

PLANNING COMMISSION
200 W. FOURTH STREET
MADERA, CALIFORNIA
August 6, 2024, MEETING

The meeting was called to order at 6:00 p.m. by Chairman Burdette.

ROLL CALL:	<u>PRESENT</u>	<u>ABSENT</u>
Commissioners:	Chairman - Tom Burdette Vice Chairman - Emlen Miles-Mattingly Michael Estrada Diana Palmer	Jeff Dal Cerro
Staff:	Regina Garza, County Counsel Jamie Bax, CED – Planning Maria Rocha, CED - Planning Wally Nishimoto, CED Jacob Aragon, CED-Planning Dexter Marr, Environmental Health Tiffany Williams, CED-Planning Steve Deis, Public Works Alan Pehl, CED-Fire Safety Annette Kephart, CED-Planning Erika Velasquez, CED-Planning	

(This meeting was recorded. Display maps depicting the location of each project were provided for review to the Commission and audience. All correspondence relating to these matters were submitted to the Commission at the beginning of the meeting.)

REQUEST FOR COMMENTS FROM THE AUDIENCE

Commissioner Burdette inquired if anyone in the audience wished to speak on an item that was not on the agenda.

Comments: None.

CONSENT CALENDAR:

The August 6th agenda and the July 2nd, minutes were reviewed.

On a motion by Commissioner Estrada, and seconded by Commissioner Miles-Mattingly, it was ordered to adopt the August 6th agenda and approve the July 2nd minutes. The motion carried on a vote of 4-0 in favor with 1 absent. Yes: Commissioner Estrada, Commissioner Miles-Mattingly, Commissioner Palmer, and Chairman Burdette. Absent: Commissioner Dal Cerro.

PUBLIC HEARINGS:

1. FIREBAUGH CSG 1, LLC – PARCEL MAP (PM #4318) & CONDITIONAL USE PERMIT (CUP #2024-003)

Firebaugh CSG 1, LLC, requested approval of a resolution approving Mitigated Negative Declaration (MND #2024-07) for Parcel Map (PM #4318) to divide a 556.7 parcel into two parcels (Parcel 1 – 516.7-acres & Parcel 2 – 40-acres) and Conditional Use Permit (CUP #2024-003) to allow the construction of a photovoltaic (PV) community solar and battery storage facility, approximately 6.68MWdc/5.00MWac in capacity, subject to conditions of approval, findings of fact, and the mitigation monitoring report program. The property is zoned ARE-40 (Agricultural, Rural, Exclusive, 40 Acre) District and is located on the north side of Avenue 7, approximately 0.8 miles east from the intersection with Firebaugh Boulevard, (No Situs), Madera. Size 556.7 acres. APN 041-222-005, 041-231-014, 042-081-004, and 042-082-006.

Jacob Aragon, Planner III, presented the information on this item and recommended approval.

Comments: Abby Reed, representing the applicant, spoke in favor of the project.

On a motion by Commissioner Estrada and seconded by Commissioner Palmer it was ordered to adopt a resolution approving Mitigated Negative Declaration (MND #2024-07) for Parcel Map #4318, Conditional Use Permit (CUP #2024-003), findings of fact, mitigation monitoring report program, conditions of approval, and with the stipulation that the County and applicant work together to find community members interested in the program. The motion carried on a vote of 4-0 in favor with 1 absent. Yes: Commissioner Estrada, Commissioner Palmer, Commissioner Miles-Mattingly, and Chairman Burdette. Absent: Commissioner Dal Cerro

**RESOLUTION: #2024-20
REF: PM #4318 & CUP #2024-003
FILE: 041-222-005, 041-231-014, 042-081-004 & 042-082-006**

DATE: August 6, 2024; REF: PM #4318 & CUP #2024-003; 041-222-005, 041-231-014, 042-081-004, & 042-082-006

2. FAIRMEAD ACTION PLAN

Madera County requested approval of a resolution recommending approval to the Board of Supervisors the final action plan for the community of Fairmead as part of the 20-LEAP-15731 Grant.

Jamie Bax, Director, presented the information on this item and recommended approval.

Comments: Robert Mansfield, spoke in favor of the project. Andrea Uribe, Policy Advocate for Leadership Council spoke regarding the need for low-income housing and the need for a store. Barbara Nelson, spoke about the need for zoning, another well, housing, and a store. Diane Williams spoke about the need to extend the water line to service more houses and about having her well tested. Priscilla Williams spoke about her concern of having the sewer system plant built in Fairmead.

On a motion by Commissioner Estrada and seconded by Commissioner Palmer it was ordered to adopt a resolution recommending approval to the Board of Supervisors for the Fairmead Community Action Plan, change the date on the third paragraph of the resolution to state February 2021, and the addition to the resolution that the Board of Supervisors and the County should identify sewer and water as the two primary issues that should be addressed with regards

to the program moving forward. The motion carried on a vote of 4-0 in favor with 1 absent. Yes: Commissioner Estrada, Commissioner Palmer, Commissioner Miles-Mattingly, and Chairman Burdette. Absent: Commissioner Dal Cerro.

RESOLUTION: #2024-21
REF: Fairmead Action Plan
FILE:

DATE: August 6, 2024; REF: Fairmead Action Plan.

PLANNING COMMISSION COMMENTS:

PLANNING DIRECTOR COMMENTS:

Next meeting scheduled for September 3, 2024.

3 items on for September's agenda.

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

Matthew Treber, Planning Director
Matthew Treber, Secretary of Planning Commission