REGULAR MEETING OF THE MADERA PLANNING COMMISSION

205 W. 4th Street, Madera, California 93637

NOTICE AND AGENDA

Tuesday, November 10, 2026
6:00 p.m.

Council Chambers
City Hall

The Council Chambers will be open to the public. This meeting will also be available for public viewing and participation through Zoom. Members of the public may comment on agenda items at the meeting or remotely through an electronic meeting via phone by dialing (669) 900-6833 enter ID: 88386833744# followed by *9 on your phone when prompted to signal you would like to speak, or by computer at https://www.zoom.us/j/88386833744. Comments will also be accepted via email at planningcommissionpubliccomment@madera.gov or by regular mail at 205 W. 4th Street, Madera, CA 93637.

CALL TO ORDER:

ROLL CALL:

Chairperson Robert Gran Jr.
Vice Chair Ramon Lopez-Maciel
Commissioner Tim Riche
Commissioner Abel Perez
Commissioner Balwinder Singh
Commissioner Saim Mohammad

INTRODUCTION OF STAFF:

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES: March 14, 2023

PUBLIC COMMENT:

The first 15 minutes of the meeting are reserved for members of the public to address the Commission on items which are within the subject matter jurisdiction of the Commission. Speakers shall be limited to three minutes. Speakers will be asked, but are not required, to identify themselves and state the subject of their comments. If the subject is an item on the Agenda, the Chairperson has the option of asking the speaker to hold the comment until that item is called. Comments on items listed as a Public Hearing on

the Agenda should be held until the hearing is opened. The Commission is prohibited by law from taking any action on matters discussed that are not on the agenda, and no adverse conclusions should be drawn if the Commission does not respond to public comment at this time.

PUBLIC HEARINGS:

1. **CUP 2026-05 MOD – Schnoor & Kennedy Development (Report by Robert Smith)**

   Subject: Consideration of an application to amend a previously approved Conditional Use Permit (CUP 2026-05) for the property located at the northwest corner of Kennedy St. and N. Schnoor Ave. The request will modify the previously approved sale of tobacco, beer and wine for offsite consumption to include liquor (Type 21), in conjunction with the convenience store. The project site is zoned C2 (Heavy Commercial) with a C (Commercial) General Plan land use designation (APN: 013-230-005).

   Recommendation:

   Conduct a public hearing and adopt:

   a. A Resolution of the City of Madera Planning Commission determining the project is Categorically Exempt pursuant to Section 15332 (In-Fill Development) of the California Environmental Quality Act (CEQA) Guidelines and approving Conditional Use Permit 2026-05 MOD subject to the findings and conditions of approval.

2. **CUP 2026-17 & SPR 2026-20 – 717 E. Yosemite Ave. Food Trucks (Report by Adi Rueda)**

   Subject: Consideration of an application for a Conditional Use Permit (CUP 2026-17) and Site Plan Review (SPR 2026-20) to authorize food trucks on a ±0.48 acre parcel located at 717 E. Yosemite Ave. (APN: 007-123-010). The project site is zoned C2 (Heavy Commercial) with a C (Commercial) General Plan land use designation.

   STAFF HAS REQUESTED THIS ITEM BE CONTINUED TO THE DECEMBER 8, 2026 PLANNING COMMISSION MEETING.

3. **GPA 2025-01, REZ 2026-05, TSM 2025-05 & PPL 2025-03 – Crown V Subdivision (Report by Jon Bartel)**

   Subject: Consideration of an application for a General Plan Amendment (GPA 2025-01), Rezone (REZ 2026-05), Tentative Subdivision Map (TSM 2025-05), and Precise Plan (PPL 2025-03), pertaining to ±5.37 acres of property (APN: 012-500-021) located on the northeast corner of the intersection of East Pecan Avenue and Apricot Lane at 1171 East Pecan Avenue (APN: 012-500-021).

   Recommendation:

   Conduct a public hearing and adopt:

   a. A Resolution of the Planning Commission of the City of Madera adopting the Mitigated Negative Declaration (SCH No. 2026090921) and the Mitigation Monitoring and Reporting Program prepared for purposes of the proposed project in accordance with the California Environmental Quality Act (CEQA) Guidelines; and contingently approving TSM 2025-05 and PPL 2025-03, subject to the findings and conditions of approval.

b. A Resolution of the Planning Commission of the City of Madera recommending the Council of the City of Madera approve GPA 2025-01 and REZ 2026-05.

4. REZ 2026-08 & ANX 2026-02– Madera Unified School District (MUSD) Outdoor Education Facility (Report by Jon Bartel)

Subject: Consideration of an application to Prezone (REZ 2026-08) ±26.5 acres land located on the northwest corner of West Almond Avenue and Stadium Road, in the County of Madera (APN: 034-070-067 and 038-070-068), to facilitate annexation (ANX 2026-02) to the City of Madera.

Recommendation:

Conduct a public hearing and adopt:

a. A Resolution of the Planning Commission of the City of Madera recommending the Council of the City of Madera adopt an ordinance approving REZ 2026-08 to facilitate annexation to the City of Madera (ANX 2026-02).

5. DOU 2026-01 & CUP 2026-08 – Indoor Archery (Report by Jon Bartel)

Subject: Consideration of an application for a Determination of Use (DOU 2026-01) and Conditional Use Permit (CUP 2026-08) proposing an indoor archery range in an existing building on a ±1.14-acre parcel located located on the south side of Modoc Street between Schnoor Avenue and Dwyer Street at 1926 Modoc Street, Suite D (APN: 009-190-025). The site is zoned C2 (Heavy Commercial) with a C (Commercial) General Plan land use designation (APN: 009-190-025).

Recommendation:

Conduct a public hearing and adopt:

a. A Resolution of the City of Madera Planning Commission determining the project is Categorically Exempt pursuant to Sections 15332 (In-Fill Development) of the California Environmental Quality Act (CEQA) Guidelines and approving Determination of Use 2026-01 and Conditional Use Permit 2026-08 subject to the findings and conditions of approval.

6. CUP 2026-14 & SPR 2026-16 – Showcase Sheds and Rentals (Report by Jon Bartel)

Subject: Consideration of an application for a Conditional Use Permit (CUP 2026-14) and Site Plan Review (SPR 2026-16) requesting authorization for the outdoor storage and display of Old Hickory Sheds proposed to be offered for sale and U-Haul vehicles and equipment proposed to be offered for rental on a ±0.72-acre parcel located at 2139 Pacific Street at the intersection of Pacific Street and Golden State Boulevard (APN: 013-250-008). The site is zoned IP (Industrial Park) with an I (Industrial) General Plan land use designation (APN: 013-250-008).

Recommendation:

Conduct a public hearing and adopt:

a. A Resolution of the City of Madera Planning Commission determining the project is Categorically Exempt pursuant to Sections 15332 (In-Fill Development) of the California Environmental Quality Act (CEQA) Guidelines and approving Conditional

Use Permit 2026-14 and Site Plan Review 2026-16 subject to the findings and conditions of approval.

ADMINISTRATIVE REPORTS:

COMMISSIONER REPORTS:

ADJOURNMENT:

- The meeting room is accessible to the physically disabled. Requests for accommodations for persons with disabilities such as signing services, assistive listening devices, or alternative format agendas and reports needed to assist participation in this public meeting may be made by calling the Planning Department's Office at (559) 661-5430 or emailing planninginfo@madera.gov. Those who are hearing impaired may call 711 or 1-800-735-2929 for TTY Relay Service. Requests should be made as soon as practicable as additional time may be required for the City to arrange or provide the requested accommodation. Requests may also be delivered/mailed to: City of Madera, Attn: Planning Department, 205 W. 4th Street, Madera, CA 93637. At least seventy-two (72) hours' notice prior to the meeting is requested but not required. When making a request, please provide sufficient detail that the City may evaluate the nature of the request and available accommodations to support meeting participation. Please also provide appropriate contact information should the City need to engage in an interactive discussion regarding the requested accommodation.
- The services of a translator can be made available. Please contact the Planning Department at (559) 661-5430 or emailing planninginfo@madera.gov to request translation services for this meeting. Those who are hearing impaired may call 711 or 1-800-735-2929 for TTY Relay Service. Requests should be submitted in advance of the meeting to allow the City sufficient time to provide or arrange for the requested services. At least seventy-two (72) hours' notice prior to the meeting is requested but not required.

Any writing related to an agenda item for the open session of this meeting distributed to the Planning Commission less than 72 hours before this meeting is available for inspection at the City of Madera – Planning Department, 205 W. 4th Street, Madera, CA 93637 during normal business hours.

Pursuant to Section 65009 of the Government Code of the State of California, notice is hereby given that if any of the foregoing projects or matters is challenged in Court, such challenge may be limited to only those issues raised at the public hearing, or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

All Planning Commission actions may be appealed to the City Council. The time in which an applicant may appeal a Planning Commission action varies from 10 to 30 days depending on the type of project. The appeal period begins the day after the Planning Commission public hearing. There is NO EXTENSION for an appeal period.

If you have any questions or comments regarding this hearing notice, you may call the Planning Department at (559) 661-5430. Si usted tiene preguntas, comentarios o necesita ayuda con interpretación, favor de llamar el Departamento de Planeamiento por lo menos 72 horas antes de esta junta (559) 661-5430.

REPORT TO THE PLANNING COMMISSION

Prepared by: Robert Smith, Senior Planner

Meeting of: November 10, 2026

Agenda Number: 1

SUBJECT:

Consideration of an application for an Amendment to Conditional Use Permit (CUP) 2026-05 requesting authorization to upgrade to a Type 21 (Off-Sale General) Alcohol Beverage Control (ABC) License for a previously approved 5,108 square foot convenience store, proposed to be located on the northwest corner of Schnoor Avenue and Kennedy Street (APN: 013-230-005).

RECOMMENDATION:

Conduct a public hearing and take the following action:

1. Adopt a resolution of the Planning Commission of the City of Madera determining the project is Categorically Exempt pursuant to Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines and approving an amendment to Conditional Use Permit (CUP) 2026-05, subject to the findings and conditions of approval.

SUMMARY:

The applicant, Havendar Singh, has filed an application for an Amendment to Conditional Use Permit (CUP) 2026-05 to obtain a California Department of Alcohol Beverage Control (ABC) Type 21 (Off-Sale General) License, to authorize the sale of beer, wine and distilled spirits for consumption off the premises were sold and to obtain authorization of tobacco sales.

The project site is located within the C-2 (Heavy Commercial) zone district, and the property is designated for Commercial uses on the General Plan Land Use Map.

The application requests an amendment to upgrade from approval of a Type 20 (Off-Sale Beer & Wine) ABC License to a Type 21 (Off-Sale General) license also allowing for the sale of distilled spirits. Authorization is requested as an ancillary use for purposes of a 5,108 square foot convenience store (which was previously approved in conjunction with an adjoining, 2,952 square foot commercial building intended for use as a quick serve restaurant, a car wash and fuel-island canopy) on a 1.65-acre site located on the northwest corner of Schnoor Ave and Kennedy St (APN: 013-230-005).

Table 1 below provides a brief overview of the entitlement request, project applicant, project location and site characteristics.

Table 1: *Project Overview*	
Project Number:	CUP 2026-05 MOD (ABC Type 21 License and Tobacco Sales)
Applicant/Owner:	Harvendar Singh
Location:	Northwest corner of West Kennedy Street (Avenue 16) and Schnoor Avenue (APN 013-230-005)
Project Area:	±1.65-acre lot
Land Use:	Commercial (C)
Zoning District:	Heavy Commercial (C2)
Site Characteristics:	Vacant lot at the northwest corner of Kennedy Street (Avenue 16) and Schnoor Avenue.

BACKGROUND

The project site's most recent entitlements include CUP 2026-05 and TPM 2022-05, CUP 2022-03 & SPR 2022-15. Entitlements TPM 2022-05, CUP 2022-03 & SPR 2022-15 approved the project to subdivide the lot, construct a commercial building for convenience store, quick serve restaurant, car wash and fuel station. Planning commission approved these entitlements in June 2023. The applicant is actively seeking building permit approval for the proposed construction of the site. The CUP 2026-05 which was approved by Planning Commission in June 2026 to reinstate the expired CUP 2022-03 associated with the prior approval which granted permission to sell tobacco and alcohol under a Type 20 alcohol license, allowing for the sale of beer and wine for off-site consumption.

ANALYSIS

Alcohol Beverage Control (ABC) License Type 21

ABC administers and issues licenses that allow establishments to sell or serve alcohol. The applicant has requested approval to update the prior approved Conditional Use Permit (CUP 2026-05) to allow the convenience store to sell wine, beer, and distilled spirits under the ABC Type 21 License, which is issued to retail stores, authorizing the sale of beer and wine for consumption off the premises where sold; and, where minors are allowed on the premises.

Alcohol Sales

Historically, the Police Department (PD) has opposed any request for the issuance of an alcohol license in Census Tract 8. Census Tract 8 previously represented the combined area of what is now Census Tracts 8.01 and 8.02. The contention behind the opposition is that the Downtown District has an overconcentration of alcohol licenses that has caused a public nuisance to the City's welfare and safety in that area. This matter was brought to the City Council in an administrative report during April 20, 2011, Council hearing with a request from staff for direction regarding businesses who wish to obtain an ABC license in an overconcentrated census tract. The Council came to a unanimous decision that provided staff with direction to review each

conditional use permit for the sale and/or consumption of alcoholic beverages within areas of overconcentration on an individual case by case basis and weigh each application on its own merits.

The project site is within Census Tract 5.13. The City's Police Department was notified and presented no opposition to the request. While the project site is not located in 8.02 Census Tract, it is located within an over concentrated area, Census Tract 5.13.

There are currently six (6) active Type 21 licenses in the 5.13 Census Tract. However, over half do reside in Madera County jurisdiction. Refer to Table 2 below.

Table 2: *ABC License Type 21*

Business	Census Tract	Year Issued	ABC Type	Jurisdiction
Walmart	5.13	2013	Type 21	City of Madera
Smart & Final Stores LLC	5.13	2023	Type 21	City of Madera
Valero	5.13	2024	Type 21	City of Madera
PJ Express Mart	5.13	2025	Type 21	Madera County
The Tackle Box	5.13	2025	Type 21	Madera County
Madera Mini Mart	5.13	2025	Type 21	Madera County

Staff has reviewed the project site and supports approval in accordance with the following General Plan Policy:

- Policy SUS-11 – The City seeks to allow abundant commercial opportunities and the development of a strong local workforce. The City recognizes the interrelated nature of economic development among the various cultural, social, and economic segments of the community, and will work with local entrepreneurs to develop cooperative programs that increase and enhance opportunities for business growth within the City.

Tobacco Sales

During the September 2015 Planning Commission meeting, the Planning Commission approved Determination of Use (DOU) 2015-01 to permit tobacco shops in commercial and industrial designated zone districts subject to approval of a conditional use permit. On October 11, 2022, the Commission adopted Resolution No. 1932, a subsequent Determination of Use (DOU 2022-01), to further define and classify retail establishments selling or offering tobacco-, nicotine,

and/or cannabis-related products or services subject to obtaining a use permit. These determinations are applicable to the C-2 (Heavy Commercial) zone district. CUP 2026-05 was previously approved to only include the sale of tobacco related items. Please refer to conditions of approval for prohibited items. CUP 2026-05 does not include cannabis-related paraphernalia or product sales.

Conditional Use Permit (CUP) 2026-05 MOD

City Municipal Code (CMC) Section 10.3.405 requires a use permit for the sale and consumption of alcohol. CUP 2026-05 would authorize the applicant to obtain an ABC Type 21 License for the sale of beer and wine for consumption off the premises in accordance with ABC regulations. CUP 2026-05 also authorizes the approval of tobacco and tobacco related item sales.

CUP 2026-05 shall only be for the 5,108 square foot convenience store and does not include the 2,952 square foot adjoining restaurant space. The 2,952 square foot adjoining space will be reviewed under a separate application should an alternative business wish to sell under an ABC license.

ENVIORNMENTAL REVIEW:

A preliminary environmental assessment was prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA). Staff has determined the project is categorically exempt pursuant to Section 15332 (In-Fill Development) of the CEQA Guidelines because the project may be found consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations and will occur within city limits on a project site of no more than five acres substantially surrounded by urban uses and having no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and can be adequately served by all required utilities and public services. Further, none of the exceptions under Section 15300.2 of the CEQA Guidelines are applicable to this project and the project does not present any unusual circumstances.

COMMISSION ACTION:

The Commission will be acting on CUP 2026-05. An appeal from the action of the Commission may be taken to the Council in accordance with the provisions of Section 10-3.1309 of the City Municipal Code. Appeals shall stay all proceedings in furtherance of the action appealed from until the determination of the appeal, and the use permit shall not become effective until the determination of the appeal.

ALTERNATIVES:

As an alternative, the Commission may elect to:

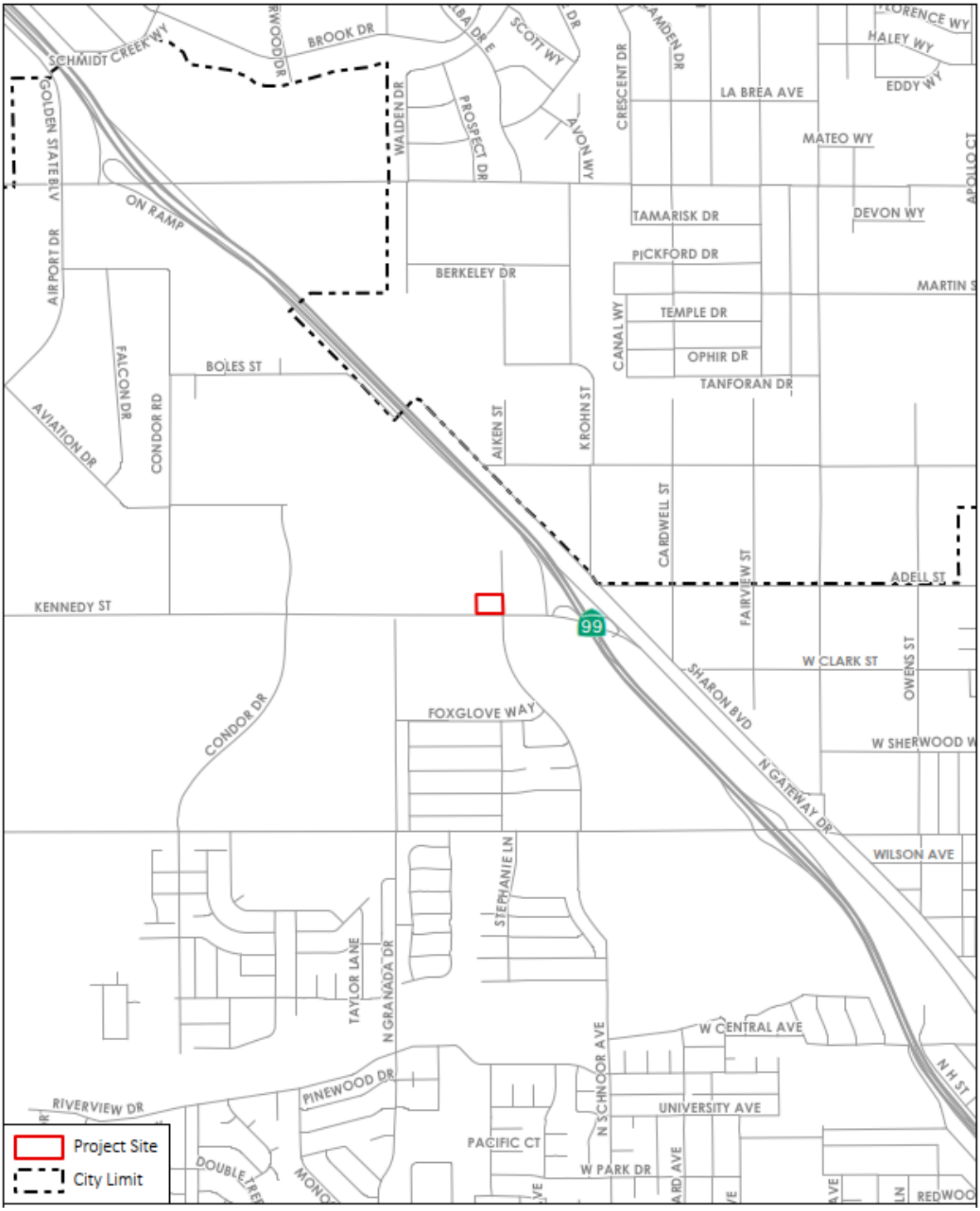
1. Move to refer the item back to staff and/or continue the public hearing to a future Commission meeting at a date certain with direction to staff to return with an updated staff report and/or resolution (Commission to specify date and reasons for continuance).
2. Move to deny one more request based on specified findings: (Commission to articulate reasons for denial).
3. Provide staff with other alternative directives.

ATTACHMENTS:

1. Vicinity Map
2. Aeriel Image
3. General Plan Land Use & Zoning Map
4. Floor Plan
5. Planning Commission Resolution
   Exhibit "A" - Conditions of Approval

ATTACHMENT 1

Vicinity Map


SCHMIDT CREEK WY
BROOK DR
SCOTT WY
LA BREA AVE
HALEY WY
EDDY WY
MATEO WY
DEVON WY
GOLDEN STATE BLV
WALDEN DR
PROSPECT DR
AVONA WY
CRESCENT DR
CAMDEN DR
ON RAMP
AIRPORT DR
TAMARISK DR
PICKFORD DR
BERKELEY DR
MARTIN ST
CANAL WY
TEMPLE DR
OPHIR DR
TANFORAN DR
BOLES ST
FALCON DR
CONDOR RD
AVIATION DR
AIKEN ST
KROHN ST
CARDWELL ST
FAIRVIEW ST
ADELL ST
KENNEDY ST
99
W CLARK ST
OWENS ST
SHARON BVD
N GATEWAY DR
CONDOR DR
FOXGLOVE WAY
W SHERWOOD W
WILSON AVE
STEPHANIE LN
TAYLOR LANE
N GRANADA DR
W CENTRAL AVE
N SCHNOOR AVE
PINEWOOD DR
RIVERVIEW DR
UNIVERSITY AVE
PACIFIC CT
W PARK DR
Project Site
City Limit

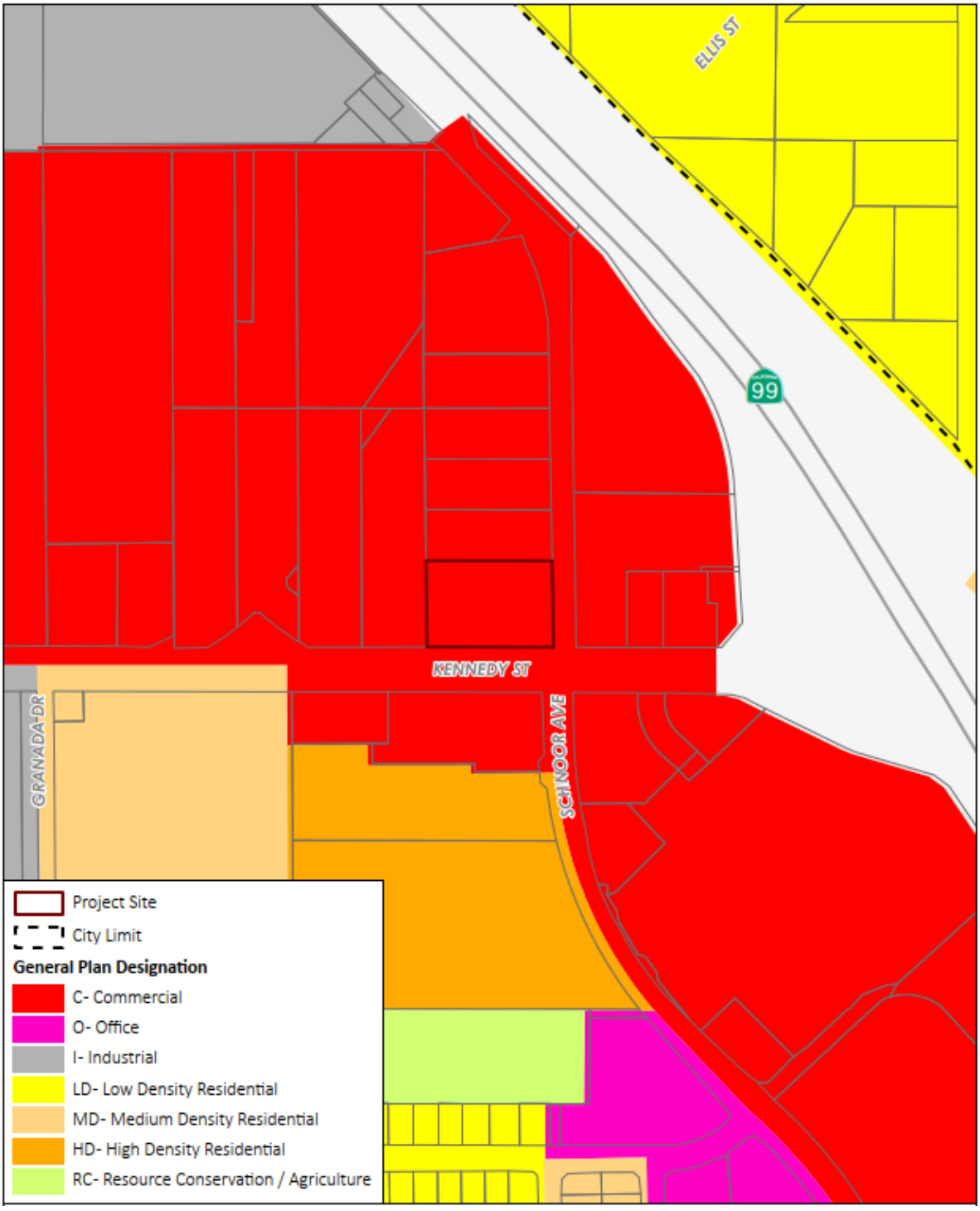
ATTACHMENT 2

Aerial Photo


ELLIS ST
99
KENNEDY ST
GRANADA DR
SCHNOOR AVE
Project Site is not a legal boundary.
Project Site
City Limit

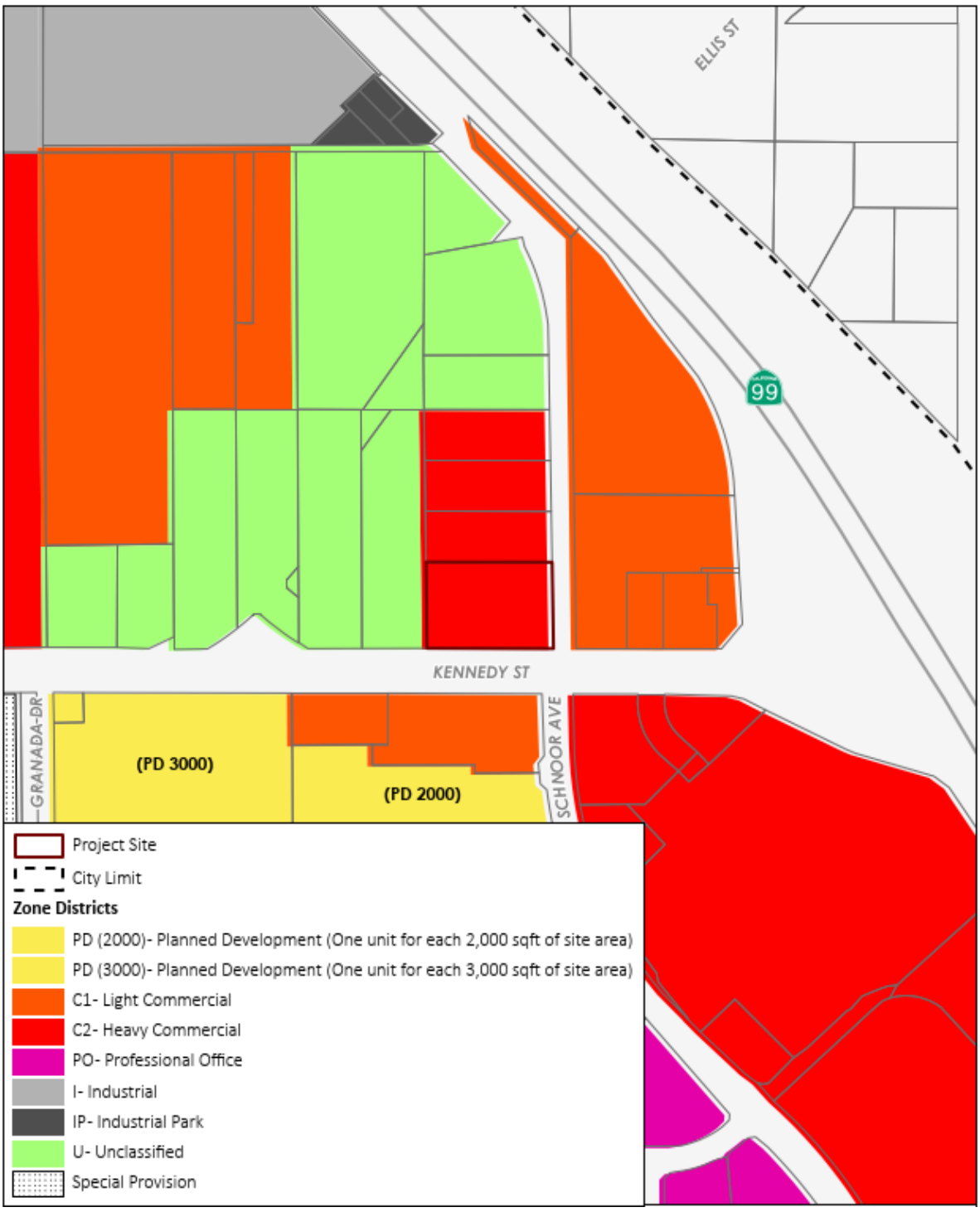
ATTACHMENT 3

General Plan Land Use Map


ELLIS ST
99
KENNEDY ST
GRANADA DR
SCHNOOR AVE
Project Site
City Limit
General Plan Designation
C- Commercial
O- Office
I- Industrial
LD- Low Density Residential
MD- Medium Density Residential
HD- High Density Residential
RC- Resource Conservation / Agriculture

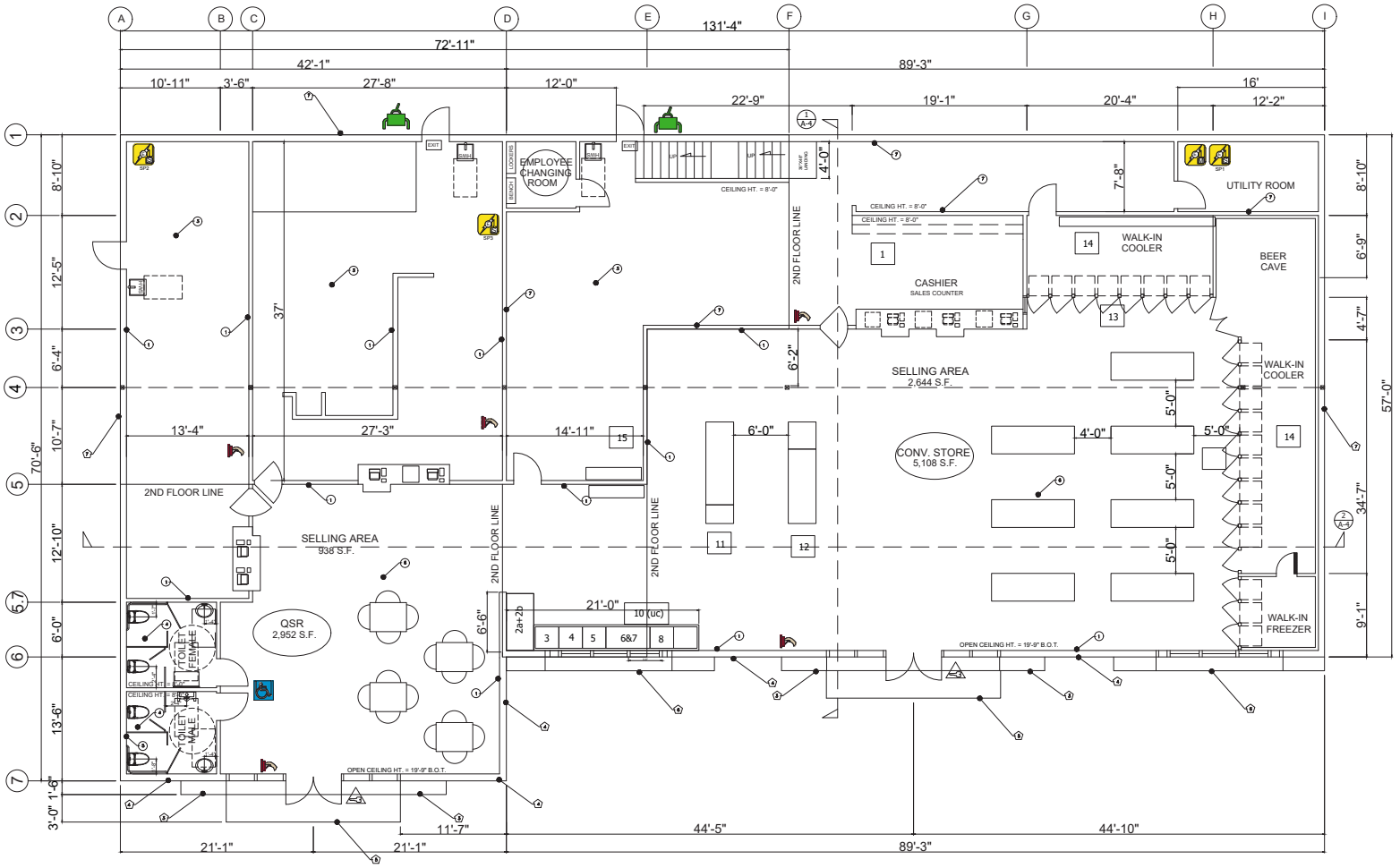
ATTACHMENT 4

Zoning Map


ELLIS ST
99
KENNEDY ST
GRANADA DR
(PD 3000)
(PD 2000)
SCHNOOR AVE
Project Site
City Limit
Zone Districts
PD (2000)- Planned Development (One unit for each 2,000 sqft of site area)
PD (3000)- Planned Development (One unit for each 3,000 sqft of site area)
C1- Light Commercial
C2- Heavy Commercial
PO- Professional Office
I- Industrial
IP- Industrial Park
U- Unclassified
Special Provision

ATTACHMENT 5

Site Plan



Ladd Woodland
Experiential Brand Consultant

Schnoor C-Store
Madera, CA

Note: Content in this package is for design intent only. Dimensions are approximations and should be verified by the fabricator. Material callouts are general guidelines. The fabricator should employ best practices to ensure a high quality, sturdy, and durable final product while maintaining the intent of the design.

Environmental Graphics / Design Development
Package 1 / Draft 4

11/03/2025

Scale: As Noted

A1.0

CONFIDENTIAL — Schnoor LLC. All rights reserved.

ATTACHMENT 6

Planning Commission Resolution
Including Exhibit "A" – Conditions of Approval

RESOLUTION NO. 2064

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MADERA ADOPTING A DETERMINATION OF CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELINES SECTION 15332 (IN-FILL DEVELOPMENT PROJECTS), AND APPROVING CONDITIONAL USE PERMIT (CUP) NO. 2026-05 MOD

WHEREAS, Havendar Singh ("Applicant/Owner"), submitted an application for an amendment to Conditional Use Permit (CUP 2026-05 MOD),

WHEREAS, the "project site," pertains to a ±1,65-acre lot located on the north west corner of the intersection of Schnoor Avenue and Kennedy Street, Madera CA. 93637 (APN: 013-230-005); and

WHEREAS, the site is designated for Commercial land uses on the General Plan Land Use Map and is zoned C-2 (Heavy Commercial) by the Zoning Ordinance; and

WHEREAS, the site is approved to be developed with a ±5,108 square-foot commercial convenience store associated with fuel station; and

WHEREAS, CUP 2026-05 MOD was filed to request authorization to obtain a California Department of Alcoholic Beverage Control (ABC) Type 21 (Off-Sale General) License issued to retail stores and authorizing the sale of beer, wine, and distilled spirits for consumption off the premises where sold and allowing minors on the premises; and

WHEREAS, operations proposed in accordance with CUP 2026-05 MOD have been determined to be able to occur on the site in a manner that is not detrimental to the welfare and well-being of the surrounding uses and the City at large; and

WHEREAS, under the City's Municipal Code, the Commission is authorized to review and approve conditional use permits and environmental assessments for projects on behalf of the City; and

WHEREAS, a preliminary environmental assessment was performed and the proposed project was found to be categorically exempt under the California Environmental Quality Act (CEQA) guidelines, Sections 15332 (In-Fill Development) Public Resources Code Section 21000 et. Seq.; and

WHEREAS, under the City's Municipal Code, the Planning Commission is authorized to review and approve conditional use permits, site plan reviews and environmental assessments for associated projects on behalf of the City; and

WHEREAS, the City provided notice of the Planning Commission hearing on November 10, 2026, as required by law; and

WHEREAS, the Planning Commission received and reviewed and considered CUP 2026-05 MOD at a duly noticed meeting on November 10, 2026; and

WHEREAS, a public hearing was held, the public was provided an opportunity to comment, and evidence, both written and oral, was considered by the Planning Commission; and

WHEREAS, after due consideration of the items before it, the Planning Commission now desires to determine the project is Categorically Exempt pursuant to CEQA and conditionally approve CUP 2026-05 MOD.

