

# 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:** A special meeting of the Kings County General Plan Advisory Committee (KCGPAC) was called to order by Chairman Tristao at 6:30 p.m., on March 4, 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:** Dennis Tristao, Garry Curtis, Alicia Jacobo, Doyle Davis, James Lohry, Michael Miya, Craig Pedersen, Jim Olivas, Jeff Stivers, Mark Pohle, Bob Lewis, Glenn Estes

**COMMITTEE ALTERNATES PRESENT:** Roger McVay, John Bolze

**COMMITTEE MEMBERS ABSENT:** Joe Neves, Jim Gregory, Ronnie J. Silva

**COMMITTEE ALTERNATES ABSENT:** Judith Horn, Louie Rodrigues, Charles Meyer

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

**VISITORS PRESENT:** Tony Barba

**UNSCHEDULED COMMENTS:** Committee member Bolze asked about the status of the widening of State Route 198. Mr. Zumwalt responded that the project has been approved but funding has not been disbursed. Mr. Bolze asked if the biological maps from the Biological Resources study are available for review. Mr. Kinney responded that the maps are posted on the FTP site and are also available for review at the Community Development Agency and will be posted for public review in the near term. Mr. Bolze inquired about the process for cleaning up the Kings River and if a County agency has responsibilities for clean up of the Kings River. Mr. Zumwalt stated that there is no County department that is tasked with cleaning up any private or state property and that the Department of the Interior and Kings River Conservation District are the primary agencies responsible for the Kings River.

**APPROVAL OF MINUTES:**

A motion was made and seconded (Olivas, Miya) to approve the minutes of the February 19, 2009, KCGPAC meeting. The motion carried unanimously with four abstentions.

**CORRESPONDENCE: NONE**

**OLD BUSINESS**

- A. Land Use Element Figure LU 15-** Staff gave a presentation regarding a private property owner request to convert a parcel north of the Corcoran primary sphere of influence from General Agriculture to Limited Agriculture. Mr. Gatzka presented a recommendation for expanding the Limited Agriculture Designation north of Corcoran. Mr. Zumwalt and Mr. Gatzka noted that the proposal is in line with existing policies to protect urban areas from heavy agricultural uses via a ½ mile to 1 buffer of Limited Agriculture around cities. Mr. Zumwalt explained that the Limited Agriculture allows for less intensive agriculture land uses and does not allow dairies, food processing facilities or cattle farms. A motion was made and seconded (Tristao, Lewis) to approve modifications to Figure LU 15. The motion passed with one abstention (Curtis).

**NEW BUSINESS**

- A. San Joaquin Valley Blueprint Summit-** Mr. Gatzka briefed the committee on recent Blueprint Summit proceedings and related it to Kings County. Mr. Gatzka expressed his concerns regarding the Blueprint Summit process including the \$35 participation price, locally preferred scenarios not being expressed and that UC Davis prepared a new scenario that included higher density. He indicated that poor explanation was given on how densities relate to housing types, and lack of explanation regarding how densities were derived. He indicated the eight county participation was largely attended by Fresno County people. Mr. Gatzka explained the density requirements of Blueprint scenarios A, B, B+, and C. Mr. Zumwalt explained the recent legislation that ties transportation and potentially other funding to implementing a sustainable communities strategy, part of which is dependent on the implementation of Blueprint scenarios. Mr. Stivers asked how these proposed densities would affect future development of single family homes. Mr. Zumwalt explained what housing densities within the Kings County zone districts look like and how density bonuses for creating affordable housing and zero lot line homes with ¾ of a yard can facilitate higher density development within the County. Mr. Gatzka explained that implementing the Blueprint may be more difficult for the cities because the County's policy is to direct urban development to the cities. Mr. Gatzka mentioned SB 215 which would require annexations through LAFCO to comply with the Blueprint. Mr. Pohle stated that the Blueprint seemed to be hijacked by special interest groups and is not in the best interest of the County. Chairman Tristao requested that Community Development Agency Staff draft a letter for the

General Plan Advisory Committee to the Kings County Association of Governments regarding the Blueprint process. Mr. Zumwalt stated that the general theme of the letter will be that "one size does not fit all." Mr. Pohle stated that the letter should be consistent with the KCGPAC findings so far. Mr. Gatzka stated that the Kings County General Plan is in line with Blueprint Scenarios B or B+. Committee members recommended that the letter be drafted for their consideration and be copied to the Board of Supervisors and Planning Commission.

- B. Health and Safety Element-** Mr. Gatzka presented the Introductory and Natural Hazards chapters of the Health and Safety Element and explained how many of the safety portions of the element were derived from the County's multi-jurisdictional multi-hazard mitigation plan. The community health portions of the plan tie back to the community plans. Committee members asked about the Flood Insurance Rate Maps. Mr. Zumwalt explained that after Hurricane Katrina all levies in Kings County were decertified. Mr. Zumwalt stated that it would cost millions of dollars to certify the levies and virtually all of the historical information of how the levies were constructed has been lost. Mr. Caldwell presented the chapter on Community Health. Chairman Tristao asked about policies that would help facilitate hazardous waste disposal for businesses. Mr. Zumwalt responded that the County Integrated Waste Management Plan has policies which relate to disposal of hazardous waste for businesses. Mr. Kinney presented the chapter on Community Safety. Mr. Gatzka presented the goals, objectives, and policies of the Health and Safety Element. Committee members discussed the requirements relating to building within new flood hazard areas. Mr. Zumwalt commented on Policy B1.1.5 stating that complete streets are not required for existing areas but only in new growth areas. Chairman Tristao asked about Policy B1.5.1 and the requirement for hazardous waste generators to demonstrate "sufficient financial assurance" for cleanup of abandoned operations. Mr. Zumwalt responded that a cash bond, insurance, or letter of credit would be sufficient. Mr. Gatzka finished presenting the Health and Safety Element. Consideration for approval was requested postponement until the next meeting, after staff integrates the soils map.

## MISCELLANEOUS

**A. MEMBER COMMENTS:** None

**B. STAFF COMMENTS:** None

**ADJOURNMENT**— A motion was made and seconded (Olivas, Miya) to adjourn the meeting and the meeting was adjourned at 8:44 p.m.

**A. The next meeting of the KCGPAC is a regular meeting scheduled for Thursday, March 19, 2009, at 6:30 p.m.**

Respectfully submitted,



Gregory R. Gatzka, Deputy Planning Director