

**KINGS COUNTY PLANNING COMMISSION
MINUTES**

District 1 Commissioner – Riley Jones**

District 3 Commissioner – R.G. Trapnell

District 5 Commissioner – Steven Dias

*Chairman

District 2 Commissioner – Bob Bajwa

District 4 Commissioner – Jim Gregory*

**Vice-Chairman

June 1, 2015

CALL TO ORDER: The meeting of the Kings County Planning Commission was called to order by Chairman Gregory, on June 1, 2015, 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, Riley Jones, Steven Dias, R.G. Trapnell

COMMISSIONERS ABSENT: Bob Bajwa

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

VISITORS PRESENT: Bert Verrips

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: Chairman Gregory announced that the minutes of the February 2, 2015 meeting stand approved as presented.

OLD BUSINESS: None

NEW BUSINESS:

1. Conditional Use Permit No. 14-01 (Westside Assets)

Mr. Roper provided an overview of a proposal to establish a 22 Megawatt (MW) photovoltaic solar energy generating facility to be constructed in two phases on approximately 186 gross acres. Phase I consists of a 2 MW solar generating facility on approximately 18 acres. Phase II consists of a 20 MW solar generating facility on approximately 168 acres. The project site is located at 25329 Avenal Cutoff Road (Phase I), and 25523 Avenal Cutoff Road (Phase II), Lemoore, Assessor's Parcel Numbers 026-010-042 and 026-010-038. Mr. Roper reported that the project was located in the AX zone district and was subject to a Farmland Security Contract. He also reported that no significant new impacts were identified and there were no changes to the mitigated negative deck. There was discussion regarding the mineral rights. Mr. Kaeding stated any issues regarding mineral rights would be a civil matter and would have no impact on the decision before the Planning Commission.

Chairman Gregory opened the public hearing and asked if there was anyone wishing to speak in favor of the project or opposing the project. Mr. Bert Verrips, the CEQA consultant for the applicant, stated he was available for any questions since the applicant was unable to attend the meeting. Chairman Gregory commented that he was glad to see that 90% of the agricultural activities will continue and asked Mr. Bert Verrips to discuss the farming practice. Seeing nobody else wishing to speak, he closed the Public Hearing.

A motion was made and seconded (Jones/Trapnell) to adopt Planning Commission Resolution 15-03 as presented in the staff report. Motion carried unanimously with Bajwa absent.

1. Conditional Use Permit No. 15-02 (SAC Wireless - Verizon)

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 4161 Dover Avenue, Hanford, Assessor's Parcel Number 002-180-017. Mr. Kassik stated the project was located in an AG-20 zone District and is subject to an Agricultural preserve. He stated three sets of comments were received and no significant impacts were found. The project is consistent with the zoning ordinance, 2035 General Plan and Williamson Act.

A motion was made and seconded (Dias/Jones) to adopt Planning Commission Resolution 15-03 as presented in the staff report. Motion carried unanimously with Bajwa absent.

MISCELLANEOUS

- 1. FUTURE MEETINGS:** The next regular meeting of the Planning Commission is scheduled for Monday, July 6, 2015. Mr. Kassik stated possible items for next months meeting is a cell tower and the subdivision code for the Development Code.
- 2. CORRESPONDENCE:** None
- 3. STAFF COMMENTS:** None
- 4. COMMISSION COMMENTS:** Commissioner Gregory shared a newspaper article from the Ventura County Star regarding the future of Save Open Space and Agricultural Resources (SOAR).

ADJOURNMENT – The meeting was adjourned at 7:35 p.m.

Respectfully Submitted,

KINGS COUNTY PLANNING COMMISSION



Greg Gatzka, Commission Secretary