NOW THEREFORE, be it resolved by the Planning Commission of the City of Madera as follows:

1. Recitals: The above recitals are true and correct and are incorporated herein.

2. CEQA: A preliminary environmental assessment was prepared in accordance with the California Environmental Quality Act. The Planning Commission determines that the project is exempt pursuant Section 15332 (In-Fill Development) of the State CEQA Guidelines because the project is operational in nature and involves physical changes to the interior of an existing building developed on an improved site. The proposed project and use may be found consistent with the Commercial general plan designation and all applicable general plan policies as well as with the C-2 (Heavy Commercial) zone district standards and Zoning Regulations of the City Municipal Code. Improvements and operations will occur within city limits on a project site of no more than five acres substantially surrounded by urban uses and having no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and can be adequately served by all required utilities and public services. Further, none of the exceptions under Section 15300.2 of the CEQA Guidelines are applicable to this project and the project does not present any unusual circumstances. No further environmental review is required.

3. Findings to Approve CUP 2026-05 MOD: The Planning Commission finds and determines that there is substantial evidence in the administrative record to support the approval of the use permit as conditioned. The Planning Commission further approves, accepts as its own, incorporates as if set forth in full herein, and makes each and every one of the findings, based on the evidence in the record, as follows:

   Finding a: *The proposal is consistent with the General Plan and Zoning Ordinance.*

   The General Plan designates the subject site for commercial uses and the site is zoned C2 (Heavy Commercial), which is consistent with the Commercial land use category pursuant to Table LU-A: General Plan/Zoning Consistency of the Madera General Plan. The existing use of the property and proposed operations requiring a use permit are consistent with the goals, objectives and policies of the General Plan as well as with all development, performance or operational standards of the City Municipal Code and Zoning Regulations subject to the conditions of approval.

   Finding b: *The proposed use will be compatible with the surrounding properties.*

The project site is planned and zoned for commercial uses. The site is conditioned to be developed as commercial and general retail use. All surrounding properties are zoned for Heavy Commercial uses. The project has been conditioned to ensure the use will be compatible with surrounding properties and is consistent with applicable requirements regulating such use.

Finding c: *The establishment, maintenance, or operation of the use or building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or general welfare of the city.*

The proposed use will not result in a detriment to the health, safety, peace, morals, comfort, or general welfare of persons or property in the surrounding area. The operations of this proposal have been conditioned by staff. The general welfare and safety of the surrounding uses and the City at large are not negatively impacted.

4. Approval of CUP 2026-05 MOD: Given that all findings can be made, the Planning Commission hereby approves the use permit and site plan review as conditioned and set forth in the Conditions of Approval attached as Exhibit "A".

5. Effective Date: This resolution is effective immediately.

* * * * *

Passed and adopted by the Planning Commission of the City of Madera this 10th day of November 2026, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

_____

Robert Gran Jr.
Planning Commission Chairperson

Attest:

_____

Will Tackett
Community Development Director

Exhibit "A": Conditions of Approval for CUP 2026-05 MOD

EXHIBIT "A"

CUP 2026-05 MOD
Convenience Store ABC and Tobacco Store Sales
CONDITIONS OF APPROVAL
November 10, 2026

Notice to Applicant

In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within ninety (90) calendar days after the date of imposition of fees, dedications, reservation, or exactions imposed on the development project. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.

IMPORTANT: PLEASE READ CAREFULLY

This project is subject to a variety of discretionary conditions of approval. These include conditions based on adopted City plans and policies; those determined through site plan review, and environmental assessment essential to mitigate adverse effects on the environment including the health, safety, and welfare of the community; and recommended conditions for development that are not essential to health, safety, and welfare, but would on the whole enhance the project and its relationship to the neighborhood and environment.

Approval of this permit shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development.

Approval of this permit may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this permit, the zoning ordinance, and all City standards and specifications. This permit is granted, and the conditions imposed, based upon the application submittal provided by the applicant, including any operational statement. The application is material to the issuance of this permit. Unless the conditions of approval specifically require operation inconsistent with the application, a new or revised permit is required if the operation of this establishment changes or becomes inconsistent with the application. Failure to operate in accordance with the conditions and requirements imposed may result in revocation of the permit or any other enforcement remedy available under the law. The City shall not assume responsibility for any deletions or omissions resulting from the review process or for additions or alterations to any construction or building plans not specifically submitted and reviewed and approved pursuant to this permit or subsequent amendments or revisions. These conditions are conditions imposed solely upon the permit as delineated herein and are not conditions imposed on the City or any third party. Likewise, imposition of conditions

to ensure compliance with federal, state, or local laws and regulations does not preclude any other type of compliance enforcement.

Discretionary conditions of approval may be appealed. All code requirements, however, are mandatory and may only be modified by variance, provided the findings can be made.

All discretionary conditions of approval for CUP 2026-05 MOD will ultimately be deemed mandatory unless appealed by the applicant to City Council within fifteen (15) days after the decision of the Planning Commission. In the event you wish to appeal the Planning Commission's decision or discretionary conditions of approval, you may do so by filing a written appeal with the City Clerk. The appeal shall state the grounds for the appeal and wherein the Commission failed to conform to the requirements of the zoning ordinance. This should include identification of the decision or action appealed and specific reasons why you believe the decision or action appealed should not be upheld.

These conditions are applicable to any person or entity making use of this permit, and references to "developer" or "applicant" herein also include any applicant, property owner, owner, successors-in-interest, lessee, operator, or any other person or entity making use of this permit. Furthermore, "project site" refers to the corner lot located at North Schnoor Street and Foxglove Way. The following conditions apply only to these portions of the subject site, unless specifically noted otherwise.

CONDITIONS OF APPROVAL

General

1. Approval of this conditional use permit and site plan review shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or the designer to disclose and delineate all facts and information relating to the subject property and the proposed development.
2. All conditions of approval shall be the sole financial responsibility of the applicant/owner, except where specifically noted in the conditions or mandated by statutes.
3. Vandalism and graffiti shall be corrected per the City Municipal Code (CMC).
4. The project site shall be held to the City's commercial standards as listed in the CMC.
5. The applicant shall submit to the City of Madera Planning Department a check in the amount necessary to file a Notice of Exemption at the Madera County Clerk. This amount shall equal the Madera County filing fee in effect at the time of filing. **Such check shall be made payable to the Madera County Clerk and submitted to the City of Madera Planning Department no later than three (3) days following action on CUP 2026-05 MOD.**
6. Approval of CUP 2026-05 MOD is for the benefit of the applicant. The submittal of applications by the applicant for this project was a voluntary act on the part of the

applicant not required by the City. Therefore, as a condition of approval of this project, the applicant agrees to defend, indemnify, and hold harmless the City of Madera and its agents, officers, consultants, independent contractors, and employees ("City") from any and all claims, actions, or proceedings against the City to attack, set aside, void, or annul an approval by the City concerning the project, including any challenges to associated environmental review, and for any and all costs, attorneys fees, and damages arising therefrom (collectively "claim").

The City shall promptly notify the applicant of any claim and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

Nothing in this condition shall obligate the City to defend any claim and the City shall not be required to pay or perform any settlement arising from any such claim not defended by the City, unless the City approves the settlement in writing. Nor shall the City be prohibited from independently defending any claim, and if the City does decide to independently defend a claim, the applicant shall be responsible for City's attorneys' fees, expenses of litigation, and costs for that independent defense, including the costs of preparing any required administrative record. Should the City decide to independently defend any claim, the applicant shall not be required to pay or perform any settlement arising from any such claim unless the applicant approves the settlement.

PLANNING DEPARTMENT

7. Approval of CUP 2026-05 MOD for the sale of tobacco related sales and items and alcohol sales shall have 24 months, starting from approval day, to exercise use. If the uses are not exhausted within 24 months, CUP 2026-05 MOD shall be expired.
8. Any sale of alcohol between the hours of 2 am and 6 am shall be prohibited.
9. CUP2026-05 MOD shall be for the approval to authorize the sale of a Type 21 ABC License at convenience store at the north west corner of Schnoor Avenue and Kennedy Street.
10. The business shall not display exterior signage or marketing of alcohol sales.

<u>Alcohol Beverage Control License (ABC)</u>

11. CUP 2026-05 MOD shall authorize the sale of beer, wine, and distilled spirits for the consumption off the premises of the project site.
12. No consumption of alcohol is allowed on the premises.
13. The use is conditioned upon obtaining an appropriate permit from the Department of Alcohol Beverage Control. The applicant, operator and any successors shall comply with all applicable codes. If at any time the use is determined by staff to be in violation to seek revocation of the permit or modification of the conditions of approval.

14. In the event the property owner and/ or applicant chooses to modify the ABC License type, the applicant shall amend CUP 2026-05 MOD and shall require reapproval of the Planning Commission.

15. Any action taken by the owner, applicant, and/or business manager found to be in violation of any of the provisions set forth by the Alcohol Beverage Control License Type 21 shall render this conditional use permit revocable. The use must always comply with any license requirements for the subject property by Alcohol Beverage Control.

Alcoholic Beverage Sales. *As an ongoing measure*:

16. Cooler doors for alcoholic beverage products will be locked during hours when alcoholic beverages may not be sold.

17. The sale of beer shall occur in packs of six or greater. However, 24-ounce bottled imported and/or specialty craft beers not normally sold in multi-package containers may be sold individually.

18. The sale of 32-ounce to 40-ounce beer and malt beverage products shall be prohibited.

19. The sale of wine coolers shall occur in no less than packs of four (4).

20. The sale of wine shall not be sold in containers less than 750 ml.

21. No malt liquor or fortified wine products shall be sold.

22. No display of alcohol shall be made from an ice tub, barrel or similar container.

Merchandise & Advertising. *As an ongoing measure*:

23. Outdoor display of merchandise for sale is prohibited, any temporary outdoor display of merchandise for sale, including vending machines, shall not occur without the approval of a Zoning Administrator Permit.

24. No adult magazines or videos shall be sold.

25. There shall be no exterior advertising or signs of any kind or type placed in the exterior windows or door of the premises promoting or indicating the availability of alcoholic beverages. Signs promoting alcoholic beverages shall not be visible from the exterior of the structure.

26. All indoor display(s) of alcohol beverages shall be located at least five (5') feet away from the store entrance.

27. No promotional signage and/or displays promoting alcohol, tobacco and/or tobacco related products shall be utilized in any way.

Tobacco Sales

28. Conditional Use Permit 2026-05 MOD allows for the sale of cigarettes in either single packs or cartons of ten or fewer. Other tobacco and tobacco-related products allowed for sale at the convenience store shall be as follows:
    a. Smokeless tobacco
    b. Roll-your-own pouched/canned tobacco
    c. Cigars and cigarillos (except for any flavored products such as, but not limited to, grape, watermelon, bubble gum and fruit punch flavored products)
    d. Rolling papers
29. Conditional Use Permit 2026-05 MOD prohibits the following tobacco and tobacco related products:
    a. Vape products, including juices
    b. Hookah products, including hookah tobacco/charcoal
    c. E-cigarettes
    d. Pipes and pipe tobacco
30. Drug related paraphernalia such as bongs, pipes and other products meant for the use with non-tobacco substances as determined by the Planning Manager or Community Development Director, is strictly prohibited.
31. All tobacco and tobacco-related products shall be secured behind a counter or other fixture, unavailable to the public except with the assistance of a store employee.
32. There shall be no exterior display of signage promoting or advertising the sale of cigarettes, cigars, tobacco and/or tobacco-related products on the project site.
33. The property/business owner shall post “No Smoking” signage to the extent required by City Municipal Code.

CUP 2026-17 & SPR 2026-20

Food Trucks on E. Yosemite Ave.

STAFF IS REQUESTING THIS ITEM BE CONTINUED TO THE DECEMBER 8, 2026 PLANNING COMMISSION MEETING

REPORT TO THE PLANNING COMMISSION

Prepared by:
Jonathan Bartel, Senior Planner

Meeting of: November 10, 2026
Agenda Number: 3

SUBJECT:

Consideration of applications for a General Plan Amendment (GPA 2025-01), Rezone (REZ 2026-05), Tentative Subdivision Map (TSM 2025-05) and Precise Plan (PPL 2025-03), pertaining to ±5.37 acres of property located on the northeast corner of the intersection of East Pecan Avenue and Apricot Lane at 1171 East Pecan Avenue (APN: 012-500-021).

RECOMMENDATION:

Conduct a public hearing and adopt:

1. A Resolution of the Planning Commission of the City of Madera adopting the Mitigated Negative Declaration (SCH No. 2026090921) and the Mitigation Monitoring and Reporting Program prepared for purposes of the proposed project in accordance with the California Environmental Quality Act (CEQA) Guidelines and contingently approving TSM 2025-05 and PPL 2025-03, subject to the findings and conditions of approval.
2. A Resolution of the Planning Commission of the City of Madera recommending the Council of the City of Madera approve GPA 2025-01 and REZ 2026-05.

SUMMARY:

The applicant, Joseph Crown Construction, has filed applications for GPA 2025-01, REZ 2026-05, PPL 2025-03 and TSM 2025-05 pertaining to ±5.37 acres of property located on the northeast corner of the intersection of East Pecan Avenue (Avenue 13) and Apricot Lane at 1171 East Pecan Avenue (APN: 012-500-021), the "project site," to create a 33-lot single family residential planned development subdivision at a density of ±7.6 dwelling units per acre. Two outlots are proposed to be dedicated for a combination of public utility, landscaping and open space (including emergency vehicle access) purposes. GPA 2025-01 proposes to change the General Plan land use designation for the project site from Very Low Density Residential (0-2 dwelling units per acre) to Medium Density Residential (7.1-15 dwelling units per acre). REZ 2026-05 proposes to rezone the project site from the R-A (Residential, one unit for each 12,000 square feet of site area) zone district to the PD-3,000 (Planned Development, one unit for each 3,000 square feet of site area) zone district.

City Municipal Code (CMC) § 10-3-4.101(A) & (B) provide, the purpose of the PD zones is to authorize and regulate density of planned developments and other residential subdivisions. The PD Zoning is intended to allow use of special design criteria for maximum utility of the site and to allow maximum design flexibility within the density limitations of the General Plan and Zoning Regulations. Variations from normal zoning standards may be considered and special residential design standards may be established which regulate the subdivision rather than typical residential standards of the Municipal Code. PPL 2025-03 will set the development standards for the subdivision as set forth in the project conditions of approval.

An overview of the proposed project and project site characteristics is provided in Table 1 below.

Table 1: *Project Overview*	
Application Nos.:	GPA 2025-01; REZ 2026-05; TSM 2025-05; PPL 2025-03
Applicant/ Property Owner:	Joseph Donald Crown
Location:	1171 East Pecan Avenue (APN: 012-500-021) Located on the northeast corner of the intersection of East Pecan Avenue and Apricot Lane.
Project Area:	±5.37 acres
Existing Planned Land Use:	Very Low Density Residential (0-2 dwelling units per acre)
Proposed Planned Land Use:	Medium Density Residential (7.1-15 dwelling units per acre)
Existing Zoning District:	R-A (Residential, one unit for each 12,000 square feet of site area)
Proposed Zoning District:	PD-3,000 (Planned Development, one unit for each 3,000 square feet of site area)
Site Characteristics	Rural Residential

ANALYSIS:

Site Characteristics:

The project site is located within the southeastern portion of the City, within the existing City limit, west of Highway 99. The project site consists of a former tree orchard with a long history of agricultural disturbance. The site is partially improved with a single existing residence and associated outbuildings and predominantly consists of non-native grassland.

The Federal Emergency Agency (FEMA) dataset shows the site to be in an area of minimal flood hazard. The project is not within a FEMA-identified hazard area.

Surrounding Land Uses:

East Pecan Avenue borders the site to the south and Apricot Lane borders the site to the west. Surrounding properties are comprised of fallow agricultural land to the north, rural residential

lands to the east and west, and Parkwood Elementary School to the south (on the opposite side of East Pecan Avenue).

Table 2 below summarizes the existing development/uses, the General Plan land use designations and zoning districts surrounding the proposed project site.

Table 2: *Bordering Site Information*			
Direction	*Existing Use*	*General Plan Designation*	*Zone District*
North	Agricultural	Medium Density Residential	PD-3,000*
East	Rural Residential	Very Low Density Residential	R-A (Residential, one unit/12,000 sq. ft.)
South	School	Other Public and Semi-Public Uses	PF (Public Facilities)
West	Rural Residential	Very Low Density Residential	R-A (Residential, one unit/12,000 sq. ft.)
*PD-3,000 – Planned Development (One unit for each 3,000 square feet of site area)			

General Plan Amendment 2025-01 and Rezone 2026-05:

Currently, the City of Madera's General Plan Land Use Map designates the parcel within the project area boundary for Very Low Density Residential (0-2 dwelling units per acre) uses. Policy LU-32 of the General Plan provides that zoning shall be consistent with General Plan land use designations.

The project proposes to amend the General Plan Land Use Map to change the land use designation for the project site from Very Low Density Residential (0-2 dwelling units per acre) to Medium Density Residential (7.1-15 dwelling units per acre) to facilitate the subdivision of the project site into a 33-lot single family residential planned development at a density of ±7.6 dwelling units per acre. The project also proposes to rezone the project site from the R-A (Residential, one unit for each 12,000 square feet of site area) zone district to the PD-3,000 (Planned Development, one unit for each 3,000 square feet of site area) zone district. The proposed Planned Development zoning requires the approval of a precise plan by the Planning Commission prior to the commencement of any construction or development activities.

General Plan Policy LU-32 also provides that Table LU-A: General Plan/Zoning Consistency shall be used to determine consistency for rezoning applications. Pursuant to Table LU-A, the proposed PD-3,000 zone district is consistent with the proposed Medium Density Residential land use designation.

GPA 2025-01 and REZ 2026-05 will facilitate consistency between the proposed subdivision density, the proposed Medium Density Residential land use designation and the proposed PD-3,000 zoning in accordance with Policy LU-32 of the General Plan.

Tentative Subdivision Map 2025-05:

The map, precise plan, and conditions of approval identify all improvements and development standards associated with the Tentative Subdivision Map for purposes of the planned development. Street right-of-way improvements are proposed to support the development of the subdivision map and connections to existing streets abutting the project site (Attachment 2).

TSM 2025-05 proposes lot sizes ranging from a minimum of 3,418 square feet to approximately 6,543 square feet in area. Interior streets within the subdivision will utilize a 50-foot-wide right-of-way cross-section (36-foot-width curb-to-curb with monolithic sidewalk) Major street entryways propose to utilize a 60-foot-wide right-of-way cross-section. Entryways into the subdivision will provide vehicular and pedestrian access to and from East Pecan Avenue (also called Avenue 13) on the south. There is a connector street that will provide access to the east of the proposed subdivision and will provide future connectivity which will help facilitate access for future development on adjacent lands. East Pecan Avenue (also called Avenue 13) will incorporate park strips within the rights-of-way between the curb and sidewalk and on Outlot A between the sidewalk and the residential lots to accommodate street tree planting and encourage walkability. Emergency vehicle access and pedestrian access is also proposed from East Pecan Avenue (also called Avenue 13) to the interior cul-de-sac which provides interconnectivity for pedestrians, reduces impacts on the major street system from traffic generated and contributes to reductions in vehicle miles traveled.

Subdivision Map Act:

The California Subdivision Map Act (Government Code Section 66410, et seq.) establishes most of the procedures for subdivision of land. Other components are contained within Chapter 2 (Subdivisions) of Title 10 (Planning and Zoning) of the Madera Municipal Code. A tentative subdivision map is required in order to subdivide the project site into five or more parcels.

Pursuant to Government Code Section 66474, a legislative body of a city or county shall deny approval of a tentative map, if it makes any of the following findings:

a) That the proposed map is not consistent with applicable general plan and specific plans as specified in Section 65451 of the Government Code.

b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

c) That the site is not physically suitable for this type of development.

d) That the site is not physically suitable for the proposed density of development.

e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.

g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it

finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. The subsection shall apply only to easements of record or to easements established by judgement of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

Based upon staff's analysis of the proposed project, none of the above findings to deny the tentative map can be made.

Precise Plan 2025-03:

In accordance with CMC § 10-3-4.103(A), no construction, grading, or new development activity shall commence in any PD Zone prior to the approval of a precise plan of the development by the Planning Commission.

Specific development guidelines and standards for the proposed planned development are established through the Precise Plan process and are set forth in the project Conditions of Approval. Wherever development standards are not specifically identified in the Precise Plan or Conditions of Approval, the planned development standards will conform with the development standards of R-1 zoning.

Development standards for the planned development pursuant to PPL 2025-03 are listed as follows:

- Minimum Lot Depth – 70 feet
- Minimum Lot Width, Interior – 45 feet
- Minimum Lot Width, Corner – 48 feet
- Minimum Lot Area, Interior – 3,400 square feet
- Minimum Lot Area, Corner – 3,700 square feet
- Minimum Yard Setback, Front – 12 feet
- Minimum Yard Setback, Interior Side – 5 feet
- Minimum Yard Setback, Exterior Side – 5 feet
- Minimum Yard Setback, Rear – 10 feet
- Minimum Garage Setback – 18 feet
- Minimum Open Space – 500 square feet

Public Infrastructure & Services:

Public infrastructure and utilities required by the City Municipal Code and the Madera General Plan are detailed in the relevant information provided in support of the Subdivision Map.

The Project includes on- and off-site improvements such as interior local streets, curbs, gutters, sidewalks, streetlights, open spaces, landscaping, sewer water, and storm drain connections. All streets are to be offered for dedication for public street purposes. All residential units will be equipped with photovoltaic (PV) solar panels, utilize all electric appliances, and will be EV-ready

(pre-wired during construction to allow for installation of EV residential charger in the future). Water, sewer, and storm drainage are available and will be provided by the City of Madera. Fire service is available and will be provided. Two points of access are provided via Apricot Lane and Emergency Vehicle Access (EVA) through one of the outlots as shown on TSM 2025-05. Fire hydrants will be installed throughout the project within the public rights of way.

The Subdivision will be required to be annexed into the Community Facility District (CFD) 2005-01. By Resolution No. 05-334, the City Council established CFD 2005-01, a Mello Roos Community Facilities District with the intention that future development within the City would annex into this district. The special taxes collected from the property owners within the district are used for the funding of police and fire protection services, storm drain infrastructure maintenance and operations, and park maintenance. Property owner assessments are paid as a component of the property tax collection process. As was originally envisioned with the establishment of the CFD, future residential projects not included in the initial formation process are required to go through an annexation process in order to be included in CFD 2005-01.

Parkland Acquisition:

The Quimby Act authorizes the City to require dedication of parkland or the payment of fees in lieu of such dedication in set amounts to meet the needs of the citizens of the community for which parkland is required and to further the health, safety and general welfare of the community. The Quimby Act has been in effect since the mid-1970s.

Land dedicated for purposes of satisfying the parkland area requirement stated in Policy PR-1 of the General Plan and in accordance with CMC § 10-2.1300 et seq., for purposes of compliance with California Government Code § 66477 (the "Quimby Act"), shall only include Neighborhood, Community, and Regional Parks, together with Sports Complexes and Special Use Facilities as defined in the City of Madera Parks and Recreation Plan. Pursuant to the provisions of the Parks and Recreation Master Plan, Neighborhood Parks must be at least 3 acres in area.

Given the size of this proposed project, it would be prohibitive to require public open spaces that meet the minimum requirement for qualification and credit towards the Quimby parkland dedication. Nor are such parks currently included in a capital facilities fee or other programmed fee. To satisfy this requirement, parkland, as omitted from TSM 2022-05, shall either be identified and dedicated to the City in advance of, or in conjunction with, recordation of the first final subdivision map, or the applicant shall pay a park in-lieu fee as required by the City Municipal Code.

ENVIRONMENTAL REVIEW:

The proposed project has been reviewed for compliance with the requirements of the California Environmental Quality Act (CEQA) Guidelines.

QK, Inc. prepared an initial study, performed environmental analyses and evaluated the project in accordance with the CEQA Guidelines and criteria on behalf of the City as lead agency. The conclusions and findings resultant from these environmental studies, analyses and an evaluation

of the proposed project determined that although the project could have a significant effect on the environment, there will not be a significant effect because mitigation measures have been identified to reduce the significant direct, indirect or cumulative effects on the environment to a level less-than-significant, and that a Mitigated Negative Declaration is appropriate for this project.

The Notice of Intent to Adopt a Mitigated Negative Declaration was filed with the County Clerk on September 18, 2026, published in the Madera Tribune on September 23, 2026, and posted with the Governor's Office of Planning and Research (OPR) on September 23, 2026, initiating a public review period effectively commencing on September 23, 2026, and ending October 24, 2026. Amendments to the IS/MND through the comment period do not constitute "substantial revisions" requiring recirculation prior to adoption pursuant to the provisions of CEQA Guidelines Section 15073.5. No new, avoidable significant effects have been identified and no mitigation measures or project revisions must be added in order to reduce an effect to insignificance. Additionally, no new information has resulted in a determination that the proposed mitigation measures or project revisions will not reduce potential effects to less than significance and new measures or revisions
must be required.

The Planning Commission's action will include consideration of the Mitigated Negative Declaration (SCH No. 2026090921) and the Mitigation Monitoring and Reporting Program (MMRP) prepared for purposes of the proposed project, including public comments received during the public review period or at the hearing prior to the Commission taking action to adopt or reject the Mitigated Negative Declaration and MMRP.

COMMISSION ACTION:

The Commission will be considering adoption of the Mitigated Negative Declaration (SCH No. 2026090921) and the Mitigation Monitoring and Reporting Program and considering TSM 2025-05 and PPL 2025-03 for approval (contingent upon Council approval of GPA 2025-01 and REZ 2026-05) or denial. The Commission's action relative to GPA 2025-01 and REZ 2026-05 will be a recommendation to the City Council. Staff recommends that the Commission:

1. Adopt a Resolution of the Planning Commission of the City of Madera adopting the Mitigated Negative Declaration (SCH No. 2026090921) and the Mitigation Monitoring and Reporting Program prepared for purposes of the proposed project in accordance with the California Environmental Quality Act (CEQA) Guidelines and contingently approving TSM 2025-05 and PPL 2025-03, subject to the findings and conditions of approval.
2. Adopt a Resolution of the Planning Commission of the City of Madera recommending the Council of the City of Madera approve GPA 2025-01 and REZ 2026-05.

ALTERNATIVES:

As an alternative, the Commission may elect to:

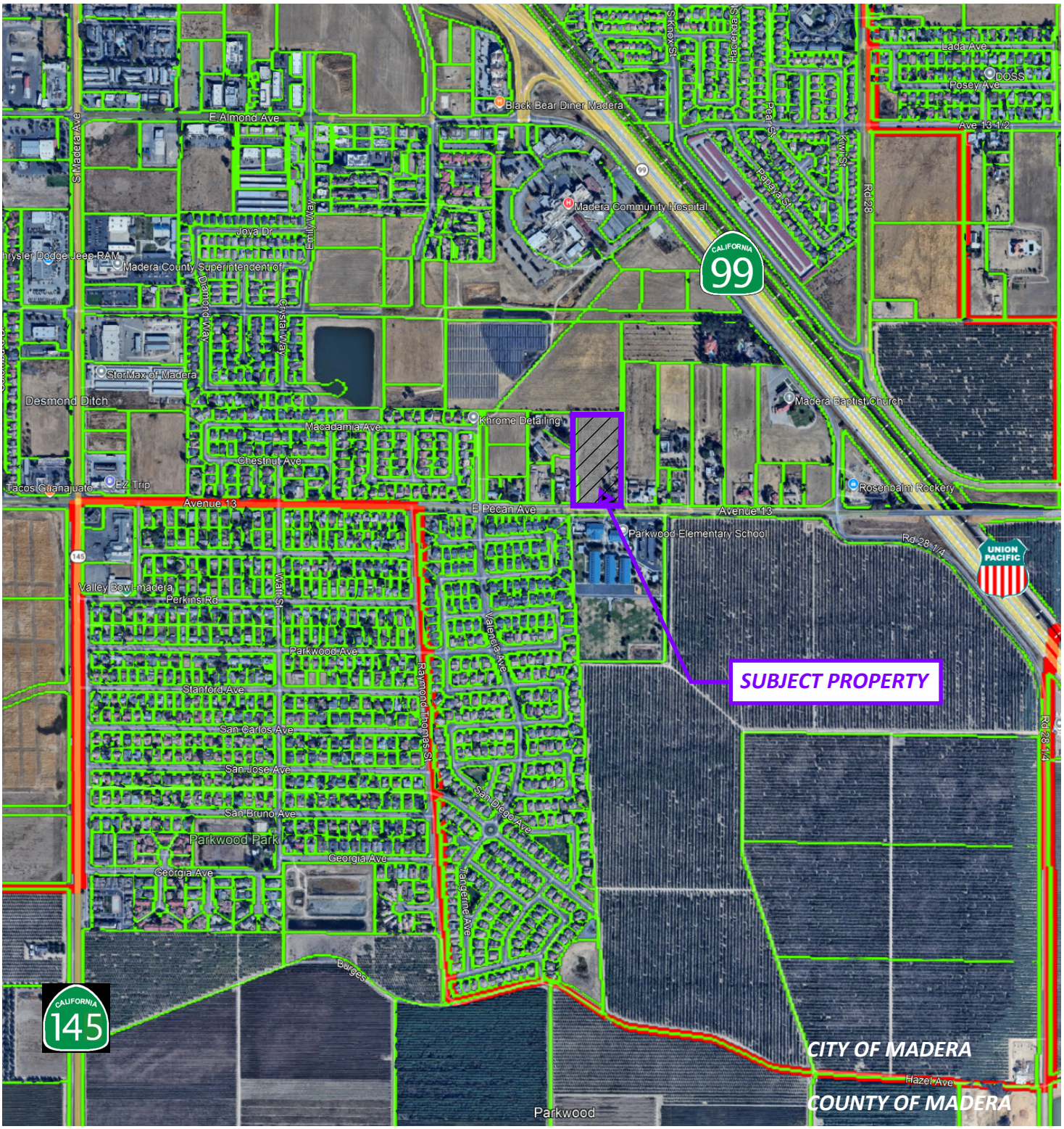
1. Move to refer the item back to staff and/or continue the public hearing to a future Commission meeting at a date certain with direction to staff to return with an updated staff report and/or resolution(s): (Commission to specify date and reasons for continuance).
2. Move to deny (or recommend denial) of one or more request based on specified findings: (Commission to articulate reasons for denial).
3. Provide staff with other alternative directives.

ATTACHMENTS:

1. Vicinity Map
2. TSM 2025-05 & PPL 2025-03 (Crown V Subdivision Map)
3. Initial Study/Mitigated Negative Declaration
4. Planning Commission Resolution (GPA 2025-01 and REZ 2026-05)
    a. Exhibit "A" General Plan Land Use Map
    b. Exhibit "B" Zone District Map
5. Planning Commission Resolution (TSM 2025-05 and PPL 2025-03)
    a. Exhibit "A" – Conditions of Approval
    b. Exhibit "B" – Mitigation Monitoring and Reporting Program

ATTACHMENT 1

Vicinity Map



The City of MADERA

N
W E
S

VICINITY MAP

GPA 2025-01, REZ 2026-03, TSM 2025-05, PPL 2025-03

ADDRESS: 1171 E. PECAN AVE.
APN: 012-500-021
AREA: 5.37 ACRES

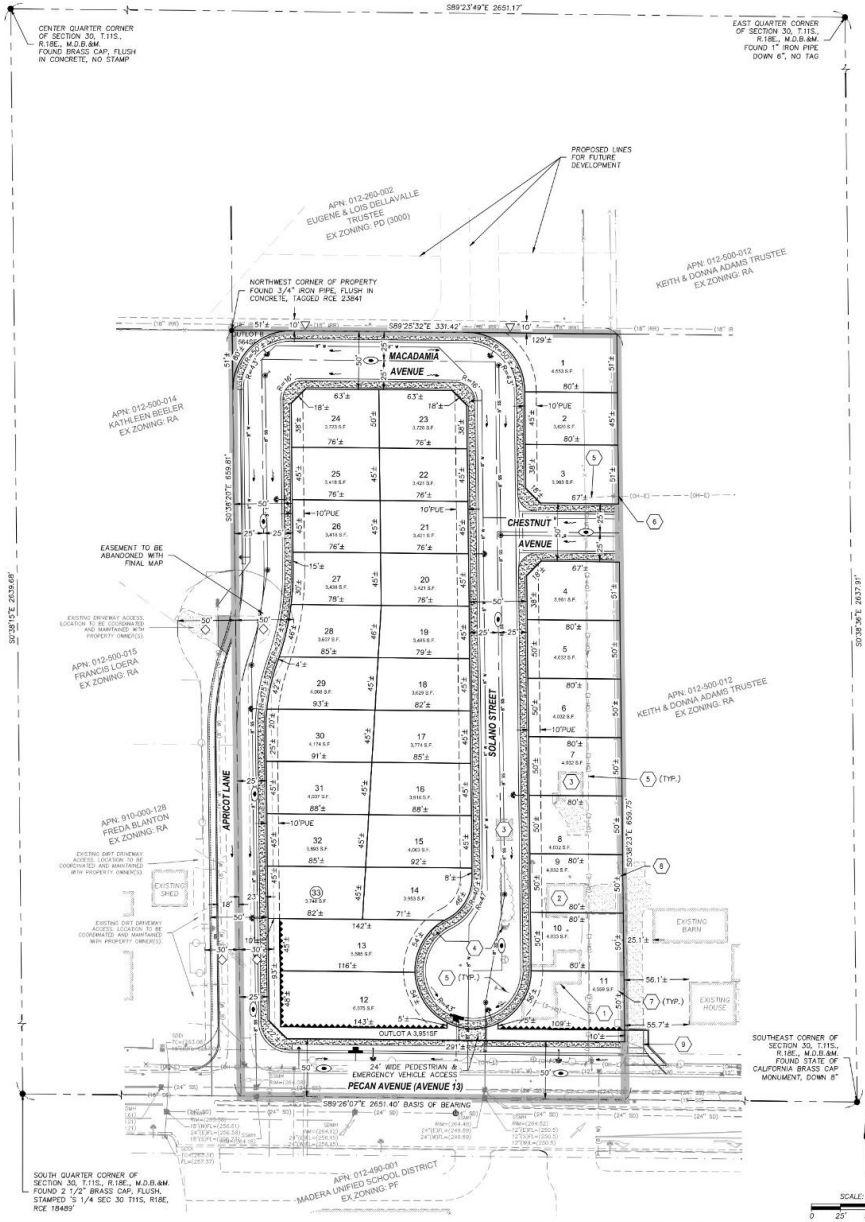
ATTACHMENT 2

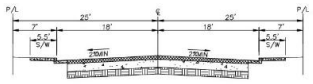
TSM 2025-05 & PPL 2025-03

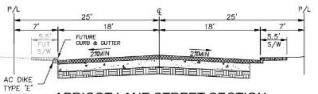
(Crown V Subdivision Map)

TENTATIVE SUBDIVISION MAP OF TRACT NO. 2025-05

(A PLANNED DEVELOPMENT)
IN MADERA COUNTY, CALIFORNIA
SHEET 1 OF 1







LEGAL DESCRIPTION:

PARCEL 1:

THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (W ½ OF SE ¼ OF SW ¼ OF SE ¼) OF SECTION THIRTY (30), TOWNSHIP ELEVEN (11) SOUTH, RANGE EIGHTEEN (18) EAST, M.T.D.B. & M., ACCORDING TO UNITED STATES GOVERNMENT TOWNSHIP PLATS.

