

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 June 19, 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 two alternates are present but there is no vacant position for them to fill.

COMMITTEE MEMBERS PRESENT:

Joe Neves, Jim Gregory, Dennis Tristao, Garry Curtis, Alicia Jacobo, Doyle Davis, Ronnie J. Silva, Michael Miya, Craig Pederson, Jeff Stivers, Jim Olivas, Mark Pohle, Bobby Lewis, Glenn Estes

COMMITTEE ALTERNATES PRESENT:

Louie Rodrigues, Charles Meyer, John Bolze

COMMITTEE MEMBERS ABSENT:

James Lohry

COMMITTEE ALTERNATES ABSENT:

Judith Horn, Roger McVay

STAFF PRESENT:

Bill Zumwalt, Greg Gatzka, Jeremy Kinney, Marcum Caldwell

VISITORS PRESENT:

Jack Boogaard, Ron Seaver, Bill Bilbo, Rebecca Campbell

UNSCHEDULED COMMENTS:

- A. None.

APPROVAL OF MINUTES:

A motion was made and seconded (Pohle, Doyle) to approve the minutes of the May 22, 2008 KCGPAC minutes. The motion carried unanimously with four abstentions.

CORRESPONDENCE:

- A. **Conflict of Interest/700 Form.** Committee members asked if there was a deadline date to turn in the Conflict of Interest/700 Form. Mr. Zumwalt stated that there is no set deadline but that the form should be turned in as soon as possible and Planning Staff would assist anyone who needs help in filling out the form.
- B. **Gilcrease Request for Land Use Change.** Committee members asked why they were being shown a letter submitted by Jeff and Karen Gilcrease requesting that a 436.91 acre parcel immediately west of the Tachi Palace and Casino be changed to an Urban Reserve Zone District. Mr. Zumwalt stated that it relates to the General Plan Update and during the update of the 1993 General Plan, 11 land use changes were made.

NEW BUSINESS

- A. The Healthy Air Week presentation by the San Joaquin Valley Air District was postponed to a later date which is to be determined.
- B. The owner of Hanford-Armona Self-Storage submitted a letter requesting a land use designation change from Light Industrial to Residential Commercial or Mixed Commercial to allow for additional expansion of the current storage facility including possible live/work units and small business incubator condominiums. Prior to the KCGPAC meeting, an inconsistency was discovered between the current zoning which states that the land that the Hanford-Armona Self-Storage is zoned Light Industrial and the General Plan states that the current land use designation is Rural Commercial. Mr. Gatzka informed the committee that most light industrial uses are allowed under the Mixed Commercial or Residential Commercial designation. The committee agreed with the applicant and proposed a change of land designation from Light Industrial to Mixed Commercial (Lewis, Davis) and unanimously recommended the applicant's request for a zone change.

Rebecca Campbell, Kings County Management Analyst, attended the KCGPAC to answer questions regarding the proposed re-entry facility which would house local prisoners (from Fresno and Kings Counties) and enable them to serve their last 12 months in the facility in order to gain life skills. A possible site for the re-entry facility is partially sited on the same plot of land where the Hanford-Armona Storage Facility is located. Committee members asked if the County would use eminent domain to site the facility. Mr. Zumwalt stated that the County Board of Supervisors has the power of eminent domain and the typical use of that power is for infrastructure and public facilities projects. Ms. Campbell answered a battery of questions from Committee members. She stated that the re-entry facility would: not be surrounded by fences (but there would be guards), be sited on 8 to 15 acres, generate 300 jobs (state employees), not necessarily contain people who are exclusively low-risk and she was unsure if there were any requirements regarding the facility's proximity to a grade school. The committee expressed considerable concern over the proximity of the re-entry facility to nearby school sites, with the closest grammar school being 0.3 miles away. Ms. Campbell also mentioned that the County

would improve their chances to receive a \$30 million dollar grant enabling expansion of the Kings County Jail if they allowed the rehabilitation facility to be sited in Kings County but the deadline is August 14, 2008 for Kings County to enter into a contract for land. Committee member Blake asked if the County would be able to negotiate for a new well and Ms. Campbell responded that the County is currently exploring that idea as well as other infrastructure negotiations. Committee member Jacobo stated that she would rather have the prisoners trained if they are going to live in the County after they are released.

OLD BUSINESS

A. Stratford Community Plan. Mr. Kinney read through and explained all of the goals and Policies of the Stratford Community Plan from Chapters 1 through 5. Mr. Olivas asked why the northernmost portion of the Stratford Land Use Plan did not encompass the small triangular parcel immediately north of the plan. Mr. Olivas stated that it would be an excellent area for right-of-way access to the nearby commercial areas. Other committee members stated that the parcel was too small to farm and may end up a junk yard. Committee members motioned for the triangle shaped parcel to be zoned Reserve Mixed Commercial (Pedersen, Miya) and the motion approved unanimously with one abstention.

Jack Boogaard Assistant Superintendent of Business Facilities and Financial Services for the Central Union School District (CUSD), stated, with regards to growth in Stratford and its effects on the CUSD's impact aid funding that the more students you have who are not federally connected (either the LNAS or Rancheria) the less overall monies you receive per federally connected student. Planning Staff asked if there was a way to raise impact fees on new development and Mr. Seaver stated that you have to fail bonds in order to raise impact fees and at this time it is unlikely if not impossible to pass a school bond within the Central Union School District.

MISCELLANEOUS: NONE

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 July 17, 2008, at 6:30 p.m.

Respectfully submitted,

William Zumwalt, Planning Director