

AGENDA

FRESNO LOCAL AGENCY FORMATION COMMISSION (LAFCo)

September 9, 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. 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.)

5. 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.

6. 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 August 12, 2026

B. Consider Approval: Resolution and Memorandum of Understanding between LAFCo and the Special Districts Risk Management Authority

C. Consider Approval: RO-26-07 - Buttonwillow-Cypress Reorganization

A proposed reorganization to annex approximately 60.11 acres to the City of Reedley and detach from the Fresno County Fire Protection District and the Kings River Conservation District, said territories generally located southeast of South Buttonwillow and East Parlier Avenues. (LAFCo File No. RO-26-07)

D. Consider Approval: RO-26-08 - Copper-Friant No. 3 Reorganization

A proposed reorganization to annex approximately 2.40 acres of territory to the City of Fresno and detach from the Kings River Conservation District and Fresno County Fire Protection District, located along North Lanes Road, west of North Rice Road within the unincorporated area of the City's Sphere of Influence (LAFCo File No. RO-26-08).

REGULAR AGENDA ITEMS

7. Workshop: County of Fresno Investment Pool

Recommendation: Authorize the EO to Deposit Funds

8. Executive Officer Comments

9. Commission Comments/ Reports

10. Adjournment

THE NEXT LAFCO MEETING will be held on October 14, 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

CONSENT AGENDA ITEM NO. 6-A

FRESNO LOCAL AGENCY FORMATION COMMISSION (LAFCo)

MEETING MINUTES

August 12, 2026

Members Present: Commissioners Magsig, Mendes, Parra, Santoyo, Martinez

Members Absent: None

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 July 8, 2026

B. Update of Fresno LAFCo's Financial and Accounting Procedures

C. Update and Review of the Fresno LAFCo's Conflict of Interest Code

D. RO-26-06- Harvest Estates Reorganization

E. RO-26-04- Annadale-Indianola Southeast Reorganization

Motion: Approve Item 6A-E

Moved: Commissioner Santoyo

Second: Commissioner Mendes

Ayes: 5

Noes: 0
 Absent: 0
 Abstain: 0
 Passed: 5-0

REGULAR AGENDA ITEMS

7. Municipal Service Review and Sphere of Influence Update for Waterworks District 41 (LAFCo File No. MSR-26-01/RSOI-219)

Action 1: Motion for approval; Acting as Lead Agency, the MSR prepared for Waterworks District 41 is Categorically Exempt from CEQA under section 15306, "Information Collection."

Moved: Commissioner Magsig
 Second: Commissioner Mendes
 Ayes: 5
 Noes: 0
 Absent: 0
 Abstain: 0
 Passed: 5-0

Action 2: Motion for approval; Acting as Responsible Agency, the Notice of Determination prepared and certified by the County of Fresno as lead Agency is determined to be legally adequate pursuant to CEQA Guidelines Section 15096.

Moved: Commissioner Santoyo
 Second: Commissioner Parra
 Ayes: 5
 Noes: 0
 Absent: 0
 Abstain: 0
 Passed: 5-0

Action 3: Motion for approval of Action 3A-E; in summary these items approve the "Waterworks District 41 SOI Update", written determinations and recommendations, and increases the SOI approximately 1,008 acres as presented in the Staff Report.

Moved: Commissioner Parra
 Second: Commissioner Magsig
 Ayes: 5
 Noes: 0
 Absent: 0
 Abstain: 0
 Passed: 5-0

8. Contract between Fresno LAFCo and CivicBound

Motion: Motion for Approval for Chair or EO to sign the contract with CivicBound.

Moved: Commissioner Santoyo
 Second: Commissioner Mendes

Brian Spaunhurst, Executive Officer; Amanda Olivas, Clerk to the Commission; Jessica Gibson, Analyst;
 Joel Matias, Analyst; Lizbeth Dominguez, Analyst

Ayes: 5
Noes: 0
Absent: 0
Abstain: 0
Passed: 5-0

9. Executive Officer Comments.

LAFCo Executive Officer Brian Spaunhurst provided comments.

10. Commission Comments/Reports.

There were no comments from the Commission.

11. Adjournment.

Motion to adjourn: Commissioner Magsig
Second: Commissioner Santoyo
The meeting adjourned at 1:55 p.m.

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

CONSENT AGENDA ITEM NO. 6-B

DATE: September 9, 2026

TO: Fresno Local Agency Formation Commission

FROM: Brian Spaunhurst, Executive Officer 

BY: Amanda Olivas, Clerk to the Commission

SUBJECT: Resolution and Memorandum of Understanding between LAFCo and the Special District Risk Management Authority.

RECOMMENDATION: Authorize the Chair to sign Resolution authorizing the execution of a Memorandum of Understanding ("MOU") between LAFCo and the Special District Risk Management Authority ("SDRMA"); authorize the Chair to sign MOU to allow LAFCo employees to continue participation in the SDRMA Life Insurance Plan.

Background

In May, 2015, the Commission adopted an amendment to the Employee Handbook related to additional employee benefits and authorized the Executive Officer to establish life insurance policies for LAFCo staff through the SDRMA.