PARCEL 2:

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 30 IN TOWNSHIP 11 SOUTH, RANGE 18 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED FROM BUSTER BROWN BARE AND WIFE, TO VICTOR ROWLAND AND WIFE, DATED MAY 13, 1963 AND RECORDED JUNE 5, 1963 IN BOOK 870 OF OFFICIAL RECORDS, AT PAGE 33, RUNNING THENCE/NORTH AND ALONG THE WEST LINE OF SAID PARCEL OF LAND, A DISTANCE OF 969.80 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND; THENCE NORTH 89° 02' WEST A DISTANCE OF 26.08 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY BOUNDARY LINE OF THE PROPERTY OF THE GRANTOR HEREIN; THENCE SOUTH AND ALONG SAID WESTERLY LINE TO A POINT ON THE NORTH BOUNDARY LINE OF AVENUE 13; THENCE SOUTH 89° 04' EAST 26.08 FEET, MORE OR LESS, ALONG SAID NORTH BOUNDARY LINE TO THE POINT OF BEGINNING

NOTES:

1. EXISTING ABOVE GROUND USES OR STRUCTURES SUCH AS BUILDING, WATER WELLS, POWER LINES, TOWERS, ETC., WITHIN THE PROPOSED SUBDIVISION TO BE REMOVED.
2. THIS AREA IS NOT SUBJECT TO FLOOD INUNDATION.
3. EXISTING UNDERGROUND FEATURES SUCH AS WELLS, CESSPOOLS, SEWERS, CULVERTS, STORM DRAIN, AND OTHER UNDERGROUND STRUCTURES WITHIN THE PROPOSED SUBDIVISION TO BE REMOVED.
4. ALL STREETS ADJACENT TO THE BOUNDARIES OF THIS SUBDIVISION HAVE BEEN PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AND ALL ARE TO REMAIN.
5. THERE ARE NO EXISTING CANALS OR DITCHES LOCATED WITHIN THE PROPOSED SUBDIVISIONS.
6. THIS SITE IS IN FLOOD ZONE "X" AND IS NOT FLOOD PRONE, PER THE FLOOD INSURANCE RATE MAPS.
7. ALL PROPOSED SEWER, WATER, STORM DRAIN, CURB, GUTTER, SIDEWALK, PAVEMENT, STREET TREES, AND STREET LIGHT IMPROVEMENTS ARE TO BE DONE IN ACCORDANCE WITH COUNTY OF MADERA STANDARD SPECIFICATIONS.
8. SURROUNDING LAND USES:
   NORTH – PD–PLANNED DEVELOPMENT (3000)
   EAST – RA–RESIDENTIAL AREA
   SOUTH – PF–PUBLIC FACILITIES
   WEST – RA–RESIDENTIAL AREA
9. GRADE DIFFERENTIAL ALONG EAST AND SOUTH BOUNDARY WILL BE ADDRESSED BY RETAINING WALL OR SLOPE EASEMENT & MAY EXCEED 6".
12. TO BE DEDICATED FOR LANDSCAPING AND UTILITY PURPOSES:
    OUTLOT 'A' = 3,951 SQFT
13. TO BE DEDICATED FOR LANDSCAPING AND OPEN SPACE PURPOSES:
    OUTLOT 'B' = 564 SQFT
14. TOPOGRAPHIC SURVEY PERFORMED BY YAMABE & HORN ENGINEERING ON 05-01-2025 (FIELD SURVEY)

SITE INFO:

EXISTING TREES	SOURCE OF SEWAGE DISPOSAL
21 TREES TO BE REMOVED	CITY OF MADERA
EXISTING BUILDINGS	SOURCE OF ELECTRICITY
TO BE REMOVED	PACIFIC GAS & ELECTRIC
EXISTING USE	SOURCE OF GAS
RESIDENTIAL	PACIFIC GAS & ELECTRIC
EXISTING GENERAL PLAN LAND USE	SOURCE OF CABLE T.V.
VLD – VERY LOW DENSITY RESIDENTIAL	COMCAST
EXISTING ZONING	SOURCE OF TELEPHONE
RA–RESIDENTIAL AREA	AT&T
PROPOSED USE	ASSESSOR'S PARCEL NUMBER
RESIDENTIAL	012–500–013
PROPOSED GENERAL PLAN LAND USE	SITE AREA
MDR – MEDIUM DENSITY RESIDENTIAL	PROJECT GROSS: 5.0 ACRES, MORE OR LESS PROJECT NET: 4.5 ACRES, MORE OR LESS
PROPOSED ZONING	SITE ADDRESS
RESIDENTIAL/ PD3000	1171 EAST PECAN AVENUE MADERA, CA 93636
SOURCE OF WATER	
CITY OF MADERA	

LEGEND:

MONUMENT FOUND AND ACCEPTED AS NOTED	EXISTING BOLLARD/POST
PUBLIC STREETS NOW OFFERED IN FEE FOR STREET AND PUBLIC UTILITY PURPOSES	EXISTING ELECTRIC BOX
PREVIOUSLY DEDICATED TO COUNTY OF MADERA FOR PUBLIC UTILITY PURPOSES IN THE OFFER OF DEDICATION RECORDED FEBRUARY 29, 1996 AS DOCUMENT NO. 9605317 M.C.O.R. (EASEMENTS WITHIN PROJECT LIMITS TO BE REMOVED WITH FINAL MAP)	EXISTING ELECTRIC MANHOLE
	EXISTING ELECTRIC PEDESTAL
	EXISTING FIRE HYDRANT
	EXISTING GAS VALVE
PREVIOUSLY GRANTED TO THE MADERA IRRIGATION DISTRICT PER EASEMENT DEDICATION DATED NOVEMBER 30, 1966 IN BOOK 975 AT PAGE 465,M.C.O.R.	EXISTING GAS METER
	EXISTING GUY WIRE
LIMITS OF SUBJECT PROPERTY	EXISTING IRRIGATION BOX
EXISTING SECTION LINE	EXISTING MAIL BOX
EXISTING CENTER LINE	EXISTING SANITARY SEWER CLEANOUT
PROPOSED PROPERTY LINE	EXISTING SANITARY SEWER MANHOLE
RELINQUISHED ACCESS FOR PUBLIC PURPOSES	EXISTING SIGN
PROPOSED SEWER LINE	EXISTING STORM DRAIN MANHOLE
PROPOSED WATER LINE	EXISTING STORM DRAIN GRATE INLET
PROPOSED SANITARY SEWER MANHOLE	EXISTING STORM DRAIN INLET
PROPOSED DRAINAGE DIRECTION	EXISTING STREET LIGHT
PROPOSED STREET LIGHT	EXISTING STREET LIGHT BOX
EXISTING PROPERTY LINE	EXISTING TREE
EXISTING RIGHT–OF–WAY LINE	EXISTING FRUIT TREE
EXISTING CURB & GUTTER	EXISTING UTILITY POLE
EXISTING CONDUIT	EXISTING UNDERGROUND MARKER
EXISTING EDGE OF PAVEMENT	EXISTING WATER HOSE BIB
EXISTING ELECTRIC	EXISTING WATER METER
EXISTING ELECTRIC (OVERHEAD)	EXISTING WATER PUMP
EXISTING FENCE (CHAIN LINK)	EXISTING WATER VALVE
EXISTING FENCE (RAIL/IRON)	EXISTING WATER WELL
EXISTING FENCE (WIRE)	EXISTING CONTOUR ELEVATION
EXISTING FENCE (WOOD)	EXISTING CONCRETE
EXISTING GAS	PUBLIC UTILITY EASEMENT
EXISTING INTERCONNECT CABLE	MADERA COUNTY OFFICIAL RECORDS
EXISTING IRRIGATION LINE	
EXISTING STORM DRAIN LINE	
EXISTING SEWER LINE	
EXISTING WATER LINE	

KEY NOTES:

1. EXISTING HOUSE TO BE DEMOLISHED
2. EXISTING GARAGE TO BE DEMOLISHED
3. EXISTING SHED TO BE DEMOLISHED
4. EXISTING PRIVATE WELL TO BE ABANDONED PER COUNTY PUBLIC HEALTH DEPARTMENT STANDARDS
5. EXISTING OVERHEAD ELECTRICAL ONSITE TO BE REMOVED
6. PROPOSED CONNECTION TO OVERHEAD ELECTRICAL
7. DEMOLISH EXISTING FENCE. NEW FENCE AT PROPERTY LINE WITH PROJECT
8. SAWCUT AND DEMOLISH CONCRETE PAVEMENT BY APN: 013-500-012 THAT ENCROACHES PAST THE PROPERTY LINE
9. RIGHT–OF–WAY ACQUISITION AND NEW DRIVEWAY APPROACH, FENCE, AND GATE FOR APN 012-500-012 DUE TO PROJECTS ADJACENT BUILD–OUT TO CURB & GUTTER OF PECAN AVENUE

SUBDIVIDER:

CROWN HOMES
5320 E. PINE AVE. FRESNO
CALIFORNIA 93727
PH. (559) 840–7971

OWNER:

JOSEPH DONALD CROWN
5320 E. PINE AVE. FRESNO
CALIFORNIA 93727

PREPARED BY:

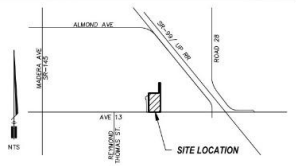
YAMABE & HORN ENGINEERING, INC.
2985 N. BURL AVE., SUITE 101
FRESNO, CALIFORNIA 93727
PH. (559) 244–3123

LOT INFO:

TOTAL	MIN. WIDTH	MIN. DEPTH
33	45 FT.	70 FT.

AREA = 4.56 AC (NET) *EXCLUDES REMAINDER
DENSITY = 7.24 UNITS/AC

VICINITY MAP:



Ref. & Rev.

Yamabe & Horn Engineering, Inc.
CIVIL ENGINEERS • LAND SURVEYORS
2985 N. BURL AVENUE SUITE 101 FRESNO, CA 93727
TEL: (559) 244-3123 WEBSITE: YAMABEHORN.COM

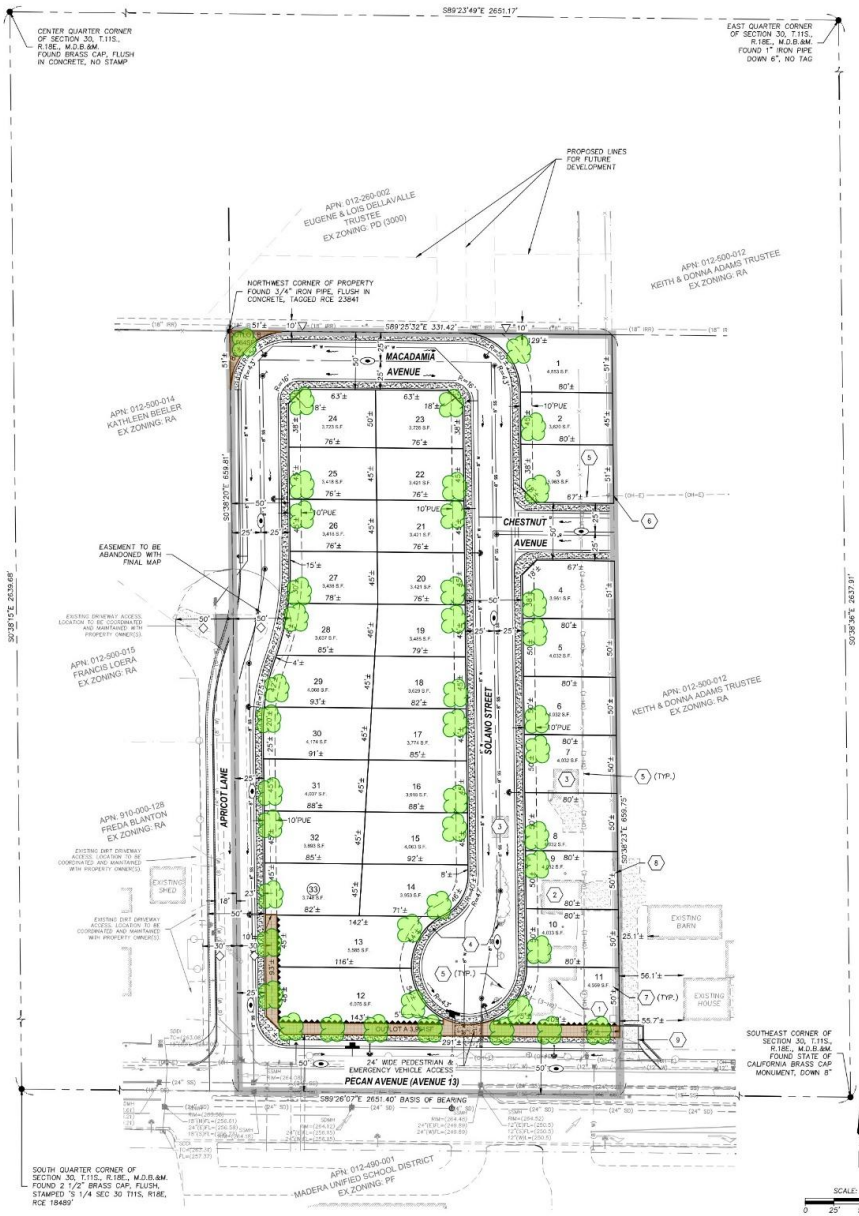
PROJECT TITLE
TENTATIVE TRACT MAP
1171 EAST PECAN AVENUE
MADERA, CA 93636

SHEET DESCRIPTION

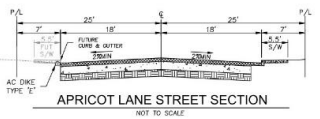
Dr. By:	JP/JRJ
Ch. By:	AB
Date:	1/26/26
Scale:	As Noted
YH Job No.	25-160
Sheet No.	1
of	1 Sheets

File By: Jared Jones File Date: 10/7/2025 File Location: P:\2025\25-160\Engineering\Tentative Maps\25-160_TTM.dwg

TENTATIVE SUBDIVISION MAP
OF
TRACT NO. 2025-05
(A PLANNED DEVELOPMENT)
IN MADERA COUNTY, CALIFORNIA
SHEET 1 OF 1







LEGAL DESCRIPTION:

PARCEL 1:

THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (W ½ OF SE ¼ OF SW ¼ OF SE ¼) OF SECTION THIRTY (30), TOWNSHIP ELEVEN (11) SOUTH, RANGE EIGHTEEN (18) EAST, M.T.D.B. & M., ACCORDING TO UNITED STATES GOVERNMENT TOWNSHIP PLATS.

PARCEL 2:

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 30 IN TOWNSHIP 11 SOUTH, RANGE 18 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED FROM BUSTER BROWN BARE AND WIFE, TO VICTOR ROWLAND AND WIFE, DATED MAY 13, 1963 AND RECORDED ON JUNE 5, 1963 IN BOOK 870 OF OFFICIAL RECORDS, AT PAGE 33, RUNNING THENCE NORTH AND ALONG THE WEST LINE OF SAID PARCEL OF LAND, A DISTANCE OF 999.80 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND; THENCE NORTH 89° 02' WEST A DISTANCE OF 26.08 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY BOUNDARY LINE OF THE PROPERTY OF THE GRANTOR HEREIN; THENCE SOUTH AND ALONG SAID WESTERLY LINE TO A POINT ON THE NORTH BOUNDARY LINE OF AVENUE 13; THENCE SOUTH 89° 04' EAST 26.08 FEET, MORE OR LESS, ALONG SAID NORTH BOUNDARY LINE TO THE POINT OF BEGINNING

NOTES:

1. EXISTING ABOVE GROUND USES OR STRUCTURES SUCH AS BUILDING, WATER WELLS, POWER LINES, TOWERS, ETC., WITHIN THE PROPOSED SUBDIVISION TO BE REMOVED.
2. THIS AREA IS NOT SUBJECT TO FLOOD INUNDATION.
3. EXISTING UNDERGROUND FEATURES SUCH AS WELLS, CESSPOOLS, SEWERS, CULVERTS, STORM DRAIN, AND OTHER UNDERGROUND STRUCTURES WITHIN THE PROPOSED SUBDIVISION TO BE REMOVED.
4. ALL STREETS ADJACENT TO THE BOUNDARIES OF THIS SUBDIVISION HAVE BEEN PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AND ALL ARE TO REMAIN.
5. THERE ARE NO EXISTING CANALS OR DITCHES LOCATED WITHIN THE PROPOSED SUBDIVISIONS.
6. THIS SITE IS IN FLOOD ZONE "X" AND IS NOT FLOOD PRONE, PER THE FLOOD INSURANCE RATE MAPS.
7. ALL PROPOSED SEWER, WATER, STORM DRAIN, CURB, GUTTER, SIDEWALK, PAVEMENT, STREET TREES, AND STREET LIGHT IMPROVEMENTS ARE TO BE DONE IN ACCORDANCE WITH COUNTY OF MADERA STANDARD SPECIFICATIONS.
8. SURROUNDING LAND USES:
   NORTH – PD–PLANNED DEVELOPMENT (3000)
   EAST – RA–RESIDENTIAL AREA
   SOUTH – PF–PUBLIC FACILITIES
   WEST – RA–RESIDENTIAL AREA
9. GRADE DIFFERENTIAL ALONG EAST AND SOUTH BOUNDARY WILL BE ADDRESSED BY RETAINING WALL OR SLOPE EASEMENT & MAY EXCEED 6".
12. TO BE DEDICATED FOR LANDSCAPING AND UTILITY PURPOSES:
    OUTLOT 'A' = 3,951 SQFT
13. TO BE DEDICATED FOR LANDSCAPING AND OPEN SPACE PURPOSES:
    OUTLOT 'B' = 564 SQFT
14. TOPOGRAPHIC SURVEY PERFORMED BY YAMABE & HORN ENGINEERING ON 05-01-2025 (FIELD SURVEY)

SITE INFO:

EXISTING TREES 21 TREES TO BE REMOVED	SOURCE OF SEWAGE DISPOSAL CITY OF MADERA
EXISTING BUILDINGS TO BE REMOVED	SOURCE OF ELECTRICITY PACIFIC GAS & ELECTRIC
EXISTING USE RESIDENTIAL	SOURCE OF GAS PACIFIC GAS & ELECTRIC
EXISTING GENERAL PLAN LAND USE VLD – VERY LOW DENSITY RESIDENTIAL	SOURCE OF CABLE T.V. COMCAST
EXISTING ZONING RA–RESIDENTIAL AREA	SOURCE OF TELEPHONE AT&T
PROPOSED USE RESIDENTIAL	ASSESSOR'S PARCEL NUMBER 012–500–013
PROPOSED GENERAL PLAN LAND USE MDR – MEDIUM DENSITY RESIDENTIAL	SITE AREA PROJECT GROSS: 5.0 ACRES, MORE OR LESS PROJECT NET: 4.5 ACRES, MORE OR LESS
PROPOSED ZONING RESIDENTIAL/ PD3000	SITE ADDRESS 1171 EAST PECAN AVENUE MADERA, CA 93638
SOURCE OF WATER CITY OF MADERA	

KEY NOTES:

1. EXISTING HOUSE TO BE DEMOLISHED
2. EXISTING GARAGE TO BE DEMOLISHED
3. EXISTING SHED TO BE DEMOLISHED
4. EXISTING PRIVATE WELL TO BE ABANDONED PER COUNTY PUBLIC HEALTH DEPARTMENT STANDARDS
5. EXISTING OVERHEAD ELECTRICAL ONSITE TO BE REMOVED
6. PROPOSED CONNECTION TO OVERHEAD ELECTRICAL
7. DEMOLISH EXISTING FENCE. NEW FENCE AT PROPERTY LINE WITH PROJECT
8. SAWCUT AND DEMOLISH CONCRETE PAVEMENT BY APN: 012–500–012 THAT ENCROACHES PAST THE PROPERTY LINE
9. RIGHT–OF–WAY ACQUISITION AND NEW DRIVEWAY APPROACH, FENCE, AND GATE FOR APN 012–500–012 DUE TO PROJECTS ADJACENT BUILD–OUT TO CURB & GUTTER OF PECAN AVENUE

LEGEND:

MONUMENT FOUND AND ACCEPTED AS NOTED	EXISTING BOLLARD/POST
PUBLIC STREETS NOW OFFERED IN FEE FOR STREET AND PUBLIC UTILITY PURPOSES	EXISTING ELECTRIC BOX
PREVIOUSLY DEDICATED TO COUNTY OF MADERA FOR PUBLIC UTILITY PURPOSES IN THE OFFER OF DEDICATION RECORDED FEBRUARY 29, 1996 AS DOCUMENT NO. 9605317 M.C.O.R. (EASEMENTS WITHIN PROJECT LIMITS TO BE REMOVED WITH FINAL MAP)	EXISTING ELECTRIC MANHOLE
	EXISTING ELECTRIC PEDESTAL
	EXISTING FIRE HYDRANT
	EXISTING GAS VALVE
PREVIOUSLY GRANTED TO THE MADERA IRRIGATION DISTRICT PER EASEMENT DEDICATION DATED NOVEMBER 30, 1966 IN BOOK 975 AT PAGE 465,M.C.O.R.	EXISTING GAS METER
	EXISTING GUY WIRE
LIMITS OF SUBJECT PROPERTY	EXISTING IRRIGATION BOX
EXISTING SECTION LINE	EXISTING MAIL BOX
EXISTING CENTER LINE	EXISTING SANITARY SEWER CLEANOUT
PROPOSED PROPERTY LINE	EXISTING SANITARY SEWER MANHOLE
RELINQUISHED ACCESS FOR PUBLIC PURPOSES AND BLOCK WALL	EXISTING SIGN
PROPOSED SEWER LINE	EXISTING STORM DRAIN MANHOLE
PROPOSED WATER LINE	EXISTING STORM DRAIN GRATE INLET
PROPOSED SANITARY SEWER MANHOLE	EXISTING STORM DRAIN INLET
PROPOSED DRAINAGE DIRECTION	
PROPOSED STREET LIGHT	EXISTING STREET LIGHT
EXISTING PROPERTY LINE	EXISTING STREET LIGHT BOX
EXISTING RIGHT–OF–WAY LINE	EXISTING TREE
EXISTING CURB & GUTTER	EXISTING FRUIT TREE
EXISTING CONDUIT	EXISTING UTILITY POLE
EXISTING EDGE OF PAVEMENT	EXISTING UNDERGROUND MARKER
EXISTING ELECTRIC	EXISTING WATER HOSE BIB
EXISTING ELECTRIC (OVERHEAD)	EXISTING WATER METER
EXISTING FENCE (CHAIN LINK)	EXISTING WATER PUMP
EXISTING FENCE (RAIL/IRON)	EXISTING WATER VALVE
EXISTING FENCE (WIRE)	EXISTING WATER WELL
EXISTING FENCE (WOOD)	EXISTING CONTOUR ELEVATION
EXISTING GAS	EXISTING CONCRETE
EXISTING INTERCONNECT CABLE	PUE PUBLIC UTILITY EASEMENT
EXISTING IRRIGATION LINE	M.C.O.R. MADERA COUNTY OFFICIAL RECORDS
EXISTING STORM DRAIN LINE	
EXISTING SEWER LINE	
EXISTING WATER LINE	

SUBDIVIDER:

CROWN HOMES
5320 E. PINE AVE. FRESNO CALIFORNIA 93727
PH. (559) 840–7971

OWNER:

JOSEPH DONALD CROWN
5320 E. PINE AVE. FRESNO CALIFORNIA 93727

PREPARED BY:

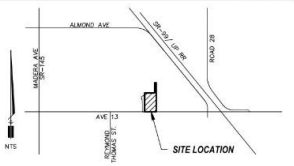
YAMABE & HORN ENGINEERING, INC.
2985 N. BURL AVE, SUITE 101
FRESNO, CALIFORNIA 93727
PH. (559) 244–3123

LOT INFO:

TOTAL	MIN. WIDTH	MIN. DEPTH
33	45 FT.	70 FT.

AREA = 4.56 AC (NET) *EXCLUDES REMAINDER
DENSITY = 7.24 UNITS/AC

VICINITY MAP:

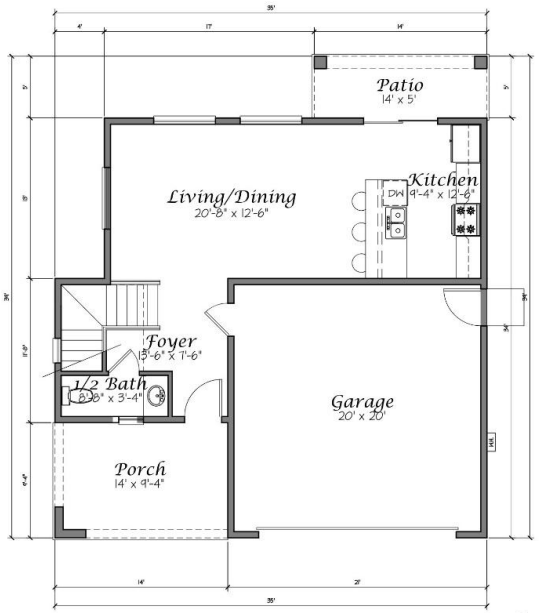


Ref. & Rev.

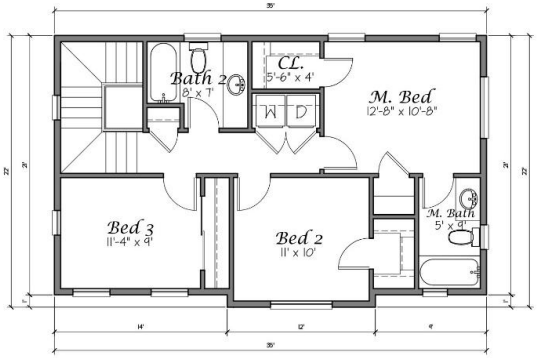
Yamabe & Horn Engineering, Inc.
CIVIL ENGINEERS • LAND SURVEYORS
2985 N. BURL AVENUE SUITE 101 FRESNO, CA 93727
TEL: (559) 244-3123 WEBSITE: YAMABEHENGR.COM

PROJECT TITLE: TENTATIVE TRACT MAP
SHEET DESCRIPTION: 1171 EAST PECAN AVENUE MADERA, CA 93636

Dr. By: JP/JRJ
Ch. By: AB
Date: 1/26/26
Scale: As Noted
YH Job No. 25-160
Sheet No. 1
of 1 Sheets



1st Floor Plan



2nd Floor Plan

Area:

1ST FLOOR:	582 sq. ft.
2ND FLOOR:	667 sq. ft.
GARAGE:	424 sq. ft.
OPTIONAL PATIO:	30 sq. ft.
PORCH:	130 sq. ft.
TOTAL LIVING:	1249 sq. ft.
TOTAL:	1919 sq. ft.

The 1250 Plan 1st & 2nd Floor Plan

Villa Di Ubaldo
Architecture, Engineering & Development
Ubaldo Garcia Hernandez
Architect Lic. No. C-35319
PO BOX 925
MADERA, CA 93639
Tel. (559) 871-5534
Email: villadiubaldo@hotmail.com

OWNER / BUILDER:
JOSEPHCROWN
CONSTRUCTION & DEVELOPMENT, INC.
5243 E. HOME AVENUE
Fresno, CA 93727
Phone: (559) 275-5200
Email: jcrown@crownliving.com

DATE
3 / 1 / 2024
SCALE
1/4" = 1'-0"
JOB NO.
1250 PLAN MADERA
SHEET
A1



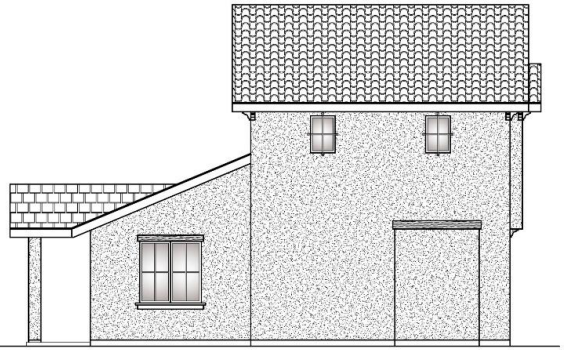
Front Elevation 'A'



Front Elevation 'B'

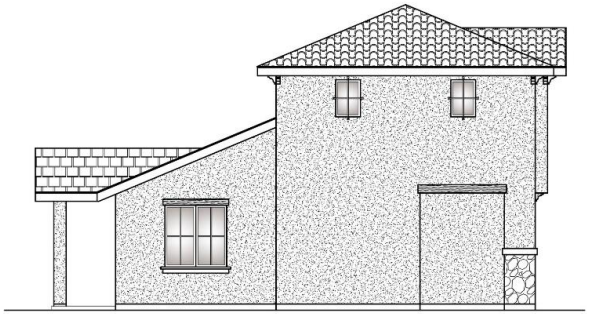


Left Side Elevation 'C'



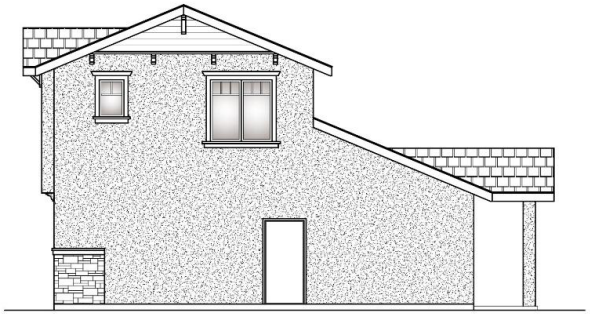
Left Side Elevation 'A'

REAR AND SIDE ELEVATIONS TO MATCH FRONT ELEVATION STUCCO & WINDOW TREATMENTS WHEN ELEVATION IS ADJACENT TO PUBLIC STREET



Left Side Elevation 'B'

REAR AND SIDE ELEVATIONS TO MATCH FRONT ELEVATION STUCCO & WINDOW TREATMENTS WHEN ELEVATION IS ADJACENT TO PUBLIC STREET



Right Side Elevation 'C'

REAR AND SIDE ELEVATIONS TO MATCH FRONT ELEVATION STUCCO & WINDOW TREATMENTS WHEN ELEVATION IS ADJACENT TO PUBLIC STREET



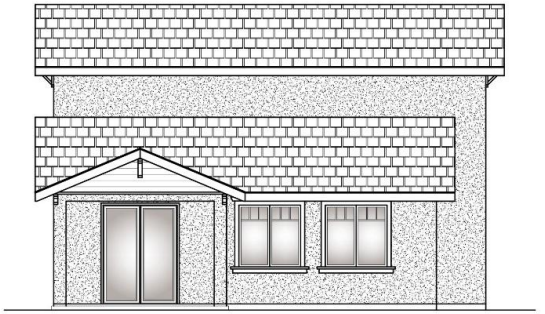
Rear Elevation 'A'

REAR AND SIDE ELEVATIONS TO MATCH FRONT ELEVATION STUCCO & WINDOW TREATMENTS WHEN ELEVATION IS ADJACENT TO PUBLIC STREET



Rear Elevation 'B'

REAR AND SIDE ELEVATIONS TO MATCH FRONT ELEVATION STUCCO & WINDOW TREATMENTS WHEN ELEVATION IS ADJACENT TO PUBLIC STREET



Rear Elevation 'C'

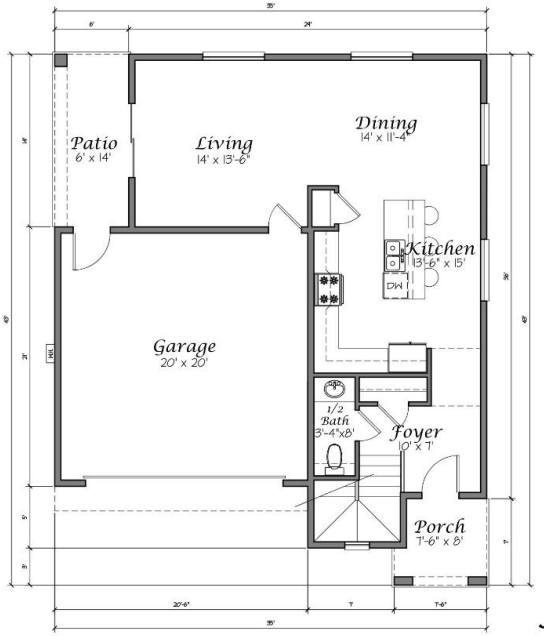
REAR AND SIDE ELEVATIONS TO MATCH FRONT ELEVATION STUCCO & WINDOW TREATMENTS WHEN ELEVATION IS ADJACENT TO PUBLIC STREET

The 1250 Plan Exterior Elevations

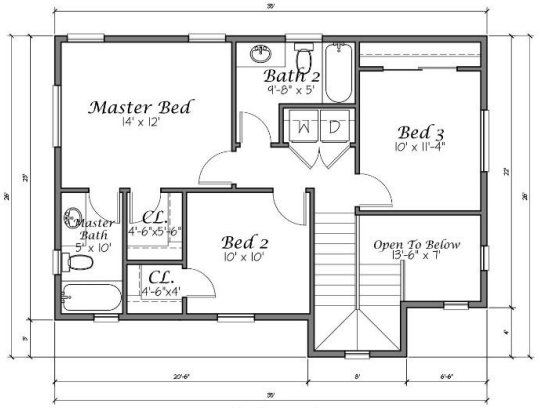
Villa Di Ubaldo
Architecture, Engineering & Development
Ubaldo Garcia Hernandez
Architect Lic. No. C-35319
PO BOX 925
MADERA, CA 93639
Tel. (559) 871-5534
Email: villadiubaldo@hotmail.com

OWNER / BUILDER:
JosePHCROWN
CONSTRUCTION & DEVELOPMENT, INC.
5234 E. HOME AVENUE
Fresno, CA 93727
Phone: (559) 275-5200
Email: jcrown@crownliving.com

DATE: 3 / 1 / 2024
SCALE: 1/4" = 1'-0"
JOB NO.: 1250 PLAN MADERA
SHEET: A2



1st Floor Plan



2nd Floor Plan

Area:

1ST FLOOR:	764 sq. ft.
2ND FLOOR:	686 sq. ft.
GARAGE:	423 sq. ft.
PATIO:	84 sq. ft.
PORCH:	48 sq. ft.
TOTAL LIVING:	1,450 sq. ft.
TOTAL:	2,005 sq. ft.

