

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

COMMUNITY DEVELOPMENT AGENCY STAFF: Greg Gatzka (559) 582-3211 ex 2682, Jeremy Kinney (559) 582-3211 ex 2673

CALL TO ORDER: The Kings County General Plan Advisory Committee (KCGPAC) regular meeting was called to order by Chairman Tristao at 6:30 p.m., on February 19, 2009. 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: None

COMMITTEE MEMBERS PRESENT: Joe Neves, Jim Gregory, Dennis Tristao, Garry Curtis, James Lohry, Michael Miya, Craig Pedersen, Jim Olivas, Jeff Stivers, Mark Pohle, Bob Lewis

COMMITTEE ALTERNATES PRESENT: John Bolze

COMMITTEE MEMBERS ABSENT: Alicia Jacobo, Doyle Davis, Ronnie J. Silva, Glenn Estes

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

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

VISITORS PRESENT: Three members of the Home Garden Community Coalition

UNSCHEDULED COMMENTS: Lucinda Jones of the Home Garden Coalition requested that they be considered in the review process of projects within the Home Garden Community Service District. She mentioned a recently submitted application for a recycling facility. Mr. Zumwalt encouraged her to contact the Community Development Agency of this and ask to be notified of all future development applications within Home Garden.

APPROVAL OF MINUTES:

A motion was made and seconded (Lewis, Curtis) to approve the minutes of the January 15, 2009, KCGPAC minutes. The motion carried unanimously with three abstentions.

CORRESPONDENCE:

Planning staff informed the committee of correspondence that was received two hours before the meeting. The correspondence from Bob Sherwood proposed to change the designation of County territory north of Corcoran from General Agriculture to Limited Agriculture. Committee members asked staff to present this item at the next KCGPAC meeting with additional materials including Corcoran's General Plan land use designations.

NEW BUSINESS

Mr. Gatzka requested that the committee temporarily postpone the Land Use Element to address the proposed KCGPAC timeline in order to arrange additional meeting times.

- B. Committee Meeting Schedule-** The meeting schedule was discussed prior to the Land Use Element. A motion was made and seconded (Lewis, Curtis) to approve the GPAC calendar which would add two special meetings (March 1 and April 4) in addition to the regularly scheduled KCGPAC meetings. Committee members discussed the timeline with its two proposed additional meetings (March 4th and April 1st). A motion was made and seconded to adopt the proposed GPAC calendar (Lewis, Curtis) that included two special meeting dates March 4th and April 1st at 6:30 p.m. in the Administrative Multi-Purpose Room.
- C. Housing Element Meeting-** Discussion also ensued regarding the Housing Element public workshop on March 12th at 6:30 p.m. in the Administrative Multi-Purpose Room. Committee members felt it appropriate that the workshop be a general workshop and not a special meeting of the KCGPAC. Committee members requested to be included in all correspondence regarding the update of the Housing Element. Committee members requested to be included in all Housing Element mailings but not to hold the March 13, 2009 housing element public outreach meeting as a special meeting of the KCGPAC.

OLD BUSINESS

- A. Land Use Element-** Mr. Gatzka continued presenting the Land Use Element from page 27. Staff answered Committee member questions regarding Williamson Act and Farmland Security Zone Contracts including protested contracts, notice of non-renewal, cancellation, minimum parcel sizes, tax liabilities, and current status of the program. Mr. Olivas asked if there had been any expansions to the Limited Agriculture category since the 1993 General Plan. Mr. Zumwalt responded no, but further explained that before 1979 the minimum parcel size for an agricultural zone was 2.5 acres. Mr. Curtis asked what a paper subdivision is. Mr. Zumwalt responded that land speculators created entire subdivisions without any infrastructure and limited or no access to the parcels. Mr. Olivas asked if the Blueprint Urban Growth Boundary had been set. Mr. Gatzka

responded that the growth boundary had been defined but not adopted formally as part of the County's blueprint.

Mr. Gatzka continued with the Land Use Element. Mr. Curtis asked about the modification to the Rural Home Occupation policy B4.1.3 in order to accommodate agri-tourism. Mr. Zumwalt responded that the new policy will enable a site plan review instead of a conditional use permit and will also enable home occupations to use employees of the farming operation. Policy B4.3.3 was modified to reflect that the county may file a notice of non-renewal on property if it does not conform to the Williamson Act or Farmland Security Zone requirements. Mr. Pedersen asked what happens to a Williamson Act Contract or Farmland Security Zone contract during a bankruptcy. Mr. Zumwalt responded that the Kings County Zoning Ordinance has relief for situations of death, divorce, long-term illness and some other difficult situations, however specific findings have to be made in order to cancel a Williamson Act contract and very few cancellations have occurred in the history of the program. Chairman Tristao asked questions regarding solar arrays in Kings County. Mr. Zumwalt responded that placing solar panels on a property to generate for onsite use only is a permitted use, but may not sell power off site without a conditional use permit. The power amount generated must be 50 megawatts or less because any amount greater than 50 megawatts is subject to California Energy Commission and other state regulations and agencies and would require additional review.

Mr. Gatzka finished the agricultural policy section of the land use element and began the rural interface section which covers Hardwick, Hall's Corner, and Grangeville. Mr. Olivas asked about how transportation funds are dispersed. Mr. Zumwalt responded that the Council of Governments and Caltrans go before the California Transportation Commission and compete for funding for various projects. Committee members discussed impact fees. Mr. Zumwalt explained that the impact fees are collected upon issuing the building permit because there is a chance that a final building inspection will not be requested and the owner may move in before the final inspection in order to avoid impact fees. Mr. Gatzka completed presenting the Land Use Element.

Committee discussion ensued regarding the recent request for County land north of Corcoran to be changed from Limited Agriculture to residential use. Committee members recommended approving the Land Use Element with the exception of Figure LU 18 to consider possible modifications to accommodate new land use designations within the area specifically requested, north of Corcoran. A motion was made and seconded (Olivas, Lewis) to approve the Land Use Element with the exception of said Figure LU 18, the motion passed unanimously.

NEW BUSINESS CONTINUED

- A. San Joaquin Valley Blueprint**– Due to a lack of time discussion of the San Joaquin Valley Blueprint will be postponed until the next GPAC meeting.
- D. Safety Element**- Due to a lack of time, discussion and committee action regarding the Safety Element will be postponed until the next GPAC meeting.

MISCELLANEOUS

A. MEMBER COMMENTS: None.

B. STAFF COMMENTS: None.

ADJOURNMENT– A motion was made and seconded (Lewis, Miya) to adjourn the meeting and the meeting was adjourned at 8:29 p.m.

A. The next meeting of the GPAC is a special meeting scheduled for Wednesday, March 4, 2009, at 6:30 p.m.

Respectfully submitted,

Gregory R. Gatzka, Deputy Planning Director

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