

PLANNING COMMISSION
RESOURCE MANAGEMENT AGENCY
2037 WEST CLEVELAND AVENUE
MADERA, CALIFORNIA
MAY 6, 2014 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:	Norman Allinder, Planning Becky Beavers, Planning Robert Mansfield, Planning Matt Treber, Planning Annette Kephart, Planning Brenton Gibbons, Planning Anna Wajda, Planning Doug Nelson, County Counsel Hisham Hemaïdan, Roads Dexter Marr, Environmental Health Alan Pehl, Fire 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.)

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 May agenda and April 1, 2014 minutes were reviewed.

On review of the April 1, 2014 minutes the Commission made a correction to the motion on Item #2 regarding noise mitigation, striking the wording "reduced even further than as currently" to "completely".

On a motion by Commissioner Reed, second by Commissioner Ceja, it was ordered to adopt the agenda and the corrected minutes. The motion carried on a vote of 5 to 0 in favor.

PLANNING COMMISSION PUBLIC HEARING:

1. DANIEL MORTENSON – CONDITIONAL USE PERMIT (CUP #2014-002) – MADERA

Daniel Mortenson requested a conditional use permit (CUP #2014-002) to allow farm level sorting, drying, and storage of figs; plant 15-26 acres of almond trees, and a fruit stand/cafe. The property is owned by San Joaquin Figs, Inc. and is located on the north side of Avenue 9 approximately 1000 feet from its intersection with Highway 99 (31613 Avenue 9), Madera. The property is zoned ARE-20 (Agricultural, Rural, Exclusive-20 Acre) District. A draft Mitigated Negative Declaration (MND #2014-09) was prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 35.4 acres. APN: 047-320-004.

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

Comments: Don Mortenson

On motion by Commissioner Reed, second by Commissioner Pistoresi, it was ordered to approve the application of Daniel Mortenson for a conditional use permit (CUP #2014-002) to allow farm level sorting, drying, and storage of figs; plant 15-26 acres of almond trees, and a fruit stand, and Mitigated Negative Declaration (MND #2014-09) with the proviso that it does not include the future café and country store. The motion carried on a vote of 5-0 in favor. Yes: Commissioner Ceja, Commissioner Reed, Commissioner Hurst, Commissioner Pistoresi and Commissioner Thornton.

**RESOLUTION: 2014-15
REF: CUP #2014-009
FILE: 047-320-004**

DATE: May 6, 2014; REF: CUP #2014-002; APN: 047-320-004

2. SAC WIRELESS – CONDITIONAL USE PERMIT (CUP #2014-003) – MADERA

SAC Wireless requested a conditional use permit (CUP #2014-003) to allow the installation of a 150 foot lattice style cell tower, equipment shelter and a standby diesel generator. The property is owned by Abel Iniguez and Reynalda Iniguez. The property is located on the southwest corner of Avenue 7 ½ and Road 23 (7448 Road 23), Madera. The property is zoned ARE-40 (Agricultural, Rural, Exclusive-40 Acre) District. A draft Mitigated Negative Declaration (MND #2014-008) was prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 39.39 acres. APN: 044-282-012.

Brenton Gibbons, Planner II presented the information on this item and recommended approval.

Comments: Naomi Vidal

On motion by Commissioner Reed, second by Commissioner Hurst, it was ordered to approve the application of SAC Wireless for a conditional use permit (CUP #2014-003) to allow the installation of a 150 foot lattice style cell tower, equipment shelter and a standby diesel generator and Mitigated Negative Declaration (MND #2014-008). The motion carried on a vote of 5-0 in favor. Yes: Commissioner Ceja, Commissioner Reed, Commissioner Hurst, Commissioner Pistorosi and Commissioner Thornton.

RESOLUTION: 2014-17
REF: CUP #2014-003
FILE: 044-282-012

DATE: May 6, 2014; REF: CUP #2014-003; APN: 044-282-012

3. COUNTY OF MADERA – GENERAL PLAN (GP #2014-002), REZONE (CZ #2014-002) – MADERA

The County of Madera requested to amend the Madera County General Plan (GP #2014-002) pursuant to Section 65358 of the Government Code. The area considered consists of 38 acres located on the east and west side of Road 28 at its intersection with Avenue 14 ½ (14335 Road 28 and 14550 Road 28), Madera. The proposal by the County of Madera is to amend the area now shown as MDR (Medium Density Residential) Designation to PI (Public Institutional) Designation. A rezoning (CZ #2014-002) was also considered to change the zoning from ARE-40 (Agricultural, Rural, Exclusive-40 Acre) District to IA (Institution Area) District. This would be for a solar farm and future development of a County campus. The property is owned by Madera County. A draft Mitigated Negative Declaration (MND #2014-10) was prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 38 acres. APN's: 035-221-001, 015, 016, and 017.

Matt Treber, Senior Planner presented the information on this item and recommended approval.

Comments: None

On motion by Commissioner Pistorosi, second by Commissioner Hurst it was ordered to approve the application of The County of Madera to amend the Madera County General Plan (GP #2014-002) pursuant to Section 65358 of the Government Code. The area to be considered consists of 38 acres located on the east and west side of Road 28 at its intersection with Avenue 14 ½ (14335 Road 28 and 14550 Road 28), Madera. The proposal by the County of Madera is to amend the area now shown as MDR (Medium Density Residential) Designation to PI (Public Institutional) Designation. A rezoning (CZ #2014-002) was also considered to change the zoning from ARE-40 (Agricultural, Rural, Exclusive-40 Acre) District to IA (Institution Area) District. This would be for a solar farm and future development of a County campus and draft Mitigated Negative Declaration (MND #2014-10). The motion carried on a vote of 5-0 in favor. Yes: Commissioner Ceja, Commissioner Reed, Commissioner Hurst, Commissioner Pistorosi and Commissioner Thornton.

RESOLUTION: 2014-16
REF: GP #2014-002, CZ #2014-002
FILE: 035-221-001, 015, 016 and 017

DATE: May 6, 2014; REF: GP #2014-002, CZ #2014-002; APN: 035-221-001, 015, 016 and 017

4. COUNTY OF MADERA – REZONE (CZ #2014-004) – COUNTY WIDE

The County of Madera requested a Rezone (CZ #2014-004) to amend the Madera County Ordinance, Title 18, Chapter 102, to include Flexible Parking, Mixed-Use Shared Parking and to amend the residential parking requirements.

Becky Beavers, Senior Planner presented the information on this item and recommended approval.

Comments: None

On motion by Commissioner Reed, second by Commissioner Pistoresi it was ordered to approve the application of The County of Madera for a Rezone (CZ #2014-004) to amend the Madera County Ordinance, Title 18, Chapter 102, to include Flexible Parking, Mixed-Use Shared Parking and to amend the residential parking requirements. The motion carried on a vote of 5-0 in favor. Yes: Commissioner Ceja, Commissioner Reed Commissioner Hurst, Commissioner Pistoresi and Commissioner Thornton.

**RESOLUTION: 2014-18
REF: CZ #2014-004**

PLANNING COMMISSION COMMENTS:

Commissioner Reed requested to have ground water management discussion added to future meeting.

PLANNING DIRECTOR COMMENTS:

Norman Allinder stated that next meeting will be held on Tuesday, June 3, 2014 and will include a workshop on water.

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

Norman L. Allinder, Planning Director

Becky Beavers, Secretary of Planning Commission