CALL TO ORDER: The meeting of the Kings County Planning Commission was called to order by Chairman Trapnell, on September 12, 2016, 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: R.G. Trapnell, Jim Gregory, Steven Dias, Lupe Chavez

COMMISSIONERS ABSENT: Riley Jones

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

VISITORS PRESENT: James Diven, Cynthia Leung, Barry Epstein, Rachel James, Renee Robin

SUMMARY OF THE AGENDA: Mr. Gatzka summarized the agenda for the Commission.

UNSCHEDULED APPEARANCES: None

APPROVAL OF MINUTES: A motion was made and seconded (Gregory/Chavez) to approve the minutes of the July 11, 2016 meeting. Motion carried unanimously with Jones absent.

CONVENE AS DIVISION TWO OF THE KINGS COUNTY ADVISORY AGENCY

1. Extension of Time for Tentative Tract No. 852 (SMS FINANCIAL, LLC)

Mr. Kinney provided an overview of a request for a three (3) year extension of time for Tentative Tract No. 852 for a division of 50.15 acres into 39 lots, including single-family dwellings to be constructed on each lot, located at 5506 14th Avenue, Hanford, Assessor’s Parcel Number 005-030-013. Mr. Kinney noted that the resolution number was changed to 16-01.

Chairman Trapnell opened the public hearing and asked if there was anyone wanting to speak in favor or against the extension. Seeing nobody else wanting to speak, he closed the public hearing. Commissioner Gregory confirmed that this was only allowing a three year extension and no other changes to the project.

A motion was made and seconded (Dias/Gregory) to adopt Advisory Agency Resolution 16-01 to approve the extension of time for Tentative Tract No. 852. Motion carried unanimously with Jones absent.

RECONVENE AS THE KINGS COUNTY PLANNING COMMISSION

OLD BUSINESS: None
NEW BUSINESS:

1. Change of Zone District Boundaries 16-01 (Kings County)
   Mr. Kinney provided an overview of various change of zone district boundaries in order to achieve consistency between the Kings County Development Code and the 2035 Kings County General Plan. The changes considered were a change from Service Commercial (CS) zoning designation to the Neighborhood Commercial (CN) zoning designation for Assessor Parcel Number 016-171-010 in the Home Garden area, changing Natural Resource Conservation (NRC) zoning designation to the Limited Agriculture 10 (AL-10) zoning designation for Assessor Parcel Number 026-132-011 in the Stratford area, and changing Transitional Use (T) and Rural Commercial (CR) zoning designations to the Public Facilities (PF) zoning designation for Assessor Parcel Number 042-137-013 in the Kettleman City area. Mr. Kinney also noted that the resolution number was changed to 16-07.

   A motion was made and seconded (Gregory/Dias) to approve Planning Commission Resolution No. 16-07, recommending that the Board of Supervisors approve the change of zone district boundary. Motion passed unanimously with Jones absent.

2. Conditional Use Permit No. 15-03 (JAVA solar, LLC)
   Mr. Roper provided an overview of a proposal to establish a 15-megawatt alternating current photovoltaic solar generating farm, access driveways, electrical interconnection, and project substation on approximately 96 acres of agricultural lands located at 16741 20th Avenue (State Route 41), Lemoore, CA, Assessor’s Parcel Numbers 024-170-010 and 011. Mr. Roper noted that the resolution number was changed to 16-08. Commissioner Gregory asked about the right of way for State Route 41. Mr. Roper addressed his question. Chairman Trapnell opened the public hearing and asked if anyone wanted to speak in favor of the project. Mr. James Diven, representing Sunpower, stated there would be no new transmission lines since they would be tapping into the Henrietta gentie. He also reported they will be grazing sheep under the panels. Seeing nobody else wanting to speak in favor of the project Chairman Trapnell asked if there was anyone wanting to speak in opposition of the project. Mrs. Annie Bell asked if the area to the north would be panels or a substation, she expressed concern that property values would decrease and a concern regarding lights at night. These concerns were addressed by Mr. Diven and Mr. Roper. Chairman Trapnell asked if there was anyone else wanting to speak against the project. Seeing nobody, he closed the public hearing.

   A motion was made and seconded (Gregory/Dias) to approve Planning Commission Resolution No. 16-08, approving the conditional use permit. Motion passed unanimously with Jones absent.

MISCELLANEOUS

1. FUTURE MEETINGS:
   The next regular meeting of the Planning Commission is scheduled for Monday, October 3, 2016.

2. CORRESPONDENCE:
   Mr. Gatzka reported that information was received for the California County Planning Commissioners Association Conference in Riverside on October 14 and 15. Commissioners Gregory and Chavez expressed an interest in attending.

3. STAFF COMMENTS:
   None

4. COMMISSION COMMENTS:
   None

ADJOURNMENT – The meeting was adjourned at 7:43 p.m.

Respectfully Submitted,

KINGS COUNTY PLANNING COMMISSION

[Signature]

Greg Gatzka, Commission Secretary