

AGENDA

FRESNO LOCAL AGENCY FORMATION COMMISSION (LAFCo)

March 11, 2026 – 1:30 P.M.

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

COMMISSION MEMBERS

Mario Santoyo, Chair
Victor Martinez, 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
Monica Leon, LAFCo Analyst
Lizbeth Dominguez, LAFCo Analyst
Baker Manock & Jensen, 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.

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1. **Call to Order and Roll Call**
 2. **Pledge of Allegiance**
 3. **Additions to the Agenda**
 4. **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 and address and please keep your comments to three (3) minutes.)
 5. **Potential Conflict of Interest:** Any Commission member who has a potential conflict of interest shall now identify the item and recuse themselves from discussing and voting on the matter pursuant to Govt. Code sec. 84308.

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.

6. **Recommendation:** Approve 6A-B by taking the following actions:
 - A. **Consider Approval:** Minutes from the LAFCo meeting of February 11, 2026.
 - B. **Consider Approval: City of Fowler** “Sunnyside South Northwest Reorganization.” A proposed reorganization to annex approximately 40 acres to the City of Fowler and to the Selma-Kingsburg-Fowler Sanitation District and detach from the Fresno County Fire Protection District, the Kings River Conservation District, and the Consolidated Irrigation District, located on the north side of West

South Avenue between South Sunnyside Avenue and South Clovis Avenue (LAFCo File No. RO-25-15)

REGULAR AGENDA ITEMS

7. Workshop: Preliminary Budget and Work Plan for Fiscal Year 2026-2027

Recommendation: Receive and File; Provide Direction as Needed

8. Workshop: Ad- Hoc Committee for Legal Counsel RFP Initial Report

Recommendation: Re-issue RFP and include publishing in Fresno Business Journal or equivalent.

9. Executive Officer Comments

10. Commission Comments / Reports

11. Adjournment

THE NEXT LAFCO MEETING will be held on April 8, 2026, at 1:30 p.m. in the Board of Supervisors' Chamber – Hall of Records, Room 301, Fresno, California.

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

CONSENT AGENDA ITEM NO. 6-A

FRESNO LOCAL AGENCY FORMATION COMMISSION (LAFCo)

MEETING MINUTES

February 11, 2026

Members Present: Commissioners Magsig, Mendes, Robertson, Santoyo

Members Absent: Commissioner Martinez

Staff Present: Brian Spauhurst, LAFCo Executive Officer
Amanda Olivas, Clerk to the Commission
Jessica Gibson, LAFCo Analyst
Joel Matias, LAFCo Analyst
Monica Leon, LAFCo Analyst
Lizbeth Dominguez, LAFCo Analyst
Jessi Johnson, LAFCo Counsel

1. Call to Order and Roll Call

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

2. Pledge of Allegiance

Commissioner Magsig led the Pledge of Allegiance.

3. Changes and Approval of 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 January 14, 2026.

Motion: Approve Items 6A

Moved: Commissioner Mendes

Second: Commissioner Magsig

Ayes: Commissioners Mendes, Magsig, Robertson, Santoyo

Noes: 0

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

REGULAR AGENDA ITEMS

7. Municipal Service Review and Sphere of Influence Update for the City of Fowler (LAFCo File No. MSR-24-03/RSOI-214)

Action 1:

Motion: Motion for approval; Acting as Lead Agency, the MSR prepared for the City of Fowler is Categorically Exempt from CEQA under section 15306, "Information Collection."

Moved: Commissioner Magsig

Second: Commissioner Mendes

Ayes: Commissioners Magsig, Mendes, Robertson, Santoyo

Noes: 0

Absent: Commissioner Martinez

Abstain: 0

Passed: 4-0-1-0

Action 2:

Motion: Motion for Approval; Acting as Responsible Agency, the Notice of Determination prepared and certified by the City of Fowler as Lead Agency is determined to be legally adequate pursuant to CEQA Guidelines Section 15096.

Moved: Commissioner Robertson

Second: Commissioner Magsig

Ayes: Commissioners Robertson, Magsig, Mendes, Santoyo

Noes: 0

Absent: Commissioner Martinez

Abstain: 0

Passed: 4-0-1-0

Action 3:

Motion: Motion for approval of Action 3A-I; In summary these items approve the "City of Fowler SOI Update" and increases the SOI approximately 1,195 acres as presented in the Staff Report subject to conditions pertaining to Williamson Act requirements and minor updates to City maps and continued website enhancements.

Moved: Commissioner Magsig

Second: Commissioner Robertson

Ayes: Commissioners Magsig, Robertson, Mendes, Santoyo

Noes: 0

Absent: Commissioner Martinez

Abstain: 0

Passed: 4-0-1-0

Action 4:

Motion: Motion for approval of Action 3A-I; In summary these items approve the “City of Fowler SOI Update” and increases the SOI approximately 1,195 acres as presented in the Staff Report subject to conditions pertaining to Williamson Act requirements and minor updates to City maps and continued website enhancements.

