

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 September 18, 2008. The KCGPAC meeting was held in the Multi-Purpose Room, Kings County Government Center, 1400 W. Lacey Blvd., 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 John Bolze will be filling in for the Commercial Member Jim Olivas.

COMMITTEE MEMBERS PRESENT:

Jim Gregory, Dennis Tristao, Garry Curtis, Alicia Jacobo, Doyle Davis, James Lohry, Michael Miya, Craig Pedersen, Jeff Stivers, Mark Pohle, Bob Lewis, Glenn Estes

COMMITTEE ALTERNATES PRESENT:

John Bolze

COMMITTEE MEMBERS ABSENT:

Joe Neves, Ronnie J. Silva

COMMITTEE ALTERNATES ABSENT:

Judith Horn, Louie Rodrigues, Jim Olivas, Charles Meyer, Roger McVay

STAFF PRESENT:

Greg Gatzka, Jeremy Kinney, Marcum Caldwell

VISITORS PRESENT:

Gary Mills, Dennis Mills, Roman Benitez

UNSCHEDULED COMMENTS:

- A.** Mr. Gatzka read a letter from Jim Olivas in support of a countywide easement program to mitigate the loss of farmland. Mr. Gatzka informed the Committee that Kettleman City was awarded a \$140,000 design and public involvement grant for the Highway 41 crossing near the school.

APPROVAL OF MINUTES:

A motion was made and seconded (Curtis, Pohle) to approve the minutes of the August 21, 2008 KCGPAC minutes. The motion carried unanimously with two abstentions.

CORRESPONDENCE:

- A.** Mr. Gatzka summarized a letter from the Lemoore Naval Air Station regarding their proposed changes to their Military Influence Area (MIA) and spoke of the Air Station's desire to have the new MIA included in the update of the King's County General Plan. Kings LAFCo received a letter from the Orange County LAFCo regarding its opposition to SB 375 because it erodes local land use authority. Mr. Gatzka informed the Committee that SB 375 fits in with the blueprint efforts and statewide trends.

OLD BUSINESS

- A. Agricultural Preservation Program Development-** Mr. Gatzka informed the Committee that the grant application for the Planning/Policy Grant through the California Farmland Conservancy Program is no longer active and County Planning Staff and consultants are currently working on how to address mitigation of agricultural lands within the Resource Conservation Element. Mr. Gatzka informed the Committee that conversion of agricultural land to urban use has been a litigious issue throughout California including the recent cases of the City of Stockton and Kern County. Mr. Gatzka informed the Committee that if we do not develop a program to mitigate the loss of agricultural land then the County may be subject to the court's interpretation of how the County should mitigate. Mr. Gatzka continued that current feedback from the KCGPAC indicates that there is a preference toward the County holding the easements rather than a third party. Mr. Gatzka informed the Committee that agricultural conservation easements are a tool which has been an acceptable way to mitigate the loss of agricultural land throughout the State of California. Examples of mitigation policies in various California jurisdictions were handed out to Committee members. Mr. Gatzka stated that planning staff will prepare some draft policies for the Resource Conservation Element for the next meeting.

NEW BUSINESS

- A. Circulation Element.** Gary Mills and Don Mills from Omni-Means, (engineering and planning firm) gave a presentation regarding their update of the Kings County Circulation Element. Their update of the Circulation Element assumed a 2035 forecast which exceeds the minimum 20 year build-out time horizon required by Caltrans. Mr. Gary Mills stated that the traffic model incorporates the entire region and is a socioeconomic model tying people to their workplaces. According to the projections by the Omni-Means model, by 2035 the Level of Service in five areas of the County will be at level E or F which is below the minimum acceptable Level of Service D. Mr. Dennis Mills stated that 198 may need to

be six lanes wide by 2035. Omni Means presented a traffic model using Sim Traffic software which simulated traffic based on a number of inputs including seven traffic counts that were pulled in areas surrounding the 13th Avenue and Highway 198 interchange. The Omni-Means model accounted for jobs at the LNAS and the prisons. The model ran current and future traffic volumes at the 13th Avenue and Highway 198 interchange on current roads and on roads with 30 million dollar improvements. Mr. Gary Mills stated that the model does not incorporate roadway design elements and is strictly used to identify problems and a P.S.R. (Project Study Report) is recommended. The P.S.R. would cost between \$200 to \$300 thousand dollars. Mr. Davis stated that Kings County is currently operating at a level of service C or better and the worst thing to do is wait and have people encroach on areas that are anticipated to drop in level of service. Chairman Tristao stated that a buffer zone around potential roadway development areas has been incorporated into the Armona Community Plan.

Mr. Gary Mills read through the 13 pages of the Goals, Policies and Objectives of the draft of the Circulation Element. Chairman Tristao requested that coordination with Councils of Governments be inserted into the Circulation Element. Mr. Gary Mills stated that he would insert COG's role specifically into the plan. Mr. Pedersen stated that if LNAS expands then Grangeville will be impacted. Mr. Gary Mills stated that specific policies will identify Grangeville and will recommend specific policies relating to Grangeville. Mr. Gary Mills stated that growth in the City of Hanford is impacting surrounding communities and a possible area wide traffic fee study would help more fairly distribute traffic impact fees. A reference was made to a jurisdiction which had a \$19,000 per unit traffic impact fee. Chairman Tristao requested a policy be added that coordinates County transportation with outside transportation agencies. Mr. Pohle asked if there is a way to capture farm traffic's impact on the roads. Chairman Tristao stated that there could be some sort of food processing agriculture policy distinguishing between in town and out of town impacts.

Mr. Pohle stated that we should protect the existing east/west rail line. Mr. Gatzka stated that preservation of the rail line would be consistent with the blueprint planning efforts. Additional discussion related to possible uses of the existing right of way provided by the rail line including bike and walking paths. Mr. Gary Mills finished reading the Goals, Policies and Objectives of the Circulation Element. Mr. Gatzka stated that a revised draft of the Goals, Objectives and Policies of the Circulation Element will be included in the next mailing for the KCGPAC.

B. Home Garden Community Plan. None of the Home Garden Community Plan was presented due to a lack of time. The Home Garden Community Plan is scheduled for the November 20th meeting of the Kings County General Plan Advisory Committee.

MISCELLANEOUS

A. MEMBER COMMENTS: None.

B. STAFF COMMENTS: The Agricultural Conversion Study is in draft form as well as the Biological Resources Study. Mr. Gatzka stated that there will be two mailings for the next KCGPAC- the first mailing will contain various studies and elements prepared by consultants including the Ag Conversion, Biological, and Circulation with the later mailing containing the agenda and minutes as well as possible correspondence.

ADJOURNMENT – A motion was made to adjourn the meeting and the meeting was adjourned at 8:30p.m.

A. Next regularly scheduled meeting to be held on October 16, 2008, at 6:30 p.m.

Respectfully submitted,

Gregory R. Gatzka, Deputy Planning Director