

KINGS COUNTY PLANNING COMMISSION

Regular Meeting
7:00 P.M.

Government Center
Hanford, California

AGENDA April 3, 2006

This meeting will be held in the Board of Supervisors Chambers, Administration Building, Kings County Government Center, 1400 W. Lacey Boulevard, Hanford, California

I. CALL TO ORDER - Kings County Planning Commission Meeting

1. PLEDGE OF ALLEGIANCE
2. SUMMARY OF THE AGENDA - Staff
3. UNSCHEDULED APPEARANCES

Any person may address the Commission on any subject matter within the jurisdiction or responsibility of the Commission at the beginning of the meeting; or may elect to address the Commission on any agenda item at the time the item is called by the Chair, but before the matter is acted upon by the Commission. Unscheduled comments will be limited to five minutes.

4. APPROVAL OF MINUTES - Meetings of February 6, 2006, and March 6, 2006.

II. OLD BUSINESS: None

III. NEW BUSINESS

1. **CONDITIONAL USE PERMIT NO. 02-01 (COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY)** – A proposed two-year extension of time for the proposal to establish an organic waste composting facility to process Class B biosolids and other organic wastes for the production of one or more grades of compost product for use as soil amendments on Westlake Farms and in other locations. The proposed facility would be located approximately two miles north of Utica Avenue, two miles east of Interstate 5, and four miles to the east-southeast of Kettleman City. The composting facility will be located on approximately 1,000 acres of land owned by the County Sanitation Districts of Los Angeles County (CSDLAC). The primary market for application of the compost end product will be approximately 12,000 contiguous acres of farmland, also presently owned by the CSDLAC and leased to Westlake Farms, Inc. The peak processing capacity of the facility is proposed to be 900,000 wet tons per year, which would include approximately 500,000 wet tons per year of biosolids and 400,000 wet tons per year of green waste and other materials. The other materials which may be used in the compost could include agricultural crop residues, manure, shredded tires or wood chips.
 - A. Staff Report (C.U.P. No. 02-01 Pages 1 to 2)
 - B. Public Hearing
 - C. Decision: Adopt Resolution No. 06-02 (C.U.P. No. 02-01 Pages 5 to 8) Roll Call Vote

2. ZONING ORDINANCE TEXT CHANGE NO. 269.63 (KINGS COUNTY) – A proposal to amend various sections of the zoning ordinance pertaining to:

- Component A: “Residential Care Facilities” and “In-home Day Care” in all of the Agricultural (A) except Exclusive Agricultural (AX), Rural Residential (RR), Single-family Residential (R-1), Multi-family Residential (RM and Transitional (T) Zone Districts,
- Component B: Relief from the restriction of a “Declaration of Intent...” when such restricted land is annexed to a city,
- Component C: Change of the term “renewal” to “extension” concerning the time limit for various zoning approvals,
- Component D: Clarification of findings required of the Planning Commission when approving conditional use permits,
- Component E: “Farm labor housing” definition clarification,
- Component F: Fencing regulations clarification,
- Component G: Mobile home storage on individual parcels of land,
- Component H: The addition of “cellular phone towers as conditional use permits in the Exclusive Agricultural (AX) Zone District,
- Component I: Clarification of development and procedural standards for the various types of “agricultural land divisions,” and
- Component J: Various minor changes for clarification and explanation of various section of the Zoning Ordinance.

- A. Staff Report (Z.O.T.C. No. 269.63 Pages 1 to 9)
- B. Public Hearing
- C. Decision: Adopt Resolution No. 06-03 (Z.O.T.C. No. 269.63 Pages 10 to 11) Roll Call Vote

IV. MISCELLANEOUS

- 1. FUTURE MEETINGS** - The next regular meeting of the Planning Commission is scheduled for Monday, May 1, 2006.
- 2. CORRESPONDENCE**
- 3. STAFF COMMENTS** – CCPCA Bass Lake Conference
- 4. COMMISSION COMMENTS**

V. ADJOURNMENT

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NOTICE OF RIGHT TO APPEAL: For projects where the Planning Commission's action is final, actions are subject to appeal by the applicant or any other directly affected person or party and no development proposed by the application may be authorized until the final date of the appeal period. An appeal may be filed with the Planning Department at 1400 W. Lacey Blvd., Building #6, Hanford, CA, on forms available at the Planning Department. A filing fee of \$220.00 must accompany the appeal form. The appeal must be filed within 8 days of the Planning Commission's decision date, not including the date of the decision. If no appeal is received, the Planning Commission's action is final. There is no right of appeal for projects for which the Planning Commission's action is advisory to the Board of Supervisors.