

# Local Agency Formation Commission OF KINGS COUNTY

---

**CITY MEMBERS**

Lois Wynne  
Harlin Casida  
Sid Palmerin, Alternate

---

**COUNTY MEMBERS**

Joe Neves, Chair  
Doug Verboon  
Richard Valle, Alternate

---

**PUBLIC MEMBERS**

Paul Thompson  
Vacant, Alternate

---

Greg Gatzka, Executive Officer, (559) 852-2682

---

*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 DATE AND TIME:  
Wednesday, April 27, 2016 at 3:00 P.M.**

The Local Agency Formation Commission of Kings County Regular Meetings are 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.

### **I. CALL MEETING TO ORDER – Chairman**

#### **A. Unscheduled Appearances:**

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

#### **B. Approval of March 23, 2016 Minutes (Voice Vote)**

### **II. OLD BUSINESS**

#### **A. Island Study update**

- a. Executive Officer's Report

### **III. NEW BUSINESS**

#### **A. LAFCO Budget FY 2016-2017**

- a) Executive Officer's Report
- b) Public Hearing
- c) Continue Hearing to May 25, 2016

### **IV. LEGISLATION**

None

## **V. MISCELLANEOUS**

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

## **VII. ADJOURNMENT**

- A. Next Scheduled Meeting – Regular Meeting Date May 25, 2016 at 3:00 p.m.**

# LOCAL AGENCY FORMATION COMMISSION MINUTES

## CITY MEMBERS

Lois Wynne – Vice Chair  
Harlin Casida  
Sid Palmerin - Alternate

## COUNTY MEMBERS

Joe Neves – Chair  
Doug Verboon  
Richard Valle - Alternate

## PUBLIC MEMBERS

Paul Thompson  
Vacant - Alternate

**CALL TO ORDER:** A regular meeting of the Local Agency Formation Commission of Kings County was called to order by the Chairman, Joe Neves, at 3:01 p.m., on March 23, 2016 in the Board of Supervisors Chambers of the Kings County Government Center, located at 1400 W. Lacey Blvd., in Hanford, California.

## COMMISSIONERS PRESENT:

Joe Neves, Doug Verboon, Harlin Casida, Paul Thompson, Lois Wynne

## COMMISSIONERS ABSENT:

## STAFF PRESENT:

Greg Gatzka – Executive Officer, Chuck Kinney – Assistant Executive Officer, Erik Kaeding – County Counsel, Terri Yarbrough – Clerk

## VISITORS PRESENT:

Dave Nave

**UNSCHEDULED APPEARANCES:** No one spoke during this portion of the meeting.

## APPROVAL OF MINUTES:

A motion was made and seconded (Verboon/Casida) to approve the minutes of the January 27, 2016 meeting. Motion carried unanimously with Wynne abstaining.

## ELECTION OF OFFICERS – Vice Chair:

A motion was made and seconded (Verboon/Thompson) to nominate Commissioner Wynne for vice chair and to close the nominations. Motion carried unanimously.

## OLD BUSINESS:

None

## NEW BUSINESS

### LAFCO Preliminary Budget FY 2016-2017

Mr. Gatzka presented the preliminary budget for FY 2016-2017. He reported an 11% increase in the budget from FY 2015-2016 and stated that a public hearing is scheduled for April 27, 2016 and intended to continue to May 25, 2016. Commissioner Thompson asked about the negative balance on the spreadsheet. Mr. Gatzka clarified.

### Island Study Update

Mr. Kinney provided an updated county island study. Commissioner Verboon asked why area 9, El Ranch, hasn't been annexed into the city. Chairman Neves stated he is not sure how to address this since we now have mutual aid with the fire department between the county and the city. Commissioner Verboon also expressed concern that areas with residences aren't being annexed while those without residences have been annexed. Chairman Neves also asked which areas are being serviced by city services. Mr. Kinney will research and report back to the Commission.

Chairman Neves suggested focusing on areas serviced by city for water, waste water, and solid waste. Commissioner Thompson inquired about Island # 7.

A motion was made and seconded (Verboon/Casida) to continue the agenda item and invite the cities of Hanford and Corcoran to the meeting. Motion carried unanimously.

