the Assistant Executive Officer to attend the 2026 CALAFCO Staff Workshop. Motion carried with four in favor, one absent (Verboon).

## LEGISLATION

None

## MISCELLANEOUS

- A. **Correspondence** – None
- B. **Items from the Commission** – Chairman Neves welcomed Commissioner Ramos and thanked him for attending. Chairman Neves also thanked Commissioner Regan and Commissioner Preciado for their attendance. Commissioner Preciado inquired about LAFCO annexations and if there was anything that limited the City from continuing to annex. Mr. Kinney provided a response to Commissioner Preciado's questions.
- C. **Staff Comments** – Mr. Kinney provided a report from the 2025 CALAFCO Conference. Mr. Kinney also reminded Commissioners of the deadline for 700 Forms. Commissioner Preciado asked if there will be a meeting next month. Mr. Kinney confirmed there will be a meeting.

**ADJOURNMENT** – With no further business before the Commission, the meeting was adjourned at 1:22p.m.

- A. **The next meeting is scheduled for April 22, 2026 at 1:00 p.m.**

Respectfully submitted,

**LOCAL AGENCY FORMATION COMMISSION  
OF KINGS COUNTY**



Chuck Kinney, Executive Officer

# Local Agency Formation Commission OF KINGS COUNTY

CHUCK KINNEY, EXECUTIVE OFFICER

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

OFFICES AT: ENGINEERING BUILDING, KINGS COUNTY GOVERNMENT CENTER, HANFORD

(559) 852-2670 • FAX: (559) 584-8989 • WWW.KINGSLAFCO.COM

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**TO: LAFCO Commissioners**  
**FROM: Chuck Kinney, Executive Officer**  
**DATE: April 22, 2026**  
**SUBJECT: 2026-2027 Proposed Budget Review**

## I. INTRODUCTION:

Attached is the summary review of the proposed budget recommended by the Executive Officer for Fiscal Year 2026-2027. This proposed Budget includes all the updated costs related to other County Departments. The requested budget of \$97,524 is an increase of \$8,592 more than last year's request, a 9.66% 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 \$50,762. 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 \$46,762, which is an increase of \$4,296 from last FY. The total budget estimate is \$97,524.

## II. LAFCO 2026-2027 FISCAL YEAR OBJECTIVES

The primary objectives for the 2026-2027 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 2026-2027 will require a budget of approximately \$97,524. After applying the estimated \$4,000 in fee revenue, the County’s share is \$46,762. The Cities share is also \$46,762. 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 27, 2026, 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 22, 2026**

<b>County/City</b>	<b>Population</b>	<b>Percentage of</b>	<b>City Share</b>	<b>LAFCO</b>
	<b>4/1/2020</b>	<b>Population</b>	<b>Percentage</b>	<b>Cost</b>
<b>KINGS COUNTY POP.</b>	<b>152486</b>			
AVENAL	8989	5.89%	8.48%	\$3,965.42
CORCORAN	12087	7.93%	11.39%	\$5,326.19
HANFORD	57990	38.03%	54.65%	\$25,555.43
LEMOORE	27038	17.73%	25.48%	\$11,914.96
<b>CITY SUB TOTAL</b>	<b>106104</b>	<b>69.58%</b>	<b>100.00%</b>	<b>\$46,762</b>
Prison Population	14959	9.82%		
<b>Federal Territories</b>	<b>6568</b>	<b>4.31%</b>		
<b>UNINCORPORATED</b>	<b>24855</b>	<b>16.29%</b>		<b>\$46,762</b>
		100.00%		\$93,524.00

Prepared by: LAFCO of Kings County, March 26, 2026

**Fiscal 2026/2027**

Department:	Run date:					
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">ACCOUNT DESCRIPTION</th> <th style="width: 15%;">Budget 25-26</th> <th style="width: 15%;">DEPT. REQ'T 26-27</th> <th style="width: 15%;">Change 26-27</th> <th style="width: 35%;">% Change 26-27</th> </tr> </thead> </table>	ACCOUNT DESCRIPTION	Budget 25-26	DEPT. REQ'T 26-27	Change 26-27	% Change 26-27	
ACCOUNT DESCRIPTION	Budget 25-26	DEPT. REQ'T 26-27	Change 26-27	% Change 26-27		

<b>SERVICES &amp; SUPPLIES:</b>					
ACCOUNT DESCRIPTION	DEPT.	Budget 25-26	DEPT. REQ'T 26-27	Change 26-27	% Change 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	\$ 14,000	\$ 6,000	75.00%
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%
<b>TOTAL SERV/SUPP:</b>		<b>\$ 88,932</b>	<b>\$ 97,524</b>	<b>\$ 8,592</b>	<b>9.66%</b>

<b>REVENUE:</b>					
ACCOUNT DESCRIPTION	DEPT.	Budget 25-26	DEPT. REQ'T 26-27	Change 26-27	% Change 26-27
INTERGOV'T REVENUE				0	0
Cities-LAFCO Shares	80008	\$ 42,466	\$ 46,762	\$ 4,296	10.12%
CHARGES FOR SERVICES					
LAFCO Fees	87095	\$ 4,000	\$ 4,000	\$ -	0.00%
LAFCO MSR/SOI Fees				\$ -	0.00%
<b>TOTAL REVENUE:</b>		<b>\$ 46,466</b>	<b>\$ 50,762</b>	<b>\$ 4,296</b>	<b>9.2%</b>

<b>TOTALS</b>					
ACCOUNT DESCRIPTION	DEPT.	Budget 25-26	DEPT. REQ'T 26-27	Change 26-27	% Change 26-27
<b>SALARIES &amp; BENEFITS:</b>		\$ -	\$ 0	\$ 0	N/A
<b>SERVICES &amp; SUPPLIES:</b>		\$ 88,932	\$ 97,524	\$ 8,592	9.66%
<b>FIXED ASSETS:</b>		\$ -	\$ -	\$ -	0.00%
<b>GROSS EXPENDITURES:</b>		\$ 88,932	\$ 97,524	\$ 8,592	9.66%
<b>REVENUE:</b>		\$ 46,466	\$ 50,762	\$ 4,296	9.25%
<b>COST APPLIED:</b>	98000	\$ -	\$ -	\$ -	0.00%
<b>GEN. FUND CONTRIBUTION:</b>		<b>\$ (42,466)</b>	<b>\$ (46,762)</b>	<b>\$ (4,296)</b>	<b>10.12%</b>

# 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 22, 2026

### EXECUTIVE OFFICER'S REPORT

### Grand Jury Response

#### I. BRIEF OVERVIEW OF PROPOSAL:

The Kings County Grand Jury recently completed a follow up report on their investigation of the Local Agency Formation Commission (LAFCo) of Kings County (see attached exhibit "A"). The annual report investigating LAFCo contained two findings that the LAFCo Policies and Procedures Manual was last updated on March 22, 2006 and that MSR's for Cities and Community Districts were last updated on October 24, 2007. A recommendation in the report stated that the Kings LAFCo Policies and Procedures Manual should be reviewed and/or updated every five years with clear documentation of each review date. A second recommendation in the report stated that Kings LAFCo should review and/or update MSR's every five years with clear documentation of each review date. As required by California Penal Code Section 933(c), LAFCo is required to provide comments concerning the findings and recommendation of the report.

#### II. EXECUTIVE OFFICERS RECOMMENDATION

The Executive Officer recommends that your Commission consider the attached response letter, provide recommended changes and direct the Executive Officer to send the response letter to the Superior Court, Grand Jury and County Administration.

Follow Up Report  
Updating Kings County Local Agency Formation Commission's Policies  
and Procedures Manual and Municipal Service Reviews for Cities and  
Community Districts.  
February 12, 2026

## Summary

The Kings County Civil Grand Jury (Grand Jury) completed a report during the 2023/2024 term regarding the need for an update to both the Kings County Local Agency Formation Commission's (LAFCO's) Policies and Procedures Manual and the Municipal Service Reviews for Cities and Community Districts (MSR's). Both documents should receive updates every five years or a notation that no changes are necessary. This review should be conducted by the designated Kings County LAFCO policy review team. Clear documentation of each review and any changes made should be referenced in each document to ensure transparency and accountability. The updates that were suggested and acknowledged in the previous report have yet to be completed as of the date of this follow-up report.

## Background

The Grand Jury continues to operate as an investigative agency performing a two-fold function.

- 1) The Grand Jury has powers and duties with respect to the oversight of public offices, officers, and transactions. Designated State and all County and special District agencies that serve Kings County are routinely reviewed and critiqued by the Grand Jury in its interim and annual reports. Penal Code § 936.
- 2) The Grand Jury has powers and duties with respect to inquiry into possible public offenses or misconduct in office by public officers. Penal Code § 919(c).

During its normal investigative duties, the Grand Jury reviews local and county websites. It was discovered that LAFCO last revised its Policies and Procedures Manual on March 22, 2006. Additionally, the last time the MSRs for Kings County were prepared was on October 5, 2007 and adopted on October 24, 2007, by LAFCO Resolution No. 07-05.

The stated purpose of LAFCO is to encourage the orderly formation of local government agencies, preserve agricultural land resources, discourage urban sprawl, and provide a sphere of influence (SOI) for each city and special district in the County of Kings.

[www.kingslafco.com/Procedures/LafcoProcedures.pdf](http://www.kingslafco.com/Procedures/LafcoProcedures.pdf), page 3, 4.

LAFCO oversees boundary changes and service provisions, and its Municipal Service Reviews (MSRs), assesses the performance of cities and districts. Updates to the Policies and Procedures Manual and MSR are essential to ensure that local agencies operate efficiently and comply with current regulations, directly affecting service delivery to residents.

Periodic review and maintenance are necessary. The adequacy of each adopted SOI and MSR will be reviewed every five years or as necessary following the initial SOI determination. This preliminary evaluation is conducted by staff who will recommend that the executive officer to either 1) proceed with a sphere update restudy or 2) affirm the existing sphere. Changes in land use, planning policy, demographics, demand for public services or service capabilities may also justify the need to restudy or amend spheres of influence. California Government Code **Section 56425**

LAFCO Policies and Procedures Manual, not being updated since March 22, 2006 (19 years ago) calls into question the accuracy of the public information provided. This lack of review does not ensure that policies remain relevant and compliant with current regulations or that local government boundaries and service areas align with regional needs. Further outdated policies could affect emergency response times, funding allocations, or community development efforts.

It would be beneficial to citizens of Kings County and the LAFCO staff if the Policies and Procedures Manual of LAFCO and the MSR were reviewed and/or updated every five years. If there is no update, an addendum or other documentation could identify the date of review. Having up-to-date Policies and Procedures Manual aids in and assures that staff and citizens know what services are provided and that the services are consistent with any changes an organization has experienced.

When the Grand Jury interviewed staff, it was informed that staff were aware that the LAFCO Policies and Procedures Manual and the Municipal Service Reviews were outdated. It was reported that an update was in the works and expected to be completed by December 2023. Currently when reviewing the online documents, there are no updates or statements noted that any reviews have been done for necessary changes or updates. Regular updates every five years are essential to ensure that policies remain relevant and compliant with current regulations and reassure the public can count on the information provided by the documents.

## Methodology

The Grand Jury interviewed members of several Kings County departments/commissions and reviewed various sources of information including:

The following California Government Code sections were also reviewed:

- 1) § 56425 (Sphere of Influence)
- 2) § 56426.5 (Sphere of Influence)
- 3) § 56430 (Municipal Service Review)
- 1) The Kings County LAFCO website was reviewed.

[www.countyofkings.com/departments/board-of-supervisors/boards-commissions/local-agency-formation-commission-lafco](http://www.countyofkings.com/departments/board-of-supervisors/boards-commissions/local-agency-formation-commission-lafco)

- 2) The Kings County MSR was reviewed.

[www.kingslafco.com/Documents/2007%20KC%20MSR%2010-24-07%20plus%20resolution.pdf](http://www.kingslafco.com/Documents/2007%20KC%20MSR%2010-24-07%20plus%20resolution.pdf)

3) The Cortese–Knox–Hertzberg Local Government Reorganization Act of 2000 was reviewed.

[www.Calafco.org/sites/default/files/resources/CKH-Guides/CKH GUIDE-2003](http://www.Calafco.org/sites/default/files/resources/CKH-Guides/CKH GUIDE-2003)

4) A Citizens Guide to LAFCOs – Local Area Formation Commission’s

[www.acgov.org/lafco/documents/CitizensGui9deToLAFCO.pdf](http://www.acgov.org/lafco/documents/CitizensGui9deToLAFCO.pdf)

5) San Joaquin Valley Regional Policy Council

<https://sjvcogs.org/land-availability/annexations-spheres-of-influence-county-islands-and-municipal-service-reviews/>

## Discussion

The California State Legislature has the constitutional power to control city and special district boundaries. Counties all have differing government institutions, geography, citizenry, and local needs so the Legislature authorizes a LAFCO in each of California’s 58 counties. **Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH Act)**, primarily found in **Government Code § 56000 et seq.**, establishes **Local Agency Formation Commissions (LAFCOs)** to oversee boundary changes, discourage sprawl, and ensure orderly development, effectively balancing state interest in regional planning with local autonomy.

Please see (Appendix A) for more information on the history and objectives of LAFCO.

The Kings County LAFCO Policies and Procedures Manual was last updated March 22, 2006 (20 years ago) according to the online documents.

The Kings County Municipal Service Reviews for Cities and Community Districts Procedures Manual was last updated on October 24, 2007 (19 years ago) according to the online documents.

The updates that were suggested and acknowledged in the previous Grand Jury Report entitled “Kings County Local Agency Formation Commission’s Policies and Procedures Manual and Municipal Service Reviews for Cities and Community Districts Need Updating” dated January 2024 and was responded to on July 24, 2024, have yet to be completed as evidenced per review of the online documents, as of the date of this follow-up report.

The Kings County LAFCO Policies and Procedures Manual not being updated since March 22, 2006 (20 years ago), (prepared on October 5, 2007, and adopted on October 24, 2007, by LAFCO Resolution No. 07-05), calls into question the accuracy of the public information provided. This lack of review does not ensure that policies remain relevant and compliant with current regulations or that local government boundaries and service areas align with regional needs. This has the potential to affect emergency response times, funding allocations, or community development efforts. Regular updates are essential every five years to ensure that policies remain relevant and compliant with current regulations and that local government boundaries

and service areas align with regional needs. This promotes efficient growth, prevents sprawling, and guides infrastructure, which is vital for smart development and resource management.

## Findings/Recommendations

F1. The Kings County LAFCO Policies and Procedures Manual does not show any update or notation that the document has been reviewed (as was recommended by the 2024 Grand Jury Report), since March 22, 2006 (20 years ago), which calls into question the accuracy of the public information provided.

R1. A review shall be conducted by the designated Kings County LAFCO policy review team by May 1, 2026, and every five years thereafter as required by The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. Clear documentation of each review date and/or any changes made should be referenced in each document to ensure transparency and accountability.

F2. The Kings County LAFCO Municipal Service Review documents for Cities and Community Districts do not show any update or notation that the document has been reviewed (as was recommended by the 2024 Grand Jury report), since October 24, 2007 (19 years ago), which calls into question the accuracy of the public information provided.

R2. A review shall be conducted by the designated Kings County LAFCO policy review team by May 1, 2026, and every five years thereafter as required by The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. Clear documentation of each review date and/or any changes made should be referenced in each document to ensure transparency and accountability.

## REQUIRED RESPONSE

Kings County Board of Supervisors  
1400 W. Lacey Boulevard  
Hanford, California 93230

Kyria Martinez, County Executive Officer  
County of Kings  
1400 W. Lacey Boulevard  
Hanford, California 93230

## INVITED RESPONSE

Chuck Kinney, Executive Officer  
Kings County LAFCO  
1400 W. Lacey Boulevard  
Hanford, California 93230

### Requirements and how to respond to a Grand Jury Report

#### § 933. Findings and Recommendations (Excerpt)

No later than 90 days after the grand jury submits a final report on the operations of any public agency subject to its reviewing authority, the governing body of the public agency shall comment to the presiding judge of the superior court on the findings and recommendations pertaining to matters under the control of the governing body, and every elected county officer or agency head for which the grand jury has responsibility pursuant to Section 914.1 shall comment within 60 days to the presiding judge of the superior court, with an information copy sent to the board of supervisors, on the findings and recommendations pertaining to matters under the control of that county officer or agency head and any agency or agencies which that officer or agency head supervises or controls. In any city and county, the mayor shall also comment on the findings and recommendations. All of these comments and reports shall forthwith be submitted to the presiding judge of the superior court who impaneled the grand jury. A copy of all responses to grand jury reports shall be placed on file with the clerk of the public agency and the office of the county clerk, or the mayor when applicable, and shall remain on file in those offices...

As used in this section, "agency" includes a department.

#### § 933.05. Responses to Findings (Excerpt)

- (a) For purposes of subdivision (b) of Section 933, as to **each** grand jury **finding**, the responding person or entity shall indicate one of the following:
- (1) The respondent agrees with the finding.
  - (2) The respondent disagrees wholly or partially with the finding, in which case the response shall specify the portion of the finding that is disputed and shall include an explanation of the reasons therefor.

- (b) For purposes of subdivision (b) of Section 933, as to **each** grand jury **recommendation**, the responding person or entity shall report one of the following actions:
- (1) The recommendation has been implemented, with a summary regarding the implemented action.
  - (2) The recommendation has not yet been implemented, but will be implemented in the future, with a timeframe for implementation.
  - (3) The recommendation requires further analysis, with an explanation and the scope and parameters of an analysis or study, and a timeframe for the matter to be prepared for discussion by the officer or head of the agency or department being investigated or reviewed, including the governing body of the public agency when applicable. This timeframe shall not exceed six months from the date of publication of the grand jury report.
  - (4) The recommendation will not be implemented because it is not warranted or is not reasonable, with an explanation therefor.
- (c) However, if a finding or recommendation of the grand jury addresses budgetary or personnel matters of a county agency or department headed by an elected officer, both the agency or department head and the board of supervisors shall respond if requested by the grand jury, but the response of the board of supervisors shall address only those budgetary or personnel matters over which it has some decision making authority. The response of the elected agency or department head shall address all aspects of the findings or recommendations affecting his or her agency or department.
- ...
- (f) A grand jury shall provide to the affected agency a copy of the portion of the grand jury report relating to that person or entity two working days prior to its public release and after the approval of the presiding judge. No officer, agency, department, or governing body of a public agency shall disclose any contents of the report prior to the public release of the final report. (*Emphasis added.*)

## Appendix A

The objectives of LAFCO are as follows per the LAFCO website:

- 1) **Encourage the orderly formation of local governmental agencies.** LAFCOs review proposals for the formation of new local governmental agencies and changes of LAFCOs review proposals for the formation of new local governmental agencies and changes of organizations in existing agencies. In California, there are 58 LAFCOs working with nearly 4,000 governmental agencies in 58 counties, 500+ cities and 3,000+ special districts. Agency boundaries are often unrelated to one another and sometimes overlap, often leading to higher service costs to the taxpayer and general confusion regarding service area boundaries. LAFCO decisions strive to balance the competing needs in California for affordable housing, economic opportunity, and conservation of natural resources.
- 2) **Preserve Agricultural Land Resources.** LAFCO must consider the effects that any proposal will produce on existing agricultural lands. By guiding development toward vacant urban land and away from agricultural preserves, LAFCO assists with the preservation of our valuable agricultural resources. Section 56377 guides this objective by requiring that LAFCO must consider the following when reviewing and approving or disapproving proposals which could reasonably be expected to induce, facilitate, or lead to the conversion of existing open-space lands to uses other than open-space uses. The commission shall consider all of the following policies and priorities:
  - a. Development or use of land for other than open-space uses shall be guided away from existing prime agricultural lands in open-space use toward areas containing nonprime agricultural lands, unless that action would not promote the planned, orderly, efficient development of an area.
  - b. Development of existing vacant or nonprime agricultural lands for urban uses within the existing jurisdiction of a local agency or within the sphere of influence of a local agency should be encouraged before any proposal is approved which would allow for or lead to the development of existing open-space lands for non-open-space uses which are outside of the existing jurisdiction of the local agency or outside of the existing sphere of influence of the local agency.

**Discourage Urban Sprawl.** Urban sprawl can best be described as irregular and disorganized growth occurring without apparent design or plan. This pattern of development is characterized by the inefficient delivery of urban services (police, fire, water, and sanitation) and the unnecessary loss of agricultural land. By discouraging sprawl, LAFCO limits the misuse of land resources and promotes a more efficient system of local governmental agencies.

LAFCOs were created in 1963 by the Knox-Nesbit Act and were amended by the District Reorganization Act of 1965, the Municipal Organization Act of 1977 and finally by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (**Appendix B**). Please see (**Appendix C**) government Code Section **§ 56425** for LAFCO authorities over Spheres of Influence, and (**Appendix D**) Government Code Section **§ 56430** regarding Municipal Service Review Study, for more information.

LAFCO has authority over the following (per the LAFCOs website):

- 1) **Boundary Changes.** LAFCO regulates boundary changes proposed by public agencies or individuals through approval or denial. LAFCO does not have the power to initiate boundary changes on their own, except for proposals involving small island annexation, the dissolution or consolidation of special districts, and the merging of subsidiary districts.
- 2) **Municipal Service Reviews (MSR) and Spheres of Influence Studies.** One of the most important charges given to LAFCO was the adoption of “Spheres of Influence” for local governments. (Government Code Section § 56425) (Appendix B) A “Sphere of Influence” is the physical boundary and service area that a governmental agency is expected to serve. Establishment of this boundary is based on the results of the Municipal Service Review Study Government Code Section § 56430 (Appendix C) and is necessary to determine which governmental agencies can provide services in the most efficient way to the people and property in any given area. The “Sphere of Influence” requirement also works to discourage urban sprawl by preventing overlapping jurisdictions and duplication of services.
- 3) **Special Studies.** Through special studies, LAFCO encourages governments to evaluate their current operations and options for reorganization. Local agencies often overlap and have the potential of duplicating services. LAFCOs conduct service studies and consolidation feasibility studies. These studies provide general information about local governments and present alternatives for improving services and reducing operational costs.
- 4) **Initiation of Special District Consolidations.** As of July 1, 1994, LAFCOs have had the authority to initiate proposals that include the dissolution or consolidation of special districts, or the merging of an existing subsidiary district (Section 56375(a)).  
A change in organization can mean any of the following:
  - a. A city incorporation
  - b. A district formation
  - c. An annexation to, or detachment from, a city or district
  - d. A disincorporation of a city
  - e. A district dissolution
  - f. A consolidation of cities or special districts
  - g. A merger or establishment of a subsidiary district
  - h. An authorization of a special district to exercise one of its latent powers or to extend the area over which a latent power is exercised.
  - i. A reorganization involving two or more of the above-listed changes of organization.Prior to initiating such an action, LAFCO must determine that the district’s customers would benefit from the proposal through adoption of a sphere of influence or other special study.
- 5) **Out of Agency Service Agreements.** Cities and districts are required to obtain LAFCOs approval prior to entering into contracts with private individuals to provide services outside of the agency’s boundaries (Section 56133).

Specifically excluded from LAFCO's jurisdiction are the following local government agencies:

- a) A school district or community college district.
- b) A special assessment district.
- c) An improvement district.
- d) A community facilities district formed pursuant to the Mello-Roos Community facilities Act of 1982.
- e) A permanent road division formed pursuant to Section 1160 of the Street and Highways Code.
- f) An air pollution control district or an air quality maintenance district.
- g) A service zone of a fire protection district. [Citation?](#)

A Municipal Service Review (MSR) is a comprehensive study to determine the adequacy of governmental services being provided by the local agencies under LAFCO jurisdiction (Government Code Section 56430). This provides cities and special districts with an assessment on their provision of services, suggests recommendations regarding areas of improvement, and helps determine whether or not an agency is equipped to effectively provide services within its existing or expanded sphere of influence. [Citation?](#)

## Appendix B

### Calafco.org

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Act) requires LAFCo to review and update, as necessary, each local agency's Sphere of Influence (SOI) before January 1, 2008, and every five years thereafter. As part of the SOI update, the Commission must consider and prepare a written statement of its determinations which are summarized as follows:

1. The present and planned land uses in the area, including agricultural and open-space lands.
2. The present and probable need for public facilities and services in the area.
3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.
4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.
5. For a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.

Prior to, or in conjunction with an agency's SOI update, LAFCo is required to conduct a Municipal Service Review (MSR) for each agency. A MSR is a comprehensive review of an agency's ability to provide service(s) to those people and businesses within its current boundaries. Per the Act, the Commission prepares written statements of its determinations with respect to each of the following factors:

1. Growth and population projections for the affected area.
2. The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the SOI.
3. Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies.
4. Financial ability of agencies to provide services.
5. Status of, and opportunities for, shared facilities.
6. Accountability for community service needs, including governmental structure and operational efficiencies.
7. Any other matter related to effective or efficient service delivery, as required by commission policy.

The Commission's Municipal Service Review Policy establishes the MSR Program's goal: "...To provide cities and special districts with an assessment on their provision of services, make recommendations regarding areas of improvement, and determine whether or not an agency is equipped to effectively provide services within its existing or expanded SOI."

The Commission determines the SOI boundary for local agencies under LAFCo's jurisdiction. The SOI is a planning boundary outside an agency's service area that means, a plan for the probable physical boundaries and service area of a local agency. The Commission adopts, updates, and evaluates an SOI using a 20-year planning horizon. An SOI is the Commission's best estimate of the probable service area for an agency over time, depending upon information collected during the MSR update process. (For text of the law, see the Government Code, Sections 56425; 56430; and Fresno LAFCo Policies, Standards and Procedures Manual - Policy 107.)

## Appendix C

### Sphere of Influence

#### California Code, Government Code - GOV § 56425

Current as of January 01, 2023 | Updated by [FindLaw Staff](#)

(a) In order to carry out its purposes and responsibilities for planning and shaping the logical and orderly development and coordination of local governmental agencies subject to the

jurisdiction of the commission to advantageously provide for the present and future needs of the county and its communities, the commission shall develop and determine the sphere of influence of each city and each special district, as defined by [Section 56036](#), within the county and enact policies designed to promote the logical and orderly development of areas within the sphere.

(b) Prior to a city submitting an application to the commission to update its sphere of influence, representatives from the city and representatives from the county shall meet to discuss the proposed new boundaries of the sphere and explore methods to reach agreement on development standards and planning and zoning requirements within the sphere to ensure that development within the sphere occurs in a manner that reflects the concerns of the affected city and is accomplished in a manner that promotes the logical and orderly development of areas within the sphere. If an agreement is reached between the city and county, the city shall forward the agreement in writing to the commission, along with the application to update the sphere of influence. The commission shall consider and adopt a sphere of influence for the city consistent with the policies adopted by the commission pursuant to this section, and the commission shall give great weight to the agreement to the extent that it is consistent with commission policies in its final determination of the city sphere.

(c) If the commission's final determination is consistent with the agreement reached between the city and county pursuant to subdivision (b), the agreement shall be adopted by both the city and county after a noticed public hearing. Once the agreement has been adopted by the affected local agencies and their respective general plans reflect that agreement, then any development approved by the county within the sphere shall be consistent with the terms of that agreement.

(d) If no agreement is reached pursuant to subdivision (b), the application may be submitted to the commission and the commission shall consider a sphere of influence for the city consistent with the policies adopted by the commission pursuant to this section.

(e) In determining the sphere of influence of each local agency, the commission shall consider and prepare a written statement of its determinations with respect to each of the following:

(1) The present and planned land uses in the area, including agricultural and open-space lands.

(2) The present and probable need for public facilities and services in the area.

(3) The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

(4) The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

(5) For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, that occurs pursuant to subdivision (g) on or after July 1, 2012, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.

(f) Upon determination of a sphere of influence, the commission shall adopt that sphere.

(g) On or before January 1, 2008, and every five years thereafter, the commission shall, as necessary, review and update each sphere of influence.

(h) In determining a sphere of influence, the commission may assess the feasibility of governmental reorganization of particular agencies and recommend reorganization of those agencies when reorganization is found to be feasible and if reorganization will further the goals of orderly development and efficient and affordable service delivery. The commission shall make all reasonable efforts to ensure wide public dissemination of the recommendations.

(i) When adopting, amending, or updating a sphere of influence for a special district, the commission shall establish the nature, location, and extent of any functions or classes of services provided by existing districts.

(j) When adopting, amending, or updating a sphere of influence for a special district, the commission may require existing districts to file written statements with the commission specifying the functions or classes of services provided by those districts.

## Appendix D

### Municipal Service Review

#### **Cal. Gov. Code § 56430**

Current through the 2023 Legislative Session.

Section 56430 - Review of municipal services provided in order to prepare and update spheres of influence:

**(a)** In order to prepare and to update spheres of influence in accordance with Section 56425, the commission shall conduct a service review of the municipal services provided in the county or other appropriate area designated by the commission. The commission shall include in the area designated for service review the county, the region, the subregion, or any other geographic area as is appropriate for an analysis of the service or services to be reviewed, and shall prepare a written statement of its determinations with respect to each of the following:

**(1)** Growth and population projections for the affected area.

**(2)** The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.

**(3)** Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.

**(4)** Financial ability of agencies to provide services.

**(5)** Status of, and opportunities for, shared facilities.

**(6)** Accountability for community service needs, including governmental structure and operational efficiencies.

**(7)** Any other matter related to effective or efficient service delivery, as required by commission policy.

**(b)** In conducting a service review, the commission shall comprehensively review all of the agencies that provide the identified service or services within the designated geographic area. The commission may assess various alternatives for improving efficiency and affordability of infrastructure and service delivery within and contiguous to the sphere of influence, including, but not limited to, the consolidation of governmental agencies.

**(c)** In conducting a service review, the commission may include a review of whether the agencies under review, including any public water system as defined in Section 116275, are in compliance with the California Safe Drinking Water Act (Chapter 4 (commencing with Section 116270) of Part 12 of Division 104 of the Health and Safety Code). A public water system may satisfy any request for information as to compliance with that act by submission of the consumer confidence or water quality report prepared by the public water system as provided by Section 116470 of the Health and Safety Code.

**(d)** The commission may request information, as part of a service review under this section, from identified public or private entities that provide wholesale or retail supply of drinking water, including mutual water companies formed pursuant to Part 7 (commencing with Section 14300) of Division 3 of Title 1 of the Corporations Code, and private utilities, as defined in Section 1502 of the Public Utilities Code.

**(e)** The commission shall conduct a service review before, or in conjunction with, but no later than the time it is considering an action to establish a sphere of influence in accordance with Section 56425 or 56426.5 or to update a sphere of influence pursuant to Section 56425. Ca. Gov. Code § 56430 Amended by Stats 2011 ch 513 (SB 244),s 6.5, eff. 1/1/2012. Amended by Stats 2011 ch 512 (AB 54),s 8, eff. 1/1/2012. Amended by Stats 2007 ch 244 (AB 1744),s 7, eff. 1/1/2008. Added by

# Local Agency Formation Commission OF KINGS COUNTY

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April 22, 2026

Superior Court of California - County of Kings  
Attn: Judge Marianne Gilbert  
1640 Kings Court Drive  
Hanford, CA 93230

**SUBJECT:** Response to Grand Jury Follow Up Report “Updating Kings County Local Agency Formation Commission’s Policies and Procedures Manual and Municipal Service Reviews for Cities and Community Districts”

Dear Judge Gilbert;

The Kings County Grand Jury recently completed a follow up report on their investigation of the Local Agency Formation Commission (LAFCo) of Kings County which occurred during the 2023/2024 term. We appreciate the Grand Jury’s interest in LAFCo’s activities as it is one of the lesser known governmental agencies within the County. We additionally appreciate the information provided concerning areas where we can provide better public service. Kings LAFCo endeavors to provide the best possible public service to the citizens of Kings County. Following the original Grand Jury Report from 2024, Kings LAFCo recognized that its website did not provide a user-friendly environment and since then the website has proven challenging when trying to update information, so Kings LAFCo has chosen to have its website redesigned into a modern website which is easy to update and user-friendly. This redesign began in the Summer of 2025 and was anticipated to be completed prior to the end of the 2025 calendar year, but challenges have come up which have delayed the rolling out of the new website. The current anticipated release date of the new website is by the end of April 2026 and as part of this new site it will provide all of the most current information which is up to date for the public. As required by California Penal Code Section 933(c), LAFCo provides the following response to the Grand Jury’s findings and recommendations.

Finding No. 1:

The Kings County LAFCO Policies and Procedures Manual does not show any update or notation that the document has been reviewed (as was recommended by the 2024 Grand Jury Report), since March 22, 2006 (20 years ago), which calls into question the accuracy of the public information provided.

Recommendation No. 1:

A review shall be conducted by the designated Kings County LAFCO policy review team by May 1, 2026, and every five years thereafter as required by The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. Clear documentation of each review date and/or any changes made should be referenced in each document to ensure transparency and accountability.

Response No. 1: Agree.

As agreed to within the response from Kings LAFCo following the original Grand Jury Report, Kings LAFCo did update the Policies and Procedures for proposals submitted to Kings LAFCo at the Commission meeting which was held on June 25, 2025. Although the new Policies and Procedures have not been able to be added to the old website it is expected that they will be available online soon with the rolling out of the revised website. Attached to this letter is a copy of the updated 2025 Policies and Procedures.

Finding No. 2:

The Kings County LAFCO Municipal Service Review documents for Cities and Community Districts do not show any update or notation that the document has been reviewed (as was recommended by the 2024 Grand Jury report), since October 24, 2007 (19 years ago), which calls into question the accuracy of the public information provided.

Recommendation No. 2:

A review shall be conducted by the designated Kings County LAFCO policy review team by May 1, 2026, and every five years thereafter as required by The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. Clear documentation of each review date and/or any changes made should be referenced in each document to ensure transparency and accountability.

Response No. 2: Agree in part

As agreed to within the response from Kings LAFCo following the original Grand Jury Report, Kings LAFCo did update the Municipal Service Reviews for the Cities and Community Districts within Kings County at the Commission meeting which was held on June 25, 2025. Although the new Municipal Service Reviews for the Cities and Community Districts have not been able to be added to the old website it is expected that they will be available online soon with the rolling out of the revised website. Attached to this letter is a copy of the Municipal Service Reviews for the Cities and Community Districts which were updated on June 25, 2025 and are planned to be updated at least every five (5) years.

If you have any questions concerning LAFCo's comments please contact me at your convenience.

**LOCAL AGENCY FORMATION COMMISSION  
OF KINGS COUNTY**

---

Chuck Kinney, Executive Officer

Cc: Grand Jury  
LAFCo Commission  
Kings County Administration

**LOCAL AGENCY FORMATION  
COMMISSION**

**OF**

**KINGS COUNTY**

**\* \* \* \* \***

**POLICIES AND PROCEDURES MANUAL**

Revised

**June 25, 2025**

Prepared by:

LAFCO of Kings County  
LAFCO Executive Officer and Staff  
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# LOCAL AGENCY FORMATION COMMISSION OF KINGS COUNTY

## POLICIES AND PROCEDURES MANUAL

### TABLE OF CONTENTS

<b>MISSION STATEMENT</b>	1
<b>I. INTRODUCTION</b>	
A. HISTORY OF LAFCOs	1
B. CURRENT LEGISLATIVE ACT ESTABLISHING LAFCO'S AUTHORITY	1
C. LAFCO PROFILE	2
D. OBJECTIVES OF LAFCO	3
E. AUTHORITY OF LAFCO	4
F. LAFCO'S POWERS	5
G. PUBLIC INVOLVEMENT	7
<b>II. LAFCO POLICIES FOR REVIEWING PROPOSALS</b>	
A. INTRODUCTION	7
B. ORDERLY FORMATION AND DEVELOPMENT OF AGENCIES	7
C. CONSISTENCY WITH SPHERES OF INFLUENCE	8
D. ORDERLY DEVELOPMENT AND PRESERVATION OF OPEN SPACE	8
E. CONSERVATION OF AGRICULTURAL LAND	8
F. INDEMNIFICATION AND REIMBURSEMENT FOR EXTRAORDINARY COST AGREEMENT	9
<b>III. STANDARDS FOR REVIEW</b>	
A. INTRODUCTION	9
B. STANDARDS FOR ANNEXATION TO CITIES AND SPECIAL DISTRICTS PROVIDING URBAN SERVICES	10
C. STANDARDS FOR ANNEXATION TO SPECIAL DISTRICTS PROVIDING RURAL SERVICES	10
D. STANDARDS FOR DETACHMENT FROM SPECIAL DISTRICT PROVIDING RURAL SERVICE	11
E. STANDARDS FOR DETERMINING "SUBSTANTIALLY SURROUNDED" AREAS	11
<b>IV. EVALUATION OF PROPOSALS</b>	

A.	INTRODUCTION	11
B.	PRE-APPLICATION REVIEW OF THE PROPOSAL	11
C.	CEQA REQUIREMENTS	11

## **V. REGULATION FOR CONDUCT OF HEARING AND COMMISSION BUSINESS**

A.	INTRODUCTION	13
B.	MEETINGS	13
C.	CHAIRPERSON	13
D.	VICE CHAIRPERSON	14
E.	CALL TO ORDER	14
F.	QUORUM	14
G.	MINUTES	14
H.	RESOLUTIONS	14
I.	ORDER OF PROCEDURE	14
J.	RULES OF DEBATE	15
K.	REQUEST TO AMEND/RECONSIDER COMMISSION RESOLUTION	15
L.	REVISION OF PROPOSAL BOUNDARIES	15
M.	RULE OF ORDER	16
N.	VOTING	16
O.	ADDRESSING THE COMMISSION	16
P.	DECORUM	16
Q.	REIMBURSEMENT OF EXPENSES	16

## **APPENDICES**

A.	APPLICATION CHECKLIST	20
B.	SAMPLE LAFCO PETITION FORM	21
C.	SAMPLE RESOLUTIONS OF APPLICATION	23
D.	SAMPLE PLAN FOR SERVICE FORM	28
E.	REQUIREMENTS FOR METES AND BOUNDS LEGAL DESCRIPTION	32
F.	REQUIREMENTS FOR RECORDED MAP	34
G.	DISCLOSURE REQUIREMENTS FOR LAFCO COMMISSIONERS	36
H.	PROCEDURAL STEPS FOR BOUNDARY CHANGES	39
I.	INDEMNIFICATION AND REIMBURSEMENT FOR EXTRAORDINARY COSTS REIMBURSEMENT FORM	41
J.	LAFCO'S RESOLUTION ADOPTING THESE POLICIES AND PROCEDURES	51

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# LOCAL AGENCY FORMATION COMMISSION OF KINGS COUNTY

## MISSION STATEMENT

**For the social, fiscal, and economic well-being of the County of Kings and the State of California, encourage the orderly formation, development, and reorganization of local governmental agencies; preserve open-space and prime agricultural land; and discourage urban sprawl.**

### I. INTRODUCTION

#### A. HISTORY OF LAFCOs

California has experienced a tremendous increase in population over the past 60 years, resulting in sporadic formation of cities and special service districts as the development boom converted more and more of California's agricultural land to urban uses. Premature and unplanned development created inefficient, expensive systems of delivering public services using various small of local government.

Governor Edmund G. Brown, Sr., responded to this problem in 1959 by appointing the *Commission on Metropolitan Area Problems*. The Commission's charge was to study and make recommendations on the "misuse of land resources" and the growing complexity of overlapping, local governmental jurisdictions. The Commission's recommendations on local government reorganization were introduced in the Legislature by the *Knox-Nisbet Act of 1963*, resulting in the creation of the Local Agency Formation Commissions, or LAFCOs, with regulatory authority over local agency boundary changes.

Since then, various acts have been added to the statutes including the *District Reorganization Act of 1965* and the *Municipal Organization Act of 1977* which consolidated all of the separate laws that previously governed boundary changes into single laws. The *Cortese-Knox-Hertzberg Local Government Act of 2000* consolidated those three major laws into a single, unified law.

Then in 2000 the Speaker of the Assembly, Robert Hertzberg, introduced AB 2838 which comprehensively revised the *Cortese-Knox-Hertzberg Local Government Act of 2000* to incorporate many of the recommendations of the *Commission on Local Governance in the 21<sup>st</sup> Century* in its report "Growth within Bounds." Minor changes have been made since 2000.

#### B. CURRENT LEGISLATIVE ACT ESTABLISHING LAFCOs AUTHORITY

The *Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH Act)*, beginning at Section 56000 of the California Government Code, provides LAFCO with its powers, procedures and functions (note: all references to code sections in these procedures are to the California Government Code unless otherwise specified). This law gives LAFCO power to "approve or disapprove with or without amendment, wholly, partially or conditionally" proposals concerning the formation of cities and special districts, and other changes in jurisdictional boundaries of cities and special districts, and other changes in jurisdiction or organization of local governmental agencies.

LAFCO is also given authority to make studies of existing governmental agencies in an effort to improve the efficiency of urban services, including initiating certain proceedings on their own.

## C. LAFCO PROFILE

LAFCO was established by state law as an independent regulatory agency with county-wide jurisdiction. Its mandates and responsibilities are:

### 1. General Purpose and Responsibilities

The Commission's efforts are directed at seeing that services are provided efficiently and economically while agricultural and open-space lands are protected. It is responsible for coordinating logical and timely changes in local governmental boundaries, conducting special studies that review ways to reorganize, simplify and streamline governmental structure and preparing a Sphere of Influence for each city and special district within each county. This includes annexations and detachments of territory; incorporations of cities; formations of special districts; and consolidations, mergers, and dissolutions of districts. In addition, LAFCO is charged with reviewing ways to reorganize, simplify, and streamline governmental structure. In 1994, LAFCO was given the authority to initiate proposals involving district consolidation, dissolution, establishment of subsidiary districts, mergers, and reorganizations (combinations of the above jurisdictional changes). In addition, LAFCO is responsible for reviewing contractual service agreements between property owners and service providers.

The Commission is also charged with developing Municipal Service Reviews (Section 56430) and developing and updating spheres of influence (S/I) for each city and special district within the county (Section 56425). S/Is are planning tools used to provide guidance for individual proposals involving jurisdictional changes and are intended to encourage efficient provision of organized community services and prevent duplication of service delivery. Territory must be within a city or district's sphere in order to be annexed.

### 2. Membership and Meetings

Section 56325 specifies LAFCO membership. It consists of five regular members: two members from the Board of Supervisors, two city representatives, and one public member. There are three alternates to the regular members. Commissioners are appointed to four-year terms. The two county members, and the county member alternate, are appointed by the Board of Supervisors from their own membership. The city members, and city member alternate, are appointed by the City Selection Committee (the mayors of all the cities within the County) and must be either mayors or council members. The public member and public member alternate are appointed by the other four members of the Commission.

Independent special districts may have two seats on LAFCO. However, a majority of the districts declined to request independent special district representation when polled in 2001. Most stated they did not want to contribute one-third of the annual LAFCO budget.

As set by the Commissioners by resolution, regular LAFCO meetings are scheduled for 1:00 p.m. on the fourth Wednesday of each month. Meetings are held in the Board of Supervisors Chambers, in the Administration Building (Bldg. No. 1) of the Kings County Government Center, 1400 West Lacey Blvd., Hanford, CA. The length of the meetings varies depending on the complexity of the items on the agenda and the amount of public testimony.

Meeting notices and agendas are mailed through the U.S. Mail, prepaid first class, and are posted on LAFCO's website. The website address is: [www.kingslafco.com](http://www.kingslafco.com)

### 3. Disclosures

Pursuant to Section 56100.1, a commission may require, through the adoption of written policies and procedures, the disclosure of contributions, as defined in Section 82015, expenditures, as defined in Section 82025, and independent expenditures, as defined in Section 82031, made in support of or opposition to a proposal. Disclosure shall be made to the Executive Officer who will post it on the commission's website. This disclosure requirement is in addition to any disclosure required by Title 9 (commencing with Section 81000) or by local ordinance (See Appendix G for definition of contributions and expenditures).

A Commissioner is not automatically disqualified from voting on items that affect the agency he or she represents; however, a Commissioner may voluntarily disqualify himself or herself. Commissioners must disqualify themselves if they have received contributions of more than \$250 from any person or entity involved in a proposal under consideration by LAFCO. This disqualification requirement is determined through the completion of a Fair Political Practices Commission disclosure form previously submitted by the proposal's applicant.

Application forms for proposed changes in organizations or reorganizations have been changed to include such an applicant's disclosure form. If an application is made by resolution from a city or special district, the resolution of application must be accompanied by such a disclosure form from the real party of interest if such contribution or expenditure payments have been made to any of the LAFCO Commissioners.

Both regular and alternate Commissioners, except Supervisors, file Statements of Economic Interest Form 700 when assuming office and annually thereafter.

## **D. OBJECTIVES OF LAFCO**

### *1. Encourage the Orderly Formation of Local Governmental Agencies*

LAFCOs review proposals for the formation of new local governmental agencies and changes of organization in existing agencies. In California there are 58 LAFCOs working with nearly 3,500 governmental agencies in 58 counties, 400+ cities and 3,000+ special districts. Agency boundaries are often unrelated to one another and sometimes overlap at random, often leading to higher service costs for the taxpayer and general confusion regarding service area boundaries. LAFCO decisions strive to balance the competing needs in California for affordable housing, economic opportunity, and conservation of natural resources.

### *2. Preserve Agricultural Land Resources*

LAFCO must consider the effects that any proposal will produce on existing agricultural lands. By guiding development toward vacant urban land and away from agricultural preserves, LAFCO assists with the preservation of our valuable agricultural resources. Section 56377 guides this objective by requiring that LAFCO must consider the following when reviewing and approving or disapproving proposals which could reasonably be expected to induce, facilitate, or lead to the conversion of existing open-space lands to uses other than open-space uses. The commission shall consider all of the following policies and priorities:

- (a) Development or use of land for other than open-space uses shall be guided away from existing prime agricultural lands in open-space use toward areas containing nonprime agricultural lands, unless that action would not promote the planned, orderly, efficient development of an area.
- (b) Development of existing vacant or nonprime agricultural lands for urban uses within the existing jurisdiction of a local agency or within the sphere of influence of a local agency should be encouraged before any proposal is approved which would allow for or lead to the development of existing open-space lands for non-open-space uses which are outside of the existing jurisdiction of the local agency or outside of the existing sphere of influence of the local agency.

3. *Discourage Urban Sprawl*

Urban sprawl can best be described as irregular and disorganized growth occurring without apparent design or plan. This pattern of development is characterized by the inefficient delivery of urban services (police, fire, water and sanitation) and the unnecessary loss of agricultural land. By discouraging sprawl, LAFCO limits the misuse of land resources and promotes a more efficient system of local governmental agencies.

**E. AUTHORITY OF LAFCO**

1. *Boundary Changes*

LAFCO regulates boundary changes proposed by public agencies or individuals through approval or denial. LAFCO does not have the power to initiate boundary changes on their own, except for proposals involving small island annexations, the dissolution or consolidation of special districts, and the merging of subsidiary districts.

Typical applicants might include:

- ◆ Individual homeowners requesting annexation to a sewer district due to a failing septic tank.
- ◆ Developers seeking annexation to cities in order to obtain more favorable development and urban services extended to new housing or commercial development.
- ◆ Cities and the County wishing to annex pockets or “islands” of unincorporated land located within the borders in order to avoid duplication of services with the county.
- ◆ Special Districts or cities seeking to consolidate two or more governmental agencies into one, thereby streamlining their services and reducing the cost to local taxpayers.
- ◆ LAFCO itself concerning the dissolutions of inactive districts or consolidation of special districts.

2. *Spheres of Influence Studies*

One of the most important charges given LAFCO was the adoption of “Spheres of Influence” for local governments (Section 56425). A “Sphere of Influence” is a planning boundary outside of an agency’s legal boundary (such as the city limit line) that designates the agency’s probable future boundary and service area. Factors considered in a Sphere of Influence review focus on the current and future land use, the current and future need and capacity for service, and any relevant communities of interest. With the passage of the CKH Act, spheres for all cities and special districts are reviewed every five years.

The purpose of the Sphere of Influence is to ensure the provision of efficient services while

discouraging urban sprawl and the premature conversion of agricultural and open space lands by preventing overlapping jurisdictions and duplication of services. Commissions cannot tell agencies what their planning goals should be. Rather, on a regional level, LAFCOs coordinate the orderly development of a community through reconciling differences between agency plans so that the most efficient urban service arrangements are created for the benefit of area residents and property owners.

3. *Municipal Service Reviews*

Municipal Service Reviews (MSRs) were added to LAFCO mandates with the passage of the CKH Act in 2000. A service review is a comprehensive study designed to better inform LAFCO, local agencies, and the community about the provision of municipal services. Service reviews attempt to capture and analyze information about the governance structures and efficiencies of service providers, and to identify opportunities for greater coordination and cooperation between providers. The service review is a prerequisite to a sphere of influence determination and may also lead a LAFCO to take other actions under its authority. The service review is updated every five years in conjunction with the sphere of influence review.

