

AGENDA

FRESNO LOCAL AGENCY FORMATION COMMISSION (LAFCo)

October 14, 2026 – 1:30 PM

Hall of Records, Room 301, 2281 Tulare Street, Fresno, California

COMMISSION MEMBERS

Victor Martinez, Chair
Mario Santoyo, Chair Pro Tem
Nathan Magsig
Daniel Parra
Buddy Mendes

ALTERNATE MEMBERS

Tom Chaney
Scott Robertson
Vacant

LAFCO STAFF

Brian Spaunhurst, Executive Officer
Amanda Olivas, Clerk to the Commission
Jessica Gibson, LAFCo Analyst
Joel Matias, LAFCo Analyst
Lizbeth Dominguez, LAFCo Analyst
John M. Luebberke, LAFCo Counsel

LAFCo Office: 1401 Fulton Street, Suite 800, Fresno, CA 93721 - 559-600-0604

Staff reports prepared for each item listed in this agenda may be viewed at www.fresnolafco.org.

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Additions to the Agenda**
4. **Recognition of Service - Commissioner Nathan Magsig, Fresno Local Agency Formation Commission**
5. **Comments from the Public**

Any person wishing to address the Commission on a subject not listed on the agenda may do so at this time. (State your name, address, and please keep your comments to three (3) minutes.)
6. **Potential Conflict of Interest**

Any Commission member who has a potential conflict of interest shall now identify and recuse themselves from discussing and voting on the matter pursuant to Govt. Code sec. 84308.

7. CONSENT AGENDA

All consent agenda items are considered routine in nature and will be enacted by one motion; there will be no individual discussion of these items unless requested by a member of the Commission or the public. Any item pulled from the consent agenda for discussion will be set aside until after approval of the consent agenda. Prior to taking any action the public will be given the opportunity to comment on any consent item. The consent agenda will be considered on or about 1:30 p.m.

- A. Consider Approval: Minutes from the LAFCo Meeting of September 9, 2026**
- B. Consider Approval: 2027 LAFCo Hearing and Office Calendar**
- C. Consider Approval: RO-26-09 - Fowler-Parlier Northwest Reorganization**
Annex 82.42 acres into the City of Fowler and the Selma-Kingsburg-Fowler County Sanitation District and detachment from Kings River Conservation District, Consolidated Irrigation District, and the Fresno County Fire Protection District. (LAFCo File No. RO-26-09)

REGULAR AGENDA ITEMS

8. Consider Approval: RO-25-14 - Selma North Reorganization

A proposed reorganization to annex approximately 163 acres to the City of Selma and to the Selma-Kingsburg-Fowler Sanitation District and detach from the Fresno County Fire Protection District and the Kings River Conservation District said territory being located to the north of Dinuba Avenue between west of McCall Avenue and east of Duke Avenue. (LAFCo File No. RO-25-14)

9. Executive Officer Comments

10. Commission Comments/ Reports

11. Adjournment

THE NEXT LAFCO MEETING will be held on November 18, 2026, at 1:30 p.m. in the Fresno County Board of Supervisors Chambers, Hall of Records, 3rd Floor, 2281 Tulare St, Fresno, CA, 93721.

PLEASE NOTE:

(1) "If you are an applicant for, or a participant in, any proceeding on the agenda for a land use entitlement and have made campaign contributions totaling more than \$500.00 to any member or alternative member of the Commission within twelve (12) months prior to the Commission considering your application, please immediately inform the Commission of your contribution. State law disqualifies each Commissioner and Alternate Commissioner from participating in and voting on land use entitlement decisions (which include changes of organization and reorganizations) if the Commissioner or Alternative Commissioner has received campaign contributions from (i) an applicant for a land use entitlement, (ii) someone who lobbies the Commission or LAFCo staff regarding an application for land use entitlement, (iii) someone who testifies in person before the Commission regarding an application for land use entitlement, or (iv) someone who otherwise acts to influence the outcome of an application for land use entitlement. State law also prohibits applicants, agents, and participants from making campaign contributions to a Commissioner or Alternate Commissioner within twelve (12) months after the Commission's action. If you have any questions regarding these requirements (which are contained in the California Gov. Code sec. 84308 *et seq.*) please feel free to contact LAFCo staff at 559-600-0604."

(2) In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate at this meeting, please contact Ms. Amanda Olivas, Clerk to the Commission at 559-600-0604. Notification provided a minimum of 48 hours prior to the meeting will enable the Clerk to make reasonable arrangements to ensure accessibility to this meeting. Pursuant to the ADA, the meeting room is accessible to the physically disabled.



Fresno Local Agency Formation Commission
1401 Fulton Street, Suite 800, Fresno, CA 93721, (559) 600-0604

**FRESNO LOCAL AGENCY FORMATION COMMISSION
(LAFCo)**

MEETING MINUTES

September 9, 2026

Members Present: Commissioners Magsig, Mendes, Santoyo, Martinez

Members Absent: Commissioner Parra

Staff Present: Brian Spaunhurst, LAFCo Executive Officer
Amanda Olivas, Clerk to the Commission
Jessica Gibson, LAFCo Analyst
Joel Matias, LAFCo Analyst
Lizbeth Dominguez, LAFCo Analyst
John Luebberke, LAFCo Counsel

1. Call to Order and Roll Call

Chair Martinez called the meeting to order at 1:30 p.m.

2. Pledge of Allegiance

Commissioner Magsig led the Pledge of Allegiance.

3. Additions to the Agenda

There were no changes to the agenda

4. Comments from the Public

There were no comments from the public

5. Potential Conflicts of Interest

There were no conflicts of interest

CONSENT AGENDA

6. A. Minutes from the LAFCo Meeting of August 12, 2026

**B. Resolution and Memorandum of Understanding between LAFCo and the
Special District Risk Management Authority**

C. RO-26-07- Buttonwillow-Cypress Reorganization

D. RO-26-08- Cooper-Friant No. 3 Reorganization

Motion: Approve Item 6A-D

Moved: Commissioner Mendes

Second: Commissioner Santoyo

Ayes: 4

Noes: 0

Absent: 1
Abstain: 0
Passed: 4-0-1-0

REGULAR AGENDA ITEMS

7. County of Fresno Investment Pool

Clerk to the Commission, Amanda Olivas presented staff report; LAFCo maintains primary banking at Community West Bank and holds reserve accounts and interest-bearing CDs at Live Oak. At the August hearing, the Commission discussed reviewing the County of Fresno Treasury Investment Pool, and staff determined there are excess funds to be deposited. The Consent to Deposit of Excess Funds and Resolution will be sent to the ACTTC.