In order to continue to obtain life insurance policies for Commission staff with the SDRMA, the Commission must update its Memorandum of Understanding with the SDRMA.

Conclusion

If the Commission authorizes the Chair to sign the Memorandum of Understanding (Attachment A) and Resolution (Attachment B), staff will forward the signed documents to the SDRMA by November 1, 2026.



MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (HEREAFTER “MEMORANDUM”) IS ENTERED INTO BY AND BETWEEN THE SPECIAL DISTRICT RISK MANAGEMENT AUTHORITY (HEREAFTER “SDRMA”) AND THE PARTICIPATING PUBLIC ENTITY (HEREAFTER “ENTITY”) WHO IS SIGNATORY TO THIS MEMORANDUM.

WHEREAS, on August 1, 2006, SDRMA in its capacity as a member of Public Risk Innovation, Solutions and Management (PRISM) and having executed the Joint Powers Agreement (JPA) governing PRISM, was appointed administrator for the purpose of enrolling small public entities into the (PRISM) Health and/or Employee Benefits Small Group Program (hereinafter "Program"); and

WHEREAS, the terms and conditions of the PROGRAM as well as benefit coverage, rates, assessments, and premiums are governed by the PRISM Health Committee and/or PRISM Employee Benefits Committee for the Program (the "Committee") and not SDRMA; and

WHEREAS, ENTITY desires to enroll and participate in the Program, acknowledging that SDRMA acts solely in an administrative capacity and does not establish Program terms.

NOW THEREFORE, SDRMA and ENTITY agree as follows:

1. **DEFINITIONS.** For purposes of this MEMORANDUM, unless the context otherwise requires, the following terms when capitalized have the respective meanings set out below and are applicable to the singular as well as to the plural forms of such terms and to the masculine as well as to the feminine and neuter genders of such terms.
 - a. “Committee” means the PRISM Health Committee and/or PRISM Employee Benefits Committee for the Program.
 - b. “Coverage Documents” means, except as otherwise provided herein, coverage documents from each carrier outlining the coverage provided, including terms and conditions of coverage, are controlling with respect to the coverage of the Program and will be provided by SDRMA to each ENTITY. Documents will be made available through the online SDRMA Portal and be accessible to approved users of the ENTITY.
 - c. “Program Participation Agreement” means the agreement issued by PRISM/AUS Underwriting to the Entity that details the final terms of acceptance and any special exceptions or terms that have been made a part of the underwriting approval and is required to be completed and executed in order to constitute full acceptance as a member of the PRISM Small Group Program.



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- d. "Program" or "PRISM" means the Public Risk Innovation, Solutions and Management (PRISM) Health and/or Employee Benefits Small Group Program.
- e. "Program Documents" means the following: SDRMA Program Administrative Guidelines, SDRMA Resolution, Program Underwriting application and any required underwriting documents, Program approval, Program Underwriting & Eligibility Rules and Program Participation Agreement.
2. PURPOSE. ENTITY is signatory to this MEMORANDUM for the sole purpose of enrolling in the Program.
 3. ENTRY INTO PROGRAM. ENTITY shall apply for participation in the Program by executing and all forms prescribed by SDRMA. SDRMA shall submit the completed forms to the Program's Underwriter who has the authority to accept or reject Entity's application in its sole discretion based on the Program's governing documents and in accordance with the Program's eligibility guidelines.
 4. MAINTENANCE OF EFFORT. Program provides health benefits to all active employees, retired employees, dependents of an active or retired employee and public officials of the ENTITY who satisfy requirements for participation. ENTITY public officials may participate in the Program only if they are currently being covered and their own ENTITY's enabling act, plans and policies allow it. ENTITY must contribute at least the minimum percentage required by the eligibility requirements
 5. PREMIUMS. ENTITY agrees and acknowledges that premiums and rates for the Program are set by the Committee and that SDRMA's Administrative Fee is set by SDRMA For each billing cycle. ENTITY will remit the total monthly amount billed by SDRMA for each category of participants and the census of covered employees, public officials, dependents and retirees. PREMIUMs are based on a full month, and there are no partial months or prorated PREMIUMs. Enrollment for mid-year qualifying events and termination of coverage will be made in accordance with the SDRMA Program Administrative Guidelines.

Late Payment Penalties. ENTITY shall pay all PREMIUM invoices as billed to SDRMA, regardless of any changes to eligibility or adjustments to PREMIUMS that may occur during the billing month and not reflected in the PREMIUM invoice. SDRMA shall issue PREMIUM invoices to ENTITY prior to the coverage month in which they are due. PREMIUM invoices are due by the due date stated on the invoice and considered delinquent thirty (30) calendar days from the due date. In addition to the outstanding balance due for any unpaid invoice, ENTITY shall be liable to SDRMA for a late payment penalty of 1% of the outstanding balance of any unpaid portion of such invoice effective (30) calendar days after the invoice due date. SDRMA reserves the right to terminate the



MEMORANDUM and ENTITY'S Participation Agreement, including immediate cessation of all services under the Program, any time after it provides written notice to ENTITY of its failure to pay the amount due of any invoice.