4. *Special District Consolidations*

As of July 1, 1994, LAFCOs have had the authority to initiate proposals that include the dissolution or consolidation of special districts, or the merging of an existing subsidiary district (Section 56375(a)). Prior to initiating such an action, LAFCO must determine that the district's customers would benefit from the proposal through adoption of a sphere of influence or other special study.

5. *Out of Agency Service Agreements*

Cities and districts are required to obtain LAFCO's approval prior to entering into contracts with private individuals to provide services outside of the agency's boundaries (Section 56133).

6. *Local Policies*

Each LAFCO may adopt local policies to appropriately administer the CKH Act in its county. LAFCOs must act in accordance with any locally adopted policies.

## **F. LAFCO'S POWERS**

The Legislature, in Section 56375, as of January 1, 2006, has given LAFCO the following powers:

**56375.** The commission shall have all of the following powers and duties subject to any limitations upon its jurisdiction set forth in this part:

- (a) To review and approve or disapprove with or without amendment, wholly, partially, or conditionally, proposals for changes of organization or reorganization, consistent with written policies, procedures, and guidelines adopted by the commission. The commission may initiate proposals for (1) consolidation of districts, as defined in Section 56036, (2) dissolution, (3) merger, or (4) establishment of a subsidiary district, or a reorganization that includes any of these changes of organization. A commission shall have the authority to initiate only a (1) consolidation of districts, (2) dissolution, (3) merger, (4) establishment of a subsidiary district, or (5) a reorganization that includes any of these changes of organization, if that change of organization or reorganization is consistent with a recommendation or conclusion of a study prepared pursuant to Section 56378, 56425, or 56430 and the commission makes the determinations specified in subdivision (b) of Section 56881. However, a commission shall not have the power to disapprove an annexation to a city, initiated by resolution, of contiguous territory that the commission finds is any of the following:

- (1) Surrounded or substantially surrounded by the city to which the annexation is proposed or by that city

and a county boundary or the Pacific Ocean if the territory to be annexed is substantially developed or developing, is not prime agricultural land as defined in Section 56064, is designated for urban growth by the general plan of the annexing city, and is not within the sphere of influence of another city.

- (2) Located within an urban service area that has been delineated and adopted by a commission, which is not prime agricultural land, as defined by Section 56064, and is designated for urban growth by the general plan of the annexing city.
- (3) An annexation or reorganization of unincorporated islands meeting the requirements of Section 56375.3.

As a condition to the annexation of an area that is surrounded, or substantially surrounded, by the city to which the annexation is proposed, the commission may require, where consistent with the purposes of this division, that the annexation include the entire island of surrounded, or substantially surrounded, territory.

A commission shall not impose any conditions that would directly regulate land use density or intensity, property development, or subdivision requirements. When the development purposes are not made known to the annexing city, the annexation shall be reviewed on the basis of the adopted plans and policies of the annexing city or county. A commission shall require, as a condition to annexation, that a city prezone the territory to be annexed or present evidence satisfactory to the commission that the existing development entitlements on the territory are vested or are already at buildout, and are consistent with the city's general plan. However, the commission shall not specify how, or in what manner, the territory shall be prezoned. The decision of the commission with regard to a proposal to annex territory to a city shall be based upon the general plan and pre zoning of the city.

- (b) With regard to a proposal for annexation or detachment of territory to, or from, a city or district or with regard to a proposal for reorganization that includes annexation or detachment, to determine whether territory proposed for annexation or detachment, as described in its resolution approving the annexation, detachment, or reorganization, is inhabited or uninhabited. (c) With regard to a proposal for consolidation of two or more cities or districts, to determine which city or district shall be the consolidated, successor city or district.
- (d) To approve the annexation of unincorporated, noncontiguous territory, subject to the limitations of Section 56742, located in the same county as that in which the city is located, and that is owned by a city and used for municipal purposes and to authorize the annexation of the territory without notice and hearing.
- (e) To approve the annexation of unincorporated territory consistent with the planned and probable use of the property based upon the review of general plan and pre zoning designations. No subsequent change may be made to the general plan for the annexed territory or zoning that is not in conformance to the pre zoning designations for a period of two years after the completion of the annexation, unless the legislative body for the city makes a finding at a public hearing that a substantial change has occurred in circumstances that necessitate a departure from the pre zoning in the application to the commission.
- (f) With respect to the incorporation of a new city or the formation of a new special district, to determine the number of registered voters residing within the proposed city or special district or, for a landowner-voter special district, the number of owners of land and the assessed value of their land within the territory proposed to be included in the new special district. The number of registered voters shall be calculated as of the time of the last report of voter registration by the county elections official to the Secretary of State prior to the date the first signature was affixed to the petition. The executive officer shall notify the petitioners of the number of registered voters resulting from this calculation. The assessed value of the land within the territory proposed to be included in a new landowner-voter special district shall be calculated as shown on the last equalized assessment roll.
- (g) To adopt written procedures for the evaluation of proposals, including written definitions not inconsistent with existing state law. The commission may adopt standards for any of the factors enumerated in Section 56668. Any standards adopted by the commission shall be written.
- (h) To adopt standards and procedures for the evaluation of service plans submitted pursuant to Section 56653 and the initiation of a change of organization or reorganization pursuant to subdivision (a).
- (i) To make and enforce regulations for the orderly and fair conduct of hearings by the commission.
- (j) To incur usual and necessary expenses for the accomplishment of its functions.
- (k) To appoint and assign staff personnel and to employ or contract for professional or consulting services to carry out and effect the functions of the commission.
- (l) To review the boundaries of the territory involved in any proposal with respect to the definiteness and certainty of those boundaries, the nonconformance of proposed boundaries with lines of assessment or ownership, and other similar matters affecting the proposed boundaries.
- (m) To waive the restrictions of Section 56744 if it finds that the application of the restrictions would be

detrimental to the orderly development of the community and that the area that would be enclosed by the annexation or incorporation is so located that it cannot reasonably be annexed to another city or incorporated as a new city.

- (n) To waive the application of Section 25210.90 or Section 22613 of the Streets and Highways Code if it finds the application would deprive an area of a service needed to ensure the health, safety, or welfare of the residents of the area and if it finds that the waiver would not affect the ability of a city to provide any service. However, within 60 days of the inclusion of the territory within the city, the legislative body may adopt a resolution nullifying the waiver.
- (o) If the proposal includes the incorporation of a city, as defined in Section 56043, or the formation of a district, as defined in Section 2215 of the Revenue and Taxation Code, the commission shall determine the property tax revenue to be exchanged by the affected local agencies pursuant to Section 56810.
- (p) To authorize a city or district to provide new or extended services outside its jurisdictional boundaries pursuant to Section 56133.
- (q) To enter into an agreement with the commission for an adjoining county for the purpose of determining procedures for the consideration of proposals that may affect the adjoining county or where the jurisdiction of an affected agency crosses the boundary of the adjoining county.

## **G. PUBLIC INVOLVEMENT**

Citizens are welcome and encouraged to attend regular LAFCO meetings and state their views during public hearings on proposals before the Commission. In addition, the meetings provide an excellent opportunity for citizens to familiarize themselves with the growth, development and inter-jurisdictional issues facing their county. Copies of the minutes, meeting agendas, and staff reports are available by contacting the LAFCO office, and on LAFCO's website at [www.kingslafco.com](http://www.kingslafco.com).

## **II. LAFCO POLICIES FOR REVIEWING PROPOSALS**

### **A. INTRODUCTION**

State law, beginning at Section 56000 of the California Government Code, requires LAFCO to review and make determinations on all changes of organization and reorganization, and to develop spheres of influences for each city and special district which are located within Kings County.

State law also requires that LAFCO adopt written procedures for the evaluation of proposals and requires that any standards for this purpose be in writing [Government Code Section 56375(g)]. Pursuant to this requirement the following standards and policies have been adopted by the Commission in order to assist in the review of proposals and preparation of studies.

### **B. ORDERLY FORMATION AND DEVELOPMENT OF AGENCIES**

1. The sphere of influence determined by the Commission shall consider the provision of an adequate level and type of services, as described in the city or districts Municipal Service Review, for each community within the county.
2. Any proposal for a change of organization or reorganization shall contain adequate information to determine that adequate services, facilities and improvements can be provided and financed by the agencies responsible for the provision of such services, facilities and improvements.
3. To reduce and minimize the number of agencies providing services, proposals for the formation of new agencies shall be discouraged unless the proponents provide clear and substantial evidence of the following:
  - a. A need for the agency's services,
  - b. There are no other existing agencies that are able to annex and provide similar services; and

- c. The new agency has the capabilities to provide and finance the new service.

### **C. CONSISTENCY WITH SPHERES OF INFLUENCE**

1. All proposals approved by the Commission shall be consistent with the adopted sphere of influence and Commission policies. A proposal should not be approved solely because the territory lies within the sphere of influence of an agency. The sphere of influence is one factor among other major factors taken into consideration when reviewing a proposal.
2. Cities should provide urban services to areas within their sphere of influence.
3. All developed urban land inside a city's sphere of influence shall be encouraged to annex to the city. The city shall develop plans to annex such developed urban areas. All islands of incorporated territory located within the city's sphere of influence shall be encouraged to annex to the city.

### **D. ORDERLY DEVELOPMENT AND PRESERVATION OF OPEN SPACE**

1. The Commission encourages orderly, well planned and compact urban development for all developing areas. Additionally, the Commission encourages the county, cities and special districts to develop and implement plans and policies to ensure orderly, well planned and compact development, with consideration of preserving open space within the urban patterns.
2. Development of existing vacant non-open space and non-prime agricultural land within an agency's boundaries is encouraged prior to further annexation and development.
3. Annexation proposals of undeveloped or agricultural land shall exhibit that urban development is imminent in the proposed area; that urban development will be contiguous with existing or proposed development; and that orderly, well planned, compact development will result. Proposals resulting in leap frog, non-contiguous development patterns shall be discouraged.

### **E. CONSERVATION OF AGRICULTURAL LAND**

1. Annexation and development of existing vacant non-open space land and non-prime agricultural land within an agency's sphere of influence is encouraged prior to development outside the sphere of influence.
2. Proposals involving the conversion of prime agricultural land shall be contiguous to existing city boundaries, designated for urbanization in the city and county general plans and consistent with the sphere of influence.
3. The Commission shall consider proposals for development of territory under California Land Conservation Contract if the contract was protested by the city and protest was upheld by LAFCO.

However, as of January 1, 1991, Government Code Section 51243 went into effect which eliminated the city protest provision of the California Land Conservation Act. Cities may still annex Agricultural Preserve property and have the contract terminated if the contract was protested, and the protest was upheld, before 1991. New applications for Agricultural Preserve contracts may not be protested by the city and Protest Hearings before LAFCO are not necessary. Annexation of Agricultural Preserve property established after 1991 would not cancel the contract outright as in the past. Development could only occur if a Notice of Non-renewal is filed and the ten-year contract is allowed to expire.

4. Pursuant to Section 51243.5, LAFCO shall determine whether a city may exercise its option to not succeed to the rights, duties, and powers of a "Williamson" Act land conservation contract, and so state in its resolution approving such an annexation or reorganization. City annexations of contracted land will be subject to requirements as set forth in Section 56889.

## **F. INDEMNIFICATION AND REIMBURSEMENT FOR EXTRAORDINARY COST AGREEMENT.**

LAFCO of Kings County requires that each application submitted for consideration of a change of organization or reorganization to be accompanied by a signed copy of the “Indemnification and Reimbursement for Extraordinary Costs” agreement.

In the event a change in organization or reorganization application requires, or appears likely to require, processing in excess of ordinary time and resource allocation, additional fees will be charged to cover the costs of such extraordinary processing. The applicant shall be responsible for all extraordinary costs in connection with application processing and all necessary environmental review processing and for all extraordinary costs associated with change in organization or reorganization approvals or denials, appeals arising therefrom and litigation arising therefrom. In the event that an applicant refuses to make deposits or to pay amounts incurred and invoiced for such extraordinary costs, LAFCO may close the project application processing and may recover from the applicant the costs incurred to that date.

The following are examples of extraordinary events which shall give rise to the applicant's obligation to pay for extraordinary costs under the terms of the “Indemnification Agreement”:

1. Incomplete or inaccurate information provided by the applicant.
2. A change in an application by means of an amendment, correction or similar circumstance.
3. Significant opposition to a project by any person, group, organization or entity.
4. An appeal of a project decision.
5. Non-compliance in whole or in part by the applicant with a condition of an application, the project approval, or LAFCO request.
6. Significant delays in processing caused by the applicant or the applicant's agents.
7. Unique, novel or irregular applications or requests by the applicant.
8. Litigation involving or challenging the project, or arising in any way from the project's consideration, review, negotiation or approval by LAFCO.
9. Other circumstances or events which significantly increase the workload of LAFCO staff to process an application.
10. Preparation of an environmental impact report or mitigated negative declaration under CEQA, which may or may not include the employment of outside consultants and legal counsel by LAFCO or the applicant for the preparation of such environmental documents.

The determination by LAFCO that an extraordinary event has occurred and that an applicant shall thereafter be responsible for the payment of extraordinary costs shall be in the sole and absolute discretion of LAFCO of Kings County.

## **III. STANDARDS FOR REVIEW OF PROPOSALS**

### **A. INTRODUCTION**

The following standards were adopted by the Commission. These standards to review proposals are developed from a list of factors to be considered contained in Section 56668 of the California Government Code. The standards shall be considered within the scope of the preceding policy statements.

Standards are provided for review of all changes of organization or reorganization of cities and special districts. Both favorable and unfavorable factors are listed. The existence of favorable or unfavorable factors should not decide approval or denial; however, a substantial number of favorable, or unfavorable, factors may be the determining factor of approval or denial of the proposal.

## **B. STANDARDS FOR ANNEXATION TO CITIES AND SPECIAL DISTRICTS PROVIDING URBAN SERVICES**

1. Favorable Factors:
  - a. The proposal would eliminate or reduce in size, islands, near islands or other gross distortions of existing city and district boundaries.
  - b. The proposed area is urban in character and should be provided with municipal or urban type services.
  - c. The proposed area is close to urban development and municipal type services and would enhance its potential of full development.
  - d. The proposal is requested by a governmental agency for annexation of its publicly owned property.
  - e. The proposed annexation conforms to the adopted general plan.
  - f. The boundaries are definite and certain.
  - g. The proposed area is consistent with the sphere of influence.
  - h. Request for annexation comes with the consent of all land owners, as shown on the last assessment roll.
2. Unfavorable Factors:
  - a. The proposed annexation would create extensive corridors or peninsulas extending into an unincorporated area and would cause further distortion of existing city boundaries.
  - b. The proposed annexation would result in a premature intrusion of urbanization into an agricultural area.
  - c. Extension of city services is financially infeasible for the foreseeable future.
  - d. The area is presently rural or agricultural and no urban development appears to be imminent.
  - e. The proposed annexation is motivated by land speculation or other motives not in the public's best interest.
  - f. Boundaries of the proposal do not include appropriate areas or are otherwise improperly drawn.
  - g. The proposal is inconsistent with the adopted sphere of influence and the adopted general plan.

## **C. STANDARDS FOR ANNEXATION TO SPECIAL DISTRICTS PROVIDING RURAL SERVICES**

1. Favorable Factors:
  - a. Services provided by the district are needed by residents and landowners, and district annexation is the most economical and logical way of supplying the same.
  - b. The proposal is consistent with the sphere of influence.
  - c. Boundaries are definite and certain.
2. Unfavorable Factors:
  - a. The proposal is inconsistent with the sphere of influence.
  - b. Extension of district services is financially infeasible for the foreseeable future.

## **D. STANDARDS FOR DETACHMENT FROM SPECIAL DISTRICT PROVIDING RURAL SERVICE**

1. Favorable Factors:
  - a. Detachment will eliminate territory not receiving, thus not benefiting from district service.
  - b. The boundaries are definite and certain.
  - c. Detachment is consistent with the sphere of influence.
  - d. Detachment of territory will not cause a change in land use.
2. Unfavorable Factors:
  - a. Detachment will remove territory which still benefits from district services.
  - b. Detachment is inconsistent with the sphere of influence.
  - c. Detachment of territory will cause a change in land use.

## **E. STANDARDS FOR DETERMINING “SUBSTANTIALLY SURROUNDED” AREAS**

The Commission adopted Resolution No. 05-02, on February 23, 2005, establishing the criteria for determining whether a partially surrounded unincorporated area is eligible for city annexation under Senate Bill 1266/Chapter 96, Statutes of 2004 (Section 56375.3). The following criterion was added to the LAFCO Procedures and state:

“An area considered for annexation is determined as “Substantially Surrounded” if that area:

1. Borders the annexing city on at least three contiguous sides or parts thereof; and
2. The length of the area’s contiguous boundary with the annexing city constitutes at least 60 percent or more of the total annexation area perimeter.”

## **IV. EVALUATION OF PROPOSALS**

### **A. INTRODUCTION**

State law allows LAFCO thirty (30) days to review an application for completeness. Within that 30-day period, LAFCO may request any additional information from the applicant, which is necessary to complete the application. Once the application is deemed complete, the Executive Officer will issue either a Certificate of Filing (applications submitted by resolution) or a Certificate of Sufficiency (applications submitted by petition). LAFCO is then required to set a public hearing date within ninety (90) days of issuance of the Certification of Filing or Sufficiency to hear the proposal.

### **B. PRE-APPLICATION REVIEW OF THE PROPOSAL**

Applicants are encouraged to schedule a pre-application review meeting of the proposal with LAFCO staff to determine the level of detail needed in the application and to help ensure that the proposal will comply with LAFCO’s policies and standards.

### **C. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) REQUIREMENTS**

All proposals submitted to LAFCO are subject to environmental review pursuant to CEQA Guidelines. LAFCO may act as either the Lead Agency or Responsible Agency in this process.

1. LAFCO will primarily function as the Lead Agency when:

- a. LAFCO initiates the proposal.
  - b. The applicant is unable to act as the Lead Agency.
  - c. There are no underlying land use approvals involved.
  - d. When 100 percent of the land owners request that LAFCO proceed with the action and waive the notice and hearing requirements.
2. As the Lead Agency, LAFCO is required to determine whether or not a project qualifies for categorical exemption or requires an initial study to determine if the proposal will cause any significant adverse impact on the environment. When a Negative Declaration is proposed, state law requires the Lead Agency to distribute the document for a twenty-one (21) day review to all agencies affected by the proposal. If no significant adverse impacts will result, a Negative Declaration is issued. If significant adverse impacts will result, an environmental impact report (EIR) will be prepared. The review and comment period for a draft EIR shall not be less than thirty (30) days.
  3. In the role of the Responsible Agency, LAFCO shall:
    - a. Comment on the Notice of Preparation, informing the Lead Agency of specific areas which LAFCO requests to be addressed in the environmental documentation.
    - b. Review and comment on the environmental document during the public review period.
    - c. Utilize the environmental document in its decision on the proposal.
  4. If LAFCO finds that the environmental documentation prepared by the Lead Agency is insufficient and fails to adequately address the environmental issues relevant to LAFCO's jurisdiction, LAFCO will take one of the following actions, pursuant to CEQA:
    - a. File suit challenging the adequacy of the environmental document filed by the Lead Agency.
    - b. Prepare a subsequent EIR.
    - c. Assume the Lead Agency role and correct deficiencies of the document.
    - d. Waive objectives if it determines that none of the above courses of action are practicable, and that LAFCO possesses substantially all of the environmental information necessary to make a decision.
  5. LAFCO will use its authority to comment on the Notice of Preparation and the proposed environmental documents to ensure that the documents prepared by another agency are in compliance with CEQA's Guidelines and LAFCO's policies and standards.

If the Lead Agency fails to notify LAFCO through Notice of Preparation or provide substantially equivalent notification, LAFCO may refuse to accept the application as complete and may require the preparation of supplemental environmental documentation.

LAFCO will NOT act upon any proposal for a change of organization until environmental documentation has been completed which adequately addresses the statutory requirements of CEQA and the policies and standards adopted by LAFCO.

6. Applicants of proposals requiring LAFCO approval are encouraged to consult with LAFCO early in the regulatory process.
7. MITIGATION MONITORING AND REPORTING PROGRAM: When mitigation measures are made as a condition of approval to avoid the significance of impacts, a mitigation monitoring program plan, designed to ensure compliance during project implementation, shall be included with the proposal (Public Resources Code Section 21081.6).
  - a. When LAFCO is the lead agency for the project, the Commission shall adopt a mitigation monitoring and reporting program at the time of adoption of the Negative Declaration or Environmental Impact Report. The Executive Officer shall be responsible for ensuring compliance with all mitigation measures or project changes.

- b. When LAFCO is the responsible agency, the commission shall require the adoption of a mitigation monitoring and reporting program for all mitigation measures and project changes, prior to any consideration of the project by the Commission. Compliance with the monitoring and reporting program shall be the responsibility of the lead agency, not LAFCO.

## **V. REGULATION FOR CONDUCT OF HEARING AND COMMISSION BUSINESS**

### **A. INTRODUCTION**

The following regulations were adopted by the Commission to comply with Section 56375(g) of the California Government Code and to establish procedures for Commission hearing, selection of Commissioners, and other Commission business.

### **B. MEETINGS**

1. Regular Meetings: The Commission shall hold its regular meetings at 1:00 p.m. on the fourth Wednesday of each month in the Board of Supervisors Chambers, Administration Building, Building No. 1 at the Kings County Government Center, 1400 W. Lacey Boulevard, Hanford, California. All public hearings are scheduled for 1:00 p.m. and are heard as close to that time as possible in the order which they appear on the agenda. The Commission may change the order of the agenda at the beginning of the meeting. On occasion, the Commission's regular meeting date may be changed to accommodate conflicts in the Commissioner's schedule or other scheduling conflicts.
2. Special Meetings: Special meetings may be called at any time by the Chairperson of the Commission or by two of the members of the commission by serving notice of the time, place, and purpose of the meeting upon each member of the Commission. Such notice shall be served at least twenty-four (24) hours before the time set for the meeting. No other business shall be considered.
3. Adjourned Meeting: Any regular or special meeting may be adjourned to a time and place specified in the order of adjournment. Less than a quorum may make an order for adjournment.

### **C. CHAIRPERSON**

1. Election: The Chairman of the commission shall be elected by the members thereof by a majority vote of all the members.
2. Term: The term of office of the Chairman shall be one year and until the election of his or her successor.
3. Duties: The Chairman shall be the presiding officer of the Commission. He, or she, shall preserve strict order and decorum at all meetings of the Commission, state questions directed to the Commission, announce the Commission's decision on proposals and decide all questions of order, subject to an appeal to the Commission as a whole, in which event, a majority vote shall govern and conclusively determine such question of order. He, or she, shall sign all directives and contracts approved by the Commission, and sign the Commission's resolution.

### **D. VICE CHAIRPERSON**

1. Term and Duties: There shall be a Vice Chairman whose term of office will coincide with that of the Chairman. The Vice Chairman shall fulfill all of the functions and duties of the Chairman in his or her absence.

2. Election: The Vice Chairman of the Commission shall be elected by the members thereof by a majority vote of all the members.

## **E. CALL TO ORDER**

The Chairman shall take the chair at the time and place designated for the meeting and shall call the Commission to order. In the absence of the Chairman and the Vice Chairman, the Executive Officer of the Commission shall call the Commission to order, at which time a temporary chairman will be elected by the members present. Upon the arrival of the Chairman or the Vice Chairman, the temporary chairman shall relinquish the chair at the conclusion of the item of business before the Commission.

## **F. QUORUM**

A majority of the Commission shall constitute a quorum for the transaction of business. Unless otherwise provided, the Commission shall take no action except upon the affirmative vote of three members.

Less than quorum may make an order for adjournment.

## **G. MINUTES**

1. Preparation: The minutes of the Commission shall be kept by the Executive Officer or his or her designee and shall be typewritten in a book kept for that purpose, with a record of each particular type of business transacted set off in paragraphs with proper subheads. The Executive Officer shall be required to keep record only of such business which was actually passed by a vote of the Commission. The Executive Officer shall not be required to record any remarks of members or any other person, except at the special request of a member.
2. Distribution: After each meeting, the Executive Officer shall provide a copy of the minutes to each Commission member.
3. Reading: Unless the reading of the minutes of a meeting is requested by a member, such minutes may be approved without reading if each member has been previously provided with a copy thereof.

## **H. RESOLUTIONS**

A resolution shall be prepared for each proposal indicating the action and determination of the Commission as required by law. The resolution shall be signed by the Chairman and certified by the Executive Officer. In the case where the Chairman was absent from a meeting where a Resolution was adopted the Vice Chairman or Temporary Chair shall sign the resolution.

## **I. ORDER OF PROCEDURE**

The order of procedure in conducting a public hearing shall be as follows:

1. The Chairperson shall request the Executive Officer or such designated person to inform the Commission of the nature of the proposal, to summarize the Executive Officer's Report and recommendations, and discuss any new information or correspondence not included in the staff report.
2. All proponents shall be heard.
3. All opponents shall be heard.
4. Proponent shall be given the opportunity to a rebuttal. New matters shall not be disclosed except by specific direction by the Chairman. If new matters are introduced, the opponents shall again

be given the opportunity to be heard concerning only the new matters.

5. The Chairman shall ask for any additional information of the Executive Officer or staff.
6. The public hearing shall be closed and the matter referred to the Commission for discussion and debate.

## **J. RULES OF DEBATE**

1. Chairman May Debate and Vote: The Chairman may move, second and debate from the chair, subject only to the limitations of debate as are by these rules imposed on all other members, and shall not be deprived of any of the right and privileges of a member by reason of his or her acting as Chairman.
2. Getting the Floor/Improper References: Each member desiring to speak shall address the chair and upon recognition by the Chairman, limit himself, or herself, to the question under debate, avoiding all personal and indecorous language.
3. Interruptions: A member once recognized shall not be interrupted when speaking unless it shall be to call him/her to order or as otherwise provided. If a member, while speaking, shall be called to order, he/she shall cease speaking until the question of order has been determined and, if in order, he/she shall be permitted to proceed.

## **K. REQUEST TO AMEND/RECONSIDER COMMISSION RESOLUTION:**

Pursuant to Section 56895 of the California Government Code and the powers of the Commission, a request to amend or reconsider any resolution adopted by the Commission, must be in writing, accompanied by information stating the reasons for such reconsideration, and received within 30 days of the Commission's decision. The reasons for reconsideration may include, but are not limited to:

1. An error in the proceedings which may have affected the decision of the Commission.
2. A mistake or misunderstanding of fact or law substantially affecting the decision.
3. The existence of new information not considered by the Commission, which may have affected the decision.

The request shall be submitted in the manner prescribed in Section 56895(a). The Executive Officer shall give notice of the reconsideration in the same manner as for the original proposal.

## **L. REVISION OF PROPOSAL BOUNDARIES:**

1. Request for Revision: Any request by an agency, property owner, or other interested party to revise the boundaries to adjacent territory must be received by the Executive Officer at least fifteen (15) days prior to the public hearing. The request shall give reasons which clearly justify the requested revision and shall be accompanied by a map of the proposed revision and a legal description. Request to include territory not adjacent to the original proposal will not be considered for such revision by the Commission.
2. Review of Revision: Notice of the revision will be sent to all affected agencies and property owners at least ten (10) days prior to the public hearing. Request for revision shall be reviewed in the same manner as the original proposal by the Executive Officer and the Commission. The request may be continued by the Commission if necessary information or adequate notice has not been provided.
3. Approval of Revision: When a revision of boundaries is approved by the Commission, a revised map shall be prepared and submitted to the Executive Officer, subject to approval of the Kings County Surveyor's Office.

## **M. RULE OF ORDER**

Except as otherwise specifically provided, in this resolution, Robert's Rules of Order, as last revised, shall govern the proceedings of the Commission in the conduct of meetings thereof.

## **N. VOTING**

Roll Call Vote: A roll call vote shall be taken and recorded. When a roll call vote is in order, the Executive Officer, or the Secretary of the Executive Officer, shall call the names of the members in the following order: the mover, the second, other members, providing that the name of the Chairman be called last except where the Chairman has made or seconded the motion.

## **O. ADDRESSING THE COMMISSION**

1. General: Any person desiring to address the Commission shall do so with the permission of the Chairman. The person shall step up to the microphone and state his/her name and address in an audible tone of voice.
2. Time: Each person addressing the Commission shall limit his/her address to a reasonable amount of time as may be directed by the Chairman.
3. Spokesperson for Groups: Whenever any group of persons wishes to address the Commission on the same subject matter, it shall be proper for the Chairman to request that the spokesperson be chosen by the group to address the Commission and in the event additional matters are to be presented by other persons in the group, to limit the number of persons so addressing the Commission so as to avoid unnecessary repetition.
4. Discussions: No person, other than a member and the person addressing the Commission shall be permitted to enter into any discussion with the person addressing the Commission without the permission of the Chairman.

## **P. DECORUM**

1. By Members: When the Commission is in meeting, the members shall preserve order and decorum, and no member shall, by conversation or otherwise, delay or interrupt the proceedings, the peace of the Commission, shall not disturb any members while speaking, or refuse to obey the orders of the Commission or the Chairman, except as provided in this resolution.
2. By Other Persons: Any person making personal, impertinent, or slanderous remarks, or who become boisterous while addressing the Commission shall be forthwith, by the Chairman, barred from further audience at such meeting, unless permission to continue shall be granted by majority vote of the Commission.

## **Q. REIMBURSEMENT OF EXPENSES**

The Commission members shall be compensated for each meeting they attend at the rate of \$20.00 per meeting. Commissioners shall also be reimbursed for their actual and necessary expenses incurred in connection with their attendance at the meeting of the Commission and in connection with other official Commission business. Such reimbursement shall be at the rates and subject to the conditions established by the Kings County Board of Supervisors for officers and employees of the County of Kings, and the Commissioners shall submit their claims for such reimbursement to the Executive Officer who will process the same for payment by the Kings County Department of Finance.

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# APPENDICES

APPENDIX A

**KINGS COUNTY LOCAL AGENCY FORMATION COMMISSION  
APPLICATION CHECKLIST**

The following is a checklist of the items necessary for a completed application.

<b><u>ITEM</u></b>	<b><u>COMPLETED</u></b>
1. Pre-filing conference with LAFCO staff (optional)	
2. Petition or legislative resolution of application initiating proposal	
3. Complete Plan for Services Form that includes: a. Enumeration and description of services to be extended to affected territory. b. Level and range of those services. c. Indication of when those services can feasibly be extended to affected territory. d. Indication of improvements or upgrading of structures, roads, sewer or water facilities. e. Information on how those services will be financed.	
4. Metes and bounds legal description and draft recordable map of the subject territory that meets State Board of Equalization Standards.	
5. Site map, including the surrounding area, which indicates general plan designations of the subject area. The boundary of existing and proposed city and /or district boundaries should be shown on map	
6. List of affected Assessor Parcel Numbers	
7. Copies of resolutions pertaining to general plan amendments and/or rezoning of subject area (Only required if city has completed such action)	
8. Environmental documentation (required unless LAFCO is the Lead Agency), or an environmental review fee if LAFCO is the lead Agency	
9. Terms of conditions of the proposal, including proposed mitigation and any expected adverse impact resulting from the project	
10. A specific response to any LAFCO standard or policy as it pertains to the proposal	
11. LAFCO filing fee deposit of \$1000.00	

**APPENDIX B**

**SAMPLE LAFCO PETITION FORM**

**KINGS COUNTY LOCAL AGENCY FORMATION COMMISSION**

**CASE NO. \_\_\_\_\_**

**PETITION**

**FOR PROCEEDINGS PURSUANT TO  
THE CORTESE-KNOX-HERTZBERG LOCAL GOVERNMENT REORGANIZATION ACT  
OF 2000**

The undersigned hereby petitions the Kings County Local Agency Formation Commission for approval of a proposed change in organization or reorganization, and stipulates as follows:

1. The proposal is made pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with Section 56000).
2. The specific change(s) of organization proposed (i.e., annexation, detachment, reorganization, etc.) is/are:

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3. The boundaries of the territory, or territories, included in the proposal are as described in EXHIBIT "A" attached hereto and by this reference incorporated herein.

4. The territory, or territories, included in this proposal is/are generally described as

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5. The proposal \_\_\_\_\_ is, or \_\_\_\_\_ is not, consistent with the sphere of influence of the affected city and/or district(s).

6. The reason(s) for the proposed change in organization or reorganization is/are:

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7. The proposed change in organization or reorganization is requested subject to the following terms and conditions:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. The persons signing this petition have signed as:

\_\_\_\_\_Registered voters  
\_\_\_\_\_Owners of land

9. If the formation of a new district, or districts, is proposed:

(a) The principal act(s) under which said district(s) is/are proposed to be formed is/are:

\_\_\_\_\_  
\_\_\_\_\_

(b) The proposed name(s) of the new districts(s) is/are:

\_\_\_\_\_

10. If an incorporation is included in the proposal:

(a) The name proposed for the new city is: \_\_\_\_\_

(b) Provisions are requested for appointment of:

(i) City Manager: \_\_\_\_\_YES \_\_\_\_\_NO  
(ii) The City Clerk and City Treasurer: \_\_\_\_\_YES \_\_\_\_\_NO

11. If the proposal includes the consolidation of special districts, the proposed name of the consolidated district is:

\_\_\_\_\_

Wherefore, petitioner(s) request(s) that proceedings be taken in accordance with the provisions of Section 56000, et seq. of the Government Code and herewith affix signature(s) as follows:

Chief Petitioners (not to exceed three):

DATE PRINTED NAME SIGNATURE RESIDENCE ADDRESS

1. \_\_\_\_\_  
2. \_\_\_\_\_  
3. \_\_\_\_\_

Date Received \_\_\_\_\_ by \_\_\_\_\_

## **APPENDIX C**

### **SAMPLE RESOLUTION OF APPLICATION**

- A. Resolution of Application by a City Council**
- B. Resolution of Application by a Special District**

**A. SAMPLE RESOLUTION OF APPLICATION FOR A CITY COUNCIL**

Resolution No. \_\_\_\_\_

A RESOLUTION OF APPLICATION BY THE  
CITY COUNCIL OF THE (INSERT NAME OF CITY)  
REQUESTING THE LOCAL AGENCY FORMATION COMMISSION TO  
INITIATE PROCEEDINGS FOR THE REORGANIZATION OF TERRITORY

**RESOLVED** by the City Council of the (*insert name of city*), that,

**WHEREAS**, the (*insert name of city*) desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code, for a reorganization which would concurrently annex territory to the (*insert name of city*) and detach territory from (*insert name of agency*); 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 reorganization are as follows: (*State principal reasons*); and,

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

**Agency**

(*Insert agency name*)

**Nature of Change**

(*i.e., annexation, detachment*)

**WHEREAS**, the territory proposed to be reorganized is Inhabited/Uninhabited (*use one*), and a map and description of the boundaries of the territory are attached hereto as Exhibits A & B and by this reference incorporated herein; and,

**WHEREAS**, it is desired to provide that the proposed reorganization be subject to the following terms and conditions: (*List of terms and conditions or insert "None"*); and,

**WHEREAS**, this proposal is consistent with the adopted spheres of influence for all of the agencies which would be affected by reorganization; and,

**WHEREAS**, this Council certifies that: (*Insert findings pursuant to CEQA*)...

**(Insert if applicable)** WHEREAS, this Council has determined that this proposal meets that criteria for waiver of Conducting Authority proceedings as set forth in Government Code Section 57002(d);

**NOW, THEREFORE**, this Resolution of Application is hereby adopted and approved by the City Council of the (*insert name of city*), and the Local Agency Formation Commission of (*Insert*)

County is hereby requested to take proceedings of the annexation of territory as authorized and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by the City Council of the *(insert name of city)*, County of *(Insert)*, State of California, by the following vote:

- AYES:**
- NOES:**
- ABSTAIN:**
- ABSENT:**

---

*(Insert Name)*, Mayor  
 City Council  
*(Insert name of district)*

**ATTEST:**

---

*(Insert Name)*  
 City Clerk

**B. SAMPLE RESOLUTION OF APPLICATION FOR A SPECIAL DISTRICT**

Resolution No. \_\_\_\_\_

**A RESOLUTION OF APPLICATION BY THE (INSERT NAME OF DISTRICT) REQUESTING THE LOCAL AGENCY FORMATION COMMISSION TO INITIATE PROCEEDINGS FOR THE REORGANIZATION OF TERRITORY**

**RESOLVED** by the Board of Directors of the (*insert name of district*), that,

**WHEREAS**, the (*insert name of district*) desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code, for a reorganization which would concurrently annex territory to the (*insert name of district*) and detach territory from the Kings River Conservation District, and Excelsior-Kings River Resource Conservation District; and,

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

**WHEREAS**, the principal reasons for the proposed reorganization are as follows: (*State principal reasons*); and,

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

<u><b>Agency</b></u>	<u><b>Nature of Change</b></u>
<i>(Insert agency name)</i>	<i>(i.e., annexation, detachment)</i>

**WHEREAS**, the territory proposed to be reorganized is Inhabited/Uninhabited (use one), and a map and description of the boundaries of the territory are attached hereto as Exhibits A & B and by this reference incorporated herein; and,

**WHEREAS**, it is desired to provide that the proposed reorganization be subject to the following terms and conditions: (*List of terms and conditions or insert "None"*); and,

**WHEREAS**, this proposal is consistent with the adopted spheres of influence for the agencies subject to this reorganization; and,

**WHEREAS**, this proposal is not consistent with one or more of the adopted sphere of influence for the agencies which would be affected by reorganization, therefore, it is proposed that spheres of influence be concurrently amended; and,

**WHEREAS**, this Board of Directors certifies that: (*Insert findings pursuant to CEQA*)...

*Or...*

**WHEREAS**, this Board desires that the Local Agency Formation Commission assume Lead Agency status responsible for compliance with the California Environmental Quality Act; and,

*(Insert if applicable)* **WHEREAS**, this Board has determined that this proposal meets the criteria for waiver of Conducting Authority proceedings as set forth in Government Code Section 57002(d);

**NOW, THEREFORE**, this Resolution of Application is hereby adopted and approved by the board of Directors of the *(insert name of district)*, and the Local Agency Formation Commission of *(Insert)* County is hereby requested to take proceedings for the annexation of territory as authorized and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by the Board of Directors of the *(insert name of district)*, County of *(insert)*, State of California, by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

\_\_\_\_\_  
*(Insert Name)*, Chairman  
Board of Directors  
*(Insert name of district)*

**ATTEST:**

\_\_\_\_\_  
*(Insert Name)*  
Board Clerk

## **APPENDIX D**

### **SAMPLE PLAN FOR SERVICE FORM**

For annexations to cities and special districts, LAFCO requires that a completed Plan for Services form accompany the application. The Plan for Services form shall contain information regarding the services currently provided and services to be extended to the area, cost of new city/district services and improvements, the service level capacity of the city/district systems and any other pertinent information relating to the provision of services to the proposed area. The Plan for Services infrastructure improvements portion must be certified by the City Engineer or District's Engineer.

# SAMPLE PLAN FOR SERVICE FORM

CITY OF \_\_\_\_\_ ANNEXATION

KINGS COUNTY LAFCO CASE NUMBER \_\_\_\_\_  
 FORMAT FOR PLAN FOR PROVIDING SERVICES

**I. DESCRIBE THE CHANGES IN LAND USES AND LAND USE CONTROLS WHICH WOULD OCCUR UPON COMPLETION OF PROCEEDINGS:**

- (1) Present land use:
- (2) County zoning:
- (3) City rezoning:

**II. SUMMARY OF SERVICES AND SERVICES TO BE EXTENDED**

Code:           A - Applicant City                   C - County                   D - Special District  
                   F - Franchise                         N - No Service

SERVICES	SERVICES PROVIDED	AREA	COST OF NEW CITY SERVICES OR IMPROVEMENTS	
----------	-------------------	------	---	--

	Present (1)	On Completion of Annexation (2)	All of Area (3)	Portion of Area (4)	(5)
--	----------------	------------------------------------	--------------------	------------------------	-----

**PUBLIC WORKS**

**STREETS**

Construction	_____	_____	_____	_____	_____
Sweeping	_____	_____	_____	_____	_____
Lighting	_____	_____	_____	_____	_____
Drainage	_____	_____	_____	_____	_____

**UTILITIES**

SEWAGE	_____	_____	_____	_____	_____
WATER	_____	_____	_____	_____	_____
REFUGE	_____	_____	_____	_____	_____
OTHER	_____	_____	_____	_____	_____

**III. FOR EACH DESCRIBE OF THE NEW SERVICES IDENTIFIED IN COLUMN 2 TO BE PROVIDED BY THE APPLICANT CITY/DISTRICT UPON COMPLETION OF THE ANNEXATION:**

- (1) The nature of the service to be provided.

- (2) The location from which each service is to be provided (e.g. nearest present or proposed utility line, etc.).
- (3) The service level capacity from that location. Reference should be made to service level standards, such as frequency of street sweeping, water service pressure, etc.
- (4) The service level to be provided.
- (5) If the service level capacity exceeds the existing service level capacity, describe what actions will be taken to increase the existing capacity, and estimate the cost of increasing such capacity (column 5).
- (6) If any service is not to be provided throughout the affected territory, describe where the service will and will not be provided and the justification thereof.
- (7) If any service is not to be provided upon completion of proceedings, describe when the service will be provided and the justification thereof.
- (8) If the estimated cost of extending the service to the affected territory is negligible, so indicate; a precise projection need not be made in that event.

**IV. DESCRIBE ANY CONDITIONS WHICH WOULD BE IMPOSED OR REQUIRED WITHIN THE AFFECTED TERRITORY, SUCH AS, BUT NOT LIMITED TO, IMPROVEMENT OR UPGRADING OF STRUCTURES, ROADS, SEWER OR WATER FACILITIES, AND THE ESTIMATED COST THEREOF:**

**V. DESCRIBE HOW THE SERVICES IDENTIFIED IN SECTION III AND IV ABOVE WILL BE FINANCED:**

**VI. IF THE PROPOSAL IS FOR CITY ANNEXATION OF AN UNINCORPORATED ISLAND WITHOUT AN ELECTION**

- (1) Attach a map showing the exterior boundaries of the unincorporated island, indicating the boundaries of the city bordering on the affected territory.
- (2) Attach a map or overlay to the above map showing all parcels within the affected territory, indicating the presence or absence of physical improvements on each parcel and locating the availability of public utility services and other public improvements.
- (3) Attach a map or overlay to the above map indicating existing zoning in the affected territory.
- (4) Attach a map or overlay to the above map indicating rezoning in the affected territory.
- (5) Submit or reference sufficient information, including citations where appropriate, to enable the Commission to ascertain the presence or absence within the affected territory of "prime agricultural land" defined as follows:

56064. "Prime agricultural land" means an area of land, whether a single parcel or contiguous parcels, that has not been developed for a use other than an agricultural use and that meets any of the following qualifications:

- (a) Land that qualifies, if irrigated, for rating as class I or class II in the USDA Natural Resources Conservation Service land use capability classification, whether or not land is actually irrigated, provided that irrigation is feasible.
- (b) Land that qualifies for rating 80 through 100 Storie Index Rating.
- (c) Land that supports livestock used for the production of food and fiber and that has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States

Department of Agriculture in the National Handbook on Range and Related Grazing Lands, July, 1967, developed pursuant to Public Law 46, December 1935.

- (d) Land planted with fruit or nut-bearing trees, vines, bushes, or crops that have a nonbearing period of less than five years and that will return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than four hundred dollars (\$400) per acre.
- (e) Land that has returned from the production of unprocessed agricultural plant products an annual gross value of not less than four hundred dollars (\$400) per acre for three of the previous five calendar years.

- (6) Submit sufficient information to enable the Commission to make a finding whether the affected territory will benefit from such annexation or is now receiving benefits from the annexing city. Conclusive, indisputable data are preferred to unsubstantiated, unquantified assertions.

## APPENDIX E

### **REQUIREMENTS FOR METES AND BOUNDS LEGAL DESCRIPTION**

1. Every description must be self-sufficient within itself and without the necessity of reference to any extraneous document. When a description refers to a deed of record, the deed should be used only as a secondary reference.
2. When writing a metes and bounds description of a contiguous annexation, all details of the contiguous annexation, all details of the contiguous portion(s) of the boundary may be omitted. The points of departure from the existing boundary must be clearly established.
3. A specific parcel description in sectionalized land (e.g., The SW 1/4 of Section 22, T1N, R1W) is permissible without a metes and bounds description of the perimeter boundary.
4. A parcel description making a reference only to a subdivision is not acceptable, unless all dimensions needed to plot the boundaries are given on an accompanying plat. The relationship of lot lines with street right-of-ways must be clearly indicated.

#### **State Board of Equalization Requirements for Written Geographic Description(s) of the Project Area(s)**

Descriptions of the territory that are filed with the Board's Tax Area Services Section (TASS) are used to establish geodetic position and are not intended to establish property ownership in a court of law. Subdivision maps, tract maps, recorded survey maps, survey monuments, and deeds are not on file with the Board. Boundary descriptions that merely cite recorded documents or refer to assessor's parcel numbers will not be accepted. Any supporting documents may be used as reference only and cannot be used as a substitution. Written geographic descriptions shall conform to the following specifications:

1. Every written geographic description (a document separate from the maps) must stand on its own without the necessity of reference to any extraneous document; a description that relies solely on the use of secondary references will not be accepted. The TASS cartographic staff must be able to plot the boundaries from the written description alone.
2. The written description shall be of the project area only. If a complete description of the special district is filed, the project area shall be clearly identified in a separate document.
3. The geographic description shall:
  - a. State the township and range, section number(s) or rancho(s).
  - b. Have a **point of beginning** (POB) referenced to a known major geographic position (e.g., section corners, intersection of street centerlines, or the intersection of street centerline and an existing district boundary at the time of filing). A description will be rejected if the POB refers only to a

tract map, a subdivision map or a recorded survey map. It is preferable that the POB be the point of departure from an existing district boundary (when applicable).

- c. Be expressed as a specific parcel description in sectionalized land (e.g., “The SW 1/4 of Section 22, T1N, R1W”) or by bearings and distances. When the description is by bearings and distances, **all courses shall be numbered and listed individually** in a consistent clockwise direction. The description shall not be written in a narrative format. All courses required to close the traverse of the project area must be stated. All curves must be described by direction of concavity. Delta, arc length, chord, and radius shall be listed, including radial bearings for all points of non-tangency.

Following are examples of unacceptable and acceptable descriptions:

Unacceptable (*This description refers only to extraneous documents and does not stand alone.*)

“From the point of beginning, northerly to the southwest corner of that certain property recorded in Book 12, Page 15 of Recorded Deeds, thence easterly to the southeast corner of that certain property recorded in Book 12, Page 16 of Recorded Deeds....”

Acceptable (*This is the same description with the courses numbered and the bearings and distances added.*)

“From the point of beginning: *Course 1. North 1° 18'56" West a distance of 150'* to the southwest corner of that certain property recorded in Book 12, Page 15 of Recorded Deeds, thence, *Course 2. North 85° 7'56" West a distance of 75'* to the southeast corner of that certain property recorded in Book 12, Page 16 of Recorded Deeds, thence....”

4. The written description shall state the acreage for each separate single area and a combined total acreage of the project area.

Example: “*Area A containing 2.50 acres, Area B containing 1.75 acres: Total computed acreage containing 4.25 acres more or less.*”

5. All information stated on the description must match with the map(s), such as the name of the short title, the point of beginning, the course numbers, all the bearings and distances, and the acreage(s).

## **APPENDIX F**

### **REQUIREMENTS FOR RECORDED MAP**

The annexation/detachment map which will be recorded in the Kings County Licensed Surveyors Plats must conform to the following provisions:

1. Every map must clearly indicate all existing streets, roads and highways within and adjacent to the subject territory, together with the current names of these thoroughfares.
2. Every map shall bear a scale and a north point.
3. The point of beginning of the legal description must be shown on the map. The boundaries of the subject territory must be distinctively shown on the map without obliterating any essential geographic or political features.
4. The map shall be legibly drawn, printed or reproduced by a process guaranteeing a permanent record in black on tracing cloth or polyester base film. If ink is used on polyester base film, the ink surface shall be coated with a suitable substance to assure permanent legibility.
5. The size of each sheet shall be 18 by 26 inches. A marginal line shall be drawn completely around each sheet, leaving an entirely blank margin of 1 inch. The scale of the map shall be large enough to show all details clearly and enough sheets shall be used to accomplish this end. The particular number of the sheet and the total number of sheets comprising the map shall be stated on each of the sheets, and its relation to each adjoining sheet shall be clearly shown.