Action 1: Motion for approval to authorize Executive Officer to deposit funds into the Fresno County Treasury Investment Pool.

Moved: Commissioner Magsig
Second: Commissioner Mendes
Ayes: 4
Noes: 0
Absent: 1
Abstain: 0
Passed: 4-0-1-0

8. Executive Officer Comments.

LAFCo Executive Officer Brian Spaunhurst provided comments.

9. Commission Comments/Reports.

There were no comments from the Commission.

10. Adjournment.

Motion to adjourn: Commissioner Magsig
Second: Commissioner Santoyo
The meeting adjourned at 1:47 p.m.

**FRESNO LOCAL AGENCY FORMATION COMMISSION (LAFCo)
EXECUTIVE OFFICER'S REPORT**

DATE: **October 14, 2026**

TO: **Fresno Local Agency Formation Commission**

FROM: **Brian Spaunhurst, Executive Officer**

BY: **Amanda Olivas, Clerk to the Commission**

SUBJECT: **2027 LAFCo Hearing and Office Calendar**

RECOMMENDATION: **Adopt Calendar**

Background

Commission Policy states “The Commission shall adopt a schedule for the forthcoming calendar year at such time, as sufficient information is available to do so. The schedule shall indicate the time, date, and location for the meetings....”

Staff endeavors to find dates that will accommodate all the Commissioners’ busy schedules. Taking into consideration dates for the National League of California Cities Congressional City Conference (March 15-17), and City Summit (November 17-20), and the California State Association of Counties Legislative (May 12-13), and Annual Meeting (November 29-December 2), staff presents these preliminary dates for the Commission’s consideration:

January 13	February 10	March 10	April 14
May 12	June 9	July 14	August 11
September 8	October 13	November 10	December 8

Section 56325 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 allows for an alternate city member, alternate County member, or alternate public member to serve and vote in place of any Commissioner who is absent or who disqualifies themselves from participating in a meeting of the Commission. An alternate will be asked to serve at a meeting if a hearing date conflicts with a commissioner’s schedule.

2027 LAFCo Hearing Calendar

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LAFCo Hearings are held in Room 301, Hall of Records,
2281 Tulare Street, Fresno, CA. Meetings begin at 1:30 PM.



LAFCo Hearing Day



Holiday Office
Closures

FRESNO LOCAL AGENCY FORMATION COMMISSION (LAFCo)
EXECUTIVE OFFICER’S REPORT

DATE: October 14, 2026

TO: Fresno Local Agency Formation Commission

FROM: Brian Spaunhurst, Executive Officer

BY: Joel Matias, LAFCo Analyst

SUBJECT: **Consider Approval – City of Fowler “Fowler-Parlier Northwest Reorganization.”** A proposed reorganization to annex approximately 82.42 acres to the City of Fowler and the Selma-Kingsburg-Fowler Sanitation District and detach from the Fresno County Fire Protection District, Kings River Conservation District, and Consolidated Irrigation District, located on the northwest corner of East Parlier Avenue and South Fowler Avenue within the unincorporated area of the City’s Sphere of Influence (LAFCo File No. RO-26-09).

Applicant: City of Fowler

Landowners/Parties of Real Interest: City of Fowler, Bedrosian Farms, LLC, Floyd Kenneth Schmall

(Pursuant to Government Code Section 56662(a), this proposed reorganization has been placed on the consent agenda without notice because the territory is uninhabited, no affected local agency has submitted a written demand for notice and hearing, and all landowners within the affected territory have consented in writing to the annexation.)

RECOMMENDATION: Approve by Taking the Following Actions:

Action 1:

- A. Acting as Responsible Agency pursuant to California Environmental Quality Act (“CEQA”) Guidelines, find that prior to approving the proposed reorganization, the environmental effects of the Proposal as shown in the CEQA documents prepared, adopted, and submitted by the Lead Agency, were reviewed, and considered, and determine these documents to be adequate pursuant to CEQA Guidelines Section 15096.

Action 2:

- A. Find that the proposed annexation is consistent with LAFCo Policies and the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (“CKH”).

- B. Find pursuant to CKH and information in the record that:
- i. The territory is uninhabited pursuant to Gov. Code § 56079.5
 - ii. No affected agencies have submitted a written demand for notice and hearing or otherwise opposed the annexation.
- C. Assign the distinctive short form designation “Fowler-Parlier Northwest Reorganization” and approve the reorganization subject to the following conditions of approval:
- i. Pursuant to Fresno LAFCo Policy 108-07, the Executive Officer shall record the approved application if all conditions have been satisfied and once he or she has determined that the facts pertaining to the application during the time of recording are materially similar to those facts considered by the Commission when the application was approved. “Facts”, as used in the proceeding sentence, are defined to include, but are not limited to, whether the proposed project is materially similar to the project described in any application before the Commission.
 - ii. In order to ensure logical boundaries and the efficient provision of public services by the City, the annexation shall include the full right-of-way width of adjacent roadways currently existing, including any proposed expansion or reduction of roadway rights-of-way included in a development application for the proposed project in the affected territory. The City shall acquire all property, real or personal, within the affected territory. (Gov. Code § 56886(h).
 - iii. Required fees shall be paid to the Selma-Kingsburg-Fowler County Sanitation District in accordance with District regulations. The City of Fowler shall submit satisfactory verification to the Executive Officer that said fees have been paid prior to the completion of the reorganization.
- D. Find that pursuant to CKH, the territory is uninhabited, and all registered voters/landowners have consented to the annexation.
- E. This Commission’s action approving this proposal shall expire one year from the date of this resolution unless all proceedings are complete including condition compliance and the Certificate of Completion is issued by the Executive Officer.
- F. Authorize and direct the Executive Officer to mail certified copies of this resolution as provided in Government Code § 56882 and file as appropriate in the office of the Fresno County Clerk all environmental documents, if any, pertaining to the approval of this proposal, as required by State Law.
- G. Find that no written opposition to the proposal was received prior to the conclusion of the hearing and approve the proposal subject to the requirements of the CKH, the 30-day reconsideration period, and compliance with all of the above conditions, and waive further Conduction Authority Proceedings.

-Or-

- H. If written opposition to the proposal was received prior to the conclusion of the hearing, approve the proposal subject to the requirements of CKH, the 30-day reconsideration period, and compliance with all of the above conditions, and direct staff to set a protest hearing pursuant to the requirements of the CKH (Government Code Section 57000 et seq.).