The 1450 Plan 1st & 2nd Floor Plan

Villa Di Ubaldo
Architecture, Engineering & Development
Ubaldo Garcia Hernandez
Architect Lic. No. C-35319
PO BOX 925
MADERA, CA 93639
Tel. (559) 871-5534
Email: villadiubaldo@hotmail.com

OWNER / BUILDER:
JOSE P HICROWN
CONSTRUCTION & DEVELOPMENT, INC.
5242 E. HWY 41 AVENUE
Fresno, CA 93727
Phone: (559) 275-5200
Email: jcrown@crownliving.com

DATE
3 / 1 / 2024
SCALE
1/4" = 1'-0"
JOB NO.
1450 PLAN MADERA
SHEET
A1



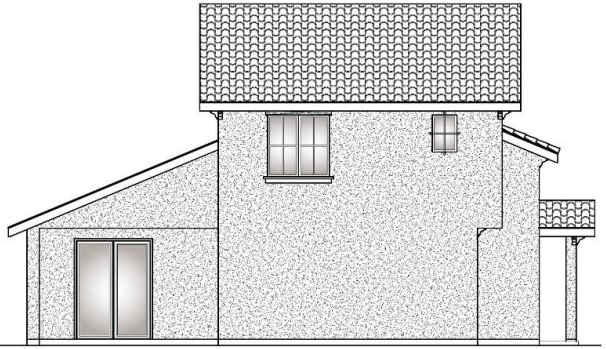
Front Elevation 'A'



Front Elevation 'B'

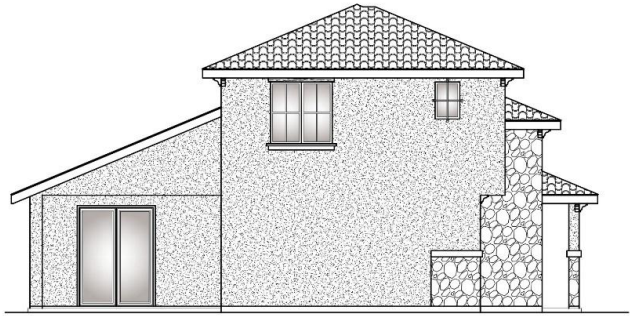


Front Elevation 'C'



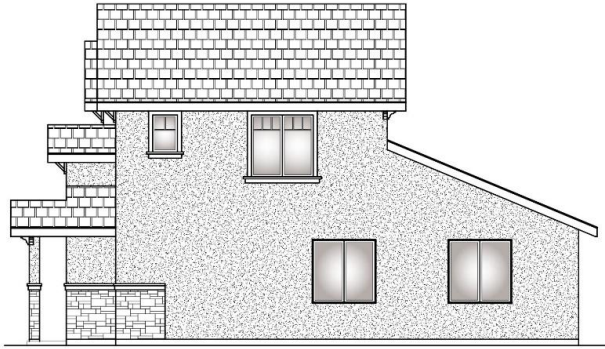
Left Side Elevation 'A'

REAR AND SIDE ELEVATIONS TO MATCH FRONT ELEVATION STUCCO & WINDOW TREATMENTS WHEN ELEVATION IS ADJACENT TO PUBLIC STREET



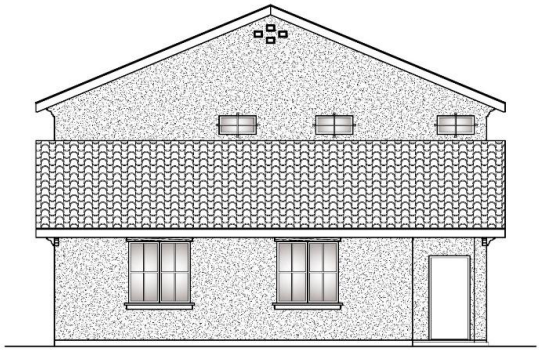
Left Side Elevation 'B'

REAR AND SIDE ELEVATIONS TO MATCH FRONT ELEVATION STUCCO & WINDOW TREATMENTS WHEN ELEVATION IS ADJACENT TO PUBLIC STREET



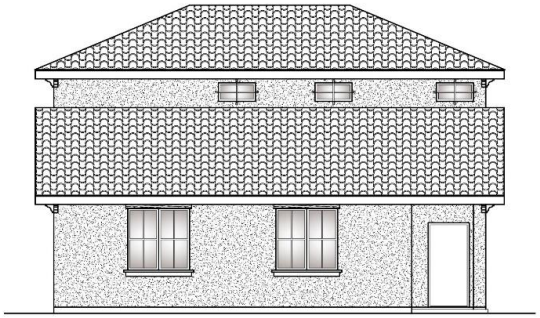
Right Side Elevation 'C'

REAR AND SIDE ELEVATIONS TO MATCH FRONT ELEVATION STUCCO & WINDOW TREATMENTS WHEN ELEVATION IS ADJACENT TO PUBLIC STREET



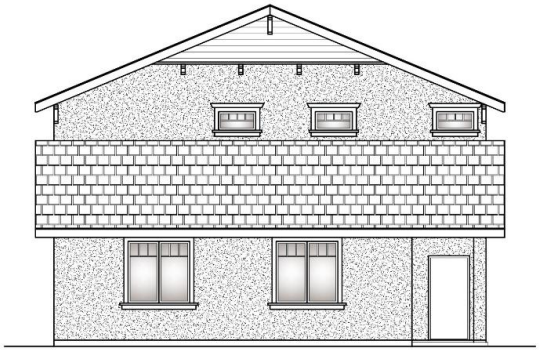
Rear Elevation 'A'

REAR AND SIDE ELEVATIONS TO MATCH FRONT ELEVATION STUCCO & WINDOW TREATMENTS WHEN ELEVATION IS ADJACENT TO PUBLIC STREET



Rear Elevation 'B'

REAR AND SIDE ELEVATIONS TO MATCH FRONT ELEVATION STUCCO & WINDOW TREATMENTS WHEN ELEVATION IS ADJACENT TO PUBLIC STREET



Rear Elevation 'C'

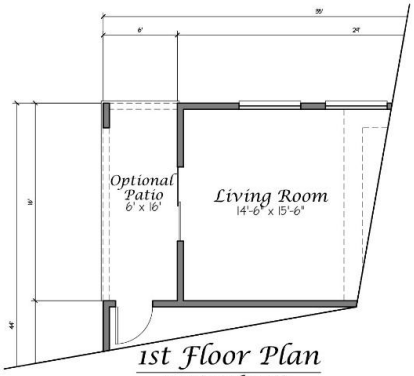
REAR AND SIDE ELEVATIONS TO MATCH FRONT ELEVATION STUCCO & WINDOW TREATMENTS WHEN ELEVATION IS ADJACENT TO PUBLIC STREET

The 1450 Plan Exterior Elevations

Villa Di Ubaldo
Architecture, Engineering & Development
Ubaldo Garcia Hernandez
Architect Lic. No. C-35319
PO BOX 925
MADERA, CA 93639
Tel.: (559) 871-5534
Email: villadiubaldo@hotmail.com

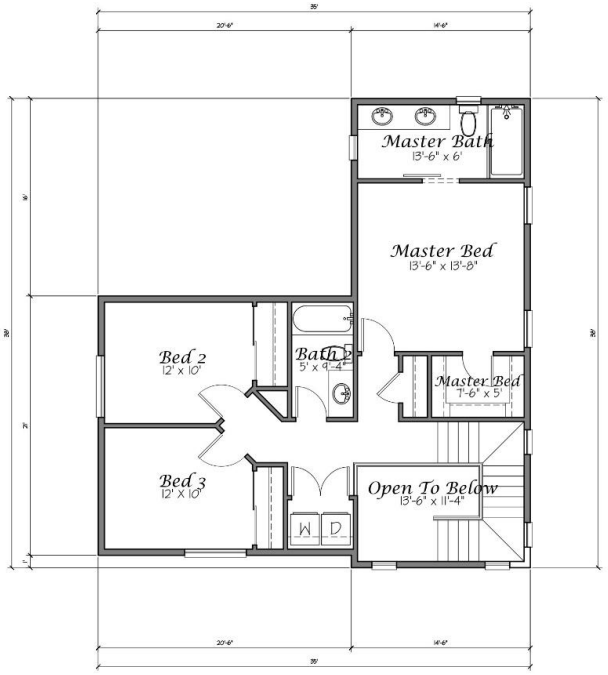
OWNER / BUILDER:
JosePICROWN
CONSTRUCTION & DEVELOPMENT, INC.
5220 E. CLINTON AVENUE
FRESNO, CA 93727
Phone: (559) 275-5200
Email: jcrown@crownliving.com

DATE
3 / 1 / 2024
SCALE
1/4" = 1'-0"
JOB NO
1450 PLAN MADERA
SHEET
A2

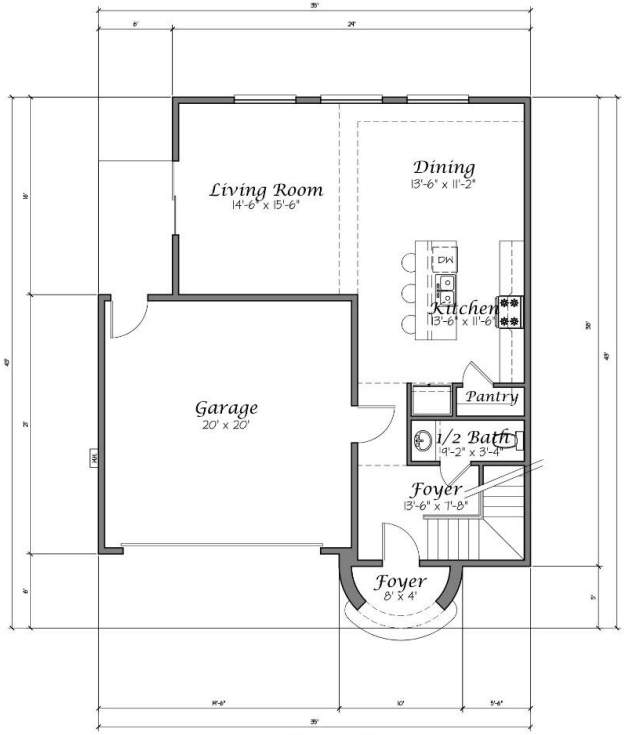


1st Floor Plan

Optional Patio



2nd Floor Plan



1st Floor Plan

Area:

1ST FLOOR:	790 sq. ft.
2ND FLOOR:	834 sq. ft.
GARAGE:	423 sq. ft.
OPTIONAL PATIO:	96 sq. ft.
PORCH:	34 sq. ft.
TOTAL LIVING:	1624 sq. ft.
TOTAL:	2,181 sq. ft.

The 1629 Plan 1st & 2nd Floor Plan

Villa Di Ubaldo
Architecture, Engineering & Development
Ubaldo Garcia Hernandez
Architect Lic. No. C-35319
PO BOX 925
MADERA, CA 93639
Tel. (559) 871-5534
Email: villadiubaldo@hotmail.com

OWNER / BUILDER:
JOSEPH CROWN
CONSTRUCTION & DEVELOPMENT, INC.
5243 E. HOME AVENUE
Fresno, CA 93727
Phone: (559) 275-5200
Email: jcrown@crownliving.com

DATE
3 / 1 / 2024
SCALE
1/4" = 1'-0"
JOB NO.
1629 PLAN MADERA
SHEET
A1



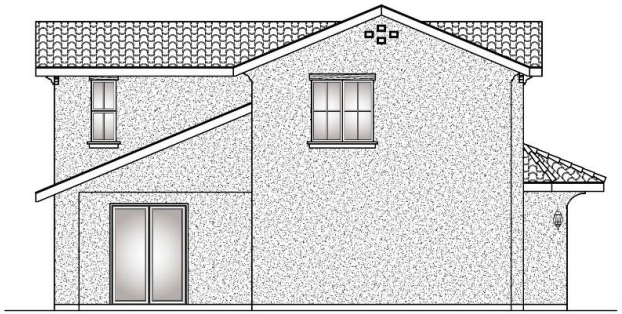
Front Elevation 'A'



Front Elevation 'B'

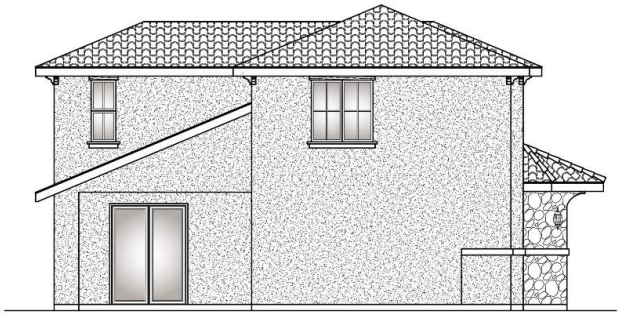


Front Elevation 'C'



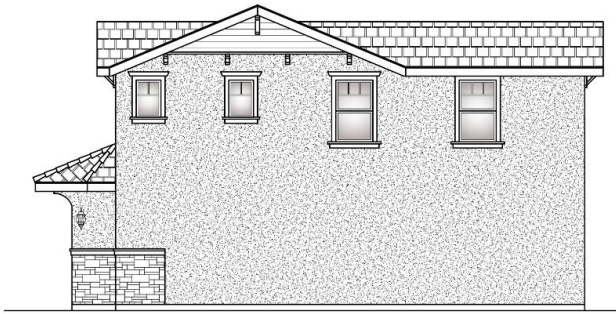
Left Side Elevation 'A'

REAR AND SIDE ELEVATIONS TO MATCH FRONT ELEVATION STUCCO & WINDOW TREATMENTS WHEN ELEVATION IS ADJACENT TO PUBLIC STREET



Left Side Elevation 'B'

REAR AND SIDE ELEVATIONS TO MATCH FRONT ELEVATION STUCCO & WINDOW TREATMENTS WHEN ELEVATION IS ADJACENT TO PUBLIC STREET



Right Side Elevation 'C'

REAR AND SIDE ELEVATIONS TO MATCH FRONT ELEVATION STUCCO & WINDOW TREATMENTS WHEN ELEVATION IS ADJACENT TO PUBLIC STREET



Rear Elevation 'A'

w/ Optional Patio

REAR AND SIDE ELEVATIONS TO MATCH FRONT ELEVATION STUCCO & WINDOW TREATMENTS WHEN ELEVATION IS ADJACENT TO PUBLIC STREET



Rear Elevation 'B'

w/ Optional Patio

REAR AND SIDE ELEVATIONS TO MATCH FRONT ELEVATION STUCCO & WINDOW TREATMENTS WHEN ELEVATION IS ADJACENT TO PUBLIC STREET



Rear Elevation 'C'

w/ Optional Patio

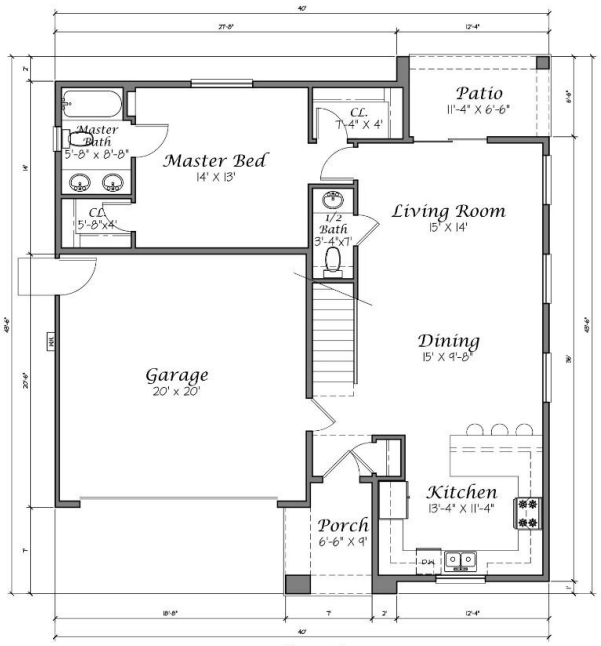
REAR AND SIDE ELEVATIONS TO MATCH FRONT ELEVATION STUCCO & WINDOW TREATMENTS WHEN ELEVATION IS ADJACENT TO PUBLIC STREET

The 1629 Plan Exterior Elevation

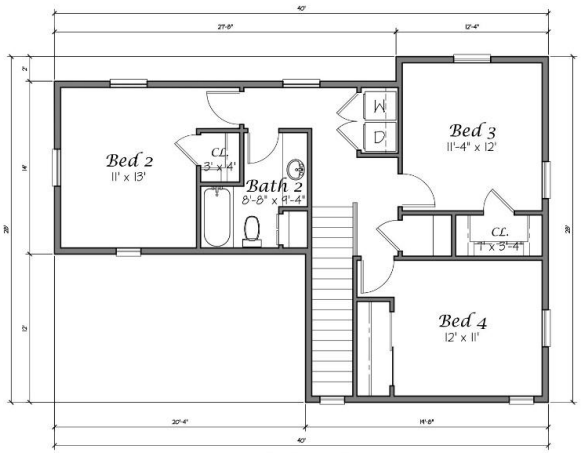
Villa Di Ubaldo
Architecture, Engineering & Development
Ubaldo Garcia Hernandez
Architect Lic. No. C-35319
PO BOX 925
MADERA, CA 93639
Tel. (559) 871-5534
Email: villadiubaldo@hotmail.com

OWNER / BUILDER:
JosePHCROWN
CONSTRUCTION & DEVELOPMENT, INC.
5234 E. HOME AVENUE
Fresno, CA 93727
Phone: (559) 275-5200
Email: jcrown@crownliving.com

DATE: 3 / 1 / 2024
SCALE: 1/4" = 1'-0"
JOB NO: 1629 PLAN MADERA
SHEET: A2



1st Floor Plan



2nd Floor Plan

Area:

1ST FLOOR:	988 sq. ft.
2ND FLOOR:	762 sq. ft.
GARAGE:	418 sq. ft.
PATIO:	76 sq. ft.
PORCH:	61 sq. ft.
TOTAL LIVING:	1750 sq. ft.
TOTAL:	2,305 sq. ft.

The 1750 Plan 1st & 2nd Floor Plan

Villa Di Ubaldo
Architecture, Engineering & Development
Ubaldo Garcia Hernandez
Architect Lic. No. C-35319
PO BOX 925
MADERA, CA 93639
Tel. (559) 871-5534
Email: villadiubaldo@hotmail.com

OWNER / BUILDER:
JOSEPHCROWN
CONSTRUCTION & DEVELOPMENT, INC.
5243 E. HOME AVENUE
Fresno, CA 93727
Phone: (559) 275-5200
Email: jcrown@crownliving.com

DATE
3 / 1 / 2024
SCALE
1/4" = 1'-0"
JOB NO.
1750 PLAN MADERA
SHEET
A1



Front Elevation 'A'

CROWN COLOR SCHEME 05



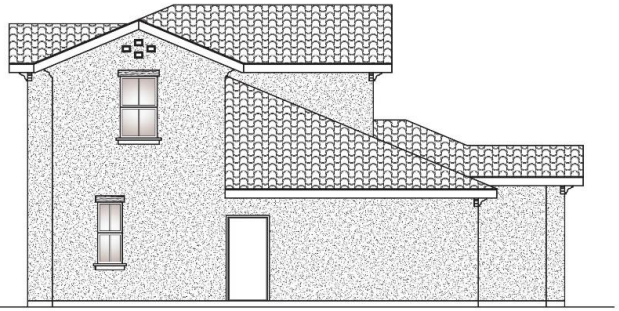
Front Elevation 'B'

CROWN COLOR SCHEME 01



Front Elevation 'C'

CROWN COLOR SCHEME 02



Left Side Elevation 'A'



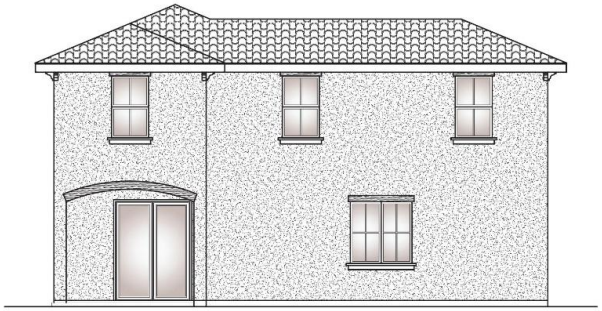
Right Side Elevation 'B'



Right Side Elevation 'C'



Rear Elevation 'A'



Rear Elevation 'B'



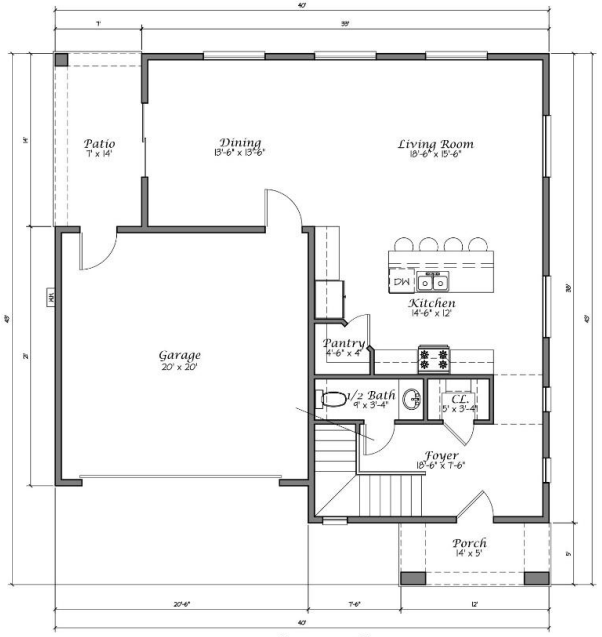
Rear Elevation 'C'

The 1750 Plan Exterior Elevations

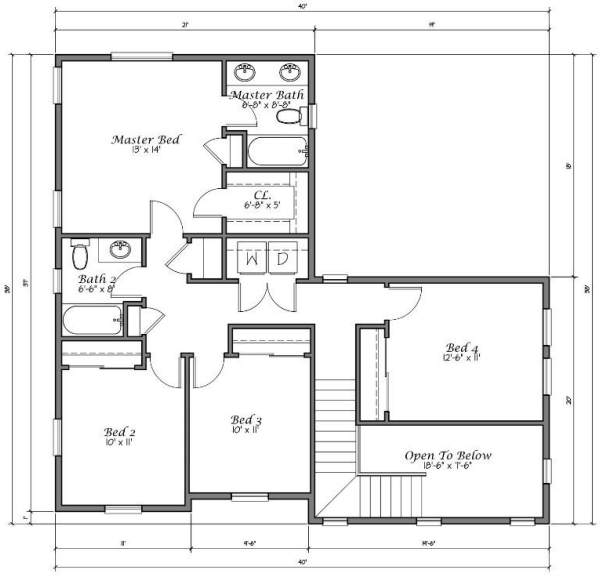
Villa Di Ubaldo
Architecture, Engineering & Development
Ubaldo Garcia Hernandez
Architect Lic. No. C-35319
PO BOX 925
MADERA, CA 93639
Tel. (559) 871-5534
Email: villadiubaldo@hotmail.com

OWNER / BUILDER:
JosePICROWN
CONSTRUCTION & DEVELOPMENT, INC.
5295 E. BIG ST. AVENUE
Fresno, CA 93727
Phone: (559) 275-3200
Email: jcrown@crownmlving.com

DATE
3 / 1 / 2024
SCALE
1/4" = 1'-0"
JOB NO.
1750 PLAN MADERA
SHEET
A2



1st Floor Plan



2nd Floor Plan



2nd Floor Plan Opt. 'A'

Area:

1ST FLOOR:	837 sq. ft.
2ND FLOOR:	483 sq. ft.
GARAGE:	424 sq. ft.
PATIO:	98 sq. ft.
PORCH:	60 sq. ft.
TOTAL LIVING:	1920 sq. ft.
TOTAL:	2502 sq. ft.

The 1920 Standard Plan 1st & 2nd Floor Plan

Villa Di Ubaldo
Architecture, Engineering & Development
Ubaldo Garcia Hernandez
Architect Lic. No. C-35319
PO BOX 925
MADERA, CA 93639
Tel. (559) 871-5534
Email: villadiubaldo@hotmail.com

OWNER / BUILDER:
JOSEPH CROWN
CONSTRUCTION & DEVELOPMENT, INC.
5243 E. HOME AVENUE
Fresno, CA 93727
Phone: (559) 275-5200
Email: jcrown@crownliving.com

DATE
3 / 1 / 2024
SCALE
PER PLAN
JOB NO.
1920 PLAN MADERA
SHEET
A1



Front Elevation 'A'



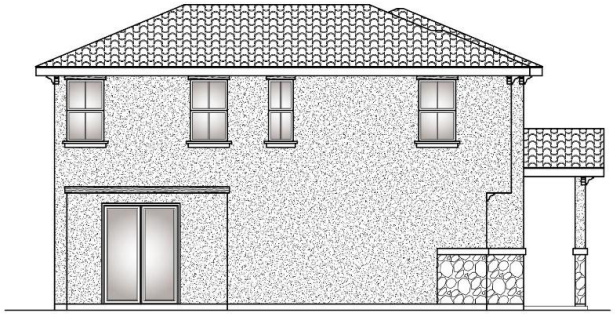
Front Elevation 'B'



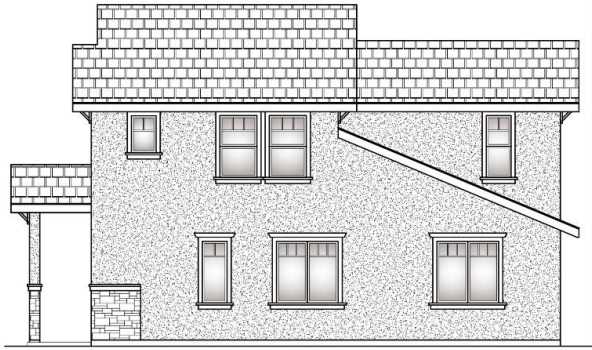
Front Elevation 'C'



Left Side Elevation 'A'



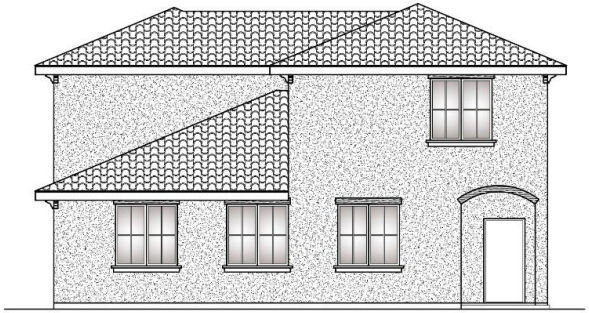
Left Side Elevation 'B'



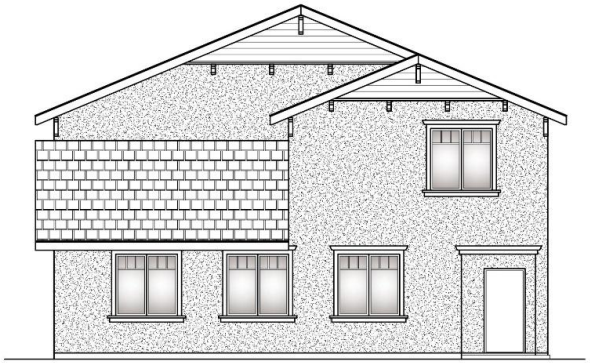
Right Side Elevation 'C'



Rear Elevation 'A'



Rear Elevation 'B'



Rear Elevation 'C'

The 1920 Plan Exterior Elevations

Villa Di Ubaldo
Architecture, Engineering & Development
Ubaldo Garcia Hernandez
Architect Lic. No. C-35319
PO BOX 925
MADERA, CA 93639
Tel. (559) 871-5534
Email: villadiubaldo@hotmail.com

OWNER / BUILDER:
JosePHCROWN
CONSTRUCTION & DEVELOPMENT, INC.
7208 N. MILL AVENUE
Fresno, CA 93727
Phone: (559) 275-5200
Email: jcrown@crownliving.com

DATE: 3 / 1 / 2024
SCALE: 1/4" = 1'-0"
JOB NO.: 1920 PLAN MADERA
SHEET: A2

ATTACHMENT 3

Initial Study/Mitigated Negative Declaration

https://www.madera.gov/business-building-development/planning/current-projects-environmental-review/

ATTACHMENT 4

Planning Commission Resolution

Including:

Exhibit "A" - General Plan Land Use Map

Exhibit "B" - Zone District Map

RESOLUTION NO. 2061

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MADERA RECOMMENDING THE CITY COUNCIL OF THE CITY OF MADERA APPROVE GPA 2025-01 AND REZ 2026-05

WHEREAS, Joseph Donald Crown ("Owner") owns Assessor's Parcel Number (APN) 012-500-021, comprising ±5.37 acres of land located on the northeast corner of the intersection of East Pecan Avenue (Avenue 13) and Apricot Lane at 1171 East Pecan Avenue in the City of Madera, California (the "Project Site"); and

WHEREAS, the Owner has submitted an application for a General Plan Amendment (GPA) 2025-01 and Rezone (REZ) 2026-05 to facilitate approval of a Tentative Subdivision Map (TSM) 2025-05 and Precise Plan (PPL) 2025-03 proposing creation of a 33-lot single family residential planned development at a density of ±7.6 dwelling units per acre on the project site; and

WHEREAS, GPA 2025-01 proposes to amend the General Plan Land Use Map to change the land use designation for the project site from Very Low Density Residential (0-2 dwelling units per acre) to Medium Density Residential (7.1-15 dwelling units per acre) to facilitate rezoning of the project site in accordance with REZ 2026-05; and

WHEREAS, REZ 2026-05 proposes to rezone the project site from the R-A (Residential, One Unit for Each 12,000 Square Feet of Site Area) zone district to the PD-3,000 (Planned Development, One Unit for Each 3,000 Square Feet of Site Area) zone district; and

WHEREAS, the proposed PD-3,000 zone district is consistent with the Medium Density Residential land use designations of the General Plan pursuant to Policy LU-32 and in accordance with Table LU-A: General Plan/Zoning Consistency of the Madera General Plan; and

WHEREAS, the project is compatible with other properties and environs within the vicinity of the project and is not expected to be detrimental to the health, safety, peace, comfort or general welfare of the neighborhood or the City; and

WHEREAS, this project was assessed in accordance with the provisions of the California Environmental Quality Act ("CEQA") resulting in preparation of a Mitigated Negative Declaration (SCH 2026090921) including a Mitigation Monitoring and Reporting Program, which has been circulated, and made available for public review pursuant to CEQA and the City of Madera Municipal Code (CMC); and

WHEREAS, pursuant to the City's Municipal Code and State Planning and Zoning Law, the Planning Commission (Commission) is authorized to review and make recommendations to the City Council (Council) for rezones on behalf of the City; and

WHEREAS, Commission approval of TSM 2025-05 and PPL 2025-03 is contingent upon and subject to Council approval of GPA 2025-01 and REZ 2026-05; and

WHEREAS, the City provided notice of the Planning Commission hearing on November 10, 2026, as required by law; and

WHEREAS, the Planning Commission received and independently reviewed the entirety of the proposed project, including the Mitigated Negative Declaration (SCH No. 2026090921), Mitigation Monitoring and Reporting Program, TSM 2025-05, PPL 2025-03, GPA 2025-01 and REZ 2026-05 at the duly noticed meeting on November 10, 2026; and

WHEREAS, at the November 10, 2026, Commission hearing, the public was provided an opportunity to comment, and evidence, both written and oral, was considered by the Commission; and

WHEREAS, after due consideration of all the items before it, the Commission now desires to adopt this Resolution recommending the Council approve GPA 2025-01 and REZ 2026-05.

NOW, THEREFORE BE IT RESOLVED, by the Planning Commission of the City of Madera as follows:

1. Recitals: The above recitals are true and correct and are incorporated herein.

2. CEQA: The Planning Commission finds an environmental assessment initial study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA) Guidelines. This process included the distribution of requests for comment from other responsible or affected agencies and interested organizations. Preparation of the environmental assessment necessitated a thorough review of the proposed Project and relevant environmental issues. Based on this review and assessment, the Planning Commission has found that although the project could have a significant effect on the environment, there will not be a significant effect because mitigation measures have been identified to reduce the potential significant direct, indirect or cumulative effects on the environment to a level less-than-significant, and that a Mitigated Negative Declaration is appropriate for this project. The Planning Commission further has found the Initial Study and Mitigated Negative Declaration were timely and properly published and noticed as required by CEQA. As such, the Planning Commission has resolved to adopt Mitigated Negative Declaration (SCH No. 2026090921) including the Mitigation Monitoring and Reporting Program for purposes of the contingent approval of TSM 2025-05 and PPL 2025-03 as well as the entirety of the proposed project, including GPA 2025-01 and REZ 2026-05.

3. Recommendation to City Council to Approve GPA 2025-01: Based on the evidence in the record, the Planning Commission recommends the Council approve the GPA 2025-01 to amend the General Plan Land Use Map to change the land use designation for the ±5.37-acre project site from Very Low Density Residential (0-2 dwelling units per acre) to Medium Density Residential (7.1-15 dwelling units per acre) to facilitate rezoning in accordance with REZ 2026-05 and the subdivision and planned development of the project site in accordance with TSM 2025-05 and PPL 2025-03. Therefore, based on evidence in the record, the Planning Commission recommends that the City Council approve GPA 2025-01 as shown in Exhibit A.

4. Recommendation to City Council to Approve REZ 2026-05: The Commission finds that REZ 2026-05 is consistent with the General Plan goals, policies and objectives and with the General Plan Land Use contingent upon Council approval of GPA 2025-01. Subject to Council

approval of GPA 2025-01, REZ 2026-05 is consistent with General Plan Policy LU-32, which provides zoning shall be consistent with General Plan land use designations and Table LU-A, which shall be used to determine consistency for rezoning applications. In accordance with Table LU-A, the PD-3,000 (Planned Development, One Unit for Each 3,000 Square Feet of Site Area) zone district is consistent with the proposed Medium Density Residential land use designation proposed in accordance with GPA 2025-01. The proposed PD-3,000 zone district will allow for minimum 3,000 square-foot lot sizes as well as variations from normal zoning standards and special design criteria to facilitate approval of TSM 2025-05 and PPL 2025-03. Therefore, based on evidence in the record, the Planning Commission recommends that the City Council approve REZ 2026-05 as shown in Exhibit B.

5. Effective Date: This Resolution shall become effective immediately. The Secretary of the Commission shall certify to the adoption of the Resolution and shall transmit copies of the same to the Council of the City of Madera.

* * * *

Passed and adopted by the Planning Commission of the City of Madera this 10th day of November 2026, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

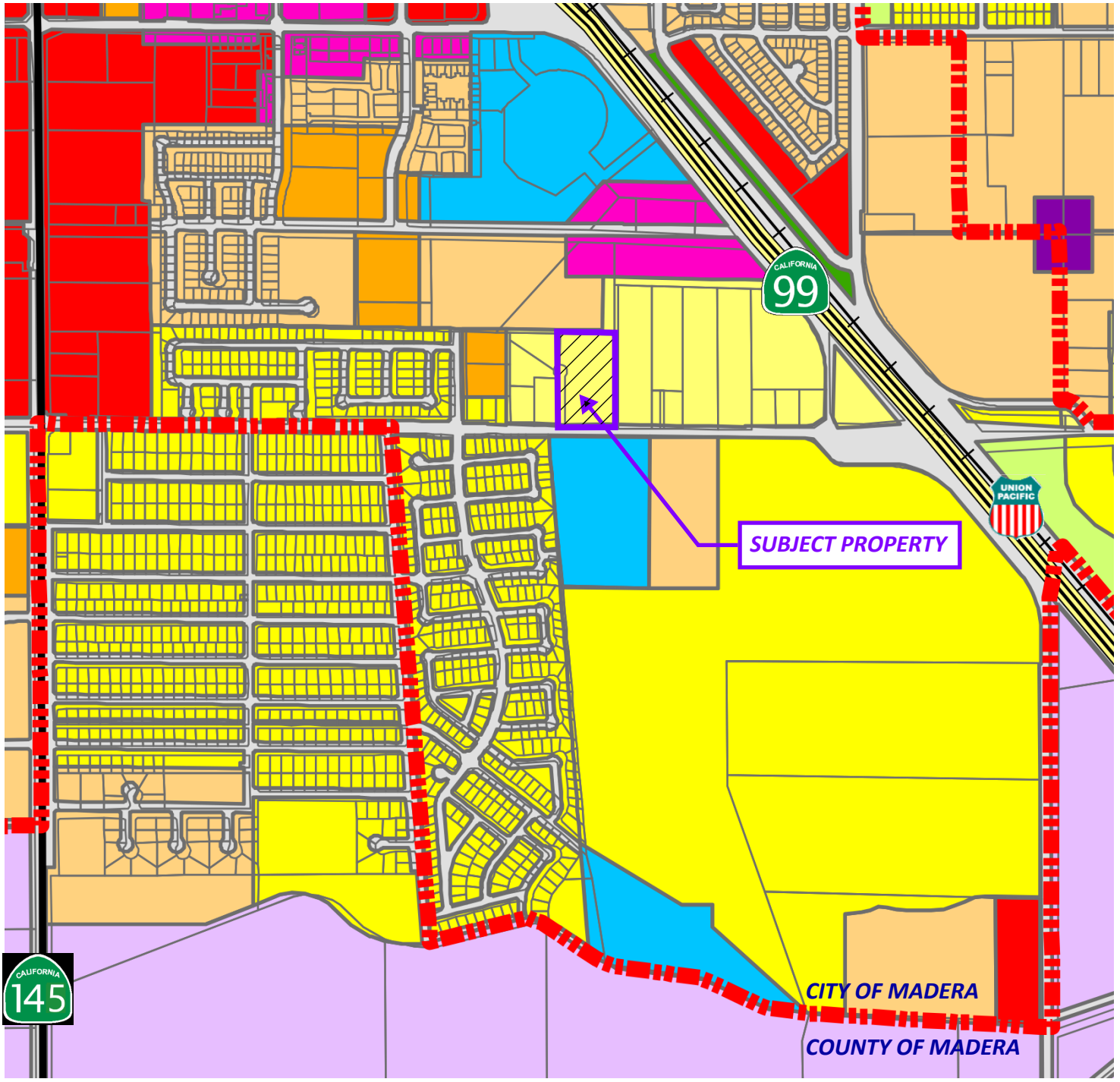
_____
Robert Gran Jr.
Planning Commission Chairperson

Attest:

_____
Will Tackett
Community Development Director

Attachments:

Exhibit "A" – General Plan Land Use Map
Exhibit "B" – Zone District Map



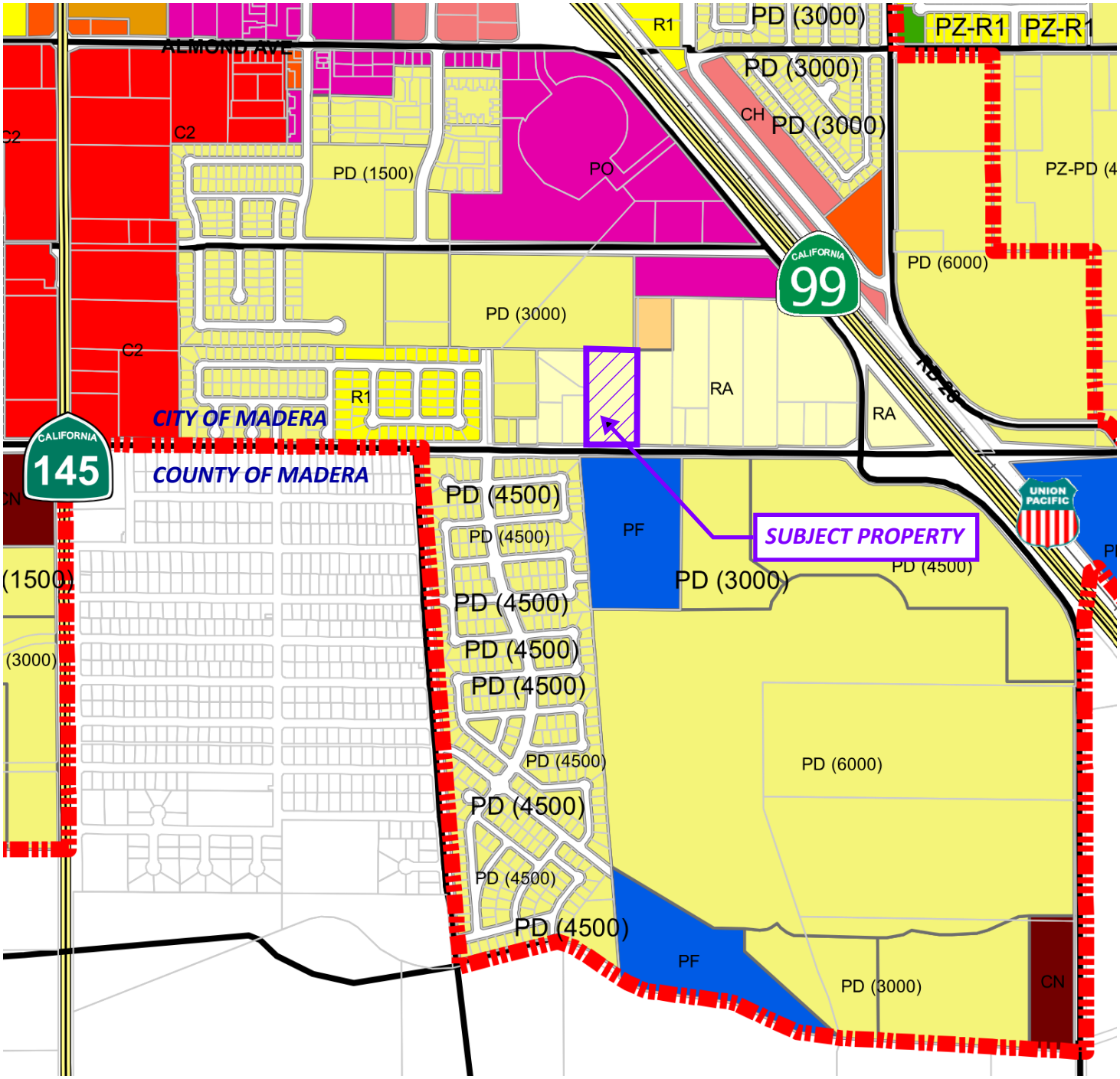
VLD - Very Low Density Residential
LD - Low Density Residential
MD - Medium Density Residential
HD - High Density Residential
NMU - Neighborhood Mixed Use
VMU - Village Mixed Use
VR - Village Reserve
SPA - Specific Plan
C - Commercial
O - Office
I - Industrial
OS - Open Space
RC - Resource Conservation/Agriculture
P&SP - Other Public and Semi-Public Uses

The City of MADERA

N
W
E
S

GENERAL PLAN LAND USE MAP

GPA 2025-01, REZ 2026-03, TSM 2025-05, PPL 2025-03
ADDRESS: 1171 E. PECAN AVE.
APN: 012-500-021
AREA: 5.37 ACRES
LAND USE CHANGE: FROM VERY LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL



C1 - Light Commercial
C2 - Heavy Commercial
CH - Highway Commercial
CN - Neighborhood Commercial
CR - Restricted Commercial

PF - Public Facilities
RCO - Resource Conservation and Open Space
U - Unclassified
SP - Special District
S - Special Provisions Applicable

PO - Professional Office
POWYO - Professional Office West Yosemite Avenue Overlay
I - Industrial
IP - Industrial Park

RA - (One unit per each 12,000 square feet)
R1 - (One unit per each 6,000 square feet)
R2 - (One unit per each 3,000 square feet)
R3 - (One unit per each 1,800 square feet)
PD - Planned Development

The City of MADERA

N W E S

ZONE DISTRICT MAP

GPA 2025-01, REZ 2026-03, TSM 2025-05, PPL 2025-03

ADDRESS: 1171 E. PECAN AVE.
APN: 012-500-021
AREA: 5.37 ACRES
ZONE CHANGE: FROM R-A TO PD-3,000

ATTACHMENT 5

Planning Commission Resolution

Including:

Exhibit "A" - Conditions of Approval

Exhibit "B" - Mitigation Monitoring and Reporting Program

RESOLUTION NO. 2062

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MADERA ADOPTING THE MITIGATED NEGATIVE DECLARATION (SCH 2026090921) AND THE MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR PURPOSES OF THE PROPOSED PROJECT IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND CONTINGENTLY APPROVING TSM 2025-05 AND PPL 2025-03

WHEREAS, Joseph Donald Crown ("Owner") owns Assessor's Parcel Number (APN) 012-500-021, comprising ±5.37 acres of land located on the northeast corner of the intersection of East Pecan Avenue (Avenue 13) and Apricot Lane at 1171 East Pecan Avenue in the City of Madera, California (the "Project Site"); and

WHEREAS, the Owner has submitted applications for a Tentative Subdivision Map (TSM) 2025-05 and a Precise Plan (PPL) 2025-03, requesting authorization to subdivide the project site for purposes of creating a 33-lot single family residential planned development with two outlots proposed to be dedicated for public purposes at a density of ±7.6 dwelling units per acre; and

WHEREAS, the Owner has also submitted applications for a General Plan Amendment (GPA) 2025-01 and Rezone (REZ) 2026-05 to facilitate approval of TSM 2025-05 and PPL 2025-03; and

WHEREAS, GPA 2025-01 proposes to amend the General Plan Land Use Map to change the land use designation for the project site from Very Low Density Residential (0-2 dwelling units per acre) to Medium Density Residential (7.1-15 dwelling units per acre); and

WHEREAS, REZ 2026-05 proposes to rezone the project site from the R-A (Residential, One Unit for Each 12,000 Square Feet of Site Area) zone district to the PD-3,000 (Planned Development, One Unit for Each 3,000 Square Feet of Site Area) zone district, consistent with the proposed Medium Density Residential General Plan Land Use pursuant to Policy LU-32 and in accordance with Table LU-A: General Plan/Zoning Consistency of the General Plan; and

WHEREAS, this project was assessed in accordance with the provisions of the California Environmental Quality Act ("CEQA") resulting in preparation of a Mitigated Negative Declaration (SCH 2026090921) including a Mitigation Monitoring and Reporting Program, which has been circulated, and made available for public review pursuant to CEQA and the City of Madera Municipal Code (CMC); and

WHEREAS, under the City's Municipal Code, the Planning Commission is authorized to adopt environmental determinations and review and approve tentative subdivision maps on behalf of the City; and

WHEREAS, the City provided notice of the Planning Commission hearing on November 10, 2026, as required by law; and

WHEREAS, the Planning Commission received and independently reviewed the proposed project, including the Mitigated Negative Declaration (SCH No. 2026090921) and associated Mitigation Monitoring and Reporting Program, TSM 2025-05 and PPL 2025-03 at the duly noticed meeting on November 10, 2026; and

WHEREAS, at the November 10, 2026, public hearing, the public was provided an opportunity to comment, and evidence, both written and oral, was considered by the Planning Commission; and

WHEREAS, after due consideration of all the items before it, the Commission now desires to adopt this Resolution adopting the Mitigated Negative Declaration (SCH No. 2026090921), including the Mitigation Monitoring and Reporting Program prepared for purposes of the project and contingently approving TSM 2025-05 and PPL 2025-03 subject to conditions.