**Update on Tulare LAFCO Actions pertaining to Deer Creek Storm Water District Annexation**

Mr. Gatzka provided an update on the Tulare LAFCO actions pertaining to Deer Creek Storm Water District annexation. He reported that Deer Creek Storm Water District had annexed 36,000 acres north of Kern county and East of Kings County and bordered by State Route 43 on the Tulare County side. The annexation is currently being contested by some of the land owners and the next meeting is scheduled for April 6, 2016. Mr. Gatzka stated they were primarily dealing with sustainable ground water issues. The Commission asked staff to attend the meeting and keep track of the progress. Mr. Kaeding also followed up on a question from the last meeting regarding LAFCOs forming JPAs among each other for the purpose of processing reorganizations. Mr. Kaeding concluded that LAFCOs can't form JPAs among each other but there is a special statute that does allow a very specific kind of agreement that LAFCOs can enter into. It was the consensus of the Commission to have a study session at a future meeting.

**LEGISLATION**

Mr. Gatzka informed the Commission that CALAFCO sent a letter to each LAFCO asking for letters of opposition on SB1318 and AB2032. He stated the letter wasn't received in time to write a letter of opposition, however, the larger LAFCOs are watching and responding.

**MISCELLANEOUS**

- A. **Correspondence** – None
- B. **Items from the Commission** – None
- C. **Staff Comments** – None

**ADJOURNMENT** – With no further business before the Commission, the meeting was adjourned at 3:34 p.m.

- A. **A meeting is scheduled for April 27, 2016 at 3:00 p.m.**

Respectfully submitted,

**LOCAL AGENCY FORMATION COMMISSION  
OF KINGS COUNTY**



Gregory R. Gatzka, Executive Officer

# Local Agency Formation Commission OF KINGS COUNTY

---

Date: April 14, 2016

To: LAFCO Commissioners

From: Greg Gatzka, Executive Officer

Subject: 2016 Island Study update

## **Background**

At the March 23, 2016, LAFCO meeting the commission directed staff to verify which island and substantially surrounded areas currently utilize city sewer and water services and to also invite a representative from the Cities of Corcoran and Hanford to discuss the City's plans for future annexation of those areas. Attached are updated tables and maps which depict which islands and substantially surrounded areas currently receive City sewer and water service.

In order for an area to be considered Substantially Surrounded that area must meet both of the following criteria.

- 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.

Pursuant to Section 56885.5 of the Cortese-Knox-Hertzberger Local Government Reorganization Act of 2000, the LAFCO Commission may make the approval of a change of organization or reorganization conditioned upon the initiation, conduct, or completion of proceedings for another change of organization or reorganization. These powers were given by the Legislature to encourage orderly growth and development which are essential to the social, fiscal, and economic well-being of the state.

## **Recommend**

The Executive Officer recommends that the LAFCO Commission continue to direct Staff to work with the City's of Corcoran and Hanford to encourage annexation of islands and substantially surrounded areas, and also advise them of LAFCO's authority to condition the approval of annexations contingent upon islands and substantially surrounded areas being annexed; thereby providing orderly growth and development of the cities. The LAFCO Commission may also direct staff to develop Commission policies for future City annexations of County Islands and Substantially Surrounded Areas.

## CORCORAN - ISLAND STUDY - 2016 UPDATE

### Population, Acreage, and Percent Surrounded

### CORCORAN

ISLAND #	ISLAND NAME	CITY	POPULATION	ACREAGE	PERCENT SURROUNDED	City Water Service	City Sewer Service
	<b>Subtotal</b>		-	0.00			
NEAR ISLAND AREA	ISLAND NAME	CITY	POPULATION	ACREAGE	PERCENT SURROUNDED	City Water Service	City Sewer Service
1	Newark Ave. and 5 1/2 Ave	Corcoran	47	31.65	95.34%	Yes	No
2	W. side of 5 1/2 Ave N. of HWY 43 to Niles Ave.	Corcoran	66	17.54	84.61%	Yes	No
3	W. side of 5 1/2 Ave N. of HWY 43 to Niles Ave.	Corcoran	37	12.44	72.77%	Yes	No
4	6 1/2 Ave. and Orange Ave.	Corcoran	12	109.95	67.07%	No	No
	<b>Subtotal</b>		162	171.58			
	<b>TOTAL</b>		162	171.58			

