

PLANNING COMMISSION
RESOURCE MANAGEMENT AGENCY
2037 WEST CLEVELAND AVENUE
MADERA, CALIFORNIA
DECEMBER 3, 2013 MEETING

The meeting was called to order at 6:00 p.m. by Chairman Thornton.

ROLL CALL:	<u>PRESENT</u>	<u>ABSENT</u>
Commissioners:	Chairman Ross Thornton Vice Chairman John Reed Larry Pistorosi, Jr. Thomas Hurst	Luis Ceja

Staff:

Becky Beavers, Planning
Robert Mansfield, Planning
Brenton Gibbons, Planning
Doug Nelson, County Counsel
Alan Pehl, Fire
Dexter Marr, Environmental Health
Dario Dominguez, Engineering

(This meeting was recorded. Display maps depicting the location of each project were provided for review by the Commission and audience. All correspondence relating to these matters was submitted to the Commission at the beginning of the meeting.)

Introduction of County Staff and Planning Commissioners.

Becky Beavers, Senior Planner, introduced Annette Kephart who will be joining Planning staff as the full-time Administrative Assistant.

REQUEST FOR COMMENTS FROM THE AUDIENCE

Commissioner Thornton inquired if anyone in the audience wished to speak on an item that was not on the agenda. No one responded.

CONSENT CALENDAR:

The November agenda and October minutes were reviewed. Becky Beavers noted a correction to the agenda. The name of the lead Planner for Item #2 was corrected to read Brenton Gibbons. Item #2 was also noted to be a quasi judicial item.

On a motion by Commissioner Pistorosi, second by Commissioner Hurst, it was ordered to adopt the agenda with the corrections as stated, and the minutes as presented. The motion carried on a vote of 4 to 0 in favor.

PLANNING COMMISSION PUBLIC HEARING:

1. LANDMARK IRRIGATION – REZONE (CZ #2013-004) – MADERA
Lead Planner: Robert Mansfield

Landmark Irrigation is requesting a rezoning (CZ #2013-004) to allow outdoor equipment storage. The property is owned by Vale Inv. LLC and is located on the northeast corner of the intersections of Golden State Boulevard and Road 21 (no address available), Madera. The property is zoned OS (Open Space) District. The proposed zone is CRG (Commercial, Rural, General) District. A draft Negative Declaration (ND #2013-26) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 1.6 acre. APN: 029-100-018.

Robert Mansfield, Planner III, presented the information on this item and recommended approval.

Comments: Gene Blocher

On a motion by Commissioner Reed, seconded by Commissioner Pistorosi, it was ordered to approve the application of Landmark Irrigation is requesting a rezoning (CZ #2013-004) to allow outdoor equipment storage and Negative Declaration #2013-26, as presented. The motion carried on a vote of 4 to 0 in favor.

DATE: December 3, 2013; REF: CZ #2013-004; APN: 029-100-018

2. ADERA SOLAR, INC. – CONDITIONAL USE PERMIT-TIME EXTENSION (CUP #2011-009) – CHOWCHILLA
Lead Planner: Brenton Gibbons

Adera Solar, Inc. is requesting a Time Extension for Conditional Use Permit #2011-009 to allow a 20 megawatt solar photovoltaic power plant. The property is owned by James M. Eastman, Marianne Eastman Levey, Harold & Marianna Eastman Trust 2007, Harold Eastman, Marianna Eastman, and Frank M. Eastman Trust 2008. The property is located directly east of the intersection of Avenue 25 ½ and Road 12 (no address available), Chowchilla. The property is zoned ARE-20 (Agricultural, Rural, Exclusive-20 Acre) District. A Mitigated Negative Declaration (MND #2011-12) has been previously approved for this project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 209 acres. APN: 025-080-013.

Brenton Gibbons, Planner I, presented the staff report and recommended approval.

Comments: Dan Fredpaul

On motion by Commissioner Pistorosi, second by Commissioner Hurst, it was ordered to approve the application of Adera Solar, Inc. is requesting a Time Extension for Conditional Use Permit #2011-009 to allow a 20 megawatt solar photovoltaic power plant and Mitigated Negative Declaration #2011-12, as presented. The motion carried on a vote of 4 to 0 in favor.

DATE: December 3, 2013; REF: CUP #2011-009; APN: 025-080-013

PLANNING COMMISSION COMMENTS:

None

PLANNING DIRECTOR COMMENTS:

None

On motion, and second, it was ordered to adjourn the meeting.

Norman L. Allinder, Planning Director

Becky Beavers, Secretary of Planning Commission