NOW THEREFORE, be it resolved by the Planning Commission of the City of Madera as follows:

1. Recitals: The above recitals are true and correct and are incorporated herein.

2. CEQA: The Commission finds an environmental assessment initial study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA) Guidelines. This process included the distribution of requests for comment from other responsible or affected agencies and interested organizations. Preparation of the environmental assessment necessitated a thorough review of the proposed Project and relevant environmental issues. Pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole administrative record, including the Mitigated Negative Declaration circulated on September 23, 2026, and all comments received, the Commission finds that with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment. Furthermore, the Commission finds the Mitigated Negative Declaration reflects the independent judgment and analysis of the City and the mitigation measures have been made enforceable conditions on the project. The Commission further finds the Initial Study and Mitigated Negative Declaration were timely and properly published and noticed as required by CEQA. As such, the Commission hereby adopts Mitigated Negative Declaration (SCH No. 2026090921) and the Mitigation Monitoring and Reporting Program (Exhibit B) for purposes of the proposed project.

3. Findings for TSM 2025-05 and PPL 2025-03: The Planning Commission finds and determines that there is substantial evidence in the administrative record to support approval of TSM 2025-05 and PPL 2025-03, as conditioned. With the conditions, the project is consistent with the requirements of the Municipal Code, including Section 10-2.402. The Planning Commission further approves, accepts as

its own, incorporates as if set forth in full herein, and makes each and every one of the findings, based on the evidence in the record, as follows:

a. *The proposed subdivision is consistent with the General Plan and specific plans.*

The Tentative Subdivision Map shall be consistent and compatible with the City's General Plan land use designations contingent upon and subject to City Council approval of GPA 2025-01 and REZ 2026-05. The procedural requirements of the Subdivision Map Act have been met, and all parcels comply with the General Plan, engineering, and zoning standards pertaining to grading, drainage, utility connections, lot size and density. In this regard, the design and improvements of the subdivision, subject to the conditions of approval, will be consistent with the requirements and improvement standards of the City of Madera.

b. *The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.*

The proposed subdivision design at a density of ±7.6 dwelling units per acre will be consistent with the proposed Medium Density Residential land use designation and PD-3,000 (Planned Development, one unit for each 3,000 square of site area) zone district contingent upon and subject to Council approval of GPA 2025-01 and REZ 2026-05. City Municipal Code provisions requiring the submission of a Precise Plan prior to commencement of any grading or construction activity will ensure final subdivision design is consistent with General Plan goals, objectives and policies. Improvements to City standards are required as part of the project conditions of approval.

c: The site is physically suitable for the type of development.

Adequate service capacity is available to service the subject site.

The project site is being planned for Medium Density Residential land use at a density of ±7.6 dwelling units per acre. The IS/MND prepared for the project sufficiently reviews the project pursuant to State CEQA Guidelines, which identifies the requirements for which analysis shall be carried out and the IS/MND provide sufficient analysis and project mitigations that, no further environmental review is required.

The subdivision design accommodates adequate lot area/sizes and dimensions as well as standard right-of-way widths for all streets, utilities and public improvements and services in accordance with City standards.

d: The site is physically suitable for the proposed density of development.

The proposed project of 33-lot single family residential planned development with 2 outlots at a density of ±7.6 dwelling units per acre is consistent with the proposed Medium Density Residential (7.1-15 dwelling units per acre) planned land use designation contingent upon and subject to Council approval of GPA 2025-01. Proposed lots will provide a minimum of 3,000 square feet of site area for each unit as permissible in the proposed PD-3,000 zone district contingent upon and subject to Council approval of REZ 2026-05. The Precise Plan will demonstrate compatibility with General Plan objectives and policies as well as with development standards for single family residential zoning in the City Municipal Code.

e: The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Preparation of the environmental assessment necessitated a thorough review of the proposed Project and relevant environmental issues. The findings of this Resolution provide that with the adoption of Mitigated Negative Declaration (SCH No. 2026090921) and implementation of the Mitigation Monitoring and Reporting Program, there is no substantial evidence that the project will have a significant effect on the environment.

4. Approval of TSM 2025-05 and PPL 2025-03: Given that all findings can be made, the Planning Commission hereby approves TSM 2025-05 and PPL 2025-03, as conditioned as set forth in the Conditions of Approval (Exhibit "A") and contingent upon and subject to City Council approval of GPA 2025-01 and REZ 2026-05.

5. Effective Date: This resolution is effective immediately.

* * * * *

Passed and adopted by the Planning Commission of the City of Madera this 10th day of November 2026, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

_____
Robert Gran Jr.
Planning Commission Chairperson

Attest:

_____
Will Tackett
Community Development Director

Exhibit “A”- Conditions of Approval
Exhibit "B” - Mitigation Monitoring and Reporting Program

EXHIBIT "A"
TSM 2025-05 & PPL 2025-03, CROWN V HOMES
CONDITIONS OF APPROVAL
NOVEMBER 10, 2026

Notice to Applicant

Pursuant to Government Codes Section 66020(d)(l) and/or Section 66499.37, any protest related to the imposition of fees, dedications, reservations, or exactions for this project, or any proceedings undertaken regarding the City's actions taken or determinations made regarding the project, including but not limited to validity of conditions of approval must occur within ninety (90) calendar days after the date of decision. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or where no notice was previously required under the provisions of Government Code Section 66020(d)(l) in effect before January 1, 1997.

This project is subject to a variety of discretionary conditions of approval. These include conditions based on adopted City plans and policies; those determined through plan review and environmental assessment essential to mitigate adverse effects on the environment including the health, safety, and welfare of the community; and recommended conditions for development that are not essential to health, safety, and welfare, but would on the whole enhance the project and its relationship to the neighborhood and environment.

Approval of Tentative Subdivision Map (TSM) 2025-05 will ultimately be deemed final unless appealed by the applicant to the City Council within fifteen (15) days after the decision by the Planning Commission. In the event you wish to appeal the Planning Commission's decision, you may do so by filing a written appeal with the City Clerk. The appeal shall state the grounds for the appeal and wherein the Commission failed to conform to the requirements of the ordinance. This should include identification of the decision or action appealed and specific reasons why you believe the decision or action appealed should not be upheld.

These conditions are applicable to any person or entity making use of this tentative subdivision map, and references to "developer" or "applicant" herein also include any applicant, property owner, owner, lessee, operator, or any other person or entity making use of this tentative subdivision map.

GENERAL CONDITIONS

1. Approval of this project shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development.

2. Approval of this project may become null and void in the event that development is not

completed in accordance with all the conditions and requirements imposed on this project, the zoning ordinance, and all City standards and specifications. These applications are granted, and the conditions imposed, based upon the application submittal provided by the applicant, including any operational statement. The application is material to the issuance of this project. Unless the conditions of approval specifically require operation inconsistent with the application, new or revised applications are required if the operation is found to be out of conformance with the application. Failure to operate in accordance with the conditions and requirements imposed may result in revocation of the permit or any other enforcement remedy available under the law. The City shall not assume responsibility for any deletions or omissions resulting from the review process or for additions or alterations to any construction or building plans not specifically submitted and reviewed and approved pursuant to this project or subsequent amendments or revisions. These conditions are conditions imposed solely upon the project and are not conditions imposed on the City or any third party. Likewise, imposition of conditions to ensure compliance with federal, state, or local laws and regulations does not preclude any other type of compliance enforcement.

3. All conditions of approval shall be the sole financial responsibility of the applicant/owner, except where specifically noted in the conditions or mandated by statute.

4. The applicant shall submit to the City of Madera Planning Department a check in the amount necessary to file a Notice of Determination at the Madera County Clerk. This amount shall equal the Madera County filing fee and the Department of Fish and Game filling fee in effect at the time of filing. Such check shall be made payable to the Madera County Clerk and submitted no later than three (3) days following action on these applications.

5. TSM 2025-05 shall be valid for a period of 24 months from the date of its conditional approval, unless modified by a Development Agreement. Prior to expiration of the conditionally approved tentative map, an extension or extensions to this period may be requested pursuant to Section 66453.3 of the Subdivision Map Act.

   PPL 2025-03 shall remain valid only while the approved tentative map remains valid. Once the subdivision map is recorded, the precise plan shall remain valid until such time that it is amended or repealed.

6. It shall be the responsibility of the property owner, operator, and/or management to ensure that any required permits, inspections, and approvals from any regulatory agency be obtained from the applicable agency prior to issuance of a building permit and/or the issuance of a certificate of completion, as determined appropriate by the City of Madera Planning Department.

7. Approval of this project is for the benefit of the applicant. The submittal of applications by the applicant for this project was a voluntary act on the part of the applicant not required by the City. Therefore, as a condition of approval of this project, the applicant agrees to

defend, indemnify, and hold harmless the City of Madera and its agents, officers, consultants, independent contractors, and employees ("City") from any and all claims, actions, or proceedings against the City to attack, set aside, void, or annul an approval by the City concerning the project, including any challenges to associated environmental review, and for any and all costs, attorneys fees, and damages arising therefrom (collectively "claim").

The City shall promptly notify the applicant of any claim and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

Nothing in this condition shall obligate the City to defend any claim and the City shall not be required to pay or perform any settlement arising from any such claim not defended by the City, unless the City approves the settlement in writing. Nor shall the City be prohibited from independently defending any claim, and if the City does decide to independently defend a claim, the applicant shall be responsible for City's attorneys' fees, expenses of litigation, and costs for that independent defense, including the costs of preparing any required administrative record. Should the City decide to independently defend any claim, the applicant shall not be required to pay or perform any settlement arising from any such claim unless the applicant approves the settlement.

8. The project site shall be developed in conformance with the tentative map and precise plan as reviewed and approved. Minor modifications, which are necessary to meet regulatory, engineering, or similar constraints or requirements may be made at the discretion of the Planning Manager and City Engineer without an amendment. However, should the Planning Manager or City Engineer determine that modifications are substantive, he/she may require that revisions to the tentative map and/or amendment of the precise plan be filed for review and approval through the applicable City process.

9. Any proposed modifications not considered minor changes in accordance with the approved Tentative Subdivision Map and the Madera Municipal Code (as referenced) shall be processed according to the relevant procedures

10. The project site shall be subject to periodic reviews and inspection by the City to determine compliance with the conditions of approval and applicable codes. If at any time, the use is determined by staff to be in violation of the conditions, the property owner, operator, and/or manager may be subject to corrective action.

11. All on-site improvements shall be completed prior to final building inspection and shall be completed to the satisfaction of the City of Madera prior to issuance of a certificate of completion.

12. The Planning Manager and City Engineer shall be notified immediately in any event any prehistoric, archaeologic, or fossil artifact or resource is uncovered or discovered during

construction activities on site. All construction within 50 feet of the discovery must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained, at the applicant's or developer's expense, to evaluate the finds and recommend appropriate action according to CEQA Guidelines Section 15064.5. If avoidance is infeasible, other appropriate measures would be instituted. Work may proceed on other parts of the project site while assessment of historic resources or unique archaeological resources is being carried out.

13. All construction must stop if any human remains are uncovered, and the Planning Manager, City Engineer and County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed.

14. The subject property is currently utilized for agricultural purposes and will continue to be allowed to be utilized for these purposes during the implementation of the Specific Plan and this subdivision map.

15. A Mitigated Negative Declaration (SCH No. 2026090921) was prepared that assessed this project and a Mitigation Monitoring and Reporting Program (MMRP) was adopted by the Planning Commission consistent with the requirements of the California Environmental Quality Act (CEQA). All construction and use of the property must comply with the requirements of the MMRP.

    a. In the instance of any conflict between these conditions of approval and the mitigation measures contained within the MMRP, the mitigation measures shall prevail.

PLANNING DEPARTMENT

16. Approval of TSM 2025-05 and PPL 2025-03 is contingent upon City Council approval of General Plan Amendment (GPA) 2025-01 and Rezone (REZ) 2026-05. Rights granted pursuant to the approval of TSM 2025-05 and PPL 2025-03 may only be exercised following the effective date of respective City Council resolutions and ordinances adopted for this purpose.

17. All setbacks, revisions to lot sizes, architectural elements, and other applicable property development and design standards shall be in compliance with the Precise Plan (PPL) 2025-03.

18. Each dwelling unit and siting of the unit shall be constructed consistent with PPL 2025-03. Deviations from development standards for the PD-3,000 zone district pursuant to PPL 2025-03 are listed as follows:

    a. Minimum Lot Depth – 70 feet

    b. Minimum Lot Width, Interior – 45 feet

c. Minimum Lot Width, Corner – 48 feet

d. Minimum Lot Area, Interior – 3,400 square feet

e. Minimum Lot Area, Corner – 3,700 square feet

f. Minimum Yard Setback, Front – 12 feet

g. Minimum Yard Setback, Interior Side – 5 feet

h. Minimum Yard Setback, Exterior Side – 5 feet

i. Minimum Yard Setback, Rear – 10 feet

j. Minimum Garage Setback – 18 feet

k. Minimum Open Space – 500 square feet

l. Where development standards are not listed, the standards within the R-1 zoning district shall take precedence.

m. Minor, non-substantive, revisions may be considered and approved by the Development Director. Changes to development standards shall require Commission approval. The Director reserves the right to forward any consideration for revision to the Precise Plan to the Planning Commission for consideration.

19. Vandalism and graffiti shall be corrected in accordance with the provisions of the Madera Municipal Code.

20. The property owner, operator, and/or manager shall operate the site in a manner that does not generate noise, odor, blight, or vibration that adversely affects adjacent properties.

21. The property owner, operator, and/or manager shall keep the property clear of all trash, rubbish, and debris at all times.

22. Prior to issuance of building permits or any future division of the property, the applicant at their sole expense shall cause the property to be annexed into the City-wide Community Facilities District No. 2005-01 and shall pay all applicable fees.

23. The applicant/developer shall coordinate with the United States Post Office and the Planning Department relative to the proposed location of the postal boxes for the project.

24. The internal street names shall comply with the recommendations of the Planning Department with approval of the Final Map.

25. There shall be no access to lots from street side of corner lots.

26. Visibility of any driveway crossing a street lot line shall not be blocked above a height of three feet by vegetation or structures (including but not limited to fencing and walls) for a depth of 12 feet as viewed from the edge of the right-of-way on either side of the driveway at a distance of 12 feet. Street trees shall be pruned at least seven feet above the established grade of the curb so as not to obstruct clear view by motor vehicle drivers are permitted.

Building Elevations

27. All elevations of dwelling units facing the street side frontage of lots visible to the public shall be designed with a comparable level of design detail as façade elevations, including but not limited to cladding, trim materials and finishes.

Fencing and Walls

28. All fencing and walls shall be properly maintained so as not to create a hazard, public nuisance or blight in the surrounding neighborhood.

29. Decorative block shall be constructed as needed, for noise attenuation when homes back onto major streets.

30. Masonry wall design and plan details shall be approved by the Planning and Engineering Departments prior to issuance of building permits.

Landscape

31. All required front and street-facing side yards, except for areas used for exit and entry shall be landscaped.

    a. Landscaping may consist of a combination of turf, groundcovers, shrubs, vines, trees, incidental features such as stepping stones, benches, fountains, sculptures, decorative stones, and other ornamental features placed within a landscaped setting.

    b. Non-plant materials such cinder, bark, and similar materials may not be used exclusively to meet the minimum planting area required by this section.

    c. Paved (e.g., concrete, stone and masonry) surfaces including but not limited to driveways, gravel (e.g., decomposed granite) surfaces, and rocks may not exceed 35 percent of the area required to be landscaped.

        i. In no instance shall paved surfaces connect to the public sidewalk behind corner/intersection curb returns and accessibility ramps.

    d. Trees and shrubs shall be planted and maintained so that at maturity they do not interfere with traffic safety sight areas, or public safety.

32. All areas between site perimeter walls/fencing and lot lines facing a street shall be landscaped.

    a. Anti-graffiti landscaping and/or vines shall be included for areas adjacent to concrete or masonry walls accessible to the public.

33. Landscape and irrigation plans shall be prepared by a licensed Landscape Architect and submitted as part of thesubmittals for a building permit. (Landscape and irrigation plans shall be approved by the Planning Department prior to issuance of building permits. The plans shall:

    a. Demonstrate compliance with the State of California's Model Water Efficient Landscape Ordinance (MWELO);

    b. Permanent automatic irrigation systems for all landscaped areas;

    c. Provide vegetative matter coverage of a minimum of 75 percent of all landscaped areas;

    d. At least one (1) City approved street tree planted in each front yard. Corner lots shall have at least two (2) additional trees planted along the exterior side yard. Spacing of front yard and street side yard street trees overall shall be planted on center in accordance with the spacing specifications identified within the City's approved street tree list. Trees should be carefully selected and located to shade sidewalks within the public rights-of-way during the summer months. Deciduous trees should be preferentially considered since they provide shade in the summer and allow the sun to reach the sidewalks during winter months.

    e. Locate landscape material in such a way that it does not interfere with utilities above or below ground; and

    f. Provide detailed planting lists for all landscaping, with the number, size, spacing (where applicable) and species of all plant life and groundcover, as well as soil preparation techniques for all landscaped areas on subdivision landscaping plans and residential plot plans.

34. The property owner, operator, and/or manager shall develop and submit to the Planning Department for review and approval, prior to issuance of a building permit, a landscape maintenance and irrigation program for the first three years to ensure that streetscapes and landscaped areas are installed and maintained as approved.

35. The property owner shall maintain all landscaping in a healthy and well-manicured appearance. This includes, but is not limited to, ensuring properly operating irrigation equipment at all times, trimming and pruning of trees and shrubs, and replacing dead or unhealthy vegetation with drought-tolerant plantings.

Outlots

36. Outlot A as shown on the tentative subdivision map shall be dedicated for public landscape, pedestrian access, emergency vehicle access and public utility purposes.

37. Outlot B as shown on the tentative subdivision map shall be dedicated for public landscape and open space purposes.

    a. Outlot B may be converted to public rights-of-way if required to provide street connectivity to facilitate development of adjacent lands in the future at the discretion of the Community Development Director following consultation with the City Engineer.

Park Dedication & Fees

38. In accordance with the provisions of CMC § 10-2.1302, as a condition of approval of the final subdivision map or upon issuance of a building permit, the subdivider shall dedicate land, pay a fee in lieu thereof, or both, at the option of the city, for neighborhood and community park or recreational purposes at the time and according to the standards and formula contained in this chapter.

    a. Land dedicated for purposes of satisfying the parkland area requirement stated in Policy PR-1 of the General Plan and in accordance with CMC § 10-2.1300 et seq., for purposes of compliance with California Government Code § 66477 (the "Quimby Act"), shall only include Neighborhood, Community, and additionally Regional Parks, together with Sports Complexes and Special Use Facilities as defined in the City of Madera Parks and Recreation Plan. Pursuant to the provisions of the Parks and Recreation Master Plan, Neighborhood Parks must be at least 3 acres in area.

    b. The developer may apply to the Engineering Department for permission to construct specified park and recreation improvements on lands dedicated for purposes of satisfying the parkland area requirement stated in Policy PR-1 of the General Plan and in accordance with CMC § 10-2.1300 et seq., for purposes of compliance with California Government Code § 66477 (the "Quimby Act").

        i. If the Engineering Department grants the developer permission for construction of specified parks and recreation improvements on said land, said Department shall fix the dollar value of the parks and recreation improvements prior to construction.

        ii. The agreed dollar value of park and recreation improvements provided by the developer may be credited against any Quimby related fees that may be collected or Development Impact Program Parks Impact fees if approved separately by the City Council, subject to the availability of funds, and

provided the improvements are constructed per the approved plans by the Engineering Department.

- NOTE: Improvements shall include landscaping, irrigation, hardscape within the park interior, playground equipment and all other improvements intended purely for recreational purposes. Frontage improvements such as sidewalk, curb & gutter, streetlights, street paving, water, sewer, and storm drain are not eligible for reimbursement. In accordance with the CMC 10-2.1314, the Engineering Department shall fix the dollar value of the parks and recreation improvements prior to construction.

39. In accordance with CMC § 10-2.1308, the park development impact fee, at the rate set forth by resolution of the City Council shall also be paid for park development by the developer of each new dwelling unit irrespective of whether the developer is required to dedicate land as set forth in CMC § 10-2.1304 and/or pay fees in lieu of land dedication as set forth in CMC § 10-2.1306.

40. Proposed parks, which do not meet the minimum area criteria herein above are not eligible for purposes of satisfying the parkland area requirement stated in Policy PR-1 of the General Plan and in accordance with CMC § 10-2.1300 et seq., for purposes of compliance with California Government Code § 66477 (the "Quimby Act") shall be identified as an Outlot on the Final Map and shall be dedicated to the City of Madera, in fee, for public open space (Pocket Park) purposes and shall be improved by the subdivider/developer and maintained in accordance with the Community Facilities District requirements included herein; or, in a manner which provides appropriate security and is deemed acceptable to both the City of Madera Planning and Engineering Departments.

    a. The cost of the improvements for public Pocket Parks is not currently subject to a capital facilities fee or other programed fee and is not the subject of any current CMC provision. Notwithstanding, the costs of such improvements (excluding full street improvements and utility connections including, but not limited to, curbs, gutter, street paving, traffic control devices, street trees, and sidewalks, or fencing) may be subject to a reimbursement agreement with the City at the time of development for the Outlot(s) if a facilities fee or other programed fee for the same are subsequently approved by the City Council. The project must obtain Council approval for any such reimbursement agreement before construction of such improvements. If approved by Council, any payment of such reimbursement shall be on a first in, first out basis, subject to the availability of funds.

Signage

41. All signage, including, but not limited to, on- or off-site temporary subdivision identification, directional or marketing/ sale signs for the purpose advertising homes for sale shall be in compliance with the Sign Ordinance of the City Municipal Code Section 10-

6. All permanent signage is required to have an approved Sign Permit issued by the Planning Department per City Municipal Code Section 10-6.

Construction Trailer & Sales Center

42. Development of any temporary construction trailer and/or materials storage yard and/or parking on any lot in the subdivision requires the approval of the Planning Manager in advance of installation/placement.

BUILDING DEPARTMENT

43. The development of any model home sales center on any lot in the subdivision requires the approval of the Planning Manager.

44. A building permit is required for all construction on the site.

45. All plans submitted for on-site construction or building permits shall incorporate and reflect all requirements outlined herein.

46. Current State of California and Federal accessibility requirements shall apply to the entire site and all structures and parking thereon. Compliance shall be checked when the building permit is reviewed and confirmed at final inspection.

FIRE DEPARTMENT

47. All homes shall be equipped with residential fire sprinklers in accordance with the CRC and NFPA 13D.

48. The fire hydrant system shall comply with appendices B&C of the California Fire Code and the City of Madera Standards.

49. Fire hydrant placement shall comply with the CFC and City of Madera Standards.

50. The Emergency Vehicle Access as shown on TSM 2025-05 is required to support the weight of fire trucks and a gate with a knox box shall be provided.

ENGINEERING DEPARTMENT

General Conditions

51. Prior to recording of the final map, all action necessary for the formation of a community facilities district shall have been taken, and all property included in said subdivision shall be made a part of such district and subject to its taxes.

52. A final subdivision map shall be required per Section 10-2.502 of the municipal code. If the project is phased, the phasing pattern is subject to approval by the City Engineer to ensure that the applicable conditions of approval are satisfied.

53. All lots are to be numbered in sequence throughout the entire subdivision, including all phases, with the last lot in each phase circled for identification. As an alternative, subject to the approval of the City Engineer, lots may be numbered in sequence within blocks that are also separately identified. A consecutive subdivision name and a consecutive phase number shall identify multiple final maps filed in accordance with an approved tentative map.

54. A benchmark shall be established per City Standards and related data shall be submitted to the Engineering Department prior to acceptance of the subdivision improvements. The City Engineer shall designate the location.

55. All construction vehicles shall access the site by a route approved by the City Engineer, which will minimize potential damage to other streets and disruption to the neighborhood. A construction route and traffic control plan to reduce impact on the traveling public shall be approved prior to any site construction or initiation of work within a public right-of-way.

56. Nuisance onsite lighting shall be redirected as requested by City Engineer within 48 hours of notification.

57. Development impact fees shall be paid at time of building permit issuance.

58. Improvement plans sealed by an engineer shall be submitted to the Engineering Division according to the Engineering Plan Review Submittal Sheet and Civil Plan Submittal Checklist.

59. The developer shall pay all required fees for processing subdivision map and completion of project. Fees due include but shall not be limited to the following: subdivision map review and processing fee, plan review, map recording, and improvement inspection fees.

60. Improvements within the City right-of-way require an Encroachment Permit from the Engineering Division.

61. The improvement plans for the project shall include the most recent version of the City's General Notes.

Water

62. Prior to framing construction on-site, a water system shall be designed to meet the required fire flow for the type of development planned and approved by the fire department. Fire flows shall be determined by Uniform Fire Code appendix III-A.

63. Unless the City Engineer or fire flow analysis specifies larger lines, water lines, a minimum of 8 inches in diameter shall be installed in all streets. Water main installation shall be per city of Madera installation procedures and guidelines. Any new water main or fire hydrant line installations of 18 feet or more shall be sterilized in accordance with the water main

connection procedures, including the temporary use of a reduced pressure assembly. Water service connections are required to be hot tap type connection to existing city main. If the subdivision is constructed in phases, blow-offs will be required at each termination point. All water system bacterial analysis testing costs shall be reimbursed to the City prior to approval of any units for final occupancy. Fees shall be based on rates established by the Department of Public Works.

64. Prior to beginning any framing construction, approved fire hydrants shall be installed in accordance with spacing requirements for residential development (400 feet). A copy of the preliminary water and hydrant location plan shall be provided to the City Engineer and the fire protection planning officer for review and approval. Fire hydrants shall be constructed in accordance with City Standard W-26. Fire hydrant pavement markers shall be installed as soon as the permanent pavement has been installed.

65. For subdivisions, water services shall be placed 3 feet from either property line, opposite of streetlight and fire hydrant installations, installed and tested at the time the water main is installed, and identified on the curb face. Water meters shall not be located within driveway approaches or sidewalk areas. Water services shall not be located at fire hydrant or streetlight locations.

66. One water quality sampling station shall be installed within the subdivision and approved by the water quality division of the Public Works Department.

67. Prior to commencement of grading or excavation on site, all water sources used for construction activities shall have an approved back-flow device installed. All water trucks/storage tanks will be inspected for proper air gaps or back-flow prevention devices.

68. Water service connection(s) shall be shown on the improvement plans for each phase and shall be constructed to current City standards in effect at time of construction including an Automatic Meter Reading (AMR) water meter installed within the City's right-of-way. Backflow prevention devices shall be required for any water service not serving a residence and installed within private property.

69. Water connections not serving a residence shall be constructed per current City standards including water meters located in the City's right-of-way and backflow prevention device.

70. Existing wells if any shall be abandoned as directed and permitted by City of Madera for compliance with state standards.

71. Water meters shall be installed and account activated through the City's Utility Billing Department prior to construction activities commencing on individual dwelling units.

72. The developer shall reimburse one half of the 8-inch component, its fair share cost, to the City for the previously constructed water main along the entire project frontage on Pecan Avenue.

Sewer

73. Sewer lines installed to serve this subdivision shall be sized accordingly and shall be a minimum of 8 inches in diameter. Sewer main connections to any existing city main 6 inches or larger in diameter shall require the installation of a manhole. All sewer mains shall be air-tested, mandrelled and videotaped after the trench compaction has been approved and prior to paving. DVD's shall be submitted to the City Engineer and be approved prior to paving with all costs to be borne by the sub-divider.

74. Sewer services shall be located at the approximate centerline of each lot or as required for construction of residential development with a clean-out installed per City Standards and identified on the curb face. Termination of service shall be 10 feet past property line. Where contiguous sidewalks are installed, the 4-inch-sewer clean out shall be located 18 inches back of sidewalk in a dedicated public utility easement. Sewer clean-outs shall not be located within sidewalk or approach areas unless approved by the City Engineer. Sewer services shall be installed 10 feet beyond the property lines as a part of the sewer system installation for testing purposes.

75. Existing septic tanks, if found, shall be removed, permitted, and inspected by City of Madera Building Department.

76. The developer shall reimburse one half of the 8-inch component, its fair share cost, to the City for the previously constructed sewer main along the entire project frontage on Pecan Avenue.

Storm Drain

77. Storm runoff from this project site is planned to go to the Hazel basin located south of the project site. The developer shall, as may be necessary, construct sufficient facilities in accordance with criteria in the Storm Drainage Master Plan to convey storm runoff to the existing basin and excavate the basin to an amount equivalent to this project's impact on the basin. A detailed drainage study shall be provided that supports the design of the drainage conveyance and storage facilities, either existing or proposed for construction by the developer.

78. This project shall, as applicable, comply with the design criteria as listed on the National Pollutant Elimination Systems (NPDES) General Permit for Storm Water Discharges from Small Municipal Separate Storm Sewer System (MS4's) as mandated by Water Quality Order No. 2013-0001-DWQ, NPDES General Permit No. CAS000004. For the purpose of this proposed development, post development runoff shall match or be less than pre-development runoff. The development shall enter into a covenant with the City that allows for future inspections by City or other designated agencies relative to the improvements installed as a result of this condition to ensure they remain in compliance with the conditions imposed under this condition.

Streets

79. The developer shall be a proponent of annexing into existing Landscape Maintenance District (LMD) Zone 31A. If the annexation into LMD Zone 31A is not attainable, the developer shall at their sole expense, form a new Landscape Maintenance District zone. The sub-divider shall sign and submit a landscape district formation and inclusion form, an engineer's report and map prior to recording of any final map.

80. Prior to the approval of any final maps, the developer shall submit a cash deposit in an amount sufficient to maintain lighting and landscaping within the required LMD Zone 31A or new LMD Zone for a period of one year. The specific amount of the deposit shall be determined by the City Engineer and be established based on landscape plans approved by the Parks and Community Services Department and the Engineer's Report for the required improvements. The deposit will be used to maintain landscaping improvements existing and new improvement which are required to be constructed by the developer and included in the City-wide LMD, after the improvements for the subdivision have been approved but before any revenues are generated by the assessment district to pay for the maintenance of the landscape. Any funds deposited by the developer and not needed by the Parks Department for maintenance of eligible landscaping shall be refunded to the developer.

81. The north half of Pecan Avenue along the entire project frontage shall be improved to a 100-foot arterial roadway standard. The north half of the street shall include but not be limited to fire hydrants, streetlights, curb and gutter, park strip, sidewalk and remaining asphalt section. Adequate transitions with the existing improvements relative to grade and alignment shall be provided. Sidewalk and landscape area shall be per City standard and not be used to absorb grade differences for any reason.

82. The emergency vehicle access on Pecan Avenue shall be gated with a Knox box or have bollards installed to limit access to emergency use. In either case, the device shall be installed in a manner that maintains an aesthetically acceptable appearance.

83. An Offer of Dedication shall be made to dedicate twenty (20) feet of right-of-way along the entirety of the project parcel's frontage on Pecan Avenue to provide half a street width of fifty (50) feet north of the center line to accommodate an arterial standard roadway.

84. As part of the Safe Routes to Schools initiative, the developer shall install paved walkways (separate from the paved travel way), roadway crossings, and other mitigations as necessary to provide access to schools within walking distance of the project as recommended by the developer's engineer and approved by the City Engineer.

85. The developer shall dedicate a 10-foot Public Utility Easement (PUE) along all internal publicly dedicated streets.

86. Interior streets shall be constructed in accordance with City standards for a residential street including a five-foot sidewalk, curb and gutter (no wedge curb), streetlights, fire hydrants and all other components necessary to complete constructions per City standards.

87. An approved on-site or off-site turn-around shall be provided at the end of each stub-out or roadway 150 feet or more in length pursuant to the uniform fire code. Cul-de-sacs shall be no longer than 450 feet. Any off-site turn-around shall have a maintenance covenant and easement recorded prior to recording of final map. The developer is responsible for all fees associated with the approval of all documents.

88. "No Parking" signs shall be installed along the Pecan Avenue frontage per City standards.

89. Traffic calming features, as approved by the City Engineer, shall be implemented throughout the interior subdivision streets. Maximum distance between calming devices shall be 300 feet. Any increase in separation shall be approved by the City Engineer. Speed bumps or humps are not permitted.

90. If bulbouts are used as a traffic calming feature, they shall be designed in such a way that they limit the loss of parking.

91. Landscaping and irrigation systems shall be installed in accordance with the approved landscaping and irrigation plans before the final building inspection of any adjacent residential units.

92. Access ramps shall be installed at all curb returns per current City standards.

93. Driveway approaches shall be constructed per current City standards.

94. The developer shall be required to install streetlights along Pecan Avenue frontage and interior subdivision streets in accordance with current City spacing standards. Streetlights shall be LED using Beta Lighting standards or equal in accordance with City of Madera standards.