Executive Summary

On May 19, 2026, the City of Fowler adopted Resolution No. 2831 requesting the Commission to begin proceedings for the “Fowler-Parlier Northwest Reorganization” to annex approximately 82.42 acres to the City of Fowler and the Selma-Kingsburg-Fowler Sanitation District and detach from the Fresno County Fire Protection District, Kings River Conservation District, and Consolidated Irrigation District.

Proposal/Land Use

- The proposal consists of the detachment of 82.42 acres from the Fresno County Fire Protection District, Kings River Conservation District, and Consolidated Irrigation District and annexation to the City of Fowler and Selma-Kingsburg-Fowler Sanitation District.
- Information related to the proposal's affected territory, land use, proposed development, special districts, surrounding areas, and existing/proposed services can be found on **Attachment A**.
- The affected territory is within the City of Fowler's sphere of influence (**Attachment B**) and is contiguous to the Fowler city limits (**Attachment C**).
- The subject territory has been pre-zoned as R-1-6 with an R-3 implementing zone district, pre-zone the Annexation Parcel R-1-10 and R-1-7 with an implementing zone district of R-1 and R-2.
- The territory is uninhabited (1 registered voter).
- The proposal is consistent with the Fowler General Plan.

Consistency with LAFCo Policies, Standards, and Procedures

- The County has determined that the proposal is consistent with the Memorandum of Understanding (Master Tax Sharing Agreement) and the Standards for Annexation between the City of Fowler and County of Fresno (see Letter from Paul Nerland).
- The proposal is consistent with the CKH and LAFCo Policies, Standards, and Procedures, including, but not limited to, sections 100 and 200.
- The property within the proposal has been pre-zoned to City of Fowler to the R-1-10 and R-1-7 mapping zone districts, with an implementing zone district of R-1 (Low Density Residential) and R-2 (Medium-Low Density Residential)

Revenue & Tax Code

Fresno County has determined that the proposed Fowler-Parlier Northwest Reorganization involving the annexation of approximately 82.42 acres is consistent with the Standards of Annexation contained in the Memorandum of Understanding between the City of Fowler and County of Fresno. Therefore, no further tax negotiations are necessary pursuant to Revenue and Tax Code section 99.

Sustainable Groundwater Management Act

California's Sustainable Groundwater Management Act ("SGMA") was signed into law on September 16, 2014. This three-part legislation requires local agencies to develop groundwater sustainability plans that are compatible with their regional economic and environmental needs. SGMA created a framework for sustainable local groundwater management for the first time in California's history.

SGMA requires local agencies to form Groundwater Sustainability Agencies ("GSAs") in local groundwater basins by June 2017 and requires the adoption of Groundwater Sustainability Plans ("GSPs") for groundwater basins deemed critically over drafted by year 2020. The City of Fowler is a member of South Kings Groundwater Sustainability Agency (South Kings GSA).

After annexation, the water entitlement within the area will be managed by the City of Fowler. It is anticipated that the area will be subject to and held in compliance with the management plans of the South Kings GSA. The City is in the process of installing a new water well on the west side of Fowler to assist with meeting and maintaining the water supply and water pressure. In accordance with SGMA, GSAs located in areas in critical overdraft are required to adopt the GSP by 2020. As water purveyor for the subject properties, it is anticipated that the area will be subject to and held in compliance with the management plans of South Kings GSA.

Environmental Determination

The City of Fowler, acting as "Lead Agency" under CEQA, adopted a Negative Declaration for Planning Project No. 25-44, Fowler-Parlier Northwest Reorganization. The Notice of Determination for the Mitigated Negative Declaration was filed with the Fresno County Clerk's office on May 22, 2026, Document No. E202310000112, consistent with the requirements of CEQA. There is no substantial evidence in the record that this project may have additional significant, direct, indirect or cumulative effects on the environment that are significant.

As "Responsible Agency", the Commission is required to review and consider the City's environmental documents prior to taking its action. If the Commission determines that these documents are adequate, pursuant to CEQA, it may make the required findings provided under "Recommendations" above.

Pursuant to CEQA Guidelines section 15096(i), if the Commission determines that these documents are adequate, a Notice of Determination will be prepared and filed with the County of Fresno Clerk's office in compliance with section 21152 of the Public Resources Code.

Agencies and Individuals Submitting Comments

- Elections IT, Fresno County Elections Department
- Scott Lee, Cadastral Tech, Fresno County Assessor's Office
- Josh Chrisman, Fresno County Fire Protection District
- Kevin Tsuda, Environmental Health Specialist II, Environmental Health Division
- David Merritt, Kings River Conservation District
- Sudarshan Poudyal, Senior Water Resource Control Engineer, Fresno District Central California Branch Drinking Water Field Operations
- May Yang, Fowler Unified School District

Territory Boundaries

The boundaries of the proposed annexation **are** definite and certain, and the County Assessor has determined that the map and legal description **are adequate** to file with the State Board of Equalization.

Registered Voter Data

The County of Fresno Elections Office reported that there is **one** registered voter in the affected territory.

Compliance with the Requirements of CEQA

Lead Agency: City of Fowler

Level of Analysis: Negative Declaration

Finding: A Negative Declaration was prepared for the project pursuant to the provision of CEQA and adopted by the City Council. It was determined that there are no project specific impacts which require specific mitigation measures. (See Environmental Documents at www.fresnolafco.org under the LAFCo Commission Hearing quick link in the October 14, 2026 file)

Individuals and Agencies Receiving this Report

- LAFCo Counsel
- Bernard Jimenez, Planning and Resources Management Officer
- Kings River Conservation District
- Fresno County Fire Protection District
- Consolidated Irrigation District

[https://fresnocounty.sharepoint.com/sites/LAFCo/SharedFiles/LAFCo Projects/Cities/Fowler/RO/RO-26-09 \(Fowler-Parlier Northwest\)/Staff work Product/Staff Report RO-26-09 draft.docx](https://fresnocounty.sharepoint.com/sites/LAFCo/SharedFiles/LAFCo%20Projects/Cities/Fowler/RO/RO-26-09%20(Fowler-Parlier%20Northwest)/Staff%20work%20Product/Staff%20Report%20RO-26-09%20draft.docx)

Attachment A

PROPOSAL INFORMATION

1. Affected Territory

Acreage:	82.42
Current Land Use:	AE-20 (Exclusive Agriculture)
Number of Residences/ Population:	Residents: 0 / Population: 569 estimated
Registered Voters:	Voters: 1
Assessor Parcel Number(s):	345-100-04, 345-100-05

2. Proposed Development – Project proposes to subdivide the Project site into 179 single-family residential lots, 2.41 acres of park land, and a 2-acre storm drainage basin, as well as other site improvements.

