

**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, July 1, 2014

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

Chairman Ross Thornton
Vice Chairman John Reed Commissioner Larry Pistorosi
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.

ELECTION OF NEW OFFICERS

Selection of the 2014 Chairman and Vice-Chairman.

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 June 3, 2014

PUBLIC HEARINGS:

***1. JEFF TROOST – CONDITIONAL USE PERMIT (CUP #2014-006) - CHOWCHILLA
(DISTRICT #2) LEAD PLANNER: ROBERT MANSFIELD**

Jeff Troost is requesting a conditional use permit (CUP #2014-006) to allow the expansion of an existing dairy facility by adding a freestall barn and heifer corrals. The property is owned by Rebecca Wittwer, Frederick C. Wittwer and J Troost Dairy LP. The property is located on the south side of Avenue 25 between Road 8 and Road 9 (No address available), Chowchilla. The property is zoned ARE-40 (Agricultural, Rural, Exclusive-40 Acre) District. A draft Mitigated Negative Declaration (MND #2014-14) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size 471.87 acres. APN's: 025-100-020, 022, 023, 024, 025, 026 & 027.

***2. PITMAN FAMILY FARMS – CONDITIONAL USE PERMIT (CUP #2013-014) -
CHOWCHILLA
(DISTRICT #2) LEAD PLANNER: ROBERT MANSFIELD**

Pitman Family Farms is requesting a conditional use permit (CUP #2013-014) to recognize an existing poultry farm and to allow expansion of the facility to include four new barns totaling 100,200 square feet, each 25,500 square feet. The property is owned by David Pitman and David Pitman Trust 2009. The property is located on the west side of Road 26, approximately 0.34 mile south of its intersection with Avenue 26 (25630 Road 26), Chowchilla. The property is zoned ARV-20 (Agricultural, Rural, Valley-20 Acre) District. A draft Mitigated Negative Declaration (MND #2014-15) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 91.31 acres. APN: 030-190-040, -48.

***3. RICK PITMAN – CONDITIONAL USE PERMIT (CUP #2014-005) – MADERA
(DISTRICT #2) LEAD PLANNER: BRENTON GIBBONS**

Rick Pitman is requesting a conditional use permit (CUP #2014-005) to allow a third home for a ranch employee to raise poultry. The property is owned by Richard J. Pitman, Richard & Mary Pitman Trust 2007, and Mary K. Pitman. The property is located on the northwest corner at the intersection of Road 26 and Avenue 20 ½ (25761 Avenue 20 ½), Madera. The property is zoned ARV-20 (Agricultural, Rural, Valley-20 Acre) District. A draft Mitigated Negative Declaration (MND #2014-16) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 39.1 acres. APN: 029-150-009.

***4. PITTMAN FAMILY FARMS – CONDITIONAL USE PERMIT (CUP #2013-013) –
MADERA (DISTRICT #2) LEAD PLANNER: ROBERT MANSFIELD**

Pitman Family Farms is requesting a conditional use permit (CUP #2013-013) to recognize an existing poultry farm and to allow expansion of the facility to include eight new barns totaling 200,000 additional square feet. The property is owned by Mahshid Jazaure, Benjamin Pitman 2010 Irrevocable Trust, and Benjamin J. Pitman. The property is located at the intersection of Avenue 18 and Road 20 ½ (20407 Avenue 18), Madera. The property is zoned ARE-20 (Agricultural, Rural, Exclusive-20 Acre) District. A draft Mitigated Negative Declaration (MND #2014-17) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 18.8 acres. APN: 028-090-015.

***5. ELK RIDGE ALMONDS, INC – CONDITIONAL USE PERMIT (CUP #2014-004) –
MADERA (DISTRICT #2) LEAD PLANNER: ROBERT MANSFIELD**

Elk Ridge Almonds, Inc. is requesting a conditional use permit (CUP #2014-004) to allow the expansion of Elk Ridge Almonds. The property is owned by William B. Pitman, William B. & Jane Pitman. The property is located on the south side of Avenue 20 between its intersection with Road 18 and Road 18 ½ (18252 Avenue 20), Madera. The property is zoned ARE-40 (Agricultural, Rural, Exclusive-40 Acre) District. A draft Mitigated Negative Declaration (MND #2014-13) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size 93.53 acres. APN: 028-030-012

WORKSHOPS:

6. Water Balance Definition- Presented by Norman Allinder

Follow up discussion on water balance definition.

PLANNING COMMISSION COMMENTS:

PLANNING DIRECTOR COMMENTS:

TENTATIVE MEETING DATES AND LOCATIONS:

Tuesday, August 5, 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.