### Not Eligible - Island Area Over 150 Acres

--	--	--	--	--	--

**Notes:**

1. Population data from 2010 US Census

# ISLAND STUDY - 2016 UPDATE

## CORCORAN

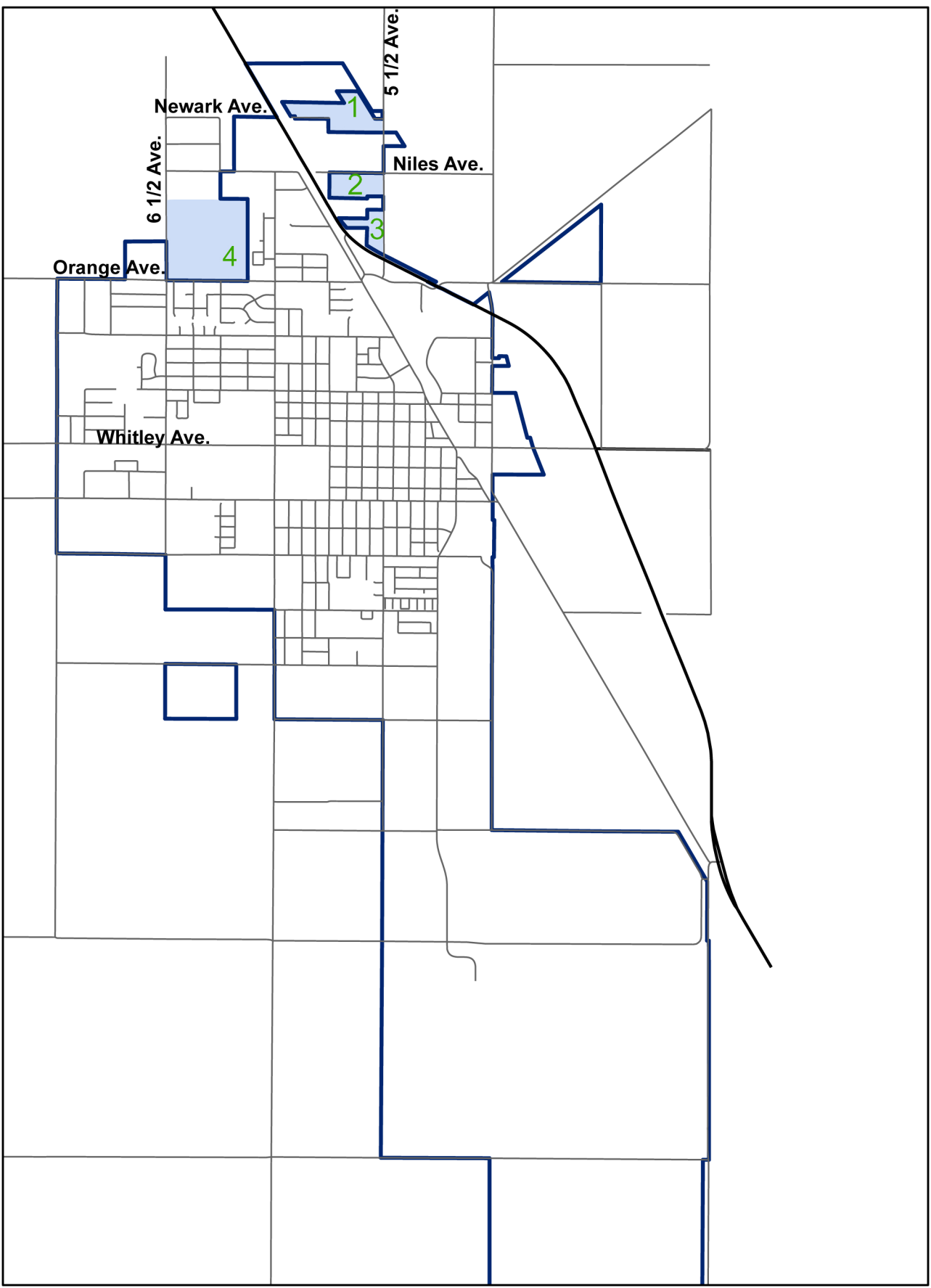


TABLE NO. 1

**LAFCO OF KINGS COUNTY**  
**HANFORD - ISLAND STUDY - 2016 UPDATE**  
**Population, Acreage, and Percent Surrounded**

**HANFORD**

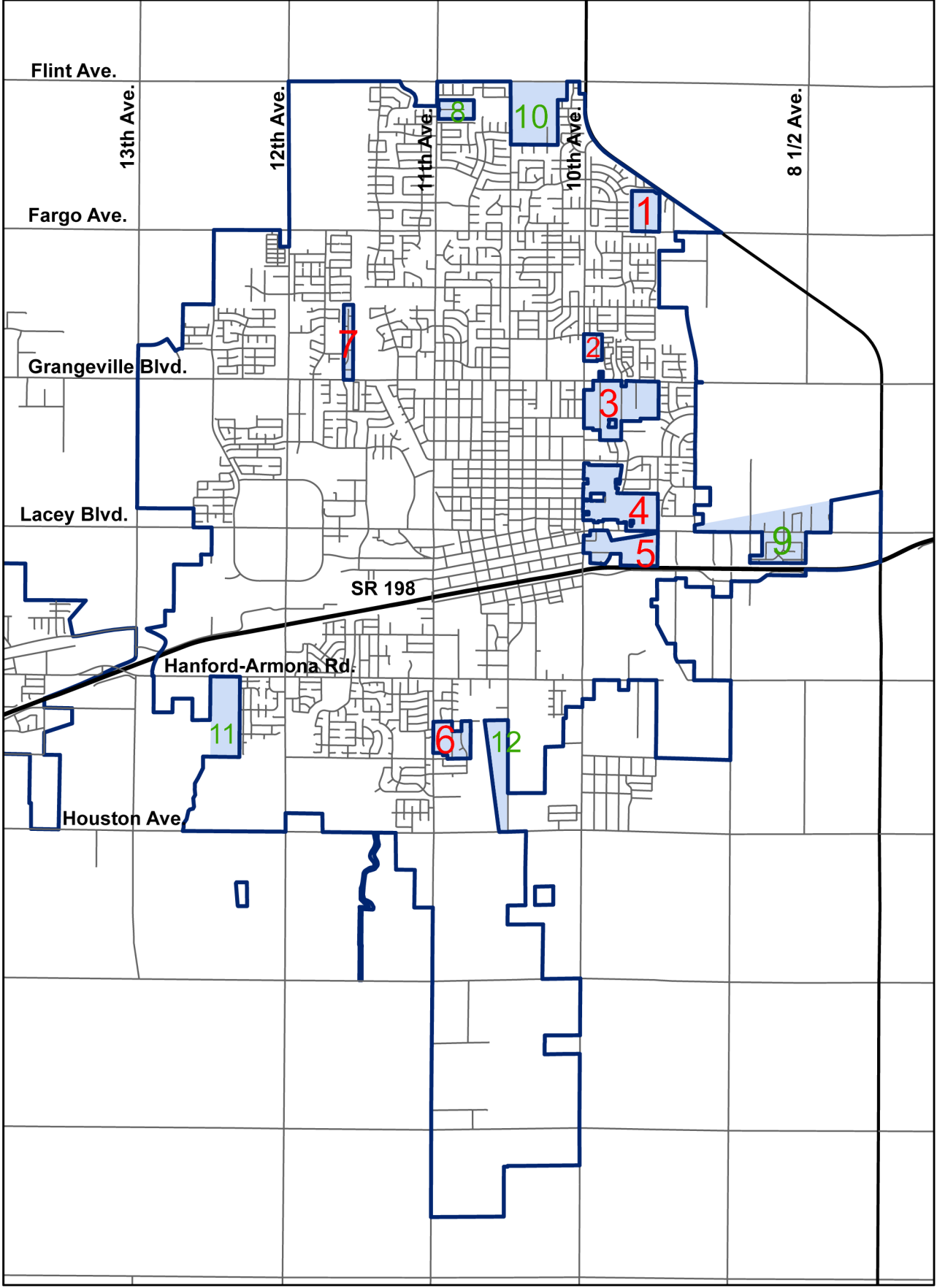
ISLAND #	ISLAND NAME	CITY	POPULATION	ACREAGE	PERCENT SURROUNDED	City Water Service	City Sewer Service
1	Fargo Place	Hanford	36	31.74	100.00%	No	No
2	Hardcastle Street	Hanford	160	13.98	100.00%	Yes	Yes
3	Mary & Beulah Streets	Hanford	301	100.41	100.00%	Yes	No
4	E. Florenda/Ivy/Jessie Streets	Hanford	316	94.36	100.00%	Yes	Yes
5	E. Fifth Street	Hanford	47	58.34	100.00%	Yes	Yes
6	Thompson & Jones Streets	Hanford	307	38.20	100.00%	Yes	Yes
7	Kings Road	Hanford	94	22.08	100.00%	Yes	Yes
<b>Subtotal</b>			<b>1,167</b>	<b>337.03</b>			
NEAR ISLAND AREA	ISLAND NAME	CITY	POPULATION	ACREAGE	PERCENT SURROUNDED	City Water Service	City Sewer Service
8	Furlong Dr. & 11th Ave.	Hanford	20	20.18	94.80%	No	No
9	El Rancho - Hamblin Area	Hanford	647	118.15	65.33%	Yes	Yes
10	Douty St. & Flint Ave.	Hanford	28	90.79	76.14%	Yes	Yes
11	Hanford-Armona Rd. East of 13th Ave.	Hanford	-	76.42	84.14%	No	No
12	10 1/2 Ave. & Houston Ave.	Hanford	84	51.00	84.27%	Yes	Yes
<b>Subtotal</b>			<b>779</b>	<b>356.54</b>			
<b>TOTAL</b>			<b>1,946</b>	<b>693.57</b>			