Moved: Commissioner Mendes

Second: Commissioner Magsig

Ayes: Commissioners Mendes, Magsig, Robertson, Santoyo

Noes: 0

Absent: Commissioner Martinez

Abstain: 0

Passed: 4-0-1-0

8. City of Fresno “Tulare Peach No. 3B Reorganization.” (LAFCo File No. RO-25-13)

Action 1:

Motion: Motion for approval; Acting as Responsible Agency, the Negative Declaration prepared and certified by the City of Fresno as Lead Agency is determined to be legally adequate pursuant to CEQA Guidelines Section 15096.

Moved: Commissioner Mendes

Second: Commissioner Robertson

Ayes: Commissioners Mendes, Robertson, Magsig, Santoyo

Noes: 0

Absent: Commissioner Martinez

Abstain: 0

Passed: 4-0-1-0

Action 2:

Motion: Motion for approval of Action 2A-F; In summary these items approve the “City of Fresno Tulare-Peach No. 3b Reorganization” and directs the Executive Officer to record the approved proposal after all conditions have been satisfied and waives any further Conducting Authority Proceedings.

Moved: Commissioner Robertson

Second: Commissioner Mendes

Ayes: Commissioners Robertson, Mendes, Magsig, Santoyo

Noes: 0

Absent: Commissioner Martinez

Abstain: 0

Passed: 4-0-1-0

9. Workshop: CALAFCO Voting Preferences.

This was a workshop; no action was needed.

10. Fresno LAFCo Legal Counsel Request for Proposals.

The Ad- Hoc Committee was formed of Chair Santoyo and Chair Pro Tem Martinez.

11. Executive Officer Comments.

LAFCo Executive Officer Brian Spaunhurst provided comments.

12. Commission Comments/Reports.

There were no comments from the Commission.

13. Adjournment.

Motion to adjourn: Commissioner Mendes

Second: Commissioner Robertson

The meeting adjourned at 2:01 p.m.

Amanda Olivas
Clerk to the Commission

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

CONSENT AGENDA ITEM No. 6-B

DATE: March 11, 2026

TO: Fresno Local Agency Formation Commission

FROM: Brian Spaunhurst, Executive Officer *BS*

BY: Monica Leon, LAFCo Analyst I

SUBJECT: **Consider Approval - City of Fowler "Sunnyside South Northwest Reorganization"** A proposed reorganization to annex approximately 40 acres to the City of Fowler and to the Selma-Kingsburg-Fowler Sanitation District and detach from the Fresno County Fire Protection District, the Kings River Conservation District, and the Consolidated Irrigation District, said territory being located on the north side of West South Avenue between South Sunnyside Avenue and South Clovis Avenue. (LAFCo File No. RO-25-15)

Applicant: City of Fowler

Landowners/Parties of Real Interest (100% Consent): City of Fowler; Fowler 96, LLC; Fowler Unified School District

(This proposed reorganization has been placed on the consent agenda without notice pursuant to Govt. Code sec. 56662(a) because the territory is uninhabited, no affected local agency has submitted a written demand for notice and hearing, and all property owners 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 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:
- a. The territory is uninhabited; and
 - b. All landowners and affected agencies have consented to the reorganization.
- C. Assign the distinctive short form designation “Sunnyside South Northwest Reorganization” and approve the reorganization subject to the following conditions of approval:
- a. 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.
 - b. 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.
 - c. Submit a revised Map and Legal Description adequate to file with the State Board of Equalization.
 - d. 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))

Executive Summary

On August 5, 2025, the City of Fowler adopted Resolution No. 2798 requesting the Commission to begin proceedings for the “Sunnyside South Northwest Reorganization” which consists of approximately 40 acres located on the north side of West South Avenue between South Sunnyside Avenue and South Clovis Avenue to detach from the Fresno County Fire Protection District, the Kings River Conservation District, and the Consolidated Irrigation District and annex to the City of Fowler and the Selma-Kingsburg-Fowler County Sanitation District.

Proposal/Land Use

- The proposal consists of the detachment of approximately 40 acres from the Fresno County Fire Protection District, the Kings River Conservation District, and the

Consolidated Irrigation District and annexation to the City of Fowler and the Selma-Kingsburg-Fowler County Sanitation District for territory located on the north side of West South Avenue between South Sunnyside Avenue and South Clovis Avenue.

- Information related to the proposals 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 sphere of influence (**Attachment B**) and is contiguous to the Fowler city limits (**Attachment C**).
- The affected territory is within the Selma-Kingsburg-Fowler County Sanitation District sphere of influence and is contiguous to the district service area.
- The proposal is currently zoned AE-20 (Exclusive Agricultural) and has been rezoned to the Fowler R-1-7/PD-3 (Single Family Residential/Planned Development) with an implementing zone district of R-2/PD-3 (Medium Low Density Residential/Planned Development) by Resolution No. 2798.
- 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 Fowler and County of Fresno.
- The proposal is subject to the property tax allocation agreement between the City of Fowler and the Fresno County Fire Protection District set to expire on June 30, 2026.
- 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 rezoned to the Fowler R-1-7/PD-3 (single family residential/Planned Development) district by Resolution No. 2798.
- The City of Fowler is within the South Kings GSA and has a Groundwater Recharge Plan in place.