6. **BENEFITS.** Benefits provided to ENTITY participants shall be as set forth in ENTITY's Plan Summary for the Program and as agreed upon between the ENTITY and its recognized employee organizations as applicable. Not all plan offerings will be available to ENTITY, and plans requested by ENTITY must be submitted to Program underwriter for approval.
7. **ASSESSMENTS AND DIVIDENDS.** The Program annual premium, as approved by the Committee will be established at a level which is anticipated to provide adequate overall funding. The Program will directly manage surpluses and deficits. Premiums are targeted to fund expected claims (including incurred-but-not-reported (IBNR) and run-out), reinsurance (if any), Program/administrative expenses, and any reserve or margin adopted by the Committee.

If Program funds are insufficient (including funding IBNR), the Committee may impose premium assessments on all applicable participating Entities, consistent with the JPA, including ENTITY signing this MEMORANDUM. Entities that have withdrawn from the Program are liable for assessments attributable to plan year(s) in which they participated.

After appropriate reserves and obligations are funded and any Committee-approved margin is achieved, the Committee may declare a dividend or premium credit, using a formula recommended by the Program Underwriters and actuary.

8. **WITHDRAWAL.** ENTITY may withdraw from this MEMORANDUM and terminate its Program Participation Agreement for a subsequent calendar year subject to the following condition: ENTITY shall notify SDRMA in writing of its intent to withdraw from this MEMORANDUM and terminate its Program Participation Agreement at least 120 days prior to January 1st of the subsequent calendar year in which it shall be effective. No withdrawal shall become effective until December 31 of the year that notice of termination is received. ENTITY may rescind its notice of intent to withdraw and terminate no later than October 1st. Once ENTITY withdraws from the Program, there is a 3-year waiting period to come back into the Program, and the ENTITY will be subject to underwriting approval.
9. **ARBITRATION OF DISPUTES.** To the extent permitted by law, all controversies between the ENTITY and SDRMA that may arise out of or relate to any of the services provided by SDRMA under the MEMORANDUM, or the construction, performance or breach of this or any other agreement between the ENTITY and SDRMA, whether entered into prior to, on or subsequent to the date hereof, shall be settled by binding arbitration in the City of



Sacramento, California, under the Commercial Arbitration Rules of the American Arbitration Association. Judgment upon any award rendered by the arbitrator(s) shall be final and may be entered into any court having jurisdiction.

10. GOVERNING LAW. This MEMORANDUM shall be governed in accordance with the laws of the State of California.
11. VENUE. Venue for any dispute or enforcement shall be in the City of Sacramento, California.
12. ATTORNEY FEES. The prevailing party in any dispute shall be entitled to an award of reasonable attorney fees.
13. COMPLETE AGREEMENT. This MEMORANDUM together with the related Program Documents constitutes the full and complete agreement of the ENTITY.
14. SEVERABILITY. Should any provision of this MEMORANDUM be judicially determined to be void or unenforceable, such determination shall not affect any remaining provision.
15. AMENDMENT OF MEMORANDUM; WAIVER. This MEMORANDUM may not be modified, nor shall any provision hereof be waived or amended, except in a writing duly signed by authorized representatives of SDRMA and ENTITY. The failure of either Party to enforce at any time any provision of the MEMORANDUM shall not be construed to be a waiver of such provision, nor in any way to affect the validity of the MEMORANDUM or the right of either party thereafter to enforce each and every such provision. If ENTITY fails or refuses to execute an amendment to this MEMORANDUM by the deadline included in written notice of SDRMA'S execution of said amendment, SDRMA reserves the right to terminate this MEMORANDUM and ENTITY'S Program Participation Agreement effective as of the next annual renewal date.
16. EFFECTIVE DATE. This MEMORANDUM shall become effective on the later of the first date of coverage for the ENTITY or the last date of signing of this MEMORANDUM by the Chief Executive Officer or Board President of SDRMA and the authorized person for the ENTITY.
17. EXECUTION IN COUNTERPARTS. This MEMORANDUM may be executed in several counterparts, each of which shall be an original, all of which shall constitute but one and the same instrument.

In Witness Whereof, the undersigned have executed the MEMORANDUM as of the date set forth below.



Dated: _____

By: _____

Special District Risk
Management Authority

Dated: _____

By: _____

ENTITY Name

RESOLUTION NO. _____

**A RESOLUTION OF THE (GOVERNING BODY) OF FRESNO LAFCO APPROVING THE
FORM OF AND AUTHORIZING THE EXECUTION OF A MEMORANDUM OF
UNDERSTANDING AND AUTHORIZING PARTICIPATION IN THE SPECIAL DISTRICT
RISK MANAGEMENT AUTHORITY'S HEALTH BENEFITS PROGRAM**

WHEREAS, Fresno LAFCo, a public agency duly organized and existing under and by virtue of the laws of the State of California (the "ENTITY"), has determined that it is in the best interest and to the advantage of the ENTITY to participate in the Health Benefits Program offered by Special District Risk Management Authority (the "Authority"); and

WHEREAS, the Authority was formed in 1986 in accordance with the provisions of California Government Code 6500 *et seq.*, for the purpose of providing risk financing, risk management programs and other coverage protection programs; and

WHEREAS, participation in Authority programs requires the ENTITY to execute and enter into a Memorandum of Understanding which states the purpose and participation requirements for the Health Benefits Program; and

WHEREAS, all acts, conditions and things required by the laws of the State of California to exist, to have happened and to have been performed precedent to and in connection with the consummation of the transactions authorized hereby do exist, have happened and have been performed in regular and due time, form and manner as required by law, and the ENTITY is now duly authorized and empowered, pursuant to each and every requirement of law, to consummate such transactions for the purpose, in the manner and upon the terms herein provided.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE ENTITY AS FOLLOWS:

Section 1. Findings. The ENTITY's Governing Body hereby specifically finds and determines that the actions authorized hereby relate to the public affairs of the ENTITY.