#### **State Board of Equalization Requirements for Map(s)**

It is strongly recommended that all maps submitted to the Board be filed in electronic/digital form. Digital information will not be shared without the permission of the applicant.

Maps submitted as part of the jurisdictional boundary change filing shall conform to the following specifications:

#### **Map Documents:**

1. All maps shall be professionally and accurately drawn or copied. Rough sketches or pictorial drawings will not be accepted. Assessor's parcel maps will not be accepted as a substitute for the project map.
2. Original or copies of the same size project map must be submitted. Reduced maps are not acceptable and will be rejected.
3. A vicinity map shall be included. The vicinity map shall show the location of the project area in relationship to a larger geographic area that includes major streets and highways or other physical features.
4. Any portion of an existing district boundary in close proximity to the project area shall be shown and identified.

5. Every map must clearly show all existing streets, roads and highways with their current names that are within and adjacent to the project area. Additionally, every map shall indicate each township and range, section lines and numbers, or ranchos that are in proximity of the project area.
6. Every map shall bear a scale and a north arrow. The point of beginning shall be clearly shown and match the written geographic description.
7. The boundaries of the project area shall be distinctively delineated on each map without masking any essential geographic or political features. The boundaries of the project area must be the most predominant line on the map. Boundary lines that are delineated by a line that exceeds 1.5 millimeter in width shall be rejected. The use of graphic tape or broad tip marking pens to delineate the boundary is not acceptable.
8. All dimensions needed to plot the boundaries must be given on the map of the project area. Each map shall have numbered courses matching the written geographic description. Index tables may be utilized.
9. All parcels within the project area that touch the new boundary shall be clearly labeled with the assessor's parcel number. Interior parcels that do not touch the boundary need not be identified on the map.
10. If the project area has an interior island(s) of exclusion or the boundary has a peninsula of exclusion (or inclusion), that area(s) should be shown in an enlarged drawing. This drawing should be of sufficient size and scale to allow TASS to plot the boundary without difficulty.
11. When it is necessary to use more than one map sheet to show the boundaries of the project area, the sheet size should be uniform. A small key map giving the relationship of the several sheets shall be furnished. Match lines between adjoining sheets must be used. While the geography on adjoining sheets may overlap, the project boundaries must stop at the match lines. TASS has standardized the D size (24" x 36") map sheet, but will accept larger or smaller map sizes depending on the size and complexity of the individual single area(s).

## **APPENDIX G**

### **DISCLOSURE REQUIREMENTS FOR LAFCO COMMISSIONERS:**

#### **California Government Code Section 82015:**

- (a) "Contribution" means a payment, a forgiveness of a loan, a payment of a loan by a third party, or an enforceable promise to make a payment except to the extent that full and adequate consideration is received, unless it is clear from the surrounding circumstances that it is not made for political purposes.
- (b) (1) A payment made at the behest of a committee as defined in subdivision (a) of Section 82013 is a contribution to the committee unless full and adequate consideration is received from the committee for making the payment.
- (2) A payment made at the behest of a candidate is a contribution to the candidate unless the criteria in either subparagraph (A) or (B) are satisfied:
  - (A) Full and adequate consideration is received from the candidate.
  - (B) It is clear from the surrounding circumstances that the payment was made for purposes unrelated to his or her candidacy for elective office. The following types of payments are presumed to be for purposes unrelated to a candidate's candidacy for elective office:
    - (i) A payment made principally for personal purposes, in which case it may be considered a gift under the provisions of Section 82028. Payments that are otherwise subject to the limits of Section 86203 are presumed to be principally for personal purposes.
    - (ii) A payment made by a state, local, or federal governmental agency or by a nonprofit organization that is exempt from taxation under Section 501(c)(3) of the Internal Revenue Code.
    - (iii) A payment not covered by clause (i), made principally for legislative, governmental, or charitable purposes, in which case it is neither a gift nor a contribution. However, payments of this type that are made at the behest of a candidate who is an elected officer shall be reported within 30 days following the date on which the payment or payments equal or exceed five thousand dollars (\$5,000) in the aggregate from the same source in the same calendar year in which they are made. The report shall be filed by the elected officer with the elected officer's agency and shall be a public record subject to inspection and copying pursuant to the provisions of subdivision (a) of Section 81008. The report shall contain the following information: name of payor, address of payor, amount of the payment, date or dates the payment or payments were made, the name and address of the payee, a brief description of the goods or services provided or purchased, if any, and a description of the specific purpose or event for which the payment or payments were made. Once the five thousand dollars (\$5,000) aggregate threshold from a single source has been reached for a calendar year, all payments for the calendar year made by that source must be disclosed within 30 days after the date the threshold was reached or the payment was made, whichever occurs later. Within 30 days after receipt of the report, state

agencies shall forward a copy of these reports to the Fair Political Practices Commission, and local agencies shall forward a copy of these reports to the officer with whom elected officers of that agency file their campaign statements.

- (C) For purposes of subparagraph (B), a payment is made for purposes related to a candidate's candidacy for elective office if all or a portion of the payment is used for election-related activities. For purposes of this subparagraph, "election-related activities" shall include, but are not limited to, the following:
- (i) Communications that contain express advocacy of the nomination or election of the candidate or the defeat of his or her opponent.
  - (ii) Communications that contain reference to the candidate's candidacy for elective office, the candidate's election campaign, or the candidate's or his or her opponent's qualifications for elective office.
  - (iii) Solicitation of contributions to the candidate or to third persons for use in support of the candidate or in opposition to his or her opponent.
  - (iv) Arranging, coordinating, developing, writing, distributing, preparing, or planning of any communication or activity described in clauses (i), (ii), or (iii), above.
  - (v) Recruiting or coordinating campaign activities of campaign volunteers on behalf of the candidate.
  - (vi) Preparing campaign budgets.
  - (vii) Preparing campaign finance disclosure statements.
  - (viii) Communications directed to voters or potential voters as part of activities encouraging or assisting persons to vote if the communication contains express advocacy of the nomination or election of the candidate or the defeat of his or her opponent.
- (D) A contribution made at the behest of a candidate for a different candidate or to a committee not controlled by the behesting candidate is not a contribution to the behesting candidate.
- (c) The term "contribution" includes the purchase of tickets for events such as dinners, luncheons, rallies, and similar fundraising events; the candidate's own money or property used on behalf of his or her candidacy other than personal funds of the candidate used to pay either a filing fee for a declaration of candidacy or a candidate statement prepared pursuant to Section 13307 of the Elections Code; the granting of discounts or rebates not extended to the public generally or the granting of discounts or rebates by television and radio stations and newspapers not extended on an equal basis to all candidates for the same office; the payment of compensation by any person for the personal services or expenses of any other person if the services are rendered or expenses incurred on behalf of a candidate or committee without payment of full and adequate consideration.
- (d) The term "contribution" further includes any transfer of anything of value received by a committee from another committee, unless full and adequate consideration is received.
- (e) The term "contribution" does not include amounts received pursuant to an enforceable promise to the extent those amounts have been previously reported as a contribution. However, the fact that those amounts have been received shall be indicated in the appropriate campaign statement.
- (f) The term "contribution" does not include a payment made by an occupant of a home or office for costs related to any meeting or fundraising event held in the occupant's home or office if the costs for the meeting or fundraising event are five hundred dollars (\$500) or less.

- (g) Notwithstanding the foregoing definition of "contribution," the term does not include volunteer personal services or payments made by any individual for his or her own travel expenses if the payments are made voluntarily without any understanding or agreement that they shall be, directly or indirectly, repaid to him or her.

**California Government Code Section 82025:**

"Expenditure" means a payment, a forgiveness of a loan, a payment of a loan by a third party, or an enforceable promise to make a payment, unless it is clear from the surrounding circumstances that it is not made for political purposes. "Expenditure" does not include a candidate's use of his or her own money to pay for either a filing fee for a declaration of candidacy or a candidate statement prepared pursuant to Section 13307 of the Elections Code. An expenditure is made on the date the payment is made or on the date consideration, if any, is received, whichever is earlier.

**California Government Code Section 82031:**

"Independent expenditure" means an expenditure made by any person in connection with a communication which expressly advocates the election or defeat of a clearly identified candidate or the qualification, passage or defeat of a clearly identified measure, or taken as a whole and in context, unambiguously urges a particular result in an election but which is not made to or at the behest of the affected candidate or committee.

## APPENDIX H

### **PROCEDURAL STEPS FOR BOUNDARY CHANGES**

#### **Preliminary Steps Before Applying to LAFCO**

City rezoning or other entitlement  
Property tax agreement R&T Code 99, 99.01

#### **Step 1 -- Application to LAFCO**

- Submit resolution of application by affected local agency, or submit a petition of landowners or registered voters
- LAFCO initiation, special provisions

#### **Step 2 -- LAFCO review and approval/denial**

- Accept resolution or certify petition,
- Technical review of maps and legal descriptions
- Issue a certificate of filing; this starts the clock running
- Comply with public notice requirements
- Consistency with spheres of influence
- Plan for Services, other relevant information
- Consider environmental document or decision
- Prepare Executive Officer's report and recommendation including factors LAFCO must consider
- Purpose of LAFCO hearing is not to count protests or judge "popularity"
- Adopt LAFCO resolution making determinations
- LAFCO sets tax exchange for new cities and districts
- Permitted terms and conditions, including effective date provided there are no conditions that directly regulate land use
- Prepare notice of determination or exemption per CEQA
- Effect of LAFCO approval; effect of LAFCO denial
- Reconsideration of LAFCO decision within 30 days
- Proceedings lapse one year from LAFCO decision unless extended

#### **Step 3 -- LAFCO "conducting authority" hearing and action**

- Difference between "Inhabited" vs. "uninhabited" proposals
- Waiver of conducting authority proceedings may be permitted
- If a hearing is needed, provide public notice -- publish, post, mail
- At end of hearing calculate any written protests -- how and from whom
- Number of protests determines outcome of some types of changes
  - Less than 25% protest the change can proceed without election
  - 25% to 50% protest, the change is subject to election (if inhabited)
  - Majority protest (50% or more) terminates the proceeding

**Step 4 -- Election, when required**

- City or County calls and conducts the election
- Determine where the election will be held
- Vote results -- Majority vote needed for confirmation or termination.
- Election expenses – Payment shall be by agreement between Commission and Proponents (GC 57150)

**Step 5 -- Final filing by LAFCO staff**

- Staff reviews resolution for compliance
- Staff records Certification of Completion
- Staff files with State Board of Equalization and Assessor
- Staff notifies all affected parties

**APPENDIX I**

**INDEMNIFICATION AND REIMBURSEMENT FOR  
EXTRAORDINARY COSTS AGREEMENT FORM**

## **AGREEMENT FOR INDEMNIFICATION AND REIMBURSEMENT FOR EXTRAORDINARY COSTS**

THIS AGREEMENT is entered into on this \_\_\_\_\_ day of \_\_\_\_\_, 20 by and between \_\_\_\_\_ (hereinafter referred to as "Applicant") and the Local Agency Formation Commission of Kings County (hereinafter referred to as "LAFCO") on the terms and conditions hereinafter set forth.

### **RECITALS**

WHEREAS, Applicant has applied to LAFCO for \_\_\_\_\_  
\_\_\_\_\_  
(hereinafter referred to as "Project") for the reorganization of certain Territory as described in Exhibit A attached hereto, associated with the proposed change in organization or reorganization of the cities and or special districts as described in Exhibit B attached hereto; and

WHEREAS, the consideration of the Project by LAFCO will involve the reorganization of boundaries and/or services of those agencies shown in Exhibit B, which may involve review under the California Environmental Quality Act (hereinafter referred to as "CEQA"); and

WHEREAS, LAFCO may incur extraordinary costs (hereinafter referred to as "Extraordinary Costs") described in connection with the change of organization or reorganization approval process and the CEQA process for the Project; and

WHEREAS, the parties desire to allocate responsibility and liability for such extraordinary costs pursuant to the terms of this Agreement.

### **TERMS AND CONDITIONS**

1. Conditions to the Project Approval and Processing: The processing of Project documents by LAFCO and the effectiveness of all approvals, permits and consents for the Project by LAFCO are expressly conditioned upon performance by the Applicant of the following terms and conditions:

1.1. Full performance of all conditions imposed in connection with the applicable change in organization or reorganization approval.

1.2. Full compliance with the terms, conditions, provisions and requirements of the change in organization or reorganization application process.

1.3. Posting of all applicable fees for CEQA review required by the provisions of California Fish & Game Code section 711.4, which at the time of execution of this Agreement are in the amount of \$1,250.00 for a negative declaration and \$850.00 for an environmental impact report.

1.4. Full performance of the terms and conditions of this Agreement.

1.5. Compliance with all required mitigation measures of an approved CEQA environmental document for the Project.

1.6. Payment of all Security Deposits, if required by the LAFCO, for fulfillment of any of the above-described terms and conditions.

1.7. Timely payment by Applicant of all amounts invoiced by LAFCO under Section 7 below and of all demands made by LAFCO for deposit of funds under Section 8 below.

2. Ordinary Costs. LAFCO is authorized to charge for the actual costs of processing the change in organization or reorganization, including all staff, administration, consultant, outside counsel and County Counsel time actually expended on the Project. In this regard, LAFCO has determined to establish flat fees for the usual and ordinary costs associated with normal permit processing. Unless one of the events set forth in Section 4 below arises or is reasonably foreseen by the LAFCO Executive Officer to be likely to arise, Applicant shall be charged only the flat normal application processing fee.

3. Obligation for Extraordinary Costs. In the event a change in organization or reorganization requires, or appears likely to require, processing in excess of ordinary time and resource allocation, additional fees will be charged to cover the costs of such extraordinary processing (hereinafter referred to as "Extraordinary Costs"). Applicant shall be responsible for all Extraordinary Costs in connection with application processing and all necessary environmental review processing and for all Extraordinary Costs associated with change in organization or reorganization approvals or denials, appeals arising therefrom and litigation arising therefrom. In the event that Applicant refuses to make deposits or to pay amounts incurred and invoiced for such Extraordinary Costs, LAFCO may close the Project application processing and may recover from the Applicant the costs incurred.

4. Extraordinary Events. The following are examples of Extraordinary Events which shall give rise to the Applicant's obligation to pay for Extraordinary Costs under the terms of this Agreement:

4.1. Incomplete or inaccurate information provided by the Applicant.

4.2. A change in an application by means of an amendment, correction or similar circumstance.

4.3. Significant opposition to a project by any person, group, organization or entity.

4.4. An appeal of a Project decision.

4.5. Non-compliance in whole or in part by the Applicant with a condition of an application, the Project Approval, or LAFCO request.

4.6. Significant delays in processing caused by the Applicant or the Applicant's agents.

4.7. Unique, novel or irregular applications or requests by the Applicant.

4.8. Litigation involving or challenging the Project, or arising in any way from the Project's consideration, review, negotiation or approval by LAFCO.

4.9. Other circumstances or events which significantly increase the workload of LAFCO staff to process an application.

4.10. Preparation of an environmental impact report or mitigated negative declaration under CEQA, which may or may not include the employment of outside consultants and legal counsel by LAFCO or Applicant for the preparation of such environmental documents.

The determination by LAFCO that an Extraordinary Event has occurred and that Applicant shall thereafter be responsible for the payment of Extraordinary Costs shall be in the sole and absolute discretion of LAFCO and shall not be reviewable in any court or administrative proceeding.

5. Charging for Extraordinary Costs. LAFCO shall charge Applicant for Extraordinary Costs as hereinafter set forth. Applicant shall pay for all Extraordinary Costs either through the Deposit Process described in Section 8 below or as and when invoiced by LAFCO under the provisions of Section 7 below. The determination as to whether to utilize the Deposit Process or the Invoice Process shall be at the sole and absolute discretion of LAFCO, after consultation with Applicant.

5.1. Extraordinary Cost Schedule. Extraordinary Costs shall include, but shall not be limited to, the following and shall be billed by LAFCO as set forth below:

5.1.1. All damages, costs and/or attorneys fees awarded against LAFCO or Applicant by a court in the course of litigation challenging the Project.

5.1.2. Costs incurred in preparation of CEQA documents by Consultants and outside counsel.

5.1.3. Costs incurred by LAFCO Staff, Consultants, County Counsel and outside counsel employed by LAFCO to defend litigation filed against LAFCO and/or Applicant.

5.1.4. Extraordinary Costs shall also include the total dollar amount of all Kings County employees' time (computed on the basis of hours spent multiplied by the salary and benefit rate paid by the County to such individual employees) assisting LAFCO Staff, all fees and costs charged by outside consultants and contract personnel, and all amounts expended by LAFCO for photocopies, telephone calls, FAX charges, postage, trip expenses (gas, meals, lodging, parking, transportation) and any and all other direct costs incurred or expended by LAFCO in connection with the Project.

5.2. Charges. The rates at which Applicant shall be billed for Extraordinary Costs shall be as follows:

LAFCO Staff	Gross salary per hour of each employee times hours billed
County Counsel	As billed to LAFCO
County Counsel Staff	As billed to LAFCO
Special Counsel	As billed to LAFCO

Consultants	As billed to LAFCO
Other Costs	As billed by LAFCO

6. Notice of Extraordinary Event. In the event that one or more Extraordinary Events arises, or is reasonably foreseen to arise, the LAFCO Executive Officer shall give written notice thereof to the Applicant together with either a request for deposit of Extraordinary Costs or a statement that LAFCO intends to utilize the Invoice Process described in Section 7 below. Deposits shall be made as set forth in this Section and in Section 8 below.

6.1. Submission of Initial Deposit. Upon receipt of a Notice of Extraordinary Event which demands deposit, Applicant shall within ten (10) days deposit the sums requested in the Notice. Failure to comply with a deposit demand shall be governed by Subsection 8.6 below.

6.2. Obligation After Deposit. In the event Applicant decides to proceed with the application and makes the initial deposit as requested, LAFCO shall proceed with application processing, and Applicant shall be responsible for all Extraordinary Costs incurred, whether or not the latter are covered by or included in the Initial Deposit and regardless of when such costs are incurred.

7. Invoices. As an alternative to the Deposit Process described in Sections 6 and 8 herein, LAFCO may in its sole and absolute discretion determine that it will directly invoice Applicant in arrears for Extraordinary Costs. LAFCO shall invoice Applicant for such costs within thirty days of LAFCO's receipt of invoice therefore, or, in the case of such costs for which an invoice would not ordinarily be submitted to LAFCO, within thirty days of the last day of the month in which such costs are actually incurred. Applicant agrees to make payment to LAFCO for such invoiced amounts. Applicant shall make payment for such reimbursement within thirty (30) days of the date on which LAFCO places the invoice in the mail to Applicant addressed as specified in Section 25.

8. Deposits. Deposits shall be made by Applicant and handled by LAFCO pursuant to the terms of this Section. All Deposits made by Applicant shall be deposited in an interest bearing account, and all interest shall accrue to the account of Applicant. Interest amounts shall either be applied to the payment of Extraordinary Costs or shall be credited to Applicant to be ultimately returned pursuant to the provisions of subsection 8.7 below at the conclusion of the Project.

8.1. Initial Deposit. Applicant shall provide funds in the amount set forth in the "Notice of Extraordinary Costs" in the form of a check made payable to the "Local Agency Formation Commission of Kings County" as set forth in Section 6.1 above.

8.2. Incremental Deposits. LAFCO may request deposits in advance of expenditures or obligations for expenditures. Except for requests for deposit on consulting or outside legal service contracts, individual deposit requests shall not exceed \$25,000 without Applicant's prior written authorization or assent.

8.3. Additional Deposits. If the deposit or any increase therein is inadequate to pay for costs actually incurred by LAFCO, Applicant will be notified of the need to supplement the deposit. Applicant shall make payments of additional deposits within thirty days of receipt of notice of the need to supplement the deposit. Further deposit will be required in the full amount of any contract or

contracts for consulting services. Any request for Applicant to make deposit or payment to LAFCO must be made in writing and mailed or telefaxed to Applicant, in accord with "Notices" set forth in Section 25.

8.4. Use Of Deposits. The Initial Deposit constitutes an initial estimate of Extraordinary Costs associated with processing the Application and the initial study. LAFCO may use the Initial Deposit funds and all future deposit funds to cover all Extraordinary Costs, including qualifying expenses incurred on the Project from its inception. Credit shall be given for any standard application permit fee paid by Applicant.

8.5. Draw Down Of Deposit. On a monthly basis, or on such other time intervals as the Executive Officer may deem necessary and appropriate, Costs incurred shall be deducted from the Deposit, and an accounting of the status of the Deposit shall be provided to the Applicant. In the case of Costs expended against billings from outside consultants, copies of such billing statements shall be provided to the Applicant. The Applicant shall not be entitled to any detail revealing the substantive contents or "detail of billings" pertaining to legal advisement to LAFCO by contract attorneys or County Counsel, but shall be entitled to an accounting of the total amounts paid to such attorneys or reimbursement to LAFCO, as the case pertains.

8.6. Failure To Make Deposits. In the event that Applicant does not make deposits as requested pursuant to the terms hereof, LAFCO may suspend the processing of the Application. The refusal or failure to make a requested deposit within thirty days after request shall constitute an abandonment of the Project by the Applicant and shall terminate all processing on the Application. LAFCO shall not be liable for such termination and Applicant hereby indemnifies and holds LAFCO harmless from any and all claims arising out of such termination, including those of Applicant.

8.7. Deposits In Excess Of Costs. At the conclusion of the Project, if the actual total of the Extraordinary Costs is less than the total of the Deposits plus interest accrued thereon, the excess amount will be returned to the Applicant or applied toward subsequent phases of environmental review on the Applicant's Project or any subsequent projects at the option of the Applicant, including the Costs of an environmental impact report, negative declaration or any other environmental reviews.

9. Project Accounting. LAFCO shall maintain books and records necessary to track all costs associated with the Project, and to account for all sums deposited and/or paid by the Applicant, which records may be inspected in the LAFCO Offices by the Applicant at any time, and a report of which shall be provided to Applicant on a monthly basis.

10. Right of Withdrawal and Termination of the Agreement. The Applicant has the right to withdraw its application or abandon the Project by filing written notice thereof with LAFCO. Notwithstanding the above provision, this Agreement shall survive such abandonment or withdrawal and remain in full force and effect until Applicant has fully complied with its obligation to reimburse and indemnify LAFCO for all Extraordinary Costs regardless of the date such costs are incurred. In addition, if the Project is pending before the LAFCO Commission at the time of receipt of such written notice, the matter shall not be considered withdrawn or abandoned until the withdrawal is approved by the LAFCO Commission.

11. Indemnification. Applicant shall indemnify, defend and hold LAFCO, its officers, Agents, and employees harmless from and against any and all costs, claims, damages, judgments, or payments in compromise and settlement, including therein all direct and administrative costs, attorneys' fees, including, but not limited to county counsel or special counsel fees incurred with respect to any action to attack, set aside, void, or annul any approvals or denials by LAFCO, arising out of or in connection with the Project, whether by way of court action or administrative proceeding. In the event that any action is filed, including, but not limited to, notice of administrative appeal, summons and complaint, or writ proceeding (collectively referred to as 'Action'), LAFCO may request and the Applicant shall make a deposit in the amount requested by the LAFCO Executive Officer in the initial amount which shall not exceed twenty-five thousand dollars (\$25,000) to cover initial cost and fees, and shall replenish the deposit on an ongoing basis as may be requested during the ongoing proceedings, if any. In the event that actual costs are less than the sums deposited, the unused balance shall be returned to the Applicant by warrant made payable to Applicant as they mutually advise in writing. Any special counsel hired to defend LAFCO under the provisions of this Section must be approved by the LAFCO. The litigation deposits provided for under the provisions of this Section are additional to and supplemental to any other deposit or deposits required under the terms of this Agreement. It is intended as security only and it is in no way intended to limit, and shall not be construed to limit, the obligations of Applicant to fully reimburse LAFCO for all Extraordinary Costs.

12. Waiver. A waiver by any party of any breach of any term, covenant or condition herein contained or a waiver of any right or remedy of such party available hereunder at law or in equity shall not be deemed to be a waiver of any subsequent breach of the same or any other term, covenant or condition herein contained or of any continued or subsequent right to the same right or remedy. No party shall be deemed to have made any such waiver unless it is express, in writing and signed by the party so waiving.

13. Assignment. This Agreement constitutes a personal contract and no party hereto shall assign or transfer this Agreement, or any part hereof, without the prior written consent of the other, unless such transfer is otherwise expressly permitted hereby.

14. Completeness of Instrument. This Agreement, together with its specific references and attachments, constitutes all of the agreements, understandings, representations, conditions, and covenants made and between the parties hereto. Unless set forth herein, neither party shall be liable for any representations made express or implied.

15. Supersedes Prior Agreements. It is the intention of the parties hereto that this Agreement shall supersede any prior agreements, discussions, commitments, representations, or agreements, written or oral, between the parties hereto.

16. Attorney's Fees. If any action at law or in equity, including an action for declaratory relief, is brought to enforce or interpret provisions of this Agreement, the prevailing party shall be entitled to reasonable attorney's fees, which may be set by the Court in the same action or in a separate action brought for that purpose, in addition to any other relief which such party may be entitled.

17. Rules of Construction. Unless otherwise provided in this Agreement, or unless the context otherwise requires, the following definitions and rules of construction shall apply herein.

17.1. Captions. The captions of this Agreement are for convenience in reference only and the words contained therein shall in no way be held to explain, modify, amplify or aid in the interpretation, construction or meaning of the provisions of this Agreement.

17.2. Number and Gender. In this Agreement, the neuter gender includes the feminine and masculine, and the singular includes the plural, the word "person" includes corporations, partnerships, firms or associations, wherever the context so requires.

17.3. Mandatory and Permissive. "Shall" and "will" and "agrees" are mandatory. "May" is permissive.

17.4. Term Includes Extensions. All references to the term of this Agreement or the Agreement Term shall include any extensions of such term.

18. Successors and Assigns. All representations, covenants and warranties specifically set forth in this Agreement, by or on behalf of or for the benefit of any or all of the parties hereto, shall be binding upon and inure to the benefit of such party, its successors and assigns.

19. Modification. No modification or waiver of any provisions of this Agreement or its attachments shall be effective unless such waiver or modification shall be in writing, signed by all parties, and then shall be effective only for the period and on the condition, and for the specific instance for which given.

20. Counterparts. This Agreement may be executed simultaneously and in several counterparts, each of which shall be deemed an original, but which together shall constitute one and the same instrument.

21. Other Documents. The parties agree that they shall cooperate in good faith to accomplish the object of this Agreement and to that end, agree to execute and deliver such other and further instruments and documents as may be necessary and convenient to the fulfillment of these purposes.

22. Partial Invalidity. If any term, covenant, condition or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of the provision and/or provisions shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

23. Jurisdiction. It is agreed by the parties hereto that unless otherwise expressly waived by them, action brought to enforce any of the provisions hereof or for declaratory relief hereunder shall be filed and remain in a court of competent jurisdiction in the County of Kings, State of California.

24. Controlling Law. The validity, interpretation and performance of this Agreement shall be controlled by and construed under the laws of the State of California.

25. Notices. All notices and demands of any kind which either party may require or desire to serve on the other in connection with this Agreement must be served in writing either by personal service or by registered or certified mail, return receipt requested, and shall be deposited in the United States Mail, with postage thereon fully prepaid, and addressed to the party so to be served as follows:

To LAFCO:

Chairman, LAFCO  
LAFCO  
1400 W. Lacey Blvd.  
Hanford, California 93230

With a copy to:  
County Counsel  
LAFCO  
1400 W. Lacey Blvd.  
Hanford, California 93230

To Applicant:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

With a copy to:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

26. Incorporation of Exhibits. All exhibits mentioned herein and attached hereto are specifically incorporated herein by this reference and made a part of this Agreement.

27. Time Is Of the Essence. Time is of the essence of this Agreement and of each covenant, term and condition herein.

28. Authority. All parties to this Agreement warrant and represent that they have the power and authority to enter into this Agreement in the names, titles and capacities herein stated and on behalf of any entities, persons, estates or firms represented or purported to be represented by such entity(s), person(s), estate(s) or firm(s) and that all formal requirements necessary or required by any state and/or federal law in order to enter into this Agreement have been fully complied with. Further, by entering into this Agreement, neither party hereto shall have breached the terms or conditions of any other contract or agreement to which such party is obligated, which such breach would have a material effect hereon.

THIS AGREEMENT is entered into by and between the parties as of the date and year first set forth above.

APPLICANT

LAFCO OF KINGS COUNTY

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
Chairman  
LAFCO of Kings County

\_\_\_\_\_  
(Type or print name)

ATTEST:

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

Revised: June 25, 2025

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**APPENDIX J**

**LAFCO'S RESOLUTION ADOPTING "POLICIES AND  
PROCEDURES MANUAL**

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

\* \* \* \* \*

**IN THE MATTER OF REVISING POLICIES & )  
PROCEEDURES FOR PROPOSALS SUBMITTED )  
TO THE LOCAL AGENCY FORMATION )  
COMMISSION OF KINGS COUNTY (LAFCO) )**

**Resolution No. 25-04**

**Re: LAFCO 2025 Policies &  
Procedures**

**WHEREAS**, Section 56375 of the California Government Code identifies the Commission's powers and responsibilities, which includes adoption of written procedures for the conduct of its business; and

**WHEREAS**, these procedures determine the method by which LAFCo evaluates proposals to reorganize the boundaries of cities and special districts, evaluates service plans, conducts hearings, reviews the definiteness and certainty of boundaries, etc., and the general conduct of the Commission's business.

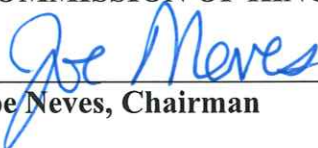
**NOW, THEREFORE, THE LOCAL AGENCY FORMATION COMMISSION OF KINGS COUNTY RESOLVED AS FOLLOWS:**

The Local Agency Formation Commission of Kings County adopts the attached "Policies and Procedures Manual" dated June 25, 2025 in compliance with Section 56375(g) of the California Government Code.

The foregoing Resolution was adopted upon a motion by Commissioner Verboon, seconded by Commissioner Strawn, at a regular meeting held June 25, 2025 by the following vote:

**AYES:** Commissioners – Verboon, Strawn, Matthews, Preciado, Neves  
**NOES:** Commissioners –  
**ABSENT:** Commissioner  
**ABSTAIN:** Commissioner

**LOCAL AGENCY FORMATION  
COMMISSION OF KINGS COUNTY**

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

**WITNESS**, my hand this 25th day of June, 2025.

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

**Local Agency Formation Commission**  
**OF KINGS COUNTY**

**MUNICIPAL SERVICE REVIEWS  
FOR  
CITIES AND COMMUNITY DISTRICTS**

Updated by:

Noelle Tomlinson, LAFCo Staff

Updated April 25, 2025

**LOCAL AGENCY FORMATION COMMISSION  
OF KINGS COUNTY (LAFCO)**

**COMMISSIONERS:**

**CITY MEMBERS:**

**Alvaro Preciado** (Avenal)  
**Patricia Matthews** (Lemoore)  
**Kimber Reagan** (Hanford) **Alternate** City Member

**COUNTY MEMBERS:**

**Joe Neves** (Lemoore-Stratford area) (Chairman)  
**Doug Verboon** (Hanford-Lemoore area) (Vice-Chairman)  
**Richard Valle** (Avenal-Corcoran) **Alternate** County Member

**PUBLIC MEMBERS:**

**Cheyne Strawn** (Hanford)  
**Alternate Public Member** (Vacant)

**LAFCO of Kings County:**

<b>Chuck Kinney</b>	Executive Officer
<b>Alex Hernandez</b>	Assistant Executive Officer
<b>Noelle Tomlinson</b>	LAFCo Staff
<b>Mary Ann Sanchez</b>	Clerk
<b>Jennifer Thompson</b>	Legal Counsel

## Table of Contents

<b>SECTION 1.....</b>	<b>1</b>
1.0 INTRODUCTION TO MUNICIPAL SERVICE REVIEWS.....	1
<b>SECTION 2.....</b>	<b>7</b>
2.0 CITY OF AVENAL.....	7
2.1 LOCATION, ADMINISTRATION, MANAGEMENT, AND OPERATIONS .....	7
2.2 POPULATION AND GROWTH .....	10
2.3 LAW ENFORCEMENT .....	12
2.4 FIRE STATION.....	12
2.5 WATER SUPPLY .....	13
2.6 SANITARY SEWER – WASTEWATER TREATMENT .....	14
2.7 SOLID WASTE.....	16
2.8 STORMWATER DRAINAGE.....	16
2.9 ROADS AND CIRCULATION .....	17
2.10 PARKS .....	18
2.11 ANIMAL CONTROL .....	19
2.12 LIBRARY .....	19
2.13 DETERMINATIONS FOR THE CITY OF AVENAL .....	19
<b>SECTION 3.....</b>	<b>23</b>
3.0 CITY OF CORCORAN.....	23
3.1 LOCATION, ADMINISTRATION, MANAGEMENT, AND OPERATIONS .....	23
3.2 POPULATION AND GROWTH .....	26
3.3 LAW ENFORCEMENT .....	28
3.4 FIRE STATION.....	29
3.5 WATER SUPPLY/DISTRIBUTION SYSTEM .....	30
3.6 SANITARY SEWER – WASTEWATER TREATMENT .....	32
3.7 SOLID WASTE.....	33
3.8 STORMWATER DRAINAGE.....	34
3.9 ROADS AND CIRCULATION .....	35
3.10 PARKS .....	37
3.11 ANIMAL CONTROL .....	38
3.12 LIBRARY.....	38
3.13 DETERMINATIONS FOR THE CITY OF CORCORAN .....	38
<b>SECTION 4.....</b>	<b>43</b>
4.0 CITY OF HANFORD.....	43
4.1 LOCATION, ADMINISTRATION, MANAGEMENT, AND OPERATIONS.....	43
4.2 POPULATION AND GROWTH.....	46
4.3 LAW ENFORCEMENT .....	48
4.4 FIRE STATION.....	48
4.5 WATER SUPPLY / DISTRIBUTION SYSTEM.....	49
4.6 SANITARY SEWER – WASTEWATER TREATMENT .....	52
4.7 SOLID WASTE .....	53
4.8 STORMWATER DRAINAGE.....	54
4.9 ROADS AND CIRCULATION.....	54
4.10 PARKS .....	57
4.11 ANIMAL CONTROL.....	58
4.12 LIBRARY .....	59
4.13 DETERMINATIONS FOR THE CITY OF HANFORD .....	59
<b>SECTION 5.....</b>	<b>63</b>
5.0 CITY OF LEMOORE.....	63
5.1 LOCATION, ADMINISTRATION, MANAGEMENT, AND OPERATIONS .....	63

5.2	POPULATION AND GROWTH .....	66
5.3	LAW ENFORCMENT .....	68
5.4	FIRE STATION .....	68
5.5	WATER SUPPLY / DISTRIBUTION SYSTEM.....	69
5.6	SANITARY SEWER – WASTEWATER TREATMENT .....	70
5.7	SOLID WASTE.....	72
5.8	STORMWATER DRAINAGE.....	72
5.9	ROADS AND CIRCULATION .....	73
5.10	PARKS .....	74
5.11	ANIMAL CONTROL .....	77
5.12	LIBRARY.....	77
5.13	DETERMINATIONS FOR THE CITY OF LEMOORE .....	77
<b>SECTION 6.....</b>		<b>81</b>
6.0	ARMONA COMMUNITY SERVICES DISTRICT.....	81
6.1	LOCATION, ADMINISTRATION, MANAGEMENT, AND OPERATIONS .....	81
6.2	WATER SUPPLY / DISTRIBUTION SYSTEM .....	83
6.3	SANITARY SEWER – WASTEWATER TREATMENT .....	84
6.4	PUBLIC SERVICES.....	85
6.5	POLICE AND FIRE PROTECTION.....	85
6.6	SCHOOLS AND PARKS .....	86
6.7	DETERMINATIONS FOR THE .....	86
	ARMONA COMMUNITY SERVICES DISTRICT.....	85
<b>SECTION 7.....</b>		<b>89</b>
7.0	HOME GARDEN COMMUNITY SERVICES DISTRICT .....	89
7.1	LOCATION, ADMINISTRATION, MANAGEMENT, AND OPERATIONS .....	89
7.2	WATER SUPPLY / DISTRIBUTION SYSTEM .....	91
7.3	SANITARY SEWER – WASTEWATER TREATMENT .....	92
7.4	PUBLIC SERVICES FEES .....	92
7.5	POLICE AND FIRE PROTECTION.....	92
7.6	SCHOOLS AND PARKS .....	93
7.7	DETERMINATIONS FOR THE .....	93
	HOME GARDEN COMMUNITY SERVICES DISTRICT .....	93
<b>SECTION 8.....</b>		<b>97</b>
8.0	KETTLEMAN CITY COMMUNITY SERVICES DISTRICT .....	97
8.1	LOCATION, ADMINISTRATION, MANAGEMENT, AND OPERATIONS .....	97
8.2	WATER SUPPLY / DISTRIBUTION SYSTEM .....	99
8.3	SANITARY SEWER – WASTEWATER TREATMENT .....	99
8.4	PUBLIC SERVICES.....	100
8.5	POLICE AND FIRE PROTECTION.....	100
8.6	SCHOOLS AND PARKS .....	102
8.7	DETERMINATIONS FOR THE KETTLEMAN COMMUNITY SERVICE DISTRICT .....	103
<b>SECTION 9.....</b>		<b>106</b>
9.0	STRATFORD PUBLIC UTILITY DISTRICT .....	106
9.1	LOCATION, ADMINISTRATION, MANAGEMENT, AND OPERATIONS .....	106
9.2	WATER SUPPLY / DISTRIBUTION SYSTEM .....	108
9.3	SANITARY SEWER – WASTEWATER TREATMENT .....	108
9.4	PUBLIC SERVICES .....	109
9.5	FIRE AND POLICE PROTECTION.....	109
9.6	SCHOOLS AND PARKS .....	110
9.7	DETERMINATIONS FOR THE .....	110
	STRATFORD PUBLIC UTILITIES DISTRICT .....	110
<b>SECTION 10.....</b>		<b>114</b>
10.0	REFERENCES.....	114

## TABLES AND FIGURES

### TABLES

TABLE 2.A: CITY OF AVENAL POPULATION AND HOUSING  
TABLE 2.B: TOTAL INCORPORATED POPULATION AND HOUSING IN KINGS COUNTY  
TABLE 2.C: TOTAL POPULATION AND HOUSING IN KINGS COUNTY  
TABLE 2.D: COMPOSITION OF HOUSING STOCK  
TABLE 2.E: KINGS COUNTY FIRE STATION SERVING THE CITY OF AVENAL  
TABLE 2.F: PERMITTED AND ACTIVE LANDFILLS  
TABLE 2.G: CITY OF AVENAL MAJOR ROADWAYS

TABLE 3.A: CITY DEPARTMENTS AND STAFF POSITIONS  
TABLE 3.B: CITY OF CORCORAN POPULATION AND HOUSING  
TABLE 3.C: TOTAL INCORPORATED POPULATION AND HOUSING IN KINGS COUNTY  
TABLE 3.D: TOTAL POPULATION AND HOUSING AND HOUSING IN KINGS COUNTY  
TABLE 3.E: COMPOSITION OF HOUSING STOCK  
TABLE 3.F: KINGS COUNTY FIRE STATION SERVING THE CITY OF CORCORAN  
TABLE 3.G: PERMITTED AND ACTIVE LANDFILLS IN KINGS COUNTY  
TABLE 3.H: CITY OF CORCORAN MAJOR ROADWAYS

TABLE 4.A: DEPARTMENTS AND STAFF POSITION  
TABLE 4.B: CITY OF HANFORD POPULATION AND HOUSING  
TABLE 4.C: TOTAL INCORPORATED POPULATION AND HOUSING IN KINGS COUNTY  
TABLE 4.D: TOTAL POPULATION AND HOUSING IN KINGS COUNTY  
TABLE 4.E: COMPOSITION OF THE HOUSING STOCK  
TABLE 4.F: CITY OF HANFORD FIRE DEPARTMENTS  
TABLE 4.G: WATER USE BY CUSTOMER TYPE  
TABLE 4.H: PERMITTED AND ACTIVE LANDFILLS IN KINGS COUNTY  
TABLE 4.I: CITY OF HANFORD MAJOR ROADWAYS

TABLE 5.A: CITY DEPARTMENTS AND STAFF POSITIONS  
TABLE 5.B: CITY OF LEMOORE POPULATION AND HOUSING  
TABLE 5.C: TOTAL INCORPORATED POPULATION AND HOUSING IN KINGS COUNTY  
TABLE 5.D: TOTAL POPULATION AND HOUSING IN KINGS COUNTY  
TABLE 5.E: COMPOSITION OF HOUSING STOCK  
TABLE 5.F: LVFD FIRE STATION  
TABLE 5.G: PERMITTED AND ACTIVE LANDFILLS IN KINGS COUNTY  
TABLE 5.H: CITY OF LEMOORE MAJOR ROADWAYS  
TABLE 5.I: CITY OF LEMOORE PARK STANDARDS

## FIGURES

FIGURE 1.1: KINGS COUNTY CITIES & COMMUNITIES MAP

FIGURE 2.1: CITY OF AVENAL BOUNDARIES MAP

FIGURE 3.1: CITY OF CORCORAN BOUNDARIES MAP

FIGURE 4.1: CITY OF HANFORD BOUNDARIES MAP

FIGURE 5.1: CITY OF LEMOORE BOUNDARIES MAP

FIGURE 6.1: ARMONA COMMUNITY SERVICES DISTRICT BOUNDARIES

FIGURE 7.1: HOME GARDEN COMMUNITY SERVICE DISTRICT BOUNDARIES

FIGURE 8.1: KETTLEMAN CITY COMMUNITY SERVICE DISTRICT BOUNDARIES

FIGURE 9.1: STRADFORD PUBLIC UTILITY DISTRICT BOUNDARIES

# SECTION 1

## 1.0 INTRODUCTION TO MUNICIPAL SERVICE REVIEWS

A Municipal Service Review (MSR) has been prepared for each City and Community District to assist the Local Agency Formation Commission of Kings County (LAFCO) in meeting the requirements of the Cortese/Knox/Hertzberg (CKH) Act, which requires LAFCO to update the spheres of influence for all applicable jurisdictions in the County (Figure 1.1). A sphere of influence study (SOI) is defined by Government Code 56425 as "...a plan for probable physical boundary and service area of a local agency or municipality..." The Act further requires that an MSR be conducted prior to or in conjunction with the update of the SOI.

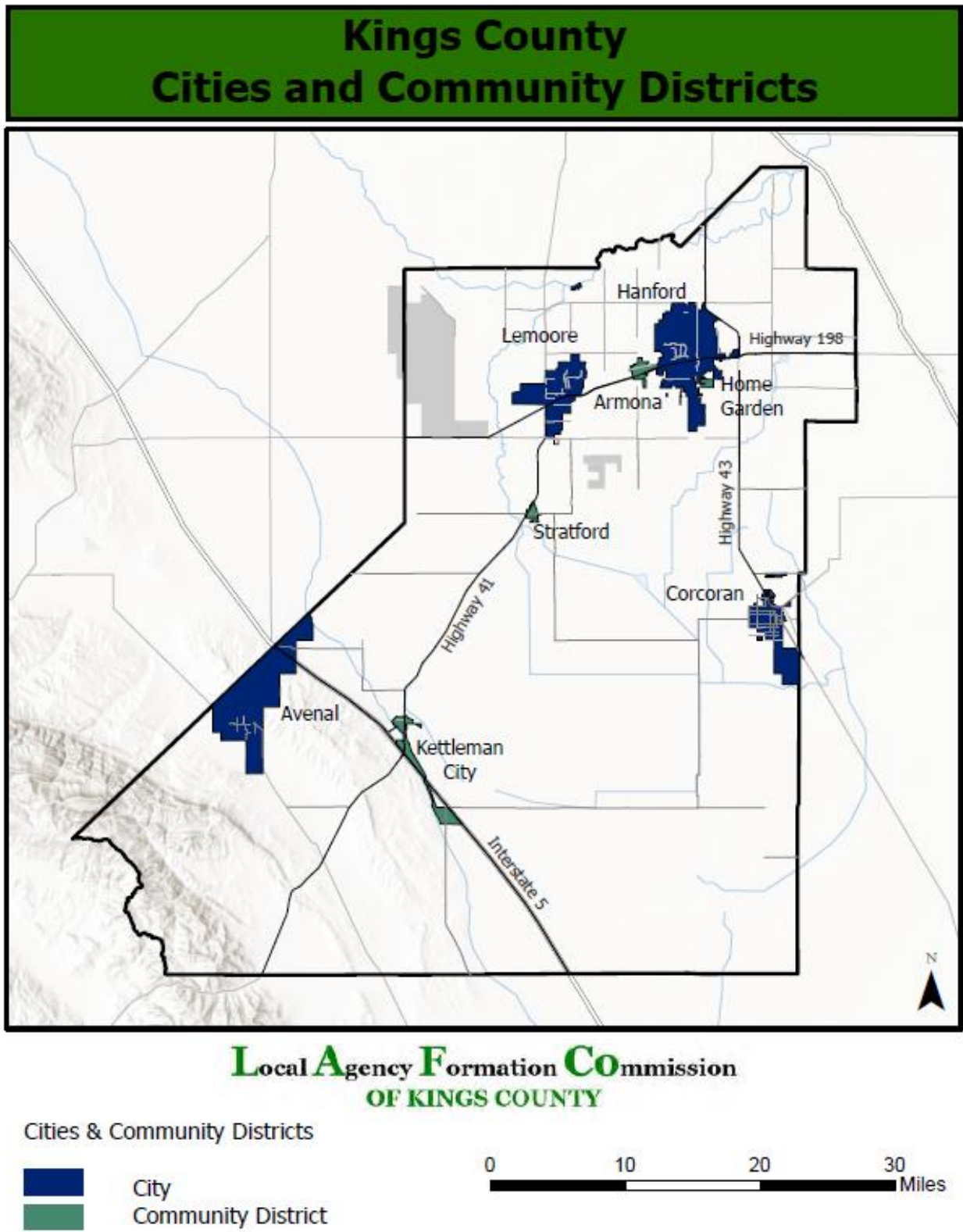
These MSRs have been prepared in accordance with California Government Code sections 56425 and 56430 and in accordance with the Service Review Guidelines prepared by the State Office of Planning and Research. These MSRs evaluate the public services provided by the following municipal service providers:

- City of Avenal
- City of Corcoran
- City of Hanford
- City of Lemoore
- Armona Community Service District
- Home Garden Community Service District
- Kettleman City Community Service District
- Stratford Public Utility District

In 1997, the State Legislation enacted Assembly Bill (AB) 1484, which established the commission on Local Governance for the 21<sup>st</sup> Century. The Commission was responsible for assessing governance issues and making appropriate recommendations regarding the CKH Local Government Reorganization Act of 1985. Among other recommendations, the Commission suggested that each LAFCO should have knowledge of the services within its county. This knowledge would assist in decision-making regarding city and district boundaries. The Commission stated that this knowledge should include the current efficiency of providing services, future service needs, and expansion capacity of the service providers.

Additionally, "information on public service capacity could be gathered as part of the implementation of a new requirement for periodic service reviews. LAFCOs could conduct such reviews prior to or in conjunction with amendments to spheres of influence. A service review would encompass a comprehensive study of each identifiable public service provided by counties, special districts, and the cities in the region. The review would not focus exclusively on an individual jurisdiction to determine its future boundary or service areas. Rather, it would require LAFCO to look broadly at all agencies within a geographic region that provide a service" (Growth within Bounds, January 2000).

Figure 1.1 Kings County Cities & Communities



The State Legislation acknowledged the Commission's findings and created a legislative tool (as described in section 56430 of the Government Code) to be used to collect information and evaluate service provisions.

On September 26, 2000, AB 2838 (Chapter 761, Statutes of 2000), authored by Assembly Speaker Robert M. Hertzberg, was signed into law. Section 56430 of the Government Code now requires that a review of the municipal services provided to the particular area be conducted in order to update any sphere of influence in accordance with Section 56425. LAFCOs must prepare a written statement of determination for each agency with respect to each of the following:

1. Infrastructure needs & deficiencies.
2. Growth and population projections for the affected area.
3. Financing constraints and opportunities.
4. Cost avoidance opportunities.
5. Opportunities for rate restructuring.
6. Opportunities for shared facilities.
7. Government structure options, including advantages and disadvantages of consolidation or reorganization of service providers.
8. Evaluation of management efficiencies.
9. Local accountability and governance

In conducting MSRs, LAFCOs must comprehensively review all of the agencies that provide the identified service or services within the designated geographic area. In addition, service reviews must be conducted no later than the time that the SOI is established or updated. The CKH Local Government Reorganization Act of 2000 also requires the LAFCO to update the SOIs for all applicable jurisdictions in the County.