Revenue & Tax Code

Fresno County has determined that proposed Sunnyside South Northwest Reorganization involving the annexation of approximately 40 acres is consistent with the with the Standards of Annexation of the Amended and Restated Memorandum of Understanding (Master Tax Sharing Agreement) between the City of Fowler and County of Fresno. Therefore, no further tax negotiations are necessary pursuant to Revenue and Tax Code section 99b.

Relationship to Regional Housing Goals and Policies

The affected territory is located within the City of Fowler sphere of influence and is contiguous to Fowler city limits. The affected territory is currently planned for agricultural land uses by the Fresno County General Plan. Resolution 2798 was approved and filed by the City of Fowler for the subject 39.17 acres.

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 creates 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 South Kings GSA will represent the City of Fowler.

Environmental Determination

The City of Fowler, acting as "Lead Agency" under CEQA, adopted a Mitigated Negative Declaration for the Sunnyside South Northwest Reorganization filed with the Fresno County Clerk's office on April 19, 2023, Document No. E202310000112, consistent with the requirements of CEQA.

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 Determination 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

None reported by the City of Fowler staff.

Agencies and Individuals Submitting Comments

- Kevin Tsuda, Environmental Health Specialist III
- Fresno County Election Division IT
- Scott Lee, Cadastral Tech II, Fresno County Assessor's Office

- Selma-Kingsburg-Fowler Sanitation 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 **zero** registered voters in the affected territory.

Compliance with the Requirements of CEQA

Lead Agency: City of Fowler

Level of Analysis: Mitigated Negative Declaration

Finding: Mitigated Negative Declaration measures were made a condition of approval including a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations were not adopted (see Environmental Documents at www.fresnolaftco.org under the LAFTCo Commission Hearing Quicklink in the March 11, 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
- Consolidated Irrigation District
- Selma-Kingsburg-Fowler County Sanitation District
- Fowler Unified School District
- Dawn Marple, Community Development Director, City of Fowler

Attachment A

PROPOSAL INFORMATION

1. Affected Territory

Acreage:	39.17
Current Land Use:	Agricultural
Number of Residents/ Population:	Residents: 0 / Population: 0
Registered Voters:	Voters: 0
Assessor Parcel Number(s):	343-040-26, 343-040-89T, 343-040-92T

2. Proposed Development - The affected territory (APN: 343-040-26) will be included in the development of 103 single family lot subdivision with associated infrastructure. Part of this project will include the development of a minimum 0.67 acres of the City Park Site (APN-343-040-92T), consistent with the City of Fowler General Plan.

3. Surrounding Territory - Agriculture to the North, Residential to the East, Residential to the South, and Agriculture to the West.

4. Consistency with Adopted Sphere of Influence (SOI) - The affected territory is within the Fowler SOI.

5. Consistency with City and County General Plans - The proposal will be consistent with the City of Fowler 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