Section 2. Memorandum of Understanding. The Memorandum of Understanding, to be executed and entered into by and between the ENTITY and the Authority, in the form presented at this meeting and on file with the ENTITY's Secretary, is hereby approved. The ENTITY's Governing Body and/or Authorized Officers ("The Authorized Officers") are hereby authorized and directed, for and in the name and on behalf of the ENTITY, to execute and deliver to the Authority the Memorandum of Understanding.

Section 3. Program Participation. The ENTITY's Governing Body approves participating in the Special District Risk Management Authority's Health Benefits Program.

Section 4. Severability. If any provision of this resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the resolution which can be given effect without the invalid provision or application, and to this end the provisions of this resolution are severable.

Section 5. Other Actions. The Authorized Officers of the ENTITY are each hereby authorized and directed to execute and deliver any and all documents which are necessary in order to consummate the transactions authorized hereby and all such actions heretofore taken by such officers are hereby ratified, confirmed and approved.

Section 6. Effective Date. This resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED this ____ day of _____, 20____ by the following vote:

AYES: _____

NOES: _____

ABSENT: _____

Name

Title

ENTITY Secretary

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

CONSENT AGENDA ITEM NO. 6-C

DATE: September 9, 2026

TO: Fresno Local Agency Formation Commission

FROM: Brian Spaunhurst, Executive Officer

BY: Jessica Gibson, LAFCo Analyst II 

SUBJECT: **Consider Approval – City of Reedley “Buttonwillow-Cypress Reorganization”** A proposed reorganization to annex approximately 60.11 acres to the City of Reedley and detach from the Fresno County Fire Protection District and the Kings River Conservation District, said territories generally located southeast of South Buttonwillow and East Parlier Avenues. (LAFCo File No. RO-26-07)

Applicant: City of Reedley

Landowners/Parties of Real Interest (100% Consent): Joseph Crown, BV Development LLC*; Jose Lemus, BV Development LLC*; Craig Ito*, Janet Ito Kamada*, Tracy Ito*

* indicates consent

(This proposed reorganization has been placed on the consent agenda without notice pursuant to Government Code (“GC”) § 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 determined these documents to be adequate pursuant to CEQA Guidelines §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 GC § 56079.5; and
 - ii. All landowners and affected agencies have consented to the reorganization.
- C. Assign the distinctive short form designation “Buttonwillow-Cypress 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 preceding sentence, are defined to include, but are not limited to, whether or not the proposed project is materially similar to the project described in any application before the Commission.
 - ii. Submittal of corrected map and legal description.
 - iii. 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).)
- D. Require both the City of Reedley and the County of Fresno to finalize an agreement on the right-of-way along North Buttonwillow Avenue.
- E. Waive further Conducting Authority Proceedings and order the reorganization subject to the requirements of CKH and the conditions of approval listed above.
- F. This Commission’s action approving this proposal shall expire one year from the date of this resolution unless all proceedings are complete including conditional compliance and the Certificate of Completion is issued by the Executive Officer.
- G. Authorize and direct the Executive Officer to mail certified copies of this resolution as provided in GC § 56882 and file as appropriate in the office of the Fresno County Clerk all environmental documents, if any, pertaining to the approval of the proposal, as required by State Law.

Executive Summary

On February 10, 2026, the City of Reedley adopted Resolution No. 2026-005 requesting the Commission to begin proceedings for the “Buttonwillow-Cypress Reorganization” to detach

approximately 60.11 acres of territory from the Fresno County Fire Protection District and the Kings River Conservation District and annex to the City of Reedley.

Proposal/Land Use

- The proposal consists of the detachment of 60.11 acres of territory from the Fresno County Fire Protection District and the Kings River Conservation District and annexation to the City of Reedley.
- 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 Reedley's sphere of influence (**Attachment B**) and is contiguous to the Reedley city limits.
- The proposal is currently zoned AL-20 (Limited Agricultural) and has been pre-zoned/rezoned to the City of Reedley R-1-6 (Low Density Residential), MDR (Medium Density Residential), HDR (High Density Residential), and RCO (Resource Conservation and Open Space), Rezone Application No. 2024-01.
- The territory is uninhabited (0 registered voters).
- The proposal is consistent with the Reedley 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 Reedley 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, §§ 100 and 200.
- The property within the proposal has been pre-zoned/rezoned to the City of Reedley as R-1-6 (Low Density Residential), MDR (Medium Density Residential), HDR (High Density Residential), and RCO (Resource Conservation and Open Space) zone districts by Rezone Application No. 2024-01.