As listed above, the CKH Act identifies nine factors to be addressed when conducting an MSR. For each factor, information is gathered and analyzed, and written determinations prepared for LAFCOs consideration. The following paragraphs list each factor and provide information about the required analysis.

### **DETERMINATION 1: INFRASTRUCTURE NEEDS AND DEFICIENCIES**

**Purpose:** To evaluate the infrastructure needs and deficiencies in terms of supply, capacity, condition of facilities, and service quality.

LAFCO is responsible for determining that an agency is reasonably capable of providing needed resources and basic infrastructure to serve the areas within the agency's boundary and in any possible annexation areas. It is important that such findings of infrastructure and resource availability occur when revisions of the City's SOI occur, or, as in this case, during the mandated MSR.

This MSR evaluates the present and long-term infrastructure demands and resource availability of the jurisdiction. This is accomplished by evaluating: (1) the resources and services that are available, and (2), the expansion of such resources and services with increasing demands.

## **DETERMINATION 2: GROWTH AND POPULATION PROJECTIONS FOR THE AFFECTED AREA(S)**

**Purpose:** To evaluate services needs based upon existing and anticipated growth patterns and population projections.

The efficient provision of municipal services is linked to the ability to plan for future need. For example, existing and future levels of demand for services must be prepared to plan for the expansion of infrastructure and to be able to determine where the future demand will occur. Growth and population projections data will allow for the verification that there is adequate capacity or supply to serve the existing and future residences and businesses and ensure that projections for future growth and population patterns are integrated into the planning processes.

## **DETERMINATION 3: FINANCING CONSTRAINTS AND OPPORTUNITIES**

**Purpose:** To evaluate a jurisdiction's capability to finance the improvements and services needed.

LAFCO is responsible for evaluating the ability of the agency to pay for improvements or services associated with growth. The planning can begin at the SOI level by: (1) identifying limitations on maintenance needs associated with future annexations and development, (2) identifying limitations on financing such improvements, and (3) identifying opportunities that exist to construct and maintain those improvements.

## **DETERMINATION 4: COST-AVOIDANCE OPPORTUNITIES**

**Purpose:** To identify practices or opportunities that may lend support in eliminating costs.

LAFCO is responsible for evaluating cost-avoidance opportunities including but not limited to the following:

- Eliminating duplicative services
- Reducing high administration-to-operation costs ratio
- Replacing outdated or deteriorating infrastructure and equipment
- Reducing inventories of underutilized equipment, buildings, or facilities
- Redrawing overlapping or inefficient service boundaries
- Replacing inefficient purchasing or budgeting practices
- Implementing economies of scale
- Increasing profitable outsourcing

### **DETERMINATION 5: OPPORTUNITIES FOR RATE RESTRUCTURING**

Purpose: To identify opportunities to impact rates positively without decreasing service levels.

When applicable, the MSR will review agency rates, which are charged for public services, to examine opportunities for rate restructuring without impairing the quality of services. Agency rates will be analyzed for conditions that could affect future rates and variances among rates, fees, taxes, charges, etc., within an agency.

### **DETERMINATION 6: OPPORTUNITIES FOR SHARED FACILITIES**

Purpose: To identify the opportunities for a jurisdiction to share facilities and resources to develop more efficient services.

Public service costs may be reduced and service efficiencies increased if service providers develop strategies for sharing resources. Sharing facilities and excess system capacity decreases duplicative efforts, lowers costs, and minimizes unnecessary resource consumption. The MSRs will inventory the facilities within the study area to determine whether facilities are currently being utilized to capacity and whether efficiencies can be achieved by accommodating the facility needs of adjacent agencies. Options for planning for the future shared facilities and services will be considered.

### **DETERMINATION 7: GOVERNMENT STRUCTURE OPTIONS**

Purpose: To consider the advantages and disadvantages of various government structures to provide public services.

The purpose of considering options for the structure of governance when reviewing a SOI is to identify opportunities for increased efficiency in the provision of services, which leads to savings to both the services providers and consumers. The MSR will provide a tool to study comprehensively existing future public services conditions, to evaluate organizational options for accommodating growth, and to ensure that critical services are efficiently and cost effectively provided.

### **DETERMINATION 8: EVALUATION OF MANAGEMENT EFFICIENCIES**

Purpose: To consider the management structure of the jurisdiction.

Management efficiency refers to the effectiveness of an internal organization to provide efficient, high-quality public services. The MSR will evaluate management efficiency by analyzing agency functions, operations, and practices, as well as the agency's ability to meet current and future service provision constraints.

## **DETERMINATION 9: LOCAL ACCOUNTABILITY AND GOVERNANCE**

**Purpose:** To evaluate the accessibility and levels of public participation associated with the agency's decision-making and management processes.

LAFCO is responsible for evaluating the degree to which the agency fosters local accountability. Local accountability and governance refer to public agency decision-making and operational and management processes that:

- Include an accessible and accountable decision-making body and agency staff
- Encourages and value public participation
- Disclose budgets, programs, and plans
- Solicits public input when considering rate changes and work and infrastructure plans
- Evaluate outcomes of plans, programs, and operations and disclose results to the public

Since existing law requires SOIs to be updated every five (5) years and MSR's must be completed for the preparation of the SOI updates, MSR's should be updated every five (5) years as well. These MSR's were originally established by LAFCo in 2007 and have been most recently updated in April 2025. Therefore, the planning horizon for these MSR is anticipated to cover the next five (5) years until 2030.

Pursuant to this requirement, LAFCO has proceeded in preparing the MSR's by reviewing public agencies that provide municipal urban type services to residents within the incorporated and unincorporated areas of the County. Water and wastewater services are of critical interest in determining whether Cities and/or communities can accommodate the anticipated population growth expected within this region of the San Joaquin Valley. In addition, this MSR document also addresses the remaining municipal services that are provided by the cities, and community special districts, in Kings County.



## SECTION 2

### 2.0 CITY OF AVENAL

The City of Avenal provides basic municipal type service directly or through contracts with Kings County. The city charges fees for water and refuse services, sewer, and street lighting. They also charge for sewer connections.

The following municipal services are discussed within this MSR:

- Water Supply
- Sanitary Sewer
- Storm Drainage
- Solid Waste
- Park Maintenance
- Street Maintenance
- Law Enforcement and Fire Protection
- Lighting

### 2.1 LOCATION, ADMINISTRATION, MANAGEMENT, AND OPERATIONS

The City of Avenal (Avenal) is located halfway between Los Angeles and Sacramento on Interstate 5. Avenal comprises approximately 15,232 acres (23.8 square miles) at an elevation of 1,200 feet above sea level (amsl). Avenal is a rural city with a small-town atmosphere. The city limits drape across Kettleman Hills, with the urbanized portion of the city situated on the Kettleman Plain, along State Highway 33, and the industrial core located along Interstate 5.

Avenal's history dates back to the 1800's, as early American settlers arrived in the Kettleman Hills during the 1850's. In 1929, Standard Oil surveyed the current site of Avenal in which to build a town. By the 1940's, Avenal had grown to become the second largest town in Kings County with a population of 3,000 (mostly oil workers). By the 1940's, oil and gas production declined, and the Avenal economy dwindled. With the growth of the agriculture industry in the San Joaquin Valley and the completion of the California Aqueduct and Interstate 5, new business growth opportunities emerged in Avenal. Incorporated in 1979, Avenal was selected for a state prison site in 1987 (Figure 2.1: City of Avenal Boundaries and Facilities).

The City of Avenal is responsible for water supply, sanitary sewer, Storm drainage, solid waste, street lighting and park maintenance. There is a five-member City Council, five-member Planning Commission, and a City Manager with office staff. Other full-time positions include Public Works and Building Director, City Clerk, and Park Maintenance Staff. Avenal contracts many “key” positions and service providers to fulfill its needs. Contract positions include Community Development, City Engineer, Street Maintenance Services, Law Enforcement and Fire Protection Services. Since its incorporation, the City has had land use authority within its boundaries and maintains strict adherence to its General Plan Policies.

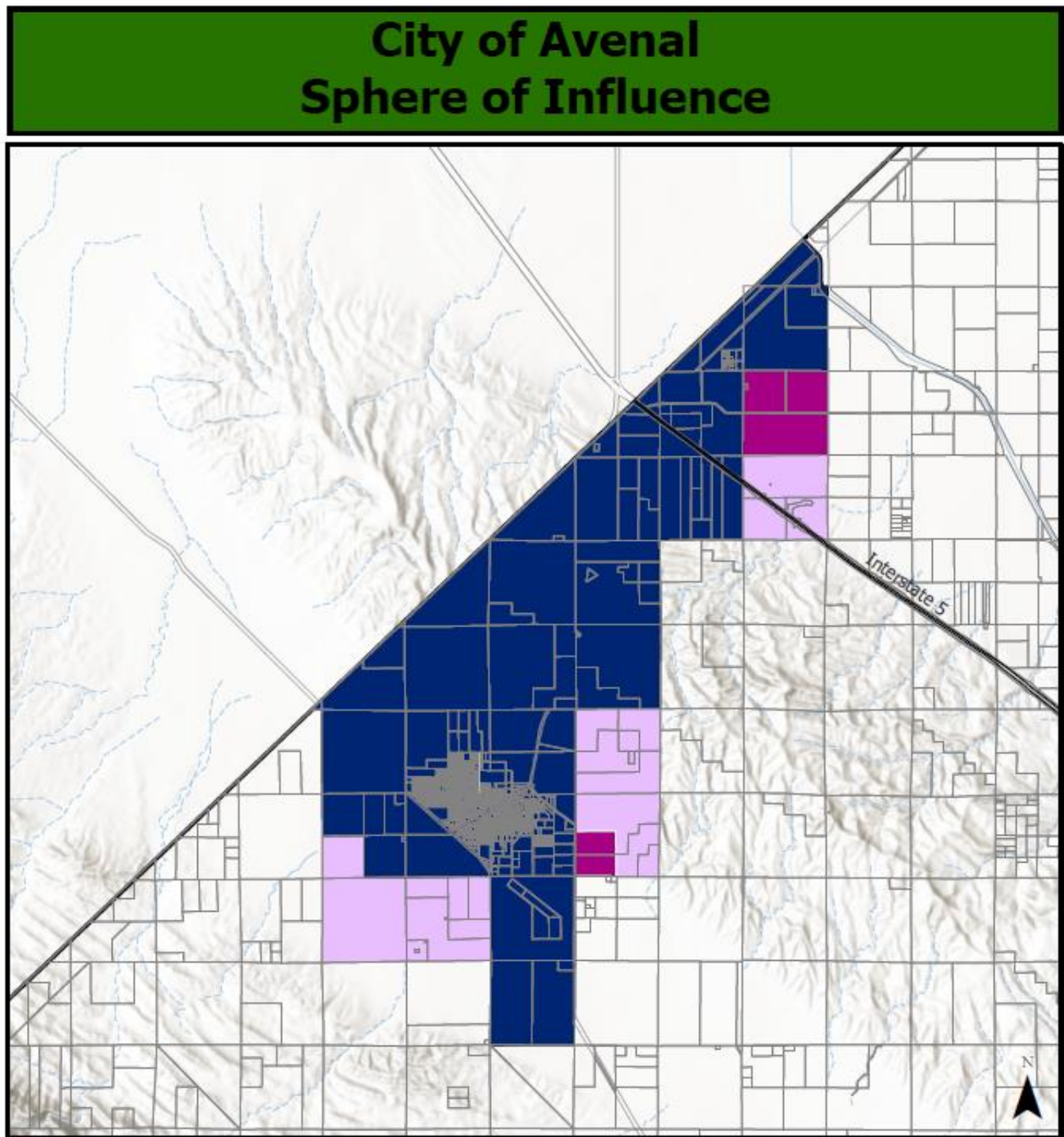
The Avenal City Council holds bi-weekly public meetings regularly on the second and fourth Thursday of the month. Pursuant to a City resolution, agendas are posted at City Hall and the City’s website. In addition, any standing committees are posted in the same manner. All meetings are held pursuant to the Brown Act and allow public comment. All Avenal Council meetings are held in the Avenal Theater & Event Center, and the facility provides adequate space to accommodate typical attendance.

Avenal has a website, which frequently contains updates regarding City business and issues of concern to the community. In the past, Avenal utilized advisory committees when decisions regarding the City of Avenal General Plan Policies were developed.

Avenal prepares an annual budget, which is based on estimated actual expenditures. The budget process begins with the city staff and the City Manager preparing a draft budget, which is submitted to the City Council in early May. The City Council reviews the proposed budget prior to public budget hearings that are held in either May or early June. The final budget is adopted by the City Council in late June.

Currently, approximately 2% of the City’s land area is designated for commercial uses. This is considered much less compared to most cities and contributes to the City’s difficulties in generating sufficient revenue from taxable sales.

**Figure 2.1: City of Avenal Boundaries (April 2025)**



**Local Agency Formation Commission**  
**OF KINGS COUNTY**

City of Avenal

- City of Avenal
- Primary Sphere of Influence
- Secondary Sphere of Influence

0 2 4 6 Miles

## 2.2 POPULATION AND GROWTH

### Population

The California Department of Finance estimates the City of Avenal’s 2024 population to be 13,981. The city was incorporated on September 18<sup>th</sup>, 1979. Over the forty-six years, the city’s population has increased at a slow rate. Tables 2.A through 2.C show Avenal’s recent population and housing growth trends, along with the county as a whole.

**Table 2.A: City of Avenal Population and Housing (2020, 2022, 2024)**

Year	Population	Annual Percent Change	Housing	Annual Percent Change
2020	13,694	-----	2,586	----
2022	13,154	-3.9%	2,591	0.2%
2024	13,981	6.3%	2,618	1.0%

Source: State of California, Department of Finance, E-5 City/County Population and Housing Estimates, January 1, 2020, 2022, 2024 with 2020 DRU Benchmark. Sacramento, California.

**Table 2.B: Total Incorporated<sup>1</sup> Population and Housing in Kings County (2020, 2022, 2024)**

Year	Population	Annual Percent Change	Housing	Annual Percent Change
2020	120,475	-----	36,204	----
2022	120,373	-0.1%	36,634	1.2%
2024	121,755	1.1%	37,256	1.7%

Source: State of California, Department of Finance, E-5 City/County Population and Housing Estimates, January 1, 2020, 2022, 2024 with 2020 DRU Benchmark. Sacramento, California.

**Table 2.C: Total Population and Housing in Kings County (2020, 2022, 2024)**

Year	Population	Annual Percent Change	Housing	Annual Percent Change
2020	152,486	-----	46,287	----
2022	151,654	-0.5%	46,729	1.0%
2024	152,627	0.6%	47,460	1.6%

Source: State of California, Department of Finance, E-5 City/County Population and Housing Estimates, January 1, 2020, 2022, 2024 with 2020 DRU Benchmark. Sacramento, California.

<sup>1</sup> Includes City of Avenal, City of Corcoran, City of Hanford, and City of Lemoore

## Housing Inventory

As shown in Table 2.D, the California Department of Finance estimates that there were 2,618 of dwelling units (DU) within the City of Avenal in 2024. Of these DU's, 61.9 percent are detached single-family homes, 3.9 percent are mobile homes, and 14.7 percent are located in structures of 5 or more units. Table 2.D also illustrates that the composition of Avenal's housing stock is much different than the rest of the county.

**Table 2.D: Composition of the Housing Stock (2024)**

Housing Type	City of Avenal		Kings County	
	Number of Units	Percentage	Number of Units	Percentage
Single-family, detached	<b>1,610</b>	<b>61.9</b>	<b>34,737</b>	<b>73.2</b>
Single-family, attached	<b>88</b>	<b>3.4</b>	<b>2,422</b>	<b>5.1</b>
2 to 4 – unit structure	<b>433</b>	<b>16.5</b>	<b>3,730</b>	<b>7.8</b>
5 or more unit structure	<b>384</b>	<b>14.7</b>	<b>4,675</b>	<b>9.9</b>
Mobile home	<b>103</b>	<b>3.9</b>	<b>1,896</b>	<b>4.0</b>
<b>TOTAL</b>	<b>2,618</b>	<b>100</b>	<b>47,460</b>	<b>100</b>

Source: State of California, Department of Finance, E-5 City/County Population and Housing Estimates, January 1, 2024 DRU Benchmark. Sacramento, California.

## Average Household Size

The 2020 Census reports that there were 2,949 households in the City of Avenal, with an average household size of 3.50. Of those 2,949 households, it is estimated that 2,643 or 89.6 percent were family households, while 306 households (10.4 percent) were individuals living alone. The balances of the City's households were comprised of non-family households with one or more occupants.

Avenal's existing population per household (3.50) as identified in the 2020 Census is high when compared to:

- City of Hanford (3.08)
- City of Corcoran (3.43)
- City of Lemoore (2.94)

## Population Projections

According to the State of California Department of Finance<sup>1</sup>, Kings County's population is projected to reach 159,352 by the year 2040 (Department of Finance), an increase from the 2024 of 4.4 percent. It is anticipated that the majority of population growth will be due to non-institutional population growth. Population growth is anticipated in the fringe areas of Hanford and within Lemoore's present boundaries on undeveloped sites. The Kings County Association of Governments in conjunction with local jurisdictions (Avenal, Corcoran, Lemoore, and Kings

<sup>1</sup> Interim County Population Projections, State Department of Finance, April 2025

County) has developed a Regional Housing Needs Allocation Plan that extends through the year 2031. The plan directs new housing to where adequate infrastructure and public services can accommodate project growth.

### 2.3 LAW ENFORCEMENT

The City of Avenal established a city police force in 2010. Most crimes in the City are property-oriented (i.e. theft and vandalism).

Services from the Avenal Police Department are provided from the Ken Brown Public Safety Center located at 317 Alpine Street in Avenal. This station is staffed by members who serve the community by protecting citizens and property, preventing crime, enforcing laws, and maintaining order. Staff include the Chief of Police, Director of Public Safety, and a Police Commander. Patrol provides 24-hour emergency and non-emergency response and service to the community. The Evidence Division handles the intake, storage, security, transportation, and disposal of all evidence, found property, safekeeping property, and surrendered items.

Currently, there are no plans for capital improvement projects for a new sub-station; all proposed projects are evaluated on an on-going basis by the Police Department. Indicators of service levels and the need for new personnel and facilities is conducted by the Police Department through an analysis of the number of service calls, response times, and population growth. In addition, the Police Department reviews proposed development projects and provides the approving agency information regarding impacts of the new development upon law enforcement services. The Department uses the number of dwelling units and a generation factor of 3-4 person per household to project population increase.

Avenal has a Justice Court and one court holding cell (used only when court is in session). Court is in session every Friday. All arrested persons are transported to Kings County Jail in Hanford (approximately 45 minutes away)

### 2.4 FIRE STATION

The City of Avenal contracts fire protection services from the Kings County Fire Department (KCFD). Avenal is served from Station 12, located on Fresno Street within the City of Avenal. The secondary response station is Station 9 located on Brown Street in Kettleman City. Both Stations use 3 shifts for coverage. The Station is listed below in Table 2.E.

[Table 2.E: Kings County Fire Station Serving the City of Avenal](#)

Station	Engines	Personnel per Shift
<b>Station 12</b> 516 Fresno St. Avenal, CA	<b>1-Type 1 Engine</b> <b>1-Type 3 Engine</b>	<b>1-Fire Captain</b> <b>1-Engineer</b>
<b>Station 9</b>	<b>1-Type 1 Engine</b>	<b>1-Fire Captain</b>

<b>85 Brown St. Kettleman City, CA</b>	<b>1-Type 3 Engine</b>	<b>1-Engineer 1-Bulldozer Operator</b>
--	------------------------	--

In addition, the County Fire Department coordinates closely with the California Department of Forestry (CDF) and the Avenal State Prison Fire Department. The County and CDF have a “dual responsibility” area west of State Highway 33 which both will respond to calls.

The Avenal State prison maintains its own fire station on the prison site. The County has a mutual aid agreement with the prison for fire services. Both the Kings County Fire Department and the Prison Fire Department work closely with one another, and often the Prison’s fire department will support Kings County on most fire calls. However, the prison’s fire department cannot be relied upon to respond to all emergencies. For security reasons, it is not common for the County to assist with prison fire or emergencies.

The city is within an area where grass and brush fires have the potential to occur, typically in an area where onsite water is not available. In these cases, the Department uses a “back-burn” technique to combat most grass blazes, and in worst cases water tankers will be brought to the site to assist with efforts. Currently, the Kings County Fire Department has stated that water pressure and quantity within the City of Avenal has been sufficient in meeting the needs during fires.

Station 12 responded to 634 calls within the City of Avenal in 2024. The average breakdown of calls for services is as follows:

- Structures: 10 (2%)
- Medical Aid (not traffic): 387 (61%)
- Traffic Accidents & vehicle fires: 22 (3%)
- Grass Fires: 19 (3%)
- Other: 196 (31%)

Since the construction of the State prison in 1987, the Kings County Fire Department has documented an increase in medical aid and traffic accidents. Although the City’s population has not increased as anticipated, the number of vehicle trips to and from Avenal did, travelers include prison employees, prison visitors, and commuters utilizing I-5.

## **2.5 WATER SUPPLY**

The City of Avenal receives 3,500 acre-feet of water annually from the Central Valley Project (CVP). The CVP was authorized by the Rivers and Harbors Act of 1937. The large scale CVP encompasses 20 reservoirs with a combined storage capacity of 11 million acre-feet, eight power plants, two pumping-generating plants and over 500 miles of major canals and aqueducts. The project is operated by the U.S. Bureau of Reclamation. The Water Infrastructure Improvement for the Nation Act of 2016 (WIIN Act) directed the U.S. Bureau of Reclamation to convert water service contracts to repayment contracts upon a contractor’s request. The WIIN Act allowed the

city to enter into a new agreement with the Bureau of Reclamation into perpetuity. The WIIN Act removed the construction cost component, and the agreement benefits the city by guaranteeing a long-term supply of water from the Bureau of Reclamation. According to the study, projected volumes of wholesale water are held constant at 2,624 acre-feet.

In 2022, the City of Avenal conducted a Water and Wastewater Financial Analysis and Rate Study in compliance with California's Proposition 218 to evaluate the water and wastewater enterprise funds to reset rates such that revenue is adequate for safe and reliable operation into the future. The study stated that many aspects of the water system have aged and need repairs or replacement. The City of Avenal has been able to cover some project costs by utilizing funds provided from the federal government through the American Rescue Plan Act of 2021 (ARPA). However, those funds are not enough to cover ongoing costs and improvements.

Residences are charged \$35.27 per month plus \$3.11 per 100 cubic feet, which is \$4.16 per Thousand Gallons (TG). The rates are posted on the City of Avenal's website.

## **2.6 SANITARY SEWER – WASTEWATER TREATMENT**

### **Collection System**

The City of Avenal operates a sanitary sewer and wastewater treatment facility that is located in the southeast portion of the city. The city provides services to urbanized areas and the Avenal State Prison. The City's sewage collection system includes two major trunk lines in Laneva Boulevard (8 and 10 inches in diameter), that extend from the urban area to the sewage treatment plant. Within the urban area, the collection system generally consists of 6-inch diameter lines. An 18-inch diameter line connects the State Prison directly to the treatment facility.

The City's collection system drains to the treatment plant using gravity. The system operates without pump stations and there are no force-main lines.

### **Treatment Plant**

The existing Avenal treatment plant was constructed in 1987, same year as the State Prison, located west of the treatment plant. Avenal's former treatment plant was located one mile north of the existing plant. According to the 2022 Water and Wastewater Financial Analysis and Rate Study, capital improvements needed for the sewer system are minimal compared to the water system. Some improvements have been completed using ARPA funds. Installation of photovoltaic electricity generation equipment is underway and was made possible with grant funds. This will help the city with the large projected increases in PG&E electricity costs, offsetting about 85% of future electric costs. The city began replacing or rehabilitating existing sewer pipelines in 2020. Other improvement projects are minor and do not require significant capital planning.

The Avenal State Prison is the largest user of the city's wastewater and currently pays \$79,905 a month for service. Residences pay a flat rate of \$27.97 per month. The current rates are posted on the City of Avenal's website.

### **Capacity**

The existing plant was designed with a hydraulic capacity of approximately 1.8 million gallons per day (mgd). Currently, the plant is permitted for a discharge flow of 1.7 mgd by the California Regional Water Quality Control Board (CRWQCB).

An agreement between the City of Avenal and the Avenal State Prison stipulates that discharges from the city and prison are not to exceed 0.53 and 1.11 mgd, respectively.

### **Facilities**

Currently, the treatment plant is operated by the city and consists of a headwork grinder, an oxidation ditch, two clarifiers, six sludge-drying beds, and pumps and piping to transfer treated wastewater to the effluent storage reservoir.

Treated effluent from the plant is pumped across Highway 33 to two approximately 300-acre-foot storage ponds connected in series. The ponds are located immediately south of the prison. The effluent is applied to agricultural lands on the west side of Highway 33.

In 2020, the city started a project to replace or rehabilitate approximately 65,229 linear feet of existing main sewer pipeline within the City of Avenal and upgrade existing infrastructure at the Wastewater Treatment Plant. Improvements consisted of replacing or rehabilitating valves, screens, gates, control systems, and other necessary improvements, all within the existing footprint and will not expand the existing plant's capacity. The project was funded with the Clean Water State Revolving Fund (CWSRF) funds administered by the California State Water Resources Control Board.

### **Available Capacity**

Based on 2004 flows at the plant, 0.7 mgd of the plant's capacity is currently unused. Approximately 0.35 mgd of this capacity is allocated to the prison, while the remaining 0.35 mgd of unused capacity is reserved for the City. Based on 2004 reports, with the average sewage generation rate of 34.4 gpcd, the treatment plant's reserve capacity (for the city) is sufficient to accommodate approximately 11,995 additional people or 3,528 new single-family residential units (at an occupancy rate of 3.4 persons per unit). It has been projected with the annual population growth rate, the City's portion of the treatment plant's reserve capacity will not reach capacity until beyond the year 2025 under average flow conditions.

## SOLID WASTE

The City of Avenal has a landfill site within the city. The 173-acre, class III (municipal waste) site is in the eastern portion of Avenal along Hydril Road and Skyline Boulevard. Solid waste is collected within the city and transported by Mid Valley Disposal to Avenal Landfill. Avenal has initiated several waste reductions and recycling programs, including passing an ordinance requiring the mandatory use of the City’s recycling program for all businesses and residential units, and starting landfill recycling and salvage operations. Avenal has a recycling guide and bin placement instructions posted on the City of Avenal website.

The Avenal landfill is inspected on a monthly basis. The permitted capacity is 6.6 million cubic yards and the remaining capacity is 8.2 million cubic yards. The permitted throughput is 475 tons/day and the estimated closure date of the landfill is 2029.

Residential customers pay a flat rate for services, and commercial rates are based on the size of pickups per week. Table 2.F lists all permitted and active landfills in Kings County.

[Table 2.F Permitted and Active Landfills in Kings County](#)

<b>Avenal Regional Landfill</b>
<b>Chemical Waste Management Inc, Unit B16</b>
<b>Kettleman Hills - B18 Nonhaz Codisposal</b>

## 2.7 STORMWATER DRAINAGE

Flood zone mapping prepared by the Federal Emergency Management Agency (FEMA) indicates that there are some areas in and around Avenal that are in the 100-year flood zone. During major storm events many area drainages or arroyos (Kettleman Hills) upstream from Avenal are prone to flash flooding.

Dams that have the potential of creating flood inundation within the County include Terminus Dam, Success Lake Dam, and Pine Flat Dam (located in the Sierra Nevadas east of the valley floor on the Kaweah, Tule, and Kings River).

Additional improvements made to other flood control facilities in the Kings County area have significantly reduced local natural flood hazards. According to the Army Corps of Engineers (ACOE) inundation maps for Kings County show that a breach by any of the dams listed above will not affect the City of Avenal. Through the City’s General Plan, the City Council has adopted runoff/discharge policies that have strict controls to meet the National Pollution Discharge Elimination System (NPDES) for development project.

Per the City of Avenal General Plan Update (March 2018), the existing storm drainage infrastructure in Avenal is limited to a collection line on Skyline Boulevard (Highway 269) that is operated and maintained by the State, and a city collection line on San Joaquin between First Street and Highway 33. Both collection lines discharge by gravity to open fields on the west side of Highway 33.

In the early 1990’s the city completed a street improvement program in which curb and gutter were installed on all streets in the developed portion of the community. Runoff from these improved areas drains as surface flow in the southwesterly direction toward Highway 33.

## 2.8 ROADS AND CIRCULATION

Direct access to the city is provided by I-5, SR 269, and SR 33. The Avenal Cutoff Road also provides much of the access to and from the Hanford/Lemoore area. Arterials in Avenal serve as the primary network for traffic flow. They typically have no less than 100-foot right-of-way and connected areas of major traffic generation within the urban areas, county roads, and state highways. Collector streets in Avenal typically have a right-of-way of 60 to 80 feet. They are intended to connect arterials with local streets and activity centers. Local streets provide direct access to abutting properties and for localized traffic movements within residential, commercial, and industrial areas.

[Table 2.G City of Avenal “Major” Roadways](#)

<b>Interstate 5</b>	<b>Major north-south corridor that has statewide significance that links the Central Valley to Northern and Southern California.</b>
<b>State Route 33</b>	<b>A north-south oriented street that operates as a two lane highway.</b>
<b>State Route 269</b>	<b>An east-west oriented street generally operates as a two lane highway.</b>
<b>Third Avenue</b>	<b>A north-south collector street that extends from State Route 33 to north of Alpine Street. From curb to curb, Third Avenue ranges between 40 to 50 feet.</b>
<b>Fifth Avenue</b>	<b>A north-south collector street that extends from State Route 33 north of Alpine Street. From curb to curb, Fifth Avenue is 40 feet wide.</b>
<b>Seventh Avenue</b>	<b>A north-south collector street that extends from State Route 33 to Mariposa Street. From curb to curb, Fifth Avenue is 52 feet wide.</b>
<b>Kings Street</b>	<b>An east-west collector street that extends from State Route 33 to Seventh Avenue. From curb to curb, Fifth Avenue is 60 feet wide.</b>
<b>San Joaquin Street</b>	<b>A two-lane east-west roadway that intersects with State Route 269 south of Hydril Road.</b>

### Transit Services

Avenal’s transit needs are served by the Kings Area Rural Transit (KART), which is under the management of the Kings County Public Works Department. KART serves the transit needs throughout Kings County as well as residences in adjacent counties. The fixed route provides transit service to the City of Avenal from the Cities of Lemoore and Hanford, and Hanford is the KART hub for the County. According to the National Transit Database, the annual ridership count for KART fixed routes in 2023 was 424,837, up by 16% from the previous year.

In Avenal, fixed route transit service currently operates Monday through Saturday. KART does not operate on Sundays or holidays. Departures from Avenal to Hanford occur at 7:05 am, 8:45 am, 12:25 pm, and 6:15 pm Mondays through Fridays and 9:40 am and 4:00 pm on Saturdays; arrivals from Hanford occur at 7:00 am, 8:45 am, 12:15 pm, and 6:10 pm Mondays through Friday and 9:30 am and 3:55 pm on Saturdays. The fixed route service costs \$1.75 for a single trip to Avenal, \$5.50 for a 1-day pass, \$60.00 for a 30-day pass, and children age 11 and under are free.

KART has partnered with Enterprise to connect employees who live near each other and provide them with a recent-model van or SUV. Riders commute together, saving money and freeing up time to relax or catch up on work. The Commute with Enterprise service vanpool for a low monthly fare, has 7-15 passenger vehicles, and takes online payments. Vanpool groups can receive up to \$350.00 subsidy per van per month from KART.

### **Existing Bicycle and Pedestrian Facilities**

The Kings County Association of Governments (KCAG) adopted the Kings County Regional Bicycle Plan in October 2011. The adopted plan provides for connections between major urban and recreational facilities within Avenal. In addition to the provision of bikeway routes, KART provides bike racks on transit vehicles to promote the use of transit and bicycling within urban areas.

## **2.9 PARKS**

The City of Avenal has five “no fee” designated park sites totaling approximately 160 acres. All parks are ADA accessible. Floyd Rice Park (Neighborhood Park) is a 4.79-acre site located at the intersection of Park Avenue and Monterey Street. According to the Neighborhood Parks and Recreation Service, a four-acre park would be categorized as a neighborhood park, which has a service area of approximately one-quarter to one-half mile radius. Facilities at Floyd Rice Park include a passive recreation area, playground equipment, barbecues, picnic areas, restrooms, a basketball court, and a community building with kitchen facilities.

Avenal’s second park is a soccer and softball complex located on the south end of town (off SR 33, approximately 150 acres). The Avenal Sports Complex has a football field, barbecues, picnic areas, trails, and restrooms. In addition to maintaining and operating park facilities, the City’s Parks and Recreation Department supervises and coordinates a wide variety of recreational programs and activities.

The Neighborhood Park is located at 500 E. Ventura Street. Located within are a basketball court, barbecues, picnic areas, a playground, and access to drinking water. The park is also under video surveillance for safety.

The Avenal Skate Park is located at 703 S. 4<sup>th</sup> Street in Avenal. The facility has concrete skating equipment, bleachers, a picnic table, bike racks, and landscaping.

In 2025, the new Avenal Pocket Park was constructed at 198 S. 4<sup>th</sup> Avenue in Avenal. The park is approximately 4,900 square feet and was designed to give the community a nice, local outdoor space to enjoy.

In addition to the city-owned parks and recreation facilities, Avenal residents have access to grounds and playing fields at Reef Sunset Unified School District (RSUSD) schools.

The City and RSUSD have established a cooperative agreement encouraging maximum use of public properties and facilities by the community. It should also be noted that the City of Avenal is in close proximity to Kettleman Hills where there is access to hiking and picnic areas for public use.

## **2.10 ANIMAL CONTROL**

The City of Avenal runs an animal control and animal shelter services located at 1284 Hydril Road. The city promotes the humane care of animals through education and a humane proactive animal control program. The animal shelter is primarily a no-kill facility with a temperature-controlled environment. The shelter is under the control of the Public Works Department.

## **2.11 LIBRARY**

The Kings County Library serves the local needs of the City of Avenal. The Avenal Branch started in a cupboard at the home of Mrs. Lillian Evans in 1923. The cupboard is now in the home of Mrs. Evans' daughter, Mrs. Boyd Morris, but the library now fills an entire building. When Avenal became a township, the "library" was moved to a store and post office building on Skyline Blvd. Next it was moved to an upstairs building on "Main Street" (Kings St.) next to Dr. M.O. Wilen's then dentist office. The next time the library moved it was across the alley to another old post office building on Fresno Street (1953). It was there for 28 years. On March 23, 1981, it was moved to the new government building complex at 501 Kings Street. (Extracted from the Community Profile on the Kings County Avenal Branch Library website: <https://www.kingscountylibrary.org/branches/avenal-branch>). The Avenal Branch Library is open Monday through Wednesday from 9:00 am through 5:00 pm, Thursday from 11:00 am through 5:00 pm, and Friday from 9:00 am through 1:00 pm. It is closed on Saturdays and Sundays. As of 2025, the top check-outs are picture books, DVDs, and children's non-fiction.

## **2.12 DETERMINATIONS FOR THE CITY OF AVENAL**

The Service Review guidelines prepared by the State Office of Planning and Research recommend that issues relevant to the jurisdiction be addressed through written determinations called for in the Act. Based on the above information, the following are the written determinations for the City of Avenal.

## **A. Infrastructure Needs and Deficiencies**

Purpose: To evaluate the infrastructure needs and deficiencies in terms of supply, capacity, condition of facilities, and service quality.

1. The City of Avenal decision makers will rely on its General Plan to provide comprehensive planning guidelines and facility needs through 2035.
2. The City of Avenal existing storm drainage infrastructure is limited to two collection lines on two public roads within the city. These drains have alleviated any flooding problems resulting from storms. In the early 1990's the city completed a street improvement program in which curbs and gutters were installed on all streets in the developed portions of the community.
3. Capital needs for the Police Department are evaluated on an on-going basis. Indicators of service standards and the need for new personnel and facilities are provided by analysis of the number of service calls, response time, and population growth.
4. The Kings County Fire Department (Avenal sub-station) has available resources at Station No. 12 and supplemented by the Avenal State Prison, KCFD Station No. 9 in Kettleman City, and the California Department of Forestry (CDF).
5. In 2022, the city conducted a Water and Wastewater Financial Analysis and Rate Study to help offset much needed improvements to the Water Treatment Plant and ongoing needs for the Sewer and Wastewater Treatment Facility.
6. Currently, the city's website has accessibility and provides the majority of public notices in English and Spanish to allow for all parts of the community to provide public input and comment.

## **B. Growth and Population**

Purpose: To evaluate service needs based upon existing and anticipated growth patterns and population projections.

1. The Kings County Association of Governments in conjunction with local jurisdictions (Avenal, Corcoran, Hanford, Lemoore, and Kings County) has developed a Regional Housing Needs Allocation Plan that extends through the year 2031. The plan directs new housing to where adequate infrastructure and public services can accommodate project growth.
2. The California Department of Finance has projected the City's population growth to be very low (1%).

### **C. Financing Constraints and Opportunities**

Purpose: To evaluate a jurisdiction's capability to finance the improvements and services needed.

1. The City of Avenal prepares a comprehensive annual budget that clearly describes the services provided to the residents and the funds expended for those services.
2. The City of Avenal has incorporated an Economic Development Element within its General Plan.
3. The General Plan has 5 types of commercial land use designations and 1 type of industrial land use designation to facilitate the success of local businesses within the city and to provide the Avenal residents with the goods and services that are needed. This will be sufficient in generating revenue from taxable sales.
4. The City is not a member of the California Intergovernmental Risk Authority and does not benefit from the insurance coverages offered at a lower rate.

### **D. Opportunities for Rate Restructuring**

Purpose: To identify opportunities to impact rates positively without decreasing service levels.

1. The City of Avenal originally negotiated the service agreements for law enforcement, fire protection, and transit services. In 2022, the city conducted a Water and Wastewater Financial Analysis and Rate Study to review and increase the fees for services for water and sewer. The rates for solid waste are monitored periodically and updated as needed.

### **E. Opportunities for Shared Facilities**

Purpose: To identify the opportunities for a jurisdiction to share facilities and resources to develop more efficient services.

1. The City of Avenal does share resources with the Avenal State Prison Facility, resources include cost-sharing on capital improvements to the waste water treatment plant and the prison provides secondary fire protection support to the city.
2. Potential opportunities or partnering may exist with the California Department of Forestry (CDF), as well as other various State agencies (i.e. CalTrans, Department of Fish and Game, etc.).

## **F. Government Structure Options**

Purpose: To consider the advantages and disadvantages of various government structures to provide public services.

1. It is reasonable to conclude that the public services can continue to be provided by the City of Avenal under existing government structure.

## **G. Evaluation of Management Efficiencies**

Purpose: To consider the management structure of the jurisdiction.

1. The City of Avenal's budget and accounting practices are audited annually by a certified public accountant.
2. The city is required to submit a quarterly investment report to the City Council for review. The city's budget and annual financial statements are posted to the city website.
3. The City of Avenal coordinates very closely with law enforcement and fire protection; although, there would be some benefit incorporating various departments under one "government center" to facilitate with administrative tasks and coordination.
4. Operations of the Police and Fire departments are routinely evaluated by each department and station's command staff.

## **H. Local Accountability and Governance**

Purpose: To evaluate the accessibility and levels of public participation associated with the agency's decision-making and management processes.

1. The City of Avenal makes reasonable efforts to maintain a public dialogue within the City Council meeting forum. In particular, the city has conducted citizen advisory committees and implemented mailings to solicit public comment input when possible.
2. Currently, the city does have an active website for public accessibility and issues most public notices in English and Spanish, thereby increasing the level of public comments and community participation.
3. The City complies with the Brown Act provisions for conduct of meetings, provides agendas for public review in advance to hearings.
4. Prior to budget approval, public meetings are conducted to include citizen comments.



## SECTION 3

### 3.0 CITY OF CORCORAN

The City of Corcoran provides basic municipal type services directly or through contracts with Kings County. The city charges fees for water, sewer, refuse service and street lighting. They also charge for sewer and water connections.

The following municipal services are discussed within this MSR:

- Water Supply
- Sanitary Sewer
- Storm Drainage
- Solid Waste
- Park Maintenance
- Street Maintenance
- Law Enforcement and Fire Protection
- Lighting

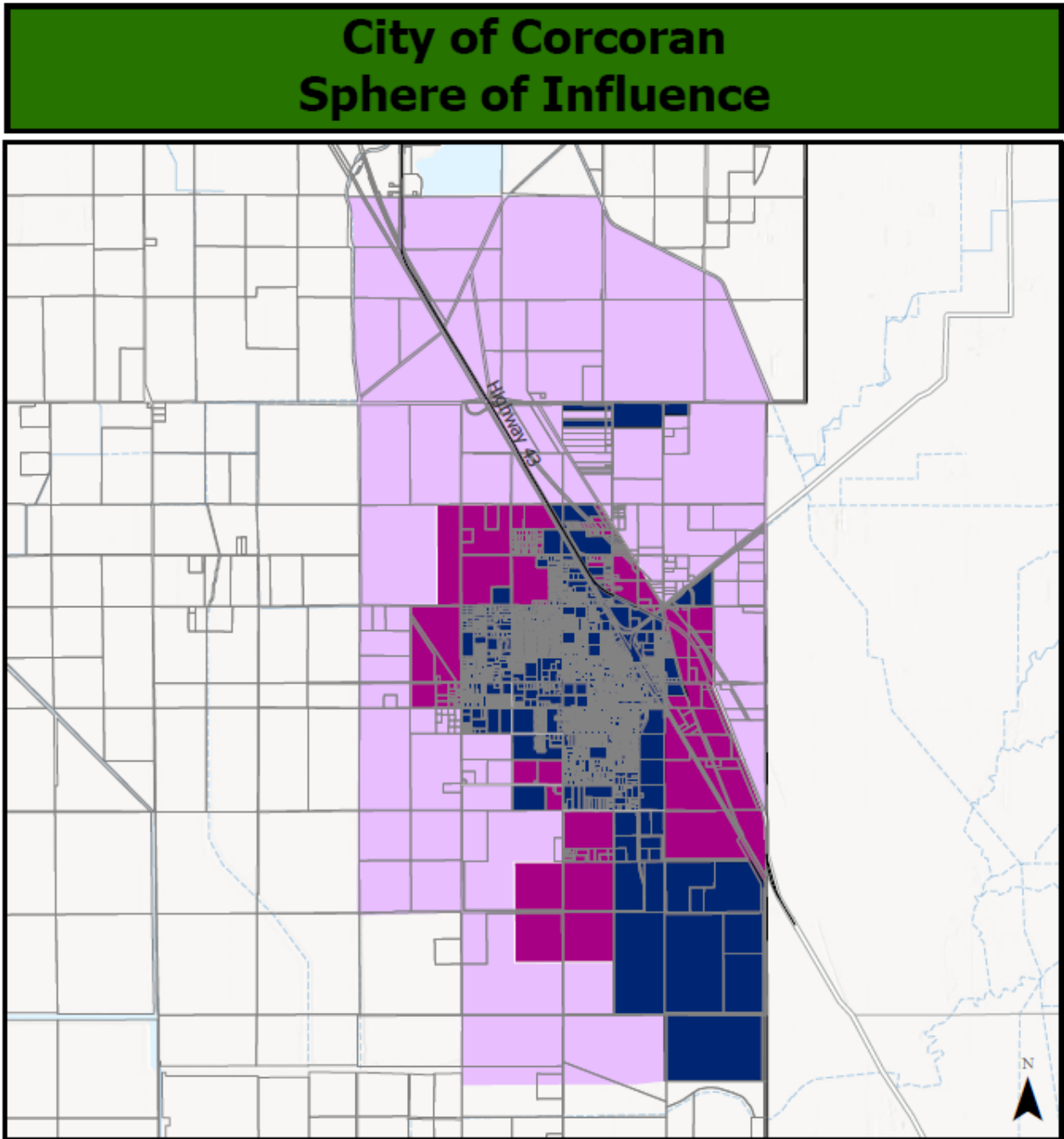
### 3.1 LOCATION, ADMINISTRATION, MANAGEMENT, AND OPERATIONS

The City of Corcoran (Corcoran) is located along State Route 43 in the southeast portion of Kings County. State Route 43 travels through the eastern edges of Corcoran in a general north-south direction. State Route 99 is a main transportation corridor through the Central Valley and accessible within about 15 miles from Corcoran along either State Route 137 to Tulare or State Route 190 to Tipton. The city is comprised of approximately 4,736 acres (7.4 square miles) at an elevation of about 200 feet above sea level (amsl). Corcoran is a rural city with a small-town atmosphere (Figure 3.1).

The city was incorporated in 1914 and is located 17 miles south of Hanford (the County Seat), and 50 miles south of Fresno. The 2024 population estimate is 21,633, according to the California Department of Finance (DOF). The combined population of the Corcoran State Prison and Substance Abuse Treatment Facility was estimated to be approximately 8,000.




The City of Corcoran is responsible for water supply, sanitary sewer, storm water, solid waste, street lighting and park maintenance.

**Figure 3.1: City of Corcoran Boundaries (April 2025)**



**Local Agency Formation Commission**  
**OF KINGS COUNTY**

City of Corcoran

-  City of Corcoran
-  Primary Sphere of Influence
-  Secondary Sphere of Influence

0 1.5 3 4.5  
Miles

There is a five-member City Council, five-member Planning Commission, and City Manager, City Clerk, Deputy City Clerk with office staff, other full-time positions include Public Works Director, Community Development Director, Finance Director, Chief of Police, Transit Coordinator/Grants Manager, and approximately 75 total FTE for city operations. The city contracts for City Attorney, City Engineer, and IT staffing support, as well as Kings County Fire Protection, and trash/refuse collection services. Table 3.A shows City department and staff positions. Since incorporation, the city has land use authority within its boundaries and maintains strict adherence to its General Plan Policies.

[Table 3.A City Departments and Staff Positions](#)

<b>City Administration Department</b>
City Manager Assistant to the City Manager/City Clerk Deputy City Clerk Transit & Grants Manager, and Transit employees
<b>Finance Department</b>
Finance Director Accounting Technician Senior Account Clerk Account Clerk
<b>Community Development Department</b>
Community Development Director/Building Official Planner Building Inspector Code Enforcement Officer
<b>Corcoran Police Department</b>
Chief of Police Police Captain Patrol and Detective Officers Community Service Officers Dispatch Employees Records Employees Executive Assistant
<b>Public Works Department</b>
Public Works Director Utilities Superintendent Water Division Employees Wastewater Division Employees Buildings, Streets & Parks Employees  Executive Assistant

The City Council acts as the Governing body of the city, with all regulatory and corporate powers of a municipal corporation provided under California State law. The five members of the Council are elected to serve a four-year staggered term. Elections take place every two years. The Council elects a mayor every two years, while the mayor position is considered a “ceremonial” seat, the mayor has the same legal authority as the Council Members. The Corcoran City Council meets in the Council Chambers on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesday of each month at 5:30 P.M. All meetings are open to the public and persons wishing to speak during the

meeting may speak during unscheduled “public comment” and/or during agenda items open for public comment during the meeting. Council members can be reached through the City’s Managers Office.

### 3.2 POPULATION AND GROWTH

#### Population

The California Department of Finance estimates the City’s 2024 population to be 21,633. The city was incorporated on August 14, 1914. Over the last seven years, the City of Corcoran’s population has decreased artificially due to early release of prison inmates that the two State Prisons located in Corcoran (Corcoran State Prison, and Substance Abuse Treatment Facility “SATF”) estimated to be 30% reduction over the past decade. Tables 3.B through 3.D show the City’s recent population and housing growth trends and the County as a whole.

[Table 3.B: City of Corcoran Population and Housing \(2020, 2022, 2024\)](#)

Year	Population	Annual Percent Change	Housing	Annual Percent Change
2020	21,626	-----	4,249	----
2022	21,991	1.7%	4,264	0.4%
2024	21,633	-1.6%	4,292	0.7%

Source: State of California, Department of Finance, E-5 City/County Population and Housing Estimates, January 1, 2020, 2022, 2024 with 2020 DRU Benchmark. Sacramento, California.

