

**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

March 15, 2010

CALL TO ORDER: The special meeting of the Kings County Planning Commission was called to order by Chairman Cartwright, on March 15, 2010, 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: Mark Cartwright, Louise Draxler, R.G. Trapnell, Riley Jones, Jim Gregory

COMMISSIONERS ABSENT:

STAFF PRESENT: Greg Gatzka, Johanna Hartley, Chuck Kinney, Terri Yarbrough, Jeremy Kinney

VISITORS PRESENT: Alex Dwiggins, David Tomlenson, Karen Darenthal, Doug Morris

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/Jones) to approve the minutes of the February 1, 2010 meeting. Motion carried unanimously.

OLD BUSINESS

None

NEW BUSINESS

Conditional Use Permit No's 09-08 (Sun City Project LLC) – Mr. Jeremy Kinney introduced a proposal to construct a 20 megawatt photovoltaic solar farm located southeast of the intersection of 36th Avenue and the Salem Avenue alignment, Avenal, Assessor parcel Numbers 038-290-009 and 038-290-011. Mr. Kinney stated that the parcel is located in a general agricultural zone district and is subject to a Williamson Act contract. Base flood elevations will be required because portions of the parcel are located within a 100 year flood zone. Mr. Kinney reported the following corrections to the staff report. The mitigation measures that were in the Errata were not included in the resolution. An Errata is a follow-up document prepared for the purpose of making minor changes to a CEQA document after it has been circulated for public review. The measures that were not included in the resolution were the soil reclamation plan, indirect source review, fugitive dust control plan and the Kit Fox fencing mitigation measures. The staff report should state that the soil reclamation plan is to be completed within twelve months of the expiration of the use permit.

Chairman Cartwright opened the Public Hearing and asked if there was any testimony in favor of the project. Mr. David Tomlinson, representing the applicant, spoke in favor of the project and provided a brief overview of the company and benefits of the project. Mr. Doug Morris also spoke in favor of the project. Commissioners Trapnell, Draxler, Jones and Gregory asked various questions regarding rates, production, water supplies, frequency of the cleaning of the panels, and where the power would be utilized. Mr. Tomlinson responded to the questions. Chairman Cartwright asked if there was anyone wanting to speak in opposition of the project.

Seeing none, he closed the public hearing portion of the meeting. Mr. Chuck Kinney stated that the applicants requested to have the 25 year life term of both CUP No's 09-08 and 09-09 to begin when certificate of occupancy is issued. He also stated that the three mitigation measures outlined in the Errata would be added as an attachment to the resolution. Mr. Chuck Kinney also stated that these changes were for both Resolution Numbers 10-02 and 10-03.

A motion was made and seconded (Draxler/Jones) to adopt resolution 10-01 as amended. Motion carried unanimously.

Conditional Use Permit No's 09-09 (Sand Drag LLC) – Mr. Jeremy Kinney stated that the staff report was included in CUP 09-08 and there was no additional information to add.

Chairman Cartwright 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 Draxler/Trapnell to adopt resolution 10-02 as amended.

MISCELLANEOUS

1. FUTURE MEETINGS

The next regular meeting of the Planning Commission is scheduled for Monday, April 5, 2010.

2. **CORRESPONDENCE:** Mr. Gatzka announced that he had received the California County Planning Commissioners Association's Spring Conference information. Mr. Gatzka stated that there were no funds budgeted for the conference.

3. **STAFF COMMENTS:** Mr. Chuck Kinney provided updates on the Pimentel project and the Sozinho project.

4. **COMMISSION COMMENTS:** none

ADJOURNMENT – The meeting was adjourned at 7:36 p.m.

Respectfully Submitted,

KINGS COUNTY PLANNING COMMISSION



Gregory R. Gatzka, Commission Secretary