3. Surrounding Territory – North: Single Family Residential, East: Agriculture, South: Agriculture, West: Agriculture and Single Family Residential

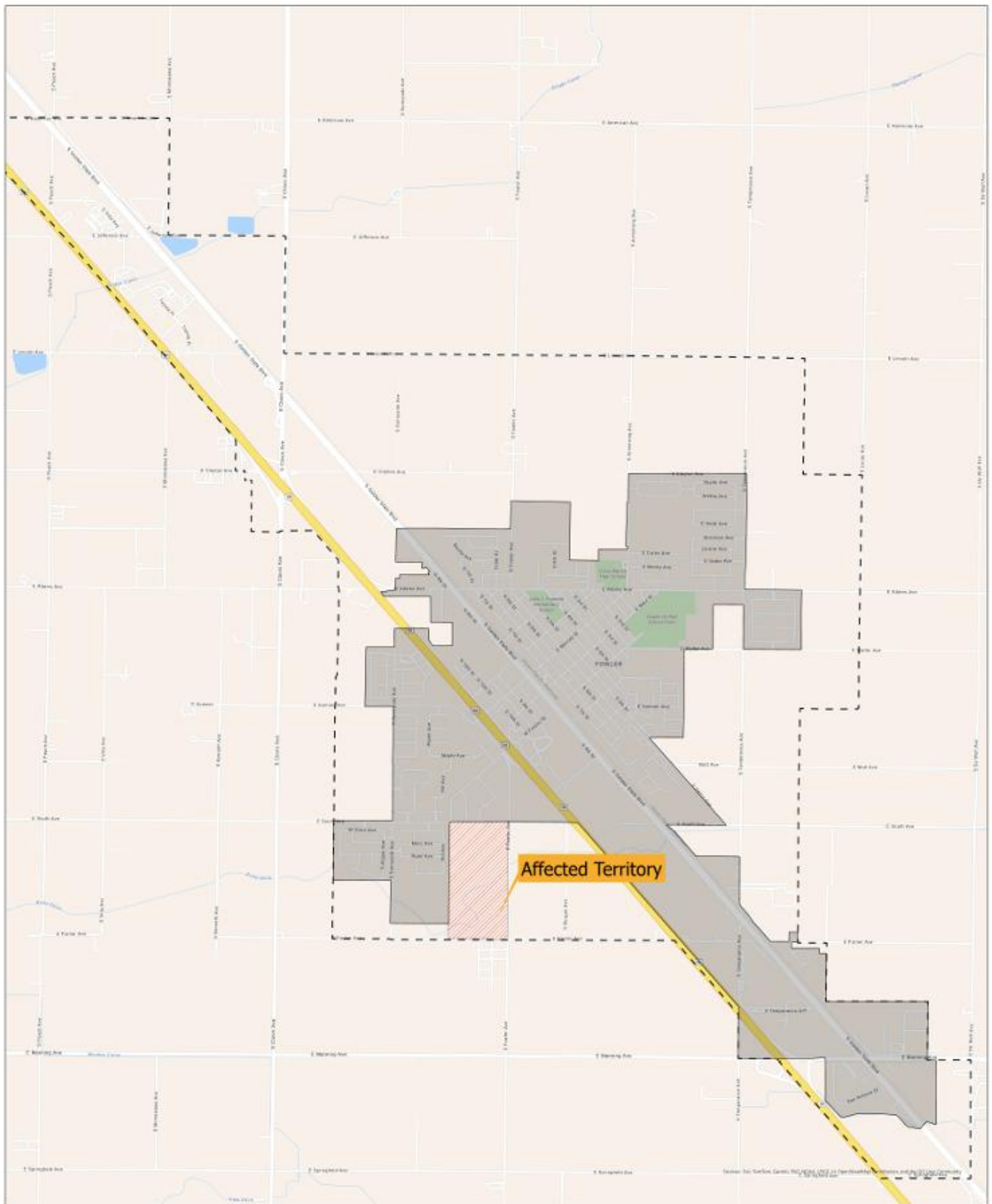
4. Existing Service Agencies and Proposed Service Changes

Service	Existing Service	Change
Water	Private Wells	City of Fowler
Sewer	Private Septic	Selma-Kingsburg-Fowler Sanitation District
Fire Protection	Fresno County Fire Protection District	City of Fowler Fire Department
Solid Waste	None	Waste Management Inc.
Storm Drainage	None	City of Fowler
Parks and Rec	None	City of Fowler
Police	Fresno County Sheriff's Dept	City of Fowler Police Dept.

(See Service Plan on our website at www.fresnolaftco.org)

5. Cities and Districts Included Wholly or Partially Within the Affected Territory

Fresno County	Fresno County Library
State Center Community College District	Fresno County Fire Protection District
Kings River Conservation District	Fowler Cemetery District
West Fresno Red Scale Pest Control District	Consolidated Mosquito Abatement District
Fowler Unified School District	Consolidated Irrigation District
Fresno County Sheriff's Department	Selma-Fowler-Kingsburg Sanitation District