Revenue & Tax Code

Fresno County has determined that the proposed Buttonwillow-Cypress Reorganization involving the annexation of 60.11 acres of territory is consistent with the Standards of Annexation contained in the Memorandum of Understanding between the City of Reedley and County of Fresno. Therefore, no further tax negotiations are necessary pursuant to Revenue and Tax Code § 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 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 critically over drafted by year 2020.

The City of Reedley is a part of the Kings River East Groundwater Sustainability Agency ("KREGSA"), which was established pursuant to the SGMA. The GSA adopted the mandated GSP on December 19, 2019. The GSP governs sustainable groundwater management within KREGSA' jurisdictional boundaries and within the Kings Subbasin (Basin No. 5-22.08), in coordination with the other six GSAs.

After annexation, the water entitlement within the area will be managed by the City of Reedley. The City of Reedley's Public Works Director has determined that adequate water services are available to serve the project site.

Environmental Determination

The City of Reedley, acting as "Lead Agency" under CEQA, adopted a Mitigated/ Negative Declaration Report (SCH# 2025101550). The Mitigated/Negative Declaration was filed with the Fresno County Clerk's Office on February 11, 2026, Document No. E202510000283, consistent with the requirements of CEQA. The Mitigated/Negative Declaration determined the Project would not have a significant effect on the environment. Mitigation measures were made a condition of the approval of the project and a mitigation reporting or monitoring plan was adopted for this project. A Statement of Overriding Consideration was not adopted for this project. Findings were made pursuant to the provisions 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 "Recommendations" above.

Pursuant to CEQA Guidelines § 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 § 21152 of the Public Resources Code.

Agencies and Individuals Submitting Comments

- Cesar Gonzalez, Fresno County Clerk/Elections
- Scott Lee, Cadastral Tech II, Fresno County Assessor's Office
- Kevin Tsuda, R.E.H.S., Environmental Health Specialist II, Environmental Health Division
- David Merritt, General Manager, Kings River Conservation District
- Josh Chrisman, Administration Officer, Fresno County Fire Protection District
- Wendy Nakagawa, P.E., Road Maintenance & Operations, Dept. of Public Works & Planning

Territory Boundaries

The boundaries of the proposed annexation **are not** definite and certain, and the County Assessor has determined that the map and legal description **are not adequate** to file with the State Board of Equalization.

Registered Voter Data

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

Compliance with the Requirements of CEQA

Lead Agency: City of Reedley

Level of Analysis: Initial Study

Finding: Mitigated Negative Declaration (See Environmental Documents at www.fresnolaftco.org under the LAFTCo Commission Hearing quick link in the September 9, 2026 file).

Individuals and Agencies Receiving this Report

- John Luebberke, LAFTCo Counsel
- Bernard Jimenez, Planning and Resources Management Officer, County of Fresno
- David Merritt, General Manager, Kings River Conservation District
- Josh Chrisman, Administration Officer, Fresno County Fire Protection District
- Ellen Moore, City Planner, City of Reedley
- Rodney Horton, Community Development Director, City of Reedley
- Nicole Zieba, City Manager, City of Reedley

Attachment A

PROPOSAL INFORMATION

1. Affected Territory

Acreage:	60.11
Current Land Use:	AL-20 (Limited Agricultural)
Number of Residences/ Population:	Residents: 0 / Population: 0 estimated
Registered Voters:	Voters: 0
Assessor Parcel Number(s):	363-070-48, 363-070-46

2. Proposed Development – The affected territory will be zoned as R-1-6 (Low Density Residential), MDR (Medium Density Residential), HDR (High Density Residential), RCO (Resource Conservation and Open Space) upon annexation and proposed development of 108 single-unit homes, one 0.51-acre park, and one 0.86-acre storm drain basin.

3. Surrounding Territory – North: agricultural orchards; East: agricultural orchard & vacant land; South: medical office & agricultural orchards; West: residential homes & vacant land

4. Existing Service Agencies and Proposed Service Changes

Service	Existing Service	Change
Water	Fresno County Well System	City of Reedley
Sewer	Fresno County Septic System	City of Reedley
Fire Protection	FCFPD / CalFire	City of Reedley
Solid Waste	Pena's Disposal, Inc.	City of Reedley/Mid-Valley Disp.
Storm Drainage	None	City of Reedley
Parks and Rec	None	City of Reedley
Police	Fresno County Sheriff's Dept.	City of Reedley

