

**MADERA COUNTY PLANNING COMMISSION  
AGENDA**

**ALL PERSONS REQUESTING DISABILITY- RELATED MODIFICATION OR ACCOMMODATION, INCLUDING AUXILIARY AIDS OR SERVICES MAY CONTACT THE COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT – PLANNING DIVISION AT (559) 675-7821, 72 HOURS PRIOR TO THE PUBLIC MEETING.**

**REGULAR MEETING**

**TIME: 6:00 p.m., Tuesday, December 6, 2016**

**PLACE: 3<sup>rd</sup> Floor Hearing Room, Madera County Government Center, 200 West Fourth Street, 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 Madera County Planning Division website at <http://madera-county.com/index.php/planning-home>. The documents are also available at the Community and Economic Development Department - Planning Division, 200 West Fourth Street, Madera, CA 93637. Please note that supporting documents may be submitted after the posting of the agenda; please visit the website or the Planning Division 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 County of residence 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 November 1, 2016.

**PUBLIC HEARINGS:**

- \*1. MICHAEL C. STEEN – GENERAL PLAN (GP #2016-003), REZONE (CZ #2016-010) - COARSEGOLD (DISTRICT #5) LEAD PLANNER: ROBERT MANSFIELD**

Michael C. Steen is requesting to amend the Madera County General Plan (GP #2016-003) pursuant to Section 65358 of the Government Code. The area to be considered consists of 10.13 acres located on the on the east side of Highway 41, approximately 0.15 miles north of its intersection with Lucky Lane (32183 Highway 41), Coarsegold. The proposal by Steen, Michael C. is to amend the area now shown as RR (Rural Residential) to CC (Community Commercial), Area Plan RR, to be amended to CL (Commercial Local Designation(s). A rezoning (CZ #2016-010) will also be considered to change the zoning from RMS (Residential, Mountain, Single Family ) to CRM (Commercial, Rural, Median) The property is owned by Steen, Michael C. A draft Mitigated Negative Declaration (MND #2016-21) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA) Size: 10.13 acres. APN: 054-460-005.

- \*2. MADERA COUNTY – TIME EXTENSION FOR SUBDIVISION (S #2014-001) – BASS LAKE (DISTRICT #5) LEAD PLANNER: JUDY GUTIERREZ**

Madera County is requesting a one year time extension for Tentative Subdivision Map (S #2014-001) which would divide a 9.92 acre parcel into 21 residential lots. The property is located on the east side of Road 432, approximately 280 feet south of its intersection with Road 331 (no address available), Bass Lake. The present zone is RUS (Residential, Urban, Single Family) District. A Mitigated Negative Declaration was previously certified for the project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 9.92 acres. APN: 059-200-004.

- \*3. AT&T MOBILITY – CONDITIONAL USE PERMIT (CUP #2016-017) – COARSEGOLD (DISTRICT #5) LEAD PLANNER: ROBERT MANSFIELD**

AT&T Mobility is requesting a Conditional Use Permit (CUP #2016-017) to amend CUP #2012-024 to allow for additional antenna and equipment for an existing tower. The property is owned by American Towers, Inc. and is located on the west side of Road 207, approximately 2.9 miles southwest of the intersection of Highway 41 and Road 207 (no address available), Coarsegold. The zone is POS (Public Open Space) District. This item is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to § 15301(b) and (c). Size: 2.06 acres. APN: 050-061-010.

- \*4. ALFREDO DIAZ – CONDITIONAL USE PERMIT (CUP #2016-011), - MADERA (DISTRICT #2) LEAD PLANNER: JOEY DINH**

Alfredo Diaz is requesting a Conditional Use Permit (CUP #2016-011) to allow agriculturally orientated services (farm labor contractor and farm equipment) and an outdoor event center. The property is owned by Andrea A. Torres and Alfredo P. Diaz and is located on the west side of Road 19, approximately 775 feet north of its intersection with Avenue 19 (19268 Road 19), Madera. The property is zoned ARE-20 (Agricultural, Rural, Exclusive-20 Acre) District. A draft Mitigated Negative Declaration (MND #2016-16) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 9.68 acres. APN: 028-030-010.