[Table 3.C: Total Incorporated<sup>1</sup> Population and Housing in Kings County \(2020, 2022, 2024\)](#)

Year	Population	Annual Percent Change	Housing	Annual Percent Change
2020	120,475	-----	36,204	----
2022	120,373	-0.1%	36,634	1.2%
2024	121,755	1.1%	37,256	1.7%

Source: State of California, Department of Finance, E-5 City/County Population and Housing Estimates, January 1, 2020, 2022, 2024 with 2020 DRU Benchmark. Sacramento, California.

[Table 3.D: Total Population and Housing in Kings County \(2020, 2022, 2024\)](#)

Year	Population	Annual Percent Change	Housing	Annual Percent Change
2020	152,486	-----	46,287	----
2022	151,654	-0.5%	46,729	1.0%
2024	152,627	0.6%	47,460	1.6%

Source: State of California, Department of Finance, E-5 City/County Population and Housing Estimates, January 1, 2020, 2022, 2024 with 2020 DRU Benchmark. Sacramento, California.

<sup>1</sup> City of Avenal, City of Corcoran, City of Hanford, and City of Lemoore

## Housing Inventory

As shown in Table 3.E, the California Department of Finance estimates that there were 4,292 dwelling units (DU) within the city in 2024. Of these DU's, over 74 percent are detached single-family homes, 4.4 percent are mobile homes, and 7.1 percent are located in structures of 5 or more units. Table 3.E compares the composition of the housing stock to what exists currently within the County.

[Table 3.E: Composition of the Housing Stock \(2024\)](#)

Housing Type	City of Corcoran		Kings County	
	Number of Units	Percentage	Number of Units	Percentage
Single-family, detached	3,207	74.7	34,737	73.1
Single-family, attached	154	3.6	2,422	5.1
2 to 4 – unit structure	436	10.2	3,730	7.9
5 or more unit structure	305	7.1	4,675	9.9
Mobile home	190	4.4	1,896	4.0
<b>TOTAL</b>	<b>4,292</b>	<b>100</b>	<b>47,460</b>	<b>100</b>

Source: State of California, Department of Finance, E-5 City/County Population and Housing Estimates, January 1, 2020, 2022, 2024 with 2020 DRU Benchmark. Sacramento, California.

## Average Household Size

The 2020 Census reports that there were 4,344 households in the City of Corcoran, with an average household size of 3.43. Of those 4,344 households, it is estimated that 3,377 or 77.7 percent were family households, while the balances of the city's households were comprised of non-family households with one or more occupants and individuals living alone.

The City's existing population per household as identified in the 2020 Census (3.43) is high when compared to:

- City of Hanford (3.08)
- City of Avenal (3.50)
- City of Lemoore (2.94)

## Population Projections

According to the State of California Employment Development Department (EDD)<sup>1</sup>, Kings County population is projected to reach 159,352 by the year 2040, an increase of 4.4 percent of current figures. It is anticipated that the majority of population growth will be due to non-institutional population growth. Population growth is anticipated in the fringe areas of Hanford and within Lemoore's present boundaries on undeveloped sites. The Kings County Association of Governments in conjunction with local jurisdictions (Avenal, Corcoran, Hanford, Lemoore, and Kings County) has developed a Regional Housing Needs Allocation Plan that extends

<sup>1</sup> Interim County Population Projections, State Department of Finance, April 2025

through the year 2031. The plan directs new housing to where adequate infrastructure and public services can accommodate project growth.

### 3.3 LAW ENFORCEMENT

The City of Corcoran Police Department (located at 911 Hanna Avenue) consists of twenty-one full-time personnel including fifteen (18) uniformed officers, eight dispatchers, three records clerks, and two reserve officers and two reserve dispatchers. Most crimes in the City are property-oriented (i.e. theft and vandalism). The City Standard for police per population is 1.5 officers per 1,000 residents. An indicator of service levels and the need for new personnel and facilities are provided by analysis of the number of service calls, response times, and population growth. In addition, the Police Department reviews proposed development projects and provides the approving agency information regarding impacts of the new development upon law enforcement services. The Department uses the number of dwelling units and a generation factor of 3-4 people per household to project population increase.

The department provides police services to the city with 18 full-time officers, who patrol 7.4 square mile area 24 hours a day, seven days a week. The Kings County Sheriff's Department is responsible for law enforcement within the unincorporated areas surrounding the City, however, the city pro-actively annexed surrounding fringe areas in 2005 that greatly reduced the populated unincorporated fringe area under the authority of the Sheriff's Department. The proactive annexation of the surrounding fringe by the city has resulted in the consolidation of many areas surrounding the city to now be served by a more readily accessible police force.

In 2024, the City of Corcoran average response time within the city was as follows:

- Priority 1 calls: 3.5 minutes
- Priority 2 calls: 5 minutes
- Priority 3 calls: 8-12 minutes

In 2024, there were 17,589 Calls for Service and 9,346 Officer Initiated Actions, which total 26,935 police calls. This number was down from 30,032 total calls in 2023 and 31,098 total calls in 2022. The detective division investigated over 220 cases in 2024. The animal control division responded to 1,639 service calls.

Corcoran currently maintains a police headquarters near the center of the downtown core, which is considered to be centrally located to reach all areas of the city. There are no plans for Police Department capital improvement projects or for a new sub-station. The need for any capital improvements projects is evaluated on an on-going basis by the City Manager's Office.

The Corcoran Police Department maintains to State standards a temporary holding cell. However, all arrested persons for significant or major crimes are transported to the County Jail in Hanford (approximately 25 minutes away).

### 3.4 FIRE STATION

The City of Corcoran Fire Department merged and transferred city fire protection services to the Kings County Fire Department as a consolidated fire protection service in 1984. The city has since maintained a fire protection services agreement with Kings County for the contracted fire protection services to continue through the Kings County Fire Department (KCFD). The city is served from Kings County Fire Station 11, located at 1033 Chittenden Avenue within the City of Corcoran and serves the City and surrounding unincorporated fringe and agricultural areas. As a County Fire Station, Station 11 is supported for overall County fire protection from other stations as directed by the County, which directs covering support from stations such as Station 4, located at 7622 Houston Avenue in Hanford. The City relies solely on Kings County Fire for direct emergency response, and secondarily through County initiated mutual aid agreements with the State Prison and CalFire when initiated by the County. The City does not have any volunteer firefighters. The Stations are listed below in Table 3.F.

**Table 3.F: Kings County Fire Station Serving the City of Corcoran**

Station	Engines	Personnel per Shift
<b>Station 11</b> <b>1033 Chittenden</b> <b>Avenue</b> <b>Corcoran CA</b>	<b>Type 1 – 1 Engine</b> <b>Patrol Vehicle – 1 Vehicle</b>	<b>1 – Fire Captain</b> <b>1 – Engineer</b> <b>1 - Firefighter</b>

In addition, the County Fire Department coordinates closely with the California Highway Patrol who provides LifeFlight (emergency helicopter service) for emergencies. The Corcoran State prison maintains its own fire station on the prison site. It should also be noted that the County has a mutual aid agreement with the prison for fire services that is separate from the City’s contracted services. Both the Kings County Fire Department and the Prison Fire Department work closely, and often the Prison’s fire department will support Kings County on most fire calls. The prison’s fire department, however, cannot be relied upon to respond to all emergencies. For security reasons, it is not common for the County to assist with prison fire or emergencies.

The city is within an area where grass and brush fires have the potential to occur, typically in an area where onsite water is not available. The City has established fire flow requirements for new developments at 1,000 gallons per minute for residential units, and 3,000 gallons per minute for commercial and industrial land use. Currently, the Kings County Fire Department has stated that water pressure and quantity within the City of Corcoran has been sufficient in meeting the needs during fires. The city in coordination with the Kings County Fire Department has also identified the Kings View Apartments under the Kings County Housing Authority to be an area previously developed in the County and according to County standards. Within the neighborhood, four fire hydrants are recognized to not be city infrastructure and under the private ownership of the Kings County Housing Authority.

Station 11 responded to 1,429 calls within the city limits of the City of Corcoran in 2024. This does not include any calls for the unincorporated area by Station 11 or through a mutual aid agreement..

The average breakdown of calls for services is as follows:

- Structures: 6 (0.4%)
- Medical Aid (not traffic): 895 (62.6%)
- Traffic Accidents including Vehicle Fires: 48 (3.4%)
- Grass Fires: 19 (1.3%)
- Other (such as illegal burns, lift assists, canceled en route, etc.): 461 (32.3%)

Since the construction of the State prison in 1988, the Kings County Fire Department has documented an increase in medical aid and traffic accidents. Although the City's population has not increased as anticipated, the number of vehicle trips to and from Corcoran did, travelers include prison employees and prison visitors, and commuters utilizing Freeway 99, SR 43, and Interstate 5.

### **3.5 WATER SUPPLY / DISTRIBUTION SYSTEM**

The City of Corcoran relies totally on groundwater for its domestic use. The city is currently operating ten groundwater wells. The well capacity is shown in Table 3.G. According to the City of Corcoran's 2020 Urban Water Management Plan, the city used 5,708 acre-feet (AF) of water for potable water usage in 2020. The State Prison used 2,036 AF of water, which was the highest use in 2020. The 2020 Urban Water Management Plan projects that 5,077 AF will be used in 2025, 5,297 AF in 2030, 5,360 AF in 2035, 5,423 AF in 2040, and 5,488 AF in 2045.

The city now has a total well production capacity of approximately 14,250 gallons of water per minute, a treatment capacity of 21.6 million gallons per day or 15,000 gallons per minute, and a total water storage capacity of 4,875,000 gallons of potable drinking water. The City just completed the drilling of two new 1,000-gpm water wells, Wells 5F and 8C.

Historically, much of the southern San Joaquin Valley drained into the Tulare Lake Basin located in Central Kings County. Although the lake bed has been reclaimed for agricultural purposes, it still receives surface flows from the South Fork of the Kings River and other local channels, particularly under high flow conditions, such as 2023 when the Tulare Lake temporarily returned due to flood conditions.

#### **Groundwater**

The Corcoran water service is located within the Tulare Lake Basin of the San Joaquin Valley. The total storage capacity of Tulare Lake Basin is estimated by the Department of Water Resources at 17,100,000 AF. The Kings basin is located below both the Kings County and Tulare County and serves the communities of Hanford, Tulare, Visalia, Lemoore, Corcoran, and small communities throughout Kings and Tulare County.

The Kings Basin is made up of predominate fine-grained confining layer, called Corcoran Clay. This layer is found throughout much of the west side of the San Joaquin Valley and divides the

water in the Kings Basin into an overlaying, or “upper aquifer” or “lower aquifer”. These aquifers are primarily recharged by percolation of surface water in neighboring rivers and streams. The top of the Corcoran Clay layer is about 500 to 600 feet beneath the ground surface in the Corcoran area and is about 90 feet thick. The groundwater well that provide Corcoran’s water are less than 500 feet in depth, above the Corcoran Clay and tap the “upper aquifer”. In 2006, the city completed the largest potable drinking water treatment plant in California, which was specifically built for the removal of arsenic from drinking water. While the plant was designed and constructed for the express purpose of bringing the city’s drinking water into compliance with the federal standards as they relate to the amount of arsenic, it is a conventional drinking water filtration design that provides multiple barriers against contamination in the city’s drinking water. Improvements, such as pH adjustment, water tank mixers, and sodium hypochlorite dose-boosting, were made to the treatment plant in 2021 that improved water quality and reduced solids generation.

### **Groundwater Quality**

Groundwater quality is a concern for everyone in Corcoran. The city has had water quality problems in the past, in both the upper and lower aquifers.

Water quality issues have ranged from bad color to mineral and total dissolved solids over a maximum contamination level in the water supply. The Corcoran water supply, as described above, comes from the upper aquifer above the Corcoran Clay.

There are three major water producing zones in the Corcoran area. Zone 1 has a depth of 250 feet below MSL (between the surface and the C-Clay). Zone 1 is characterized by high alpha activity (radio activity) and moderately high nitrate contents northeast of the city, southwest of the city; the water is relatively high in salinity. Zone 2 is the water bearing zone and is generally between 250 and 500 feet below MSL, which is the strata between C-clay and the Corcoran Clay. This zone is tapped by the city wells and a number of irrigation wells northeast of Highway 43. The groundwater in this zone contains high contents of methane gas and is often colored. The water in this zone is high in salinity as well. Northeast of Highway 43, between C-Clay and E-Clay, high iron and manganese contents, and hydrogen sulfide are present in some areas. The quality of groundwater in both zones above Corcoran Clay improves to the northeast. Zone 3 is the deepest water-producing zone, which extends from below the Corcoran Clay down to approximately 1,900 feet below MSL. This zone is tapped mostly by large capacity agricultural wells. Water quality problems include color, hydrogen sulfide, methane gas, and arsenic and nitrate concentrations.

All of the city wells produce water containing arsenic, with concentrations ranging from 6 to 35 ug/L (micrograms per liter or parts per billion ppb). Arsenic occurs naturally in groundwater in and near Corcoran. Each of the Corcoran wells produces water or has produced water that has exceeded the Maximum Contaminant Level (MCL) for arsenic.

<b>TOTAL</b>	<b>14,250</b>	<b>20.53</b>
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The City of Corcoran tests the arsenic and nitrate concentrations on a weekly basis to ensure that the water is always well below California’s maximum contaminant levels, meaning it is safe to

drink and use. The US Environmental Protection Agency and the State Water Resources Control Board prescribe regulations that limit the number of certain contaminants in water provided by public water systems. Before water is delivered into the raw water storage tank at the water treatment plant, it is treated with chlorine which serves as an oxidant and disinfectant. Prior to filtration, the water is treated with carbon dioxide to lower the pH of the raw water and then ferric chloride. This causes the arsenic in the raw drinking water to be able to be filtered and collected within the six multi-media pressure filters. After the water has passed through the filtering process, sodium hydroxide is added to increase the pH of the water before it enters the finished water tank. The chlorine residual is monitored post-filtration to ensure that the residual is constantly maintained in the final finished water providing an additional barrier against contamination in the distribution system.

Residences are charged a \$100 deposit to establish a new water service account (refundable after one year). Most houses and apartments are charged flat rates per month. Single-family residential lots up to 4,000 square feet pay \$48.00 per month; residence on lots 4,001 to 5,000 square feet pay \$55.00 per month; residence on lots over 5,000 square feet pay \$39.90 plus \$1.13 for each additional 100 square feet over 5,000 square feet. Residents with water meters pay \$28.00 for the first 600 cubic feet of usage and \$1.69 for each additional 100 cubic feet. Fees are posted on the City of Corcoran website.

### **Distribution System**

The City of Corcoran water distribution system currently consists of a looped water system, ten active groundwater wells, a chlorination facility, and two booster pump stations with backup power supplies, sand settling tank, and approximately 2.7 million gallons of operational storage in nine tanks ranging from 140,000 gallons to two million gallons that takes into consideration of future growth. The City's water system transports water to the residents of Corcoran, CSP-Corcoran, and approximately 3,000 people in the fringe areas of the city. The city budgets roughly \$50,000 each year to analyze and repair issues with its distribution water mains. Additionally, water audits are performed annually to track system performance and overall losses.

## **3.6 SANITARY SEWER – WASTEWATER TREATMENT**

### **Collection System**

The California Regional Water Quality Control Board (CRWQCB) regulates wastewater treatment and discharge. The city operates its treatment and disposal facility under a waste discharge permit issued by the Board. The current permit allows the city to discharge up to 1.45 million gallons per day (mgd) of treated wastewater effluent to land owned by the city and 0.3 mgd to reclamation land owned by Corcoran State Prison for a total of 1.75 mgd. The City has upgraded/expanded its facility in 2002, Quad Knopf, Inc., maintained the existing capacity of 2.0 mgd. The project was undertaken to correct discharge violations in biochemical oxygen demand (BOD) and total suspended solid (TSS) in the aerated lagoon effluent.

The City's sewage collection system includes 18 sewer lift stations and approximately 17.7 miles of assorted transmission lines ranging from eight inch to twenty-one-inch pipe.

### **Treatment Plant**

The existing Corcoran treatment plant was constructed in the 1970s and has been upgraded, modified, or expanded in 1981, 1989, and most recently in 2002. Residential customers pay \$24.25 per month as of 2022. The sewer fees are listed on the City of Corcoran website.

#### **Capacity**

The existing plant was designed with a hydraulic capacity of approximately 2.0 million gallons per day (mgd). Currently, the plant is permitted for a discharge flow of 1.2 -1.5 mgd by the California Regional Water Quality Control Board (CRWQCB).

Currently, the City of Corcoran's treatment plant operates at 70 percent permitted capacity. In accordance with the RWQCB requirements, the City must plan for plant expansion when capacity projections are exceeded.

#### **Facilities**

The 2.0 mgd treatment plant is located at the corner of Pueblo Avenue and King Avenue. It is operated by the city and consists of a collection system that includes 18 sewer lift stations and approximately 17.7 miles of assorted transmission lines ranging from eight inch to twenty-one-inch pipe.

The effluent is applied to City owned agricultural lands (338 acres) on the south of Plymouth Avenue and King.

The division has five licensed Treatment Plant Operators. There is always an operator on-call 24 hours a day to cover this operation.

## **3.7 SOLID WASTE**

The City of Corcoran contracts with Tule Trash Company for collection services. Solid waste from the City of Corcoran is transported to the Kings Waste and Recycling Authority (KWRA) Materials Recovery Facility in Hanford. KWRA transports approximately 15,873 tons of solid waste per year to Chemical Waste Inc.'s solid waste landfill Unit B-19, west of Kettleman City. State Law Senate Bill 1383 requires a 3-Cart System (organics, recycling, and trash). Implementation of this law began January 1, 2022. SB 1383 is a Greenhouse Gas Reduction bill. Diversion of organic materials from landfills include yard waste and food waste. SB1383 also requires edible food recovery. Tier 1 Generators are required to donate by January 1, 2022, and Tier 2 Generators are required to donate by January 1, 2025.

Refuse rates are based on the number and type of bins. The standard 3 bins play a flat rate of \$33.90 per month as of 2022. Senior discount rates are available. Refuse rates are posted on the City of Corcoran website. Table 3.G lists all permitted and active landfills in Kings County.

[Table 3.G Permitted and Active Landfills in Kings County](#)

<b>Avenal Regional Landfill</b>
<b>Chemical Waste Management Inc, Unit B16</b>
<b>Kettleman Hills - B18 Nonhaz Codisposal</b>

### 3.8 STORMWATER DRAINAGE

Stormwater drainage is accomplished in the city through a system of curbs and gutters, and a limited number of stormwater collection lines and stormwater drainage basins. Controlled discharge from drainage basins is allowed into designated canals owned and operated by the Corcoran Irrigation District (CID). Corcoran has relied on surface drainage systems to contain and transport stormwater run-off. During “normal” storm events drainage systems function at an acceptable level of service.

However, during more significant storm events the drainage system failures and streets become inundated for short periods of time. Flood zone mapping prepared by the Federal Emergency Management Agency (FEMA) indicates that there are some areas in and around Corcoran that are in the 100-year flood zone which runs along the southwest edges of the city. Corcoran has also benefited from the levees located northwest and west of the city and maintained by the Cross Creek Flood Control District. These levees, however, are not certified for urban protection and are therefore not going to be considered by FEMA as providing urban level flood production. During major storm events, such as the flood events of 2023, many areas west of Corcoran may flood or be used during times of declared state of emergency with flood waters, since the Tulare Lake basin acts as a natural drainage for the Kings River, Cross Creek, and Tule River channels.

While the stormwater drainage system is set up for street drainage, the city stormwater drainage system includes sixteen lift stations in addition to underground transmission lines for stormwater flows. In addition, this system utilizes the Corcoran Irrigation District transmission line/canal along Dairy Avenue and along Sherman Avenue to carry stormwater flows to the stormwater pond located on Oregon Avenue. In 2008 a new canal was built between 6 ½ Avenue at Sherman Avenue to Ottawa Avenue to the new storm station. The system includes four retention ponds. The division has five Wastewater Treatment Plant Operators. There is always an operator on-call 24 hours a day to cover this operation.

Flood inundation resulting from dam failure could potentially occur from Terminus Dam, Success Lake Dam, and Pine Flat Dam (located in the Sierra Nevadas east of the valley floor on the Kaweah, Tule, and Kings River). Additional improvements made to other flood control facilities in the Kings County area have significantly reduced local natural flood hazards. According to the Army Corps of Engineers (ACOE) inundation maps for Kings County show that a breach by any of the dams listed above will not affect the City of Corcoran. Through the

City’s General Plan, the City Council has adopted runoff/discharge policies that have strict controls to meet the National Pollution Discharge Elimination System (NPDES) for development project.

### 3.9 ROADS AND CIRCULATION

Direct access to the City of Corcoran is provided primarily through State Highway 43. State Highway 198 provides the east west connecting travel that accesses Highway 99 that serves as a major route through the San Joaquin Valley. Arterials in Corcoran serve as the primary network for traffic flow. They typically have no less than 100-foot right-of-way and connected areas of major traffic generation within the urban areas, county roads, and state highways. Collector streets in Corcoran typically have a right-of-way of 60 to 80 feet. They are intended to connect arterials with local streets and activity centers. Local streets provide direct access to abutting properties and for localized traffic movements within residential, commercial, and industrial areas.

Table 3.H City of Corcoran “Major” Roadways

<b>Highway-Freeways</b>
State Route 43 State Route 137
<b>Arterials Roadways</b>
6 <sup>th</sup> Avenue/Dairy Avenue (Paris Avenue to Orange) Flory Avenue King Avenue Orange Avenue (6 <sup>th</sup> Avenue to Waukena Avenue) Otis Avenue Pickerell Avenue Waukena Avenue Paris Avenue Whitley Avenue
<b>Collectors</b>
6 ½ Avenue 6 <sup>th</sup> Avenue/Dairy Avenue Bainum Avenue North Avenue Orange Avenue Ottawa Avenue Patterson Avenue

#### Transit Services

Corcoran Area transit (CAT) provides on-demand service within the city and its fringe area. The driver schedules are Monday through Friday from 7:15 am to 4:00 pm. This service is closed on weekends and holidays. The general fees for rides are \$1.50 within city limits, \$3.50 to the fringe area, \$4.00 to the cemetery, and \$5.00 to the State Prisons. Seniors, handicap/ADA, and children

under 8 years old receive a discount price. A day pass for CAT costs \$3.00 and a 30-Day Pass costs \$40.00.

Kings Area Rural Transit (KART), which is under the management of the Kings County Public Works Department, serves the transit needs throughout Kings County as well to residents in adjacent counties. The fixed route provides transit service between the cities of Corcoran and Hanford, which is the KART hub for the County.

In Corcoran, the fixed route transit service currently operates Monday through Friday. KART Route 13 to Corcoran does not operate on weekends or holidays. Departures from Corcoran to Hanford occur at 7:10 am, 11:00 pm, and 3:55 pm; arrivals from Hanford occur at 6:40 am, 10:30 pm, and 3:25 pm. The fixed route 1-day pass costs \$5.50 for adults and children aged 11 and under are free. Trips within the City are \$1.25; monthly passes for the Corcoran-Hanford Route may be purchased for \$60.00.

### **Existing Bicycle and Pedestrian Facilities**

Existing bikeways are located along 6<sup>th</sup> Avenue/Dairy Avenue, Patterson Avenue, Letts Avenue, Sherman Avenue, Oregon Avenue, Flory Avenue, and Whitley Avenue. The bikeways may be bike paths, bike lanes or bike routes. Bike paths provide bicycle travel on a right-of-way completely separated from the street or highway. Bike lanes provide striped lanes for one-way travel on a street or highway.

The Kings County Association of Governments (KCAG) adopted the Kings County Regional Bike Plan in October 2011. The adopted plan provides for connections between major urban and recreational facilities within Corcoran. In addition to the provision of bikeway routes, KART provides bike racks on transit vehicles to promote the use of transit and bicycling within urban areas.

### **Rail**

Amtrak rail lines currently serve the City of Corcoran. Amtrak's San Joaquin route provides passenger service with twelve stops in Corcoran daily, six northbound and six southbound, from 5:00 AM to 11:00 PM. Amtrak provides direct connections from Bakersfield to Stockton/Oakland with bus connections farther north or south. The city also provides a subsidized ticket program, providing reduced fares for trips between Hanford and Corcoran.

California's High Speed Rail Authority's Kings/Tulare Station is currently under construction approximately ½ mile east of Highway 43. The High-Speed Rail (HSR) construction is underway spanning 119 miles across Madera, Fresno, Kings, Tulare, and Kern Counties. HSR is planned to extend this 119-mile segment into Merced and Bakersfield. The 171-mile Merced-Bakersfield line will carry more riders and deliver the most mobility, environmental and economic benefits for the lowest cost. Testing of the initial electrified HSR is anticipated commence in 2028.

## **Air**

Corcoran Airport is located on the northwest corner of Whitley Avenue and 7<sup>th</sup> Avenue on the western edge of Corcoran. The Corcoran Airport is currently privately owned by H & G Farms, and permission is required prior to landing. The airport averages 5,000 trips annually, 85% which is agriculture related. The closest commercial air service is located at the Fresno Yosemite International Airport, approximately 56 miles northeast of the city.

### **3.10 PARKS**

The City of Corcoran currently owns and operates five parks and five ponding basins, which the City's Public Works Department is responsible for maintaining. These five parks are:

- Burnham Smith Park at 900 Dairy Avenue (approximately 43 acres)
- Cesar Chavez Park at 1500 Oregon Avenue (approximately 6.5 acres)
- Christmas Tree Park at 1000 Whitley Avenue (approximately 0.4 acres)
- Father Stephen Wyatt Park at 900 Flory Avenue (approximately 0.7 acres)
- John Maroot Park at 1000 Van Dorsten Avenue (approximately 2 acres)
- Gateway Park at 500 Otis Avenue (approximately 7.9 acres)

The city coordinates with the Recreational Association of Corcoran (RAC) and the Corcoran Community Foundation (CCF) to provide recreational activities and facilities at James G. Boswell II Community Park (located within Burnham Smith Park). The Corcoran Joint Union School District (CJUSD) also provides open space and play areas for public use and providing use of the indoor facilities.

Park sites contain various types of facilities which are based on the needs of the residents. Facilities include picnic areas, barbecues, restrooms, skate park, playground equipment, open play area, walking trails, etc. Specialized recreational facilities (e.g., pickleball courts, swimming pools, ball fields, and private fitness center) also exist within the city.

Currently, the City of Corcoran has approximately 60 acres of existing park land available for public use. CJUSD has approximately 44 acres of additional play fields, open space and indoor facilities which are available for public use. Between the City and District, the public has a total of 104 acres available.

#### **Regional Park Facilities**

There are several regional parks that are within driving distance from Corcoran. Pixley National Wildlife Refuge is located 15 miles south of Corcoran near the town of Pixley. The Colonel Allensworth State Historic Park (ASHP) is south of the Pixley Wildlife Refuge off of SR 43. The ASHP provides educational tours with audio and video presentations. Camping facilities are open year-round to visitors. Lake Success, located approximately 40 miles east, provides boating, fishing, camping and picnicking opportunities for residents.

### **3.11 ANIMAL CONTROL**

The Corcoran Police Department began providing animal control services for the City of Corcoran in May 2009. The Animal Control Officer enforces the laws and regulations related to animals and their owners, in order to promote the humane treatment of animals and keep the citizens safe from dangerous or hazardous animals.

The Animal Control Officer responds to and investigates the public's complaints related to animals and may provide testimony in court proceedings. Additionally, the Animal Control Officer works to educate the public in the areas of animal welfare, animal safety, and laws/regulations regarding animals.

All bite complaints are investigated by the Animal Control Officer. Most animal bite incidents require some type of isolation. Animals that are unlicensed or lack their appropriate vaccinations are isolated at the Avenal Animal Shelter for 10 days or at a veterinarian's office of the animal owner's choice for five days. If the bite animal is licensed and properly vaccinated, a home isolation is possible if no other pets reside on the premises. Home isolations are for a period of ten days and the animal control officer will check on the animal at least one time during the isolation period. If the animal has bitten on a prior occasion, home isolations are not allowed.

### **3.12 LIBRARY**

The King County Library serves the local needs of the City of Corcoran. The Corcoran Branch Library is located at 1001-A Chittenden Avenue. The library is open Monday through Thursday from 9:00 am through 6:00 pm, Friday and Saturday from 9:00 am through 1:00 pm, and is closed on Sunday.

The Corcoran Branch Library was opened in February of 1913. It is located in the Storzbach building on Whitley Avenue. The branch moved to the old school building in the City Park, which was next to the Veteran's building, then known as the Legion Hall. After that building was condemned, the branch was moved back to Whitley Avenue and was housed in the Neeb building until that building was razed. It was not until 46 years later in 1959 that a permanent home became a reality for the library upon completion of the county building. The top check-out items are DVDs, picture books, and graphic novels.

### **3.13 DETERMINATIONS FOR THE CITY OF CORCORAN**

The Service Review guidelines prepared by the State Office of Planning and Research recommend that issues relevant to the jurisdiction be addressed through written determinations called for in the Act. Based on the above information, the following are the written determinations for the City of Corcoran.

## **A. Infrastructure Needs and Deficiencies**

Purpose: To evaluate the infrastructure needs and deficiencies in terms of supply, capacity, condition of facilities, and service quality.

1. The City of Corcoran decision makers will rely on its General Plan to provide comprehensive planning guidelines and facility needs through 2025, which was updated in 2014.
2. The City of Corcoran existing storm drainage infrastructure is limited to a number of collection lines on public roads within the city. These drains have alleviated many flooding problems resulting from storms. Storm drainage discharge into canals owned and operated by Corcoran ID is still a primary way of transferring stormwater. While these agreements extend a number of years, the continued modifications to water quality standards and guidelines will require the city to find alternatives for discharge and disposal of drainage water in regional stormwater basins opposed to continued discharge into canals.
3. Capital needs for the Corcoran Police Department are evaluated on an on-going basis. Indicators of service standards and the need for new personnel and facilities are provided by analysis of the number of service calls, response time, and population growth. While the current facility meets the needs of the city, expansion of the station will be needed to meet the population demands forecasted by the California Department of Finance and the Census Bureau. Additional space will be needed for training, investigation offices, and report writing areas for officers. A plan for expanding the existing facility should be considered as growth continues in the city. Maintaining the Level of Service for personnel requires significant capital investment for equipment such as vehicles, law enforcement supplies and equipment, additional office space.
4. The Kings County Fire Department (Corcoran sub-station) has available resources provided by the Corcoran State Prison Fire Department.
5. Currently, the city does have an active website for public accessibility, thereby providing a higher level of public comments and community participation. The city also has the option for citizens to receive email or text notifications regarding city business and updates.

## **B. Growth and Population**

Purpose: To evaluate services needs based upon existing and anticipated growth patterns and population projections.

1. The Kings County Association of Governments in conjunction with local jurisdictions (Avenal, Corcoran, Hanford, Lemoore, and Kings County) has developed a Regional

Housing Needs Allocation Plan that extends through the year 2031. The plan directs new housing to where adequate infrastructure and public services can accommodate project growth.

2. The California Department of Finance has projected the City's population growth to be very low as it decreased (-1.6%) from 2023 to 2024.

### **C. Financing Constraints and Opportunities**

Purpose: To evaluate a jurisdiction's capability to finance improvements and services needed.

1. The City of Corcoran prepares a comprehensive annual budget that clearly describes the services provided to the residents and the funds expended for those services.
2. The City of Corcoran has incorporated an Economic Development Element within its General Plan.
3. 17% of the land area is designated for commercial/industrial uses. This will be sufficient in generating revenue from taxable sales. This is a positive for the City in financing opportunities. Land use designations will be reassessed when the City of Corcoran updates its General Plan.
4. The City is a member of the Central San Joaquin Valley Risk Management Authority (CSJVRMA) and does benefit from the insurance coverages offered at a lower rate.

### **D. Opportunities for Rate Restructuring**

Purpose: To identify opportunities to impact rates positively without decreasing service levels.

1. The City of Corcoran provides its own law enforcement service for the community; and transit services.
2. The city and county may need to explore long term countywide funding strategies for the continued operational effectiveness of fire services within the County and in support of the city..
3. The city has limited opportunity for rate restructuring in regard to water, sewer, and solid waste disposal.

### **E. Opportunities for Shared Facilities**

Purpose: To identify the opportunities for a jurisdiction to share facilities and resources to develop more efficient services.

1. The City of Corcoran does share resources with Corcoran Irrigation District (stormwater drainage services), Kings County Fire Department, the Corcoran State Prison Fire Department, The Kings County Sherriff’s Office, and the California Highway Patrol.
2. Potential opportunities or partnering may exist with the California Department of Forestry and Fire Protection (CAL FIRE), as well with various State agencies (i.e. California Department of Transportation, Department of Fish and Game, etc.).

#### **F. Government Structure Options**

Purpose: To consider the advantages and disadvantages of various government structures to provide public services.

1. It is reasonable to conclude that the public services can continue to be provided by the City of Corcoran under the existing government structure.

#### **G. Evaluation of Management Efficiencies**

Purpose: To consider the management structure of the jurisdiction.

1. The City’s budget and accounting practices are audited annually by a certified public accountant.
2. The city is required to submit a quarterly investment report to the City Council for review.
3. The City of Corcoran coordinates very closely with law enforcement and fire protection; although, there would be some benefit incorporating various departments under one “government center” to facilitate with administrative tasks and coordination.
4. Operations of the Police Department directly through a City hired Police Chief in coordination with the City Manager, and contracted Fire department services are structured to be separately and independently managed through the County and Kings County Fire Chief, both of which are routinely evaluated by each respective department and station’s command staff.

#### **H. Local Accountability and Governance**

Purpose: To evaluate the accessibility and levels of public participation associated with the agency’s decision-making and management processes.

1. The City of Corcoran makes reasonable efforts to maintain a public dialogue within the City Council meeting forum. In particular, the city has conducted citizen advisory committees and implemented mailings to solicit public comment input when possible.

The city website also allows citizens to sign up for email and text notifications for city updates.

2. Currently, the city does provide an active website for public accessibility, thereby encouraging the level of public comments and community participation. Many of the city's notices are published in both English and Spanish.
3. The City complies with the Brown Act provisions for conduct of meetings, provides agendas for public review in advance to hearings.
4. Prior to budget approval, public meetings are conducted to include citizen comments.



## SECTION 4

### 4.0 CITY OF HANFORD

The City of Hanford provides basic municipal type services directly or through contracts with Kings County. The city charges fees for water refuse services, sewer, and street lighting. They also charge for sewer connections.

The following municipal services are discussed within this MSR:

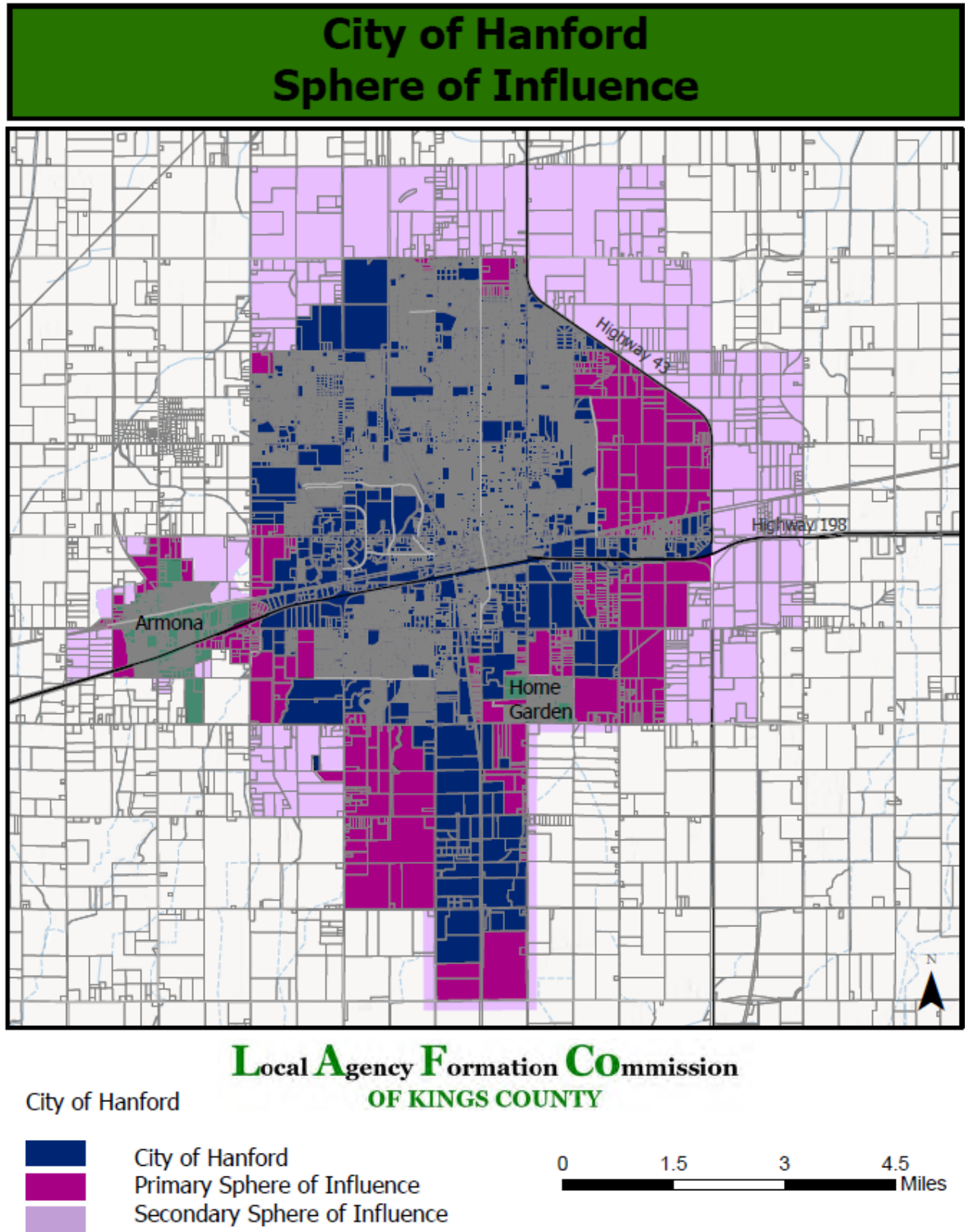
- Water Supply
- Solid Waste
- Storm Drainage
- Sanitary Sewer
- Park Maintenance
- Street Maintenance
- Law Enforcement and Fire Protection
- Lighting

### 4.1 LOCATION, ADMINISTRATION, MANAGEMENT, AND OPERATIONS

The City of Hanford (City) was incorporated in 1891 and is located within northern Kings County, midway between Interstate 5 and Route 99. State Route 43 and 198 provide regional access to the city. Hanford is the largest populated City of Kings County with 59,286 residents (Department of Finance Estimate 2024), serves as the County seat, and as the commercial, judicial, and medical center for the northern Kings County area (Figure 4.1).

The City of Hanford provides all services expected of a professionally run City. City departments include Administration, Community Development (including Planning, Building, Code Compliance, and Housing), Public Works (including Utilities, Streets, and Engineering), Finance, Fire, Police, and Parks and Community Services. Table 4.A shows city department and staff positions. Since incorporation, the City has land use authority within its boundaries and maintains strict adherence to its General Plan Policies.

Figure 4.1: City of Hanford Boundaries (April 2025)



There is a five-member City Council, five-member Planning Commission, and City Manager, Deputy City Manager, City Clerk, Deputy City Clerk with office staff, other full-time positions include: Public Works Director, Building Official, Community Development Director, Finance Director, Chief of Police, Fire Chief, City Attorney, City Engineer, and Park Maintenance Staff.

Table 4.A City Departments and Staff Positions

<b>City Managers Department</b>
City Manager Deputy City Manager City Clerk Administrative Staff
<b>Finance Department</b>
Finance Director Finance Manager Accounting Technician Account Clerk Information Technology Manager Computer Technician
<b>Community Development Department</b>
Community Development Director (Deputy City Manager serves as interim) Senior Planner Planner Planning Technician Housing Program Specialist Housing Administrative Analyst Building Official Code Enforcement Code Enforcement Officer/Residential Building Inspector
<b>Hanford Police Department</b>
Chief of Police Commander Dispatch Supervisor Records Supervisor Administrative Aide
<b>Public Works Department</b>
Public Works Director Streets and Grounds Superintendent Administrative Secretary

The City Council acts as the Governing body of the city, with all regulatory and corporate powers of a municipal corporation provided under California State law. The five members of the Council are elected to serve a four-year staggered term. Elections take place every two years. The Council elects a mayor every two years, while the mayor position is considered a “ceremonial” seat, the mayor has the same legal authority as the Council Members. The Hanford City Council meets in Council Chambers on the 1<sup>st</sup> and 3<sup>rd</sup> Tuesday of each month at 7:00 P.M. All meetings are open to the public, persons wishing to speak during the hearing may submit an agenda item one week in advance or may speak during the “public discussion” portion of the meeting. Council members can be reached through the City Manager’s Office.

## 4.2 POPULATION AND GROWTH

### Population

The California Department of Finance estimated the City’s 2024 population to be 59,286. The city was incorporated in 1891. Over the last four years, the City of Hanford’s population has rapidly increased and the city has annexed the majority of new urban growth territory over the past several years. Tables 4.B through 4.D show the City’s past population and housing growth within Hanford and Kings County cities that are within this MSR.

[Table 4.B: City of Hanford Population and Housing \(2020, 2022, 2024\)](#)

Year	Population	Annual Percent Change	Housing	Annual Percent Change
2020	58,123	--	19,851	--
2022	58,260	0.2%	20,171	1.6%
2024	59,286	1.8%	20,713	2.7%

Source: State of California, Department of Finance, E-5 City/County Population and Housing Estimates, January 1, 2020, 2022, 2024 with 2020 DRU Benchmark. Sacramento, California.

[Table 4.C: Total Incorporated<sup>1</sup> Population and Housing in Kings County \(2020, 2022, 2024\)](#)

Year	Population	Annual Percent Change	Housing	Annual Percent Change
2020	120,475	--	36,204	--
2022	120,373	-0.1%	36,634	1.2%
2024	121,755	1.1%	37,256	1.7%

Source: State of California, Department of Finance, E-5 City/County Population and Housing Estimates, January 1, 2020, 2022, 2024 with 2020 DRU Benchmark. Sacramento, California.

[Table 4.D: Total Population and Housing in Kings County \(2020, 2022, 2024\)](#)

Year	Population	Annual Percent Change	Housing	Annual Percent Change
2020	152,486	--	46,287	--
2022	151,654	-0.5%	46,729	1.0%
2024	152,627	0.6%	47,460	1.6%

Source: State of California, Department of Finance, E-5 City/County Population and Housing Estimates, January 1, 2020, 2022, 2024 with 2020 DRU Benchmark. Sacramento, California.

<sup>1</sup> City of Avenal, City of Corcoran, City of Hanford and City of Lemoore

## Housing Inventory

As shown in Table 4.E, the California Department of Finance estimates that there were 20,713 dwelling units (DU) within the City of Hanford in 2024. Of these DU's, over 73.9 percent are detached single-family homes, 2.1 percent are mobile homes, and 12.3 percent are located in structures of 5 or more units. Table 4.E also illustrates the composition of the housing stock is much different than what exists currently within the County.

[Table 4.E: Composition of the Housing Stock \(2024\)](#)

Housing Type	City of Hanford		Kings County	
	Number of Units	Percentage	Number of Units	Percentage
Single-family, detached	15,488	74.7	34,737	73.1
Single-family, attached	680	3.3	2,422	5.1
2 to 4 – unit structure	1,653	8.0	3,730	7.9
5 or more unit structure	2,502	12.1	4,675	9.9
Mobile home	390	1.9	1,896	4.0
<b>TOTAL</b>	<b>20,713</b>	<b>100</b>	<b>47,460</b>	<b>100</b>

Source: State of California, Department of Finance, E-5 City/County Population and Housing Estimates, January 1, 2020, 2022, 2024 with 2020 DRU Benchmark. Sacramento, California.

## Average Household Size

The 2020 Census reports that there were 22,857 households in the city, with an average household size of 3.08. Of those 22,857 households, it is estimated that 17,583 or 76.9 percent were family households, while 4,045 households (17.7 percent) were individuals living alone. The balances of the City's households were comprised of non-family households with one or more occupants.

The City's existing population per household as identified in the 2020 Census (3.08) is low when compared to the other cities:

- City of Corcoran (3.43)
- City of Avenal (3.50)
- City of Lemoore (2.94)

## Projections

According to the State of California Employment Development Department (EDD)<sup>1</sup>, Kings County population is projected to reach 159,352 by the year 2040, a gain of more of 4.4 percent of current figures. It is anticipated that the majority of population growth will be due to non-institutional population growth.

Population growth is anticipated in the fringe areas of Hanford and within Lemoore's present boundaries on undeveloped sites. The Kings County Association of Governments in conjunction

<sup>1</sup> Interim County Population Projections, State Department of Finance, June 2024

with local jurisdictions (Avenal, Corcoran, Hanford, Lemoore, and Kings County) has developed a Regional Housing Needs Allocation Plan that extends through the year 2031. The plan directs new housing to where adequate infrastructure and public services can accommodate project growth.

### **4.3 LAW ENFORCEMENT**

The City of Hanford Police Department consists of over 90 full-time personnel including 37 Patrol Unit officers, 3 Traffic Unit officers, 4 K-9 teams, 14 SWAT members, 5 General Unit Detectives, 4 Street Crimes Detectives, 8 School Resource Officers, 4 Records Clerks, and 16 Dispatchers. Most crimes in the city are property-oriented (i.e. theft and vandalism). The City Standard for police per population is 1.5 officers per 1,000 people. Indicators of service levels and the need for new personnel and facilities are provided by analysis of the number of service calls, response times, and population growth. In addition, the Police Department reviews proposed development projects and provides the approving agency information regarding impacts that new development may have upon law enforcement services. The Department uses the number of dwelling units and a generation factor of 3-4 people per household to project population increase.

The department provides police services to the city by patrolling a 17.4 square mile area (or roughly 11,136 acres) 24 hours a day, seven days a week. The Hanford Police Department is responsible for law enforcement within the city limits. The staff consists of a Chief of Police (Chief Stephanie Huddleston) and the department's nine program areas include Patrol Operations, Traffic Unit, K-9 Unit, General Detectives Unit, Street Crimes Unit, Support Division, School Resource Officers, Records Division, and Dispatch Communications. Future capital improvements include a new public safety building completed by 2030.

#### **Hanford Court System**

The Superior Court of the State of California Kings County serves the City of Hanford, Avenal, Corcoran, and Lemoore. The Superior Court of the State of California, County of Kings is located at the Kings County Government Center, 1400 W. Lacey Blvd., Hanford, CA.

### **4.4 FIRE STATION**

The City of Hanford provides fire protection services to the incorporated area of Hanford. The city is served from Stations 1, 2, and 3, located within the city. Guiding documents recommend building two more stations to meet the current needs as of 2024. The City of Hanford has purchased land at Centennial Dr. and Berkshire Dr. for future Station 4. Two acres are promised for Station 5 near 9 ¼ Ave. and Florinda Ave. at the future location of Hero's Park. The existing Stations are listed below in Table 4.F.

**Table 4.F: City of Hanford Fire Department, Fire Stations**

<b>Station</b>	<b>Equipment</b>	<b>Personnel per Shift</b>
<b>Station I (Headquarters) 350 W. Grangeville Blvd. Hanford CA</b>	<b>2-Type 1 Engines 1-Battalion Chief Vehicle 1-Fire Chief Vehicle 3-Fire Prevention Vehicles 2-light duty Staff Trucks 1-Community Response Team Vehicle</b>	<b>1-Captian 1-Engineer 1-firefighter 1-Chief Officer</b>
<b>Station II 10553 Houston Ave. Hanford CA</b>	<b>1-Heavy Duty Aerial Ladder Truck 1-Type IV Brush Vehicle 1-Multipurpose Specialized Rescue Trailer</b>	<b>1-Captian 1-Engineer 1-firefighter</b>
<b>Station III 1070 12<sup>th</sup> Ave. Hanford CA</b>	<b>1-Type 1 Engine 1-Type IV Brush Vehicle 1-OES Type 1 Light Rescue Engine</b>	<b>1-Captian 1-Engineer 1-firefighter</b>

The Hanford Fire Department responded to 6,174 calls in 2021: 271 fires, 3,504 rescue and EMS, and 2,399 other calls. In a recent 50-year case study (1974-2024) conducted by Fire Department, call volume has increased more than 2,000% since 1974 with an average of 300 calls in 1974 and 6,318 calls in 2024. However, in that same time period, the case study shows that staffing in 1978 allowed 11 firefighters on duty daily but decreased in 2024 to allow for 10 firefighters on duty.

