

MADERA COUNTY PLANNING COMMISSION
AGENDA

ALL PERSONS REQUESTING DISABILITY- RELATED MODIFICATION OR ACCOMMODATION, INCLUDING AUXILIARY AIDS OR SERVICES MAY CONTACT THE COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT – PLANNING DIVISION AT (559) 675-7821, 72 HOURS PRIOR TO THE PUBLIC MEETING.

REGULAR MEETING

TIME: **6:00 p.m.**, Tuesday, January 8, 2019

PLACE: Madera County Government Center, 3rd Floor Hearing Room #3005, 200 West Fourth Street, Madera, California

Chairman – John Reed
Vice Chairman - Thomas Hurst
Commissioner – Angelina Herrera Cantu
Commissioner - Pete Nijjar
Commissioner – Jeff Dal Cerro

All persons wishing to give testimony on quasi judicial items (noted with an *) must sign an oath as supplied by the Planning Commission Secretary.

CALL TO ORDER

INVOCATION
PLEDGE OF ALLEGIANCE
INTRODUCTION OF COUNTY STAFF
PLANNING COMMISSION MEETING PROCEDURES
RULES FOR PRESENTING TESTIMONY
ADMINISTER OATH FOR QUASI JUDICIAL ITEMS

TURN OFF ALL CELL PHONES

BUSINESS

Supporting documents relating to the items on this agenda that are not listed as “Closed Session” are available through the Madera County Planning Division website at <https://www.maderacounty.com/government/community-economic-development-department/divisions/planning-division/planning-commission-agenda>. The documents are also available at the Community and Economic Development Department - Planning Division, 200 West Fourth Street, Madera, CA 93637. Please note that supporting documents may be submitted after the posting of the agenda; please visit the website or the Planning Division for updates.

INTRODUCTION OF COUNTY STAFF

REQUEST FOR COMMENTS FROM THE AUDIENCE

This portion of the meeting is set aside for members of the public to comment on any item within the jurisdiction of the Commission, but not appearing on the agenda. Items presented under public comment may not be discussed or acted upon by the Commission at this time. For items appearing on the agenda, the public is invited to comment at the time the item is called for consideration by the Commission. Any person addressing the Commission under public comment will be limited to a 3 minute presentation to insure that all interested parties have an opportunity to speak. Also, all persons addressing the Commission must state their name and County of residence for the record.

ALL MATTERS LISTED UNDER CONSENT CALENDAR ARE CONSIDERED TO BE ROUTINE AND WILL BE ENACTED BY ONE MOTION.

CONSENT CALENDAR

Approval of the agenda.

Approval of the minutes of December 11, 2018.

PUBLIC HEARINGS:

***1. GARRETT SHINGU – CONDITIONAL USE PERMIT (CUP #2018-021) – OAKHURST (DISTRICT 5) LEAD PLANNER: ROBERT MANSFIELD**

Shingu, Garrett is requesting a Conditional Use Permit (CUP #2018-021) to amend Conditional Use Permit #2018-004 for a Continuum of Care Senior Community expansion and redesign of facility. The property is owned by Mountain Properties Associates, M Lewis Inc, Etow, Derek K., Shingu, Garrett M. and is located on the southwest corner of Highway 41 and Victoria Lane (No Situs), Oakhurst. The property is zoned PDD (Planned Development District) District. A previously certified Mitigated Negative Declaration (MND #2018-005) was prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 12.77 acres. APN: 064-080-073.

2. FRANCIS CORSO, RED TAIL ACQUISITIONS, VP CONSTRUCTION – GENERAL PLAN (GP #2018-004), CONDITIONAL USE PERMIT (CUP #2018-007) – OAKHURST (DISTRICT 5) LEAD PLANNER: ROBERT MANSFIELD

Francis Corso, Red Tail Acquisitions, VP Construction is requesting a Project BDS - #2018-005 with a General Plan (GP #2018-004) amending the Madera County General Plan pursuant to Section 65358 of the Government Code. The proposal is to amend 38.62 acres now shown as RR (Rural Residential) Designation to CC (Community Commercial) Designation and is located on the north side of Road 632, approximately 500 feet west of the intersection with Country Club Drive West (50681 Road 632), Oakhurst. A Conditional Use Permit (CUP #2018-007) will also be considered to allow an RV Resort with a mix of sites, cabins and camping sites. The property is owned by Castle Rock Estates, Inc. A draft Mitigated Negative Declaration (MND #2018-25) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size 38.62 Acres. APN: 057-180-037 and 057-600-013.