95. Except for streets not having direct residential access, installation of sidewalks and approaches may be deferred and constructed at the builder's expense with residential development after the acceptance of the subdivision improvements. Each dwelling shall at occupancy have full, uninterrupted ADA access from front door to nearest collector street, arterial street or other street that provides ADA access provisions. Provisions for construction in conjunction with building permits shall be established as a part of the improvement plan approval and subdivision agreement, and bonding for uncompleted work in conjunction with the subdivision's public improvements will not be required.

96. If developed in phases, each phase shall have two (2) points of vehicular access within a recorded easement for fire and other emergency equipment and for routes of escape which will safely handle evacuations as required by emergency services personnel. An all-

weather access road shall be two inches of type “B” asphalt over 6 inches of 90% compacted native soil or 4 inches of Class II aggregate base capable of withstanding 40,000 pounds of loading. A maintenance covenant and easement along with associated fees shall be recorded prior to recording the final map for any phased development.

97. Improvement plans prepared in accordance with City Standards by a registered civil engineer shall be submitted to the City Engineer for review and approval on 24” x 36” tracing with city of Madera logo on bottom right corner. The cover sheet shall indicate the total lineal feet of all streets, fire hydrant and street water main lineal feet, and sewer line lineal feet, a list of items and quantities of all improvements installed and constructed for each phase respectively, as well as containing an index schedule. This subdivision is subject to the City Standards, updated standards available on the City of Madera website. The plans are to include the city of Madera title block and following:

    a. Detailed site plan with general notes, including the location of any existing wells and septic tanks;

    b. Street plans and profiles;

        i. Drainage ditches, culverts, and other structures (drainage calculations to be submitted with the improvement plans)

        ii. Streetlights

        iii. Traffic signals

        iv. Construction details including traffic signage and striping plan.

    c. Water and sewer plans (sewage flow and water demand calculations to be submitted with the improvement plans);

    d. Grading plan indicating flood insurance rate map community panel number and effective date;

    e. Landscape and irrigation plans shall be prepared by a landscape architect or engineer.

    f. Storm water pollution control plan and permit.

    g. Itemized quantities of the off-site improvements to be dedicated to the City.

98. Submittals shall include digital copies of the following items:

    a. Engineering Plan Review Submittal Sheet

    b. Civil Plan Submittal Checklist – all required items shall be included on the drawings

c. Final map

d. Traverse calculations

e. Preliminary title report

f. Signed copies of conditions

g. Complete improvements plans

h. Landscaping plans

i. Drainage calculations

j. Engineers estimate

Partial submittals will not be accepted by the engineering department.

99. All utilities (water, sewer, electrical, phone, cablevision, etc.) shall be installed prior to curb and gutter installation. Trench compaction shall be as required for curb and gutter installation. If curb and gutter is installed prior to utility installation, then all trenches shall be back-filled with a 3-sack sand slurry mix extending one-foot past curb and gutter in each direction.

100. The applicant shall coordinate with the pertinent utility companies as required regarding establishment of appropriate easements and undergrounding of service lines. A ten-foot-public utility easement will be required along all interior lot frontages.

101. All public utilities shall be underground, except transformers, which may be mounted on pads. Public utility easements shall be dedicated outside and adjacent to all streets rights-of-way. All public utilities within the subdivision and along peripheral streets shall be placed underground except those facilities exempted by the Public Utilities Commission Regulations or operating at 70,000 volts or greater. Undergrounding of utilities shall not result in the addition of new poles being installed on other properties or street frontages.

102. A preliminary title report and plan check fees along with the engineer's estimated cost of installing the subdivisions improvements shall be submitted with the initial improvement plan submittal. Inspection fees shall be paid prior to initiating construction.

103. A final soils report including "R" values in future streets prepared by a registered civil engineer in accordance with the California Health and Safety Code must be submitted for review prior to the approval of the improvement plans and the filing of the final map, if required by the City Engineer. The date and name of the person who prepared the report are to be noted on the final map.

104. The sub-divider shall enter an Improvement Agreement in accordance with the municipal

code prior to recording of the final map. The subdivision agreement shall include for deposit with the City a performance bond, labor, material bond, cash bond, or other bonds as required by the City Engineer, prior to acceptance of the final map.

105. Sub-divider may commence off site construction prior to approval of the final map in accordance with Section 7-2.02 MMC, an encroachment permit, providing improvement plans are approved and submitting 100% performance bond, additional bond (50% labor & material) and insurance certificate, shall be submitted prior to initiating any construction work within any street or right-of-way which is dedicated or proposed to be dedicated by the subdivision. The encroachment permit fee shall be per City of Madera Development Application Fees as approved by City Council and shall be paid at the time of permit.

106. The developer's engineer, upon completion of subdivision related improvements, shall certify to the City Engineer that the improvements are made in accordance with city requirements and the approved plans. As-built plans showing final existing conditions and actual grades of all improvements and facilities shall also be submitted prior to acceptance of the subdivision improvements by the City.

Subdivision Improvement Inspections:

107. Engineering department plan check and inspection fees along with the engineer's estimated cost of installing off-site improvements shall be submitted along with the improvement plans. Inspection fees shall be due at time that all other fees are due per the subdivision agreement.

108. Prior to the installation of any improvements or utilities, the general contractor shall notify the engineering department 48 hours prior to construction. The inspector will verify prior to inspection that the contractor requesting inspection is using plans signed by the City Engineer.

109. No grading or other construction activities, including preliminary grading on site, shall occur until the City Engineer approves the improvement plans or grading plans. The inspector will verify prior to inspection that the contractor requesting inspection is using plans signed by the City Engineer.

110. No occupancy of any buildings within the subdivision shall be granted until subdivision improvements are completed to the satisfaction of the City Engineer. After request for final improvement inspection, the generation of a written punch list will require a minimum of five working days.

Special Engineering Conditions:

111. Project grading shall not interfere with the natural flow or adjacent lot drainage, and shall not adversely impact downstream properties. Grading plans shall indicate the amount of

cut and fill required for the project, including the necessity for any retaining walls. Retaining walls if required shall be approved as to design and calculations prior to issuance of a grading permit therefore.

112. Lot fill in excess of 12 inches shall require a compaction report prior to issuance of any building permits. Soil shall not slope onto any adjacent property. Lot grade elevation differences with any adjacent properties of 12 inches or more will require construction of a retaining wall.

113. Retaining walls, if required, shall be concrete blocks. Design calculations, elevations, and locations shall be shown on the grading plan. Retaining wall approval is required in conjunction with grading plan approval.

114. Prior to the issuance of any building permits or any construction on the subdivision, a storm water pollution plan shall be prepared and a storm water permit obtained as required by the state regional water quality control board for developments of over one acre in size.

115. Any construction work on MID facilities must not interfere with either irrigation or storm water flows, or MID operations. Prior to any encroachment upon, removal or modification of MID facilities, the sub-divider must submit two sets of preliminary plans for MID approval. Permits must be obtained from MID for said encroachments, removal, or modification. Upon project completion as built plans shall be provided to MID. Abandonment of agricultural activities will require removal of MID facilities at the owners' expense. Turnouts and gates shall be salvaged and returned to the MID yard.

116. Prior to recording the subdivision map, any current and/or delinquent MID. assessments, plus estimated assessments for the upcoming assessment (calendar) year, as well as any outstanding crop water charges, standby charges or waiver fees must be paid in full. Assessments are due and payable in full November first of the year preceding the assessment year.

117. The developer of the property can expect to pay current and future development impact fees, including, but not limited to sewer (special service area), water, streets, bridge, public works, parks, public safety and drainage, that are in place at the time building permits are issued.

118. Final street names shall be approved by the Planning Department prior to recording the map for each phase of the development or approval of the improvement plans. Road names matching existing county roads must maintain the current suffix. All streets, even the small segments, shall have street names on the final map. Entry streets, cul-de-sacs and courts should utilize the name of the nearest subdivision street.

119. The applicant shall coordinate with the United States post office relative to the proposed location of the postal boxes for the project. In regard to this item, all adjacent sidewalks

shall retain a minimum clear walkway width of five feet.

SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT

120. The applicant shall consult with and shall comply with the requirements of the San Joaquin Valley Air Pollution Control District.

MADERA UNIFIED SCHOOL DISTRICT

121. The applicant shall be responsible for payment of fees to the Madera Unified School District and shall provide the City with evidence of payment, or evidence of the Districts determination that no payment is required, prior to issuance of a certificate of occupancy.

AIRPORT LAND USE COMMISSION

122. The project site is not located in any Compatibility Zone of the 2015 Airport Land Use Compatibility Plan.

PG&E

123. PG&E recommends the following language be expressly stated in the offer of dedication for Public Utility Easements ("PUEs"):

    a. "We the undersigned, as Owner(s) of the land shown hereon, do hereby state that I/we am/are the only person(s) whose consent is necessary to pass clear title to said land and do hereby consent to the preparation and recordation of this map and offer for dedication and do hereby dedicate for public uses the Public Utility Easements (PUEs) shown on this map for public utility purposes including electric, gas, communication facilities and all other public utility purposes; together with any and all appurtenances thereto, including the right from time to time to trim and to cut down and clear away or otherwise control any trees or brush. The PUEs hereby offered for dedication are to be kept open and free of buildings, or any other structures of any kind."

124. The final map must contain such a statement setting forth the offer of dedication and such offer must be accepted by the county or municipality. The PUEs must also be of sufficient width, acceptable to PG&E, for PG&E to occupy with its distribution and service facilities. If the county or municipality has declined the offer of dedication, the applicant may be required to grant or secure easements in gross satisfactory to PG&E.

125. Our review indicates the design and/improvements identified on the map(s) appears to directly interfere with PG&E's existing facilities and land rights. An overhead electric line along the eastern property line will be impacted by the proposed subdivision. For any requests to modify or relocate PG&E existing facilities, or to request gas and/or electric service, please submit an application to PG&E's Service Planning department through PG&E's Your Project Portal: Sign In (yourprojects-pge.com).

-END OF CONDITIONS-

SECTION 4 - MITIGATION, MONITORING AND REPORTING PLAN

Mitigation Monitoring Program					
Impact	**Mitigation Measure**	**Time Frame for Implementation**	**Responsible Monitoring Agency**	**Date**	**Initials**
	Aesthetics				
	No mitigation required.				
	Agriculture and Forest Resources				
	No mitigation required.				
	Air Quality				
	No mitigation required.				
	Biological Resources				
#1	**BIO-1**: Within 14 days prior to the start of Project ground-disturbing activities, a pre-construction survey shall be conducted by a qualified biologist knowledgeable in the identification of special-status species known to occur in the region. Special focus for special-status species surveys will include; Swainson's hawk, American badger, western burrowing owl, nesting migratory birds and raptors, American badger and Crotch's bumble bee. If no special status species or their sign (burrows, nests, tracks, scat, etc) are observed during the survey, no further action is required. A copy of the pre-construction survey report shall be submitted to the lead agency prior to the start of construction.	Within 14 days prior to any ground-disturbing activities	Project developer and Lead Agency		
		Steps to Compliance: A. A qualified biologist shall be responsible for a preconstruction survey. B. If necessary, the qualified biologist shall contact CDFW and USFWS to determine next steps. C. If necessary, the qualified biologist shall implement next steps in consultation with the wildlife agencies. Next steps may include implementing avoidance buffers. D. The qualified biologist shall prepare a brief report to be submitted to the lead agency for evidence of compliance.			

<table>
<tr><th colspan="6">Mitigation Monitoring Program</th></tr>
<tr><th>Impact</th><th>Mitigation Measure</th><th>Time Frame for Implementation</th><th>Responsible Monitoring Agency</th><th>Date</th><th>Initials</th></tr>
<tr><td>#2</td><td>BIO-2: Within 14 days prior to the start of Project ground-disturbing activities, a pre-construction activity survey with a 250-foot buffer where land access is permitted should be conducted by a qualified biologist knowledgeable in the identification of this species and approved by the CDFW. Surveys need not be conducted for all areas at one time; they may be phased so that surveys occur within 14 days of the portion of the Project Site that will be disturbed. If dens/burrows that could support any of these species are discovered during the pre-activity survey (BIO-1), the avoidance buffers outlined below should be established.

If burrows that could support the burrowing owl species are discovered during the pre-construction clearance survey conducted under MM BIO-1, the avoidance buffers outlined below shall be established, and burrow monitoring shall be conducted in accordance with the California Department of Fish and Game (CDFG) Staff Report on Burrowing Owl Mitigation (CDFG, 2012). No work would occur within these buffers. If occupied burrowing owl burrows cannot be avoided by the appropriate buffer below, an Incidental Take Permit (ITP) issued by the CDFW under the California Endangered Species Act (CESA) to authorize "take" that is incidental to an otherwise lawful activity, may be required before any work within the buffer.
<table>
<tr><th rowspan="2">Location</th><th rowspan="2">Time of Year</th><th colspan="3">Level of Disturbance</th></tr>
<tr><th>Low</th><th>Med</th><th>High</th></tr>
<tr><td>Nesting sites</td><td>April 1 -Aug 15</td><td>200 m*</td><td>500 m</td><td>500 m</td></tr>
<tr><td>Nesting sites</td><td>Aug 16 – Oct 15</td><td>200 m</td><td>200 m</td><td>500 m</td></tr>
<tr><td>Nesting sites</td><td>Oct 16- Mar 31</td><td>50 m</td><td>100 m</td><td>500 m</td></tr>
</table>
*Meters (m)
If any of these species is found and avoidance is not possible, consultation with CDFW shall be initiated. CDFW may allow burrow exclusion by a qualified biologist and only during the non-breeding season, before breeding behavior is</td><td>Within 14 days prior to any ground-disturbing activities</td><td>Project developer and Lead Agency</td><td></td><td></td></tr>
<tr><td></td><td colspan="5">Steps to Compliance:
A. A qualified biologist shall be responsible for a preconstruction survey with a 250-foot buffer.
B. If dens/burrows that could support special status species are discovered during the pre-activity survey (BIO-1) then avoidance buffers outlined in this measure shall be implemented.
C. If necessary, the qualified biologist shall contact CDFW to determine next steps and obtain ITP.
D. Work is to continue under the approval and guidance of a qualified biologist.</td></tr>
</table>

Mitigation Monitoring Program					
Impact	**Mitigation Measure**	**Time Frame for Implementation**	**Responsible Monitoring Agency**	**Date**	**Initials**
	exhibited and after the burrow is confirmed empty through non-invasive methods, such as surveillance. Copies of communications and consultation with CDFW shall be provided to the lead agency.				
#3	**BIO-3:** A qualified biologist should remain on-call throughout the construction phase if a western burrowing owl, Crotch's bumble bee, or American badger occurs on the site during construction. If one of these species occurs on-site, all construction activity should stop in the affected area until the animal leaves of its own volition. The special-status species should be avoided by construction activities and construction workers and allowed to leave the Project site without harassment. The biologist should be contacted immediately to determine whether biological monitoring or the implementation of avoidance buffers may be warranted.	During construction	Project developer and Lead Agency		
		Steps to Compliance: A. An on-call qualified biologist should be contacted if a western burrowing owl, Crotch's bumble bee, or American badger is found on the Project site during construction. B. The species should be avoided and allowed to leave without harassment. C. Work is to continue under the approval and guidance of a qualified biologist.			
#4	**BIO-4:** A preconstruction survey for Swainson's hawk and other migratory nesting birds shall be conducted 14-30 days prior to Project construction activities to verify if special-status or sensitive bird species are present within 500 feet of the Project. A report outlining the results of the survey shall be prepared and submitted to the lead agency as evidence of compliance.	14-30 days prior to construction	Project developer and Lead Agency		
		Steps to Compliance: A. A pre-construction surveys for Swainson's hawk shall be conducted 14-30 days prior to construction. B. Results shall be provided to the lead agency			
#5	**BIO-5:** If construction activities occur between February 1 and September 15, pre-disturbance surveys for active raptor and migratory bird nests shall be conducted no more than 10 days prior to the commencement of disturbance. Surveys shall follow USFWS and CDFW guidance and/or protocols, as applicable. If no active nests or nesting birds are identified, then Project construction activities may proceed, and no further mitigation measures for nesting birds are	No more than 10 days prior to construction activities	Project developer and Lead Agency		
		Steps to Compliance:			

Mitigation Monitoring Program					
Impact	**Mitigation Measure**	**Time Frame for Implementation**	**Responsible Monitoring Agency**	**Date**	**Initials**
	required. If active nest(s) are identified, the active nest(s) should be continuously surveyed for the first 24 hours after detection to establish a behavioral baseline prior to any construction-related activities. Once construction commences, all nests shall be continuously monitored to detect any behavioral changes because of the Project (i.e., nest avoidance or abandonment). If behavioral changes are observed, the work causing that change shall cease until the qualified biologist consults with the CDFW and/or the USFWS and the qualified biologist implements the recommended measures. During such times as the qualified biological monitor is not on site while construction workers are on site, a minimum non-disturbance buffer of 250 feet shall be established around active nests and a 500-foot no-disturbance buffer around the nests of raptors until the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival, and any adult birds are no longer occupying the nest. Deviations from these no-disturbance buffers may be implemented if the qualified biologist concludes that work within the buffer area would not cause nest avoidance or abandonment (e.g., when the disturbance area would be concealed from a nest site by topography) provided that notification of this determination of a deviation in the no-disturbance buffer is provided by the qualified biologist no less than 15 days in advance to CDFW and the United States Fish and Wildlife Service.	A. If construction is between February 1-September 15, then a pre-disturbance survey for active raptor and migratory bird nests shall be conducted no more than 10 days prior to commencement of disturbance. B. If no nests are found, construction shall proceed. C. If nests are found then monitoring and recommended measures, including non-disturbance buffer, shall be implemented. D. Work is to continue under the approval and guidance of a qualified biologist. E. The qualified biologist consults with the CDFW and/or the USFWS			
#6	**BIO-6:** If an active raptor nest is identified, and when construction activities occur within the avoidance buffer of the nest, a qualified biologist shall conduct a daily site visit to observe all construction-related activities and or activity near an active nest. If construction activities are not occurring within the avoidance buffer of a nest, these resources shall be checked during a weekly site visit to observe activity. The qualified biologist shall be familiar with all potential	During construction	Project developer and Lead Agency		

Mitigation Monitoring Program					
Impact	**Mitigation Measure**	**Time Frame for Implementation**	**Responsible Monitoring Agency**	**Date**	**Initials**
	species and their sign (i.e., tracks, scat, etc.) that have the potential to occur within the proposed Project site. The qualified biologist shall prepare a daily datasheet to record all construction-related activities that occurred and activity at an active nest and document the progress of the Project with photographs. Copies of daily datasheets and photographs shall be submitted to the lead agency as evidence of compliance.	**Steps to Compliance:** A. If active raptor nests are identified during MM BIO-5, a qualified biologist shall conduct a daily site visit to observe construction performed within the avoidance buffer. B. If active raptor nests are identified during MM BIO-5, a qualified biologist shall conduct a weekly site visit to observe construction performed outside of the avoidance buffer. C. Copies of daily datasheets and photographs shall be submitted to the lead agency.			
#7	**BIO-7:** If construction work occurs after August 30 and ends before March 1 (outside of the breeding season), impacts to the Swainson's hawk would be avoided. Surveys would not be required for work conducted during this part of the year, and no further mitigation for nest disturbance is required. a. Protocol Surveys. For work that begins between March 1 and August 30, a qualified biologist with expertise in Swainson's hawk shall conduct protocol surveys of potential nesting habitat within 0.5 miles of any construction activities prior to initiation of such activities. The Project proponent shall conduct a protocol-level survey in conformance with the "Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley," Swainson's Hawk Technical Advisory Committee (TAC) (https://www.wildlife.ca.gov/conservation/survey-protocols#377281284-birds) (May 31, 2000), which is hereby incorporated by reference. This protocol prescribes minimum standards for survey equipment, mode of survey, angle and distance to tree, speed,	During construction that occurs between March 1 and August 30	Project developer and Lead Agency		
		Steps to Compliance: A. For construction that occurs March 1-August 30 then a qualified biologist shall conduct protocol surveys of potential nesting habitat within 0.5 miles of the construction activities. B. If no Swainson's hawk nests are found within 0.5 miles, nest disturbance mitigation is not required. C. If no Swainson's hawk nests are found within 10 miles, foraging mitigation is not required. D. If nesting Swainson's hawks are observed within 0.5 miles then CDFW pre-approved mitigation shall be implemented.			

Mitigation Monitoring Program					
Impact	**Mitigation Measure**	**Time Frame for Implementation**	**Responsible Monitoring Agency**	**Date**	**Initials**
	visual and audible clues, distractions, notes and observations, and timing of surveys. A written report with the pre-construction survey results shall be provided to the lead agency and CDFW within 30 days of the commencement of construction-related activities. The report shall include: the date of the report, authors and affiliations, contact information, introduction, methods, study location, including a map, results, discussion, and literature cited. If the required protocol surveys show there are no active Swainson's hawk nests within 0.5 miles of construction activities, then no further mitigation for nest disturbance shall be required. If protocol surveys show that there are no active Swainson's hawk nests within 10 miles of the site, then no further mitigation for foraging impacts shall be required. b. Nest Avoidance. If nesting Swainson's hawks are observed within 0.5 miles of the Project site during the protocol surveys, the Project proponent shall implement CDFW pre-approved mitigation measures to avoid nest impacts during construction. These measures include: • All Project-related activities with the potential to cause nest abandonment or forced fledging of young shall be avoided until the young have fledged. • If disturbances, habitat conversions, or other Project-related activities that may cause nest abandonment or forced fledging are necessary, within the nest protection buffer zone (0.5-mile), monitoring of the nest site by a qualified raptor biologist, funded by the Project proponent, shall be required to determine if the nest is abandoned. If the nest is abandoned, but the nestlings are still alive,	E. Work is to continue under the approval and guidance of a qualified biologist. F. Sumit report to lead agency and CDFW.			

Mitigation Monitoring Program					
Impact	**Mitigation Measure**	**Time Frame for Implementation**	**Responsible Monitoring Agency**	**Date**	**Initials**
	the Project developer /contractor is required to fund the recovery and hacking, that is, the controlled release of captive-reared young of the nestling. • The Project proponent shall be required to coordinate with CDFW to determine if Project activities with the potential to cause disturbance to nesting Swainson's hawks within the 0.5-mile buffer may proceed with a reduced nest buffer and an approved biological monitor. CDFW may authorize a reduced nest buffer with the presence of a monitoring biologist during construction activities to ensure that the nest is not disturbed. Routine disturbances such as agricultural activities, commuter traffic, and routine maintenance activities within 0.5 miles of an active nest are not prohibited.				
#8	**BIO-8:** Prior to the initiation of construction activities, all construction personnel shall attend a Worker Environmental Awareness Training program developed by a qualified biologist. Any personnel associated with construction that did not attend the initial training shall be trained by the authorized biologist or authorized construction personnel prior to working within the Project site. Any employee responsible for the operations, maintenance, or decommissioning of Project facilities shall attend the Worker Environmental Awareness Training program prior to starting work on the Project. All on-site workers shall attend training on an annual basis. The Program shall be developed and presented by the Project qualified biologist(s) or designee approved by the qualified biologist(s). The program shall include information about the life histories of State or federally listed species with potential to occur on the Project site, their legal status, course of action should these species be encountered on-site, and avoidance and minimization measures to protect these species. The training shall include the following components: a. Information about the life history and identification of federally listed plant and wildlife species, as well as other special-status plant and	Prior to construction activities	Project developer and Lead Agency		
		Steps to Compliance: A. A Worker Environmental Awareness Training and Education Program will be developed and presented to all construction works prior to them starting work on the site. B. A sign-in sheet will be submitted to the lead agency as evidence of compliance. C. A copy of the training will be maintained on the Project site throughout construction.			

Mitigation Monitoring Program					
Impact	**Mitigation Measure**	**Time Frame for Implementation**	**Responsible Monitoring Agency**	**Date**	**Initials**
	wildlife species that may be affected by Project activities. The program shall present the legal protection status of each such species, the definition of "take" under the Federal Endangered Species Act and California Endangered Species Act, measures the Project proponent/operator shall implement to protect the species, reporting requirements, specific measures for workers to avoid take of special-status plant and wildlife species, and penalties for violation of Project permits or other Project-related environmental measures. b. An acknowledgment form signed by each worker indicating that the Worker Environmental Awareness Training and Education program has been completed shall be kept on file at the construction site. c. A copy of the training transcript and/or training video, as well as a list of the names of all personnel who attended the Worker Environmental Awareness Training and Education program, and signed acknowledgment forms, shall be submitted to the contractor's construction manager or on-site superintendent. d. A copy of the training transcript, training video or informational binder for specific procedures shall be kept available for all personnel to review and be familiar with, as necessary. The construction crews and contractor(s) shall be responsible for preventing unauthorized impacts from Project activities to sensitive biological resources that are outside the areas defined as subject to impacts by Project permits. Unauthorized impacts may result in Project stoppage, and/or fines, depending on the impact and coordination with the appropriate State or federal biological agency.				

Mitigation Monitoring Program					
Impact	**Mitigation Measure**	**Time Frame for Implementation**	**Responsible Monitoring Agency**	**Date**	**Initials**
	Cultural Resources				
#9	**CUL-1:** If prehistoric or historic-era cultural materials are encountered during construction activities, all work within 50 feet of the find shall halt until a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologists, can evaluate the significance of the find and make recommendations. Cultural resource materials may include prehistoric resources such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock, as well as historic resources such as glass, metal, wood, brick, or structural remnants. If the qualified professional archaeologist determines that the discovery represents a potentially significant cultural resource, additional investigations may be required to mitigate adverse impacts from Project implementation. These additional studies may include avoidance, testing, and evaluation, or data recovery excavation. If a potentially eligible resource is encountered, then the qualified professional archaeologist, the Lead Agency shall arrange for either, (1) total avoidance of the resource or (2) test excavations to evaluate eligibility and, if eligible, total data recovery. The determination shall be formally documented in writing and submitted to the Lead Agency as verification that the provisions for managing unanticipated discoveries have been met.	During construction	Project developer and Lead Agency		
		Steps to Compliance: A. If necessary, work shall cease and the project proponent shall retain a qualified archaeologist to assess finds and recommended procedures. B. The qualified archaeologist shall assess the significance of the find and determine next steps. C. A copy of the additional studies shall be submitted to the Lead Agency to verify compliance.			
#10	**CUL-2:** If human remains are discovered during construction or operational activities, further excavation or disturbance shall be prohibited pursuant to Section 7050.5 of the California Health and Safety Code. The specific protocol, guidelines, and channels of communication outlined by the Native American Heritage Commission, in accordance with Section 7050.5 of the Health and Safety Code, Section 5097.98 of the Public Resources Code (Chapter 1492, Statutes of 1982, Senate Bill 297), and Senate Bill 447 (Chapter 44, Statutes of 1987), shall be followed. Section 7050.5(c) shall guide the potential Native American involvement, in the event of discovery of human remains, at the	During construction	Project developer and Lead Agency		
		Steps to Compliance: A. If necessary, work shall cease and the project proponent shall call the county coroner's office and contact the Native American Heritage Commission.			

Mitigation Monitoring Program					
Impact	**Mitigation Measure**	**Time Frame for Implementation**	**Responsible Monitoring Agency**	**Date**	**Initials**
	direction of the Madera County Coroner. All reports, correspondence, and determinations regarding the discovery of human remains on the Project site shall be submitted to the City of Madera. According to the California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and willful disturbance of human remains is a felony (Section 7052).	B. The qualified archaeologist shall assess the significance of the find and determine next steps. C. The Lead Agency shall verify compliance.			
	Energy				
	No mitigation required.				
	Geology and Soils				
#11	**GEO-1:** If any paleontological resources are encountered during ground disturbance activities, all work within 25 feet of the find shall halt until a qualified paleontologist, as defined by the Society of Vertebrate Paleontology Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources (2010), can evaluate the find and make recommendations regarding treatment. Paleontological resource materials may include resources such as fossils, plant impressions, or animal tracks preserved in rock. The qualified paleontologist shall contact the Natural History Museum of Los Angeles County or other appropriate facility regarding any discoveries of paleontological resources. If the qualified paleontologist determines that the discovery represents a potentially significant paleontological resource, additional investigations and	During construction	Project developer and Lead Agency		

Mitigation Monitoring Program					
Impact	**Mitigation Measure**	**Time Frame for Implementation**	**Responsible Monitoring Agency**	**Date**	**Initials**
	fossil recovery may be required to mitigate adverse impacts from Project implementation. If avoidance is not feasible, the paleontological resources shall be evaluated for their significance. If the resources are not significant, avoidance is not necessary. If the resources are significant, they shall be avoided to ensure no adverse effects, or such effects must be mitigated. Construction in that area shall not resume until the resource appropriate measures are recommended or the materials are determined to be less than significant. If the resource is significant and fossil recovery is the identified form of treatment, then the fossil shall be deposited in an accredited and permanent scientific institution. Copies of all correspondence and reports shall be submitted to the Lead Agency.	**Steps to Compliance:** A. In the event that paleontological resources are encountered during ground disturbance activities, all work within 25 feet shall halt. B. If required, the project proponent shall contact the qualified paleontologist to assess the find. C. The operator shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. D. The Lead Agency shall verify compliance with the mitigation measure.			
	Greenhouse Gas Emissions				
	No mitigation required.				
	Hazards and Hazardous Materials				
#12	**HAZ-1**: In the event that unknown underground storage tank(s) or a septic system are uncovered or damaged during excavation or grading activities, all work in that area shall cease. The State Water Resources Control Board (SWRCB) and the Madera County Environmental Health Division shall be contacted to determine what appropriate remediation may be required and to identify the appropriate requirements and approvals. A report of all communication and the determination made by the SWRCB and the County Health Division shall be submitted to the City.	During excavation and grading activities	Project developer and Lead Agency		
		Steps to Compliance: 1. Work shall cease if underground storage tank(s) or septic systems are discovered during excavation or grading. 2. SWRCB and Madera County Environmental Health Division shall be contacted to determine next steps. 3. All communication shall be saved and submitted to the Lead Agency to verify compliance with mitigation measure.			

Mitigation Monitoring Program					
Impact	**Mitigation Measure**	**Time Frame for Implementation**	**Responsible Monitoring Agency**	**Date**	**Initials**
#13	**MM HAZ-2**: Prior to the start of the demolition of any existing structures on the Project site, an assessment of the existing buildings shall be performed by a certified consultant, notification shall be submitted to the San Joaquin Valley Air Pollution Control District, and any abatement requirements shall be completed in order to obtain an approved demolition permit. A copy of the approved demolition permit shall be submitted to the lead agency as evidence of compliance If no regulated asbestos or lead paint is found during the assessment, no further action is necessary.	Prior to issuance of demolition permit	Project developer and Lead Agency		
		Steps to Compliance: 1. A certified consultant shall perform an asbestos and lead paint assessment of any existing structures. 2. Findings shall be submitted to the San Joaquin Valley Air Pollution Control District. 3. Applicable abatement requirements shall be completed. 4. The Lead Agency shall verify compliance with the mitigation measure.			
	Hydrology and Water Quality				
	No mitigation required.				
	Land Use and Planning				
	No mitigation required.				
	Mineral Resources				
	No mitigation required.				
	Noise				

Mitigation Monitoring Program					
Impact	**Mitigation Measure**	**Time Frame for Implementation**	**Responsible Monitoring Agency**	**Date**	**Initials**
#13	**NSE-1:** Mechanical ventilation or air conditioning shall be provided for all homes so that windows and doors can remain closed for sound insulation purposes.	Prior to building permit issuance	Developer and Lead Agency		
		Steps to Compliance: 1. Developer shall submit building plans that demonstrate mechanical ventilation or air conditioning will be provided in each home. 2. The Lead Agency shall verify the requirement through review of building permit plans.			
	Population and Housing				
	No mitigation required.				
	Public Services				
	No mitigation required.				
	Recreation				
	No mitigation required.				
	Traffic and Transportation				
	No mitigation required.				
	Tribal Cultural Resources				
	Implementation of MM CUL-1 and MM CUL-2.				
	Utilities and Service Systems				
	No mitigation required.				
	Wildfire				

Mitigation Monitoring Program					
Impact	**Mitigation Measure**	**Time Frame for Implementation**	**Responsible Monitoring Agency**	**Date**	**Initials**
	No mitigation required.				

REPORT TO THE PLANNING COMMISSION

Prepared by: Jonathan Bartel, Senior Planner

Meeting of: November 10, 2026

Agenda Number: 4

SUBJECT:

Consideration of an application to Prezone (REZ 2026-08) ±26.5 acres land located on the northwest corner of West Almond Avenue and Stadium Road, in the County of Madera (APN: 034-070-067 and 038-070-068), to facilitate annexation (ANX 2026-02) to the City of Madera.

RECOMMENDATION:

Conduct a public hearing and take the following action:

1. Adopt a Resolution of the Planning Commission of the City of Madera recommending the Council of the City of Madera adopt an ordinance approving REZ 2026-08 to facilitate annexation to the City of Madera (ANX 2026-02).

SUMMARY:

The applicant, Madera Unified School District (MUSD), has filed an application to Prezone (REZ 2026-08) ±26.5 acres of land located on the northwest corner of West Almond Avenue and Stadium Road, in the County of Madera (APN: 034-070-067 and 038-070-068), to facilitate annexation (ANX 2026-02) to the City of Madera. The territory currently exists as a County "island" (i.e., unincorporated land which has been surrounded entirely by lands incorporated by the City). MUSD obtained County approval for the construction and operation of a new outdoor education and athletic facility designed to support the District's Expanded Learning Opportunities (ELO) program (project) and provide recreational opportunities for the broader community. Proposed improvements include multiple athletic fields (soccer, baseball, softball), beach volleyball courts, a parking lot, support buildings, lighting, utilities, and associated infrastructure. The facility would accommodate after-school programs, weekend camps, tournaments, and community use.

REZ 2026-08 proposes to prezone the project site to the R-1 (Residential) zone district. Prezoning is a prerequisite to annexation of the project area to the City of Madera.

Table 1 below provides a brief overview of the entitlement request, project applicant, project location and site characteristics.

Table 1: *Project Overview*	
Project Number:	REZ 2026-08 and ANX 2026-02

Applicant:	MUSD
Property Owner:	MUSD
Location:	±26.5 acres of land on 2 parcels, on the northwest corner of West Almond Avenue and Stadium Road, in the County of Madera.
Project Area:	±26.5 acres
Existing Land Use Designation:	±19.90 ac. - Low Density Residential (2.1-7 d.u./ac.)
Existing Zoning District:	RRS (Madera County - Residential, Rural, Single Family District)
Proposed Zoning District:	R-1 (Residential)
Site Characteristics	Majority of the project area is composed of vacant land.

ANALYSIS:

Site Characteristics:

The territory proposed to be prezoned and annexed is comprised of two parcels that total ±26.5 acres in area. The majority of the project area consists of vacant land. The project area is located within the unincorporated area of the County of Madera but within the City of Madera Sphere of Influence (SOI) and Urban Growth Boundary (UGB) pursuant to the General Plan.

REZ 2026-08:

Currently, the City of Madera's General Plan Land Use Map designates the two parcels within the project area and proposed annexation boundary for Low Density Residential (2.1-7.0 dwelling units per acre) uses.

REZ 2026-08 proposes to Prezone the project site (±26.5 acres) to the R-1 (Residential) zone district. The proposed R-1 zone district is consistent with the land use designation in accordance with Table LU-A of the General Plan. While the use is not listed as permissible in the R-1 zone district, the proposed project has been entitled through the County of Madera and MUSD is a state agency with independent land-use authority for educational purposes under California Government Code Section 53094. Pursuant to this authority, the MUSD adopted a resolution to render the zoning designation inapplicable to the project site to the extent that it would conflict with the MUSD's proposed use of the property for educational facilities. This action would allow the MUSD to construct and operate the proposed project consistent with its educational mission, independent of local zoning regulations and the City to prezone the territory consistent with the General Plan.

Prezoning of the project area in accordance with REZ 2026-08 will facilitate annexation as provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

ANX 2026-02:

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Act) establishes procedures for local government changes of organization, including city incorporations, annexations to a city or special district, and city and special district consolidations.

Local agency formation commissions (LAFCOs) have numerous powers under the Act, but those of primary concern are the power to act on local agency boundary changes and to adopt spheres of influence for local agencies. Among the purposes of LAFCOs are the discouragement of urban sprawl and the encouragement of the orderly formation and development of local agencies.

Upon receipt of the project application, City staff met preliminarily with Madera County LAFCO staff for purposes of identifying a recommended logical and orderly boundary for annexation. Both City and LAFCO staff agree with the proposed boundary.

Accordingly, the proposed project area includes all parcels within the area which City and County staff recommend will create the most logical and orderly boundary for annexation.

ENVIRONMENTAL REVIEW:

MUSD acting as Lead Agency under the California Environmental Quality Act (CEQA), has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Project. They are responsible for the implementation of all mitigation measures identified. The City of Madera has been identified as a Responsible Public Agency. The City of Madera has reviewed and considered the (IS/MND) as prepared by the Lead Agency.

Blair, Church & Flynn, Inc. has prepared an initial study, performed environmental analyses and evaluated the project in accordance with the CEQA Guidelines and criteria on behalf of MUSD as lead agency. The conclusions and findings resultant from these environmental studies, analyses and an evaluation of the proposed project determined that although the project could have a significant effect on the environment, there will not be a significant effect because mitigation measures have been identified to reduce the significant direct, indirect or cumulative effects on the environment to a level less-than-significant, and that preparation of a (IS/MND) is appropriate for this project.