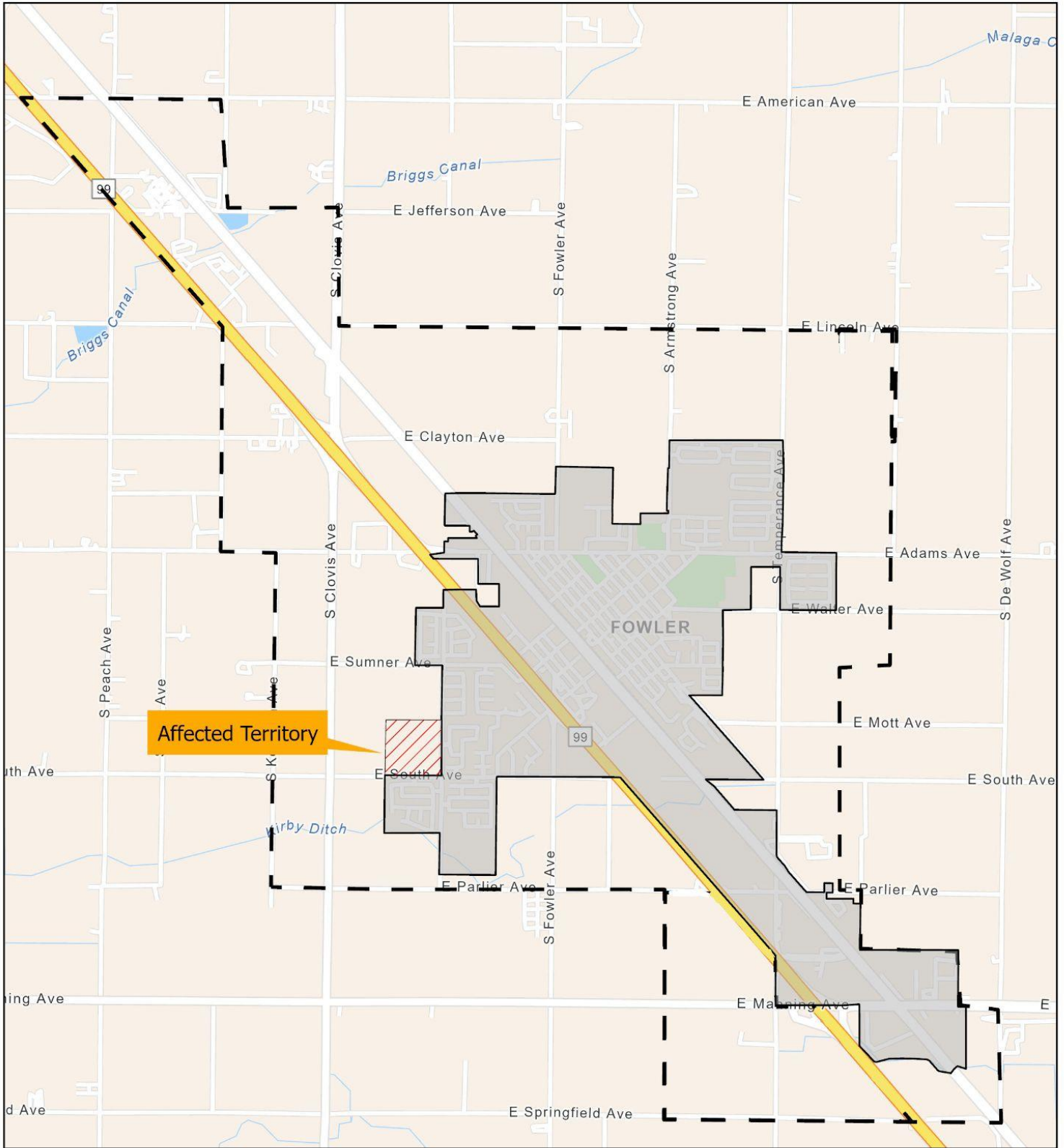
Service	Existing Service	Change
Water	Private Well	City of Fowler
Sewer	Septic	SKF County Sanitation District
Fire Protection	Fresno County Fire Protection District	City of Fowler Fire Department
Police Protection	Fresno County Sheriff	City of Fowler Police Department

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




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

City of Fowler	Selma-Kingsburg-Fowler County Sanitation District
West Fresno Red Scale Protective Dist.	Fowler Cemetery District
State Center Community College District	Consolidated Irrigation District
Consolidated Mosquito Abatement Dist.	Fresno County Fire Protection District
County of Fresno	Fresno Metropolitan Flood Control District
Fowler Unified School District	Kings River Conservation District

Attachment B



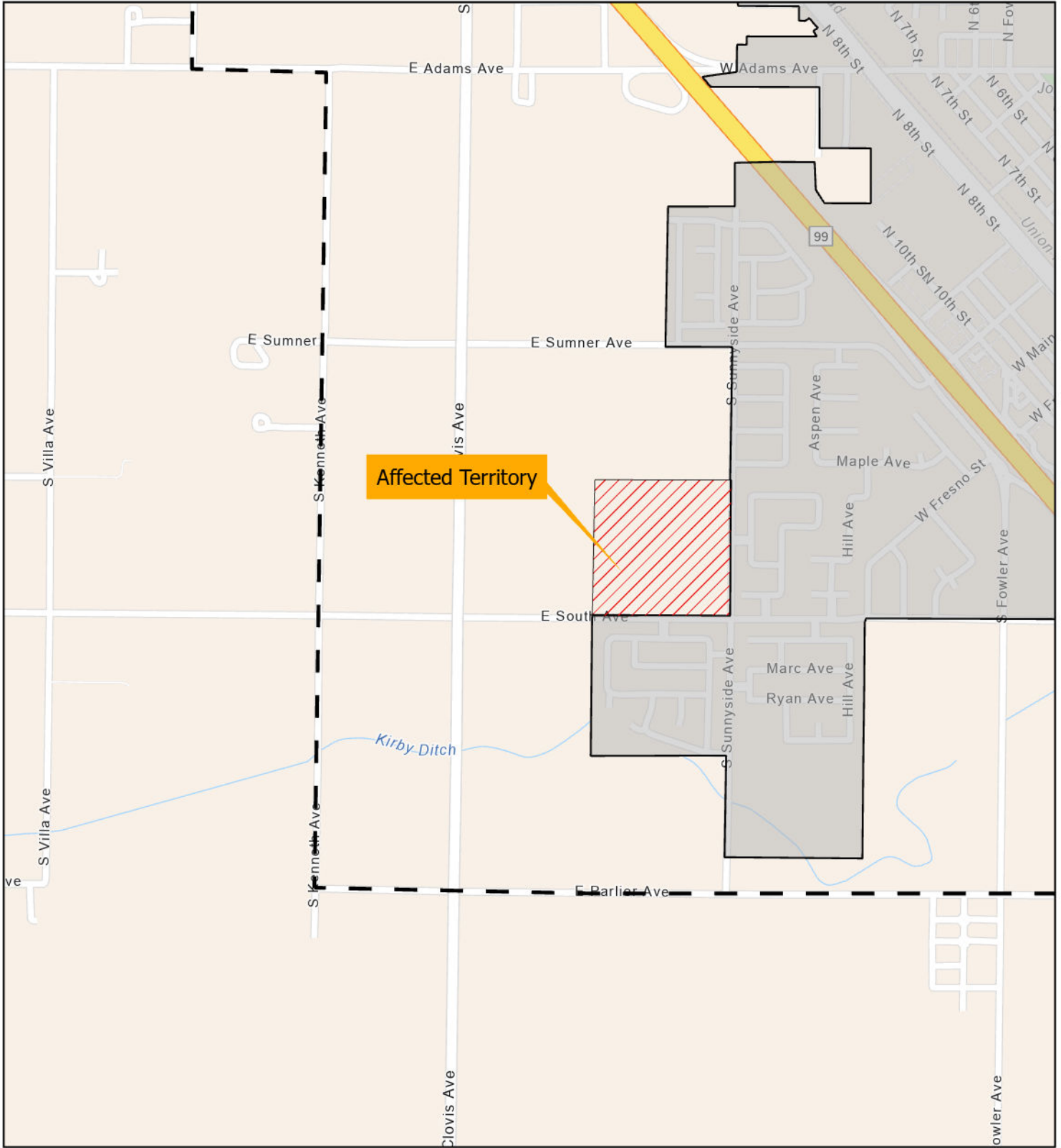
Fresno Local Agency Formation Commission