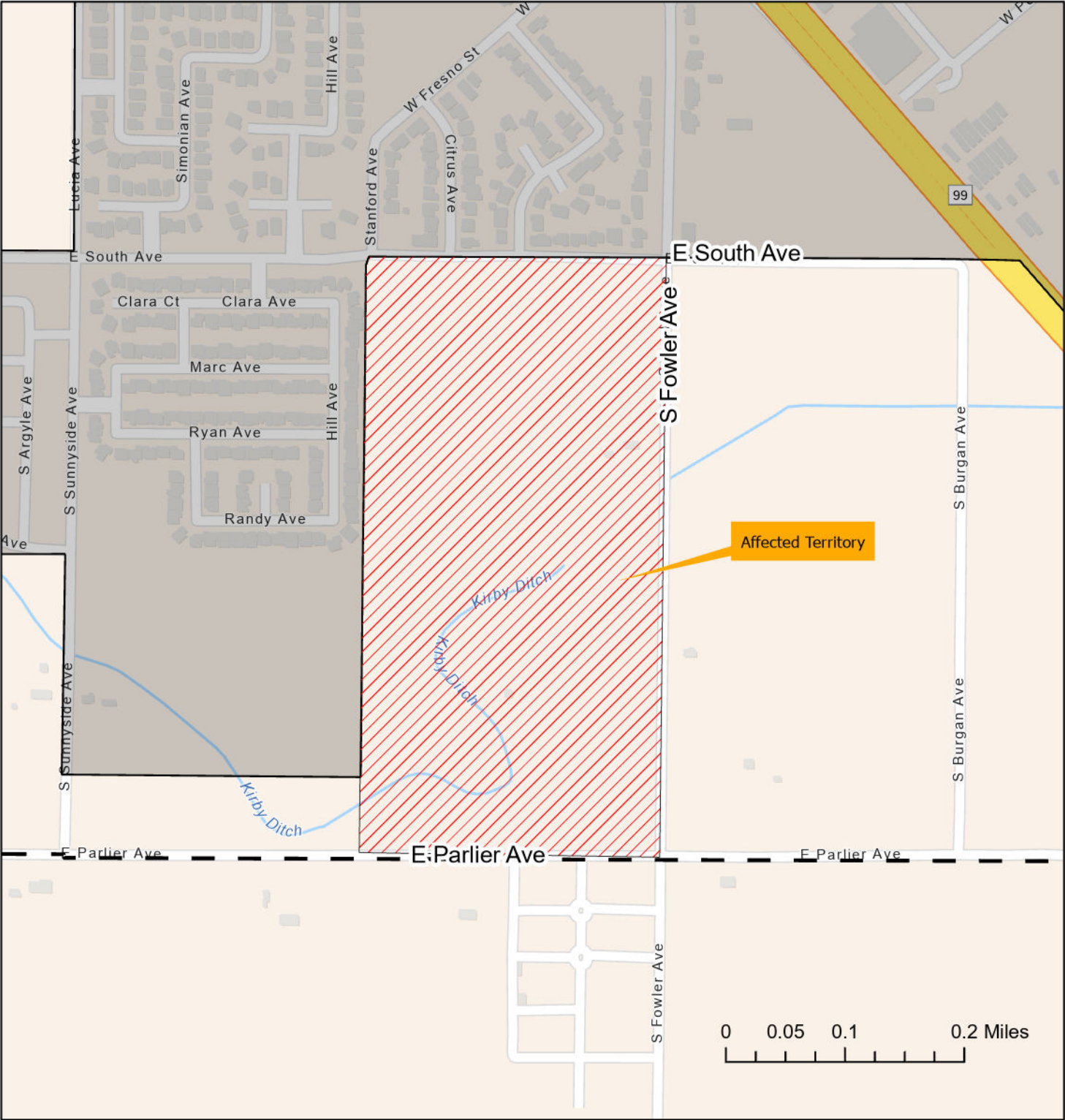


Fresno Local Agency Formation Commission

- RO-26-09 Affected Territory
- Fowler SOI
- Fowler City Limits

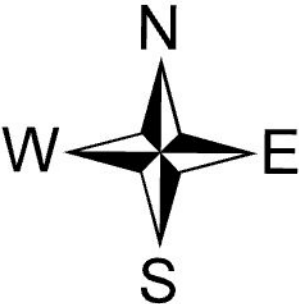


Attachment C



Fresno Local Agency Formation Commission

- RO-26-09 Affected Territory
- Fowler SOI
- Fowler City Limits



FRESNO LOCAL AGENCY FORMATION COMMISSION (LAFCo)
EXECUTIVE OFFICER’S REPORT

DATE: **October 14, 2026**

TO: **Fresno Local Agency Formation Commission**

FROM: **Brian Spaunhurst, Executive Officer**

BY: **Joel Matias, LAFCo Analyst II**

SUBJECT: **Consider Approval - City of Selma “Selma North Reorganization”** A proposed reorganization to annex approximately 154.79 acres to the City of Selma and the Selma-Kingsburg-Fowler Sanitation District and detach from the Fresno County Fire Protection District and the Kings River Conservation District said territory in two locations. The first is located generally to the north of Dinuba Avenue and Dockery Ave. The second is located north of Dinuba Avenue and west of McCall Avenue. (LAFCo File No. RO-25-14. Continued from July 8, 2026, hearing)

Applicant: City of Selma

Landowners/Parties of Real Interest: City of Selma, TMMT Farms LLC, John Joseph & Rosemary Zapata, Bauer Allison Ying Trustee, Raven Patrica E Trustee, Lund Marjorie L Trustee, Bak Limited LLC

RECOMMENDATION: Approve by Taking the Following Actions:

Action 1:

- A. Acting as Responsible Agency pursuant to California Environmental Quality Act (“CEQA”) Guidelines, find that prior to approving the proposed reorganization, the environmental effects of the Proposal as shown in the CEQA documents prepared, adopted, and submitted by the Lead Agency, were reviewed, and considered, and determine these documents to be adequate pursuant to CEQA Guidelines Section 15096.

Action 2:

- A. Find that the proposed reorganization is consistent with LAFCo Policies and the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (“CKH”).
- B. Find pursuant to CKH and information in the record that:
 - i. The territory is uninhabited; and
 - ii. Not all landowners and/or affected agencies have consented to the reorganization.

- C. Assign the distinctive short form designation “Selma North Reorganization” and approve the reorganization subject to the following conditions of approval:
- i. Pursuant to Fresno LAFCo Policy 108-07, the Executive Officer shall record the approved application if all conditions have been satisfied and once he or she has determined that the facts pertaining to the application during the time of recording are materially similar to those facts considered by the Commission when the application was approved. Facts, as used in the proceeding sentence, is defined to include, but is not limited to, whether or not the proposed project is materially similar to the project described in any application before the Commission.
 - ii. Required fees shall be paid to the Selma-Kingsburg-Fowler County Sanitation District in accordance with District regulations. The City of Selma shall submit satisfactory verification to the Executive Officer that said fees have been paid prior to the completion of the reorganization.
 - iii. Submit a revised Map and Legal Description adequate to file with the State Board of Equalization.
 - iv. In order to ensure logical boundaries and the efficient provision of public services by the City, the annexation shall include the full right-of-way width of adjacent roadways currently existing, including any proposed expansion or reduction of roadway rights-of-way included in a development application for the proposed project in the affected territory. The City shall acquire all property, real or personal, within the affected territory. (Gov. Code sec. 56886(h))
- D. Prior to recordation of the Selma North Reorganization, the City shall accept conveyances from the County or acquire (by purchase, eminent domain, or otherwise) the E. Dinuba Avenue and S. McCall Avenue intersection and existing road segments to the existing city limit boundary, and road rights-of-way along E. Dinuba Avenue, west of S. Mitchell Avenue to the existing city limit boundary.
- E. Find that pursuant to CKH, the territory is uninhabited and not all registered voters or landowners have consented to the annexation.
- F. Find that the notice mailed on September 21, 2026, was given to all landowners and registered voters within the affected territory, as well as within 300 feet of the affected territory, disclosed that there is potential for the extension or continuation of any previously authorized charge, fee, assessment, or tax by the local agency in the affected territory, and that the Commission intends to waive protest proceedings pursuant to section 56663(a)(b)(c) unless written opposition is received before the conclusion of the Commission proceedings.
- G. Find that no written opposition to the proposal was received prior to the conclusion of the hearing and approve the proposal subject to the requirements of the CKH, the 30-day