**Not Eligible - Island Area Over 150 Acres**

	Home Garden	Hanford	1,893	524.28	61.06%
	East Airport (9th & Hanford Armona Rd.	Hanford	227	172.23	75.90%
	12th Ave. & Lacey Blvd.	Hanford	178	172.89	66.36%

# ISLAND STUDY - 2016 UPDATE

## HANFORD



# Local Agency Formation Commission OF KINGS COUNTY

MAILING ADDRESS:  
1400 W. LACEY BLVD. BLDG 6, HANFORD, CA 93230  
(559) 582-3211, EXT. 2670, FAX: (559) 584-8989

**TO: LAFCO Commissioners**  
**FROM: Greg Gatzka, Executive Officer**  
**DATE: April 27, 2016**  
**SUBJECT: 2016-2017 Proposed Budget Review**

## **I. INTRODUCTION:**

Attached is the summary review of the proposed budget recommended by the Executive Officer for Fiscal Year 2016-2017. This proposed Budget includes all the updated costs related to other County Departments. The requested budget of \$57,126 is \$5,727 more than last year's request, a 11.14% 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. The largest adjustments in the budget this year are increases of \$1,916 in CAP Charges, \$892 from information tech services and \$2,292 in administrative allocation largely due to a projected COLA. The net result of all of the budget changes resulted in the budget with an increase of \$5,727. Revenues are projected at \$30,063, up \$2,864 from the 2015-2016 Budget. This amount includes the estimated LAFCO Application Fees of \$3,000 and City shares for half of the remaining LAFCO budget. The County covers the remaining half of the LAFCO Budget share of \$27,063, which is an increase of \$2,863 from last FY. The total budget estimate is \$57,126.

## **II. LAFCO 2016-2017 FISCAL YEAR OBJECTIVES**

The primary objectives for the 2016-2017 Fiscal Year Budget will center on continued training for LAFCO staff on operational procedures and processes, timely processing of reorganization and sphere of influence amendment applications, processing of all spheres of influence amendments for the cities, communities, and special districts in Kings County and prepare 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 2016-2017 will require a budget of approximately \$57,126. After applying the estimated \$3,000 in fee revenue, the County's share is \$27,063. The Cities share is also \$27,063. 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 25, 2016, Commission meeting. A copy of the detailed line item Budget for the proposed LAFCO Expenditures and Revenues is attached.

