

**MADERA COUNTY PLANNING COMMISSION
AGENDA**

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

REGULAR MEETING

TIME: 6:00 p.m., Tuesday, August 7, 2012

PLACE: Madera County Resource Management Agency, 2037 West Cleveland Avenue,
Madera, California

Chairman Ray Krause
Vice Chairman Craig Farmer Commissioner Ross Thornton
Commissioner Donald Holley Commissioner Larry Wright

**All persons wishing to give testimony on quasi judicial items*
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

BUSINESS

ELECTION OF NEW OFFICERS

Selection of the 2012 Chairman and Vice-Chairman.

AGENDA ADOPTION

By a single motion, the Commission shall adopt the agenda with any required deletions or additions.

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

CONSENT CALENDAR

Approval of the minutes and findings for June 12, 2012.

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 address for the record.

PUBLIC HEARINGS:

- 1. TROY & COLEEN WEST – PROJECT (PRJ #2012-002) GENERAL PLAN (GP #2012-001) & REZONE (CZ #2012-006) - OAKHURST (District #5) Lead Planner: Robert Mansfield**

Troy and Coleen West are requesting to amend the Madera County General Plan (GP #2012-001) pursuant to Section 65358 of the Government Code. The area to be considered consists of 7.49 acres located on the north side of School Road at its intersection with Elliot Drive (49689 Road 427), Oakhurst. The proposal by Troy and Coleen West is to amend the area now shown as RR (Rural Residential) Designation to HDR (High Density Residential) Designation. A rezoning (2012-006) will also be considered. The zone is RRM (Residential, Rural, Multiple Family) District. The proposed zone is RUM (Residential, Urban, Multiple Family) District. This would allow an apartment complex. The property is owned by D. Colleen West, Troy G. West, West Family Trust Ltd., 11-07-89, Hymman O. and Virginia Lea Wood. A draft Mitigated Negative Declaration (MND #2012-012) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size 7.49 acres. APN's: 065-061-013, 065-061-014, and 065-061-015.

- 2. ROBERT & DARLENE LUCIO – PROJECT (PRJ #2012-001), PARCEL MAP (PM #4160), GENERAL PLAN (GP #2011-004) & REZONE (CZ #2011-012) - OAKHURST (District #5) Lead Planner: Jerome Keene**

Robert & Darlene Lucio are requesting a division (PM #4160) of 6.23 acres of property into 2 parcels (3.63 acres & 2.56 acres). A General Plan Amendment (GP #2011-004) is being requested to amend the Madera County General Plan pursuant to Section 65358 of the Government Code. This would change the land use designation from RR/CC (Rural Residential and Community Commercial) to RR/CC (Rural Residential and Community Commercial) Designation to match proposed property boundaries. A Rezoning (CZ #2011-012) will also be considered. The zone is RRM (Residential, Rural, Multiple Family) District. The proposed zone is RRS-2/CRM (Residential, Rural, Single Family-2 Acre and Commercial Rural Median) District to match proposed property boundaries. This would make the parcel consistent with the proposed parcel lines of the land division. The property is located on the west side of Highway 41, approximately 0.10 mile north of its intersection with Bay Leaf Lane (41594 Highway 41), Oakhurst. A draft Negative Declaration (ND #2012-07) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 6.23 acres. APN: 064-020-002. This project is in the Oakhurst Area Plan.

***3. JIM KOPSHEVER – CONDITIONAL USE PERMIT (CUP #2012-008) - CHOWCHILLA (District #2) Lead Planner: Robert Mansfield**

Jim Kopshever is requesting a conditional use permit (CUP #2012-008) to allow an increase in a dairy herd count to 7,450. The property is owned by Fagundes, Fagundes, & Fagundes (Fagundes Brothers), and is located on the southwest corner of Avenue 24 and Road 12 (23508 Road 12), Chowchilla. The property is zoned ARE-40 (Agricultural, Rural, Exclusive-40 Acre) District. A draft Mitigated Negative Declaration (MND #2012-011) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size 244.14 acres. APN: 025-190-002.

***4. CHOWCHILLA SPORTSMEN'S CLUB – CONDITIONAL USE PERMIT (CUP #2012-005) - CHOWCHILLA (District #2) Lead Planner: Jerome Keene**

Chowchilla Sportsmen's Club is requesting a conditional use permit (CUP #2012-005) to allow a sportsmen's club and a shooting range. The property is owned by Pam Johnson Plumlee and is located on the north side of Avenue 26, approximately 1.0 mile west of the intersection of Avenue 26 and Road 29, approximately 1 mile west of the intersection of Avenue 26 and Road 29 (27823 Avenue 26), Chowchilla. The property is zoned ARF (Agricultural, Rural, Foothills) District. A draft Mitigated Negative Declaration (MND #2012-010) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size 38.79 acres. APN: 052-062-002. This project is located in the Raymond Area Plan.

5. COUNTY OF MADERA – REZONE (CZ #2011-005) AMEND COUNTY ORDINANCE, TITLE 18 – COUNTYWIDE Lead Planner: Becky Beavers

The proposal by the County of Madera to amend the Madera County Ordinance, Title 18, by rescinding Chapter 18.97, the Parking and Development Review Ordinance and replace with the Preliminary Plan Review.

PLANNING COMMISSION COMMENTS:

PLANNING DIRECTOR COMMENTS:

TENTATIVE MEETING DATES AND LOCATIONS:

Tuesday, September 4, 2012 @ 6:00 p.m. - Regular Meeting - Madera County Resource Management Agency, 2037 West Cleveland Avenue, 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.

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, place of residence, and interest in the matter. This is required for the public record. Since all meetings are tape 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.