

**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

October 6, 2014

CALL TO ORDER: The meeting of the Kings County Planning Commission was called to order by Chairman Gregory, on October 6, 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: Jim Gregory, R.G. Trapnell, Bob Bajwa, Steven Dias

COMMISSIONERS ABSENT: Riley Jones

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

VISITORS PRESENT: James Diven, Roger Hewett, Carl Jones, Karen Ladd

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

**UNSCHEDULED
APPEARANCES:**

No one spoke during this portion of the meeting.

APPROVAL OF MINUTES:

Mr. Kaeding reported that after questions were brought up at the last meeting regarding the approval of the minutes he researched Robert's Rules of Order and found that a motion isn't required to approve the meeting minutes. He stated that the proper procedure is for the Chairperson to announce that unless there are any amendments, the minutes stand approved. If there are amendments, he would then announce that the minutes stand approved as amended. Chairman Gregory then announced that the minutes of the September 16, 2014 meeting stand approved unless there were any amendments. There were no amendments.

OLD BUSINESS

None

NEW BUSINESS:

1. Addendum No. 1 to Conditional Use Permit No. 11-03 (Sunpower)

Mr. Roper provided an overview of an addendum to 1) eliminate Mitigation Measure AQ-6 since updated emission estimates show that the potential impact related to nitrogen oxides (NO_x) are now below the San Joaquin Valley Air Pollution Control District's regional thresholds of significance 2) adding additional detail concerning the off-site Pacific Gas and Electric Company's switching station facility. The project is located at 17515 20th Avenue, Lemoore, CA, Assessor's Parcel Numbers 024-170-007; 026-050-012; and 026-060-01-, 021, 023, and 025. Mr. Roper stated that the project was located within an agricultural zone designation and the Williamson Act contract has been cancelled. He stated that there are no new impact that would require preparation of a subsequent mitigated negative declaration. Chairman Gregory asked if an encroachment permit would be required since the project crosses over county roads. Mr. Roper stated that was addressed during the approval of CUP 11-03.

Chairman Gregory opened the public hearing and asked if there was anyone wishing to speak in favor of the project. Mr. James Diven, representing SunPower, spoke in favor of the project and offered to answer any questions anyone might have. Chairman Gregory asked if there was anyone wishing to speak against the project. Mr. Roger Hewett, owner of Blair Air, spoke in opposition. He stated he was not really in opposition but had concerns with regard to a runoff area on both ends of his runway and he would like to have any towers marked. Mr. Hewett and Mr. Diven agreed to meet and work it out. Chairman Gregory asked if there was anyone else wishing to speak against the project. Seeing none, he closed the Public Hearing.

A motion was made and seconded (Trapnell/Dias) to adopt Planning Commission Resolution 14-09 approving the addendum to CUP 11-03.

2. Conditional Use Permit No. 14-04 (AT&T)

Mr. Kassik provided an overview of a proposal to establish a new 100-foot monopole wireless communication facility with a fenced lease area for ground equipment located at 15834 17th Avenue, Lemoore, Assessor's Parcel Number 024-150-008. Mr. Kassik stated the project was located in an AG20 zone designation. He reported that there is a potential that tribal remains may exist at the location. A tribal monitor would be required to be onsite when soil is being disturbed and if any archaeological or historical resources are observed, activities shall cease within fifty (50) feet of the find. Mr. Trapnell asked if the tower would have a beacon. Mr. Kassik confirmed the tower would have a light and that it was a condition of the permit.

Chairman Gregory opened the public hearing and asked if there was anyone wishing to speak in favor of the project. Mr. Carl Jones, representing AT&T, spoke in favor of the project. Chairman Gregory asked if there was anyone else wishing to speak in favor of the project. Seeing none, he asked if there was anyone wishing to speak in opposition of the project. Seeing none, he closed the Public Hearing.

A motion was made and seconded (Dias/Bajwa) to adopt Planning Commission Resolution 14-10 adopt Planning Commission Resolution 14-10 approving the proposal to establish a new 100-foot monopole wireless communication facility.

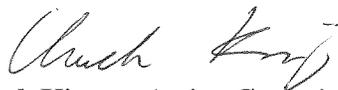
MISCELLANEOUS

- 1. FUTURE MEETINGS:** The next regular meeting of the Planning Commission is scheduled for Monday, November 3, 2014.
- 2. CORRESPONDENCE:** None
- 3. STAFF COMMENTS:** Mr. Kinney announced that the 2015 meeting calendar was included in the packet. Mr. Roper also noted that the December meeting should be shown as December 7, 2015.
- 4. COMMISSION COMMENTS:** Mr. Dias informed the Commission he would not be available for the November 3, 2014 meeting.

ADJOURNMENT – The meeting was adjourned at 7:47 p.m.

Respectfully Submitted,

KINGS COUNTY PLANNING COMMISSION



Chuck Kinney, Acting Commission Secretary