3. FAGUNDES BROTHERS – GENERAL PLAN (GP #2018-005), REZONE (CZ #2018-004) - CHOWCHILLA (DISTRICT 2) LEAD PLANNER: JAMIE BAX

Hearing to consider amending the Madera County General Plan (GP #2018-005) pursuant to Section 65358 of the Government Code. The area to be considered consists of 38.19 acres located on the northwest and northeast corners of the intersection of Highway 152 and Road 14 1/2 (14181 Highway 152) Chowchilla. The

proposal by Fagundes Brothers is to amend the area now shown as AR (Agricultural Residential), VLDR (Very Low Density Residential) to CC (Community Commercial) Designation(s). A rezoning (CZ #2018-004) will be considered to change the zoning from AR-5 (Agricultural, Rural, Five Acre), RRS District(s) to CRG (Commercial, Rural, General). The property is owned by Fagundes Brothers, Fagundes Dairy. A draft Mitigated Negative Declaration (MND #2018-27) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 38.19 acres. APN: 026-272-011 and 026-272-036.

***4. APEX ENERGY SOLUTIONS, LLC. – CONDITIONAL USE PERMIT (CUP #2018-020) – MADERA (DISTRICT 1) LEAD PLANNER: KAMARA BIAWOGI**

APEX Energy Solutions, LLC., is requesting a Conditional Use Permit (CUP #2018-020) to construct a 3.0 megawatt (MW) solar photovoltaic electric generating and energy storage facility occupying up to 19 acres of a 19.35 acre parcel tying into the PG&E Storey 1109 12kV Distribution Circuit. The project is currently undergoing a Williamson Act Contract Cancellation (WCC #2018-001). The property is located on the east side of Road 600, approximately 430 feet northeast of its intersection with Road 31 (no situs), Madera. The property is owned by Howard, Kara D., and Howard, Thomas M. A draft Mitigated Negative Declaration (MND #2018-26) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 19.35 Acres. APN: 031-091-038.

***5. BONADELLE NEIGHBORHOODS – TENTATIVE SUBDIVISION MAP (S #2018-003) – MADERA (DISTRICT 1) LEAD PLANNER: JAMIE BAX**

Bonadelle Neighborhoods is requesting a tentative subdivision map (S #2018-003) for 21.6 acres into 275 lots. The property is owned by Riverstone Farms LLC. The project site is located on the southwest corner of the intersection of Avenue 12 and Riverstone Blvd. (no situs) Madera, and within the Riverstone Specific Plan boundaries. A previously certified Environmental Impact Report, Specific Plan, Area Plan, and other related documents in which this project is consistent with was adopted by the Board of Supervisors on September 11, 2007. Pursuant to Section 15162 of the CEQA Guidelines, none of the conditions calling for the preparation of a subsequent EIR have occurred. In addition, in accordance with 15182 of the Government Code, this project is also exempt from the California Environmental Quality Act. Size: 21.6 acres. APN: 049-053-011.

PLANNING COMMISSION COMMENTS:

PLANNING DIRECTOR COMMENTS:

TENTATIVE MEETING DATES AND LOCATIONS:

Tuesday, February 5, 2019 @ 6:00 p.m. - Regular Meeting – Madera County Government Center, 3rd Floor Hearing Room 3005, 200 West Fourth Street, Madera, California.

PLANNING COMMISSION MEETING PROCEDURES

Planning Commission meetings are conducted under the direction of the Chairman. Each item scheduled for public hearing at a Planning Commission meeting will be announced by the Chairman, and the hearing will be conducted as follows:

1. The Planning staff will present their report and recommendation on the matter being heard. Commission members will be provided an opportunity to question staff.
2. The Chairman will first ask the project applicant or proponent to present any points they feel the Commission should understand about their proposal. The Commission may ask questions.
3. The Chairman will ask those in support and then those opposed to the application to come to the podium and present any testimony they wish to give in regard to the proposal being considered.
4. The Chairman will offer the project applicant an opportunity for rebuttal of any testimony against the proposal or to clarify information previously presented.
5. The public comment portion of the hearing will be closed and the matter will be deliberated by the Commission and a decision will be rendered.
6. Persons wishing to appeal a decision must present a written notice of appeal together with the fee to the planning commission secretary whose office is located at the Madera County Government Center 200 West 4th Street, 3rd floor, Madera CA. The notice and fee must be received within 15 days of the date the decision is rendered

RULES FOR PRESENTING TESTIMONY

All persons who wish to present testimony to the Planning Commission in a public hearing must observe the following rules:

1. All testimony must be presented from the podium. When beginning to speak, first identify yourself, County of residence, and interest in the matter. This is required for the public record. Since all meetings are recorded, please speak clearly and use the microphone provided.
2. All remarks must be addressed to the Chair. Conversation or debate between a speaker at the podium and a member of the audience or staff is not permitted.
3. Please keep your remarks as brief as possible. Focus your testimony on the most important facts you wish to be considered. Avoid duplicating testimony provided by others.
4. Planning Commission hearings can involve highly emotional issues, so it is important that all participants conduct themselves with courtesy, dignity, and respect.
5. Whenever possible, written testimony should be presented as well as oral. Written testimony should be submitted for Planning Commission consideration in advance of the actual hearing date.