reconsideration period, and compliance with all of the above conditions, and waive further Conduction Authority Proceedings.

-Or-

- H. If written opposition to the proposal was received prior to the conclusion of the hearing, approve the proposal subject to the requirements of CKH, the 30-day reconsideration period, and compliance with all of the above conditions, and direct staff to set a protest hearing pursuant to the requirements of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code section 57000 et seq.).

Executive Summary

On September 2, 2025, the City of Selma adopted Resolution No. 2025-85R and 2025-86R requesting the Commission to begin proceedings for the “Selma North Reorganization” which consists of annexation of approximately 181.69 acres to the City of Selma and the Selma-Kingsburg-Fowler Sanitation District and detachment from the Fresno County Fire Protection District and the Kings River Conservation District said territory being located in two locations. The first is located generally to the north of Dinuba Avenue and Dockery Ave. The second is located north of Dinuba Avenue and west of McCall Avenue.

At the July 8th, 2026 hearing, LAFCo was presented opposition from affected property owners opposing the annexation. After considering public testimony, the Commission continued the hearing to provide additional time for the parties to address their points of disagreement. In addition to the two-annexation location, the County is requiring the City shall accept conveyances from the County or acquire (by purchase, eminent domain, or otherwise) the E. Dinuba Avenue and S. McCall Avenue intersection and existing road segments to the existing city limit boundary, and road rights-of-way along E. Dinuba Avenue, west of S. Mitchell Avenue to the existing city limit boundary. All organizations have met multiple times to come to an agreement that would satisfy the requirements of all three agencies. LAFCo received interest from the landowner located at 10016 S McCall Ave to be included in the annexation boundary. To ensure a logical boundary, LAFCo staff is recommending the Commission to include APN 358-361-05 in the annexation.

Proposal/Land Use

- The proposal consists of the annexation of approximately 154.79 acres to the City of Selma and the Selma-Kingsburg-Fowler Sanitation District and detachment from the Fresno County Fire Protection District and the Kings River Conservation District with said territory being in two locations. The first is located generally to the north of Dinuba Avenue and Dockery Ave. The second is located north of Dinuba Avenue and west of McCall Avenue.
- Information related to the proposal’s affected territory, land use, proposed development, special districts, surrounding areas, and existing/proposed services can be found on **Attachment A**.

- The affected territory is within the City of Selma sphere of influence (**Attachment B**) and is contiguous to the Selma city limits (**Attachment C**).
- The affected territory is within the Selma-Kingsburg-Fowler County Sanitation District's sphere of influence and is contiguous to the district service area.
- The proposal is currently zoned AE-20 (Exclusive Agricultural), AL 20 (Limited Agriculture), and R1E (Single Family Residential Estate) and has been pre-zoned consistent with the City of Selma's General Plan.
- The territory is uninhabited.

Consistency with LAFCo Policies, Standards, and Procedures

- The County has determined that the proposal is consistent with the Memorandum of Understanding (Master Tax Sharing Agreement) and the Standards for Annexation between the City of Selma and County of Fresno.
- The proposal is consistent with the CKH and LAFCo Policies, Standards, and Procedures, including, but not limited to, sections 100 and 200.
- All properties within the proposal have been pre-zoned as follows. APNs: 358-021-20, 358-021-21, 358-021-22, 358-021-62, 358-21-63 are zoned as low density residential, APNs: 358-021-37, 358-021-47, 258-021-78, 358-021-79, 358-361-10, zoned as medium-low density residential, APNs: 358-069-03, and 358-120-34 zoned as medium density residential, APN: 358-069-03 zoned as medium-high density residential, and APN: 358-120-40 zoned as high density residential consistent with the City of Selma's General Plan.

Revenue & Tax Code

Fresno County has determined that the proposed Selma North Reorganization involving the annexation of approximately 154.79 acres is consistent with the Standards of Annexation of the Amended and Restated Memorandum of Understanding (Master Tax Sharing Agreement) between the City of Selma and County of Fresno. Therefore, no further tax negotiations are necessary pursuant to Revenue and Tax Code section 99b.

Sustainable Groundwater Management Act

California's Sustainable Groundwater Management Act ("SGMA") was signed into law on September 16, 2014. This three-part legislation requires local agencies to develop groundwater sustainability plans that are compatible with their regional economic and environmental needs. SGMA created a framework for sustainable local groundwater management for the first time in California's history.

SGMA requires local agencies to form Groundwater Sustainability Agencies (“GSAs”) in local groundwater basins by June 2017 and requires the adoption of Groundwater Sustainability Plans (“GSPs”) for groundwater basins deemed high priority by year 2020. The Central Kings GSA represents the City of Selma.

Environmental Determination

The City of Selma, acting as “Lead Agency” under CEQA, filed a Notice of Exemption for the Selma North Reorganization with the Fresno County Clerk’s office on September 04, 2025, Document No. E202510000224, consistent with the requirements of CEQA. The Notice of Exemption was based on Categorical Exemption 15183 since the project is consistent with the General Plan densities and does not create any impact in the certification of the Environmental Report.

As “Responsible Agency”, the Commission is required to review and consider the City’s environmental documents prior to taking its action. If the Commission determines that these documents are adequate, pursuant to CEQA, it may make the required findings provided under “Recommendation” above.

Pursuant to CEQA Guidelines section 15096(i), if the Commission determines that these documents are adequate, a Notice of Exemption will be prepared and filed with the County of Fresno Clerk’s office in compliance with section 21152 of the Public Resources Code.