The Notice of Intent to Adopt the Mitigated Negative Declaration (SCH No. 2026080330) by MUSD as the Lead Agency was posted with the Governor's Office of Planning and Research (OPR). This initiated a public review period effectively commencing on August 15, 2026, and ending September 14, 2026. MUSD approved the project on October 13, 2026.

Although annexation is not required for project construction or operation, it was acknowledged as a possible activity of the project and the District anticipated that the property is likely to be annexed into the City of Madera during project construction or following project completion. Annexation would be processed through the Madera County Local Agency Formation Commission (LAFCo) in coordination with the City and County. Because annexation is a reasonably foreseeable future action, the potential environmental effects associated with annexation of the Facility into the City were evaluated in this Initial Study. As the lead agency, the MUSD approved the proposed project on October 13, 2026 and determined that the project

will not have a significant effect on the environment; a Negative Declaration was prepared for the project pursuant to CEQA a Mitigation Reporting or Monitoring Plan was adopted and mitigation measures were made a condition of the approval of the project. No further environmental documentation is required.

Staff is recommending the Planning Commission adopt a resolution recommending Council approval of REZ 2026-08 to facilitate ANX 2026-02.

PLANNING COMMISSION ACTION:

The Commission's action relative to REZ 2026-08 will be a recommendation to the City Council. Staff recommends that the Commission take the following action:

1. Adopt a Resolution of the Planning Commission of the City of Madera recommending the Council of the City of Madera adopt an ordinance approving REZ 2026-08 to facilitate annexation to the City of Madera (ANX 2026-02).

ALTERNATIVES:

As an alternative, the Commission may elect to:

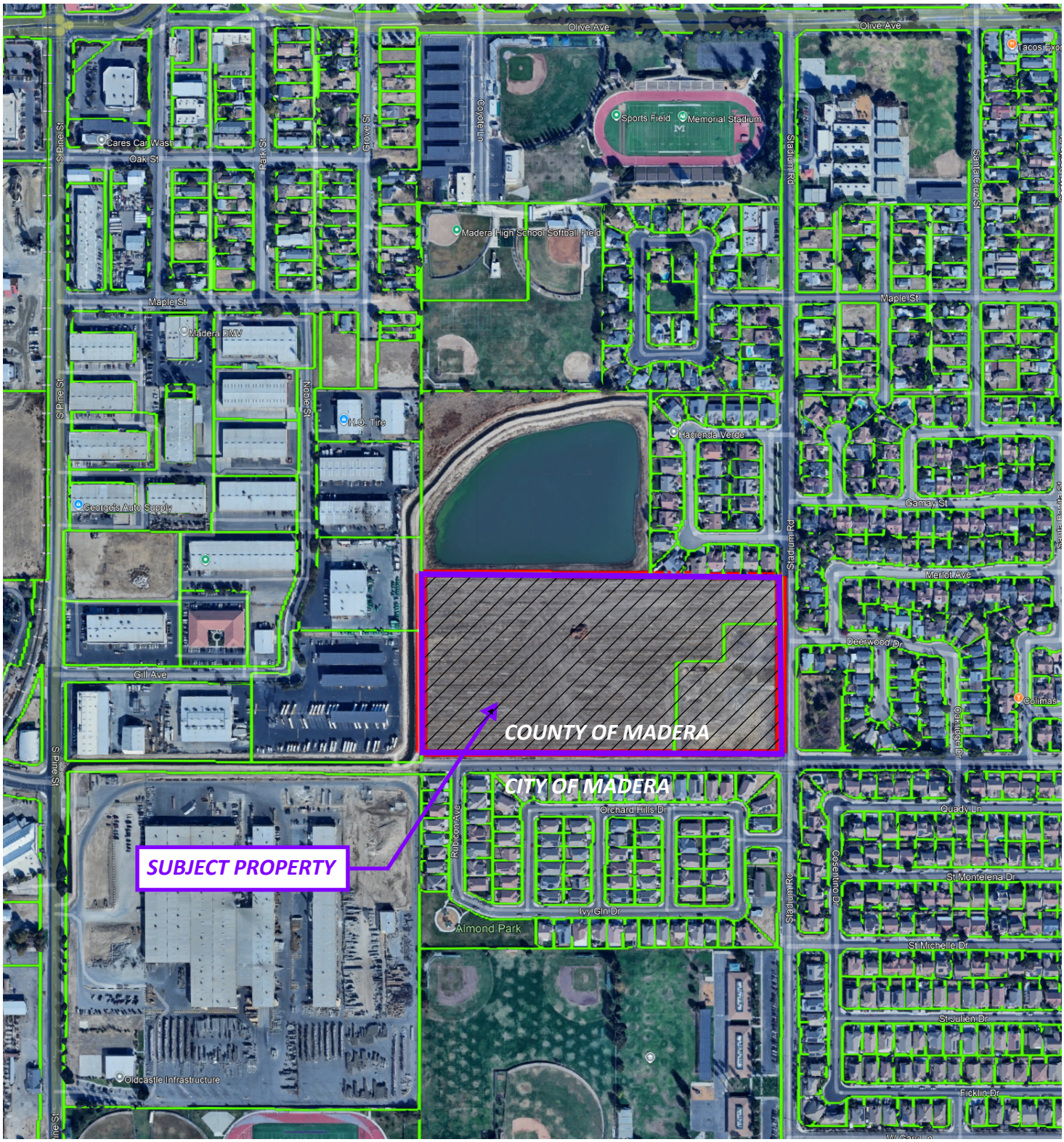
1. Move to refer the item back to staff and/or continue the public hearing to a future Commission meeting at a date certain with direction to staff to return with an updated staff report and/or resolution(s): (Commission to specify date and reasons for continuance).
2. Move to deny (or recommend denial) of one or more request based on specified findings: (Commission to articulate reasons for denial).
3. Provide staff with other alternative directives.

ATTACHMENTS:

1. Vicinity Map
2. Initial Study/Mitigated Negative Declaration
3. Planning Commission Resolution for Recommendation to the City Council
    a. Exhibit "A" General Plan Land Use Map
    b. Exhibit "B" Zone District Map
    c. Exhibit "C" Project Area/Territory Proposed for Annexation

ATTACHMENT 1

Vicinity Map



The City of MADERA

N
W E
S

VICINITY MAP

REZ 2026-08, ANX 2026-02

APN: 034-070-067
034-070-068
AREA: 26.5 ACRES

ATTACHMENT 2

Initial Study/Mitigated Negative Declaration

https://ceqanet.lci.ca.gov/2026080330/2

ATTACHMENT 3

Planning Commission Resolution

Including:

Exhibit "A" - General Plan Land Use Map

Exhibit "B" - Zone District Map

Exhibit "C" - Project Area

RESOLUTION NO. 2065

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MADERA RECOMMENDING THE CITY COUNCIL OF THE CITY OF MADERA APPROVE REZ 2026-08 TO FACILITATE ANNEXATION TO THE CITY OF MADERA (ANX 2026-02)

WHEREAS, Madera Unified School District ("Owner") owns Assessor's Parcel Number (APN) 034-070-067 and 038-070-068, comprising ±26.5 acres of land on 2 parcels located on the northwest corner of West Almond Avenue and Stadium Road, in the County of Madera, California (the "Project Site"); and

WHEREAS, the Owner has submitted an application for a Prezone (REZ) 2026-08 to facilitate annexation of the project site to the City of Madera; and

WHEREAS, the specific changes of organization requested consist of detachment of the project area territory from the County of Madera and annexation to the City of Madera; and

WHEREAS, the territory to be annexed is within the Sphere of Influence (SOI) and the Urban Growth Boundary of the City of Madera; and

WHEREAS, Government Code (CGC) § 56375(C)(7) requires, as a condition to annexation, that a city prezone the territory to be annexed or present evidence satisfactory to the Local Agency Formation Commission (LAFCO) that the existing development entitlements on the territory are consistent with the city's general plan; and

WHEREAS, REZ 2026-08 proposes to prezone the project site (±25.6 acres) to the R-1 (Residential) zone district; and

WHEREAS, the proposed R-1 (Residential) zone district is consistent with the Madera General Plan; and

WHEREAS, the project is compatible with other properties and environs within the vicinity of the project and is not expected to be detrimental to the health, safety, peace, comfort or general welfare of the neighborhood or the City; and

WHEREAS, this project was assessed by the Madera Unified School District as Lead Agency and the City of Madera as Responsible Public Agency in accordance with the provisions of the California Environmental Quality Act ("CEQA") resulting in preparation of a Mitigated Negative Declaration (SCH 2026080330) and adoption of a Mitigation Monitoring and Reporting Program, which has been circulated, and made available for public review pursuant to CEQA; and

WHEREAS, pursuant to the City's Municipal Code and State Planning and Zoning Law, the Planning Commission (Commission) is authorized to review and make recommendations to the City Council (Council) for prezones on behalf of the City; and

WHEREAS, the City provided notice of the Commission hearing as required by law for the regular meeting of the Planning Commission held on November 10, 2026; and

WHEREAS, the Commission received and independently reviewed and considered the information contained in the IS/MND pursuant to CEQA, and reviewed REZ 2026-08 (to facilitate ANX 2026-02) at the duly noticed meeting on November 10, 2026; and

WHEREAS, at the November 10, 2026, Commission hearing, the public was provided an opportunity to comment, and evidence, both written and oral, was considered by the Commission; and

WHEREAS, after due consideration of all the items before it, the Commission now desires to adopt this Resolution recommending the Council approve REZ 2026-08 to facilitate ANX 2026-02; and

NOW, THEREFORE BE IT RESOLVED, by the Planning Commission of the City of Madera as follows:

1. Recitals: The above recitals are true and correct and are incorporated herein.

2. CEQA: The Planning Commission finds an environmental assessment initial study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA) Guidelines. This process included the distribution of requests for comment from other responsible or affected agencies and interested organizations. Preparation of the environmental assessment necessitated a thorough review of the proposed Project and relevant environmental issues. Although annexation is not required for project construction or operation, it was acknowledged as a possible activity of the project and the District anticipated that the property is likely to be annexed into the City of Madera during project construction or following project completion. Annexation would be processed through the Madera County Local Agency Formation Commission (LAFCo) in coordination with the City and County. Because annexation is a reasonably foreseeable future action, the potential environmental effects associated with annexation of the Facility into the City were evaluated in this Initial Study. As the lead agency, the MUSD approved the proposed project on October 13, 2026 and determined that the project will not have a significant effect on the environment; a Negative Declaration was prepared for the project pursuant to CEQA a Mitigation Reporting or Monitoring Plan was adopted and mitigation measures were made a condition of the approval of the project. No further environmental documentation is required.

3. Recommendation to City Council to Approve REZ 2026-08: The Commission finds that REZ 2026-08 is consistent with the General Plan goals, policies and objectives and with the General Plan Land Use Plan and California Government Code Section 53094. Therefore, based on evidence in the record, the Planning Commission recommends that the City Council approve REZ 2026-08 as shown in Exhibit B.

4. Annexation Findings: The Commission finds that the annexation of the proposed project area territory to the City of Madera is consistent with the goals, objectives, and policies of the Madera General Plan. The project is consistent with General Plan Policy LU-13, which states "The City shall support annexation of property to its boundaries for the purpose of new development only when it determines that the following conditions exist:

- Sufficient public infrastructure, facilities, and services are available or will be provided in conjunction with new development; and

- Demands on public infrastructure, facilities and services created by the new development will not result in reductions in capacity that is necessary to serve the existing city limits (including demand created by potential infill development), reductions in existing service levels within the city limits, or the creation of detrimental fiscal impacts on the city"

The appropriate findings have been made and as a result, the project would be consistent with the City's General Plan. Therefore, based on evidence in the record, the Planning Commission recommends that the City Council authorize ANX 2026-02 as shown in Exhibit C.

5. Effective Date: This Resolution shall become effective immediately. The Secretary of the Commission shall certify to the adoption of the Resolution and shall transmit copies of the same to the Council of the City of Madera.

* * * *

Passed and adopted by the Planning Commission of the City of Madera this 10th day of November 2026, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

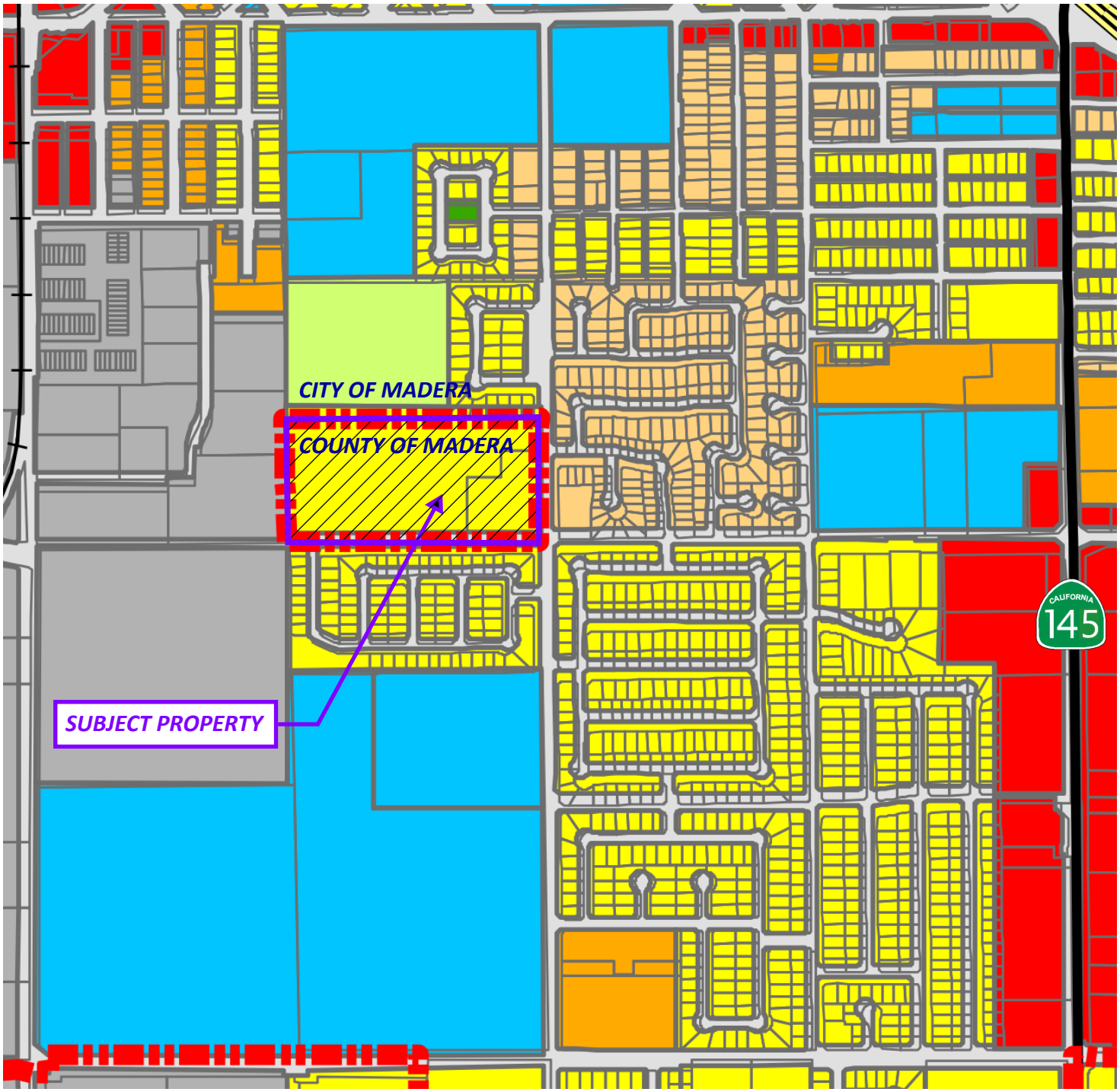
Attest:

_____
Robert Gran Jr.
Planning Commission Chairperson

_____
Will Tackett
Community Development Director

Attachments:

Exhibit "A" – General Plan Land Use Map
Exhibit "B" – Zone District Map
Exhibit "C" – Project Area/Territory Proposed for Annexation



VLD - Very Low Density Residential
LD - Low Density Residential
MD - Medium Density Residential
HD - High Density Residential
NMU - Neighborhood Mixed Use
VMU - Village Mixed Use
VR - Village Reserve
SPA - Specific Plan
C - Commercial
O - Office
I - Industrial
OS - Open Space
RC - Resource Conservation/Agriculture
P&SP - Other Public and Semi-Public Uses

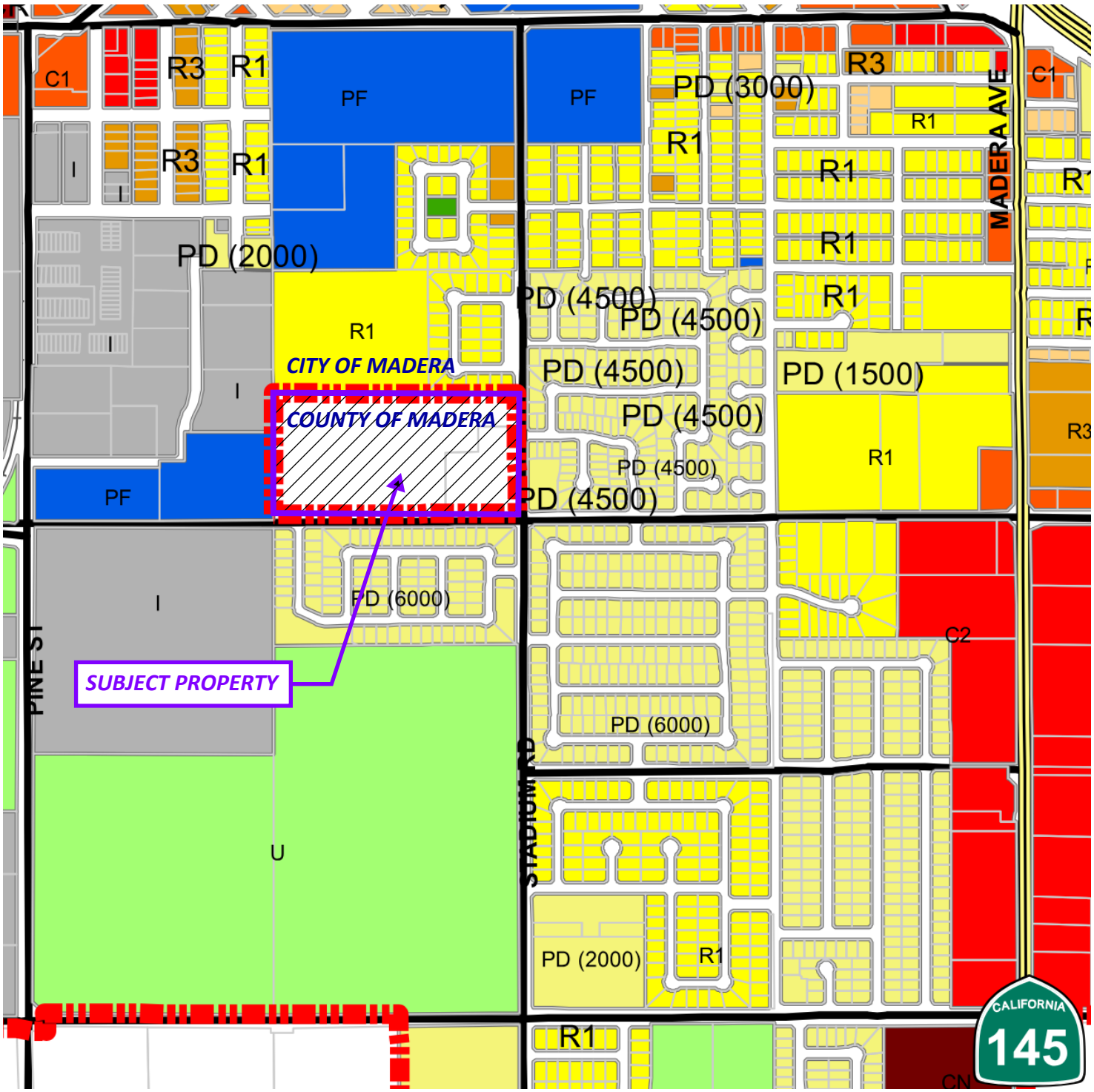
The City of MADERA

N
W E
S

GENERAL PLAN LAND USE MAP

REZ 2026-08, ANX 2026-02

APN: 034-070-067
034-070-068
AREA: 26.5 ACRES
LAND USE: LOW DENSITY RESIDENTIAL



C1 - Light Commercial
C2 - Heavy Commercial
CH - Highway Commercial
CN - Neighborhood Commercial
CR - Restricted Commercial

PF - Public Facilities
RCO - Resource Conservation and Open Space
U - Unclassified
SP - Special District
S - Special Provisions Applicable

PO - Professional Office
POWYO - Professional Office West Yosemite Avenue Overlay
I - Industrial
IP - Industrial Park

RA - (One unit per each 12,000 square feet)
R1 - (One unit per each 6,000 square feet)
R2 - (One unit per each 3,000 square feet)
R3 - (One unit per each 1,800 square feet)
PD - Planned Development

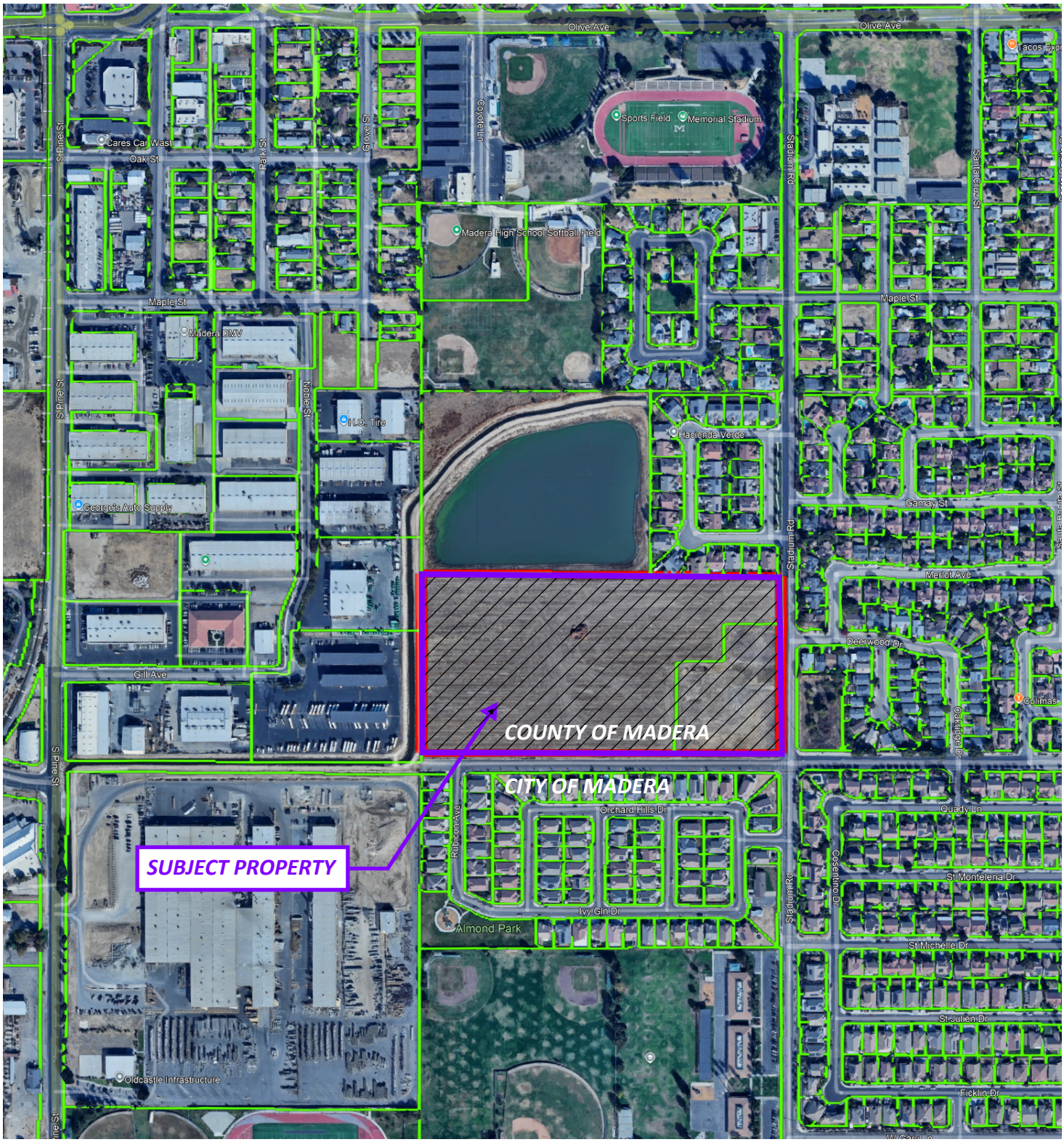
The City of MADERA

N
W E
S

ZONE DISTRICT MAP

REZ 2026-08, ANX 2026-02

APN: 034-070-067
034-070-068
AREA: 26.5 ACRES
ZONE CHANGE: FROM RRS TO R-1



The City of MADERA

N
W E
S

PROJECT AREA MAP

REZ 2026-08, ANX 2026-02

APN: 034-070-067
034-070-068
AREA: 26.5 ACRES

REPORT TO THE PLANNING COMMISSION

Prepared by: Jonathan Bartel, Senior Planner

Meeting of: November 10, 2026

Agenda Number: 5

SUBJECT:

Consideration of applications requesting a Determination of Use (DOU 2026-01) pertaining to Indoor Archery Ranges and a Conditional Use Permit (CUP 2026-08) to operate an indoor archery range in an existing building on a ±1.14-acre parcel located on the south side of Modoc Street between Schnoor Avenue and Dwyer Street at 1926 Modoc Street, Suite D (APN: 009-190-025).

RECOMMENDATION:

Conduct a public hearing and:

1. Adopt a Resolution of the City of Madera Planning Commission determining the project is Categorically Exempt pursuant to Section 15332 (In-Fill Development) of the California Environmental Quality Act (CEQA) Guidelines and approving Determination of Use (DOU 2026-01) and Conditional Use Permit (CUP 2026-08), subject to the findings and conditions of approval.

SUMMARY:

The applicant, Brian Landreth, has filed an application for DOU 2026-01 and CUP 2026-08 requesting authorization to operate an indoor archery range on a ±1.14-acre parcel located on the south side of Modoc Street between Schnoor Avenue and Dwyer Street at 1926 Modoc Street, Suite D (APN: 009-190-025).

The project site is designated for Commercial use on the General Plan Land Use Map, is located within the C-2 (Heavy Commercial) zone district designation and has been developed and improved with an existing building on the parcel that will be used for the indoor archery range. The site is surrounded by several zone districts such as Industrial to the south, Light Commercial to the north and Heavy Commercial to the east and west.

Table 1 below provides a brief overview of the entitlement request, project applicant, project location, and site characteristics.

Table 1: *Project Overview*	
Project Number:	DOU 2026-01 and CUP 2026-08
Applicant:	Bryan Landreth
Property Owner:	Berry & Berry Inc.
Location:	1926 Modoc Street, Suite D (APN: 009-190-025) South side of Modoc St. between Schnoor Ave. and Dwyer St.
Project Area:	±1.14 acres
Plan Land Use:	Commercial
Zoning District:	C-2 (Heavy Commercial)
Site Characteristics	Proposed site is a 1.14-acre parcel previously developed and improved with an existing building.

ANALYSIS:

Determination of Use (DOU 2026-01)

Under consideration is a request for Planning Commission to make a determination of whether "indoor archery ranges" should be considered a permissible use subject to first securing a (Conditional) Use Permit in the C-2 (Heavy Commercial) and I (Industrial) zone districts. A determination of use is permissible whenever a use is not classified or specifically mentioned in the schedule of permitted uses within the Zoning Regulations of the City Municipal Code (CMC) and when such use is similar in character or renders similar services, that in the opinion of the Commission and as evidenced by resolution of record, are not more detrimental to the welfare of the neighborhood in which they are located than other uses, businesses or enterprises listed in the schedule of permitted uses within a respective zone district.

On May 9, 2023, the Commission adopted Resolution No. 1957 approving DOU 2023-02, determining that "Indoor Fitness, Athletic and Recreational Facilities" shall be a permitted use "by-right" in the C-1 (Light Commercial), C-2 (Heavy Commercial) and I (Industrial) zone districts. Indoor fitness, athletic and recreational facilities were determined to generally include smaller and primarily indoor facilities such as fitness centers, health clubs, and gymnasiums, various athletic instruction, training or sports club facilities and amusement establishments. The determination that such uses should be considered permissible in the respective districts by-right was considered, in-part, based upon these types of facilities having similar operations and use regulations which are predictable and do not require special consideration to protect the health, safety, and general welfare of the general public or surrounding neighborhoods.

While it is staff's opinion that the use is very similar in nature to indoor fitness, athletic and recreational facilities, due to the inherent nature of archery (specifically, the practice of shooting a pointed or sharpened projectile), staff recommends indoor archery ranges be considered an exclusive use which warrants obtaining a conditional use permit to ensure operational requirements may be conditioned to protect public safety.

Based upon the provided ability to discretionarily consider appropriate operational conditions, it is staff's recommendation that indoor archery ranges should be considered permissible in the C-1 (Light Commercial) and I (Industrial) zone districts subject to first securing a use permit.

Conditional Use Permit (CUP 2026-08)

No building permit shall be issued in any case where a use permit is required by the terms of Zoning Regulations unless and until such permit has been granted by the Commission or Council and then only in accordance with the terms and conditions of the use permit granted.

The project proposes tenant improvements within an existing building for purposes of operating an indoor archery range. The proposed tenant space (or suite) is approximately 3,000 square feet in area. Access to the project site is provided from Modoc Street. The floor plan of the range identifies a work area, waiting area, sales and equipment area, and the shooting lanes.

For operational purposes, staff's key considerations included ensuring the tenant space is improved with exterior as well as indoor walls and partitions capable of stopping all projectiles by containing or redirecting them to an adequate backstop; and, that patrons are properly supervised, educated, skilled and/or trained to practice archery within the premises for range safety purposes.

The California National Field Archery Association (NFAA) offers range certifications for indoor archery ranges. The California NFAA Director, Alan Eagleton, has completed a preliminary review of the project and does not anticipate any problems with certifying the archery range once completed. Attachment 5 is the NFAA Indoor Range Inspection Checklist required to be completed prior to range certification.

ENVIRONMENTAL REVIEW:

A preliminary environmental assessment was prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA). Staff has determined the project is categorically exempt pursuant to Section 15332 (In-Fill Development) of the CEQA Guidelines because the project may be found consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations and will occur within city limits on a project site of no more than five acres substantially surrounded by urban uses and having no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and can be adequately served by all required utilities and public services. Further, none of the exceptions under Section 15300.2 of the CEQA Guidelines are applicable to this project and the project does not present any unusual circumstances.

PLANNING COMMISSION ACTION:

The Commission will be acting on DOU 2026-01 and CUP 2026-08. An appeal from the action of the Commission may be taken to the Council in accordance with the provisions of

Section 10-3.1309 of the City Municipal Code. Appeals shall stay all proceedings in furtherance of the action appealed from until the determination of the appeal, and the use permit shall not become effective until the determination of the appeal.

ALTERNATIVES:

As an alternative, the Commission may elect to:

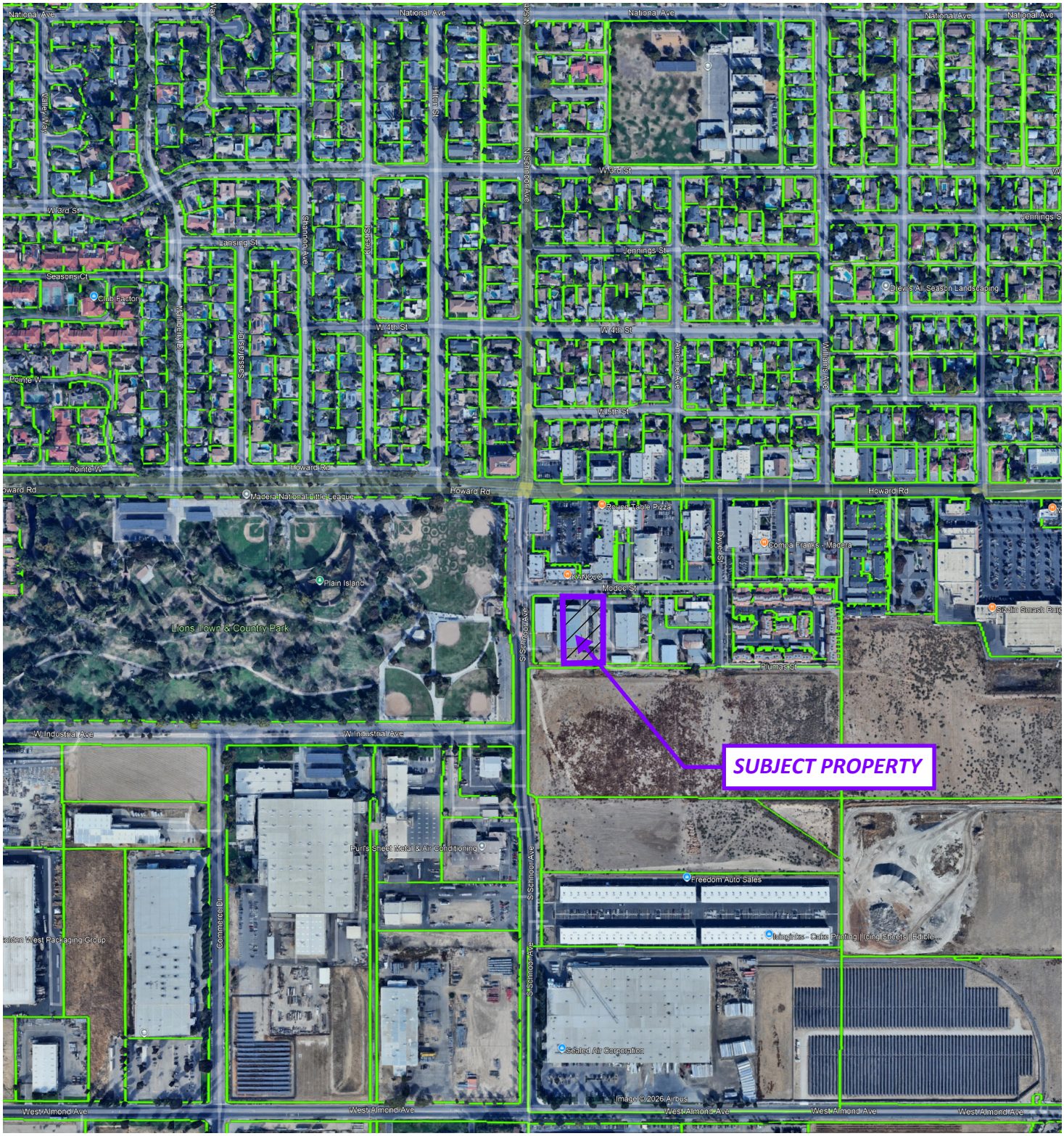
1. Move to refer the item back to staff and/or continue the public hearing to a future Commission meeting at a date certain with direction to staff to return with an updated staff report and/or resolution(s): (Commission to specify date and reasons for continuance).
2. Move to deny one more request based on specified findings: (Commission to articulate reasons for denial).
3. Provide staff with other alternative directives.