-  Annexation
-  Fowler City Limits
-  City of Fowler SOI




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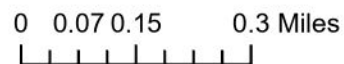


Attachment C



Fresno Local Agency Formation Commission

-  Annexation
-  Fowler City Limits
-  City of Fowler SOI



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

AGENDA ITEM NO. 7

DATE: March 11, 2026

TO: Fresno Local Agency Formation Commission

FROM: Brian Spaunhurst, Executive Officer 

SUBJECT: Preliminary Budget and Work Plan for Fiscal Year 2026-27.

RECOMMENDATION: Receive Report and Provide Direction.

Executive Summary

The fiscal year (“FY”) 2026-27 LAFCo preliminary budget estimate is summarized in Attachment “A” and the preliminary 2026-27 work plan is presented in Attachment “B” for the Commission’s consideration and direction to staff.

The FY 2025-26 budget is \$914,514. Staff anticipate fee revenue to close approximately \$47,000 above projections and expenses as a whole are projected to close approximately \$16,000 over budget (but still below the anticipated fee revenues) at approximately \$930,516.

The preliminary budget continues the Commission’s practice of maintaining an operational reserve of \$200,000. Staff estimates a preliminary FY 2026-27 budget of approximately \$1,065,889, an increase of approximately \$151,375 from FY 2025-26.

Despite the overall increase in costs (17%), budget savings and fee revenues from FY 2025-26 provide the Commission with the opportunity to consider applying these savings into the FY 2026-27 budget, resulting in Allocations increasing by \$40,688 for the County and \$40,688 to be split among the Cities (est. 11% increase).

This preliminary estimate will be further refined based on continuing staff analysis and Commission direction leading up to the presentation of the final budget in May.

Based on Commission comments and direction, a proposed budget and work plan will be presented to the Commission on April 8, 2026, and a final budget and work plan will be presented to the Commission at its May 13, 2026, hearing. The distribution of the preliminary budget is limited. However, in accordance with Government Code (“GC”) sec. 56381, the proposed and final budgets will be distributed to all local agencies and the County Administrative Officer.

Overview of Budget Process

GC section 56381(a) states, “The commission shall adopt annually, following noticed public hearings, a proposed budget by May 1 and final budget by June 15. At a minimum, the proposed and final budget shall be equal to the budget adopted for the previous fiscal year unless the commission finds that reduced staffing or program costs will nevertheless allow the commission to fulfill the purposes and programs of this chapter.”

The Commission’s *Financial and Accounting Procedures* stipulate that “In order to get an early start on the budget and allow for careful consideration of the budget options, the Executive Officer will present a preliminary budget to the Commission in March of each year in order to obtain advance direction from the Commission.” The Commission’s budget is based on a July 1st to June 30th fiscal year.

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (“CKH”) authorizes the operational costs of LAFCo to be shared one-half by the County and one-half by cities where only the County and cities are represented on the Commission. In the event that special districts choose to be represented on the Commission, LAFCo funding would then be shared one-third by the County, cities, and the special districts or by an alternative method approved pursuant to GC sec. 56381(b)(4).

