

KINGS COUNTY GENERAL PLAN ADVISORY COMMITTEE MINUTES

CITY MEMBERS

Dennis Tristao - Chair
Garry Curtis
Judith Horn- Alternate

PUBLIC MEMBERS

Mark Pohle
Bob Lewis
Glenn Estes

Vacant- City/Public Alternate

COUNTY MEMBERS

Joe Neves
Jim Gregory

DISTRICT MEMBERS

Ronnie Silva
James Lohry
Louie Rodrigues - Alternate

COMMERCIAL MEMBERS

Jim Olivas
Jeff Stivers
John Bolze - Alternate

COMMUNITY MEMBERS

Alicia Jacobo
Doyle Davis
Vacant - Alternate

AGRICULTURAL MEMBERS

Michael Miya
Craig Pedersen - Vice Chair
Charles Meyer - Alternate
Roger McVay - 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) meeting was called to order by Chairman Tristao at 6:30 p.m., on May 21, 2008. The KCGPAC meeting was held in the Multi-Purpose Room, Kings County Government Center, 1400 W. Lacey Blvd., in Hanford, California.

Roll call of members was conducted by Mr. Gatzka, and a quorum of appointed committee members were in attendance.

APPOINT COMMITTEE MEMBERS:

Mr. Gatzka informed the Committee that Alternate Member John Bolze will be filling in for the absent Commercial Industrial representative.

COMMITTEE MEMBERS PRESENT:

Jim Gregory, Dennis Tristao, Garry Curtis, Alicia Jacobo, James Lohry, Michael Miya, Jim Olivas, Mark Pohle, Bobby Lewis, Glen Estes

COMMITTEE ALTERNATES PRESENT:

John Bolze

COMMITTEE MEMBERS ABSENT:

Joe Neves, Doyle Davis, Jeff Stivers, Craig Pederson

COMMITTEE ALTERNATES ABSENT:

Judith Horn, Louie Rodrigues, Charles Meyer, Ronnie J. Silva, Roger McVay

STAFF PRESENT:

Bill Zumwalt, Greg Gatzka, Jeremy Kinney, Marcum Caldwell

VISITORS PRESENT:

Paul Bollard, Ron Seaver, Bill Bilbo, Paul Newton, Jan Newton

UNSCHEDULED COMMENTS:

- A.** Mr. Seaver, the Superintendent of the Central Union School District, requested to make a comment during the Stratford Community Plan presentation. Committee Chairman Tristao acknowledged his intent to speak and asked if he could wait until the item was up for discussion.

- B.** Garry Curtis, following up on last meeting's discussion regarding Stratford's wastewater treatment facility, stated that Stratford's wastewater facility was a possible health issue and requested to make comments after the Stratford plan had been presented. The Committee Chairman Tristao acknowledged his request.

APPROVAL OF MINUTES:

A motion was made and seconded (Olivas, Miya) to approve the minutes of the April 17, 2008 KCGPAC minutes. The motion carried unanimously with three abstentions.

CORRESPONDENCE: Mr. Gatzka informed the committee that the Kings County Board of Supervisors approved the request that all committee members prepare a conflict of interest Form 700 which will be available at the next KCGPAC meeting. Mr. Zumwalt stated that the forms were a typical practice of all newly created boards, commissions and committees. The Form 700 Statement of Economic Interests covers the entire County of Kings as well as a two mile radius away from surrounding County boundaries.

OLD BUSINESS

The agenda stated that the Stratford Community plan would be considered after new business had been addressed. The KCGPAC committee also allowed unscheduled comments to be addressed before the Stratford Community Plan was discussed which caused the KCGPAC to run out of time before it could discuss specific components of chapters 1-4 of the Stratford Community Plan.

NEW BUSINESS

- A.** Paul Bollard from Bollard Acoustical, the noise consultant for Kings County, presented the draft Goals and Policy Document from the Noise Element for the General Plan. Mr. Bollard stated that the main point of the Noise Element was to maintain compatibility with different land uses. Mr. Zumwalt stated that the 1993 Noise Element does not take into account the receiver of the sound but rather measures sound levels from the property line and that the old plan is in need of updating. Mr. Zumwalt stated that the previous Noise Element used CNEL (community noise equivalent level) and that his recommendation is to use CNEL for the updated Noise Element. Mr. Bollard agreed to make CNEL the uniform measure throughout the document. Regarding hail canons, Mr. Zumwalt recommended brief language in the Noise Element to function as a placeholder deferring the current decision-making authority to the Ag Commissioner/Sealer of Weights and Measures. Mr. Bollard agreed. Emergency farm related noise producing activities such as well digging were discussed. Mr. Gatzka informed the committee that land surrounding the Lemoore Naval Air Station will be zoned AX (exclusive agriculture) so that uses other than agriculture will face the greatest restriction among all currently available zoning designations. Mr. Bollard finished presenting the draft of the Noise Element stating that Kings County is a relatively quiet County.

OLD BUSINESS (CONTINUED)

- A.** Mr. Curtis mentioned the alleged sewer failure within Stratford and expressed concerns over possible negative health impacts. Mr. Tristao stated that the Regional Water Control Board is responsible for overseeing the quality of sewer systems. Mr. Zumwalt stated that the sewer system is at capacity and before new development may occur the builder/developer must receive a will serve letter from the Stratford Public Utilities District. Mr. Zumwalt stated that it is important to know about the sewer system because it plays a major role regarding new development.

Mr. Seaver expressed concerns over the impacts that new development in Stratford might have on the Central Union School District. Issues included lack of water pressure which necessitated the newly constructed school office to spend an additional \$20,000 on a sprinkler system. He stated that various Federal Lands including Indian Lands, the Lemoore Naval Air Station and low rent housing do not meaningfully contribute to the Central Union School District's property tax base. Currently 25 percent of all funding coming into the Central Union School District is in the form of Impact Aid, mitigating, to some extent, the loss of property tax revenue from the aforementioned residential land uses. The School District has enough funds to operate its current school operations but not enough monies to construct a new school. Stratford Elementary currently has a capacity for 60 to 80 more students. The committee expressed concerns about the possible deficiencies of new growth being able to adequately pay its way for the impact it would have on the Central Union School District. Mr. Seaver was also concerned with the Naval Air Station flight path and its noise impact on any new schools developed within Stratford.

MISCELLANEOUS

- A.** Mr. Gatzka informed the Committee that the San Joaquin Valley Air Pollution Control District is having a healthy air living week from July 13-17. The SJVAPCD will also do a presentation at the next KCGPAC meeting on June 19, 2008.

ADJOURNMENT – With no further business before the Commission, the meeting was adjourned at 8:30 p.m.

- A. Next regularly scheduled meeting to be held on June 19, 2008, at 6:30 p.m.**

Respectfully submitted,

Gregory R. Gatzka, Deputy Planning Director