

**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

**December 6, 2010**

**CALL TO ORDER:** The meeting of the Kings County Planning Commission was called to order by Chairman Cartwright, on December 6, 2010, at 7:01 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, R.G. Trapnell, Jim Gregory

**COMMISSIONERS ABSENT:** Louise Draxler, Riley Jones

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

**VISITORS PRESENT:** Jim Kochar, Lisa Kochar, Lynette Baker, Jim Hansen, Wendy Haydon, John Oliveira, Jan Kahn, Doug Wheeler, Peter Lai

**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/Gregory) to approve the minutes of the September 13, 2010 meeting as presented. Motion carried unanimously.

**OLD BUSINESS**

None

**NEW BUSINESS**

**Tentative Tract No. 904 (Baker/Kochar)** – Mr. Roper provided an overview of a proposed lot line adjustment and a land division for the purpose of retaining a farm home and two transfers of title to two daughters. The lot line adjustment will adjust the boundaries between two (2) existing parcels that are currently 2.0 acres (APN: 028-202-026) and 46.90 acres (APN: 028-202-027) in size. As a result of the adjustment the 2.0 acre parcel will increase to 2.50 acres in size and the 46.90 acre parcel will decrease to 46.40 acres in size. The land division will then divide the 46.40 parcel into five (5) parcels (1.249 acres, 1.918 acres, 2.5 acres, 20.365 acres and 20.365 acres) for the purpose of retaining a farm home on the 1.249 acre parcel and transferring title of the 1.918 acre parcel and the 2.50 acre parcel to two daughters. The project site is located at 9149 Kent Avenue, Hanford, CA. The project is not subject to a *Williamson Act* Contract, is located within an AG-40 zone district, and is consistent with the zoning ordinance and general plan. A mitigated negative declaration was completed and any potential impacts were mitigated to less than significant.

Chairman Cartwright opened the public hearing and asked if there was any testimony in favor of the project. Mr. Jim Hansen requested that the easement to access Parcel No. 6 be shifted to the existing driveway and that the conditions be completed before any building permits are issued. Chairman Cartwright asked if there was anyone else wanting to give testimony, seeing none he closed the public hearing.

A motion was made and seconded (Gregory/Trapnell) to adopt Resolution 10-01 approving the proposed Tentative Tract No. 904 with the following change, strike last sentence of condition number 7 and add condition number 8 which reads “requiring road to be constructed prior to the issuance of building permits for the dwelling on parcel number 6”. Motion carried with three in favor and Draxler and Jones absent.

**Conditional Use Permit No. 10-05 (GWF Solar, LLC)** – Mr. Jeremy Kinney provided an overview of a proposal to construct a 125 megawatt photovoltaic solar facility, located on the east side of 25<sup>th</sup> Avenue, south of State Route 198 and west of the Avenal Cutoff Road, Lemoore, CA (Assessor’s Parcel Numbers 024-190-023, 44, 59, 63, 66, 68, 71, 024-210-003, 16, 17, 024-231-008, 024-232-004, 024-241-001, 024-242-001, and 026-020-015). He reported that the construction would be in three phases with an estimated completion date of June 2015. He also reported that the applicant intends to continue some type of agricultural activity on the site. The entire site is under a Farm Land Security Zone Contract and the applicant has chosen to cancel the contract and has taken the first step to cancellation by filing a notice of non renewal. Mr. Jeremy Kinney stated that Kings County did not require the cancellation of the Farm Land Security Zone Contract and provided an overview of changes that had been made to Resolution No. 10-08.

Chairman Cartwright opened the public hearing and asked if there was any testimony in favor of the project. Mr. Doug Wheeler, President of GWF, provided a presentation summarizing the project. Chairman Cartwright asked if there was anyone else wanting to give testimony regarding the project. Seeing none he closed the public hearing. There were concerns expressed regarding labor agreements and water for cleaning the panels. These concerns were addressed by Mr. Wheeler. Commissioner Gregory asked what was being done to insure there will be water available for farming once the land reverts back to farming. Mr. Wheeler explained the water entitlement goes with the property. Mr. Wheeler thanked staff for a complete review of the project.

Mr. Gatzka clarified that the applicant is requesting to cancel the Farmland Security Zone Contract. He asked that a minor change be added to the resolution to clearly indicate that the proposed cancellation is at the request of the applicant. Mr. Gatzka recommended that the following sentence be added at the end of item 8 of the resolution. “At the request of the applicant the following condition has been added to this CUP permit.”

A motion was made and seconded (Trapnell/Gregory) to adopt resolution 10-08 as amended which approved the proposal to construct a 125 megawatt photovoltaic solar facility located on the east side of 25<sup>th</sup> Avenue, south of State Route 198 and west of the Avenal Cutoff Road, Lemoore, CA. Motion carried with three in favor and Draxler and Jones absent.

## **MISCELLANEOUS**

### **1. FUTURE MEETINGS**

The next regular meeting of the Planning Commission is scheduled for Monday, January 3, 2011.

### **2. CORRESPONDENCE:** None

### **3. STAFF COMMENTS:** Mr. Gatzka announced that the 2011 meeting calendar will be available at the next meeting.

### **4. COMMISSION COMMENTS:** Commissioner Gregory requested a Study Session for the February 7, 2011 Planning Commission meeting to discuss mitigation for loss of agricultural land for projects that removes land from production.

**ADJOURNMENT** – The meeting was adjourned at 8:15 p.m.

Respectfully Submitted,

**KINGS COUNTY PLANNING COMMISSION**

A handwritten signature in black ink, appearing to read 'Gregory R. Gatzka', written over a horizontal line.

**Gregory R. Gatzka, Commission Secretary**

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