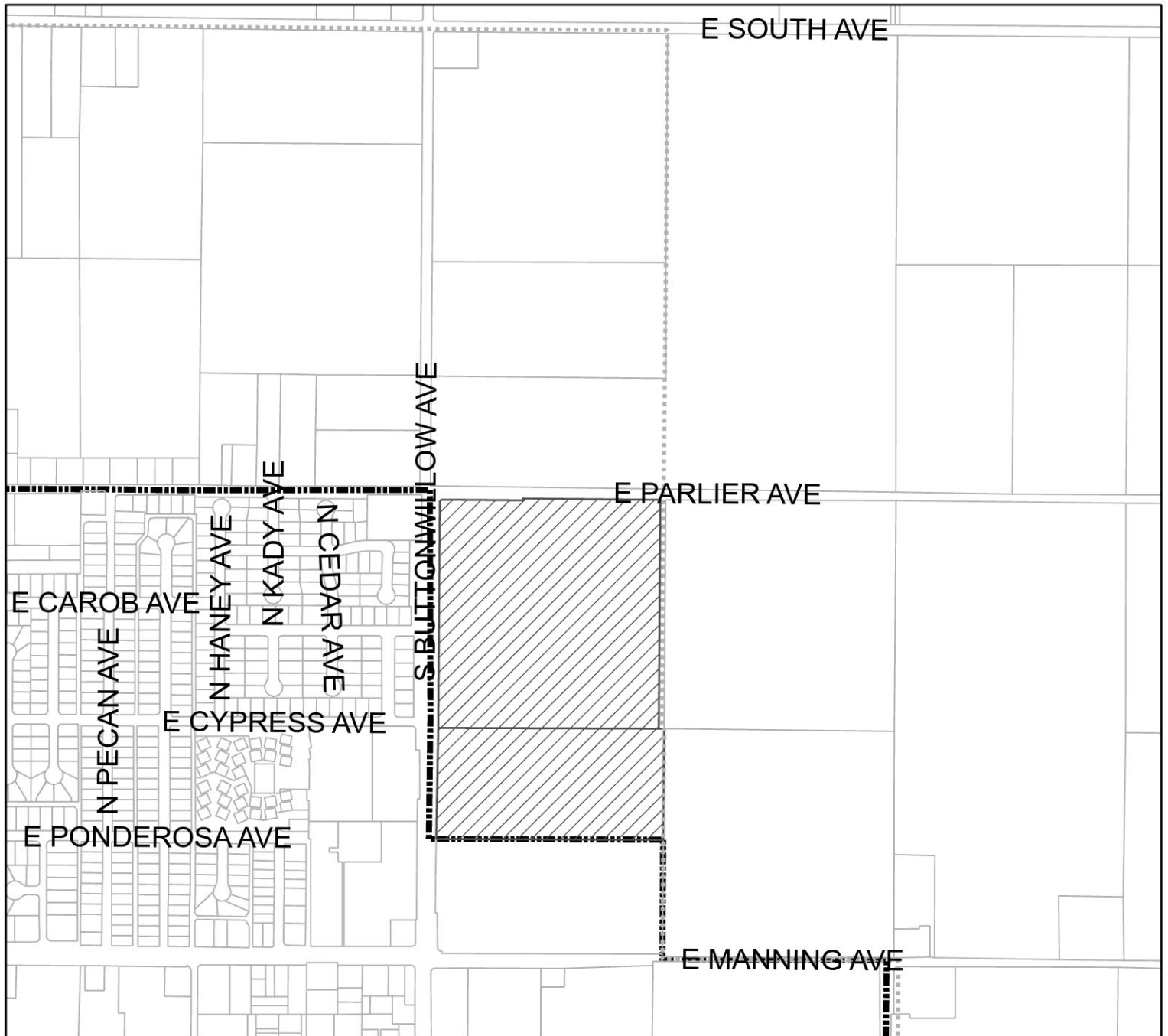
(See Service Plan on our website at www.fresnolaftco.org)

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

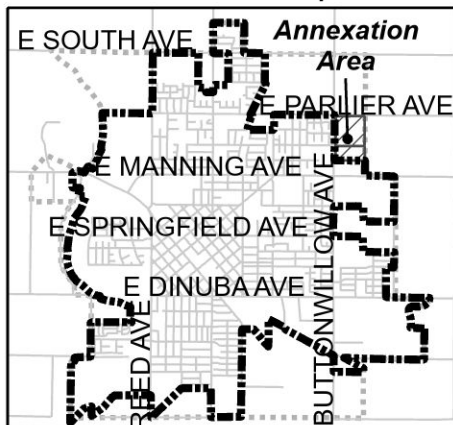
Fresno County	Fresno County Library
State Center Community College District	Fresno County Fire Protection District
Kings River Conservation District	Reedley Cemetery District
Central Valley Pest Control District	Consolidated Mosquito Abatement District
Kings Canyon Unified School District	Sierra-Kings Hospital District
Fresno County Sheriff's Dept.	Alta Irrigation District
County Service Area 35	County Committee on School District Org.

