

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, May 19, 2020

PLACE: Madera County Government Center, 200 West Fourth Street, Madera, California

Chairman – Thomas Hurst
Vice Chairman – Pete Nijjar
Commissioner – Angelina Herrera Cantu
Commissioner - Pete Nijjar
Commissioner – Tom Burdette

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.

*** SPECIAL NOTICE REGARDING PUBLIC PARTICIPATION DUE TO COVID-19***

Given the current Shelter-in-Place Order covering the State of California and the Social Distance Guidelines issued by Federal, State, and Local Authorities, Madera County is implementing the following changes for attendance and public comment at all Planning Commission meetings until notified otherwise. **The meeting chambers will not be open to the public.**

The meeting will be accessible to the public at:

<https://global.gotomeeting.com/join/300301789>

You can also dial in by phone.

United States: +1 (872) 240-3311

Access Code: 300-301-789

Noticed Public Hearings For noticed public hearings, all public comments must be received by the close of the public hearing period. Comments may be mailed to: Planning Division 200 W 4th Street, Madera CA 93637 or emailed to mc_planning@maderacounty.com. All written comments received by the close of the public hearing period will be read aloud by a staff member during the applicable agenda item, provided that such comments may be read within three (3) minutes allotted to each speaker. Any portion of your comment extending past three (3) minutes may not be read aloud due to time restrictions, but will be included in the record of proceedings. If a comment on a public hearing item is received after the close of the public hearing, such comment will be treated like a general public comment and made part of the record of proceeding, provided that such comment is received prior to the end of the meeting.

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 March 3, 2020.

PUBLIC HEARINGS:

- *1. BEST, CINDY – VARIANCE (VA #2020-002), CONDITIONAL USE PERMIT (CUP #2020-002) - OAKHURST (DISTRICT 5) LEAD PLANNER: KAMARA BIAWOGI**

Best, Cindy is requesting a Variance (VA #2020-002) exempting landscape buffering, screening, and extended parking requirements and a Conditional Use Permit (CUP #2020-002) to request a 20,250 square foot expansion to an existing self-storage facility. The property is owned by Lucille Best and is located on the east side of Highway 41 approximately 500 feet north of its intersection with Winding Way (no situs), Oakhurst. The property is zoned CRM (Commercial, Rural, Median) District. A draft Negative Declaration (MND # 2020-05) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 1.98 Acres. APN: 065-050-063.

- *2. THE PINES RESORTS OF CALIFORNIA, LLC – TENTATIVE SUBDIVISION MAP (S #2006-007) – BASS LAKE (DISTRICT 5) LEAD PLANNER: JAMIE BAX**

The Pines Resorts of California, LLC is requesting a one year time extension for Tentative Subdivision Map (S #2006-007) which would divide a 10.82 acre parcel into 67 residential lots. The property is located on the east side of Road 432, approximately 0.1 of a mile south of its intersection with Road 274, Bass Lake (no situs address is available). The present zone is PDD (Planning Development District). A Mitigated Negative Declaration was previously certified for the project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 10.82 acres. APN: 070-111-022.

- *3. BIOREM ENERGY – CONDITIONAL USE PERMIT (CUP #2020-003) – MADERA (DISTRICT 2) LEAD PLANNER: ROBERT MANSFIELD**

Biorem Energy is requesting a Conditional Use Permit (CUP #2020-003) to amend Conditional Use Permit (CUP #2016-007) to allow for biogas injection into PG&E infrastructure via scrubbing at source and transferring through private pipeline gathering system. The property is owned by Vlot Brothers and is located on the northwest corner of the intersection of Avenue 21 and Road 4 (3197 Avenue 21) Chowchilla. The property is zoned ARE-40 (Agricultural, Rural, Exclusive, 40 Acre) District. A draft Mitigated Negative Declaration (MND #2020-04) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 657.19 acres. APN: 020-120-003, 020-090-003, 020-120-003, 020-120-004, 020-120-011, 020-150-010, 020-160-015, 020-180-005, 020-181-002, 020-210-003, 020-090-002.

PLANNING COMMISSION COMMENTS:

PLANNING DIRECTOR COMMENTS:

TENTATIVE MEETING DATES AND LOCATIONS:

Tuesday, June 2, 2020 @ 6:00 p.m. - Regular Meeting – Madera County Government Center, 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.