

**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, September 9, 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 August 5, 2014

## **PUBLIC HEARINGS:**

- \*1. **SAC WIRELESS – CONDITIONAL USE PERMIT (CUP #2014-008) – CHOWCHILLA - (CONTINUED FROM AUGUST 5, 2014) (DISTRICT #2) LEAD PLANNER: BRENTON GIBBONS**

SAC Wireless is requesting a Conditional Use Permit (CUP #2014-008) to allow a proposed wireless facility which includes a 150' lattice tower, equipment shelter, and standby diesel generator. The property is owned by L. D. & Betty McRee Trust, James Westfall and Tatiana Westfall. The property is located on the south side of Avenue 18 ½, approximately 630 feet west of its intersection with Road 12 (11596 Avenue 18 ½), Chowchilla. The property is zoned ARE-40 (Agricultural, Rural, Exclusive-40 Acre) District. A draft Mitigated Negative Declaration (MND #2014-19) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 38.94 acres. APN: 023-080-015.

- \*2. **MICHAEL NIMON – CONDITIONAL USE PERMIT (CUP #2014-010) – AHWAHNEE (DISTRICT #5) LEAD PLANNER: BECKY BEAVERS**

Michael Nimon is requesting a Conditional Use Permit (CUP #2014-010) to allow a bed and breakfast facility with 3 guest suites. The property is owned by Michael J. Nimon, Kathy Naomi Nimon, and Nimon Family Trust 2005. The property is located on the east side of Silver Spur Trail, approximately 360 feet southeast of its intersection with Highway 49 (44625 Silver Spur Trail), Ahwahnee. The property is zoned RRS-2 (Residential, Rural, Single Family-2 Acre) District. A Mitigated Negative Declaration (MND #2014-23) has been previously approved for the project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 2.45 acres. APN: 055-024-050.

3. **GARLAND RUSSELL SHAW – GENERAL PLAN (GP #2009-003), REZONE (CZ 2014-006) – MADERA (DISTRICT #1) LEAD PLANNER: MATTHEW TREBER**

Garland Russell Shaw is requesting to amend the Madera County General Plan pursuant to Section 65358 of the Government Code. The proposal by Garland Russell Shaw would amend the area now shown as RR (Rural Residential) Designation to CC (Community Commercial) Designation. The area to be considered consists of 40.2 acres located on the southwest corner at the intersection of Avenue 12 and Road 36 (no address available), Madera. A rezoning will also be considered to allow commercial development consisting of approximately 53,800 square feet. The property is owned by G. C. Brown Developers, Inc. The property is zoned ARE-40 (Agricultural, Rural, Exclusive-40 Acre) District. The proposed zones are CUM (Commercial, Urban, Median) and PDD (Planned Development District) Districts. A Mitigated Negative Declaration (MND #2014-22) has been previously approved for the project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 40.2 acres. APN: 047-190-025.

**\*4. TESORO VIEJO HILLSIDE DISTRICT – SUBDIVISION (S 2014-002 – MADERA (DISTRICT #1) LEAD PLANNER: MATTHEW TREBER & JAMIE BAX**

Tesoro Viejo Hillside District is requesting a Tentative Subdivision (S #2014-002) on 284 acres. This would consist of 652 lots, 8 lots for future development of 200 residential units, 10 open space outlots, a lot for a community center and a lot for a school within the Tesoro Viejo Specific Plan. The property is owned by Rio Mesa Holdings, Inc., and is located approximately 0.30 mile north of Road 204 and east of Highway 41, Madera. The present zones are LDR (Low Density Residential), MDR (Medium Density Residential) and Parks and School Districts. A previously certified Environmental Impact Report, Specific Plan, and other related documents, is available at the Madera County Planning Department, 2037 W. Cleveland Ave., Madera, CA 93637. Size: 284 acres. APN: 051-220-030, 031, 027.

**PLANNING COMMISSION COMMENTS:**

**PLANNING DIRECTOR COMMENTS:**

**TENTATIVE MEETING DATES AND LOCATIONS:**

**Tuesday, October 7, 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.