

**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

November 7, 2011

CALL TO ORDER: The meeting of the Kings County Planning Commission was called to order by Chairman Jones, on November 7, 2011, 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: Mark Cartwright, R.G. Trapnell, Jim Gregory, Riley Jones

COMMISSIONERS ABSENT: Louise Draxler

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

VISITORS PRESENT: Don Marple, Sarah Owsowitz, John Schaap, Carlo Wilcox, Kevin Cole, Seth Israel, Matt Furr

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 August 1, 2011. Motion carried unanimously with Draxler absent.

OLD BUSINESS: None

NEW BUSINESS:

- 1. Conditional Use Permit Nos. 10-03 and 10-04 (Solar Project Solutions)** – Mr. Roper provided an overview of a proposal to establish two solar energy facilities located at 6658 Nevada Avenue, Corcoran, Assessors Parcel No. 028-280-014. He reported that the project was located within an agricultural zone district and was not subject to an agricultural preserve contract. **Mr. Roper reported that the applicant has entered into a written agreement with the commenter for the Union Group agreeing not to challenge the project.** The proposal is consistent with the Kings County Zoning Ordinance and the 2035 Kings County General Plan. Commissioner Gregory expressed concern over the condition restricting the use of rodenticides and herbicides. Mr. Roper stated that this was to keep from poisoning the kit fox and the condition limits to using zinc phosphates.

Chairman Jones opened the public hearing and asked if there was any testimony in favor of the project. Moira Geraghty, president of Solar Projects Solutions, stated that Solar Projects Solutions is a California based company which will help California meet renewable energy standards and also help with the greenhouse gas emissions. Moira also complimented staff for all their assistance. Carlo Wilcox representing Corcoran Irrigation District, the property owner for the project, also spoke in favor of the project. **Kevin Cole, business manager for the electrician's union organization, stated that they are very pleased with Solar Projects Solutions and are in favor of the project.** Chairman Jones asked if there was anyone else wanting to speak in favor of the

project. Seeing none, he asked if there was any testimony in opposition to the project. Seeing none, he closed the public hearing.

A motion was made and seconded (Cartwright/Trapnell) to adopt Resolution No. 11-04 approving the proposal to establish two solar energy facilities. Motion carried with Jones abstaining and Draxler absent.

2. **Conditional Use Permit Nos. 11-04 and 11-11 (Recurrent Energy)** – Mr. Jeremy Kinney provided an overview of a proposal to establish two solar energy facilities located on the east side of 21st Avenue and north of Kansas Ave., Stratford, CA, Assessors Parcel No. 026-050-002. He stated both projects were located on a single parcel within an agricultural zone district and is subject to a Farm Land Security Zone Contract. The applicant is proposing to cancel the contract on the project portion of land. Mr. Kinney reported that an Environmental Review was completed and everything can be mitigated. Commissioner Gregory asked for confirmation that washing of the panels was restricted to four times in a year. Mr. Kinney confirmed that panel washing is restricted to no more than four times per year by the conditions of approval.

Chairman Jones opened the public hearing and asked if there was any testimony in favor of the project. Seth Israel with Recurrent Energy complimented staff and requested that a change be made to requirement 21E on page 17 of the staff report regarding firearms. Mr. Israel requested that the language be changed to “except for on-site security personnel”. Mr. Furr, an electrical contractor, spoke in favor of the project. Chairman Jones asked if there was anyone else wanting to speak in favor of the project. Seeing none, he asked if there was any testimony in opposition to the project. Seeing none, he closed the public hearing. Mr. Jeremy Kinney stated that the CEQA document doesn’t include law enforcement in relation to the restriction on firearms. He asked to have the language changed to “except for on-site security personnel or law enforcement”.

A motion was made and seconded (Trapnell/Gregory) to adopt Resolution No. 11-05 approving the proposal to establish two solar energy facilities. Motion carried with Jones abstaining and Draxler absent.

MISCELLANEOUS

1. **FUTURE MEETINGS:** The next regular meeting of the Planning Commission is scheduled for Monday, December 5, 2011.
2. **CORRESPONDENCE:** Mr. Gatzka provided correspondence pertaining to a meeting in Kettleman City sponsored by DTSC and EPA regarding the Kettleman Hills Facility.
3. **STAFF COMMENTS:** Mr. Gatzka provided meeting calendars for 2012. Mr. Gatzka also notified the Commission that two items would be coming before them for review in December, a Change of Zone to implement a residential component of the 2035 Kings County General Plan and a Study Session for Farmland mitigation for solar projects. Mr. Gatzka also provided an update on the High Speed Rail.
4. **COMMISSION COMMENTS:** None

ADJOURNMENT – The meeting was adjourned at 7:58 p.m.

Respectfully Submitted,

KINGS COUNTY PLANNING COMMISSION



Gregory R. Gatzka, Commission Secretary