

# KINGS COUNTY GENERAL PLAN ADVISORY COMMITTEE MINUTES

## CITY MEMBERS

Dennis Tristao - Chair  
Judy Horn

## COUNTY MEMBERS

Joe Neves  
Jim Gregory

## COMMUNITY MEMBERS

Alicia Jacobo  
Doyle Davis  
Vacant - Alternate

## PUBLIC MEMBERS

Mark Pohle  
Bob Lewis  
Glen Estes

## DISTRICT MEMBERS

Ronnie Silva  
James Lohry  
Louie Rodrigues – Alternate

## AGRICULTURAL MEMBERS

Michael Miya  
Craig Pedersen – Vice Chair  
Charles Meyer - Alternate  
Roger McVay – Alternate

Garry Curtis – City/Public Alternate

## COMMERCIAL MEMBERS

Jim Olivas  
Jeff Stivers  
John Bolze - Alternate

## KINGS COUNTY

PLANNING AGENCY STAFF: Greg Gatzka (559) 582-3211 ext. 2682, Jeremy Kinney (559) 582-3211 ext. 2673

**CALL TO ORDER:** The Kings County General Plan Advisory Committee (KCGPAC) special meeting was called to order by Chairman Tristao at 6:30 p.m., on January 31, 2008. The KCGPAC meeting was held in the Administration Multi-Purpose Room of the Kings County Government Center, located at 1400 W. Lacey Blvd., in Hanford, California.

The Chairman reminded everyone present to turn off all electronic devices, except those used for public safety purposes.

Roll call of members was conducted by Mr. Gatzka, and a quorum of appointed committee members were in attendance. Garry Curtis served as the City Member.

## COMMITTEE MEMBERS PRESENT:

Joe Neves, Jim Gregory, Dennis Tristao, Alicia Jacobo, Doyle Davis, Ronnie Silva, James Lohry, Michael Miya, Jim Olivas, Mark Pohle, Bobby Lewis, Glen Estes

## COMMITTEE ALTERNATES PRESENT:

Garry Curtis

## COMMITTEE MEMBERS ABSENT:

Judy Horn, Craig Pedersen, Jeff Stivers

## COMMITTEE ALTERNATES ABSENT:

Louie Rodrigues, Charles Meyer, Roger McVay, John Bolze

## STAFF PRESENT:

Bill Zumwalt, Greg Gatzka, Jeremy Kinney, Marcum Caldwell

## VISITORS PRESENT:

Juan Ibarra, Michelle Bieber, Kelly Granger, Matt Kemp

## APPOINT COMMITTEE MEMBERS:

None.

## UNSCHEDULED APPEARANCES:

Committee Member Curtis asked about the status of the Oak Preservation Study. Mr. Gatzka informed the Committee that the Oak study would be integrated into the Resource Conservation Element effort which the County has just hired a consult to prepare.

Chairman Tristao also asked staff for a list of those committee members that have not been attending meetings. Mr. Gatzka said that staff would prepare an attendance list for the committee.

#### **APPROVAL OF MINUTES:**

Mr. Gatzka pointed out that the statements after the reminder to turn off electronic devices should be removed since it was a carry over from the previous meeting. A motion was made and seconded (Pohle/Estes) to approve the minutes of the December 20, 2007, meeting as amended. The motion carried unanimously, with six abstentions.

**CORRESPONDENCE:** None

#### **OLD BUSINESS**

##### **A. Kettleman City Community Plan**

Mr. Gatzka informed the Committee that the Draft Kettleman City Community Plan has been completed and incorporates the law enforcement funding language requested by the Committee. Mr. Gatzka also indicated that a picture was added to the last chapter which shows a tree planting strip that serves as an ag buffer and provides a visual of what is recommended in the Kettleman City Community Plan. Mr. Gatzka then informed the Committee that the plan was ready for recommendation and forwarding to the Planning Commission. A motion was made and seconded by the Kettleman City representatives on the Committee (Lewis/Jacobo) to recommend approval and forward the Kettleman City Community Plan to the Kings County Planning Commission as the first component of the Kings County General Plan Update. Motion was approved unanimously.

#### **NEW BUSINESS**

##### **A. General Plan Update Processing Timeline**

Mr. Gatzka informed the Committee that he would give the presentation since staff member Jeremy Kinney was sent to attend the Fines Commission meeting that has a proposal to fund a wildlife corridor study that may integrate with the Resource Conservation Element. Mr. Gatzka then went on to give the Committee an update on the General Plan processing status. He informed the Committee that on Tuesday January 29, 2008, planning staff took five consultant contracts to the Board of Supervisors for approval. All five contracts were approved and they represent all the contracted services needed to complete the General Plan Update, except for the EIR consultant which will be brought on at a later date. The approved contracts were for the Open Space Element, Resource Conservation Element, Circulation Element, Air Quality Element, Agricultural Land Conversion Study, and Biological Assessment Update.

##### **B. Armona Community Plan**

Mr. Gatzka informed the Committee that only the first chapter and first page of the second chapter were sent out in the agenda along with the draft Armona Community Plan Land Use Map. He informed the Committee that tonight's presentation would focus primarily on briefing the Committee on the Community's challenges and opportunities to demonstrate the basis for the proposed policies. Mr. Gatzka presented community images on a powerpoint slide show and gave a brief history of the community with its historic ties to the late 1800's railroad line and dried fruit packing distribution center. He emphasized that Armona already has a centralized community core, historical landmarks, and an opportunity to draw upon its past as a community design theme and economic strategy to position itself for the future. Mr. Gatzka presented

images of the Community that identified certain planning challenges for Armona. Some of these included a deteriorating downtown commercial core, vacant infill properties, incomplete pedestrian infrastructure, non-efficient roadway alignments and impending growth from the City of Hanford to the east. Several Committee members asked clarifying questions and some smaller sub-topic discussions were initiated.

Mr. Gatzka then presented Chapter 1 of the Armona Community Plan for the Committee's review. He asked if there were any challenges or opportunities that needed to be added or modified. Hearing none, he asked that the Committee members review the lists and let him know at the next meeting if there were any changes. Mr. Gatzka presented the first page of Chapter 2 which listed the proposed land use acreages. Committee Member Mr. Olivas asked how this breakdown was determined. Mr. Gatzka replied that many of the land use classifications already exist. Mr. Olivas asked to know what the land use breakdown was for newly designated commercial areas. Mr. Gatzka replied that those figures could be prepared for the next meeting.

## **MISCELLANEOUS**

- A. Member Comments** – Chairman Tristao inquired about Air District funding for the Air Quality Element. Mr. Gatzka indicated that Michael Brandman & Associates (MBA) has been hired to prepare the Element and that former key Air District staff now work with MBA and can brief County staff on this possible funding opportunity.
  
- B. Staff Comments** – Mr. Gatzka informed the Committee that on January 30, 2008, he received the 2008 CCROPP award, and that the local CCROPP program would be providing lunch at the next Planners Luncheon which the Advisory Committee Members are invited to attend. Mr. Gatzka stated that the award is for integrating Smart Growth, walkability, physical activity and healthy eating into community planning efforts and that this Committee is a part of that effort. He also indicated that a guest speaker from the City of Fresno will be there to discuss how Fresno is implementing Smart Growth into their planning efforts.

**ADJOURNMENT** – With no further business before the Commission, the meeting was adjourned at 8:25 p.m.

- A. Next regularly scheduled meeting to be held on February 21, 2008, at 6:30 p.m.**

Respectfully submitted,

Gregory R. Gatzka, Deputy Planning Director