In addition to fire protection services, the Hanford Fire Department provides Community Risk Deduction to prevent the loss of life, property, and environment by providing efficient and cost-effective fire prevention and life safety programs to the citizens of Hanford. Enforcement and public education activities are used to fulfill these goals. Additional services include:

- Fire suppression and rescue
- Emergency medical services
- Hazardous materials mitigation and regulation
- Emergency prevention and public education efforts
- Technical rescue
- Rescue/hazardous materials unit
- General Fire Safety
- Burn Safety
- Disaster Preparedness
- Station Tours

Future capital improvements include the construction of two additional fire stations (stations 4 and 5) in the western and eastern portions of Hanford, and the addition of fire personnel and equipment. There are also plans to remodel and expand Station 3 to accommodate an additional Aerial Ladder Truck and 3 additional personnel, including a full-time Captain/Safety Officer. Station 4 will have one new Type 1 Engine with an operational crew of three personnel, and Station 5 will have one Type 1 Engine and one new Type III Engine with an operational crew of

three personnel. When Station 4 opens, engines located at Stations 1 and 2 will shift and additional personnel placed as needed to alleviate call volumes until all proposed improvements are complete.

#### **4.5 WATER SUPPLY / DISTRIBUTION SYSTEM**

The City of Hanford relies totally on groundwater for its domestic use. The City of Hanford's 2020 Urban Water Management Plan (October 2021) states that the city operates 14 active wells with a combined supply capacity of approximately 34.5 million gallons per day (mgd). The city pumped 11,714 acre-feet (AF) in 2020. Historically, much of the southern San Joaquin Valley drained into the Tulare Lake Basin located in Central Kings County. Although the lake bed has been reclaimed for agricultural purposes, it still revives surface flows from the South Fork of the Kings River and other local channels, particularly under high flow conditions like in 2023.

##### **Groundwater**

The groundwater basin underlying the city is the Tulare Lake Basin, which is part of the Tulare Hydrologic Region within the San Joaquin Valley.

The total storage capacity of Tulare Lake Sub-Basin is 17,100,000 AF to a depth of 300 feet and 82,500 AF to the base of fresh groundwater. The Kings basin is located underground below both Kings County and Tulare County and serves the communities of Hanford, Tulare, Visalia, Lemoore, Corcoran, and small unincorporated communities throughout Kings and Tulare Counties.

The Tulare Lake Hydrologic Region contains multiple interconnected sub-basins that transfers, filter, and store water. These basins consist of the Kings, Kern, Kaweah, Tulare Lake, Tule, Westside, and Pleasant Valley groundwater basin. The Tulare Lake Groundwater Basin is not an adjudicated groundwater basin, as defined by the California Water Plan Update, Bulletin 160-98. The City of Hanford 2020 Urban Water Management Plan reports that the Tulare Lake Groundwater Subbasin groundwater overdraft is 13,340 acre-feet/year (AFY). During drought years these levels normally decline, and during wet years most basins recover. The clay layer strata located around 300 feet below Hanford acts as a barrier to groundwater recharge and effective groundwater recharge will require the City to coordinate these types of efforts in surrounding areas beyond the City limits.

##### **Groundwater Quality**

New Federal Arsenic Minimum Contaminant Level (MCL) of 0.010 milligrams per liter were established by the United States Environmental Protection Agency (EPA) and went into effect January 2006. The State of California is in the process of developing and adopting new standards for levels of arsenic contaminants in drinking water. The EPA has the enforcement authority for new Federal Arsenic MCL until California regulations are adopted. The City of Hanford has been given notice by the California Department of Health Services that the criteria for compliance are identical to the rules outlined in the federal Register for the arsenic MCL.

The City of Hanford has adopted an Arsenic Reduction Study which identifies actions to be taken by the City of Hanford in attempts to meet the new Federal Arsenic Standards. Previously, the City of Hanford had received a Notice of Violation from the California Department of Health Services informing the city that five of their wells do not comply with the new Federal Arsenic MCL. The non-compliance notice does not require termination of the use of the identified wells but does require the City of Hanford to provide quarterly monitoring reports and public notice of non-compliance. Currently, the City’s water system and water quality are in compliance with the new Federal Standards.

### **Distribution System and Water Use**

The City of Hanford currently utilizes local groundwater. The City’s municipal water system obtains its water supply from underground aquifers. The city pumps groundwater from 14 wells throughout the city. The City’s pumping capacity is 34.5 mgd, according to the City of Hanford 2020 Urban Water Management Plan. Water is transported from wells to the consumers through the City’s distribution system (pipe sizes range from 2- and 24 inches in diameter). The City of Hanford currently maintains four storage reservoirs within the service area for a total capacity of 2.8 million gallons (mg). Reservoirs include a small, elevated tank, one ground level storage reservoir, and two 1 million-gallon tanks constructed in October 2005.

The City of Hanford water customers include residential, commercial, industrial, and institutional groups. A City ordinance passed in 1976 dictating the installation of meters on all new customers. As part of an ongoing effort to deliver the best-in-class service to its citizens, the City of Hanford is embarking on a new project that will upgrade all water meters to advanced metering technology. This will make a difference in how usage is managed. In addition to supporting environmental stewardship, this project will enable the city to provide enhanced customer service and improve operations. As part of the metering system upgrade, the city will provide access to a smartphone application for citizens to view water usage data to make more informed decisions. This upgrade will also remove the need for a water meter reader to visit the premises, provide energy efficient, accurate, and cost-effective way to read meters, deliver enhanced data more frequently to quickly identify potential problems, enable the utility to increase water conservation efforts, and help the city to operate more efficiently. Table 4.G shows the distribution of users and water use in the city.

[Table 4.G: Water Use by Customer Type](#)

<b>Customer Type</b>	<b>Water Use (gpm)</b>
Residential	7,905
Commercial (includes commercial and institutional types)	1,005
Industrial	334
Landscape	750
Other	916
Losses	803
<b>Total</b>	<b>11,714</b>

Source: City of Hanford 2020 Urban Water Management Plan.

## **Projected Water Use**

According to the City of Hanford's 2020 Urban Water Management Plan, projected water use for 2045 will be a total of 13,982 AFY. To calculate the projected potable demand through the 2020 Urban Water Management Plan's planning horizon of 2045, the city's 2020 urban water use target of 179 gallons per capita per day (gpcd) was applied to the projected population set forth in the city's 2035 General Plan.

## **4.6 SANITARY SEWER – WASTEWATER TREATMENT**

### **Wastewater Treatment**

The California Regional Water Quality Control Board (CRWQCB) regulates wastewater treatment and discharge. The city operates its treatment and disposal facility under a waste discharge permit (Order No. 01-153) issued by the Board. The current permit allows the City of Hanford to discharge up to 8 million gallons per day (mgd) of treated wastewater effluent. Current flows average 4.5 mgd. Peak flows occurred in 2008 when the average flow to the facility was 5.2 mgd. Because of water conservation efforts of Hanford's residents and businesses, the 2022 daily flows to the plant have been reduced to 4.5 mgd, a 15% decrease. This represents water savings of more than 255 million gallons per year. The Wastewater Treatment Facility (WWTF) is a two-stage trickling filter and extended aeration facility and was originally constructed in 1948-49. There have been four treatment plan expansion upgrades with the latest completed in 2004, which increased treatment capacity from 5.5 to 8.0 mgd. This increase will allow an additional 8,000 new single-family dwellings to be served.

The existing facility has a designed capacity of 8.0 million gallons per day (mgd), on an average annual wastewater flow basis (AAWF). The facility includes a headworks, two primary clarifiers, two primary trickling filters, two secondary trickling filters, one oxidation ditch, four secondary clarifiers, three anaerobic digesters, dissolved air flotation sludge thickener, sixteen sludge drying beds, one facultative sludge lagoon, one effluent equalization basin, six effluent disposal/percolation ponds, and two emergency effluent storage ponds.

The city initiated a program to ensure long-term reuse for treated disinfected wastewater for agricultural purposes and recharge of groundwater supplies for agriculture. Water recycling facilities allow the city to discharge secondary treated, disinfected effluent to Lakeside Ditch Company for crop irrigation of over 10,000 acres through a reclamation permit issued by the Regional Water Quality Control Board. This reclamation project prevents the pumping of approximately 5,000 AF of groundwater each year.

The city contracts with private laboratories for all required analyses for the city's Wastewater Treatment Plant's self-monitoring reports and the Industrial Pretreatment Program. Process control analysis is performed by treatment plant staff.

The Treatment Plant is staffed by six full-time operators. Operators are licensed by the State Water Resources Control Board and are responsible for ensuring that the treatment and disposal of the city’s wastewater meet all State discharge requirements. The facility is staffed seven days a week.

### **Distribution System**

Hanford’s system consists of 212 miles of collector lines, ranging in size from 4 to 42 inches, and 22 pump stations.

### **Collection System**

While the capacity of the wastewater facility is not an immediate concern, the collection and transportation system appear to have major constraints in various parts of the City’s Planning Area. Wastewater rates per dwelling unit are \$27.63 for single-family units and \$20.73 for multi-family.

## **4.7 SOLID WASTE**

There are no active solid waste disposal facilities within the Planning Area. The Kings Waste Management Authority (KCWMA) was formed in September 1998 by agreement between the cities of Hanford, Lemoore, Corcoran, and the County of Kings in order to provide a regional approach to all waste management activities in Kings County. Solid waste from the City of Hanford is transported to the Kings Waste and Recycling Authority (KWRA) Materials Recovery Facility in Hanford.

The existing KWRA landfill southeast of the City of Hanford was closed in 1998. The KWRA does not operate an active landfill. Waste is hauled by transfer trucks from the Material Recover Facility (MRF) to the State permitted Chemical Waste Management Landfill site in Kettleman Hills (45 miles southwest of the MRF).

The landfill is inspected on a monthly basis. KWRA transports approximately 15,873 tons of solid waste per year to Chemical Waste Inc.’s solid waste landfill Unit B-19, west of Kettleman City. State Law Senate Bill 1383 requires a 3-Cart System (organics, recycling, and trash). Implementation of this law began January 1, 2022. SB 1383 is a Greenhouse Gas Reduction bill. Diversion of organic materials from landfills include yard waste and food waste. SB1383 also requires edible food recovery. Table 4.H lists all permitted and active landfills in Kings County.

[Table 4.H Permitted and Active Landfills in Kings County](#)

<b>Avenal Regional Landfill</b>
<b>Chemical Waste Management Inc, Unit B16</b>
<b>Kettleman Hills - B18 Nonhaz Codisposal</b>

The City of Hanford provides segregated refuse, greenwaste/organic, and recyclable collection within the incorporated limits of Hanford and in designated County areas. Companies wishing to provide refuse/recycling services within the City of Hanford must obtain a Solid Waste

Collection Permit. Weekly residential curbside collection service is provided using three 96-gallon wheeled automated collection containers. In an effort to better serve the community, the City of Hanford has modified the refuse collection schedule beginning September 14, 2020 to balance refuse routes and improve efficiency.

The current residential refuse collection rate for a set of three containers is \$25.76 and the commercial refuse collection rate for a set of three containers is \$46.94.

#### **4.8 STORMWATER DRAINAGE**

Stormwater drainage is accomplished in the city through a system of curbs and gutters, and a limited number of stormwater collection lines and stormwater drainage basins. The storm drainage system removes rainfall from surface streets and disposes of the accumulated stormwater in drainage basins. The city's storm drainage system consists of 30 pump stations, 56 miles of pipeline ranging from 6 to 60 inches, 138 inverted siphons, 974 drainage inlets, and 181 acres of drainage basins and drainage ditches. During "normal" storm events drainage systems function at an acceptable level of service. Flood zone mapping prepared by the Federal Emergency Management Agency (FEMA) indicates that the Planning Area lies outside any major flood prone areas. There are small, localized areas within the Planning Area where it is shown within the 100-year flood plain.

The City of Hanford has developed a Storm Water Management Plan (SWMP) to comply with State and Federal regulations and improve the quality of life in the city. The SWMP contains activities to reduce the amount of pollution in the stormwater that runs off into the basins and ditches. The SWMP consists of best management practices in six categories: public education and outreach, public participation and involvement, illicit discharge detection and elimination, construction site stormwater runoff control, post construction stormwater management in new development and redevelopment, pollution prevention and good housekeeping for municipal operations.

Flood inundation from potential dam failure could result from Terminus Dam, Success Lake Dam, and Pine Flat Dam (located in the Sierra Nevada east of the valley floor on the Kaweah, Tule, and Kings River). Additional improvements made to other flood control facilities in the Kings County area have significantly reduced local natural flood hazards.

According to the Army Corps of Engineers (ACOE) inundation maps for Kings County show that a breach by any of the dams listed above will not affect the City of Hanford. Through the City's General Plan, the City Council has adopted runoff/discharge policies that have strict controls to meet the National Pollution Discharge Elimination System (NPDES) for development project.

#### **4.9 ROADS AND CIRCULATION**

Direct access to the city is provided by Highway 198, SR 43. Arterials in Hanford serve as the primary network for traffic flow between Hanford and Selma to the north and Corcoran to the South. They typically have no less than 100-foot right-of-way and connected areas of major traffic generation within the urban areas, county roads, and state highways. They are intended to connect arterials with local streets and activity centers. Local streets provide direct access to abutting properties and for localized traffic movements within residential, commercial, and industrial areas. Investigation of current traffic volumes on the County facilities revealed no urban levels of traffic.

The City of Hanford Public Works Street Maintenance Division provides maintenance of more than 207 centerline miles of roadway and all of the curb, gutter, and sidewalk within the city’s jurisdiction. There are 50 signal-controlled intersections, which are also maintained by the Street Maintenance Division. Street sweepers sweep the residential streets once a week and the downtown area on a 5-day a week basis.

[Table 4.I City of Hanford “Major” Roadways](#)

<b>Highway-Freeways</b>	
State Highway 198 State Route 43	
<b>Arterials Roadways</b>	
<b>North/South</b>	<b>East/West</b>
13 <sup>th</sup> Avenue(Huston and Fargo) 12 <sup>th</sup> Avenue (Idaho and Flint) 11 <sup>th</sup> Avenue (Jackson and Flint) 10 <sup>th</sup> Avenue (Jackson to Highway 43) 9 <sup>th</sup> Avenue (Huston and Fargo) State Highway 43 (Expressway)	Jackson Avenue (11 <sup>th</sup> Avenue to 10 <sup>th</sup> Avenue) Idaho Avenue (12 <sup>th</sup> to 10 <sup>th</sup> Avenue) Houston Avenue (13 <sup>th</sup> to SR 43) Hanford-Armona Rd (13 <sup>th</sup> to 10 <sup>th</sup> , 9 <sup>th</sup> to SR 43) 3 <sup>rd</sup> Street (1 way, 11 <sup>th</sup> to 10 <sup>th</sup> Avenue) State Highway 198 (Freeway) 4 <sup>th</sup> Street (1-way, 11 <sup>th</sup> to 10 <sup>th</sup> Avenue) 6 <sup>th</sup> Street (11 <sup>th</sup> to 10 Avenue) 7 <sup>th</sup> Street (mall Drive to 10 <sup>th</sup> Avenue) Lacey Boulevard (10 <sup>th</sup> Avenue to SR43) Lacey Boulevard (13 <sup>th</sup> Avenue to SR43) Grangeville Boulevard (13 <sup>th</sup> Avenue to SR43) Fargo Avenue (13 <sup>th</sup> Avenue to SR43) Flint Avenue (12 <sup>th</sup> Avenue to SR43)
<b>Collectors</b>	
<b>North/South</b>	<b>East/West</b>
Campus/University (6 <sup>th</sup> street to Grangeville) Greenfield (lacey to 13 <sup>th</sup> Avenue) Rodgers (11 <sup>th</sup> Avenue Mulberry) Redington (4 <sup>th</sup> Street to Grangeville) Irwin (4 <sup>th</sup> Street to Grangeville) Harris (6 <sup>th</sup> Street to Grangeville) Fitzgerald Lane to Grangeville ½ North of Fargo Douty Street (Hanford-Armona Road to Flint) Kensington (Grangeville to Fargo) 9 ¼ Avenue (Lacey to Grangeville)	Hume (13 <sup>th</sup> to 11 <sup>th</sup> ) Third (10 <sup>th</sup> to 9 <sup>th</sup> Avenue) Garner (Lacey to 11 <sup>th</sup> Avenue) Ivy (10 <sup>th</sup> to 11 <sup>th</sup> Avenue) Florinda (11 <sup>th</sup> to 9 <sup>th</sup> Avenue) East Malone (Douty to 10 <sup>th</sup> Avenue) McGreary (11 <sup>th</sup> Avenue to Douty) Terrance (Douty to 10 <sup>th</sup> Avenue) Leland (Douty to 9 <sup>th</sup> Avenue) Cortner (11 <sup>th</sup> Avenue to Kensington)

Centennial Drive (Lacey to Grangeville)	Mall Drive (ring-road)
---	------------------------

### **Transit Services**

The City of Hanford and surrounding areas provide and are served by a number of public, private, and social service transportation organizations. Kings Area Rural Transit (KART) is the largest provider of public transit services within Kings County.

KART serves the transit need throughout Kings County as well to residence in adjacent counties. The fixed route provides transit service between the cities of Avenal, Armona, Lemoore, the Lemoore Navel Air Station, Visalia, Corcoran, Stratford, Kettleman City, and Hanford, which is the KART hub for the County, and limited routes to Fresno and Visalia. KART currently operates Monday through Saturday. KART does not operate on Sundays or holidays. Local single trips cost \$1.25, a 1-day pass is \$4.00, and a 30-day pass is \$50.00.

KART also provides on-demand services for residents of Hanford and Lemoore that will pick you up where you are and take you where you need to go.

### **Private Transportation**

Private transit services are provided in Hanford by four taxi services (Lemoore Taxi Cab, Kings Cab Taxi, Mendez Bros. Taxi, and Hanford’s Marathon Cab).

### **Existing Bicycle and Pedestrian Facilities**

Hanford has adopted a comprehensive bicycle plan as part of the County Regional Transportation Plan. The bikeways may be bike paths, bike lanes or bike routes. Bike paths provide bicycle travel on the right-of-way completely separated from a street or highway. Bike lanes provide striped lanes for one-way travel on a street or highway. Several areas in Hanford lack adequate pedestrian facilities, currently the City’s General Plan and Bicycle Plan promotes the development of shared use roadway systems and require development consideration be given to new bike and pedestrian facilities on newly developed properties (residential or commercial).

The Kings County Association of Governments (KCAG) adopted the Kings County Regional Bike Plan in October 2011. The adopted plan provides for connections between major urban and recreational facilities within the community. There are existing bikeways along Douty, 10h Avenue, Rodgers Road, Florinda Avenue, Elm Street, University Drive, 12<sup>th</sup> Avenue, Fargo Avenue, Grangeville Boulevard, Hanford Armona Road, Centennial Drive, and Greenfield Avenue. In addition to the provision of bikeway routes, KART provides bike racks on transit vehicles to promote the use of transit and bicycling within urban areas.

## **Rail**

The Burlington Northern and Santa Fe and San Joaquin Valley Railroads (SJVR) serve Hanford. The SJVR provides a freight service to the Hanford area. Currently, the SJVR has a limited schedule of service (1 train per day) and is in need of major track improvements on existing routes. The Burlington and Santa Fe railroad operates between 40 to 50 trips a day, overtime it is anticipated that these services will need to be increased.

AMTRAK's San Joaquin route provides passenger with rail services. Currently, several north and south bound trains operate through Hanford each day. The northbound service connects Hanford with the Bay Area and Sacramento, while the southbound service connects with Bakersfield and southern California. Amtrak provides direct connections from Bakersfield to Stockton/Oakland with feeder bus connections farther north or south.

California's High Speed Rail Authority's Kings/Tulare Station is currently under construction approximately ½ mile east of Highway 43. The High-Speed Rail (HSR) construction is underway spanning 119 miles across Madera, Fresno, Kings, Tulare, and Kern Counties. HSR is planned to extend this 119-mile segment into Merced and Bakersfield. The 171-mile Merced-Bakersfield line will carry more riders and deliver the most mobility, environmental and economic benefits for the lowest cost. Testing of the initial electrified HSR is anticipated commence in 2028.

## **Air Transportation**

The Hanford Municipal Airport is the only publicly owned airport in Kings County. The airport enforces city, state, and federal aviation regulations and administers leases, provides tie-downs, hanger shelters, and overall maintenance. The airport is located at 945 Hanford-Armona Road. The closest commercial air service is located at the Fresno Yosemite International Airport, approximately 56 miles northeast of the City of Hanford.

### **4.10 PARKS**

The City of Hanford currently owns and operates 21 neighborhood parks and 5 indoor recreational facilities comprising a total of 299.7 total developed park acreage and 22,947 square feet of indoor recreation area. The City of Hanford's Parks & Community Services Department – Parks Division is responsible for operations and maintenance of the city-owned parks. According to the 2020 Hanford Parks Master Plan, the most-visited parks in Hanford are Hidden Valley Park, Civic Park, Freedom Park, and Centennial Park.

Each of the park sites contains various types of facilities, which are based on the needs of the residents served by the park, park size and geographic characteristics. The city maintains 29 outdoor basketball courts, 4 outdoor volleyball courts, 38 multipurpose rectangular fields, 63 youth baseball/softball fields, 11 teen/adult baseball fields, 6 adult softball fields, 25 tennis courts, 13 picnic shelters, 27 playgrounds, 2 disc golf courses, 3 off-leash dog parks, 4 splash pads, 1 skateboard park, and 4 outdoor swimming pools.

Heroes Park is a future 40-acre regional park located near the intersection of Grangeville Boulevard and 9 ¼ Avenue. It is being partially funded by the State Parks' Statewide Development and Community Revitalization Program (Proposition 68). The city is purchasing the land from a multi-generational farming family. The property is not currently within city limits but will be annexed as part of the Hanford Reorganization Project. Heroes Park amenities were chosen by the community and include 3 multiuse athletic fields, 2 play structures with shade and lighting, a dog park with lighting, outdoor amphitheater, 16 pickleball courts, 18-hole frisbee disc golf course with lighting, skate park with lighting, 2 basketball courts with lighting, water feature, open space area, community garden, three shade areas, parking area with lighting and charging stations, and 2 restrooms with solar lighting. The future City of Hanford fire station 4 will be located within 2 acres of Heroes Park.

The Hanford Reorganization Project will also add vacant land to Hidden Valley Park, the city's most visited park. The city has launched a community outreach campaign called Reimagining Hidden Valley Park to receive input for desired new amenities. The amenities with the most public votes are walking and biking trails, innovative/interactive playground, picnic arbors, basketball courts, a splash pad, a ninja course, and a fishing pond.

### **Regional Parks Facilities**

There are several regional parks that are within driving distance from Hanford. Hickey Park, Burris, and Laton-Kingston are within Kings County's jurisdiction. Other regional parks include Pixley National Wildlife Refuge, located 30 miles south of Hanford near the town of Pixley. The Colonel Allensworth State Historic Park (ASHP) is south of the Pixley Wildlife Refuge off of SR 43. The ASHP provides educational tours with audio and video presentations. Camping facilities are open year-round to visitors. Lake Success provides boating, fishing, camping and picnicking opportunities to residents. The City of Hanford's 2020 Parks Master Plan lays out the needs of the community, by providing park standards for both community and neighborhood park development.

School playground equipment, ball fields, play courts, and open grass areas meet some community and neighborhood recreational need in nearly all areas of the city. The Hanford High School District contributes to community recreation needs through use of on-site facilities and programs for adult education, athletics, and social and cultural activities.

### **4.11 ANIMAL CONTROL**

The City of Hanford Police Department currently provides animal control. The current fees are \$50 for deceased animal pickup plus the shelter disposal fee, \$20 for an animal license permit good for one year, and \$10 for a replacement dog/cat tag.

## **4.12 LIBRARY**

The King County Library serves the local needs of the City of Hanford. The Hanford Branch Library is located at 401 N. Douty Street. The library is open Monday through Thursday from 9:00 am to 6:00 pm, Friday and Saturday from 9:00 am to 1:00 pm, and is closed on Sunday. In 2024, the Kings County Hanford Branch Library began renovation and expansion including the existing stairs and mezzanine area and the addition of assembly space, vestibule, and outdoor courtyard. The main exterior entrance will be upgraded for accessibility.

## **4.13 DETERMINATIONS FOR THE CITY OF HANFORD**

The Service Review guidelines prepared by the State Office of Planning and Research recommend that issues relevant to the jurisdiction be addressed through written determinations called for in the Act. Based on the above information, the following are the written determinations for the City of Hanford.

### **A. Infrastructure Needs and Deficiencies**

Purpose: To evaluate the infrastructure needs and deficiencies in terms of supply, capacity, condition of facilities, and service quality.

1. The City of Hanford decision makers will rely on its General Plan to provide comprehensive planning guidelines and facility needs through 2034.
2. The City of Hanford existing storm drainage infrastructure is limited to a number of collection lines on public roads within the city. These drains have alleviated any flooding problems resulting from storms. Controlled discharge from drainage basins is allowed into designated canals owned and operated by People's Ditch Company irrigation canals.
3. Capital needs for the Hanford Police Department are evaluated on an on-going basis. Indicators of service standards and the need for new personnel and facilities are provided by analysis of the number of service calls, response time, and population growth. Current facilities do not meet the needs of the city, and expansion of the station will be needed to meet the population demands forecasted by the California Department of Finance and the Census Bureau. Additional space will be needed for training, investigative offices, and report writing areas for officers. A plan for expanding the existing facility or constructing a new or additional facility should be considered as growth continues in the city. Maintaining the LOS for personnel requires significant capital investment for equipment such as personnel, vehicles, law enforcement supplies and equipment, and additional office space.
4. The City of Hanford provides fire protection services in the annexation area. The city is served from Stations 1, 2, and 3, located within the city. Guiding documents recommend the Fire Department construct Stations 4 and 5 to address current needs.

Land has been purchased for Station 4 and 2 acres within the proposed Heroes Park with house Station 5. Reorganization of engines and additional staff and vehicles will be needed.

5. Future capital improvements include the construction of two additional fire stations (Stations 4 and 5) on the western and eastern portion of Hanford, the addition of fire personnel and equipment for each new station, a Public Safety Building for the Police Department, and renovations to the Hanford Branch Library.
6. Currently, the city does have an active website for public accessibility, thereby providing a higher level of public comments and community participation. Most notices are provided in English and Spanish.

## **B. Growth and Population**

Purpose: To evaluate services needs based upon existing and anticipated growth patterns and population projections.

1. The Kings County Association of Governments in conjunction with local jurisdictions (Avenal, Corcoran, Lemoore, and Kings County) has developed a Regional Housing Needs Allocation Plan that extends through the year 2031. The plan directs new housing to where adequate infrastructure and public services can accommodate project growth.
2. The California Department of Finance has projected the City's population growth to be higher in comparison to other City's in Kings County.

## **C. Financing Constraints and Opportunities**

Purpose: To evaluate a jurisdiction's capability to finance the improvements and services needed.

1. The City of Hanford prepares a comprehensive annual budget that clearly describes the services provided to the residents and the funds expended for those services.
2. The City of Hanford has incorporated an Economic Development Element within its General Plan.
3. Approximately 39% of the land area is designated for commercial/industrial uses. This will be sufficient in generating revenue from taxable sales. This is positive for the city in financing opportunities.
4. The City is not a member of the Public Agency Risk Sharing Authority of California and does not benefit from the insurance coverages offered at a lower rate.

#### **D. Opportunities for Rate Restructuring**

Purpose: To identify opportunities to impact rates positively without decreasing service levels.

1. The City of Hanford provides its own law enforcement and fire protection services for the community.
2. The city does not provide its own transit services but uses Kings Area Rural Transport (KART).
3. The city does have limited opportunity for rate restructuring in regard to water, sewer, and solid waste disposal.

#### **E. Opportunities for Shared Facilities**

Purpose: To identify the opportunities for a jurisdiction to share facilities and resources to develop more efficient services.

1. The City of Hanford does share resources with People's Ditch Company irrigation canal and Kings County Branch Library.
2. Potential opportunities or partnering may exist with the California Department of Forestry (CDF), as well with various State agencies (i.e. California Department of Transportation, Department of Fish and Game, etc.).
3. The city does have a few of County unincorporated substantially surrounded areas remaining. The City has recently annexed several County islands, and these areas now benefit from receiving City Fire and Police services.

#### **F. Government Structure Options**

Purpose: To consider the advantages and disadvantages of various government structures to provide public services.

1. It is reasonable to conclude that the public services can continue to be provided by the City of Hanford under existing government structure.

#### **G. Evaluation of Management Efficiencies**

Purpose: To consider the management structure of the jurisdiction.

1. The city's budget and accounting practices are audited annually by a certified public accountant.

2. The city is required to submit a quarterly investment report to the City Council for review.
3. The City of Hanford coordinates very closely with law enforcement and fire protection; although, there would be some benefit incorporating various departments under one “government center” to facilitate with administrative tasks and coordination.

## **H. Local Accountability and Governance**

Purpose: To evaluate the accessibility and levels of public participation associated with the agency’s decision-making and management processes.

1. The City of Hanford makes reasonable efforts to maintain a public dialogue within the City Council meeting forum. In particular, the city has conducted citizen advisory committees and implemented mailings to solicit public comment input when possible.
2. City does provide an active website for public accessibility, thereby encouraging the level of public comments and community participation. The city also provides most notices in English and Spanish.
3. The City complies with the Brown Act provisions for conduct of meetings, provides agendas for public review in advance to hearings.
4. Prior to budget approval, public meetings are conducted to include citizen comments.



## SECTION 5

### 5.0 CITY OF LEMOORE

The City of Lemoore provides basic municipal type services directly or through contracts with Kings County. The city charges fees for water refuse services, sewer, and street lighting. They also charge for sewer connections.

The following municipal services are discussed within this MSR:

- Water Supply
- Solid Waste
- Sanitary Sewer
- Park Maintenance
- Street Maintenance
- Law Enforcement and Fire Protection
- Lighting

### 5.1 LOCATION, ADMINISTRATION, MANAGEMENT, AND OPERATIONS

The City of Lemoore is situated within the northern portion of Kings County. The city is located halfway between Los Angeles and Sacramento and is located conveniently near State Route 198 and State Route 41, providing commuters highway access to Fresno (30 minutes north) via Highway 41, and Visalia (20 minutes to the east) on Highway 198. Lemoore is located three to four miles east of the Lemoore Naval Air Station. Lemoore also sits only a few hours from Yosemite, Kings Canyon National Forest, and the Central Coast.

The City of Lemoore is made up of many of the characteristics of many of the Central Valley communities. Lemoore has a traditional downtown area, bound by residential neighborhoods and agricultural lands. As of the 2008 General Plan, the city comprises of approximately 5,430 acres (8.5 square miles) of incorporated land (44 percent of the city's planning area).

The Lemoore Naval Air Station (NASL), one of the Navy's premier fighter jet based in the United States, is located west of the City of Lemoore. According to the 2020 Census, approximately 6,568 people live in the base's 1,630 housing units. Currently, 7,700 military personnel work on base.

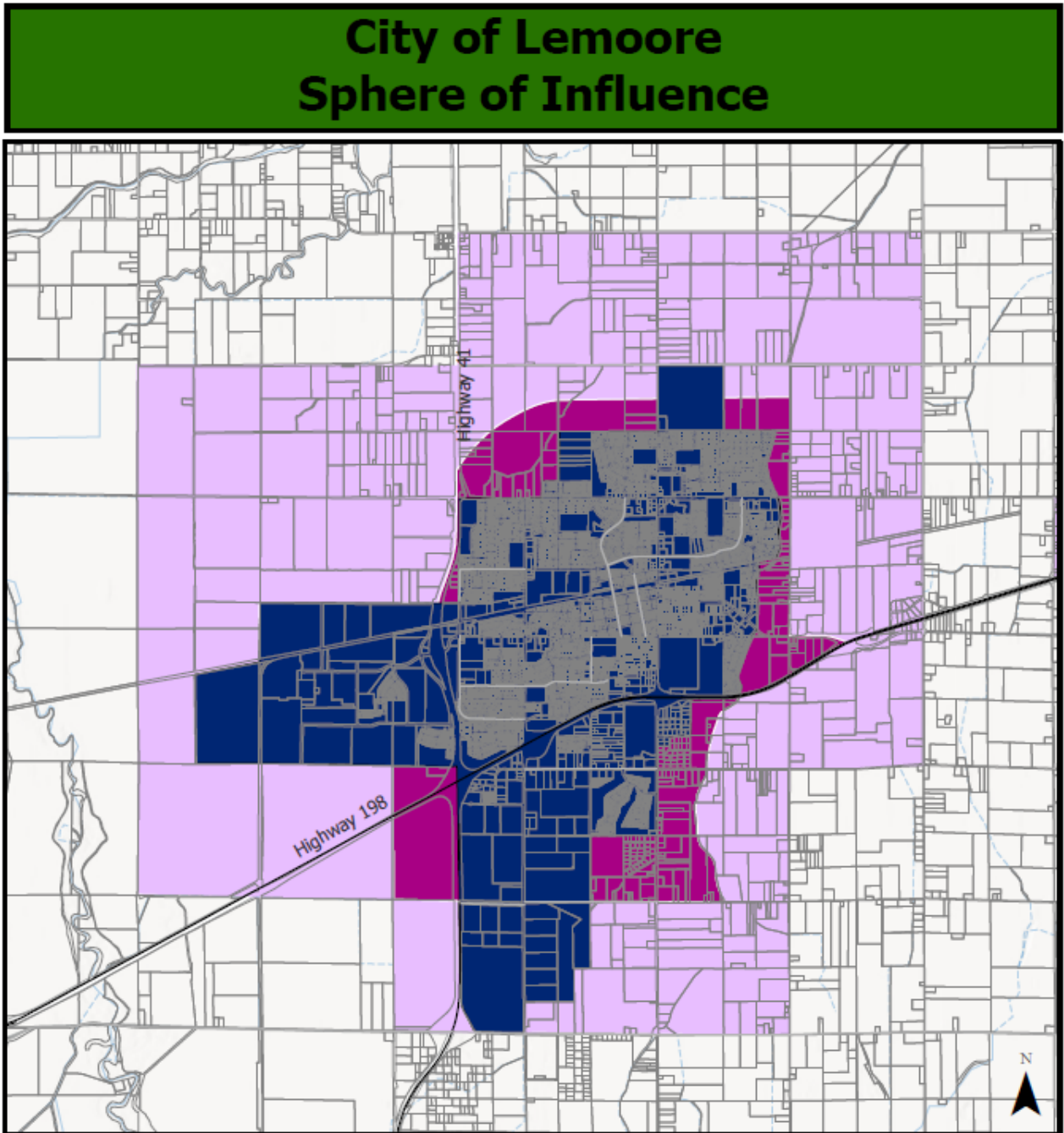
The City’s primary Sphere of Influence (SOI) boundary coincides with the Urban Growth Boundary designated in the General Plan and incorporates a total of approximately 7,600 acres (12 square miles) or 62% percent of the total land located within the City’s planning area (figure 5.1). This boundary includes incorporated and unincorporated that is considered future service are by the City of Lemoore.

The City of Lemoore is responsible for schools, water supply, sanitary sewer, solid waste, street lighting, public protection, and park maintenance. There is a five-member City Council, seven-member Planning Commission, and City Manager with office staff. These and other full-time positions are listed in table 5.A.

**Table 5.A City Departments and Staff Positions**




<b>City Manager’s Department</b>	
City Manager Assistant City Manager City Attorney City Clerk Human Resources	
<b>Finance Department</b>	
Finance Director Accounting Technician Account Clerk	
<b>Community Development Department</b>	
Management Analyst Community Services Manager	Building Official Building Inspectors Building Permit Technician
<b>Lemoore Police Department</b>	
Chief of Police Executive Assistant Records Supervisor Community Services Officers	38-uniformed officers 3-CommunityService Officers 2-Tactical Flight Officers 1-Dispatch Supervisor 1-Evidence Manager 1-Animal Control Officer
<b>Lemoore Volunteer Fire Department</b>	
1-Chief 1-Fire Marshal 1-Administrative Assistant	33-Volunteers
<b>Parks and Recreation</b>	
Recreation Manager Recreation Coordinator	
<b>Public Works Department</b>	
Public Works Director Assistant Public Works Director Fleet Superintendent Management Analyst Assistant Services	

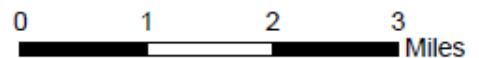
Figure 5.1: City of Lemoore Boundaries (April 2025)



**Local Agency Formation Commission**  
**OF KINGS COUNTY**

City of Lemoore

-  City of Lemoore
-  Primary Sphere of Influence
-  Secondary Sphere of Influence



## 5.2 POPULATION AND GROWTH

### Population

The California Department of Finance estimated the City’s 2024 population to be 26,855. The city was incorporated on July 11, 1900. Lemoore’s population has decreased slightly since 2020. Tables 5.B through 5.D show the City’s past population and housing growth within the City of Lemoore and Kings County are provided below.

[Table 5.B: City of Lemoore Population and Housing \(2020, 2022, 2024\)](#)

Year	Population	Annual Percent Change	Housing	Annual Percent Change
2020	27,032	----	9,518	----
2022	26,968	-0.2%	9,608	0.9%
2024	26,855	-0.4%	9,633	0.3%

Source: State of California, Department of Finance, E-5 City/County Population and Housing Estimates, January 1, 2020, 2022, 2024 with 2020 DRU Benchmark. Sacramento, California.

[Table 5.C: Total Incorporated<sup>1</sup> Population and Housing in Kings County \(2020, 2022, 2024\)](#)

Year	Population	Annual Percent Change	Housing	Annual Percent Change
2020	120,475	--	36,204	--
2022	120,373	-0.1%	36,634	1.2%
2024	121,755	1.1%	37,256	1.7%

Source: State of California, Department of Finance, E-5 City/County Population and Housing Estimates, January 1, 2020, 2022, 2024 with 2020 DRU Benchmark. Sacramento, California.

[Table 5.D: Total Population and Housing in Kings County \(2020, 2022, 2024\)](#)

Year	Population	Annual Percent Change	Housing	Annual Percent Change
2020	152,486	--	46,287	--
2022	151,654	-0.5%	46,729	1.0%
2024	152,627	0.6%	47,460	1.6%

Source: State of California, Department of Finance, E-5 City/County Population and Housing Estimates, January 1, 2020, 2022, 2024 with 2020 DRU Benchmark. Sacramento, California.

### Housing Inventory

As shown in Table 5.E, the California Department of Finance estimates that there were 9,633 dwelling units (DU) within the city in 2024. Of these DU’s, over 71.7 percent are detached single-family homes, 3.1 percent are mobile homes, and 13.8 percent are located in structures of

<sup>1</sup> City of Avenal, City of Corcoran, City of Hanford, and City of Lemoore

5 or more units. Table 5.E also illustrates the composition of the housing stock is much different than what exists currently within the County.

[Table 5.E: Composition of the Housing Stock \(2006\)](#)

Housing Type	City of Lemoore		Kings County	
	Number of Units	Percentage	Number of Units	Percentage
Single-family, detached	<b>6,908</b>	<b>71.7</b>	<b>34,737</b>	<b>73.1</b>
Single-family, attached	<b>351</b>	<b>3.6</b>	<b>2,422</b>	<b>5.1</b>
2 to 4 – unit structure	<b>748</b>	<b>7.8</b>	<b>3,730</b>	<b>7.9</b>
5 or more unit structure	<b>1,332</b>	<b>13.8</b>	<b>4,675</b>	<b>9.9</b>
Mobile home	<b>294</b>	<b>3.1</b>	<b>1,896</b>	<b>4.0</b>
<b>TOTAL</b>	<b>9,633</b>	<b>100</b>	<b>47,460</b>	<b>100</b>

Source: State of California, Department of Finance, E-5 City/County Population and Housing Estimates, January 1, 2020, 2022, 2024 with 2020 DRU Benchmark. Sacramento, California.

### Average Household Size

The 2020 Census reports that there were 8,803 households in the city, with an average household size of 2.94. Of those households, it is estimated that 60.3 percent were family households, while 20.4 percent were individuals living alone. The balances of the City’s households were comprised of non-family households with one or more occupants.

The City’s existing population per household as identified in the 2020 Census (2.94) is low when compared to the other three Cities:

- City of Corcoran (3.43)
- City of Avenal (3.50)
- City of Hanford (3.08)

### Projections

According to the State of California Employment Development Department (EDD)<sup>1</sup>, Kings County population is projected to reach 159,352 by the year 2040, a gain of 4.4 percent of current figures. It is anticipated that the majority of population growth will be due to non-institutional population growth.

Population growth is anticipated in the fringe areas of Hanford and within Lemoore’s present boundaries on undeveloped sites.

The Kings County Association of Governments in conjunction with local jurisdictions (Avenal, Corcoran, Hanford, Lemoore, and Kings County) has developed a Regional Housing Needs Allocation Plan that extends through the year 2031. The plan directs new housing to where adequate infrastructure and public services can accommodate project growth.

<sup>1</sup> Interim County Population Projections, State Department of Finance, April 2025

### **5.3 LAW ENFORCEMENT**

The City of Lemoore Police Department consists of 38 uniformed officers, 3 Community Service Officers, 2 Tactical Flight Officers, Dispatch Supervisor, Evidence Manager, and 1 animal control officer. Most crimes in the city are assault or property-oriented (i.e. theft and vandalism).

Normally, the City Standard for police per population is 1.5 officers per 1,000 people. Indicator of service levels and the need for new personnel and facilities are provided by analysis of the number of service calls, response times, and population growth. In addition, the Police Department reviews proposed development projects and provides the approving agency information regarding impacts of the new development upon law enforcement services. Additionally, a department can use the number of dwelling units and a generation factor of 3-4 person per household to project population increase. Currently, the City of Lemoore and the Lemoore Police Department do not have criteria or standards in place.

The department provides police services to the city with 42 full time officers, who patrol an 9.7 square mile area (or roughly 6,208 acres) 24 hours a day, seven days a week. The Lemoore Police Department is responsible for law enforcement in the annexation area in the city. The staff consists of a Chief of Police (Chief Michael Kendall) and the departments' program areas which include Support Services, Records, Communications, Chaplain, Operations, Problem Oriented Policing (POP), Range, Traffic Enforcement, Youth Development/Campus Officers, and the Community Services Program. Currently, there are no plans for capital improvements for additional services.

#### **Lemoore Court System**

The Superior Court of the State of California Kings County serves the City of Lemoore, Avenal, Corcoran, and Hanford. The Superior Court of the State of California, County of Kings is located at the Kings County Government Center, 1400 W. Lacey Blvd., Hanford, CA.

### **5.4 FIRE STATION**

The City of Lemoore Volunteer Fire Department (LVFD) has operated as an all-volunteer department since 1921. The LVFD provides fire protection services, including fire inspection services, tours, and demonstrations. The LVFD has a mutual services agreement with Kings County Fire, Hanford City Fire and the Lemoore Navel Air Station. The city is served from Station 1, located within the city. The Station is listed below in Table 5.F.

**Table 5.F: LVFD, Fire Station**

Station	Equipment	Personnel
<b>LVFD                      210 Fox Street                      Lemoore CA</b>	<b>2 Engines (Class A)                      1 lightweight truck/reserve truck                      Ambulance service                      2 pumps (1 - 1,000 gm &amp; 2 - 2,250 gpm)                      1 Patrol Vehicles (type 3)</b>	<b>1-Chief                      1-Fire Marshal                      1-Administrative                      Assistant                      33-Volunteers</b>

The Lemoore Volunteer Fire Department is comprised of 33 volunteer members, 10 of which are certified Emergency Medical Technicians (EMTs), 24 hold their Firefighter I certificate, and 19 hold their Firefighter I/II certificate. In 2022, the LVFD responded to a total of 2,221 incidents. The most calls were for medically related incidents at 1,697. In addition to fire protection services, the LVFD commits to several public service activities such as Every 15 Minutes drunk driving awareness program, National Night Out, Lemoore Christmas Parade, Easter Egg Hunt at Fox Station, Battle of the Badges Blood Drive, Trick or Treating at the Station, and the Veterans Day Parade. Additional services include:

- Fire suppression and rescue
- Emergency medical services
- Hazardous materials mitigation and regulation
- Emergency prevention and public education efforts
- Technical rescue
- Rescue/hazardous materials unit

In the spring of 2022, the LVFD held their 2<sup>nd</sup> annual Charity Golf Tournament and raised \$33,000 to donate to the Leon S. Peters Burn Center in Fresno. In October 2022, Senator Hurtado and Assemblyman Salas awarded LVFD a \$2,000,000 check to upgrade fire equipment and for additional professional training. Currently, no capital improvements are being considered.

## **5.5 WATER SUPPLY / DISTRIBUTION SYSTEM**

The City of Lemoore Public Works is responsible for providing water and wastewater utility services to residents within the incorporated area of Lemoore. Lemoore relies totally on groundwater for its domestic use. The city is currently operating 9 groundwater wells and maintains four ground-level storage reservoirs within the distribution system, with a total capacity of 4.4 million gallons. According to Lemoore’s 2015 Urban Water Management Plan (UWMP) (November 2017), in 2015 the City of Lemoore pumped 2,076 million gallons of water. It is estimated that the average water demand for 2040 will be 4,530 million gallons.

Using the acreage of the existing city and a conservative estimate of 100 vertical feet of groundwater as the volume of groundwater accessible to city wells at various depths, it was calculated in the UWMP that the existing groundwater water supply available to the city is

178,228 million gallons. In a normal precipitation year, it is projected in the year 2040 that the supply total will be 178,822 million gallons and the demand total will be 4,530 million gallons, leaving an excess of 173,698 million gallons.

Water conveyed from wells to four ground-level storage reservoirs with a total capacity of 4.4 million gallons and delivered to consumers through a pipe system. Historically, much of the southern San Joaquin Valley drained into the Tulare Lake Basin located in Central Kings County. Although the lake bed has been reclaimed for agricultural purposes, it still revives surface flows from the South Fork of the Kings River and other local channels, particularly under high flow conditions like in 2023.

## **Groundwater**

The groundwater basin underlying the city is the Tulare Lake Basin, which is part of the Tulare Hydrologic Region within the San Joaquin Valley. The total storage capacity of Tulare Lake Sub-Basin is 17,100,000 acre-feet (AF) to a depth of 300 feet and 82,500 AF to the base of fresh groundwater. The Kings basin is located below both the Kings County and Tulare County and serves the communities of Lemoore, Tulare, Visalia, Hanford, Corcoran, and small communities throughout Kings and Tulare County.

The Tulare Lake Hydrologic Region contains multiple interconnected sub-basins that transfers, filter, and store water. These basins consist of the Kings, Kern, Kaweah, Tulare Lake, Tule, Westside, and Pleasant Valley groundwater basin. The City of Lemoore 2015 Urban Water Management Plan (November 2017) reports the 2005 total overdraft in the water management area as 243,000. During drought years these levels normally decline, and during wet years most basins recover.

## **Groundwater Quality**

New Federal Arsenic Minimum Contaminant Level (MCL) of 10 micrograms per liter were established by the United States Environmental Protection Agency (EPA) went into effect January 2006. The City of Lemoore has been given notice by the California Department of Health Services that the criteria for compliance are identical to the rules outlined in the federal Register for the arsenic MCL.

The City of Lemoore has adopted an Arsenic Reduction Study which identifies actions to be taken by the City of Lemoore in attempts to meet the new Federal Arsenic Standards. The City Council has directed City Staff to proceed with the implementation of the recommendations identified in the Arsenic Reduction Study.

According to the 2023 City of Lemoore Water Quality Consumer Confidence Report, the water system recently failed to meet the drinking water standard for total trihalomethanes (TTHMs) in 2023. Customers were advised that they did not need to use an alternative water source because this is not an immediate risk. A compliance order has been issued, and construction of a water treatment plant is underway. In addition, the average concentration of aluminum was above the secondary maximum contaminant level of 200 part per billion (ppb). The concentration of

aluminum did not exceed the primary maximum contaminant level of 1,000 ppb, and therefore, this does not pose a health threat. Secondary maximum contaminant levels are set to protect the odor, taste, and appearance of drinking water.

### **Distribution System and Water Use**

The City of Lemoore currently utilizes local groundwater. The city's municipal water system obtains its water supply from underground aquifers. The city pumps groundwater from 9 wells throughout the city. Water is transported from wells to the consumers through the city's distribution system (pipe sizes range from 6 and 16 inches in diameter). The city currently maintains four storage reservoirs within the service area for a total capacity of 4.4 million gallons (mg). The city's main water distribution plant is located along G Street west of Lemoore Avenue.