Attachment B
City of Reedley
Annexation No. 2024-01
Buttonwillow-Cypress Reorganization

Item 6.C
Attachment B. Attachment B



Location Map



0 350 700 1,400 Feet



Legend

-  Reedley City Limits
-  Proposed Annexation Area (APNs: 363-070-46 & 363-070-48)
to include existing right of way along
annexation boundary
-  Reedley Sphere of Influence

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

CONSENT AGENDA ITEM NO. 6D

DATE: September 9, 2026

TO: Fresno Local Agency Formation Commission

FROM: Brian Spaunhurst, Executive Officer

BY: Lizbeth Dominguez, LAFCo Analyst 

SUBJECT: **Consider Approval – City of Fresno “Copper-Friant No. 3 Reorganization.”** A proposed annexation of approximately 2.40 acres of existing public right of way to the City of Fresno and detach from the Fresno County Fire Protection District and the Kings River Conservation District, located along North Lanes Road, west of North Rice Road within the unincorporated area of the City’s Sphere of Influence (LAFCo File No. RO-26-08)

Applicant: City of Fresno

Landowners/Parties of Real Interest (100% Consent): City of Fresno

(This proposed reorganization has been placed on the consent agenda without notice pursuant to Government Code Section 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 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:
 - a. The territory is uninhabited pursuant to Gov. Code §56079.5; and

- b. All landowners and affected agencies have consented to the reorganization.
- C. Assign the distinctive short form designation “Copper-Friant No.3 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. 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 right of-ways 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).
- D. Waive further Conducting Authority Proceedings and order the reorganization subject to the requirements of CKH and the conditions of approval listed above.
- 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 Section §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.

Executive Summary

On May 7, 2025, the City of Fresno adopted Resolution No. 2026-91 requesting the Commission to begin proceedings for the “Copper-Friant No. 3 Reorganization” to detach approximately 2.40 acres from the Fresno County Fire Protection District and the Kings River Conservation District and annex it to the City of Fresno.

Proposal/Land Use

- The proposal consists of the detachment of 2.40 acres of existing public right-of-way from the Fresno County Fire Protection District and the Kings River Conservation District and annexation to the City of Fresno.

- 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 Fresno's sphere of influence and is contiguous to the Fresno city limits (**Attachment B**).
- The territory is uninhabited (0 registered voters).

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 Fresno 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.
- The property within the proposal has been determined that the pre-zone is not applicable because this annexation only includes an existing public right of way.

Revenue & Tax Code

Fresno County has determined that the proposed Copper-Friant No.3 Reorganization involving the annexation of 2.40 acres is consistent with the standards of annexation contained in the Memorandum of Understanding between the City of Fresno 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 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 critically over drafted by year 2020. The North Kings GSA represents the City of Fresno.

After annexation, the water entitlement within the area will be managed by the City of Fresno. The Fresno Department of Public Utilities ("DPU") has determined that adequate water services are available to serve the project site subject to implementation of the Fresno General Plan policies and the construction and installation of public facilities and infrastructure in accordance with Department of Public Works standards, specifications, and policies.

Environmental Determination

Annexation No. P256-00103 is exempt from CEQA pursuant to the common sense exemption set forth in Section 15061(b)(3) of the CEQA Guidelines because the project involves the annexation of approximately 2.40 total acres of existing public street right-of-way and vacation of a 1.06-acre portion of the public street right-of-way to allow for the construction of the privately maintained gate.

Agencies and Individuals Submitting Comments

- Angelica Perea-Gutierrez, Fresno County Office of Education
- Elections IT, Fresno County Elections Department
- Felix E. Vaquilar, Chief Engineer
- Kevin Tsuda, Environmental Health Specialist III, Environmental Health Division
- Fresno Metropolitan Flood Control District
- County of Fresno Department of Public Works and Planning

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.

Individuals and Agencies Receiving this Report

- LAFCo Counsel
- Bernard Jimenez, Planning and Resources Management Officer
- Kings River Conservation District
- Fresno County Fire Protection District
- Cody Laird, Planner II, City of Fresno
- Wendy Nakagawa, Senior Engineer, Road Maintenance and Operation

Attachment A

PROPOSAL INFORMATION

1. Affected Territory

Acreage:	2.40
Current Land Use:	Residential
Number of Residences/ Population:	Residents: 0/ Population: 0 estimated
Registered Voters:	Voters: 0
Assessor Parcel Number(s):	None

2. Proposed Development – None

3. Surrounding Territory – North: Residential, East: Commercial, South: Residential
West: Open Space

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

Fresno County	Consolidated Mosquito Abatement District
Fresno County Fire Protection District	State Center Community College District
Kings River Conservation District	
Fresno Irrigation District	
Clovis Unified School District	
Fresno Metropolitan Flood Control District	

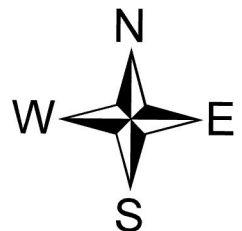
RO-26-08 Attachment B

Item 6.D
Attachment B. Map



Fresno Local Agency Formation Commission

-  Affected Territory
-  Fresno SOI
-  Fresno City Limits



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

AGENDA ITEM No. 7

DATE: September 9, 2026

TO: Fresno Local Agency Formation Commission

FROM: Brian Spaunhurst, Executive Officer

BY: Amanda Olivas, Clerk to the Commission

SUBJECT: Workshop: County of Fresno Investment Pool 

RECOMMENDATION: Authorize the Executive Officer to Deposit Funds into the Fresno County Treasury Investment Pool.

BACKGROUND:

The Local Agency Formation Commission (LAFCo), as an independent governmental agency, maintains its primary banking services at Community West Bank for bill payments and deposits, and also holds reserve accounts and interest-bearing CDs at Live Oak. At the August hearing, the Commission discussed reviewing the County of Fresno's financial pool to determine whether it could provide a more favorable interest rate.

