

# 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 regular meeting of the Kings County General Plan Advisory Committee (KCGPAC) was called to order by Chairman Tristao at 6:33 p.m., on April 16, 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. A quorum of committee members were in attendance

**APPOINT COMMITTEE MEMBERS:** None

**COMMITTEE MEMBERS PRESENT:** Jim Gregory, Dennis Tristao, Garry Curtis, Alicia Jacobo, Michael Miya, Craig Pedersen, Jim Olivas, Jeff Stivers, Bob Lewis, Glenn Estes

**COMMITTEE ALTERNATES PRESENT:** John Bolze, Charles Meyer

**COMMITTEE MEMBERS ABSENT:** Joe Neves, Doyle Davis, Ronnie J. Silva, James Lohry, Mark Pohle

**COMMITTEE ALTERNATES ABSENT:** Judith Horn, Louie Rodrigues, Roger McVay

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

**VISITORS PRESENT:** Bob Henry, Helen Liebel, Richard Valle

**UNSCHEDULED COMMENTS:** Richard Valle announced that the march for water is nearly over and there is still room on a bus to be taken to the last leg of the march.

**APPROVAL OF MINUTES:**

A motion was made and seconded (Miya, Meyer) to approve the minutes from the April 1, 2009, meeting. The motion carried unanimously with six abstentions.

**CORRESPONDENCE:** Mr. Gatzka indicated that there is one item of correspondence and it will be addressed during the presentation of the Open Space Element.

**OLD BUSINESS**

- A. Air Quality Element Program 6-** Mr. Kinney read the revised program 6 and paragraph relating to the Williamson Act and Farmland Security Zone greenhouse gas connection. Chairman Tristao indicated that he found the modifications acceptable. A motion was made and seconded to approve the amendments to the Air Quality element (Pedersen, Lewis). The motion passed unanimously.
- B. San Joaquin Valley Blueprint Update-** A handout titled “Eight San Joaquin Valley COG’s Comparison of Blueprint Principles/Concepts/Goals” was distributed. Mr. Gatzka discussed the 12 Blueprint Principles that were voted for by the San Joaquin Valley Policy Council.

**NEW BUSINESS**

- A. Open Space Element-** Tom Holm from Michael Brandman Associates presented the Open Space Element. Mr. Holm explained that the Open Space Element and the Resource Conservation Element are closely related and because of time constraints emphasis will be placed on the policies rather than the narrative portions of those elements. Mr. Curtis asked whether the proposed buffers around Naval Air Station Lemoore (NASL) would be sufficient if the base were to expand in the future. Mr. Home said that the initial buffer around NASL was two miles and Mr. Gatzka stated that the buffer has now been expanded to three miles. Mr. Gatzka indicated that the base has not indicated any plans for expansion and that the County is currently working with the NASL, City of Lemoore, and County of Fresno on a Joint Land Use Study for the NASL. Mr. Gatzka indicated that the greatest threat to the base is encroachment from new development.

Mr. Gatzka indicated there has been a request to add an open space buffer along State Route 41, south of Interstate 5 to the Waste Management and Mustang Hills Facilities. Committee members asked what affect this would have on agricultural production. Mr. Zumwalt indicated that the land use designation of AG 40 would remain on all of the parcels and the Open Space buffer would be an overlay on that territory and not a specific zone. Mr. Olivas asked if this would affect the value of the land for potential conservation easements. Mr. Zumwalt indicated that it would affect development for human activity but it would facilitate conservation programs. Richard Valle indicated that the proposal sounds favorable. Bob Henry from Waste management stated that the Waste Management facility is in favor of the open space buffer. Mr. Zumwalt indicated that staff recommends the Open Space buffer. Mr. Curtis asked if the 14 landowners within the proposed open space buffer have been notified of this proposal. Mr. Zumwalt responded that not all landowners have been notified but there are at least two public hearings that will take before the Planning Commission and Board of Supervisors before the buffer is approved. Mr. Zumwalt clarified that the proposed open space buffer would be part of

the General Plan update and because more than 1,000 landowners are affected, instead of individually noticing all landowners, a quarter page add in a newspaper is required for noticing. Chairman Tristao stated that the proposal presents another layer of zoning if development encroaches on the Mustang Hills and Waste Management facilities. A motion was made and seconded (Lewis, Gregory) to approve the Open Space buffer.

Mr. Holm continued presenting the Open Space Element. Mr. Pedersen asked if Farmhome Retention was still available in the Exclusive Agriculture Zone. Mr. Zumwalt responded that exceptions for smaller parcels for retiring farmers and transfers to immediate family members engaged in a family farming operation. Mr. Olivas inquired about policy C1.1.1 as to whether there was currently an open space buffer in place. Mr. Gatzka stated that this policy reinforces the Armona Community Plan policies for an open space buffer. Mr. Zumwalt stated it is appropriate to include an Open Space overlay zone implementation program in the Open Space Element since the Resource Conservation Element has a similar program and the open space overlay for the Waste Management and Mustang Hills facility was approved by the KCGPAC. Mr. Curtis asked if policy B1.2.1 stated “review new develop” or review new development.” Mr. Gatzka stated the policy language is “new development.” A motion was made and seconded (Olivas, Curtis) to approve the Open Space Element including the new language for the Open Space overlay implementation program. The motion passed unanimously.

**B. Resource Conservation Element-** Chairman Tristao asked if the flood maps have been sent to the Tulare Lake Basin Water Storage District and Tulare Lake Drainage District. Mr. Gatzka stated those parties had been sent the flood maps. Chairman Tristao requested that municipalities and cities be included in benefitting from flood protection from the various dams and reservoirs. Staff added language on the bottom of page three to include “communities and municipalities” as beneficiaries of the dams and reservoirs. Chairman Tristao stated that there are numerous maps which indicate “rivers and creeks” on the legend but many of these “rivers and creeks” are man made canals. Mr. Gatzka responded that the legends on the maps would be changed. Chairman Tristao asked what function the Central Valley Flood Protection Board serves. Mr. Gatzka responded that the Board that coordinates permit processing in areas near riparian corridors. Committee members discussed the new flood insurance rate maps. Mr. Zumwalt indicated that there are no certified levies in Kings County. Committee members discussed invasive species and the Williamson Act subvention funds. Mr. Zumwalt stated that there is a formula for reassessments for property taxes on farmland if the Williamson Act contract non renewals are filed. There are numerous factors involved including Proposition 13 valuation, the market rated value of the farmland, and the unrestricted and restricted values of the land. The presentation of the Resource Conservation Element ended on page 16 due to a lack of time.

**C. Special Meeting-** Committee members indicated that Tuesday April 21<sup>st</sup> would be the best time to hold a special meeting of the KCGPAC, in order to remain on schedule. A motion was made and seconded (Olivas, Jacobo) and the motion passed unanimously to hold a special meeting on Tuesday April 21, 2009. The motion passed unanimously.

## **MISCELLANEOUS**

**A. MEMBER COMMENTS:** None

**B. STAFF COMMENTS:** None

**ADJOURNMENT**—The meeting was adjourned at 8:33 p.m.

- A. The next meeting of the KCGPAC is a special meeting scheduled for Tuesday, April 21, 2009, at 6:30 p.m. in the regularly scheduled location of the Administrative Multi-Purpose Room**

Respectfully submitted,

William R. Zumwalt, Community Development Agency Director