Costs and Other Changes Affecting Residents or Landowners

The City of Selma mentioned that the typical cost of future development and redevelopment of properties will be a cost affecting residents or landowners in the affected territory.

Agencies and Individuals Submitting Comments

- Fresno County Election Division IT
- Scott Lee, Cadastral Tech II, Fresno County Assessor’s Office
- Selma-Kingsburg-Fowler Sanitation District
- Selma Unified School District
- Fresno County Fire Protection District

Territory Boundaries

The boundaries of the proposed annexation **are** definite and certain, and the County Assessor has determined that the map and legal description **are adequate** to file with the State Board of Equalization.

Registered Voter Data

The County of Fresno Elections Office reported that there were **eight** registered voters in the affected territory.

Compliance with the Requirements of CEQA

Lead Agency: City of Selma

Level of Analysis: Non-Exempt

Finding: Categorical exemption in accordance with CEQA § 15183 as the project is consistent with the General Plan densities and does not create any impact not addressed in the certified Environmental Impact Report. (see Environmental Documents at www.fresnolaftco.org under the LAFTCo Commission Hearing Quicklink in the June 10, 2026 file).

Public Notice of Hearing

Public notice concerning this Proposal was issued by the Executive Officer pursuant to State Law.

Individuals and Agencies Receiving this Report

- LAFTCo Counsel
- Bernard Jimenez, Planning and Resources Management Officer
- Kings River Conservation District
- Fresno County Fire Protection District
- Selma-Kingsburg-Fowler County Sanitation District
- Megan Lawrence, City Planner, City of Selma

[https://fresnocounty.sharepoint.com/sites/LAFTCo/SharedFiles/LAFTCo Projects/Cities/Selma/RO/RO-25-14 \(Selma North\)/October continued hearing/Staff Report-RO-25-14_october FINAL.docx](https://fresnocounty.sharepoint.com/sites/LAFTCo/SharedFiles/LAFTCo%20Projects/Cities/Selma/RO/RO-25-14%20(Selma%20North)/October%20continued%20hearing/Staff%20Report-RO-25-14_october%20FINAL.docx)

Attachment A

PROPOSAL INFORMATION

1. Affected Territory

Acreage:	154.79
Current Land Use:	Agricultural / Single Family Residential
Number of Residents/ Population:	Residents: 5 / Population Estimated: 1750
Registered Voters:	Voters: 8
Assessor Parcel Number(s):	358-021-20, 358-021-21, 358-021-22, 358-021-37, 358-021-47, 358-021-62, 358-021-63, 358-021-78, 358-021-79, 358-021-48, 358-361-10, 358-120-34, 358-120-35, 358-120-40, 358-690-03

2. Proposed Development – Although the City has indicated that the annexation itself does not propose development, the area has been zoned consistent with the Selma General Plan. The affected territory APNs: 358-021-20, 358-021-21, 358-021-22, 358-021-62, 358-21-63 are zoned as low density residential, APNs: 358-021-37, 358-021-47, 258-021-78, 358-021-79, 358-361-10, zoned as medium-low density residential, APNs: 358-069-03, and 358-120-34 zoned as medium density residential, APN: 358-069-03 zoned as medium-high density residential, APN: 358-120-40 zoned as high density residential consistent with the City of Selma's General Plan.
3. Surrounding Territory - Agriculture to the North, Agriculture to the East, Commercial & Residential to the South, and Agriculture & Residential to the West.
4. Consistency with Adopted Sphere of Influence ("SOI") - The affected territory is within the Selma SOI.
5. Consistency with City and County General Plans - The Proposal will be consistent with the City of Selma General Plan once annexed. The Proposal furthers the County's General Plan policies of directing growth to existing cities where infrastructure and a full range of municipal services are available to serve urban development.
6. Existing Service Agencies and Proposed Service Changes

Service	Existing Service	Change
Water	Private Well	City of Selma
Sewer	Septic	SKF County Sanitation District
Fire Protection	Fresno County Fire Protection District	City of Selma Fire Department
Police Protection	Fresno County Sheriff	City of Selma Police Department
Streets	Fresno County	City of Selma

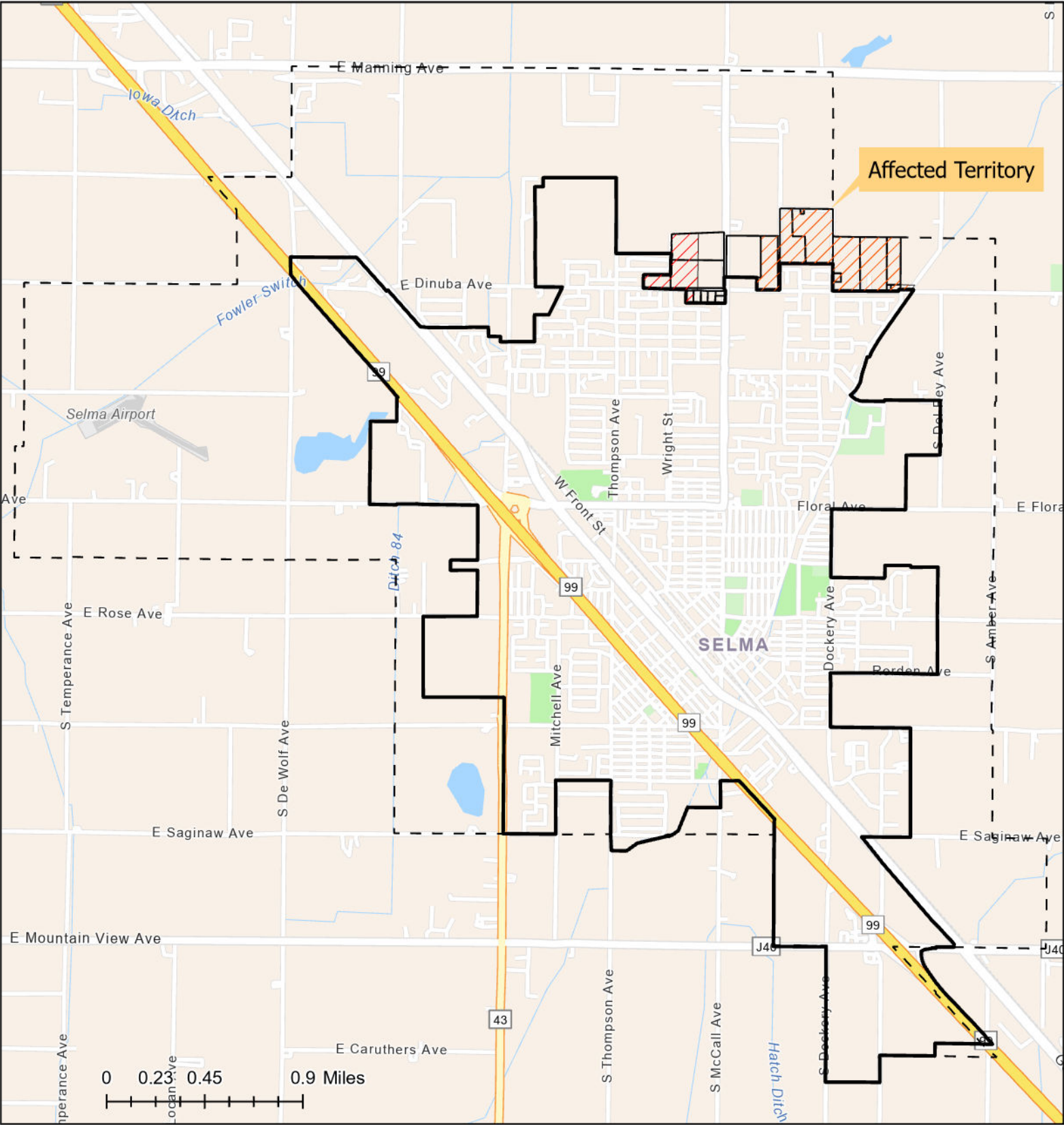
Solid Waste	Fresno County	City of Selma
Parks and Rec	Fresno County	City of Selma
Storm Drainage	N/A	City of Selma
Street Lighting	Fresno County	City of Selma

