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VALENCIA COUNTY BOARD OF COMMISSIONERS

Third Public Hearing On Comprehensive Plan

June 7, 2002

Vice-Chairman Gary Daves called the Meeting to order at 10:00 A.M.

PRESENT	ABSENT
Gary Daves, Vice-Chairman	Aurelio H. Padilla, Chairman
S. T. Frank Pando, Member	
Alicia Aguilar, Member	
	Helen Baca, Member
	James Fernandez, County Manager
	Thomas Garde, County Attorney
Tina Gallegos, County Clerk	
Press and Public	

Vice-Chairman Gary Daves turned the power point presentation over to Ruben Chavez and Steve Chavez on the comprehensive plan. Commissioner Pando had to leave. Vice-Chair Daves said the public can have their input after the presentation. Vice-Chair Daves said as of this point with Commissioner Pando leaving this is only an informational workshop.

Pledge of Allegiance

Presentation Proceeded

Public Requests

Richard Becker asked how many more meetings is the Commission going to have? Mr. Chavez answered the next comprehensive plan meeting will be June 18th at 5:00 PM. Mr. Becker said his questions have to deal with the open space issue and the water availability and parks and recreation. Steve Chavez said the issue on parks and what the plan calls for is open space in general such as zeroscaping land with parks and recreation is a goal. On the water availability it has not been thoroughly addressed.

Jackie Guilbault presented in written format concerns on this draft plan so that there is a record, which may be necessary to support future actions and stated to the Commission that she has a short, medium or long version. Ms. Guilbault read the short version of concerns to the Commission. Steve Chavez wanted to briefly respond to Ms. Guilbault’s concerns. Mr. Chavez stated the VIA has been a member of the Steering Committee for 31/2 years and have participated actively, however it is a little late to come back and say there are problems. Most of the concerns, for example the antiquated subdivisions and Mr. Chavez said he does not agree that the legal conclusion is “taking” of property. Mr. Chavez said that is not what the plan suggests. It has been drafted to be interpreted only one way and that pre-plat subdivisions which do not meet today’s state, federal as well as County’s standards those have to conceptually be redone to meet those standards. The impact fees issue is the second largest concern raised and this Commission has never considered a procedure for implementing impact fees. There has been a proposal or study done; however there is not a procedure in place today.

Harvey Yates asked the Commission how many of you have read this Plan? Mr. Yates said he has not had an opportunity to participate in the sessions that lead up to this plan. Mr. Yates said his concerns were on agricultural resources and discussed with the Commission the advantages and disadvantages the plan has on the County. Mr. Yates said his concerns were lengthy and will put in written format for the Commission to view.

Commissioner Aguilar wanted to respond to Mr. Yates question that she had read the comprehensive plan and she is one Commissioner that has read it more than once.

Michael Lenmark from Los Chavez on comments that have been made on participating in the planning process and every opportunity was made to every citizen and the citizens were invited to come and participate in the planning process. There were times that a handful of people were at the meetings. Mr. Lenmark said that this plan may not be perfect but every document has room to grow just take a look at our Constitution and all the amendments to it.

Dales Jones with Valencia Water & Soil District had some concerns on the agriculture portion of the plan. Mr. Jones stated the green belt effect for this long-term plan will be an asset for the farmers. Mr. Jones hopes the County at some time will implement this plan.

Karen Jarret had some concerns on the comments from Mr. Yates and voiced them at this point. Why was the transportation plan written to meet growth rejection that does not consider the limitation

resources particularly water? Ms. Jarret asked questions on the impact of air quality. Is there a drought plan in the comprehensive plan?

Ambrose Chavez said if you are a well-financed developer this plan will be okay but if you are not then this plan will be tough to follow within these guidelines. Mr. Chavez had some concerns on the low density within the green belt and the two-acre minimum.

William Giron voiced his concerns on the plan. Mr. Giron said he would have some written comments for the Commission. Mr. Giron's concerns were mainly the water issue of the plan. Mr. Giron said his advice to the Commission is to have patience on this plan and not rush into anything, the plan has a lot of potential but also is a nightmare on some parts and advised on taking it slow and remember it is a 20-year plan.

James Ashmore from Highland Meadows and his awareness to the inception of this plan and work on changes to this document. Mr. Ashmore said his concern was to have more communication on this plan and copies that are affordable for review. Mr. Ashmore said he would have written comments for the Commission to view.

Diane Chavez said she appreciates all the work that Steve Chavez has done. Ms. Chavez concerns are on the green belt and incentives and what are these incentives and will there be any changes that can be made to this plan?

Vice-Chair Daves said as of the date of June 18, 2002 this plan is not ready for approval and supports amendments to this plan. Vice-Chair Daves said it there is an overemphasis on agriculture and represents the gleam in so many Valencia County residents because so many have farmland. Vice-Chair Daves said this is a good plan the water and sewer system ideas need to be adjusted and discussed. The antiquated subdivisions are an issue and the County ought to take steps and vacate them. We should take advantages of the natural gas pipelines. Vice-Chair Daves said these are some of his comments as a Commissioner and at this time leaving Commissioner Aguilar alone, as he has to leave this workshop.

Commissioner Aguilar said as a reminder this workshop is only informational. Commissioner Aguilar said the idea of having a comprehensive plan has been there for four years and she used this when running her campaign as a platform. We need to take the politics and personal views away and need to know what there has been in the past, what we have now in the present and what we need for the future and how do we get there. We live in a County to where our revenues are very low and they are limited. There needs to be some method of availability for that. Commissioner Aguilar said she has voiced her opinion and Steven and Ruben both know she has been very critical of the plan not the fact that we need a comprehensive plan but need changes in the product. Commissioner Aguilar said she showed this plan to her daughter and said she does not understand it and also became offended in the way the communities are described. We have Tome described as having the vistas in the picture glass and they say Los Chavez has the undocumented farm workers. Commissioner Aguilar said these are just some things that she thinks does not need to be in the narrative of the plan. Commissioner Aguilar said she would like to see more facts and put the history in the back of the plan. Commissioner Aguilar said there needs to be more clean-up and make sure that more of Valencia County as a majority is represented. Commissioner Aguilar thanked the public for attending.

The next Regular Meeting of the Valencia County Board of County Commission will be held on June 10, 2002 at 9:00 AM Executive Session and 10:00 AM Regular Session in the County Commission Room at the Valencia County Courthouse.

Adjournment

The informational workshop was adjourned at 12:20 PM.

<p>NOTE: All proposals, documents, items, etc., pertaining to items on the agenda of the, Meeting (presented to the Board of County Commissioners) are attached in consecutive order as stated in these minutes.</p>

VALENCIA COUNTY BOARD OF COMMISSIONERS

AURELIO H. PADILLA, CHAIRMAN

**ss/
GARY DAVES, VICE-CHAIRMAN**

**ss/
S. T. FRANK PANDO, MEMBER**

**ss/
ALICIA AGUILAR, MEMBER**

HELEN BACA, MEMBER

ATTEST: ss/

TINA GALLEGOS, COUNTY CLERK

DATE: July 16, 2002