



**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.**

**AGENDA  
For REGULAR MEETING  
MADERA COUNTY PLANNING COMMISSION  
Wednesday, July 5, 2023, 6:00 p.m.**

**MEETING LOCATION  
Madera County Government Center  
200 W. 4<sup>th</sup> Street, Madera, CA 93637  
Board of Supervisors Chambers**

This meeting will be open to the public and accessible via GOTOMEETING at the following link:

<https://meet.goto.com/735371293>

**You can also dial in using your phone.**

**United States: [+1 \(571\) 317-3122](tel:+15713173122)**

**Access Code: 735-371-293**

Chairman – Vacant  
Vice Chairman – Tom Burdette  
Commissioner – Emlen Miles-Mattingly  
Commissioner – Jeff Dal Cerro  
Commissioner – Michael Estrada

**TURN OFF ALL CELL PHONES**

**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



**All persons wishing to give testimony on quasi-judicial items (noted with an \*) must sign an oath as supplied by the Planning Commission Secretary.**

## **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 <https://www.maderacounty.com/government/community-economic-development-department/divisions/planning-division/planning-commission-agenda>. 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.

**Noticed Public Hearings:** For noticed public hearings, all public comments must be received by the beginning of the public hearing period. Comments may be mailed to: Planning Division 200 W 4<sup>th</sup> Street, Madera CA 93637 or emailed to [mc\\_planning@maderacounty.com](mailto:mc_planning@maderacounty.com). All written comments received by the beginning of the public hearing period will be read aloud by a staff member during the applicable agenda item, provided that such comments may be read within three (3) minutes allotted to each speaker. Any portion of your comment extending past three (3) minutes may not be read aloud due to time restrictions but will be included in the record of proceedings. If a comment on a public hearing item is received after the beginning of the public hearing, such comment will be treated like a general public comment and made part of the record of proceeding, provided that such comment is received prior to the end of the meeting.

## **INTRODUCTION OF COUNTY STAFF**

### **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 ensure 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.**

**ELECTION OF NEW OFFICERS**

Selection of the 2023/24 Chairman and Vice-Chairman.

**CONSENT CALENDAR**

Approval of the agenda.

Approval of the minutes of June 13, 2023.

**DISCUSSION ITEMS:**

- 1. PRIMO REALTY (CHOWCHILLA) PROJECT (PRJ #2022-002)  
LEAD PLANNER: JACOB ARAGON**

Hearing to consider approval to the Board of Supervisors for a General Plan Amendment (GP #2022-001) and Conditional Use Permit (CUP #2022-011) to allow the placement of a 14'x60' mobile home in a PDD zone district. A draft Negative Declaration (ND #2023-01) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). The property is zoned PDD (Planned Development) District. Size: 0.6 acres. APN 027-147-002.!

Removed from agenda

- \*2. APEX ENERGYSOLUTIONS – TIME EXTENSION FOR A CONDITIONAL USE PERMIT (CUP #2018-020) (MADERA) LEAD PLANNER: KAMARA BIAWOGI**

Hearing to consider approval of a second time extension for Conditional Use Permit (CUP #2018-020) to construct a 3.0 megawatt (MW) solar photovoltaic electric generating and energy storage facility that will tie into the PG&E Storey 1109 12kV Distribution Circuit. The property is zoned ARE-40 (Agricultural, Rural, Exclusive – Forty Acre) District. Size: 19.35 acres. APN: 031-091-038.

**PLANNING COMMISSION COMMENTS:**

**PLANNING DIRECTOR COMMENTS:**



### **TENTATIVE MEETING DATES AND LOCATIONS:**

**Tuesday, August 1, 2023 @ 6:00 p.m.** - Regular Meeting – Madera County Government Center  
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 regarding 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.