(See Service Plan on our website at www.fresnolaftco.org)

7. Cities and Districts Included Wholly or Partially within the Affected Territory

City of Selma	Selma-Kingsburg-Fowler County Sanitation District
West Fresno County Red Scale Protective District	Selma Cemetery District
State Center Community College District	Consolidated Irrigation District
Consolidated Mosquito Abatement Dist.	Fresno County Fire Protection District
County of Fresno	Fresno County Library District
Selma Unified School District	Kings River Conservation District
Selma Health Care District	Fresno County Sheriff's Department

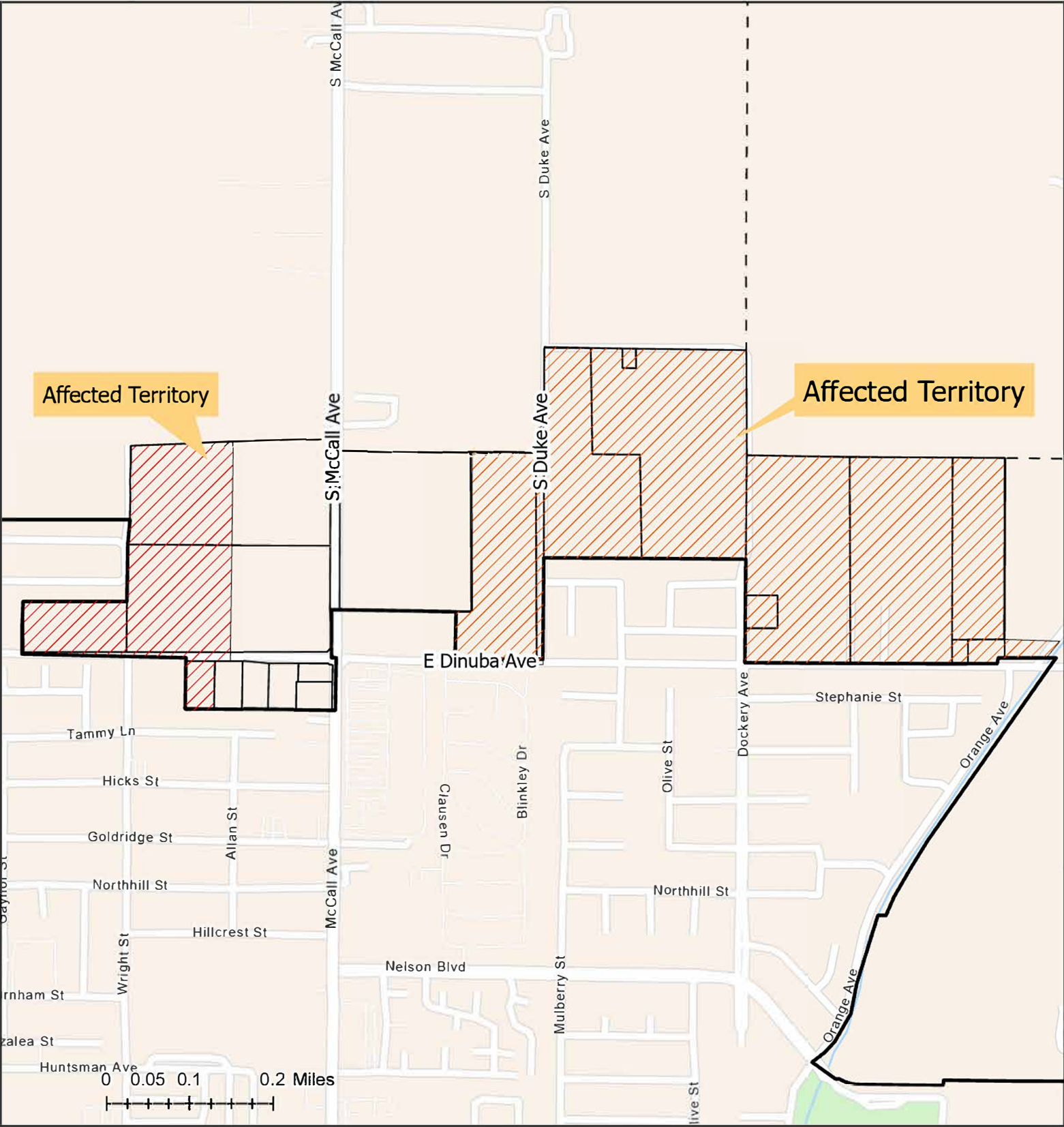
Attachment B



Fresno Local Agency Formation Commission

- Selma City Limits
- Selma SOI
- Affected Parcels
- Affected Territory- Area 1
- Affected Territory- Area 2

Attachment C



Fresno Local Agency Formation Commission

- Selma City Limits
- Selma SOI
- Affected Territory- Area 1
- Affected Territory- Area 2