The City of Lemoore water customers include residential, commercial, industrial, and institutional groups. A Water Rate Study was prepared for the City of Lemoore in June 2016. System improvements are needed both for water quality and system reliability. The estimated cost of improvements is substantial at \$39 million, which is projected to be spent over five years. Most will be paid with an anticipated bond issuance; however, some of the estimated costs will be paid from ongoing revenue. As of January 1, 2020, the fixed monthly charges based on meter size are \$29.00 for all single-family residential.

## **5.6 SANITARY SEWER – WASTEWATER TREATMENT**

### **Wastewater Treatment**

The California Regional Water Quality Control Board (CRWQCB) regulates wastewater treatment and discharge. The City's sewer system includes approximately 72 miles of sanitary pipelines ranging in size from six to thirty inches in diameter. The influent is fed into 17 pump stations connected to a Wastewater Treatment Plant (WWTP) located along 18 ½ Avenue. The city is currently operating under a waste discharge permit issued by CRWQCB under Waste Discharge Requirements Order No. 96-050.

The City of Lemoore's WWTP discharge capacity is 4.4 million gallons per day (mgd) of treated wastewater effluent. The 2015 Urban Water Management Plan states that there was 689 million gallons of wastewater treated in 2015. The WWTP consists of four aerated lagoons with floating surface aerators, and two additional ponds used exclusively by Leprino Foods. Influent waste is collected throughout the city via a network of sanitary sewer collection pipelines. Wastewater treated at the WWTP is discharged through a six-mile pipeline to the Westlake Canal. The treated water is used to supplement irrigation of approximately 50,000 acres of animal feed grains and cotton on Westland Farms.

The city's WWTP is a secondary treatment facility with a disinfection system that includes a headworks, aerated lagoons, and effluent chlorination. Leprino Food's wastewater facilities include a secondary-treatment level reactors and effluent ponding facilities; the effluent is routed

through the city’s lagoons and chlorinated prior to discharge with the rest of the city’s treated effluent.

## 5.7 SOLID WASTE

There are no active solid waste disposal facilities within the Planning Area. The Kings Waste and Recycling Authority (KWRA) was formed in September 1998 by agreement between the cities of Lemoore, Hanford, Corcoran, and the County of Kings in order to provide a regional approach to all waste management activities in Kings County. Solid waste from the City of Lemoore is transported to the Kings County Waste and Recycling Authority (KWRA) Materials Recovery Facility in Hanford.

The existing KWRA landfill southeast of the City of Hanford was closed in 1998. KWRA does not operate an active landfill. Waste is hauled by transfer trucks from the Material Recover Facility (MRF) to the State permitted Chemical Waste Management Landfill site in the Kettleman Hills (45 miles southwest of the MRF).

The landfill is inspected on a monthly basis. KWRA transports approximately 15,873 tons of solid waste per year to Chemical Waste Inc.’s solid waste landfill Unit B-19, west of Kettleman City. State Law Senate Bill 1383 requires a 3-Cart System (organics, recycling, and trash). Implementation of this law began January 1, 2022. SB 1383 is a Greenhouse Gas Reduction bill. Diversion of organic materials from landfills include yard waste and food waste. SB1383 also requires edible food recovery.

Residential customers pay a flat rate for services, and commercial rates are based on the size of pickups per week. Table 5.G lists all permitted and active landfills in Kings County.

[Table 5.G Permitted and Active Landfills in Kings County](#)

<b>Avenal Regional Landfill</b>
<b>Chemical Waste Management Inc, Unit B16</b>
<b>Kettleman Hills - B18 Nonhaz Codisposal</b>

## 5.8 STORMWATER DRAINAGE

Stormwater drainage is accomplished in the City of Lemoore through a system of curbs and gutters, and a limited number of stormwater collection lines and stormwater drainage basins. The Lemoore Canal, a predominate irrigation and drainage feature in the region, runs to the north – south, forming the eastern border of the planning area. Controlled discharge from drainage basins is allowed into designated canals owned and operated by Lemoore Canal & Irrigation Company. Lemoore has relied on surface drainage systems to contain and transport stormwater run-off. During “normal” storm events drainage systems function at an acceptable level of service. Flood zone mapping prepared by the Federal Emergency Management Agency (FEMA) indicates that the Planning Area lies outside any major flood prone areas. There are small, localized areas within the Planning Area where it is shown to within the 100 year flood plain.

Flood inundation from dam failure could potentially occur from Terminus Dam, Success Lake Dam, and Pine Flat Dam (located in the Sierra Nevada east of the valley floor on the Kaweah, Tule, and Kings River).

Additional improvements made to other flood control facilities in the Kings County area has significantly reduced local natural flood hazards. According to the Army Corps of Engineers (ACOE) inundation maps for Kings County show that a breach by any of the dams listed above will not affect the City of Lemoore.

Through the City’s General Plan, the City Council has adopted runoff/discharge policies that have strict controls to meet the National Pollution Discharge Elimination System (NPDES) for development project. Water features within the review area include rivers, lakes, fields, and canals which also provide drainage resources for the residents of Lemoore. The Lemoore Canal, one of the larger and well-known irrigation and drainage features in the region, runs to the north-south of the review area. Lemoore Canal and Irrigation Company operates drainage ditch facilities within the city.

## 5.9 ROADS AND CIRCULATION

Direct access to the city is provided by State Highway 198 and Highway 41. Arterials in Lemoore serve as the primary network for traffic flow between Lemoore and Selma to the north and Corcoran to the South. They typically have no less than 100-foot right-of-way and connected areas of major traffic generation within the urban areas, county roads, and state highways. They are intended to connect arterials with local streets and activity centers. Local streets provide direct access to abutting properties and for localized traffic movements within residential, commercial, and industrial areas. Investigation of current traffic volumes on the County facilities revealed no urban levels of traffic.

[Table 5.H City of Lemoore “Major” Roadways](#)

Highway-Freeways	
State Highway 198 State Highway 41	
Arterials Roadways	
Hanford Armona Road Houston Avenue Iona Avenue 16 <sup>th</sup> Avenue	Lacey Boulevard Jackson Avenue 18 <sup>th</sup> Avenue 17 <sup>th</sup> Avenue
Collectors	
Idaho Street Jackson Avenue Jersey Avenue Java Street Kent Street	14 <sup>th</sup> 15 <sup>th</sup> 13 <sup>th</sup> 12 <sup>th</sup> 11 <sup>th</sup>

### Transit Services

The City of Lemoore and surrounding areas provide and are served by a number of public, private, and social service transportation organizations.

The following provides a general overview of these services.

Kings Area Rural Transit (KART), which is the jurisdiction of the Kings County Public Works Department and is the largest provider of public transit services within Kings County. KART serves the transit need throughout Kings County as well to residence in adjacent counties. The fixed route provides transit service between the cities of Avenal, Armona, Lemoore, the Lemoore Naval Air Station, Visalia, Corcoran, Stratford, Kettleman City, and Hanford, which is the KART hub for the County. The route is triangular and is estimated to serve 47,000 riders per month.

KART currently operates Monday through Saturday. KART does not operate on Sundays or holidays. The fixed route service costs \$1.25 for adults for a single local trip, \$4.00 for a 1-day pass for local trips, and \$50.00 for a 30-day pass for local trips, and children 11 years old and under are free.

KART also provides Flex Route services in the City of Lemoore, which is designed to pick up or drop off at a designated KART bus stop only. All trips on the Flex Route will require the user to schedule a reservation. Reservations can be made up to 7 days in advance and need to be made at least 30 minutes prior. Flex Routes are available Monday through Friday from 7:30 am to 5:30 pm.

In addition to Flex Routes, KART also provides On Demand services for Lemoore Mondays through Fridays from 9:30 am through 4:30 pm. The price is \$3.00 per passenger.

### **Private Transportation**

Private transit services are provided in Lemoore by four taxi services (Lemoore Taxi Cab, Kings Cab Taxi, Mendez Bros. Taxi, and Hanford's Marathon Cab).

### **Existing Bicycle and Pedestrian Facilities**

Lemoore has adopted a comprehensive bicycle plan as part of the 2005 Kings County Regional Bike Plan. The bikeways may be bike paths, bike lanes or bike routes. Bike paths provide bicycle travel on a right-of-way completely separated from the street or highway. Bike lanes provide striped lanes for one-way travel on a street or highway. Several areas in Lemoore lack adequate pedestrian facilities, currently the City's General Plan and Bicycle Plan promotes the development of shared use roadway systems and requires development consideration be given to new bike and pedestrian facilities on newly developed properties (residential or commercial). Currently Lemoore's bikeways extend throughout Central Lemoore to the Municipal Golf Course and Little League field in the south and out 18<sup>th</sup> Avenue to the north. Existing bikeeays are located along Cinnamon Dr., Bust St., 19<sup>th</sup> Ave., and Hanford Armona Rd. Planned bikeways

will expand the network further out from central Lemoore to include the West Hills Community College in the west.

The Kings County Association of Governments (KCAG) adopted the 2011 Kings County Regional Bike Plan in October 2011. The adopted plan provides for connections between major urban and recreational facilities within the community. In addition to the provision of bikeway routes, KART provides bike racks on transit vehicles to promote the use of transit and bicycling within urban areas.

## **Rail**

Currently, Lemoore residents can take a bus to the Amtrak train station in Hanford and take a train to northern or southern California stops. AMTRAK's San Joaquin route provides passenger with rail services. Currently, several north and south bound trains operate through Hanford each day. The northbound service connects Hanford with the bay Area and Sacramento, while the southbound service connects with Bakersfield and southern California. AMTRAK also stops in Corcoran daily. Amtrak provides direct connections from Bakersfield to Stockton/Oakland with feeder bus connections farther north or south.

California's High Speed Rail Authority's Kings/Tulare Station is currently under construction in Hanford approximately ½ mile east of Highway 43. The High-Speed Rail (HSR) construction is underway spanning 119 miles across Madera, Fresno, Kings, Tulare, and Kern Counties. HSR is planned to extend this 119-mile segment into Merced and Bakersfield. The 171-mile Merced-Bakersfield line will carry more riders and deliver the most mobility, environmental and economic benefits for the lowest cost. Testing of the initial electrified HSR is anticipated commence in 2028.

## **Air Transportation**

The City of Lemoore relies on Hanford's Municipal Airport for air transportation services. Currently this is the only publicly owned airport in Kings County. The airport enforces city, state, and federal aviation regulations and administers leases, provides tie-downs, hanger shelters, and overall maintenance. The airport is located at 945 Hanford-Armona Road. The closest commercial air service is located at the Fresno Yosemite International Airport, approximately 56 miles northeast of the city.

### **5.10 PARKS**

The City of Lemoore currently owns and operates 11 public parks and recreation facilities comprising a total of 118 acres (Table 5.M). The City's Parks and Recreation Department is responsible for operations and maintenance. All 11 of the City's parks are developed.

Each of the park sites contains various types of facilities, which are based on the needs of the residents served by the park, park size and geographic characteristics. Specialized recreational facilities exist at most of the City's Facilities. The most common specialized facilities are lighted ballfields.

The 2030 City of Lemoore General Plan proposes an additional 180 acres of parkland for a total of 298 acres of parkland at full buildout.

### Regional Parks Facilities

There are several regional parks that are within driving distance from Lemoore. There are several parks visited by the residents. Hickey Park, Burris Park, and Laton-Kingston Park are maintained by Kings County. Other parks include Pixley National Wildlife Refuge located 30 miles south of Lemoore near the town of Pixley and the Colonel Allensworth State Historic Park (ASHP) south of the Pixley Wildlife Refuge off of SR 43. The ASHP provides educational tours with audio and video presentations. Camping facilities are open year-round to visitors. Lake Success provides boating, fishing, camping and picnicking opportunities to residents of Lemoore. The city’s General Plan lays out the needs of the community, by providing park standards for both community and neighborhood park development. In development of these standards three factors were considered: population projections for the development, park development criteria for new facilities including major roadways and schools, and minimum park size to provide efficient maintenance.

**Table 5.I: City of Lemoore Parks**

Park Name	Park Size (acreage)
19 <sup>TH</sup> Avenue Park	18
City Park	4
Heritage Park	24
Lions Park	11
Bevalaqua Park	9
Little League Park	8
Plaza Park	0.2
Rotary Skate Park	2
Soccer Complex	28
Train Depot Park	2
Rainwater Detention Basins	12
<b>TOTAL</b>	<b>118.2</b>

City of Lemoore, 2030 General Plan

School playground equipment, ball fields, play courts and open grass areas meet some community and neighborhood recreational needs in nearly all areas of the city. The Lemoore High School District contributes to community recreation needs through use of on-site facilities and programs for adult education, athletics, and social and cultural activities.

### Community Facilities

Included with parks and recreation are the various community facilities located in the City of Lemoore, which include the Lemoore Recreation Center, the Lemoore Veterans’ Hall, the

Lemoore Civic Auditorium, City Hall, the Cemetery and Lemoore Branch Library. The majority of the listed facilities are centrally located within Lemoore.

### **5.11 ANIMAL CONTROL**

Currently the City of Lemoore Police Department provides animal control services to residents. The Animal Control Officer enforces the laws and regulations that deal with animals and their owners, in order to promote the humane treatment of animals and ensure they do not suffer unnecessarily. The Animal Control officer receives complaints about animals from the public, gives warnings to animal owners about their animals, issues citations, educates the public about animal welfare and animal laws and regulations, looks for and catches stray animals, gives advice to animal owners about problems they may have with pets, and gives evidence in court. Lemoore citizens looking for lost pets should contact the Kings County Animal Shelter for assistance. The fee for a 1-year animal license is \$15.00.

### **5.12 LIBRARY**

The King County Library serves the local need of the City of Lemoore. The Lemoore Branch Library is located at 457 C. Street. The library is open Monday through Thursday from 9:00 am to 6:00 pm, Friday and Saturday from 9:00 am to 1:00 pm, and closed on Sunday.

The Kings County Lemoore Branch Library was first opened in March of 1912. The original library was so small it was later used as a chicken house. Having quickly outgrown this location, the library was moved into the First National Bank Building on the corner of D Street and Fox Street. The library remained in this building until 1960 when the current building was opened at the corner of C Street and Hill Street. The building was remodeled in 1981 when the patio was enclosed. In 2024, the Lemoore Branch Library began the process of renovation.

### **5.13 DETERMINATIONS FOR THE CITY OF LEMOORE**

The Service Review guidelines prepared by the State Office of Planning and Research recommend that issues relevant to the jurisdiction be addressed through written determinations called for in the Act. Based on the above information, the following are the written determinations for the City of Lemoore.

#### **A. Infrastructure Needs and Deficiencies**

Purpose: To evaluate the infrastructure needs and deficiencies in terms of supply, capacity, condition of facilities, and service quality.

1. The City of Lemoore decision makers will rely on its General Plan (currently being updated) to provide comprehensive planning guidelines and facility needs through 2030.

2. The City of Lemoore existing storm drainage infrastructure is limited to a number of collection lines on public roads within the city. These drains have alleviated any flooding problems resulting from storms.
3. Capital needs for the Lemoore Police Department are evaluated on an on-going basis. Indicators of service standards and the need for new personnel and facilities are provided by analysis of the number of service calls, response time, and population growth. While the current facility meets the needs of the city, expansion of the station will be needed to meet the population demands forecasted by the California Department of Finance and the Census Bureau. Additional space will be needed for training, investigative offices, and report writing areas for officers. Currently there are no plans for expanding the existing facility. Maintaining the LOS for personnel will require significant capital investment for equipment such as vehicles, law enforcement supplies and equipment, additional office space to meet the projected population growth.
4. The City of Lemoore provides volunteer fire protection services in the incorporated City territory. The city is served from a station within the city. The city is also supported by Kings County Fire and the Lemoore Naval Air Station Fire Departments.
5. Currently, the city does maintain an active website for public accessibility, thereby providing a higher level of public comments and community participation. Several notices are posted in both English and Spanish.

## **B. Growth and Population**

Purpose: To evaluate services needs based upon existing and anticipated growth patterns and population projections.

1. The Kings County Association of Governments in conjunction with local jurisdictions (Avenal, Corcoran, Hanford, Lemoore, and Kings County) has developed a Regional Housing Needs Allocation Plan that extends through the year 2031. The plan directs new housing to where adequate infrastructure and public services can accommodate project growth.
2. The California Department of Finance has projected the City's population growth to be higher in comparison to other City's in Kings County.

## **C. Financing Constraints and Opportunities**

Purpose: To evaluate a jurisdiction's capability to finance improvements and services needed.

1. The City of Lemoore prepares a comprehensive annual budget that clearly describes the services provided to the residents and the funds expended for those services.
2. The City of Lemoore has not incorporated an Economic Development Element within its General Plan.
3. 4% of the land area is designated for commercial/industrial uses. This will be sufficient in generating revenue from taxable sales. This is positive for the city in financing opportunities.
4. The City of Lemoore is not a member of the Public Agency Risk Sharing Authority of California and does not benefit from the insurance coverages offered at a lower rate.
5. The City of Lemoore conducted a Water Rate Study in 2016 to help support ongoing costs and maintenance of system improvements for water quality and system reliability. Most of the projected \$39 million cost of improvements will be paid with a bond issuance.

#### **D. Opportunities for Rate Restructuring**

Purpose: To identify opportunities to impact rates positively without decreasing service levels.

1. The City of Lemoore provides its own law enforcement service for the community.
2. The city does provide its own fire protection (Volunteer Fire Department). Transit services are mostly provided through Kings Area Regional Transport (KART).
3. The city does have limited opportunity for rate restructuring in regard to water, sewer, and solid waste disposal.

#### **E. Opportunities for Shared Facilities**

Purpose: To identify the opportunities for a jurisdiction to share facilities and resources to develop more efficient services.

1. The City of Lemoore and Lemoore College (formerly West Hills College Lemoore) have partnership opportunities in providing shared resources.
2. Potential opportunities and partnering exist with the California Department of Forestry (CDF), as well with various State agencies (i.e. California Department of Transportation, Department of Fish and Game, etc.).
3. Lemoore Canal and Irrigation Company help with providing assistance in storm water.

## **F. Government Structure Options**

Purpose: To consider the advantages and disadvantages of various government structures to provide public services.

1. It is reasonable to conclude that the public services can continue to be provided by the City of Lemoore under existing government structure.

## **G. Evaluation of Management Efficiencies**

Purpose: To consider the management structure of the jurisdiction.

1. The City of Lemoore's budget and accounting practices are audited annually by a certified public accountant.
2. The city is required to submit a quarterly investment report to the City Council for review.
3. The City of Lemoore coordinates very closely with law enforcement and fire protection; although, there would be some benefit incorporating various departments under one "government center" to facilitate with administrative tasks and coordination.

## **H. Local Accountability and Governance**

Purpose: To evaluate the accessibility and levels of public participation associated with the agency's decision-making and management processes.

1. The City of Lemoore makes reasonable efforts to maintain a public dialogue within the City Council and Planning Commission meeting forums. In particular, the city has conducted citizen advisory committees and implemented mailings to solicit public comment input when possible.
2. City does provide an active website for public accessibility, thereby encouraging the level of public comments and community participation. Some notices are published in both Spanish and English.
3. The City complies with the Brown Act provisions for conduct of meetings, provides agendas for public review in advance to hearings.
4. Prior to budget approval, public meetings are conducted to include citizen comments.



## SECTION 6

### 6.0 ARMONA COMMUNITY SERVICES DISTRICT

The Community of Armona receives basic municipal type services directly through the Armona Community Service District (CSD) and other services through the County of Kings. The CSD charges fees for water, refuse services, sewer, and street lighting. They also charge for sewer connections.

The following municipal services are discussed within this MSR:

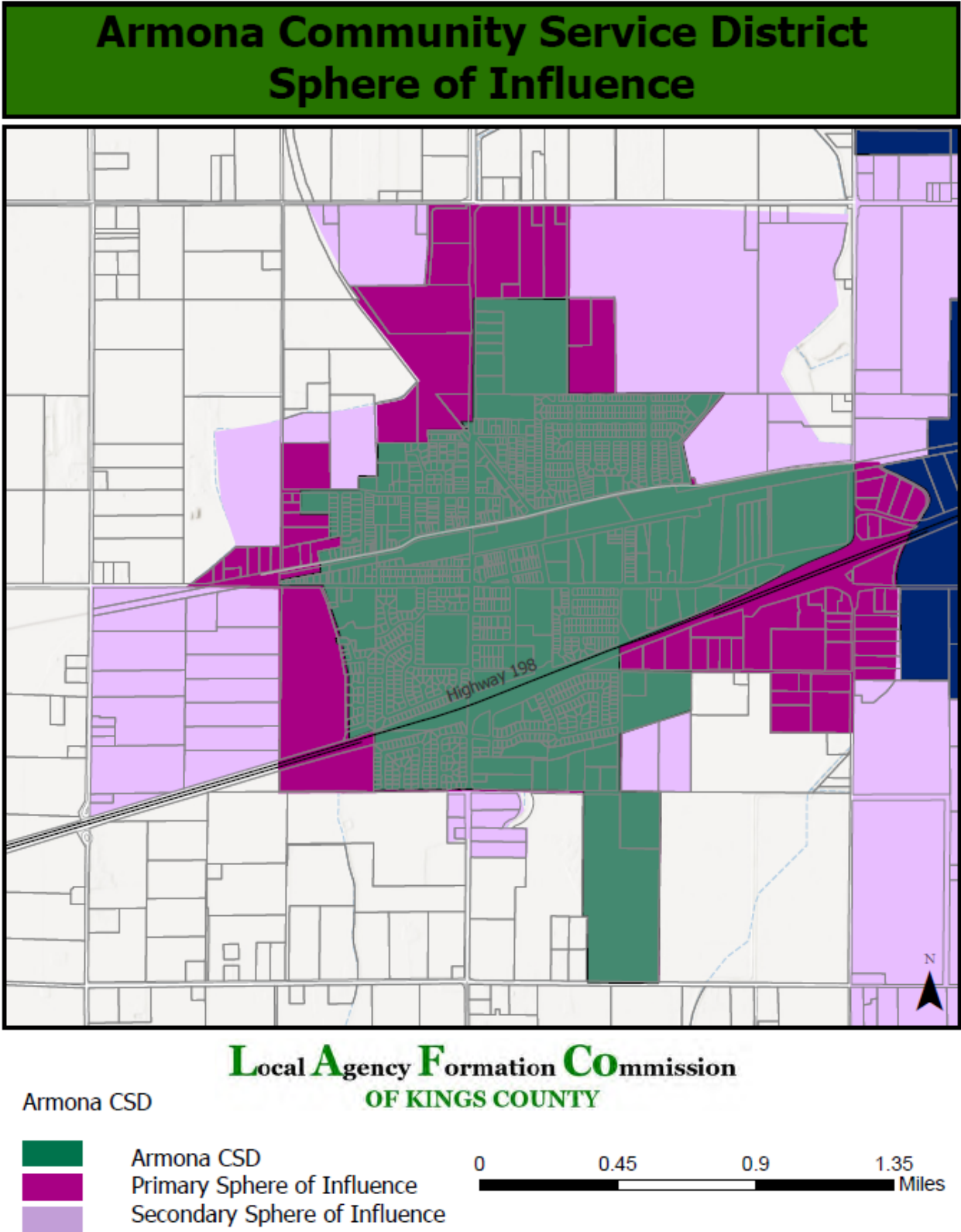
- Water Supply
- Solid Waste
- Sanitary Sewer
- Street Maintenance
- Law Enforcement and Fire Protection
- Lighting

### 6.1 LOCATION, ADMINISTRATION, MANAGEMENT, AND OPERATIONS

Armona is located in Kings County, the central valley of California. As a rural area with a population of 4,274 (California Department of Finance, Census 2020), the community is surrounded by open space and agriculture land. Located adjacent to the east of Armona is Hanford, the largest city in Kings County, with a population of 58,123 (California Department of Finance, Census 2020). Lemoore is approximately 2.5 to 3 miles to the west of Armona with a population of about 27,032 (California Department of Finance, Census 2020).

Established in 1920, the Armona Community Service District provides community services (Water, Sewer, Garbage, and Street Lighting) to the residents of Armona.

Figure 6.1: Armona Community Service District Boundaries (April 2025)



## **6.2 WATER SUPPLY / DISTRIBUTION SYSTEM**

The water in Armona Community Service District was provided by two active wells that were capable of producing an estimated 1800 gallons of water per minute. Water use in Armona has ranged from 177 to 193 million gallons a year. In 2017, Armona CSD opened a new well and water treatment facility. The well is 900 feet deep and is designed to produce 1,200 gallons per minute of treated water. Additionally, in May 2023, the Armona CSD has authorized the Board of Directors to file a Financial Assistance Application for a financing agreement from the Drinking Water State Revolving Fund for the planning, design, and construction of a proposed fourth well. Armona CSD has approximately 1,297 residential water connections and 68 commercial water connections. As of 2025, residents pay \$37.75 for 8 units of water or less. An excessive use charge will accrue at a rate of \$5.75 per additional unit if more than 8 units of water are used during the month.

### **Existing & Future Facilities**

Existing Armona CSD water usage is approximately 187.2 acre-feet per year (AFY). The CSD has determined that there is the need for additional water storage in order to reach the goal of an eventual population of approximately 6,500 people. It is estimated that a 250,000-gallon storage will be needed to meet Armona's needs.

### **Water Quality**

New Federal Arsenic Minimum Contaminant Level (MCL) of 0.010 milligrams per liter were established by the United States Environmental Protection Agency (EPA) went into effect January 2006.

The State of California is in the process of adopting a new Arsenic MCL that must be as stringent as the Federal MCL. The California Department of Health Services will be coordinating the implementation of the new Federal Arsenic MCL with staff from the EPA Region 9 Office in San Francisco. The EPA will have enforcement authority for the new Federal Arsenic MCL until California regulations are adopted. Pursuant to the Federal criteria for compliance, water systems will not be in violation of the new Federal Arsenic MCL until one (1) year after quarterly samples have been collected (unless fewer samples would cause the running average to be exceeded).

Since the installation of the new well and water treatment facility, Water Quality Consumer Confidence Reports show that the water supply does not have any violations or samples that exceed each MCL.

### **Water Storage**

The Armona CSD has determined that there is the need for additional water storage in Armona. Water storage facility tank will have to be at least 250,000 gallons before the population exceeds 6,500.

### **Water Distribution - Existing Facilities**

A water main which was constructed in 2004 and runs along Hanford-Armona Road east of Oak Street. The CSD intended that this water main extension serves as a basis for future water

distribution to the eastern portion of the community. The intended benefits include increasing fire flows, providing water for future commercial development, and creating employment opportunities. Water mains previously constructed along Oak Street and 14<sup>th</sup> Avenue have also identified as necessary to serve future growth in Armona. Infrastructure improvements provide benefits to residents by providing higher pressures and enhanced distribution of emergency flows.

### **Water Distribution - Future Facilities**

Future water development includes looping of the water mains located in Front Street and in Hanford-Armona Road east of Oak Street. Future water distribution improvements include extension of various water mains throughout the community, the development of water supply wells, above ground water tanks (250,000 gallons or greater) and water treatment facilities.

## **6.3 SANITARY SEWER – WASTEWATER TREATMENT**

### **Sewer Collection System**

The sewer system expansion and wastewater treatment and disposal facilities constructed in 1992 were financed in part by a loan of \$203,685 from the water fund. The expansion will provide services to an estimated 1,800 additional people beyond the 3,100 persons used as the original base population. The population is estimated to be 4,274 as of the 2020 US Census, which leaves a remaining capacity for approximately 626 residents. Construction of a residential development includes the construction of a sewer main along Oak Street alignment from Front Street to Hanford-Armona Road. Residents pay \$37.25 a month for sewer services. It also should be noted that the Armona Community Service District contracts out for their engineering needs and management of the sewer and water facilities.

The CSD has hired Provost & Pritchard to update the Capital Facilities Improvement Plan. This work is in progress.

### **Wastewater Treatment Plant and Disposal**

#### **Future Facilities**

The supplemental wastewater treatment and disposal capacity has been reduced (by 800 persons) due to backwashing impacts, pond erosion and continued residential growth.

Soils in Armona are generally made up of sand and silt. An ongoing problem experienced by CSD is seepage losses at their wastewater treatment and disposal facilities from existing erosion problems due to wave action. The Armona CSD has concluded that capital improvements consisting of erosion mitigation measures will need to be enacted to better serve existing and future populations.

With the likely increase of residential and commercial development, the services demands on the Armona Community Service District have increased. There is a serious need for the expansion of the wastewater treatment and disposal facilities (to a capacity of 0.75 and 1.0 mgd). The

expansion would entail an intensive activated sludge processes and would also include tertiary treatment of a percentage of the effluent.

## **6.4 PUBLIC SERVICES**

### **Street Lighting**

Currently the Armona Community Service District installs and maintains approximately 150 street lights in the Community. As residential development continues, it is anticipated that developers will help offset the installation costs through developer fees. Currently, residents pay \$1.00 a month for street lighting in Armona.

### **Solid Waste**

Currently the Armona Community Service District provides refuse services to the residents of Armona, the CSD contracts with Mid Valley Disposal to collect refuse once a week. Mid Valley Disposal provides three 30-gallon trash, recycling, and green waste receptacles to Armona residents, who in turn pay the CSD \$18.25 a month for trash pickup service.

## **6.5 POLICE AND FIRE PROTECTION**

### **Fire Protection**

The Community of Armona receives fire protection services from the Kings County Fire Department (KCFD). The Community is served from the Armona Fire Station #5, located on 14<sup>th</sup> Avenue. Fire Station #5 has a four-man crew. Prior the 1969, the Armona Fire Station shared facilities with the Armona Community Service District Office. As the Fire department grew, it became necessary to construct a new fire station to house staff and larger fire trucks. The Armona Station provides mutual aid assistance to the City of Hanford. The Station also houses the Armona Volunteer Fire Department Company 5. In 2024, Station #5 began the process of renovation and expansion, and currently there is a temporary mobile home installed on site during construction.

The Fire Department is a critical support service and its close proximity to the community is a valuable asset to the residents and businesses of the Armona community. Timely response calls and permanent presence in the community have served to reinforce a quality presence and high level of service to residents. Fire protection service levels should continue to be supported to ensure similar service levels are maintained as the community continues to grow.

### **Police Protection**

The Kings County Sheriff's Department (KCSD) provides law enforcement services for Armona including other non-incorporated communities in Kings County from the department headquarters in Hanford. It should be noted that the KCSD has a substation in Armona; however, due to budget constraints it is not in service. Deputies also serve as back up to other surrounding law enforcement agencies when requested through mutual aid. There is currently 24-hour coverage, but increased law enforcement presence within the community is needed, and enhanced community safety is essential to long term success of revitalizing the central

commercial business core and maintaining a safe community environment in which residents feel safe to live.

## **6.6 SCHOOLS AND PARKS**

### **Schools**

The Armona Union Elementary School District (District) serves the students of the unincorporated Community of Armona. Currently, the District operates three school sites, Armona Elementary and Parkview Middle School. Armona Elementary School was constructed in 1954 and modernized in 1989. The school is a K-4 elementary with an enrollment of nearly 600 students.

Parkview Middle School serves students in grade five through eight. The school was constructed in 1965 and currently serves 470 students. The school utilizes the Community Center's gymnasium for larger school activities. In 2004-05, Parkview underwent a major renovation which cost \$2,000,000.

The Board Meetings are held on the second Wednesday of every month. Meetings are held in the District Office Board Room (Armona Community Center Building) 11115 C Street, Armona at 6:00 p.m. Special Board Meetings are announced to the general public through special noticing. The Board members are elected with the general election and serve a 4-year term.

The Armona Union School District sponsors a K-12 Independent Study Charter school named Crossroads Charter Academy. The charter was approved by the school district Board in 2003 and began as a 3<sup>rd</sup> through 8<sup>th</sup> grade hybrid independent study program with a required classroom component. In 2005, the charter was re-written to include all grades and opened the learning center in Hanford. The Hanford lab and offices were relocated to the current location on W. 8<sup>th</sup> St. in 2010.

### **Parks**

The Armona Community Service District owns and maintains Recreation Park. The park is 6.2 acres and provides two ball fields, parking and open grass space. The park can be used by the public for recreation such as picnicking, exercising, and sports activities.

Future residential development should incorporate parks along with pedestrian features to create connectivity with open spaces.

## **6.7 DETERMINATIONS FOR THE ARMONA COMMUNITY SERVICES DISTRICT**

### **A. Infrastructure Needs and Deficiencies**

Purpose: To evaluate the infrastructure needs and deficiencies in terms of supply, capacity, condition of facilities, and service quality.

1. The present land uses in the Community of Armona are largely Low and Medium Density Residential; there are however a few instances of Commercial and Industrial land uses. The land that is within the existing Primary Sphere of Influence is largely built out.
2. Currently Armona CSD water has not had any violations since the new well and water treatment facility were established in 2017.

### **B. Growth and Population**

Purpose: To evaluate services needs based upon existing and anticipated growth patterns and population projections.

1. It is anticipated that all of the services outlined will require upgrades and expansions.

### **C. Financing Constraints and Opportunities**

Purpose: To evaluate a jurisdiction's capability to finance improvements and services needed.

1. The Armona Community Service District (ACSD) prepares a comprehensive annual budget that clearly describes the services provided to the residents and the funds expended for those services.
2. 11.6% of the land area is designated for commercial and 2.8% for industrial uses. This will be sufficient in generating revenue from taxable sales. This is a positive for the ACSD in financing opportunities.
3. Minimal economic growth activity over the last decade appears to have impacted the ability of Armona CSD to serve or provide community needs. The community lacks some basic services and lacks employment opportunities for residents.
4. Waterways in Armona currently have a 100-foot buffer designated and should be considered as a constraint due to potential environmental impacts to development on water quality and riparian habitat.
5. 37.6% of land within the CSD is vacant or underutilized and consider developable. There are no parcels under a Williamson Act contract, which restricts the land use to agriculture and open space designations and should be considered development constraints.

### **D. Opportunities for Rate Restructuring**

Purpose: To identify opportunities to impact rates positively without decreasing service levels.

1. Armona CSD does have limited opportunity rate restructuring in regard to water, sewer, street lighting and solid waste disposal. Although, the community of Armona has received some funds from “developer fees” from residential development.

#### **E. Opportunities for Shared Facilities**

Purpose: To identify the opportunities for a jurisdiction to share facilities and resources to develop more efficient services.

1. The Armona Union School District and Crossroads Charter Academy have partnership opportunities in providing shared resources.
2. Potential opportunities or partnering exists with the California Department of Forestry (CDFG), as well with various State agencies (i.e. California Department of Transportation, Department of Fish and game, etc.).

#### **F. Government Structure Options**

Purpose: To consider the advantages and disadvantages of various government structures to provide public services.

1. It is reasonable to conclude that the public services can continue to be provided by the Armona Community Service District.

#### **G. Evaluation of Management Efficiencies**

Purpose: To consider the management structure of the jurisdiction.

1. The CSD’s budget and accounting practices are audited annually by a certified public accountant.
2. The CSD is not required to submit a quarterly investment report to the Board for review.
3. The CSD and Kings County coordinates very closely with law enforcement and fire protection; although, there would be some benefit incorporating various departments under one “District Office” to facilitate with administrative tasks and coordination.
4. The Armona Community Service District contracts out to manage the water and wastewater facilities for the district and for engineering.

#### **H. Local Accountability and Governance**

Purpose: To evaluate the accessibility and levels of public participation associated with the agency’s decision-making and management processes.

1. The Armona Community District makes reasonable efforts to maintain a public dialogue within the Community by providing office hours Monday through Friday for the residents who want to visit and receive information.
2. CSD does provide an active website for public accessibility, thereby encouraging the level of public comments and community participation.
3. The CSD complies with the Brown Act provisions for conduct of meetings and provides agendas for public review in advance to hearings.
4. Prior to budget approval, Board meetings are open to the public, and meetings are conducted to include citizen comments.



## **SECTION 7**

### **7.0 HOME GARDEN COMMUNITY SERVICES DISTRICT**

The Home Garden Community Service District (CSD) provides basic municipal type service directly or through contracts with Kings County. The CSD charges fees for water refuse services, sewer, and street lighting. They also charge for sewer connections.

The following municipal services are discussed within this MSR:

- Water Supply
- Solid Waste
- Sanitary Sewer
- Street Maintenance
- Law Enforcement and Fire Protection
- Lighting

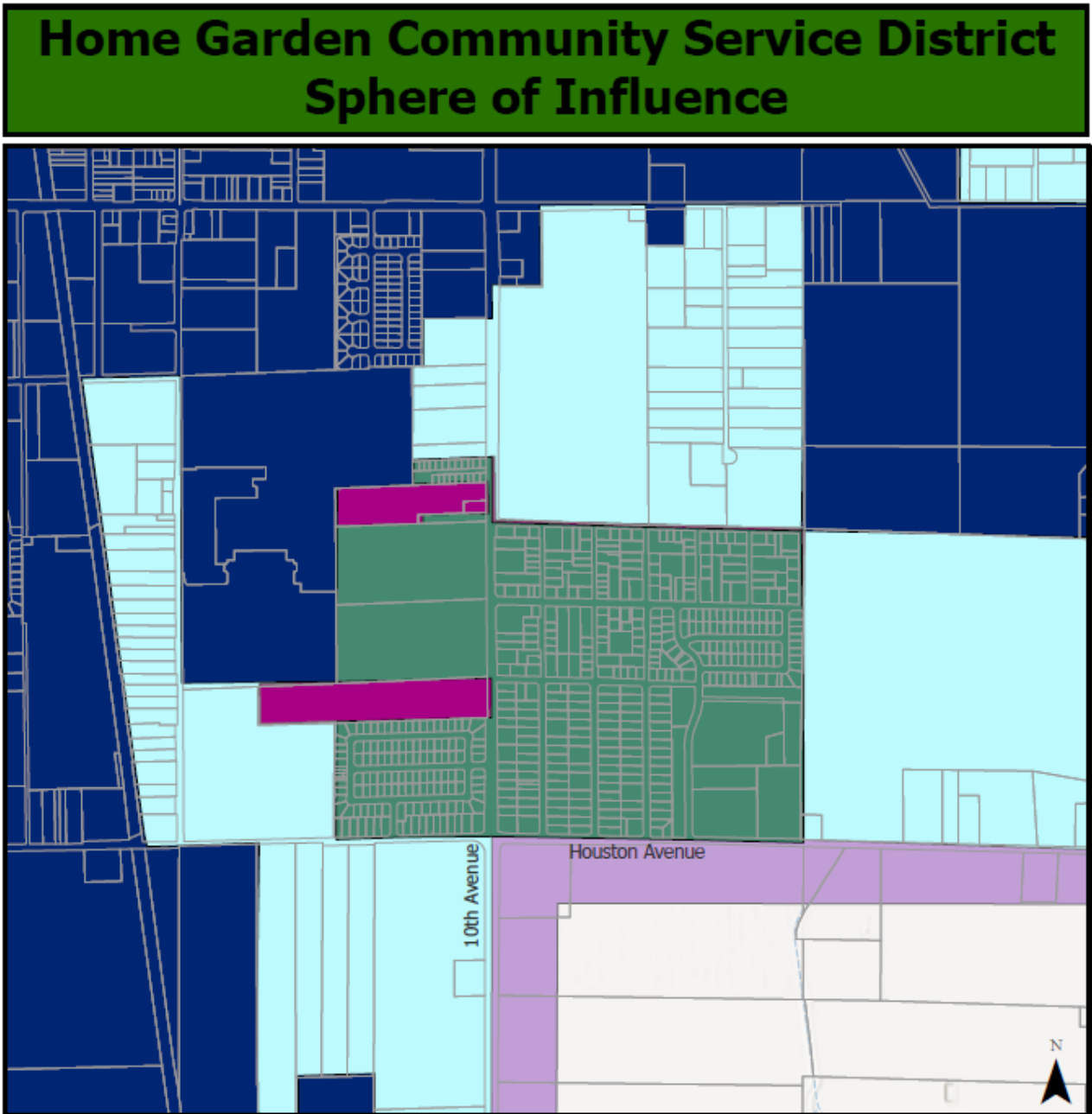
### **7.1 LOCATION, ADMINISTRATION, MANAGEMENT, AND OPERATIONS**

The Community of Home Garden is located in Kings County, the central valley of California. As a rural area with a population of 1,653 (Census 2020), the community is surrounded by open space and agriculture land. Located adjacent to and north of Home Garden is Hanford, the largest and closest city just miles away, with a population of 58,123 (Department of Finance, Census 2020).

Community Service Districts operate under the authority of Government Code Sections 61000 through 61881. Their powers are provided for section 61610. Public Utility Districts operate under the authority of Public Utilities Section 15501 through 18050 and their powers are provided for in section 16401.

Generally, these districts provide water, sewer, and garbage pickup and in some cases street sweeping, lighting, and parks. Established in 1920, the Home Garden Community Service District provides community services (water, sewer, garbage, and street lighting) to the residents of Home Garden.

Figure 7.1: Home Garden Community Services District Boundaries (April 2025)



**Local Agency Formation Commission**  
**OF KINGS COUNTY**

Home Garden CSD



Home Garden CSD



City of Hanford



Home Garden Primary Sphere of Influence



Hanford Primary Sphere of Influence

0

0.3

0.6

0.9

Miles



Hanford Secondary Sphere of Influence

## **7.2 WATER SUPPLY / DISTRIBUTION SYSTEM**

### **Water Supply**

The Home Garden Community Service District maintains 2 active wells, 1 well on standby, approximately 480 residential connections, and 6 commercial connections. With the passing of State laws permitting Accessory Dwelling Units (ADUs) in Residential zone districts, Home Garden has seen an increase in development and water connection applications. The excessive influx of connections risks creating hazardous low-pressure conditions, jeopardizing fire suppression, and causing regulatory noncompliance. The Board determined that a temporary pause on new or additional connections was warranted while engineers completed their evaluation to safeguard the public's health and safety. On March 20, 2025, the Board of the Home Garden Community Services District adopted Urgency Ordinance No. 2025-001 to establish a 45-day moratorium on issuing new or additional water connections within the CSD. On April 17, 2025 the CSD Board adopted Ordinance No. 2025-002 to extend the urgency ordinance for an additional period of ten months and 15 days beyond the initial scheduled expiration date of May 4, 2025, keeping the moratorium in effect until March 4, 2026. This will affect all new construction or proposed connections.

### **Storage Facilities**

Currently, water supply facilities include five storage tanks (2-20,000 gallon tank, and 3-5,000 gallon tank), and booster pumping facilities.

### **Water Quality**

New Federal Arsenic Minimum Contaminant Level (MCL) of 0.010 milligrams per liter were established by the United States Environmental Protection Agency (EPA) went into effect January 2006. The EPA has the enforcement authority for new Federal Arsenic MCL until California regulations are adopted.

The new filtration system is estimated to improve water quality and meet the new arsenic standards. Arsenic testing is conducted weekly.

### **Water Storage**

The Home Garden CSD maintains five storage tanks within the service area, the number storage capacity of the tanks is as follows: 2-20,000 gallon tanks, and 3-5,000 gallon tanks.

### **Water Distribution - Existing Facilities**

Home Garden water supply is transported through a water main which runs along Garden Dr east of 10<sup>th</sup> Avenue. The CSD relies on this water main extension to serve as a basis for future water distribution to the western portion of the community where new development is likely to accrue. The intended benefits include increasing fire flows, providing water for future commercial development, and creating employment opportunities.

### **Water Distribution - Future Facilities**

The CSD has recently discussed at public meetings the need for a study of the current water capacity. The study will also include how much is used during peak hours for existing customers

and how many new connections could occur to determine if the current water system will meet the demand.

### **7.3 SANITARY SEWER – WASTEWATER TREATMENT**

Sanitary sewer service is administered by the Home Garden Community Services District, who contracts with the City of Hanford for communitywide service.

### **7.4 PUBLIC SERVICES FEES**

#### **Street Lighting**

Also, the CSD is responsible for collecting a fee for lighting services; PG&E is responsible for maintenance and new installations for the Community. Currently, there is limited street lighting within Home Garden. As residential development continues, it is anticipated that developers will help offset the installation costs through developer fees. Residents may be charged a small monthly maintenance fee.

#### **Solid Waste**

As of 2025, Home Garden CSD has an agreement with Mid-Valley Disposal for the collection, transportation, and disposal of solid waste. Residential properties receive a weekly 3- cart service for waste, recycling, and green waste. Commercial, industrial, and multi-residential receive weekly services for solid waste collected in the specified solid waste bins. Mid-Valley Disposal conducts an annual clean up day for Home Garden when residents can dispose of larger or bulk items.

Home Garden residents can pick up a free kitchen pail for organics recycling from the Home Garden CSD office to enable residents to place all food waste, food-soiled paper, and yard waste into the green waste cart.

#### **Water Services**

The CSD provide water services throughout the Home Garden Community area, the current fee of \$35.50 is charged monthly.

### **7.5 POLICE AND FIRE PROTECTION**

#### **Fire Protection**

The Community of Home Garden receives fire protection services from the Kings County Fire Department (KCFD). The Community is served from the Home Garden Fire Station #4, located at 7622 Houston Avenue. Staff at the station consist of four full-time fire personnel. The station is equipped with a ladder truck and two fire engines. Prior the 1969, the Home Garden Fire Station shared facilities with the Home Garden Community Service District Office. As the Fire department grew, it became necessary to construct a new fire station to house staff and larger fire trucks. Station #4 also has an agreement with Hanford to provide and receive aid from the

Hanford Fire Department. Fire protection service levels should continue to be supported to ensure similar service levels are maintained as the community continues to grow.

The Home Garden CSD maintains the fire hydrants throughout the community. Home Garden CSD's water connection moratorium that is currently in effect as of April 17, 2025 was created partially due to concerns regarding low pressure caused by increased development and ADU construction that may jeopardize fire protection.

### **Police Protection**

The Kings County Sheriff's Department (KCSO) provides law enforcement services for Home Garden. Assigned deputies patrol in alternating 12-hour shifts with at least one office on duty at all times. Kings County Sheriff Deputies also serve as back up to other surrounding law enforcement agencies when requested through mutual aid. Additional staffing would enhance community safety and is essential to the long-term success of maintaining a safe community environment where residents live. A positive law enforcement presence in the community helps to build positive relations with at-risk youth and acts to deter illicit activity.

## **7.6 SCHOOLS AND PARKS**

### **Schools**

The Gardenside School, built in 1966, served as a valued and significant centralized education resource in the community. The school cafeteria building also served as the community's main meeting place for numerous community events and activities. However, in 2009, Gardenside School closed due to declining enrollment, and students were transferred to Lakeside School located several miles to the south. The school remains vacant in 2025 and is in need of repairs. Future uses possibly include establishing a magnet or charter school, library, daycare facility, recreation center, or senior center. Members of Home Garden have expressed a desire for a community library that could support other community activities and events. The Gardenside School playground facilities are closed to public use. The property is currently under private ownership.

### **Parks**

A Home Garden community member donated 2.5 acres to the Kings Partnership for Children for the construction of a public park. The park location is along the west side of Shaw Avenue, north of Houston Avenue. The Home Garden Community Park has shaded picnic areas, a small soccer field with two soccer goals, playground equipment, basketball court, splash pad, benches, lighting, restrooms, and accessible parking. The park is currently maintained by the Home Garden Community Services District.

## **7.7 DETERMINATIONS FOR THE HOME GARDEN COMMUNITY SERVICES DISTRICT**

### **A. Infrastructure Needs and Deficiencies**

Purpose: To evaluate the infrastructure needs and deficiencies in terms of supply, capacity, condition of facilities, and service quality.

1. It is anticipated that all outlined services will require upgrades and expansions with continued growth and the implementation of the State's ADU law.

### **B. Growth and Population**

Purpose: To evaluate services needs based upon existing and anticipated growth patterns and population projections.

1. Minimal economic growth activity over the last decade appears to have impacted the ability of Home Garden CSD to serve or provide community needs. The community lacks basic services and lacks employment opportunities for residents.
2. Currently, Home Garden can not provide adequate public services to meet the anticipated growth for residential and commercial development and has adopted an urgency ordinance to place a moratorium on new water connection applications.

### **C. Financing Constraints and Opportunities**

Purpose: To evaluate a jurisdiction's capability to finance improvements and services needed.

1. The Home Garden Community Service District (HGCSO) prepares a comprehensive annual budget that clearly describes the services provided to the residents and the funds expended for those services.
2. 4.3% of the land area is designated for commercial and 0% for industrial uses. This will be sufficient in generating revenue from taxable sales. This may present issues for the CSD in financing opportunities.
3. Minimal economic growth activity over the last decade appears to have impacted the ability of Home Garden CSD to serve or provide community needs. The community lacks basic services and lacks employment opportunities for residents.
4. Approximately 45 parcels within the CSD are vacant or underutilized and considered developable, parcels under the Williamson Act contracts which restrict the land use to agriculture and open space designations should be considered development constraints. Currently there are no parcels within the CSD that are under a Williamson Act contract.

