

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 6:32 p.m., on November 20, 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. Alternate John Bolze filled in for the absent Commercial Member.

APPOINT COMMITTEE MEMBERS: None

COMMITTEE MEMBERS PRESENT: Dennis Tristao, Garry Curtis, Alicia Jacobo, Doyle Davis, Craig Pedersen, Jim Olivas, Mark Pohle, Bob Lewis

COMMITTEE ALTERNATES PRESENT: John Bolze, Judith Horn

COMMITTEE MEMBERS ABSENT: Joe Neves, Jim Gregory, James Lohry, Ronnie J. Silva, Michael Miya, Jeff Stivers, Glenn Estes

COMMITTEE ALTERNATES ABSENT: Louie Rodrigues, Charles Meyer, Roger McVay

STAFF PRESENT: Bill Zumwalt, Greg Gatzka, Jeremy Kinney, Marcum Caldwell

VISITORS PRESENT: Carole Farris, Sharon McKillup

UNSCHEDULED COMMENTS:

None

APPROVAL OF MINUTES:

A motion was made and seconded (Pohle, Curtis) to approve the minutes of the October 16, 2008 KCGPAC minutes. The motion carried unanimously with no abstentions.

CORRESPONDENCE:

- A. Three items of correspondence:** A letter from Dan Fadenrecht concerning the Home Garden Community Plan, a letter from the Excelsior Conservation District concerning the Resource Conservation Element Goals and Policies, and a letter from the Kings County Farm Bureau in opposition to the “current proposed mitigation” policies of the Resource Conservation Element. Mr. Zumwalt clarified the proposed policies for agricultural mitigation within the Resource Conservation Element. Mr. Zumwalt stated that conversion of farmland would be mitigated by paying an equivalent amount to place the same acreage of land into a farmland security zone. A hypothetical scenario was presented where 40 acres of farmland converted would cost \$14.50 per acre or \$1.45 per dwelling unit (assuming 10 units per acre). Mr. Zumwalt stated that the previous recommendation for mitigation by means of conservation easement plan was no longer being considered. Mr. Gatzka stated that the proposed policy was low cost and did not continue in perpetuity. Mr. Gatzka stated that Mr. Fadenrecht’s comments would be addressed when the Home Garden Community Plan was presented. The Excelsior/Kings River Resource Conservation District letter was distributed to committee members.

OLD BUSINESS

- A. Noise Element-** Minor changes and clarifications of the Noise Element were presented to the Committee members. Committee members discussed the noise mitigation policies for residential development. Mr. Pohle stated that these noise mitigation fees could add as much as \$35,000 per home. Mr. Zumwalt stated that maybe homes should be built somewhere outside of the noise contours. Mr. Zumwalt said he would investigate the term “avigation easement” to check if that is the appropriate term. The Committee unanimously approved the Noise Element.
- B. Circulation Element-** Minor changes and clarifications of the Noise Element were presented to the Committee members. Policy A1.1.7 was added to the circulation element “Support the enhancement of transportation connectivity to community colleges, universities, vocational schools, and other adult education services.” The Committee unanimously approved the Circulation Element as amended.
- C. Home Garden Community Plan-** Mr. Marcum Caldwell presented the first four chapters of the Home Garden Community Plan. Before the presentation began, Chairman Tristao asked if any visitors from Home Garden were present; Carole Farris and Sharon McKillup introduced themselves as residents of Home Garden. Following introductions Mr. Caldwell commenced with the Home Garden presentation by providing a description of the community and its demographics, challenges, and opportunities. Committee discussion during chapter one was focused on numerous aspects of the community including the poverty rate, inter-district elementary school student transfers, declining student enrollment in the Lakeside Elementary School District, condition of rental properties, percent of owner occupied housing, utility providers, storm drainage, the Home Garden Community Health

Clinic, sidewalk construction and condition, and the lack of adequate law enforcement. Chapter two's discussion on Community Land Use began with a description of the planned land use designations followed by an explanation of where Old/New Home Garden is located and why a large percentage of land was designated for Public use. The community contains 58 acres of Public land designated for the cemetery, school, ponding basin, potential park site, and the Home Garden Health Clinic. It was also explained why Home Garden is not able to grow due its location adjacent to the City of Hanford and the Hanford Municipal Airport. Residents of Home Garden have also been apposed to annexation by the City of Hanford. It was also noted that the community is no longer subject to the City of Hanford development impact fees since the community was removed from the Primary Sphere of Influence for the City of Hanford. Discussion then led to the lack of a downtown community core therefore, the community plan is seeking to establish a community core along 10th and Home Avenue where basic services could be established.

Just before 8:30 Mr. Peterson made a motion for the Committee to continue until 9:00 p.m. and review more of the community plan. The committee agreed and continued discussion of Chapter 3 concerning potential park facilities in Home Garden. Mr. Zumwalt provided a brief description of how Home Depot's "Kaboom" program was prepared to build a community park until funding for park maintenance could not be identified resulting in the removal of Home Garden's support. The committee discussed the plans ideas to raise park maintenance funding, and also discussed which possible agencies could perform park maintenance duties. Chapter 4's discussion was centered around the plans attempt to instill additional community identity through the construction of community signs, creation of a commercial core, and the collaboration of community interest groups to create a community center at the Gardenside Elementary School. Discussion of Chapter Four concluded with a discussion concerning the Counties Enterprise Zone and a future application for a Redevelopment Area in Home Garden.

NEW BUSINESS

A. None

MISCELLANEOUS

A. MEMBER COMMENTS: None

B. STAFF COMMENTS: None.

ADJOURNMENT – A motion was made to adjourn the meeting and the meeting was adjourned at 9:02 p.m.

A. Next regularly scheduled meeting to be held on December 18, 2008, at 6:30 p.m.

Respectfully submitted,

Gregory R. Gatzka, Deputy Planning Director

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