Fresno County Auditor-Controller/Treasurer-Tax Collectors (ACTTC) and LAFCo determined there are excess funds that are not required for immediate use, authorizing the investment of those funds to be deposited in the County of Fresno Treasury Investment Pool for the purpose of investment by ACTTC pursuant to Government Code section 53684, subdivision (a).

LAFCo acknowledges that it may request to withdraw all or part of its funds from the County Poll with at least 30 days' written notice, in accordance with GC sections 27133 and 27136 and the Fresno County Treasury Investment Policy.

Should the Commission go forth with this authorization, the Consent to Deposit of Excess Funds (Attachment A) and Resolution (Attachment B) will be sent to ACTTC.

**Fresno County Auditor-Controller/Treasurer-Tax Collector's
Consent to Deposit of Local Agency Excess Funds**

(Gov. Code, § 53684)

1. On June 9, 1998, the Fresno County Board of Supervisors adopted resolution 98-354 to make Government Code section 53684 effective in Fresno County. (Gov. Code, § 53684, subd. (f).)
2. On _____, the Fresno Local Agency Formation Commission ("**Agency**") adopted resolution _____ ("**Resolution**") determining that it has excess funds that are not required for immediate use, authorizing the investment of those funds, and ordering that, if the Fresno County Auditor-Controller/Treasurer-Tax Collector ("**ACTTC**") consents, such funds be deposited in the County of Fresno Treasury Investment Pool ("**County Pool**") for the purpose of investment by the ACTTC pursuant to Government Code section 53684, subdivision (a).
3. The ACTTC has received a certified copy of the Resolution, a copy of which is attached, and is satisfied that is valid and complete.
4. The Agency hereby acknowledges that it may, upon at least 30 days' advance written notice, request withdrawal of all or a portion of its funds in the County Pool subject to Government Code sections 27133 and 27136 and the Fresno County Treasury Investment Policy, a copy of which is available online here: <https://www.fresnocountyca.gov/Departments/Auditor-Controller-Treasurer-Tax-Collector/Auditor-ControllerTreasurer-Tax-Collectors-Publications>
5. The ACTTC hereby consents to the deposit of the Agency's funds in the County Pool pursuant to the Resolution, Government Code section 53684, and the Fresno County Treasury Investment Policy.

On behalf of the Agency, I acknowledge the above.

Date: _____

Authorized Signature

Print Name

I consent.

Date: _____

Oscar J. Garcia, CPA
Fresno County Auditor-Controller/Treasurer-Tax Collector

RESOLUTION NO. 257

**A RESOLUTION OF THE FRESNO LOCAL AGENCY FORMATION COMMISSION
AUTHORIZING THE TREASURER TO INVEST EXCESS FUNDS IN THE FRESNO COUNTY
TREASURY INVEST POOL PURSUANT GOVERNMENT CODE SECTION 53684**

WHEREAS, local agencies, as that term is defined in Government Code Section 53630 may invest their excess funds in a county treasury pursuant to California Government Code Section 53684, with the consent of the county's treasurer, if the operation of such code section is implemented by the board of supervisors governing that county; and

WHEREAS, the Fresno Local Agency Formation Commission (LAFCo) is a California local agency, defined in Government Code Section 53630; and

WHEREAS, LAFCo from time-to-time has excess funds which are not required for immediate use; and

WHEREAS, the Fresno County Auditor-Controller/ Treasurer-Tax Collector (ACTTC) consents to the deposit of the excess funds into the County Treasury Investment Pool subject to Government Code sections 27133 and 27136 and the Fresno County Treasury Investment Policy, and

WHEREAS, the Fresno County Board of Supervisors implemented Government Code Section 53684 in Fresno County by adopting resolution 98-354; and

WHEREAS, the Fresno County treasurer Investment Pool has been listed as an approved investment for excess LAFCo funds.

NOW, THEREFORE, BE IT RESOLVED that the Fresno Local Agency Formation Commission does HEREBY DETERMINE AND ORDER as follows:

1. LAFCo is hereby authorized to invest excess funds in the Fresno County Treasurer Investment Pool, in such amounts as it deems appropriate.
2. The Executive Officer is hereby authorized and directed to execute the "Fresno County Auditor-Controller/Treasurer-Tax Collector's Consent to Deposit of Local Agency Excess Funds" with the ACTTC, a copy of which has been provided to the Commission.
3. The Clerk to the Commission is hereby authorized and directed to deliver said document and resolution to the ACTTC.
4. This resolution shall take effect from and after the date of its passage.

ADOPTED THIS 9th DAY OF SEPTEMBER 2026 BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSENT:

ABSTAIN:

**STATE OF CALIFORNIA)
COUNTY OF FRESNO)**

CERTIFICATION

I, Brian Spaunhurst, Executive Officer, Fresno Local Agency Formation Commission, hereby certify that the foregoing resolution was adopted by the Commission on the 9th day of September 2026.

Brian Spaunhurst, Executive Officer
Fresno Local Agency Formation Commission

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