**2010 City/County Population Percentages for LAFCO Budget  
April 14, 2016**

County/City	Population 4/1/2010	Percentage of Population	City Share Percentage	LAFCO Cost
<b>KINGS COUNTY POP.</b>	<b>152982</b>			
AVENAL	9083	5.94%	9.06%	\$2,451.90
CORCORAN	12697	8.30%	12.66%	\$3,426.18
HANFORD	53967	35.28%	53.82%	\$14,565.31
LEMOORE	24531	16.04%	24.46%	\$6,619.61
<b>CITY SUB TOTAL</b>	<b>100278</b>	<b>65.55%</b>	<b>100.00%</b>	<b>\$27,063</b>
Prison Population	18538	12.12%		
<b>Federal Territories</b>	<b>7799</b>	<b>5.10%</b>		
<b>UNINCORPORATED</b>	<b>26367</b>	<b>17.24%</b>		<b>\$27,063</b>
		100.00%		\$54,126.00

Prepared by: LAFCO of Kings County, April 14, 2015

LOCAL AGENCY FORMATION COMMISSION OF KINGS CO.

Fiscal Year 2016-2017

UNIT NUMBER:	280000
UNIT TITLE:	LAFCO
FUNCTION:	Pub. Safety
ACTIVITY:	Other Protect.

Department: Local Agency Formation Commission of Kings County (LAFCO)

Run date:

ACCOUNT DESCRIPTION	ACCT. NO.	Budget 15-16	To Date 3/7/16	Difference 3/7/16	% of Bud. Expended to Date	3/7/16 Estimated 15-16	DEPT. REQ'T 2016-2017	Change 15-16 to 16-17	% Change 15-16 to 16-17
SALARIES & BENEFITS:									
Regular Employees	82-1010	\$ -	\$ -	\$ -	NA	\$ -	\$ 0	\$ -	N/A
Extra Help	82-1020	\$ -	\$ -	\$ -	NA	\$ -	\$ 0	\$ -	N/A
Overtime	82-1030	\$ -	\$ -	\$ -	NA	\$ -	\$ 0	\$ -	N/A
O.A.S.D.I.	82-1100	\$ -	\$ -	\$ -	NA	\$ -	\$ 0	\$ -	N/A
Retirement	82-1110	\$ -	\$ -	\$ -	NA	\$ -	\$ 0	\$ -	N/A
Health Insurance	82-1120	\$ -	\$ -	\$ -	NA	\$ -	\$ 0	\$ -	N/A
Unemployment Insurance	82-1122	\$ -	\$ -	\$ -	NA	\$ -	\$ 0	\$ -	N/A
Insurance-Work Comp.	82-1123	\$ -	\$ -	\$ -	NA	\$ -	\$ 0	\$ -	N/A
Management Benefits	82-1140	\$ -	\$ -	\$ -	NA	\$ -	\$ 0	\$ 0	N/A
TOTAL LABOR:		\$ -	\$ -	\$ -	N/A	\$ -	\$ 0	\$ 0	N/A

