CALL TO ORDER: The meeting of the Kings County Planning Commission was called to order by Commission Secretary, Greg Gatzka on August 7, 2017 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: Jim Gregory, Riley Jones, Lupe Chavez, Doug Wisecarver

COMMISSIONERS ABSENT: Steven Dias

STAFF PRESENT: Greg Gatzka – Director, Diane Freeman – County Counsel, Chuck Kinney – Deputy Director – Planning, Terri Yarbrough – Executive Secretary, Sandy Roper – Principal Planner, Dan Kassik – Senior Planner

VISITORS PRESENT:

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/Jones) to approve the minutes of the March 6, 2017 meeting. Motion carried unanimously with Dias absent.

OLD BUSINESS: None

NEW BUSINESS:

1. Election of officers
   Mr. Gatzka asked for nominations for Chairman. He also advised the Commission that as an option they could reaffirm the appointment made at the March 2017 meeting. A motion was made and seconded (Jones/Gregory) to reaffirm the appointment of Steven Dias for Chairman. Motion carried unanimously with Dias absent. A motion was made and seconded (Jones/Gregory) to nominate Doug Wisecarver for Vice Chairman. Motion carried unanimously with Dias absent.

2. Conditional Use Permit No. 17-01 (Complete Wireless – AT&T)
   Mr. Kassik provided an overview of a proposal to establish a new 94 foot monopole wireless communication facility with a fenced lease area for ground equipment located at 7252 7th Road, Hanford, Assessor’s Parcel Number 016-070-036. He stated the project was not subject to a Williamson Act Contract and was categorically exempt from CEQA. He explained why this project was exempt from CEQA. He stated that the project is consistent with the 2035 Kings County General Plan and Development Code.

   Vice-Chairman Wisecarver opened the public hearing and asked if there was anyone wanting to comment in favor of the project. Maria Kim, representing Complete Wireless, provided a brief overview of the project and offered to answer questions. Seeing no one else wanting to comment in favor of the project he asked if there was anyone
wanting to comment in opposition to the project. Seeing no one, he closed the public hearing. Commissioner Gregory asked if there was a condition to have a light on top of the pole. Mr. Kassik confirmed there was.

A motion was made and seconded (Gregory/Jones) to adopt Resolution 17-04 approving the new monopole wireless communication facility.

3. Conditional Use Permit No. 17-02 (Complete Wireless – AT&T)
Mr. Kassik provided an overview of a proposal to establish a new 104 foot monopole wireless communication facility with a fenced lease area for ground equipment located at 14186 Jackson Avenue, Hanford, Assessor’s Parcel Number 028-010-057. He stated the project was not subject to a Williamson Act Contract and was categorically exempt from CEQA. He explained that the project is consistent with the 2035 Kings County General Plan and Development Code.

Vice-Chairman Wisecarver opened the public hearing and asked if there was anyone wanting to comment in favor of the project. Seeing no one, Vice-Chairman Wisecarver asked if there was anyone wanting to comment in opposition to the project. Seeing no one, he closed the public hearing. Commissioner Gregory asked if there was a condition to have a light on top of the pole. Mr. Kassik confirmed there was.

A motion was made and seconded (Jones/Gregory) to adopt Resolution 17-05 approving the new monopole wireless communication facility.

4. Conditional Use Permit No. 17-03 (CED Corcoran 3, LLC)
Mr. Roper provided an overview of a proposal to modify the CED Corcoran Solar 3, LLC Solar Generation Facility Project to remove the solar panels and other project facilities within the California High-Speed Rail right-of-way and locate them to an adjacent parcel of land located at 7096 Nevada Avenue, Corcoran, Assessor’s Parcel Number 028-290-018. He stated that the 2035 Kings County General Plan designates the project site as being located within the General Agriculture (AG-40) land use designation, the project site is within the General Agricultural (AG-40) zone district, and the project site is not restricted by a Williamson Act or a Farmland Security Zone contract. Mr. Roper reported that the language for CUL-3 in the MMRP wasn’t correct and needed to be changed to be consistent with the language for Mitigation Measure CUL-3 in the IS/MND. He reported that staff determined that clarification needed to be added to MM CUL-3 in the MMRP and Section 3.19.1.3 of the IS/MND. He said that none of the changes affect the adequacy of the environmental analysis, they don’t identify any new impacts or present significant new information, and would not require recirculation of the IS/MND. Mr. Roper also reported that Commissioner Gregory had expressed concern prior to this meeting over the lack of weed abatement at some of the solar facilities. Mr. Roper stated that a condition had been added to address the Russian Thistle. Mr. Gatzka reported that the Community Development Agency has been working with the Ag Commissioners office regarding enforcement of the weed abatement.

Vice-Chairman Wisecarver opened the public hearing and asked if there was anyone wanting to comment in favor of the project. Mr. Eric Cherniss, representing Con Edison Development, spoke in favor of the project and stated they would be willing to add language regarding tumbleweeds. Commissioner Jones asked what was being done now to address the issue. Mr. Cherniss stated that they have not had an issue. Commissioner Gregory asked if washing the panes two times a year was sufficient. Mr. Cherniss addressed Commissioner Gregory’s question. Seeing no one else wanting to comment in favor of the project Vice-Chairman he asked if there was anyone wanting to comment in opposition to the project. Seeing no one, he closed the public hearing.

A motion was made and seconded (Gregory/Jones) to adopt Resolution 17-06 approving CUP No. 17-03 for the CED Corcoran Solar 3, LLC Solar Generation Facility Project with the correction to MM CUL-3 in the MMRP, the clarification added to MM CUL-3 in the MMRP and Section 3.19.1.3 of the IS/MND, and the addition of a condition for weed abatement.

5. Conditional Use Permit No. 14-05 (Pristine Sun Fund 6, LLC)
Mr. Roper provided an overview of a proposal to establish a 1.83 Megawatt photovoltaic solar energy generating facility, located at 18065 Lansing Avenue, Strafford, Assessor’s Parcel Number 026-190-014. Mr. Roper stated
the project was located in an AG-40 zone district, was not subject to a Williamson Act or Farmland Security Zone contract, and was consistent with the 2035 Kings County Kings County General Plan and Development Code.

Vice-Chairman Wisecarver opened the public hearing and asked if there was anyone wanting to comment in favor of the project. Mr. Jonathan Hildalgo, representing WRA, Inc., spoke in favor of the project and offered to answer any questions. Vice-Chairman Wisecarver then asked if there was anyone wanting to comment in opposition to the project. Seeing no one, he closed the public hearing.

A motion was made and seconded (Gregory/Jones) to adopt Resolution 17-07 approving a proposal to establish a 1.83 Megawatt photovoltaic solar energy generating facility with the addition of a condition for weed abatement.

MISCELLANEOUS

1. FUTURE MEETINGS: The next regular meeting of the Planning Commission is scheduled for Monday, September 11, 2017.
2. CORRESPONDENCE: A copy of a public notice from Waste Management was provided.
3. STAFF COMMENTS: None
4. COMMISSION COMMENTS: None

ADJOURNMENT – The meeting was adjourned at 7:55 p.m.

Respectfully Submitted,

KINGS COUNTY PLANNING COMMISSION

Greg Gatzka, Commission Secretary