CALL TO ORDER: The meeting of the Kings County Planning Commission was called to order by Vice-Chairman Wisecarver on December 4, 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: Riley Jones, Doug Wisecarver, Jim Maciel

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

VISITORS PRESENT: Marlana Brown, Catherine Silvester, Scott Dawson

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

UNSCHEDULED APPEARANCES: None

APPROVAL OF MINUTES: A motion was made and seconded (Jones/Maciel) to approve the minutes of the August 7, 2017 meeting. Motion carried unanimously with Dias absent.

OLD BUSINESS: None

NEW BUSINESS:

1. **Conditional Use Permit No. 15-05 (RE MUSTANG TWO, LLC)**
   Mr. Roper provided an overview of a proposal to establish a 150 Megawatt (MW) photovoltaic solar energy generating facility to be constructed on approximately 1,800 acres, located at 17178 Avenal Cutoff Road, Lemoore California, Assessor’s parcel Numbers 026-020-009, 010, 016, and portions of APNs 026-020-012 and 020. Mr. Roper reported that a portion of the project is located within the AX Zone District and a portion is located in the AG-40 Zone District. The applicant requested to have APN 026-020-012 deleted from the project since improvements in solar technology allows more energy to be produced on less land than originally proposed. Commissioner Jones asked what the easement was to allow for emergency vehicles along the gas pipeline that runs through the property. Catherine Silvester, representing Helix Environmental Planning, stated the easement is 30 feet wide. Commissioner Jones also asked about requirements for access road and distance requirements from the panels in relation to Fire Department requirements. Mr. Roper stated the Development Code no longer has standard requirement and is addressed by the Fire Department on a case by case basis and the draft resolution contains a condition addressing this. Mr. Roper stated the Planning Commission may, at their discretion, place a condition on the project requiring an improved driveway along the Southern California Gas gas pipeline easement for the purpose of emergency response vehicle access.
Vice-Chairman Wisecarver opened the public hearing and asked if there was anyone wanting to comment in favor of the project. Scott Dawson, Director of Permitting for Recurrent Energy, stated that typically 10 to 15 feet is set for roads along the panels. Marlana Brown, representing Naval Air Station Lemoore, stated she was not speaking for or against the project and addressed some issues she wanted to make the applicant aware of regarding the operations of the Naval Air Station. Commissioner Jones asked if the project was in line with the primary runway of the Lemoore Naval Air Station and were there any visual effects. Ms. Brown stated they had fairly short notice of the project and were only able to briefly review the Glint and Glare analysis and were unable to obtain any feedback from their operators. Ms. Catherine Silvester, Helix Environmental Planning, stated an analysis was conducted and the findings that Glint and Glare impacts were less than significant due to the panels being made of a dark non-reflective surface and the solar panels did not have a significant impact on pilots. After checking the engineering, Mr. Dawson stated they were willing to accept a condition of a 10 foot road easement between the pipeline easement and the solar panels. Commissioner Jones asked that a condition be included to address the setback from the pipeline easement. Vice Chairman Wisecarver asked if there was anyone wanting to comment in opposition of the project. Seeing no one else wanting to comment in favor or in opposition to the project he closed the public hearing.

A motion was made and seconded (Jones/Maciel) to adopt Resolution 17-08 approving the establishment of a 150 Megawatt photovoltaic solar energy generating facility with the condition that the applicant improve and maintain an unobstructed driveway with a width of 20 feet along one side of the Southern California Gas pipeline easement for the purpose of emergency response vehicle access. Motion carried with three in favor and one absent.

**MISCELLANEOUS**

1. **FUTURE MEETINGS:** The next regular meeting of the Planning Commission is scheduled for Monday, January 8, 2018.

2. **CORRESPONDENCE:** None

3. **STAFF COMMENTS:** Mr. Gatza announced Commissioner Chavez’s resignation from the Planning Commission. Mr. Kinney advised that the 2018 calendar was included in the packet and he asked the Commissioners to notify him if there were any conflicts.

4. **COMMISSION COMMENTS:** None

**ADJOURNMENT** – The meeting was adjourned at 8:20 p.m.

Respectfully Submitted,

KINGS COUNTY PLANNING COMMISSION

[Signature]

Greg Gatza, Commission Secretary