SERVICES & SUPPLIES:									
Communications	82-212000	\$ 70	\$ 55	\$ 15	78.10%	\$ 80	\$ 80	\$ 10	14.29%
Memberships	82-220000	\$ 2,381	\$ 2,381	\$ -	100.00%	\$ 2,300	\$ 2,548	\$ 167	7.01%
Office Expenses	82-222000	\$ 250	\$ 199	\$ 51	79.56%	\$ 290	\$ 250	\$ -	0.00%
Record Storage Charges	82-222015	\$ 334	\$ 242	\$ 92	72.38%	\$ 316	\$ 333	\$ (1)	-0.30%
Postage & Freight	82-222030	\$ 400	\$ 239	\$ 162	59.63%	\$ 400	\$ 400	\$ -	0.00%
Offset Printing/Stores	82-222040	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%
Legal Expenses	82-223005	\$ 1,000	\$ 217	\$ 783	21.73%	\$ 317	\$ 1,000	\$ -	0.00%
Publi. and Legal Notices	82-224000	\$ 360	\$ -	\$ 360	0.00%	\$ -	\$ 360	\$ -	0.00%
Rents & Leases - Equipment	82-225000	\$ 1,000	\$ 664	\$ 336	66.40%	\$ 969	\$ 1,000	\$ -	0.00%
Rents & Leases - Computer	82-225015	\$ -	\$ -	\$ -	0.00%	\$ -	\$ 239	\$ 239	100.00%
Purchasing Charges	82-228200	\$ 61	\$ 41	\$ 20	66.62%	\$ 59	\$ 67	\$ 6	9.84%
Bd. & Comm. Mem. Expenses	82-228205	\$ 2,780	\$ 60	\$ 2,720	2.16%	\$ 88	\$ 2,780	\$ -	0.00%
Consultant Expense	82-223060			\$ -	0.00%	\$ -		\$ -	0.00%
CAP Charges	82-314060	\$ (377)	\$ (189)	\$ (189)	50.00%	\$ (275)	\$ 1,539	\$ 1,916	508.22%
In-Service Training	82-228465	\$ 1,400	\$ -	\$ 1,400	0.00%	\$ -	\$ 1,400	\$ -	0.00%
Motor Pool Serv.	82-229000		\$ -	\$ -	N/A	\$ -		\$ -	N/A
Travel & Expenses	82-229010	\$ 3,552	\$ 791	\$ 2,761	22.28%	\$ 1,155	\$ 3,552	\$ -	0.00%
Utilities	82-230000	\$ 800	\$ 505	\$ 295	63.12%	\$ 737	\$ 500	\$ (300)	-37.50%
Administrative Allocation	82-314000	\$ 35,560	\$ 16,211	\$ 19,349	45.59%	\$ 23,668	\$ 37,852	\$ 2,292	6.45%
Information Tech Services	82-314050	\$ 1,828	\$ 1,828	\$ -	100.00%	\$ 2,669	\$ 2,720	\$ 892	
Utility Bond	82-8100010			\$ -	0.00%	\$ -	\$ 506	\$ 506	100.00%
TOTAL SERV/SUPP:		\$ 51,399	\$ 23,243	\$ 28,156	45.22%	\$ 32,774	\$ 57,126	\$ 5,727	11.14%

REVENUE:	ACCT. NO.	Budget 15-16	To Date 3/7/16	Difference 3/7/16	% of Bud. Expended to Date	3/7/16 Estimated 15-16	DEPT. REQ'T 2016-2017	Change 15-16 to 16-17	% Change 15-16 to 16-17
INTERGOV'T REVENUE									
Cities-LAFCO Shares	81-540012	\$ 24,199	\$ (8,130)	\$ (32,329)	-33.60%	\$ (11,870)	\$ 27,063	\$ 2,864	11.84%
CHARGES FOR SERVICES									
LAFCO Fees	816352	\$ 3,000	\$ 500	\$ (2,500)	16.67%	\$ 730	\$ 3,000	\$ -	0.00%
LAFCO MSR/SOI Fees				\$ -	0.00%	\$ -	\$ -	\$ -	0.00%
TOTAL REVENUE:		\$ 27,199	\$ (7,630)	\$ (34,829)	-28.05%	\$ (11,140)	\$ 30,063	\$ 2,864	10.5%

TOTALS	ACCT. NO.	Budget 15-16	To Date 3/7/16	Difference 3/7/16	% of Bud. Expended to Date	3/7/16 Estimated 15-16	DEPT. REQ'T 2016-2017	Change 15-16 to 16-17	% Change 15-16 to 16-17
SALARIES & BENEFITS:		\$ -	\$ -	\$ -	N/A	\$ -	\$ 0	\$ 0	N/A
SERVICES & SUPPLIES:		\$ 51,399	\$ 23,243	\$ 28,156	45.22%	\$ 32,774	\$ 57,126	\$ 5,727	11.14%
FIXED ASSETS:	824500	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0.00%
GROSS EXPENDITURES:		\$ 51,399	\$ 23,243	\$ 28,156	45.22%	\$ 32,774	\$ 57,126	\$ 5,727	11.14%
REVENUE:		\$ 27,199	\$ (7,630)	\$ 34,829	-28.05%	\$ (11,140)	\$ 30,063	\$ 2,864	10.53%
COST APPLIED:	825380	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0.00%
GEN. FUND CONTRIBUTION:		\$ (24,200)	\$ (30,873)	\$ 6,673	127.58%	\$ (43,913)	\$ (27,063)	\$ (2,863)	11.83%