LAFCo’s operational expenses are augmented by fees established by the Commission in accordance with section 56383 of the GC for services rendered to process applications for annexations, reorganizations, and detachments, as well as other LAFCo actions.

Preliminary Summary of FY 2025-26 Budget to Close

Revenue

FY 2025-26 anticipated \$914,514 in revenue, comprised of a net allocation of \$734,514 (\$367,257 from both the County and the 15 cities), and \$50,000 anticipated in application fees. Staff anticipate that FY 2025-26 fee revenue will close \$47,215 higher than projected due to an influx of project applications and well performing certificates of deposits and high yield savings accounts.

Expense - Office Operations

FY 2025-26, budgeted office operations for \$176,119 and are estimated at this point to close at approximately \$176,119. While savings are anticipated prior to the close of the FY, there are currently several outstanding expenses such as the CALAFCO Staff Workshop and no response yet to costs associated with obtaining new legal counsel and SDRMA/CSDA costs for next FY calls for a conservative estimate of simply expending the original amount anticipated.

Expense - Personnel

FY 2025-26 personnel expenses were budgeted for \$661,564 and are estimated to close at \$690,564. This nearly \$30,000 difference is due to hiring an additional analyst, a previously unanticipated merit increase for another analyst, and a temporary increase from three to five interns. These changes were not originally anticipated during previous budget preparations; however, fee and savings account revenues are higher than anticipated and were the driving factors considered to ensure the Commission remains under budget overall.

Expense - Consulting Services

FY 2025-26 Consulting services expenses were budgeted for \$76,833 and are estimated to close at \$63,833. While technically the current estimates indicate budget savings, the reality is that we may have increased expenditure with the new legal counsel and most of the anticipated audit costs won't be billed until next FY (Preliminary budget also reflects this).

Preliminary FY 2026-27 Budget

Preliminary FY 2026-27 budget estimate is \$1,071,889, comprised of the following:

Revenue

The preliminary FY 2026-27 revenue forecast is approximately \$1,071,889, with an estimate of County and cities' contribution of approximately \$410,945, respectively, \$50,000 in application fees, and a \$200,000 fund balance contribution from surplus and interest rolled over from FY 2025-26.

Expenses – Personnel

The preliminary personnel expense forecast is \$802,710. This figure reflects merit-based step increases for permanent staff and funding three part time student interns.

Expense - Office Operations

The preliminary office operations expense forecast is \$187,429. This figure reflects planned increases in: Office lease, CALAFCO dues, liability insurance, staff and Commissioner participation in the Annual CALAFCO Conference/Staff Workshop, publication and legal notice fees, and staff mileage.

Expense - Consultant Services

The preliminary consulting services expenses forecast is \$81,750. This figure includes expenses anticipated for closing out the current audit.

Preliminary FY 2026-27 Work Plan

The preliminary budget supports the Commission's role as an independent planning and regulatory agency whose purposes are to encourage the orderly formation of local governmental agencies, preserve agricultural land resources, and discourage urban sprawl. The Commission's work plan represents projects and activities that fulfill its goals and objectives. The budget represents the funding to accomplish projects important to the Commission.

A preliminary FY 2026-27 work plan is included as Attachment "B," consistent with the analysis presented in this report. It contains ongoing assignments such as the MSR program, application processing, and consultation and facilitation to local agencies and the public.

[https://fresnocounty.sharepoint.com/sites/LAFCo/SharedFiles/LAFCO WORKING FILES/000 BUDGET/26-27 Budget_WP/Staff Report - Preliminary Budget.doc](https://fresnocounty.sharepoint.com/sites/LAFCo/SharedFiles/LAFCO%20WORKING%20FILES/000%20BUDGET/26-27%20Budget_WP/Staff%20Report%20-%20Preliminary%20Budget.doc)

ATTACHMENT A

--PRELIMINARY FY 2026-27 BUDGET--			
UPDATED 3-3-2026			
REVENUE SUMMARY	Adopted FY 25-26 Budget	Estimate to Close FY 25-26	Preliminary FY 26-27 Budget
ALLOCATION COUNTY	367,257	367,257	410,945
ALLOCATION CITIES	367,257	367,257	410,945
APPLICATION FEES	50,000	50,000	50,000
ACCOUNT INTEREST	0	17,785	0
AUTH. FUND BALANCE CONTRIBUTION	130,000	130,000	200,000
AUTH. FUND BALANCE FROM RESERVES	0	0	0
TOTAL	914,514	961,729	1,071,889
EXPENDITURE SUMMARY			
OFFICE OPERATIONS	176,119	176,119	187,429
PERSONNEL	661,564	690,564	802,710
CONSULTING SERVICES	76,833	63,833	81,750
TOTAL	914,516	930,516	1,071,889

Attachment B

PRELIMINARY FY 2026-27 WORKPLAN

March 11, 2026

1. PROCESS APPLICATIONS, REORGANIZATIONS AND CITIES' SOI AMENDMENTS

Preliminary budget implication: Application fees will fund this activity.

