

**KINGS COUNTY PLANNING COMMISSION
MINUTES**

District 1 Commissioner - Riley Jones

District 2 Commissioner - Mark Cartwright

District 3 Commissioner - R.G. Trapnell

District 4 Commissioner - Jim Gregory

District 5 Commissioner - Louise Draxler

February 4, 2008

TAPE COUNT #1-0

CALL TO ORDER: The meeting of the Kings County Planning Commission was called to order by Chairman Jones, on February 4, 2008 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, Mark Cartwright, R.G. Trapnell, Jim Gregory, Louise Draxler

COMMISSIONERS ABSENT: none

STAFF PRESENT: Bill Zumwalt, Chuck Kinney, Greg Gatzka, Terri Yarbrough

VISITORS PRESENT: Tony & Sherry Hamilton, Ricky & Olivia Hernandez, David & Brenda Roberts, Laverne Johansen, Mary Rodrigues, Tony Rodrigues, Louie Rodrigues, Gerald Thayer, John Hattesen, Jim Hansen, Dwight Weigand, Manuel Culvillo, Victor Loza

SUMMARY OF THE AGENDA:

Mr. Zumwalt summarized the Agenda for the Commission.

UNSCHEDULED APPEARANCES: None

APPROVAL OF MINUTES: A motion was made and seconded (Cartwright/Trapnell) to approve the minutes of January 7, 2008 meeting. Motion carried unanimously.

TAPE COUNT: Tape # 1-135

OLD BUSINESS - None

CONVENE AS THE KINGS COUNTY AIRPORT LAND USE COMMISSION

TAPE COUNT: Tape # 1-148

1. REQUEST FOR COMMENTS: (Daniel Gargas, Aviation Safety Officer, Department of Transportation)

Mr. Kinney summarized the proposal for a school site to be designated within two (2) miles of the Corcoran Airport. The Department of Transportation is requesting comments from the Airport Land Use Commission (ALUC) as they relate to Kings County airport land use policies and, in particular, the Comprehensive Land Use Plan that the ALUC has developed for the airport. Mr. Kinney stated that the project site is located within Zone D of the Corcoran Airport Compatibility Map.

The commissioners continued this matter until the March meeting in order to obtain additional information prior to commenting. Staff will research Dept of Education Corcoran School District comments, Lakeland Duster comments and the number of operations from the airport, both commercial and private and report at the March meeting.

RE-CONVENE AS PLANNING COMMISSION

NEW BUSINESS - NONE

CONDITIONAL USE PERMIT NO. 07-08 (Mesa Verde Trading Co.)

Mr. Kinney summarized the proposal for a cattle feed recycling facility, located at 20468 Lincoln Avenue, Stratford. A compliance inspection shall be conducted on the existing building and the building will need to be brought into compliance with current building codes. Mr. Kinney noted that the food product would be placed on a covered concrete slab prior to being loaded into truck trailers. Mr. Kinney reported that he had received a petition and several letters opposing the proposal. The concerns are dust, odor and fly problems. Mr. Kinney noted that dust issues were addressed on page 7, item 11 of the staff report. The Health Department is requiring that the operation be managed in such a way to ensure that it does not become a source of dust, litter, vectors, odor, noise, or other nuisance in violation of applicable laws, regulations or ordinances, this language has been added to the resolution.

Commissioner Jones opened the public hearing and asked if there was any testimony in favor of the project. Mr. Weigand, the applicant, spoke in favor of the project. Mr. Weigand stated that the fat content in the product keeps the dust down and the de-packaging operations will be done in an enclosed building. Mr. Weigand also stated that since the product is dry, it should not attract flies. He also noted he had a similar operation in Kern County. Anthony Hamilton and Ricky Hernandez also spoke in favor of the project. Commissioner Jones asked if there was any other testimony in favor of the project. Seeing none he asked if there was any testimony in opposition. John Haddison, Manual Corrillo, Laverne Johanson, Louie Rodriguez spoke in opposition of the project. Concerns expressed were: the sewer and water capacity is already at capacity, the location would prevent a developer from coming in, flies and odor. Mr. Zumwalt clarified that any odor complaints would be addressed by the Planning Department Code Enforcement, Health Department or San Joaquin Air Pollution Control District and he also stated that the County has not received any application for a new community development plan. Commissioner Jones asked if there was any further testimony opposing the project. Seeing none he asked the proponent if he had any further testimony in rebuttal to those opposing the project. Mr. Weigand again stated he has no issue with dust at his plant in Kern County and flies wouldn't be attracted to the product since it only has a moisture content of 6%.

Commissioner Jones continued the Public Hearing to the March 3, 2008 meeting and directed staff to visit the Kern County facility and report their findings to the Commission at the March 3 meeting.

CONDITIONAL USE PERMIT NO. 07-11 (Oratio Smith)

Mr. Kinney summarized the proposal to expand an existing church, located at 17169 18th Avenue, Lemoore, Assessor's Parcel Number 026-070-018. Mr. Kinney clarified the property is located in Lemoore not Stratford as listed on the agenda. The parcel is located within AG-20 zoning and is not subject to the Williamson Act. The proposed expansion is consistent with the *Kings County General Plan* and the *Kings County Zoning Ordinance*.

Commissioner Jones opened the public hearing and asked if there was any testimony in favor or opposing the project. Seeing none, he closed the public hearing.

A motion was made and seconded (Trapnell/Cartwright) to Adopt Resolution No. 08-01. Motion carried unanimously.

MISCELLANEOUS TAPE COUNT: 1-5067

1. FUTURE MEETINGS

The next regular meeting of the Planning Commission is scheduled for Monday, March 3, 2008.

2. CORRESPONDENCE:

None

3. STAFF COMMENTS:

A. Update for CUP 05-10 (CWM B18-B20)

Mr. Zumwalt reported the EIR should be ready for public comment in mid February. The Final EIR will incorporate and address the comments received and will probably be ready for the June meeting.

B. Update for Specific Plan 06-01 (Quay Valley Ranch Project)

None

4. COMMISSION COMMENTS:

None

ADJOURNMENT - The meeting was adjourned at 8:14 p.m.

TAPE COUNT: Tape # 1-5067

Respectfully Submitted,

KINGS COUNTY PLANNING COMMISSION



William R. Zumwalt, Commission Secretary

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