

KINGS COUNTY PLANNING COMMISSION

Regular Meeting
7:00 P.M.

Government Center
Hanford, California

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Agency at (559) 852-2680 by 4:00 p.m. on the Thursday prior to this meeting. Agenda backup information and any public records provided to the Commission after the posting of the agenda for this meeting will be available for public review at the Kings County Community Development Agency, Building No. 6, Kings County Government Center, 1400 W. Lacey Blvd., Hanford, California.

AGENDA December 3, 2018

This meeting will be held in the Board of Supervisors Chambers, Administration Building No. 1, Kings County Government Center, 1400 W. Lacey Boulevard, Hanford, California. Pursuant to California Government Code Section 65009, subdivision (b), if you challenge a decision of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

I. CALL TO ORDER - Kings County Planning Commission Meeting

1. REQUEST THAT CELL PHONES BE TURNED OFF
2. 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 - Meeting of November 5, 2018.

II. OLD BUSINESS

1. **Conditional Use Permit No. 10-05 Amendment (American Kings Solar, LLC)** - The applicant proposes to construct, operate, maintain, and decommission the American Kings Solar Project (Project), consisting of up to a 128 MW alternating current (AC) solar PV power generating facility on approx. 974 acres of private lands. The facility will also include battery storage up to approx. 500 MW hours, which will be used to optimize power to the grid, such as charging the batteries when excess electrical generation is available and supplying power to the grid when electrical demand is high. The Project site is located at 15671 25th Avenue, Lemoore on Assessor Parcel Numbers 024-190-023, 044, 059, 063, 066, 068, 071, 024-210-003, 016, 017, 024-231-008, 024-232-004, 024-241-001, and 026-020-015.

- A. Staff Report
- B. Public Hearing
- C. Decision

III. NEW BUSINESS

1. **Development Code Text Change No. 668.14, General Plan Amendment No. 18-02, & Change of Zone District Boundaries No. 18-01** - Amendment of various sections of the Kings County Development Code, General Plan Amendment No. 18-02 & Change of Zone District Boundaries No. 18-01 as part of the Community Development Agency's continuing administration and maintenance of the Development Code & General Plan.
 - A. Staff Report
 - B. Public Hearing
 - C. Decision

IV. MISCELLANEOUS

1. **FUTURE MEETINGS** - The next regular meeting of the Planning Commission is scheduled for Monday, January 7, 2019.
2. **CORRESPONDENCE**
3. **STAFF COMMENTS**
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 Community Development Agency at 1400 W. Lacey Blvd., Building #6, Hanford, CA, on forms available at the Community Development Agency. A filing fee of \$320.00 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.