Proposals under discussion but not submitted include a City of Clovis Annexation, City of Fowler Annexation, City of Reedley Annexation, and a City of Kingsburg Annexation.

2. FRESNO LAFCO'S MUNICIPAL SERVICE REVIEW PROGRAM

Preliminary budget implication: This activity can be funded from LAFCo's operating account.

On November 5, 2014, the Commission adopted its MSR program. The goal of the Fresno LAFCo MSR program is to provide cities and special districts with an assessment of their provision of services, make recommendations regarding areas of improvement, and determine whether an agency is equipped to effectively provide services within its existing or expanded SOI.

A MSR is necessary for any update of a SOI pursuant to GC sec. 56430.

Fresno LAFCo's 132 MSRs are informally categorized in three "generations:"

- **"1.0" MSRs** are the first generation of MSRs adopted in 2007. These are the first MSRs performed; they are generally brief, frequently conclusory, and may not have been developed with the cooperation of the affected local agency.
- **"1.5" MSRs** are second generation MSRs that were updated between 2008 and 2014. These MSRs may present more analysis of the affected local agency as staff's experience preparing MSRs grew (locally and statewide through the CALAFCO community).
- **"2.0" MSRs** are MSRs that have been updated pursuant to the Commission's 2014 MSR Policy. The 2.0 MSRs present more complete and comprehensive data and analysis in compliance with the 2014 MSR Policy.

Since adoption of the Commission's 2014 MSR Program, this Commission has adopted a total of 49 2.0 MSRs in conjunction with the update of affected local agencies' SOIs. A list of the agencies with 2.0 MSRs is presented in **Attachment C**. Table 1-1 shows the Commission's MSR Inventory by generations.

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Table 1-1: Fresno LAFCo MSR inventory by Generation

Municipal Service Review Program	MSRs by Generation			<i>Total MSRs</i>
	1.0	1.5	2.0	
Special District MSRs by Generation	15	52	49	115
City MSRs by Generation	6	1	8	15
Total MSRs by Generation	21	52	56	131

Summary of Remaining 1.0 MSRs

Of the remaining 15 special district 1.0 MSRs, the following types of special districts hold the largest number of 1.0 MSRs:

- 6 Irrigation Districts,
- 1 Mosquito Abatement Districts,
- 1 Community Service Districts,
- 2 Pest Control Districts (one currently in progress),
- 2 California Water District
- 1 Hospital District
- 1 Levee District
- 1 County Water District

The balance of 1.0 MSRs consist of the following agencies: Consolidated Irrigation District, Fresno Irrigation District, Hills Valley Irrigation District, James Irrigation District, Riverdale Irrigation District, Tranquillity Irrigation District, Fresno Westside Mosquito Abatement District, Lanare Community Services District, Central Valley Pest Control District, West Fresno County Red Scale Protective District, Kingsburg Healthcare District, Lower San Joaquin Levee District, Liberty Water District, Westlands Water District, and Malaga County Water District.

In 2018, the Commission directed staff to defer updates of Irrigation District and California Water Districts’ MSRs until after these agencies’ GSAs have adopted their GSPs.

Staff recommends that the Commission’s work plan continue to prioritize the update of the remaining 2007 special district MSRs (AKA the “1.0 MSRs”). Work on these MSRs would, however, take second place to application-driven MSRs.

The remaining MSRs are to be placed on hold until all of the 1.0 MSRs are completed:

- Central Valley Pest Control District
- West Fresno County Red Scale Protective District
- Coalinga-Huron Mosquito Abatement
- Consolidated Mosquito Abatement

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- Fresno Mosquito and Vector Control
- Fresno Westside Mosquito Abatement
- Lower San Joaquin Levee District
- 12 County Service Areas
- Six County Waterworks Districts

3. Review and update of Fresno LAFCo Policy Manual

Preliminary budget implication: Can be funded by operational funds.

Fresno LAFCo's Policy Manual has undergone a complete and thorough examination to update policies consistent with CKH, and to reflect contemporary priorities and characteristics of the Commission's local agencies. Unless major changes to CKH occur, only minor annual amendments will be made as needed.

BACKGROUND ON FRESNO LAFCO'S WORK PLAN

Fresno LAFCo's Financial and Accounting Procedures specify that before July 1, the LAFCo Executive Officer shall prepare for the Commission's review and approval of an annual work plan. The work plan is prepared in conjunction with the annual budget. The work plan identifies the purposes and plans of state law and local policy, including requirements for service reviews, sphere of influence updates, and other mandated functions. The budget supports the work program.

This work plan reflects the Fresno LAFCo's Policies and Procedures and the current and the dynamic needs of the local agencies in Fresno County. The work plan is composed of projects to be undertaken directly by LAFCo staff during the year.

