

**KINGS COUNTY PLANNING COMMISSION  
MINUTES**

District 1 Commissioner – Riley Jones\*\*

District 2 Commissioner – Bob Bajwa

District 3 Commissioner – R.G. Trapnell

District 4 Commissioner – Jim Gregory\*

District 5 Commissioner – Steven Dias

\*Chairman

\*\*Vice-Chairman

**September 8, 2014**

**CALL TO ORDER:** The meeting of the Kings County Planning Commission was called to order by Vice-Chairman Jones, on September 8, 2014, at 7:00 p.m. in the Board of Supervisors Chambers, Administration Building, Kings County Government Center, Hanford, California. The Pledge of Allegiance was recited.

**COMMISSIONERS PRESENT:** Riley Jones, R.G. Trapnell, Bob Bajwa, Steven Dias

**COMMISSIONERS ABSENT:** Jim Gregory

**STAFF PRESENT:** Greg Gatzka – Director, Erik Kaeding – County Counsel, Chuck Kinney – Deputy Director – Planning, Terri Yarbrough – Executive Secretary, Sandy Roper – Principle Planner, Dan Kassik - Planner

**VISITORS PRESENT:** Sue Weisenhaus, Crystal Hernandez, Albert VanDerGraaf, Anthony Loza, MaryAnne Ford Sherman, Olga Clark, Melissa Martinez, Vickie Lin, Jason Powers, Billy Mueller, Lori Keen, Hannah Gales, Angie Dow, Dan Surface, Jesse Nickell, Curtis Moore, Nathan Boespflug, Jose Martin III, Dawn Marple

**SUMMARY OF THE AGENDA:** Mr. Gatzka summarized the agenda for the Commission.

**UNSCHEDULED  
APPEARANCES:**

No one spoke during this portion of the meeting.

**APPROVAL OF MINUTES:** A motion was made and seconded (Trapnell/Bajwa) to approve the minutes of the August 4, 2014 meeting. Motion carried unanimously with Gregory absent.

## **OLD BUSINESS**

### **1. Conditional Use Permit No. 14-02 (Champions Recovery)**

This item was continued from the August 4, 2014 meeting. Mr. Kassik provided a brief overview of a proposal to establish a 49 bed residential substance abuse treatment facility within an existing building located at 11517 15<sup>th</sup> Avenue, Lemoore, Assessor's Parcel Number 017-310-047. Mr. Kassik reported that a meeting was held with Kings County Behavioral Health, Kings County Sheriff Department, Kings County Probation Department and the Kings County Community Development Agency. During that meeting the applicant offered solutions to the issues brought forth by the residents and as a result staff added additional conditions to Resolution 14-07. He also reported that the applicant held an open house and five residents attended.

Vice-Chairman Jones continued the public hearing and asked if there was anyone wishing to speak in favor of the project. Patrick Mitchell, Nathan Boespflug, Lori Keen and Jose Marin spoke in favor of the project. Sue Weisenhaus and Crystal Hernandez, representing Champions Recovery, provided a PowerPoint presentation addressing concerns that were brought up at the previous on August 4, 2014. Angie Dow, representing KART, clarified that the new KART stop has been recommended and is awaiting their Board's approval and they don't anticipate any issues. Vice-Chairman Jones asked if there was anyone wishing to speak against the project. Albert VanDerGraaf asked that parking be prohibited on 15<sup>th</sup> Avenue due to concerns that visitors to the facility would park in his orchard or block access to the orchard. Vice-Chairman Jones asked if there was anyone else wishing to speak

stalls on the facility and there would be no reason to park on the street. Vice-Chairman Jones then closed the Public Hearing.

A motion was made and seconded (Trapnell/Bajwa) to adopt Planning Commission Resolution 14-07 approving the proposal to establish a 49 bed residential substance abuse treatment facility. Motion carried unanimously with Gregory absent.

## **NEW BUSINESS:**

### **1. Conditional Use Permit No. 12-08 (CON EDISON)**

Mr. Roper provided an overview of a proposal to modify Conditional Use Permit (CUP) 10-03 for the CED Corcoran Solar 2 Project by adding 40 acres and 11.25 megawatts (MW) to the previously approved solar energy generating facility located at 6734 Nevada Avenue, Corcoran, CA, Assessor's Parcel Number 028-290-043 and to establish a new 20 MW solar energy generating facility for the CED Corcoran Solar 3 Project on 130 acres located at 7094 Nevada Avenue, Corcoran, CA, Assessor's Parcel Numbers 028-290-041 and 043. Mr. Roper reported that the projects are located within an AG40 Zone designation and it is not designated as prime farm land, unique farmland, or farmland of statewide importance. APN's 028-290-041 and 043 are restricted by Williamson Act contracts which would be cancelled prior to the issuance of building permits. Commissioner Jones asked if there was a ten foot setback between structures. Mr. Roper explained that there is a minimum setback of ten feet between structures. He also stated that it has been determined by the Building Official that solar panels are mechanical equipment and are not subject to structure setbacks.

Vice-Chairman Jones opened the public hearing and asked if there was anyone wishing to speak in favor of the project. Dawn Marple, representing Provost and Prichard, spoke in favor of the project. Vice-Chairman Jones asked if there was anyone wishing to speak against the project. Seeing none, he closed the Public Hearing.

A motion was made and seconded (Trapnell/Bajwa) to adopt Planning Commission Resolution 14-08 approving CUP 12-08 for the modification of CUP 10-03 to add 40 acres and 11.25 MW and for the establishment of a new 20 MW solar energy generating facility.

## **MISCELLANEOUS**

- |                                |   |
|--------------------------------|---|
| <b>1. FUTURE MEETINGS:</b>     | The next regular meeting of the Planning Commission is scheduled for Monday, October 6, 2014. |
| <b>2. CORRESPONDENCE:</b>      | None  |
| <b>3. STAFF COMMENTS:</b>      | None  |
| <b>4. COMMISSION COMMENTS:</b> | None  |

**ADJOURNMENT** – The meeting was adjourned at 8:24 p.m.

Respectfully Submitted,

**KINGS COUNTY PLANNING COMMISSION**



**Gregory R. Gatzka, Commission Secretary**