#### **D. Opportunities for Rate Restructuring**

Purpose: To identify opportunities to impact rates positively without decreasing service levels.

1. Home Garden CSD does have limited opportunity for rate restructuring in regards to water, sewer, street lighting and solid waste disposal. Although, the community of Home Garden has received funds from “developer fees” from residential development.
2. Currently, the Kings County Community Development Agency is preparing the Home Garden Community Plan, in conjunction with the County’s General Plan Update. The Community Plan will serve as a “road map” for future development, including residential and commercial, and assist in redevelopment effort within the Community.

#### **E. Opportunities for Shared Facilities**

Purpose: To identify the opportunities for a jurisdiction to share facilities and resources to develop more efficient services.

1. Potential opportunities for partnering exist with the California Department of Forestry (CDFG), as well as with various State agencies (i.e. California Department of Transportation, Department of Fish and Game, etc.).
2. The Home Garden CSD and area irrigation districts should look to partnering and cost sharing opportunities to enhance wastewater and stormwater facility improvements.
3. The proximity of Home Garden to the City of Hanford allows for shared facilities opportunities for the community.

#### **F. Government Structure Options**

Purpose: To consider the advantages and disadvantages of various government structures to provide public services.

1. It is reasonable to conclude that the public services can continue to be provided by the Home Garden Community Service District as is. Further improvements for water services are needed for further growth and development.

#### **G. Evaluation of Management Efficiencies**

Purpose: To consider the management structure of the jurisdiction.

1. The CSD's budget and accounting practices are audited annually by a certified public accountant.
2. The CSD is not required to submit a quarterly investment report to the Board for review.
3. The CSD and Kings County coordinate very closely with law enforcement and fire protection. Although, there would be some benefit incorporating various departments under one "District Office" to facilitate with administrative tasks and coordination. Currently, through the Community planning process, residents of Home Garden will have the opportunity to provide public input for the Home Garden Community Plan.
4. The Home Garden Community Service District manages the water facilities for the District. Also, the CSD contracts wastewater services with the City of Hanford and solid waste services with Mid-Valley Disposal.

#### **H. Local Accountability and Governance**

Purpose: To evaluate the accessibility and levels of public participation associated with the agency's decision-making and management processes.

1. The Home Garden Community District makes reasonable efforts to maintain a public dialogue within the Community by providing office hours for the residents to visit and receive information.
2. CSD does provide an active website for public accessibility, thereby aiding the level of public comments and community participation.
3. The CSD complies with the Brown Act provisions for conduct of meetings and provides agendas for public review in advance to hearings.
4. Prior to budget approval, Board meetings are open to the public, and meetings are conducted to include citizen comments.



## SECTION 8

### 8.0 KETTLEMAN CITY COMMUNITY SERVICES DISTRICT

The Kettleman Community Service District (CSD) provides basic municipal type service directly or through contracts with Kings County and other service providers.

The following municipal services are discussed within this MSR:

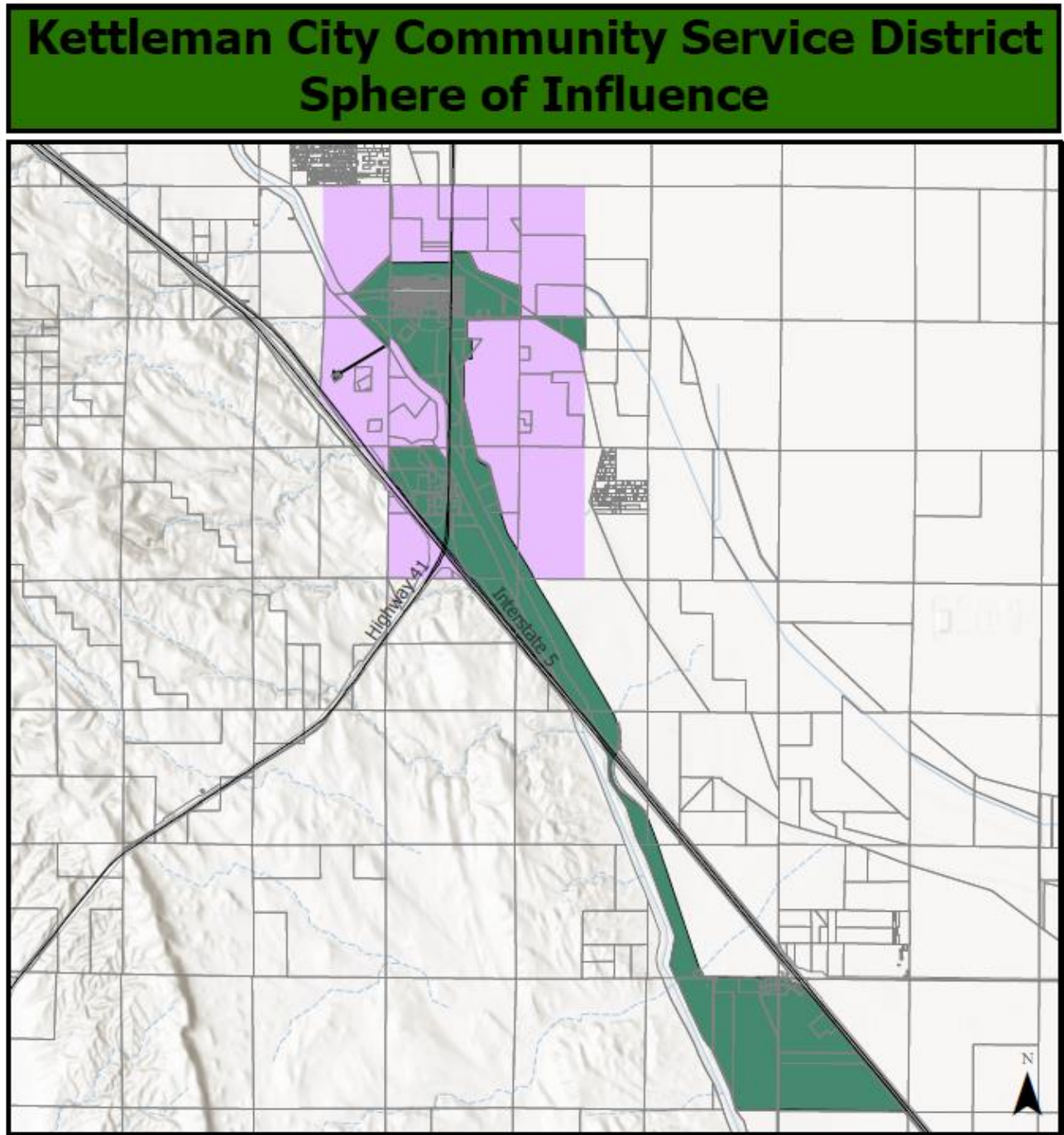
- Water Supply
- Solid Waste
- Sanitary Sewer
- Street Maintenance
- Law Enforcement and Fire Protection
- Lighting

### 8.1 LOCATION, ADMINISTRATION, MANAGEMENT, AND OPERATIONS

Kettleman City is located in Kings County, the Central Valley of California. As a rural area with a population of 1,242 (Census 2020), the community is surrounded by open space and agriculture land. Located to the northeast is Lemoore and Hanford.




Kettleman Community Service District provides community services (Water, Sewer, and a Park) to the residents of Kettleman.

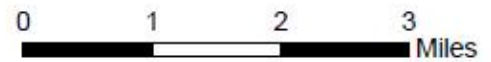
Figure 8.1: Kettleman City Community Service District (April 2025)



**Local Agency Formation Commission  
OF KINGS COUNTY**

Kettleman City CSD

-  Kettleman City CSD
-  Primary Sphere of Influence
-  Secondary Sphere of Influence



## **8.2 WATER SUPPLY / DISTRIBUTION SYSTEM**

The water supply in the Community of Kettleman is provided by the Community Service District. Currently, there are 307 residential, 43 commercial, and 5 industrial consumers within the CSD. Prior to 2020, the Kettleman City Community Services District provided water from two groundwater wells, but when the Maximum Contaminant Level (MCL) for arsenic was lowered to 10 micrograms per liter, the wells were out of compliance. After speaking with the community, the State Water Resources Control Board determined that bypassing local groundwater to use treated surface water would be the best solution. A well on Becky Pease Street is active as a standby well as of 2023.

For several years, Kettleman City residents relied on delivery of replacement drinking water. The construction of a \$11 million water treatment plant was funded with state and federal funds to rectify the situation. The State Water Resources Control Board, Kettleman City CSD, Self-Help Enterprises, and Kings County worked with concerned community members to address unsafe levels of arsenic in the groundwater supply wells and to bring residents safe drinking water.

### **Existing Facilities**

The water treatment plant takes water directly from the Central Valley Project via the California Aqueduct and treats it before delivering it to hundreds of homes and small businesses in the area. The project was funded by an \$8.5 million grant from the SWRCB and \$2.5 million from the U.S. Department of Agriculture. In addition to the construction funding, the CSD received approximately \$540,000 in emergency grant funding from SWRCB for the purchase and delivery of bottled water to residential customers. The water treatment facility will deliver safe drinking water to more than 1,500 residents. The water supply has been increased from 300 acre-feet per year (AFY) to 900 AFY.

### **Water Quality**

New Federal Arsenic Minimum Contaminant Level (MCL) of 0.010 milligrams per liter were established by the United States Environmental Protection Agency (EPA) went into effect January 2006. The EPA has the enforcement authority for new Federal Arsenic MCL until California regulations are adopted. Prior to the water treatment facility, the Kettleman CSD detected intermittent traces of benzene in the groundwater pumped from one of the CSD's well sites. In addition, the CSD had been addressing secondary water quality issues which included water color, odor, and iron. These issues prompted the CSD to switch from groundwater to surface water.

### **Water Storage**

Kettleman City water is provided by Kettleman CSD, currently, the CSD maintains three storage facility tanks for residential and commercial use. There are two 160,000-gallon water storage tanks designated for commercial and service industry, the CSD has also designated one 400,000-gallon tank for specifically residential uses.

### **8.3 SANITARY SEWER – WASTEWATER TREATMENT**

#### **Sewer Collection System**

The Kettleman Community Service District provides sewer service. The current capacity of the sewer infrastructure in Kettleman is .669 mgd however the design average flow rate is .223 mgd. Much of the underground sewer lines connecting residences and commercial uses to the CSD's facilities have been in place for over 50 years.

#### **Wastewater Treatment Plant and Disposal**

The Kettleman City Community Services District benefited from the wastewater treatment facility improvements made by Chemical Waste Management, Inc. that operates a regional landfill approximately 3 miles southwest of the community along Highway 41.

### **8.4 PUBLIC SERVICES**

#### **Street Lighting**

Currently, Pacific Gas and Electricity (PG&E) provides limited street lighting services, installation, and maintenance for the community. As residential development continues, it is anticipated that developer will help offset the installation costs through developer fees.

#### **Solid Waste**

The Community contracts refuse services with Mid-Valley Disposal. Mid-Valley Disposal provides a 3-cart system for refuse, recycling, and green waste.

### **8.5 POLICE AND FIRE PROTECTION**

#### **Fire Protection**

The Community of Kettleman receives fire protection services from the Kings County Fire Department (KCFD). The Community is served from Fire Station #9. In 1995 it became necessary to construct a new fire station to house staff and larger fire trucks. Station #9 also provides mutual aid assistance to the City of Avenal and responds to many accidents on the Interstate 5 corridor through Kings County as well providing mutual aid to Kern and Fresno Counties. Many residents express gratitude for the active role that the Fire Department personnel have in working with the community. Timely response calls and a permanent presence in the community have served to reinforce a quality presence and high level of service to residents. In order to maintain Kettleman City's current high level of fire and first aid services, the level of Fire Department service should be evaluated at each Planned Growth Phase of development to determine the need for additional services and funding.

The Kings County Fire Department fire truck stationed at Station #9 has a 24' ladder that can reach a height of 20' or two-story building. This equipment can adequately accommodate existing structures within the community. Any new structure proposed to build beyond two stories would require a fire truck with a more extendable ladder than is currently available to the community. The Fire Department currently has trained staff to perform basic EMT services.

### **Police Protection**

The Kings County Sheriff's Department (KCSD) provides law enforcement services for Kettleman City including other non-incorporated communities in Kings County from the department headquarters in Hanford. It should be noted that the KCSD has a substation in Kettleman City and deputy sheriffs assigned to this substation work 12-hour days and cover a wider area beyond the community. The community has expressed concern and the need for increased sheriff presence in Kettleman City. Enhanced community safety is essential to long term success of commercial business investment that ultimately supports the community's vision for its future. An evaluation of Sheriff coverage in relation to the community's growing population is necessary to determine the need and justification for additional Sheriff service.

## **8.6 SCHOOLS AND PARKS**

### **Schools**

The Reef-sunset Unified School District (District) serves the students of the unincorporated Community of Kettleman City. Currently, the District operates Kettleman City Elementary School. Kettleman City Elementary School was constructed in 1930; ongoing maintenance ensures school facilities are kept safe and in good working condition and continue to provide adequate space for students and staff. Between 1949 and 1997, additional classrooms and buildings were added to accommodate growth in enrollment. Recently, a gymnasium was completed in 2002. In 2006, additional improvements were also made. The school is a TK-8 elementary with an enrolment of nearly 300 students. The school provides Transitional Kindergarten classes, all day kindergarten classes, Positive Behavioral Interventions & Support (PBIS), English Language Learner Support, Intervention Specialists, and free or reduce-priced lunch.

Highway 41 divides the residential community of Kettleman City, which creates a safety issue for school-aged children who walk to school. Kettleman City Elementary School is located on the west side of the highway, which often requires students to cross an unsafe intersection on the way to and from school. Kings County has recently received grant funding to build a pedestrian bridge over Highway 41 to provide a safe crossing to the elementary school students.

### **Parks**

The Kettleman Community Service District owns and maintains the Kettleman City Community Park. The park is 1.1 acres and provides two ball fields, a play structure, restrooms, parking, and open grass space. The park can be used by the public for recreation such as picnicking, exercising, and sports activities. Currently there are no current plans to develop additional park space by the County or the Kettleman CSD.

## **8.7 DETERMINATIONS FOR THE KETTLEMAN CITY COMMUNITY SERVICE DISTRICT**

### **A. Infrastructure Needs and Deficiencies**

Purpose: To evaluate the infrastructure needs and deficiencies in terms of supply, capacity, condition of facilities, and service quality.

1. The construction of a \$11 million water treatment plant was funded with state and federal funds in 2020 when the State Water Resources Control Board, Kettleman City CSD, Self-Help Enterprises, and Kings County worked with concerned community members to address unsafe levels of arsenic in the groundwater supply wells and to bring residents safe drinking water by instead treating surface water provided by the Central Valley Project.

### **B. Growth and Population**

Purpose: To evaluate services needs based upon existing and anticipated growth patterns and population projections.

1. Currently, the Kings County Community Development Agency is preparing the Kettleman City Community Plan, in conjunction with the County's General Plan Update. The Community Plan will serve as a "road map" to future development, including residential, commercial and assist in redevelopment effort within the Community.

### **C. Financing Constraints and Opportunities**

Purpose: To evaluate a jurisdiction's capability to finance improvements and services needed.

1. The Kettleman City Community Service District (KCSD) prepares a comprehensive annual budget that clearly describes the services provided to the residents and the funds expended for those services.
2. The Highway Commercial area located by Interstate 5 serves as a significant commercial hub for the County and commercial tax base. This is a positive for the KCSD in financing opportunities.
3. Minimal economic growth activity over the last decade appears to have impacted the ability of Kettleman City CSD to serve or provide community needs. The community lacks basic services and lacks employment opportunities for residents.
4. Waterways in Kettleman City currently have a 100-foot buffer designated and should be considered as a constraint due to potential environmental impacts to development on water quality and riparian habitat.

5. Approximately 125 parcels within the KCSD are vacant or underutilized and consider developable, parcels under the Williamson Act contracts which restrict the land use to agriculture and open space designations should be considered development constraints.

#### **D. Opportunities for Rate Restructuring**

Purpose: To identify opportunities to impact rates positively without decreasing service levels.

1. Kettleman CSD does have limited opportunity rate restructuring in regard to water, sewer, street lighting and solid waste disposal. Although, the community of Kettleman has received funds from “developer fees” from residential development.

#### **E. Opportunities for Shared Facilities**

Purpose: To identify the opportunities for a jurisdiction to share facilities and resources to develop more efficient services.

1. The Reef-Sunset Unified School District has partnership opportunities in providing shared resources.
2. Potential opportunities or partnering exists with the California Department of Forestry (CDFG), as well with various State agencies (i.e. California Department of Transportation, Department of Fish and Game, etc.).
3. The Kettleman City CSD and area irrigation districts should look to partnering and cost sharing opportunities to enhance Wastewater and Stormwater facilities improvements.

#### **F. Government Structure Options**

Purpose: To consider the advantages and disadvantages of various government structures to provide public services.

1. It is reasonable to conclude that the public services can continue to be provided by the Kettleman City Community Service District.

#### **G. Evaluation of Management Efficiencies**

Purpose: To consider the management structure of the jurisdiction.

1. The KCSD’s budget and accounting practices are audited annually by a certified public accountant.

2. The KCSD is not required to submit a quarterly investment report to the Board for review.
3. The KCSD and Kings County coordinates very closely with law enforcement and fire protection; although, there would be some benefit incorporating various departments under one “District Office” to facilitate with administrative tasks and coordination.

## **H. Local Accountability and Governance**

Purpose: To evaluate the accessibility and levels of public participation associated with the agency’s decision-making and management processes.

1. The Kettleman City Community District makes reasonable efforts to maintain a public dialogue within the Community by providing office hours for the residents to visit and receive information.
2. KCSD does not provide an active website for public accessibility, thereby limiting the level public comments and community participation.
3. The KCSD complies with the Brown Act provisions for conduct of meetings, provides agendas for public review in advance to hearings.
4. Prior to budget approval, Board meetings are open to the public, and meetings are conducted to include citizen comments.



## **SECTION 9**

### **9.0 STRATFORD PUBLIC UTILITY DISTRICT**

The Stratford Public Utility District (SPUD) provides basic municipal type service directly or through contracts with Kings County and other service providers.

The following municipal services are discussed within this MSR:

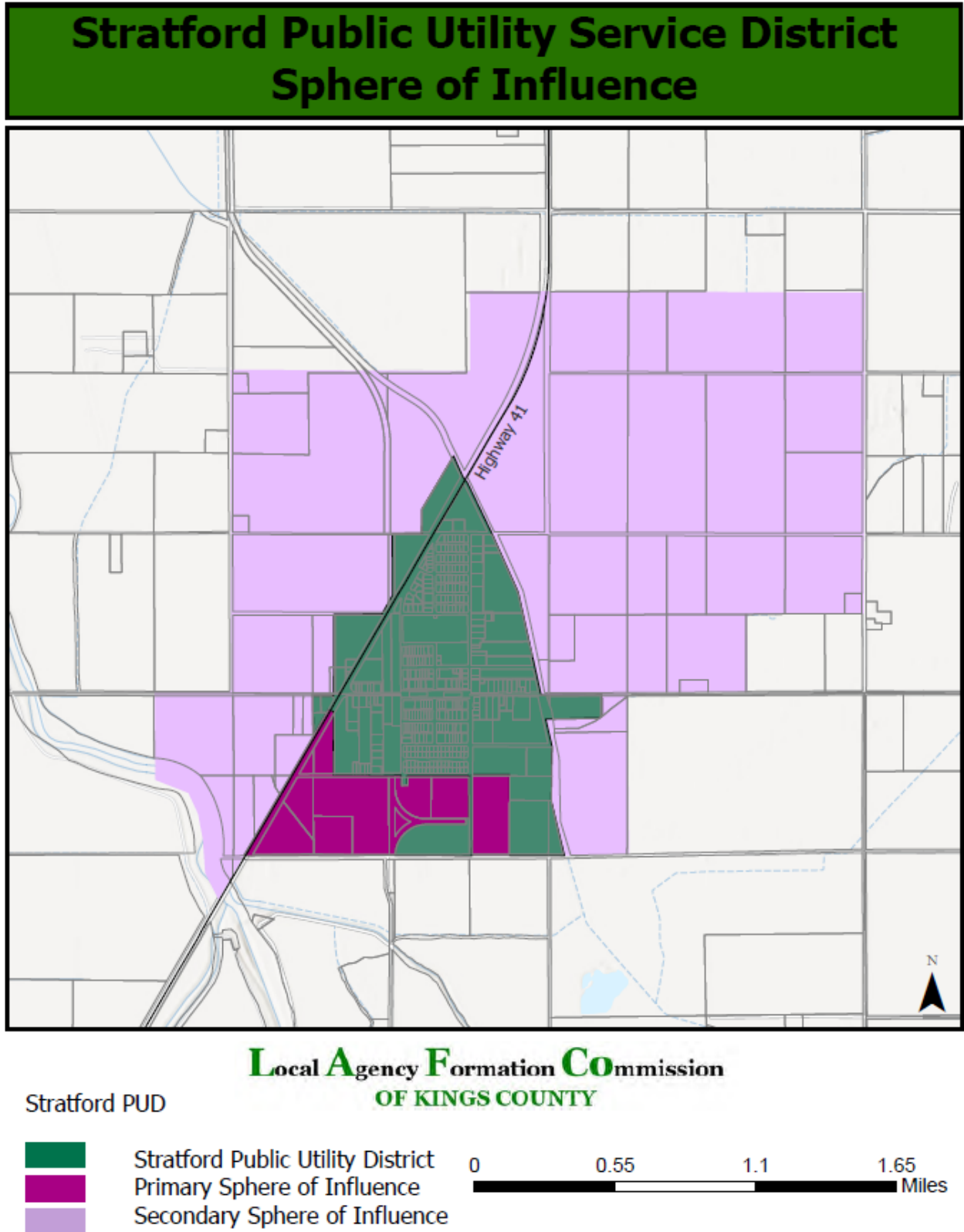
- Water Supply
- Solid Waste
- Sanitary Sewer
- Street Maintenance
- Law Enforcement and Fire Protection
- Lighting

### **9.1 LOCATION, ADMINISTRATION, MANAGEMENT, AND OPERATIONS**

The community of Stratford is located in Kings County, approximately 9 miles south of Lemoore California. As a rural area with a population of 1,121 (Census 2020), the community is surrounded by open space and agriculture land. Located to the north is Lemoore, Hanford is located 17 miles to the northeast and is the largest city in Kings County. Kettleman City is approximately 15 miles southwest of Stratford.

The Stratford Public Utility District (SPUD) provides community services (Water and Sewer) to the residents of Stratford. The storm drain infrastructure is provided by Kings County. The water infrastructure in Stratford consists of a water distribution system with three wells, a sewer collection system, sewer treatment plant, and storm drain system.

**Figure 9.1: Stratford Public Utility District (April 2025)**



## **9.2 WATER SUPPLY / DISTRIBUTION SYSTEM**

The Stratford Public Utility District operates a water distribution system. The existing infrastructure of the water distribution system consists of approximately 360 metered service connections which include both residential and commercial uses and approximately 65 existing fire hydrants. There are currently 4 existing wells in Stratford (wells 5, 6, and 8 and well 7 is on standby). Well No. 5 produces 500 gallons per minute (gpm), Well No. 6 is producing 500 gpm and Well No. 8 is producing approximately 750 gpm. Currently, the SPUD maintains a water storage tank that has a storage capacity of approximately 30,000 gallons.

### **Existing Facilities**

Currently all water produced from wells is chlorinated at the well head prior to entry into the distribution system. The existing infrastructure of the water distribution system consists of approximately 360 metered service connections and approximately 65 existing fire hydrants. The existing water distribution system is currently operating under the State Department of Health Services Water Permit No. 1610006.

### **Future Facilities**

The existing water service maintained by the SPUD and supported by three wells is considered adequate to serve the existing community and can support limited infill development. At this time the Stratford Public Utility District has not identified any future improvements to existing facilities.

### **Water Quality**

New Federal Arsenic Minimum Containment Level (MCL) of 0.010 milligrams per liter were established by the United States Environmental Protection Agency (EPA) went into effect January 2006. SPUD is not currently out of compliance with the new EPA standards for Arsenic. The Stratford PUD has detected intermittent traces of benzene in the groundwater pumped from one of the SPUD's well sites. In addition, the District has been addressing secondary water quality issues which includes water color, odor, and iron.

### **Water Storage**

Currently, the SPUD maintains a water storage tank that has a storage capacity of approximately 30,000 gallons.

## **9.3 SANITARY SEWER – WASTEWATER TREATMENT**

### **Sewer Collection System**

The Stratford Public Utility District operates a Sewer Collection system and Wastewater Treatment Facility. The existing Collection System includes a network of sewer mains, sewer laterals, and associated facilities that collect wastewater from residents and businesses in the town. The collection system brings the wastewater to an existing treatment plant. Currently the system has approximately 350 sewer residential and commercial laterals which collect and ultimately convey an average of 88,500 gallons of wastewater to the treatment plant per day. The wastewater is pumped into aeration ponds located on the treatment plant property.

### **Wastewater Treatment Plant and Disposal**

The existing wastewater treatment was constructed in the 1960's and includes a treatment and discharge facility. Currently, the collection system conveys on average 88,500 gallons of wastewater per day to the treatment facility. The wastewater is pumped into aeration ponds located on the plant site. The California Regional Water Quality Control Board Central Valley Region order No. 82-068, based upon plant design, the plant capacity can support 150,000gal/day.

### **Future Facilities**

Several years ago, Stratford PUD applied for a grant regarding future expansion for the wastewater treatment facility. The sewer system will require significant upgrades to accommodate additional growth within the community.

## **9.4 PUBLIC SERVICES**

### **Storm Drainage**

Stratford's existing storm drain system supports approximately 200 acres of developed runoff area that includes the downtown area and surrounding residential neighborhoods. The storm drain system includes some curbed inlets, underground piping, a storm water pump, and storm water main. Runoff is collected in the streets from drain inlets and flows to a pumping station in the center of town consisting of three pumps which directs water to the Tulare Canal via a 24 inch force main. During heavy rains, the pumping and conveyance system operates at full capacity. New development is required to integrate onsite storm water drainage features and basins to increase the storm water retention throughout the community.

### **Street Lighting**

The Community of Stratford receives street lighting services from Pacific Gas and Electricity (PG&E) services, which include installation, and maintenance for the community. As residential development continues to be encouraged it is anticipated that developers will help offset the installation costs through developer fees.

## **9.5 FIRE AND POLICE PROTECTION**

### **Fire Protection**

A fire protection service is provided by the Kings County Fire Department (KCFD). The Community is served from Fire Station #10, located on the northeast corner of Cross Street and Main Street. Staffing at the station consists of three full-time fire personnel who alternate shifts enabling the station to have one working staff at all times. The station is equipped with two engines with the primary engine being acquired in 2008. The station also provides mutual aid assistance throughout Kings County and is supported by an active membership of three volunteers. Fire protection service levels should continue to be supported to ensure similar service levels are maintained as the community continues to grow.

## **Police Protection**

The Kings County Sheriff's Department (KCSO) provides law enforcement services for Stratford including other non-incorporated communities in Kings County from the department headquarters in Hanford. Stratford is covered by Sheriff coverage that also includes portions of the County that extend from 13<sup>th</sup> Avenue near Hanford to the western county line and from Houston Avenue extending south to Nevada Avenue. KCSO also serve as back up to other surrounding law enforcement agencies when requested through mutual aid. There is currently 24-hour coverage, but due to the ide area allocated to sheriff patrols, law enforcement presence in Stratford is not sufficient to provide the community with the level of service desired by residents.

## **9.6 SCHOOLS AND PARKS**

### **Schools**

The Central Union Elementary School District (District) serves the students of the unincorporated Community of Stratford. Currently, the District operates Stratford Elementary School. The school is a K-8 elementary school with an enrolment of approximately 320 students with an estimated total capacity of 340 students. The school provides all day kindergarten classes, English Language Learner Support, reading support, behavioral support, and free or reduced-price lunches. Currently, Junior High and High School students attend school in Hanford or Lemoore.

### **Parks**

There are no existing parks in Stratford. However, a group of Stratford residents have been researching the location for a small pocket park. Open space for recreation has historically been the fields at Stratford Elementary School, but the fields have been fenced in due to vandalism.

## **9.7 DETERMINATIONS FOR THE STRATFORD PUBLIC UTILITIES DISTRICT**

### **A. Infrastructure Needs and Deficiencies**

Purpose: To evaluate the infrastructure needs and deficiencies in terms of supply, capacity, condition of facilities, and service quality.

1. The water system and sewer system can currently support limited infill growth but will need improvements to support additional population growth.

### **B. Growth and Population**

Purpose: To evaluate services needs based upon existing and anticipated growth patterns and population projections.

1. Currently, the Kings County Community Development Agency is preparing the Kettleman City Community Plan, in conjunction with the County's General Plan Update. The Community Plan will serve as a "road map" to future development, including residential, commercial and assist in redevelopment effort within the Community.

### **C. Financing Constraints and Opportunities**

Purpose: To evaluate a jurisdiction's capability to finance improvements and services needed.

1. The Stratford Public Utility District (SPUD) prepares a comprehensive annual budget that clearly describes the services provided to the residents and the funds expended for those services.
2. 7.4% of land in Stratford is zoned as Commercial, and 4.5% is zoned as Industrial. This is a positive for the KCSD in financing opportunities.
3. Minimal economic growth activity over the last decade appears to have impacted the ability of Stratford Public Utility District to serve or provide community needs. The community lacks some basic services and lacks employment opportunities for residents.
4. Waterways in Stratford currently have a 100-foot buffer designated and should be considered as a constraint due to potential environmental impacts to development on water quality and riparian habitat.
5. Approximately 50 parcels within the SPUD are vacant or underutilized and consider developable, parcels under the Williamson Act contracts which restrict the land use to agriculture and open space designations should be considered development constraints.

### **D. Opportunities for Rate Restructuring**

Purpose: To identify opportunities to impact rates positively without decreasing service levels.

1. Stratford PUD does have limited opportunity rate restructuring in regards to water, sewer, street lighting and solid waste disposal. Although, the community of Stratford has received funds from "developer fees" from residential development.

### **E. Opportunities for Shared Facilities**

Purpose: To identify the opportunities for a jurisdiction to share facilities and resources to develop more efficient services.

1. The Central Union Elementary School District has partnership opportunities in providing shared resources.
2. Potential opportunities or partnering exists with the California Department of Forestry (CDFG), as well with various State agencies (i.e. California Department of Transportation, Department of Fish and Game, etc.).
3. The Stratford Public Utility District and area irrigation districts should look to partnering and cost sharing opportunities to enhance Wastewater and Stormwater facilities improvements.

#### **F. Government Structure Options**

Purpose: To consider the advantages and disadvantages of various government structures to provide public services.

1. It is reasonable to conclude that the public services can continue to be provided by Stratford PUD.

#### **G. Evaluation of Management Efficiencies**

Purpose: To consider the management structure of the jurisdiction.

1. The SPUD's budget and accounting practices are audited annually by a certified public accountant.
2. The SPUD is not required to submit a quarterly investment report to the Board for review.
3. The SPUD and Kings County coordinates very closely with law enforcement and fire protection; although, there would be some benefit incorporating various departments under one "District Office" to facilitate with administrative tasks and coordination.

#### **H. Local Accountability and Governance**

Purpose: To evaluate the accessibility and levels of public participation associated with the agency's decision-making and management processes.

1. Stratford PUD makes reasonable efforts to maintain a public dialogue within the Community by providing office hours for residents so they can visit and receive information.
2. The Stratford PUD does not provide an active website for public accessibility, thereby limiting the level of public comments and community participation.

3. The Stratford PUD complies with the Brown Act provisions for conduct of meetings, provides agendas for public review in advance to hearings.
4. Prior to budget approval, Board meetings are open to the public, and meetings are conducted to include citizen comments.

## SECTION 10

### 10.0 REFERENCES

#### **Kings County**

Kings County Community Development Agency  
2020 – US Census Bureau – Data Profile  
2010 – 2035 Kings County General Plan  
2024 – Kings County Housing Element draft  
2011 – Kings County Regional Bike Plan  
2002 – Kings County Dairy Element  
2006 – Guide to the Cortese-Knox-Hertzberg  
2020 – Department of Finance Table E-5 City/County Population  
and Housing Estimates for 2020, 2022, 2024  
2025 – Department of Finance Report P-2A: Total Population Projections, 2020 – 2070  
2024 – National Transit Database Annual Ridership Counts  
2025 – KART website  
2025 – Google Earth Pro  
2025 – Kings County Public Library website

#### **City of Avenal**

2020 – US Census Bureau Data Profile  
2025 – City of Avenal website  
2018 – 2035 City of Avenal General Plan  
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#### **City of Corcoran**

2020 – US Census Bureau Data Profile  
2025 – City of Corcoran website  
2014 – Corcoran General Plan Enhancement  
2024 – City of Corcoran 2023 Consumer Confidence Report  
2025 – City of Corcoran Updated Water Rates and Charges  
2022 – City of Corcoran 2020 Urban Water Management Plan  
2010 – 2035 Kings County General Plan  
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2025 – Department of Finance Report P-2A: Total Population Projections, 2020 – 2070  
City of Corcoran Police Department  
Kings County Fire Department

**City of Hanford**

2020 – US Census Bureau Data Profile  
2025 – City of Hanford website  
2014 – City of Hanford General Plan Update  
2010 – 2035 Kings County General Plan  
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2024 – City of Hanford Fire Department Facts  
2022 – City of Hanford Fire Department Annual Report  
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2009 – City of Hanford Parks Map  
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2025 – Department of Finance Report P-2A: Total Population Projections, 2020 – 2070  
City of Hanford Police Department

**City of Lemoore**

2020 – US Census Bureau Data Profile  
2025 – City of Lemoore website  
2008 – City of Lemoore 2030 General Plan  
2023 – City of Lemoore Water Quality Confidence Report  
2015 – City of Lemoore Urban Water Management Plan  
2022 – Lemoore Volunteer Fire Department Annual Report  
2024 – City of Lemoore Police Department Annual Report  
2020 – Department of Finance Table E-5 City/County Population  
and Housing Estimates for 2020, 2022, 2024  
2025 – Department of Finance Report P-2A: Total Population Projections, 2020 – 2070

**Home Garden Community Service District (HGCS D)**

2020 – US Census Bureau Data Profile  
2025 – Home Garden CSD website  
2010 – 2035 Kings County General Plan  
2010 – Home Garden Community Plan & Land Use Map  
2024 – Lakeside Union Elementary School District website  
2025 – Home Garden Urgency Ordinance No. 2025-001  
2025 – Home Garden Urgency Ordinance No. 2025-002

**Armona Community Service District (ACSD)**

2020 – US Census Bureau Data Profile  
2025 – Armona CSD website  
2010 – 2035 Kings County General Plan  
2010 – Armona Community Plan & Land Use Map  
2023 – Armona Water Quality Consumer Confidence Report  
2007 – State Water Resources Control Board Wastewater Treatment Facilities  
Database Division of Clean Water Programs  
2025 – Mid-Valley Disposal website  
2025 – Armona Union Elementary School District website

**Kettleman City Community Service District (KCCSD)**

2020 – US Census Bureau Data Profile  
2010 – 2035 Kings County General Plan  
2010 – Kettleman City Community Plan & Land Use Map  
2025 – Reef-Sunset Unified School District website

**Stratford Public Utility District (SPUD)**

2020 – US Census Bureau Data Profile  
2010 – 2035 Kings County General Plan  
2010 – Stratford Community Plan & Land Use Map  
2025 – Central Union Elementary School District website

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

\* \* \* \* \*

**IN THE MATTER OF ADOPTING THE 2025            )**                   **Resolution No. 25-05**  
**CITIES AND COMMUNITY DISTRICTS            )**  
**MUNICIPAL SERVICE REVIEWS                 )**

**Re: LAFCO 2025 MSRs**

**WHEREAS**, on September 26, 2000 AB 2838 (Chapter 761, Statutes of 2000), authored by Assembly Speaker Robert M. Hertzberg, was signed into law. Section 56430 of the Government Code now requires that a review of the Municipal Services provided by Cities and Community Districts be reviewed every five years in accordance with Section 56425;and

**WHEREAS**, in fiscal year 25-26 the Local Agency Formation Commission of Kings County initiated the Municipal Service Reviews for all Cities and Community District within Kings County; 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 meeting; and

**WHEREAS**, on June 25, 2025, this Commission at a Regular Meeting held a duly noticed meeting concerning the proposed municipal service reviews;

**WHEREAS**, the Commission has duly considered the Executive Officer’s Report, and the 2025 LAFCo Municipal Service Reviews for Cities and Community Districts.

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

1. The Commission finds that:
  - a. The Municipal Service Review (MSR) study is not a project subject to the California Environmental Quality Act (CEQA). The MSR is Categorically Exempt from CEQA pursuant to Section 15306 of the guidelines which exempt basic data collections, research, experimental management and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource. No environmental impacts will result, and the Executive Officer is directed to file a Categorical Exemption for this proposal.

The MSR is also covered by the general rule exemption of CEQA, Section 15061b(3) of the CEQA Guidelines that states that CEQA only applies to projects that have the potential for causing a significant effect on the environment.

- b. The Commission incorporates by reference the 2025 LAFCo Municipal Service Reviews for Cities and Community Districts. This study, in accordance with Government Code Section 56430, makes written determinations for the municipal service reviews of the City of Avenal, City of Corcoran, City of Hanford, City of Lemoore, Armona Community Services District, Home Garden Community Services District, Kettleman City Community Services District, and Stratford Public Utility District.
2. The Commission adopts and incorporates by reference the 2025 LAFCO Municipal Service Review for Cities and Community Districts, as its statement of Written Determinations for all Cities and Community Districts within Kings County.

The foregoing Resolution was adopted upon a motion by Commissioner Verboon, seconded by Commissioner Strawn, at a regular meeting held June 25, 2025 by the following vote:

**AYES:** Commissioners – Verboon, Strawn, Matthews, Preciado, Neves  
**NOES:** Commissioners –  
**ABSENT:** Commissioner  
**ABSTAIN:** Commissioner

**LOCAL AGENCY FORMATION  
COMMISSION OF KINGS COUNTY**

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

WITNESS, my hand this 25<sup>th</sup> day of June, 2025.

  
\_\_\_\_\_  
**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 22, 2026

### EXECUTIVE OFFICER'S REPORT

### Assembly Bill 2083

#### I. BRIEF OVERVIEW OF PROPOSAL:

The California Association of Local Agency Formation Commissions (CALAFCO) recently submitted a letter in opposition to Assembly Bill 2083, which would create the Moreno Valley-Perris Childcare Special District as a five year pilot program. CALAFCO's concern is that this would establish a new special district outside of the provisions as outlined within the Cortese-Knox-Hertzberg Act which thereby lacks the processes which include stakeholder involvement, fiscal studies, analysis of service needs and voter approval. CALAFCO believes that this Assembly Bill could set a precedence where special districts bypass going through their local LAFCo and instead choose a process which does not look into whether the services are needed or financially viable.

#### II. EXECUTIVE OFFICERS RECOMMENDATION

This is being brought to you as an informational item.



April 9, 2026

The Honorable Dr. Corey A. Jackson  
California State Assembly  
1021 O Street, Suite 6120  
Sacramento, CA 95814

Re: AB 2083 (Jackson): Moreno Valley-Perris Childcare Special District  
As amended 4/07/26 - OPPOSE  
Set for hearing 4/15/26 - Assembly Local Government Committee

Dear Dr. Jackson:

On behalf of the California Association of Local Agency Formation Commissions (CALAFCO), we write to inform you of our regrettable opposition to Assembly Bill 2083, which would create the Moreno Valley-Perris Childcare Special District as a five-year pilot program. Unfortunately, as amended, this measure not only bypasses the statutory processes for establishing a California special district but also overlooks other financing mechanisms and governance approaches that would be better suited to achieving the goal of enhancing childcare services in the Moreno Valley-Perris communities.

The existing statutory provisions of the Cortese-Knox-Hertzberg Act outline a clear and consistent process for forming special districts that incorporates stakeholder involvement, fiscal studies, analysis of service needs, and voter approval. These provisions exist to ensure that a special district is the most effective and efficient provider of specific public services within a jurisdiction. AB 2083 suggests that this process occur **after** the district has been in place for five years and has been established as a unit of government responsible for providing public services. We are concerned about the precedential nature of the model outlined in the bill, as well as the confusing and nonsensical role of the local LAFCO in administering it after the district has already been formed.

We appreciate your commitment to accessible, high-quality childcare in your district and your creativity in addressing this important issue. However, we believe there are simpler, more direct ways to achieve that goal without setting a precedent for future legislation.

For these reasons, CALAFCO must regrettably oppose AB 2083. Please reach out if we can provide any additional assistance.

Sincerely,



Michelle McIntyre  
Executive Director

c: The Honorable Juan Carrillo, Chair, Assembly Local Government Committee  
Members and Consultants, Assembly Local Government Committee



## AB-2083 Moreno Valley-Perris Childcare Special District. (2025-2026)

SHARE THIS:  

Date Published: 04/07/2026 09:00 PM

AMENDED IN ASSEMBLY APRIL 07, 2026

CALIFORNIA LEGISLATURE— 2025–2026 REGULAR SESSION

### ASSEMBLY BILL

**NO. 2083**

Introduced by Assembly Member Jackson

February 18, 2026

An act to add Chapter 35 (commencing with Section 10493) to Part 1.8 of Division 9 of the Welfare and Institutions Code, relating to childcare.

### LEGISLATIVE COUNSEL'S DIGEST

AB 2083, as amended, Jackson. Moreno Valley-Perris Childcare Special District.

Existing law, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, provides the sole and exclusive authority and procedure for the initiation, conduct, and completion of changes of organization and spheres of influence for cities and special districts, including incorporation of cities and formation of districts. The act establishes a local agency formation commission in each county with various powers and duties, including to make certain determinations regarding, and to review and approve or disapprove, proposals for changes or organization or reorganization, as specified.

This bill, the Moreno Valley-Perris Childcare Special District Act, would establish the Moreno Valley-Perris Childcare Special District *for a period of 5 years* for the purpose of, among other things, expanding childcare capacity and access through the development, coordination, and operation of universal childcare programs. The bill would establish the district boundaries as the incorporated area of the City of Moreno Valley, the incorporated area of the City of Perris, and the officially adopted spheres of influence for each city as determined and updated by the County of Riverside local agency formation commission (LAFCO). The bill would establish a 5-member board to govern the district and specify that certain entities, including the City of Moreno Valley and the City of Perris, are charged with each appointing a member to the board. The bill would specify the duties of the board, including, among others, the duty to develop and submit a plan of services to LAFCO that details the scope of childcare services, the hours of operation, the governance and management structure, and funding sources and sustainability. The bill would also outline various powers of the board, including the authority to hire a general manager to oversee daily operations, and powers of the district, including the authority to designate, contract with, or directly operate child daycare facilities. The bill would authorize initial funding for the district to provided

by any of the entities authorized to appoint a board member and would require the board to call and conduct an election, consistent with applicable law, to seek voter approval for funding mechanisms necessary to formally establish and operate the district. *The bill would require the district to follow the procedures established in the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 if it determines it should continue in existence beyond the initial 5-year period established in this act.* By establishing a new special district and imposing new duties on that district, this bill would impose a state-mandated local program.

This bill would make legislative findings and declarations as to the necessity of a special statute for Moreno Valley-Perris Childcare Special District.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to the statutory provisions noted above.

Vote: majority Appropriation: no Fiscal Committee: yes Local Program: yes

## THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

**SECTION 1.** Chapter 35 (commencing with Section 10493) is added to Part 1.8 of Division 9 of the Welfare and Institutions Code, to read:

### **CHAPTER 35. Moreno Valley-Perris Childcare Special District *Pilot Program Act***

**10493.** This chapter shall be known, and may be cited, as the Moreno Valley-Perris Childcare Special District Act.

**10493.1.** For the purposes of this chapter, the following terms have the following meanings:

(a) "District" means the Moreno Valley-Perris Childcare Special District established pursuant to Section 10493.2.

(b) "LAFCO" means the County of Riverside local agency formation commission.

**10493.2.** (a) The Moreno Valley-Perris Childcare Special District is hereby ~~established~~ *established for a period of five years*.

(b) The purpose of the district is to do both of the following:

(1) Expand childcare capacity and access through the development, coordination, and operation of universal childcare programs, including, but not limited to, home-based and center-based care, with childcare services available 24 hours per day, seven days per week.

(2) Establish the district as a dependent special district, rather than an independent special district, to reduce administrative complexity and reliance on county-level administration for certain functions.

**10493.3.** (a) (1) The district boundaries are the incorporated area of the City of Moreno Valley, the incorporated area of the City of Perris, and, in order to account for future annexations and population growth, the officially adopted spheres of influence for each city as determined and updated by LAFCO.

(2) LAFCO shall review and approve the formation of the district and proposed district boundaries.

(3) LAFCO spheres of influence maps that were in existence on the date the act that added this section becomes operative may be used to prepare initial district boundary maps.

(b) A licensed land surveyor shall prepare a legal description of the district boundaries using metes and bounds.

(c) LAFCO may review and approve changes to the district boundaries, consistent with city growth and annexation patterns.

**10493.4.** (a) The district shall be governed by a board of five members, with one member appointed by each of the following:

(1) The City of Moreno Valley.

(2) The City of Perris.

(3) The Val Verde Unified School District.

(4) The Moreno Valley Unified School District.

(5) The Perris Elementary School District.

(b) The term for each member of the governing board shall be \_\_\_\_ years.

(c) Each appointing authority shall establish procedures for removing members from office and for filling vacancies.

(d) LAFCO shall review the governance structure of the district.

(e) The board of the district shall do all of the following:

(1) Vote on all matters related to the operation of the district.

(2) Approve policies regarding all of the following:

(A) New childcare development.

(B) Partnerships and contracts.

(C) Service delivery models.

(D) Budgeting and funding strategies.

(3) Ensure the district's compliance with all applicable state and local laws.

(4) (A) Develop and submit a plan of services to LAFCO that details all of the following:

(i) The scope of childcare services.

(ii) The hours of operation, including care that is available 24 hours per day, seven days per week.

(iii) The governance and management structure.

(iv) Funding sources and sustainability.

(B) LAFCO shall review the plan of services to ensure efficient and orderly service delivery.

(5) Meet established deadlines for securing funding.

(6) Adopt budgets and financial controls, consistent with dependent special district requirements.

(f) The board of the district may do all of the following:

(1) Hire a general manager to oversee daily operations and report to the board.

(2) Establish recruitment and hiring processes, consistent with best practices established by the California Special Districts Association.

(3) Budget for compensation and administrative costs.

**10493.5.** The district may do all of the following:

(a) Designate, contract with, or directly operate child daycare facilities, as defined in Section 1596.750 of the Health and Safety Code. If the district exercises its authority under this subdivision, the district shall only contract with or employ union childcare workers, to the extent that there exists a union representing that category of childcare worker.

(b) Support the development of new childcare programs for children 10 years of age and younger.

(c) Coordinate with school districts, county agencies, First 5 California, local First 5 commissions, and other public or nonprofit partners.

(d) Address related childcare needs, including, but not limited to, workforce training, facilities planning, and service integration.

**10493.6.** (a) Initial funding for the district may be provided by the entities identified in subdivision (a) of Section 10493.4 to support startup and administrative costs, including, but not limited to, district formation, planning and staffing, and preparation of the plan of services. *Those entities may use a grant awarded pursuant to Chapter 36 (commencing with Section 10495) to provide initial funding.*

(b) (1) The board of the district shall call and conduct an election, consistent with applicable law, to seek voter approval for funding mechanisms necessary to formally establish and operate the district.

(2) Long-term funding mechanisms shall not be imposed without voter approval.

**10493.7.** *If the district established pursuant to this chapter determines that it should continue in existence beyond the initial five-year period established in Section 10493.2, it shall follow the procedures established in the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Division 3 (commencing with Section 56000) of Title 5 of the Government Code).*

**SEC. 2.** The Legislature finds and declares that a special statute is necessary and that a general statute cannot be made applicable within the meaning of Section 16 of Article IV of the California Constitution because of the unique circumstances in the area that will constitute the Moreno Valley-Perris Childcare Special District and because of the need to pilot the effectiveness of a childcare special district before expanding the establishment of childcare special districts statewide.

**SEC. 3.** If the Commission on State Mandates determines that this act contains costs mandated by the state, reimbursement to local agencies and school districts for those costs shall be made pursuant to Part 7 (commencing with Section 17500) of Division 4 of Title 2 of the Government Code.