The work plan is developed to advance the goals and mission of Fresno LAFCo, consistent with state law.

I. SCOPE OF WORK PLAN

The scope of the work plan is consistent with the legislature's findings and declarations:

- It is the policy of the state to encourage orderly growth and development, which are essential to the social, fiscal, and economic well-being of the state.
- The logical formation and determination of local agency boundaries is an important factor in promoting orderly development and in balancing that development with sometimes competing state interests of discouraging urban sprawl, preserving open-space and prime agricultural lands, and efficiently extending government services.
- Providing housing for people and families of all incomes is an important factor in promoting orderly development.
- This policy should be effected by the logical formation and modification of the boundaries of local agencies, with a preference granted to accommodating additional growth within, or through the

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expansion of, the boundaries of those local agencies which can best accommodate and provide necessary governmental services and housing for persons and families of all incomes in the most efficient manner feasible.

- The Legislature also finds that, whether governmental services are proposed to be provided by a single-purpose agency, several agencies, or a multipurpose agency, responsibility should be given to the agency or agencies that can best provide government services.

II. PROJECTS OF THE WORK PLAN

The projects are identified to address important issues identified by the Commission in its initial Policies, Standards, and Procedures Document, adopted in 1986 or as revised. Fresno LAFCo identified the following list of problems and needs locally, which pertain to the Commission's responsibilities, and developed policies, standards and procedures in this document in order to help resolve the problems and meet needs within the Commission's jurisdiction:

1. Proliferation of overlapping and competing local agencies.
2. Need for more cooperation/coordination among local agencies.
3. Inadequate level or range of services in county/community.
4. Inadequate revenue base or adverse fiscal impacts for local agencies.
5. Illogical, gerrymandered agency boundaries, islands, surrounded areas.
6. Illogical agency service areas.
7. Conflicts between urban and rural/agricultural land uses.
8. Premature proposals and lack of development proposals.
9. Phasing of agency expansion/growth.
10. Determining environmental effects of proposals.
11. Determining consistency with city or county general plans.
12. Urban sprawl and leapfrog urban development.
13. Guiding urban growth away from prime agricultural lands.
14. Defining agricultural lands and open space lands.
15. Opposition of proposals by residents and popularity of proposals by landowners/developers.
16. Provision of adequate noticing of LAFCO hearing and conducting authority hearing.

On February 18, 2015, the following Special District issues were presented to the Commission:

1. No adopted annual budget, by-laws, or procedures.
2. No services.
3. District board nonfeasance.
4. Special district is the subject of a Grand Jury reports.
5. Lack of staff or staff lacks technological/managerial/financial (T/M/F) expertise.
6. Board members fulfill both policy and operational functions.
7. Lack of coordination of similar services between and among different special districts.
8. Lack of transparency and/or Brown Act compliance.
9. Changing demographics, antiquated mission.

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10. The special district does not cooperate with LAFCo on the MSR.

Other special district issues have since emerged:

11. The district board frequently lacks a quorum.
12. Board members lack technical, managerial, and/or financial expertise.
13. Board members continue to serve after terms expire (though frequently permitted by the district's principal act).
14. District does not file annual financial statements with County Auditor Controller Treasurer Tax Collector.


III. WORK PLAN CONFORMITY WITH FRESNO LAFCo GOALS

The work plan is refined annually to conform to Commission's adopted goals:

1. Encouraging orderly formation and development of agencies;
2. Encouraging consistency with spheres of influence and recommended reorganization of agencies;
3. Encouraging orderly urban development and preservation of open space patterns;
4. Encouraging conservation of prime agricultural lands and open space areas;
5. Providing public access to the Commission via the internet; and
6. LAFCo disadvantaged communities' policy.

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

AGENDA ITEM No. 8

DATE: March 11, 2026
TO: Fresno Local Agency Formation Commission
FROM: Legal Counsel RFP Ad-Hoc Committee
BY: Brian Spaunhurst, Executive Officer 
SUBJECT: Ad-Hoc Committee for Legal Counsel RFP Initial Report

RECOMMENDATION: Re-issue RFP and include publishing in Fresno Business Journal or equivalent.

Background

At the February 11 2026, hearing, the Commission directed staff to issue an RFL for legal counsel services and formed an ad-hoc committee to review proposals received, schedule and hold interviews as needed, and form a recommendation to the full Commission for consideration.

Discussion

On March 2, 2026, the window for proposals to be submitted closed at 5pm with only one proposal received. On March 6, 2026, the ad-hoc committee met to review the proposal received. After review and subsequent discussion, the ad-hoc committee recommends re-issuing the RFP in order to publish it in the Fresno Business Journal or equivalent new publishing utilized by legal firms.

<https://fresnocounty.sharepoint.com/sites/LAFCo/SharedFiles/LAFCO WORKING FILES/000 HEARINGS/2026/03- March/Regular/Staff Report-Document Destruction.doc>