

**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, March 4, 2014**

**PLACE: Resource Management Agency, 2037 W. Cleveland Ave, Madera, California**

Chairman Ross Thornton  
Vice Chairman John Reed      Commissioner Larry Pistoresi  
Commissioner Luis Ceja      Commissioner Thomas Hurst

**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 Resource Management Agency website at <http://www.madera-county.com/rma>. The documents are also available at the Resource Management Agency, Planning Department, 2037 West Cleveland Avenue, Madera, CA 93637. Please note that supporting documents may be submitted after the posting of the agenda; please visit the website or the Planning Department for updates.

## **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.

**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 February 4, 2014

## **PUBLIC HEARINGS:**

- \*1. NITA KIEHLMEIER – CONDITIONAL USE PERMIT (CUP #92-38) – BASS LAKE  
(DISTRICT #5) LEAD PLANNER: ROBERT MANSFIELD**

Nita Kiehlmeier is requesting to rescind Conditional Use Permit #92-38, to allow a bed and breakfast operation. The property is located approximately 250 feet north of Road 432 (53489 Road 432), Bass Lake. The zone is RMS (Residential, Mountain, Single Family) District. A Mitigated Negative Declaration (ND #129-92) was previously prepared. Size: 0.39 acre. APN: 059-270-024.

- 2. BRUCE DEBEVOISE – PARCEL MAP (PM #4181), REZONE (CZ #2013-012) AND  
CONDITIONAL USE PERMIT (CUP # 2013-025) – BASS LAKE  
(DISTRICT #5) LEAD PLANNER: JAMIE BAX**

Bruce DeBevoise is requesting a Parcel Map (PM #4181) which would divide a 1.72 acre parcel into 2 parcels (0.99 acre and 0.73 acre). The property is located on the east side of Cowboys Trail approximately 0.25 mile north of the intersection of Road 222 (40953 Cowboys Trail), Bass Lake. A Rezoning (CZ #2013-012) will be considered. The property is zoned CRM (Commercial, Rural, Median) District. The proposed zone is CUG (Commercial, Urban, General) District. A Conditional Use Permit will also be considered to allow a multiple family dwelling. A draft Mitigated Negative Declaration (MND #2014-04) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 1.72 acre. APN: 059-070-041.

- \*3. PARAMOUNT FARMS INTERNATIONAL – CONDITIONAL USE PERMIT (CUP  
#2013-026) – FIREBAUGH  
(DISTRICT #1) LEAD PLANNER: ROBERT MANSFIELD**

Paramount Farms International is requesting a Conditional Use Permit (CUP #2013-026) to allow installation of an electrical substation and overhead high voltage electrical lines from Chowchilla Canal Road to substation, the electrical substation is to aid the farming operation. The property is owned by Paramount Farms International LLC and is located

on the southwest side of Chowchilla Canal Road, approximately 1.1 mile south of its intersection with Avenue 7 (12888 Avenue 6), Firebaugh. The property is zoned ARE-40 (Agricultural, Rural, Exclusive-40 Acre) District. A draft Mitigated Negative Declaration (MND #2014-02) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 404.3 acres. APN: 042-172-004.

**\*4. SAC WIRELESS – CONDITIONAL USE PERMIT (CUP #2013-028) – MADERA  
(DISTRICT #1) LEAD PLANNER: BRENTON GIBBONS**

SAC Wireless is requesting a Conditional Use Permit to allow installation of a 150 foot lattice style cell tower, equipment shelter and standby diesel generator. The property is owned by Dennis V. and Terri L. Prosperi, Tr. and is located on the southeast corner of Avenue 7 and Road 16 (15110 Avenue 7), Madera. The property is zoned ARE-40 (Agricultural, Rural, Exclusive-40 Acre) District. A draft Mitigated Negative Declaration (MND #2014-05) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 305.1 acres. APN: 040-041-002.

**\*5. SILVIANO GONZALEZ – CONDITIONAL USE PERMIT (CUP #2013-027) – MADERA  
(DISTRICT #1) LEAD PLANNER: ROBERT MANSFIELD**

Silviano Gonzalez is requesting a Conditional Use Permit (CUP #2013-027) to allow a church expansion. The property is owned by Lake Street Fellowship, Celia Gonzalez, Silviano Gonzalez, Martin Andrade, Iglesia De Dios De Madera Church of God and is located on the west side of Lake Street approximately 500 feet north of its intersection with Martin Street (16760 N. Lake Street), Madera. The property is zoned AR-5 (Agricultural, Rural-5 Acre) District. A draft Mitigated Negative Declaration (MND #2014-03) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 4.69 acres. APN: 038-020-022.

**6. PLANNING DEPARTMENT – REZONE (CZ #2014-001) – COUNTY WIDE  
LEAD PLANNER: BECKY BEAVERS**

County of Madera to amend the Madera County Ordinance, Title 18, to include changes specifying zone districts for residential care facilities, transitional housing, emergency shelters and procedures for reasonable accommodations and density bonuses.

**7. DAGGETT & ASSOCIATES – PARCEL MAP (PM #4178), GENERAL PLAN (GP  
#2012-005) & REZONE (CZ #2013-010) – MADERA – (CONTINUED FROM  
FEBRUARY 04, 2014)  
(DISTRICT #1) LEAD PLANNER: JAMIE BAX**

Daggett & Associates are requesting a Tentative Parcel Map (PM #4178) which is a division of 9.56 acres into 8 parcels (1.51 acres, 1.03 acres, 1.12 acres, 1.00 acres, 1.00 acres, 1.01 acres, 1.00 acres, and 1.00 acres). The project also includes amending the General Plan pursuant to Section 65358 of the Government Code (GP #2012-005). The area to be considered consists of 9.56 acres located on the west side of Highway 41 approximately 500 feet south of the intersection of Avenue 14 (14108 Highway 41), Madera. The proposal by Daggett & Associates is to amend the area now shown as AE (Agricultural Exclusive) Designation to CC (Community Commercial) Designation. A rezoning (CZ #2013-010) will also be considered. The property is zoned ARV-20 (Agricultural, Rural, Valley-20 Acre) District. The proposed zone is CRM (Commercial, Rural, Median) District. The property is owned by Hendrix, Patrick J., Hendrix Frank S Jr. & Carroll S, Bussey, Katherine Helen., Hendrix, Beverly I., Brown, Catherine M.,

Hendrix, Frank Ira., Hendrix McCorkle, Helen, Puccini, Margaret I. A draft Mitigated Negative Declaration (MND #2013-33) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 9.56 acres. APN: 051-216-003.

**PLANNING COMMISSION COMMENTS:**

**PLANNING DIRECTOR COMMENTS:**

**TENTATIVE MEETING DATES AND LOCATIONS:**

**Tuesday, April 1, 2014 @ 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.