**\*5. RIO MESA HOLDINGS, LLC – SUBDIVISION (S #2016-002) - MADERA  
(DISTRICT #1) LEAD PLANNER: JAMIE BAX**

Rio Mesa Holdings, LLC is requesting a tentative subdivision map (S#2016-002) to divide 115.56 acres into 333 low density residential lots and 376 medium density residential lots and outlots for open space. The project site is located on the north side of Road 204, approximately 0.55 mile east of its intersection with Highway 41 within the Tesoro Viejo Specific Plan (no address available), Madera. A previously certified Environmental Impact Report (EIR), Specific Plan, and other related documents, in which this project is consistent with, can be found at the Madera County Planning Division. Pursuant to §15162 of the California Environmental Quality Act (CEQA) Guidelines, none of the conditions calling for the preparation of a subsequent EIR have occurred. In addition, in accordance with §15182 of the Government Code, this project is also exempt from CEQA. Size: 115.56 acres. APN: 051-770-003 (por.).

**\*6. RIO MESA HOLDINGS, LLC – SUBDIVISION (S #2016-003) - MADERA  
(DISTRICT #1) LEAD PLANNER: JAMIE BAX**

Rio Mesa Holdings, LLC is requesting a tentative subdivision map (S#2016-003) for 1207 dwelling units (561 lots), consisting of residential lots and condominium lots, with residential lots ranging in size from 2,400 to 4,000 square feet. The project includes 498 mixed use community core dwelling units, 498 high density dwelling units and 211 medium density dwelling units and 51 outlots for open space and ingress and egress. The project site is located on the east side of Highway 41, from the Avenue 14 alignment to the Avenue 15 alignment within the Tesoro Viejo Specific Plan, Madera. A previously certified Environmental Impact Report, Specific Plan, and other related documents, in which this project is consistent with, can be found at the Madera County Planning Division. Pursuant to Section 15162 of the CEQA Guidelines, none of the conditions calling for the preparation of a subsequent EIR have occurred. In addition, in accordance with 15182 of the Government Code, this project is also exempt from the California Environmental Quality Act. Size: 157 acres. APN: 051-175-001, 051-176-001.

**\*7. RIO MESA HOLDINGS, LLC – SUBDIVISION (S #2016-005) - MADERA  
(DISTRICT #1) LEAD PLANNER: JAMIE BAX**

Rio Mesa Holdings, LLC is requesting a tentative subdivision map (S#2016-005) to divide 7.76 acres into 102 medium density lots ranging from 2,000 to 6,007 square feet and eight (8) outlots for open space and ingress and egress purposes. The project site is located on the north side of the Madera Canal, approximately 0.5 mile east of Highway 41 within the Tesoro Viejo - Hillside District (no address available), Madera. A previously certified Environmental Impact Report (EIR), Specific Plan, and other related documents, in which this project is consistent with, can be found at the Madera County Planning Division. Pursuant to §15162 of the California Environmental Quality Act (CEQA) Guidelines, none of the conditions calling for the preparation of a subsequent EIR have occurred. In addition, in accordance with §15182 of the Government Code, this project is also exempt from CEQA. Size: 7.76 acres. APN: 051-740-001 (por.).

**\*8. RIO MESA HOLDINGS, LLC – SUBDIVISION (S #2016-004) - MADERA**

**(DISTRICT #1)****LEAD PLANNER: JAMIE BAX**

Rio Mesa Holdings, LLC is requesting a tentative subdivision map (S#2016-004) to divide 2.72 acres into 39 medium density lots ranging from 1,989 to 4,979 square feet and 16 outlots for open space and ingress and egress purposes. The project site is located on the north side of the Madera Canal, approximately 0.5 mile east of Highway 41 within the Tesoro Viejo - Hillside District (no address available), Madera. A previously certified Environmental Impact Report (EIR), Specific Plan, and other related documents, in which this project is consistent with, can be found at the Madera County Planning Division. Pursuant to §15162 of the California Environmental Quality Act (CEQA) Guidelines, none of the conditions calling for the preparation of a subsequent EIR have occurred. In addition, in accordance with §15182 of the Government Code, this project is also exempt from CEQA. Size: 2.72 acres. APN: 051-740-001 (por.).

**PLANNING COMMISSION COMMENTS:****PLANNING DIRECTOR COMMENTS:****TENTATIVE MEETING DATES AND LOCATIONS:**

**Tuesday, January 3, 2017 @ 6:00 p.m.** - Regular Meeting – Madera County Government Center, 3<sup>rd</sup> Floor Hearing Room, 200 West Fourth Street, 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.
6. Persons wishing to appeal a decision must present a written notice of appeal together with the fee to the planning commission secretary whose office is located at the Madera County Government Center 200 West 4th Street, 3rd floor, Madera CA. The notice and fee must be received within 15 days of the date the decision is 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, County of residence, and interest in the matter. This is required for the public record. Since all meetings are 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.