ATTACHMENTS:

1. Vicinity Map
2. General Plan Land Use Map
3. Zone District Map
4. Floor Plan
5. NFAA Indoor Range Inspection Checklist
6. Planning Commission Resolution
   Exhibit “A” Conditions of Approval

ATTACHMENT 1

Vicinity Map



The City of MADERA

N
W E
S

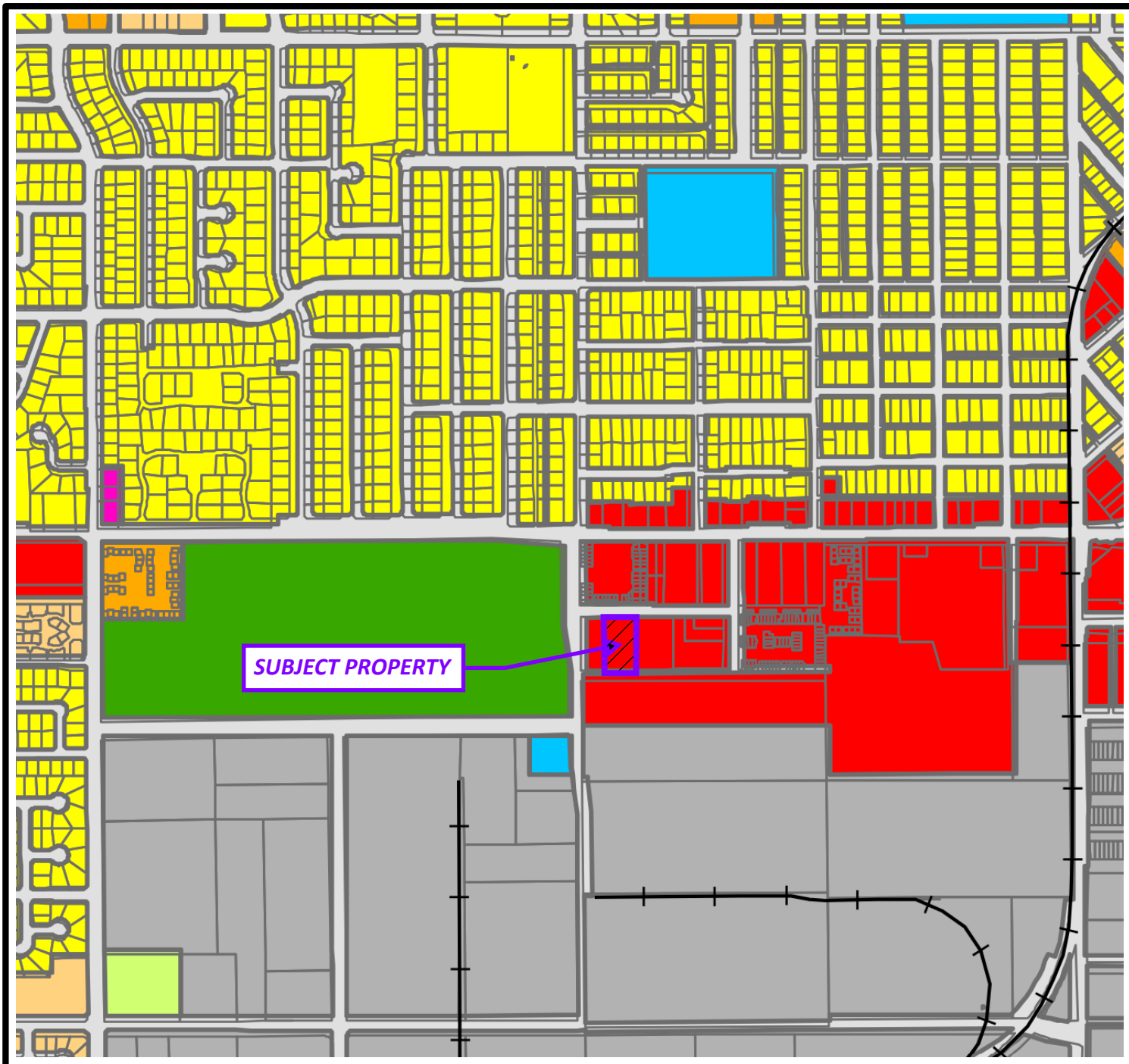
VICINITY MAP

DOU 2026-01, CUP 2026-08

ADDRESS: 1926 MODOC ST., SUITE D
APN: 009-190-025
AREA: 1.14 ACRES

ATTACHMENT 2

General Plan Land Use Map



VLD - Very Low Density Residential
LD - Low Density Residential
MD - Medium Density Residential
HD - High Density Residential
NMU - Neighborhood Mixed Use
VMU - Village Mixed Use
VR - Village Reserve
SPA - Specific Plan
C - Commercial
O - Office
I - Industrial
OS - Open Space
RC - Resource Conservation/Agriculture
P&SP - Other Public and Semi-Public Uses

The City of MADERA

N
W E
S

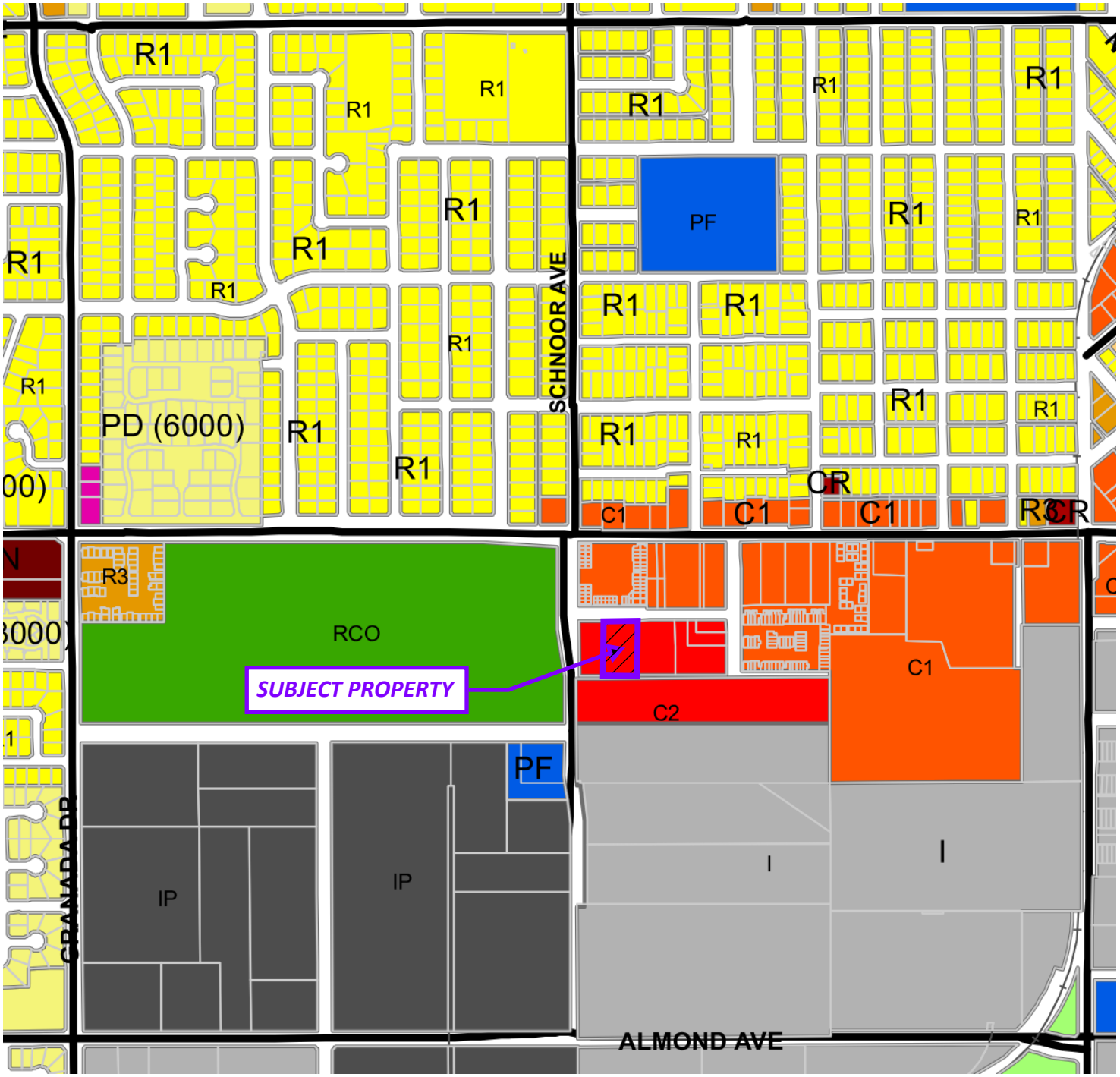
GENERAL PLAN LAND USE MAP

DOU 2026-01, CUP 2026-08

ADDRESS: 1926 MODOC ST., SUITE D
APN: 009-190-025
AREA: 1.14 ACRES
LAND USE: COMMERCIAL

ATTACHMENT 3

Zone District Map



- C1 - Light Commercial
- C2 - Heavy Commercial
- CH - Highway Commercial
- CN - Neighborhood Commercial
- CR - Restricted Commercial
- PF - Public Facilities
- RCO - Resource Conservation and Open Space
- U - Unclassified
- SP - Special District
- S - Special Provisions Applicable
- PO - Professional Office
- POWYO - Professional Office West Yosemite Avenue Overlay
- I - Industrial
- IP - Industrial Park
- RA - (One unit per each 12,000 square feet)
- R1 - (One unit per each 6,000 square feet)
- R2 - (One unit per each 3,000 square feet)
- R3 - (One unit per each 1,800 square feet)
- PD - Planned Development

The City of MADERA

N W E S

ZONE DISTRICT MAP

DOU 2026-01, CUP 2026-08

ADDRESS: 1926 MODOC ST., SUITE D
APN: 009-190-025
AREA: 1.14 ACRES
ZONE: C-2

ATTACHMENT 4

Floor Plan

Good News Mi
Ste B
745 sq ft
Ste A
1,025 sq ft
Ste C
2,692 sq ft
Ste D
3,004 sq ft
10,000 sq ft

SUITE LS

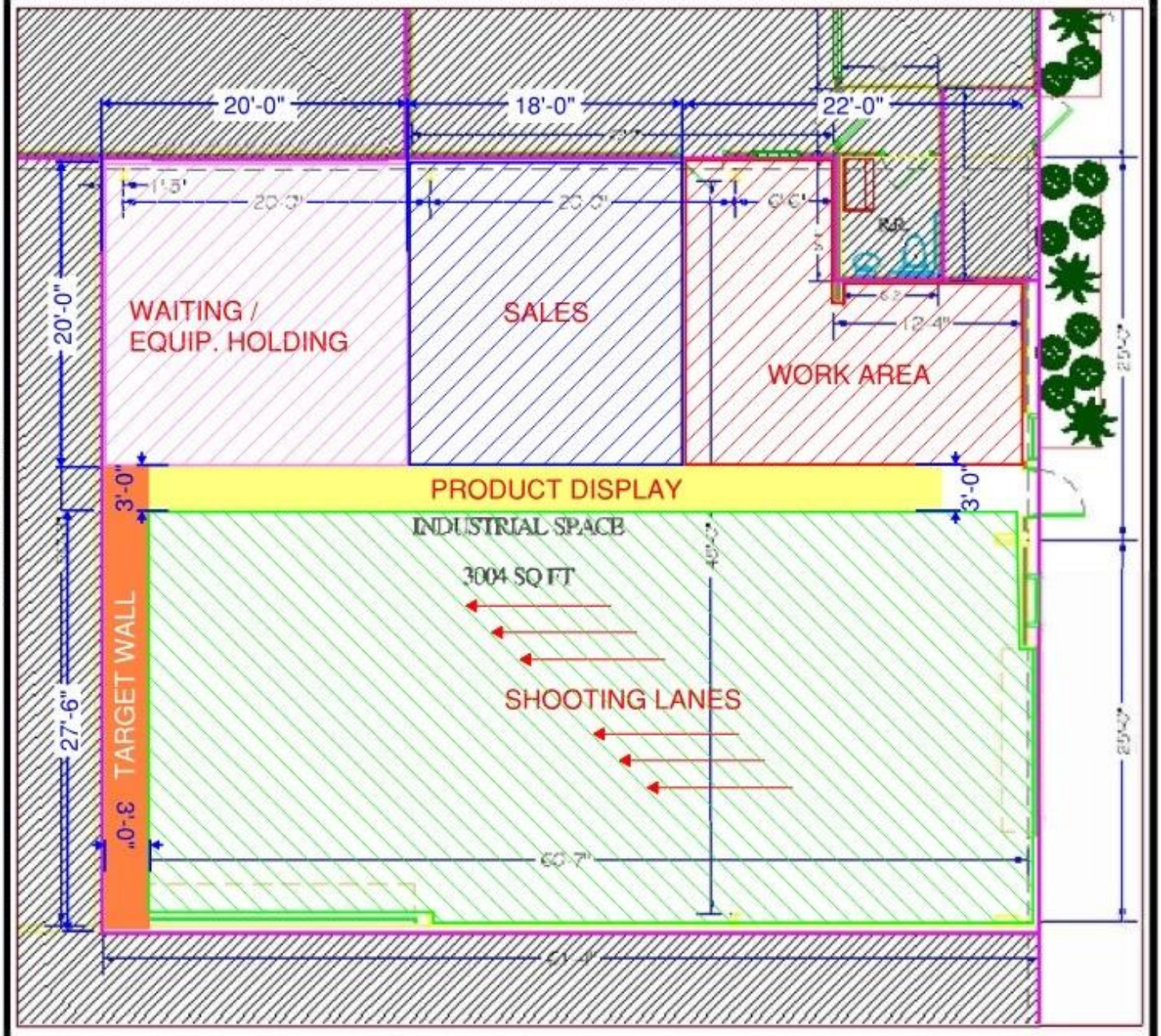
ADDRESS: 1926 Modoc Avenue, Suite D
ZONING: "C2" (Commercial / Light Industrial)

SUITE SIZE: 3,004 SQ FT

BUILDING FLOOR PLAN

yellow product display area are individual modular item listed . They will run east to west with arrow netting hanging above to stop any arrows. there will be arrow blocking placed above the shooting lanes to keep arrows in the shooting lanes. there is a separate page for shooting lane detail. The targets on the target wall are a specific target designed for indoor archery ranges by Delta McKenzie

SUITE FLOOR PLAN



WAREHOUSE SPACE (3004 SQ FT)

1926 MODOC AVE, Suite "D"

MADERA, CALIFORNIA 93637

Berry

BUILDER • DEVELOPER

ATTACHMENT 5

NFAA Indoor Range Inspection Checklist

NFAA INDOOR RANGE INSPECTION CHECKLIST

This guide is only meant to serve as a checklist for range certifications and is provided for your convenience. The official Range Inspection Form must be submitted via the online form found on nfaausa.com.

Club Name _____

Section 1: Indoor Range Standards			
		Yes	No
1	The distance between the shooting line and the target bales is at least 60 feet (+/-) 4 inches. The measurement is taken from the center point of the target butt to the shooting line.		
2	There is a minimum of 15 feet behind the shooting line to allow for bow racks, benches, tables, traffic, etc. Bow racks and any other objects are placed at least 5 feet behind the shooting line.		
3	The 10-foot "dropped arrow" line must be clearly marked and run the distance of the entire shooting line.		
4	The minimum width of each lane is 24 inches. Individual target lanes must be suitably and plainly marked by center lines and lines designating the side boundaries of each lane.		
5	Target bales are consistently spaced according to the width of each lane. Examples: If lanes are 24 inches wide, 48-inch bales are touching side-by-side. If lanes are 30 inches wide, target bale center- lines are 5 feet apart.		
6	The vertical clearance between the floor and anything hanging from the ceiling in the line-of-fire, such as structural beams or light fixtures, is at least 8 feet 6 inches. This excludes light fixtures im- mediately in front of the target bales so long as they are not in the line of fire.		
7	Target butts are made of material which in the eyes of the inspector would not be damaging to the arrows and yet provide suitable stoppage while allowing arrows to be withdrawn without much effort. Target butts are not made of material which, in a short time, will allow the passage of arrows. If at any time butts begin to allow pass-through arrows, the range representative acknowledges the condition must be corrected at once.		
8	Each butt is large enough to hold the needed target faces for the round being shot. There is at least one face on the butt for each archer shooting on the line. Each target has sufficient backing without overlapping one another. The minimum butt size is 40" square or 48" diameter. A deviation in mini- mum size is permitted in those club-type operations where each archer is assigned his own butt, providing it is large enough to fully support a 40-cm target face.		
9	The distance from the floor to the bottom of the butt is 16" minimum.		
10	For easel-mounted target butts, the backward tilt is between 0° and 10° from vertical. The tilt angle must be the same for all butts.		
11	Each butt must have an identifying target number. These numbers must be at least 6 inches in size and be fixed above or below the center of each target butt, so they are clear of the target faces.		
12	Movable equipment is capable of stopping the target butt at the following distances, plus or minus 4 inches: 20, 15 and 10 yards. 55, 50, 40, 35, 25 and 20 feet.		
13	The range offers appropriate restroom facilities. It is most desirable that these restrooms should meet the minimum requirements provided by the laws of their state or townships. Such requirements can be obtained from the local county Board of Health. Note: Due to the condition of many of these facilities, city or county Board of Health affidavits should be required. A "Privy Law" is on the books of every state of the nation. Each city, county and township also have its own requirements and very often is stricter than the state's.		

Section 2: Lighting Standards			
		Yes	No
1	The acceptable amount of light on the targets is 30-foot candles. The whole range should maintain a 30-foot candle lighting illumination, though this maintenance is not required. In the eyes of the Inspector, there must be sufficient illumination at the shooting line for reading of sight marks and doing other close work.		
2	The illumination on the target is situated and placed so as not to allow the light rays to be directed toward the shooting line. At no time will direct light rays be allowed to be in view of the archers so as to disturb his/her shooting.		

Section 3: Safety Requirements			
		Yes	No
1	All pillars or structural parts of the building, including automatic equipment, which in the eyes of the inspector could present an undue hazard are properly protected so as not to damage arrows and to prevent arrows from rebounding to the shooting line.		
2	The area behind the target butt is protected so as not to damage overshot or side-shot arrows. The backstop material extends to a minimum height of 8 feet from the floor and is constructed of mate- rial that will stop an arrow.		
3	Any floor-mounted light fixtures in front of the target butts do not pose a hazard.		
4	Bow racks and other accessories are of a design and position so as to not create a hazard to equipment or personnel.		
5	Walk-up ranges have a sign posted stating that no one shall advance to the targets until an appropriate visual signal is given. The signal may be a switch-operated or manual signal. The signal is conspicuous from the shooting line. No size required		
6	Entrance to the range is located behind the shooting line. Any ancillary door openings into the range (from the outside or adjacent rooms) in front of the shooting line are secured from the inside to prevent personnel from entering while shooting is in progress. Signs are posted on the outside of such doors that provide warning of shooting range.		
7	A sign is present near the entrance that provides details of range rules, procedures, and emergency phone numbers.		
8	Automatic target butts returning with embedded arrows stop without creating a hazard to archers on the shooting line (between 30 to 36 inches from the line).		
9	Ranges with movable equipment have a warning system in the event anyone should advance to the target. Once a participant has passed the shooting line in the direction of the target, the alarm will activate. Alarm systems may be bells or horns audible to the entire range.		

Section 4: Amenities					
	Yes	No		Yes	No
Wi-Fi			Permanent Range		
Cellular Service			Handicap Accessible		
Adult League or Classes			Food & Beverage Available		
Youth League or Classes			Children's Playground		
24/7 Access for Members			Electricity		
Public Access			Running Water		
Equipment Storage			Other		

ATTACHMENT 6

Planning Commission Resolution

Including Exhibit "A" - Conditions of Approval

RESOLUTION NO. 2063

RESOLUTION OF THE CITY OF MADERA PLANNING COMMISSION DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO SECTION 15332 (IN-FILL DEVELOPMENT) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND APPROVING DETERMINATION OF USE (DOU) 2026-01 AND CONDITIONAL USE PERMIT (CUP) 2026-08

WHEREAS, Berry & Berry Inc., ("Owner") is the owner of a ±1.14-acre parcel located on the south side of Modoc Street between Schnoor Avenue and Dwyer Street at 1926 Modoc Street, Suite D (APN: 009-190-025) ("the project site"); and

WHEREAS, the project site is designated for Commercial planned land uses on the General Plan Land Use Map and is zoned C-2 (Heavy Commercial) by the Zoning Ordinance; and

WHEREAS, an indoor archery range is not a use classified within the Zoning Regulations; and,

WHEREAS, a use determination is intended to recognize the fact that zoning regulations relating to land use do not address every conceivable use that may be permitted, conditionally permitted, or prohibited within a given zoning district; and

WHEREAS, a use determination is not intended to be used and shall not be used in lieu of a zone change; and

WHEREAS, the Zoning Regulations and use determination procedure allow consideration of land use proposals not specifically permitted or prohibited in a zone district, but which may be appropriate uses given their similarity to other permitted or conditionally permitted uses; and

WHEREAS, Bryan Landreth ("Applicant"), in regard to the Owner, has filed DOU 2026-01 requesting Planning Commission ("Commission") consideration of the permissibility of indoor archery ranges within the C-2 (Heavy Commercial) zone district; and

WHEREAS, indoor archery ranges are similar in nature to indoor fitness, athletic and recreational facilities that are permissible by-right in the C-2 (Heavy Commercial) and I (Industrial) zone districts but involve inherent operational risks and should be regulated as an exclusive use, necessitating discretionary consideration by the Commission and the securing of a (conditional) use permit prior to commencement of operations; and

WHEREAS, the Applicant"), in regard to the Owner, has filed CUP 2026-08 requesting authorization to operate an indoor archery range within an approximately 3,000 square-foot tenant suite within an existing building on the project site; and

WHEREAS, a preliminary environmental assessment was performed and the proposed project was found to be Categorically Exempt pursuant to the provisions of Section 15332 (In-Fill Development) of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, under the City's Municipal Code, the Commission is authorized to review and approve determinations of use, conditional use permits and environmental assessments for associated projects on behalf of the City; and

WHEREAS, the City provided notice of the Commission hearing on November 10, 2026, as required by law; and

WHEREAS, the Planning Commission received and independently reviewed and considered DOU 2026-02 and CUP 2026-08 at the duly noticed meeting on November 10, 2026; and

WHEREAS, at the November 10, 2026 Commission hearing, the public was provided with an opportunity to comment, and evidence, both written and oral, was considered by the Commission; and

WHEREAS, after due consideration of the items before it, the Commission now desires to determine the project is Categorically Exempt pursuant to CEQA and conditionally approve DOU 2026-01 and CUP 2026-08.

NOW THEREFORE, be it resolved by the Planning Commission of the City of Madera as follows:

1. Recitals: The above recitals are true and correct and are incorporated herein.

2. CEQA: A preliminary environmental assessment was prepared in accordance with the California Environmental Quality Act. The Planning Commission determines that the project is exempt pursuant Section 15332 (In-Fill Development) of the State CEQA Guidelines because the project is operational in nature and involves physical changes to the interior of an existing building developed on an improved site. The proposed project and use may be found consistent with the Commercial general plan designation and all applicable general plan policies as well as with the C-2 (Heavy Commercial) zone district standards and Zoning Regulations of the City Municipal Code. Improvements and operations will occur within city limits on a project site of no more than five acres substantially surrounded by urban uses and having no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and can be adequately served by all required utilities and public services. Further, none of the exceptions under Section 15300.2 of the CEQA Guidelines are applicable to this project and the project does not present any unusual circumstances. No further environmental review is required.

3. Findings for Determination of Use 2026-01: The Commission finds and determines that there is substantial evidence in the administrative record to support the approval of Determination of Use 2026-01, as conditioned. The Planning Commission approves, accepts as its own, incorporates as if set forth in full herein, and makes each and every one of the findings, based on the evidence in the record, as follows:

   Finding a: The proposal is consistent with the General Plan and Zoning Ordinance.

Indoor archery range uses are similar in nature to indoor fitness, athletic and recreational facilities, due to the inherent nature of archery. The use can be allowed in the C-2 (Heavy Commercial) and I (Industrial), which makes the proposed use consistent with both the General Plan and Zoning Ordinance. Indoor archery ranges are permitted to operate in the Heavy Commercial and Industrial zone districts with approval of a conditional use permit.

4. Findings for Conditional Use Permit 2026-08: The Commission finds and determines that there is substantial evidence in the administrative record to support the approval of Conditional Use Permit 2026-08, as conditioned. With conditions, the project is consistent with the requirements of the Municipal Code, including Section 10-3.4.0106. The Planning Commission further approves, accepts as its own, incorporates as if set forth in full herein, and makes each and every one of the findings, based on the evidence in the record, as follows:

   Finding a: *The proposal is contingent upon the approval of DOU 2026-01.*

   The proposed indoor archery range at the project site is contingent upon the approval of DOU 2026-01 which establishes indoor archery ranges as an exclusive use on property in C-2 (Heavy Commercial) and I (Industrial) districts subject to a conditional use permit.

   Finding b: *The proposal is consistent with the General Plan and Zoning Ordinance.*

   The site is zoned C-2 (Heavy Commercial) and has a land use designation of C (Commercial), which makes the proposed use consistent with both the General Plan and Zoning Ordinance.

   CUP 2026-08 was filed to request authorization to allow the operation of an indoor archery range which is similar in nature to indoor fitness, athletic and recreational facilities.

   As conditioned, the requested use is consistent with the Madera General Plan goals and policies and the Zoning Regulations for an indoor archery range.

   Finding b: *The proposed use will be compatible with the surrounding properties.*

   The proposed indoor archery range is surrounded by several zone districts such as Industrial to the south, Light Commercial to the north and Heavy Commercial to the east and west

   The project site is compatible with the surrounding neighborhood.

   Finding c: *The establishment, maintenance, or operation of the use or building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such*

proposed use or be detrimental or injurious to property and improvements in the neighborhood or general welfare of the city.

The proposed indoor archery range will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons or property in the surrounding area. Staff has reviewed and conditioned the project to ensure that the project is compatible with its surrounding area and that all proposed development was to be properly developed under state and local code.

5. Approval DOU 2026-01 and CUP 2026-08: Given that all the findings can be made, the Commission hereby approves DOU 2026-01 CUP 2026-08 as conditioned as set forth in the Conditions of Approval attached as Exhibit "A."
6. Effective Date: the resolution is effective immediately.

* * * * *

Passed and adopted by the Planning Commission of the City of Madera, this 10th day of November, 2026, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

_____

Robert Gran Jr.
Planning Commission Chairperson

Attest:

_____

Will Tackett
Community Development Director

Exhibit "A" Conditions of Approval for CUP 2026-08

EXHIBIT "A"
CUP 2026-08
INDOOR ARCHERY RANGE
CONDITIONS OF APPROVAL
November 10, 2026

NOTICE TO APPLICANT

Pursuant to Government Codes Section 66020(d)(1) and/or Section 66499.37, any protest related to the imposition of fees, dedications, reservations, or exactions for this project, or any proceedings undertaken regarding the City's actions taken or determinations made regarding the project, including but not limited to validity of conditions of approval must occur within ninety (90) calendar days after the date of decision. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.

IMPORTANT: PLEASE READ CAREFULLY

This project is subject to a variety of discretionary conditions of approval. These include conditions based on adopted City plans and policies; those determined through plan review and environmental assessment essential to mitigate adverse effects on the environment including the health, safety, and welfare of the community; and recommended conditions for development that are not essential to health, safety, and welfare, but would on the whole enhance the project and its relationship to the neighborhood and environment.

Discretionary conditions of approval may be appealed. All code requirements, however, are mandatory and may only be modified by variance, provided the findings can be made. All discretionary conditions of approval for DOU 2026-01 and CUP 2026-08 will ultimately be deemed mandatory unless appealed by the applicant to the City Council within 15 days after the decision by the Planning Commission. In the event you wish to appeal the Planning Commission's decision or discretionary conditions of approval, you may do so by filing a written appeal with the City Clerk. The appeal shall state the grounds for the appeal and wherein the Commission failed to conform to the requirements of the zoning ordinance. This should include identification of the decision or action appealed and specific reasons why you believe the decision or action appealed should not be upheld.

Approval of this permit shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development.

Approval of this permit may become null and void in the event that development is not completed and/or operations are not commenced in accordance with all the conditions and

requirements imposed on this permit, the zoning ordinance, and all City standards and specifications. This permit is granted, and the conditions imposed, based upon the application submittal provided by the applicant, including any operational statement. The application is material to the issuance of this permit. Unless the conditions of approval specifically require operation inconsistent with the application, a new or revised permit is required if the operation of this establishment changes or becomes inconsistent with the application. Failure to operate in accordance with the conditions and requirements imposed may result in revocation of the permit or any other enforcement remedy available under the law. The City shall not assume responsibility for any deletions or omissions resulting from the review process or for additions or alterations to any construction or building plans not specifically submitted and reviewed and approved pursuant to this permit or subsequent amendments or revisions. These conditions are conditions imposed solely upon the permit as delineated herein and are not conditions imposed on the City or any third party. Likewise, imposition of conditions to ensure compliance with federal, state, or local laws and regulations does not preclude any other type of compliance enforcement.

These conditions are applicable to any person or entity making use of this permit, and references to "developer" or "applicant" herein also include any applicant, property owner, owner, lessee, operator, or any other person or entity making use of this permit.

CONDITIONS OF APPROVAL

General

1. Project approval is conditioned upon acceptance of the conditions of approval contained herein, as evidenced by the applicant's signature on the Planning Department Acknowledgement and Acceptance of Conditions of Approval form.

2. CUP 2026-08 will expire 24 months from the date of issuance, unless the rights granted by approval are exercised or required action is taken to extend the approval prior to the expiration date and in accordance with the provisions of the Zoning Regulations of the City Municipal Code.

3. Approval of a Conditional Use Permit and/or Site Plan Review does not constitute approval or authorization to commence activities or construction. On- and off-site improvements, building construction, sign erection or occupancy shall not be permitted without prior approval of the City through issuance of any required grading, encroachment, or building permits.

4. Compliance with conditions of approval shall be demonstrated to the satisfaction of the City of Madera prior to issuance of building permits, final inspection, occupancy of the premises, issuance of a business license and/or commencement of operations, except as may be otherwise or specifically noted within these conditions of approval.

5. It shall be the responsibility of the property owner, operator, and/or management to ensure that any required permits, inspections, and approvals from any regulatory agency be obtained from the applicable agency prior to issuance of a building permit and/or the issuance of a certificate of completion, and commencement of operations.

6. Approval of CUP 2026-08 is for the benefit of the applicant. The submittal of site plan review application by the applicant for this project was a voluntary act on the part of the applicant not required by the City. Therefore, as a condition of approval of this project, the applicant agrees to defend, indemnify, and hold harmless the City of Madera and its agents, officers, consultants, independent contractors, and employees ("City") from any and all claims, actions, or proceedings against the City to attack, set aside, void, or annul an approval by the City concerning the project, including any challenges to associated environmental review, and for any and all costs, attorneys fees, and damages arising therefrom (collectively "claim").

   The City shall promptly notify the applicant of any claim and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

   Nothing in this condition shall obligate the City to defend any claim and the City shall not be required to pay or perform any settlement arising from any such claim not defended by the City, unless the City approves the settlement in writing. Nor shall the City be prohibited from independently defending any claim, and if the City does decide to independently defend a claim, the applicant shall be responsible for City's attorneys' fees, expenses of litigation, and costs for that independent defense, including the costs of preparing any required administrative record.

   Should the City decide to independently defend any claim, the applicant shall not be required to pay or perform any settlement arising from any such claim unless the applicant approves the settlement.

PLANNING DEPARTMENT

7. All on- and off-site improvements shall be completed prior to final building inspection and shall be completed in conformance with the Conditions of Approval to the satisfaction of the City of Madera and prior to issuance of a certificate of completion, occupancy permit, and/or issuance of a business license.

8. Vandalism and graffiti shall be corrected in accordance with the provisions of the City Municipal Code (CMC).

9. The property owner, operator and/or manager shall operate in a manner that does not generate excessive noise, odor, blight or vibration that is demonstrated to adversely affect adjacent properties.

10. The property owner, operator and/or manager shall keep the property clear of all trash, rubbish, and debris at all times. Disposal of refuse shall be restricted to the dumpster(s)/trash enclosures on the site.

11. Comply with City of Madera Commercial Paint Color Palette for exterior paint color and exterior trim paint color.

12. Hours of operation will be 11:00 am to 7:00 pm, Tuesday through Friday, and 11:00 am to 5:00 pm on Saturdays. It will be open 5 days a week, Tuesday through Saturday and closed on Sunday and Monday.

13. No minors shall be allowed in the business after 11:00 a.m. or before 3:00 p.m. on regular school days, unless accompanied by a parent or legal guardian.

14. It is the responsibility of both the operator and property owner to implement operational programs and measures to ensure that archery occur only indoors on the property and that all patrons exercise proper precautions and safety practices at all times while handling archery equipment on the property and premises.

    a. An adult manager shall be on site during business hours and shall be responsible for maintaining compliance and strictly enforcing operational programs and measures.

15. Buildings shall incorporate indoor walls and/or partitions capable of stopping all projectiles fired on the range by containing or redirecting them to the backstop.

16. Provide arrow netting to be used as a backstop over the target wall.

17. The indoor archery range shall be built to the safety standards set by the National Field Archery Association.

18. Operations shall require arrows to be equipped with field points or target points only; use of crossbows or hunting broadheads on the premises is expressly prohibited.

BUILDING DEPARTMENT

16. Exhibit A from the Building Department is attached for the owner/applicants records and information. The owner/applicant are responsible to obtain all required permits.

FIRE DEPARTMENT

17. All exits must be identified, and occupant load calculations are required. This is mandatory to determine the occupancy classification. This appears to be a potential mixed use of M and A.

18. Identify the fire protection systems currently provided in the building.

19. A minimum of 2, 2A10BC rated fire extinguishers are required.

20. A building permit is required for all new construction/alteration/demolition of building components and/or systems.

21. All interior wall coverings such as netting, carpet etc. must comply with CBC Chapter 8 for flammability and smoke generation.

END OF CONDITIONS

EXHIBIT A

PRELIMINARY PLAN REVIEW COMMENTS

Community Development Department — Building Division

PROJECT: DOU 2026-01 and CUP 2026-08 Submittal - Indoor Archery

PROJECT LOCATION: 1926 Modoc Street Suite D

OWNER/DEVELOPER: Bryan Landreth / Berry & Berry Inc.

The Building Division recommends the following Site Plan Review Status for the subject project:

NOTES:

This is not a plan check.

The comments contained herein are general items that will be looked for during subsequent plan review(s). Depending on the type of proposed project and scope of work not all items may apply.

The Applicant needs to submit a building permit application, with the plans and all required supplementary information.

A more exhaustive list of requirements, specific to the complete set of plans, will be provided following the first plan check.

☒ Proceed and comply with the following comments and the conditions of approval below.

1. Provide either a complete "PLANNING DEPARTMENT OPERATIONAL STATEMENT CHECKLIST" or a separate Operational Statement.
2. Occupancy & Change of Use. What is the current legal occupancy classification of the building, and what is the proposed classification?
3. What is the calculated occupant load for the entire facility? Will the occupant load calculation change based on the new floor layout? Provide separate occupant load calculations for the active shooting lanes, Sales area, Product Display area, Waiting/Equip Holding Area and Work Area. This total number(s) determines the required number of exits and plumbing fixtures.
4. Path of Egress & Life Safety. Does the emergency egress path bypass the active shooting zone? Are the existing exit doors, hardware, and widths sufficient for the new occupant load? Assembly occupancies require specific egress widths, illuminated exit signs, emergency backup lighting, and often panic hardware on doors.
5- Does the path of travel from the shooting line to the exits remain completely unobstructed? On the layout, clearly indicate how the proposed path of travels ensure that occupants exiting the building during an emergency do not have to cross through an active shooting zone or behind targets.
6. Provide details or cross sections clearly showing the Wall Assembly & Ballistic Containment

- Provide structural details and materials of the wall(s) separating the target backstops and shooting lanes from the product display area? The applicant must submit engineered details of the safety netting, curtains, or wood baffles designed to prevent stray arrows from penetrating the building envelope or demising walls shared with other areas.
- How will the netting wall assemblies be reinforced or shielded to protect the product display area? Will the Product Display area also be used as a path of travel?
- How will windows and exterior doors in the direct line of fire be protected?

7. Accessibility (ADA Compliance)

- How will the facility provide an accessible route to all proposed areas or spaces within the building? Under Chapter 11B of the 2025 CBC, the entrance, registration counter, restrooms, and a designated number of shooting lanes must be fully accessible.
- How will the shooting line and targets accommodate adaptive archers?
- If there is a raised viewing platform or spectator bleachers, how will code-compliant access (ramps or lifts) be achieved?
- Does the path of travel from the public sidewalk and parking lot meet Chapter 11B requirements?

8. Mechanical, Electrical, & Plumbing (MEP)

- Does the existing HVAC system meet the ventilation rates required for an Assembly occupancy?
- Are the existing plumbing fixtures adequate for the new occupant load and gender split? Does the building have enough toilets, lavatories, and drinking fountains to satisfy the plumbing code for the maximum number of permitted guests and staff?
- What are the specifications for the target line illumination? The applicant must show that the electrical plans support sufficient, glare-free lighting at both the shooting line and the target face without overloading existing electrical panels.

9. Fire Protection Systems

- Is the building currently equipped with an automatic fire sprinkler or fire alarm system? If a Change of Occupancy occurs, a fire sprinkler system may become mandatory if the fire area or occupant load exceeds certain IBC thresholds for Group A-3 uses.

The following is a preliminary checklist prepared to assist building permit applicants to apply for a building permit once the Planning Department has given the authorization to continue with the building permit process for the subject project. Please be advised that this is not a plan check. A more exhaustive list of requirements, specific to the complete set of plans, will be provided following the first plan check.

I. GENERAL BUILDING CONDITIONS OF APPROVAL:

1. These building conditions are intended to deal with major issues apparent to the Building Division while reviewing this development proposal. Nothing in these conditions precludes the Chief Building Official from applying other conditions/modifications necessary for compliance with California Building Code requirements or applicable City standards, as might become apparent during design review and/or construction.
2. All sheets of the plans and the cover sheet of any calculations must bear the stamp and wet signature of a California-licensed engineer or architect licensed to practice in the State of California. – Cal Bus & Prof. Code 5537. All documents must be signed by the person responsible for preparing them.
3. All building permit applications, plans and any other supplementary documentation shall be submitted electronically. See the **Electronic (PDF) Plan Submittal Guidelines** at: https://www.madera.gov/business-building-development/building-development/. Calculations, compliance documents, or other supplementary documents are required for submittal. See the **Minimum Submittal Requirements List** at: https://www.madera.gov/business-building-development/building-development/.

II. REQUIRED NOTES ON BUILDING PLANS

The following CODE SUMMARY and standard notes shall be included on all building plan submittals:

4. Provide a Code Analysis table with the following required information:

COMMERCIAL EXAMPLE> to be shown on Cover Sheet			**City of Madera**
CODE SUMMARY			
JOB ADDRESS:			
TENANT NAME:			
PROPERTY OWNERS:	**BUILDER:**	**DESIGNER:**	**ENGINEER:**
First & Last Name(s)	Name	Name	Name
Address	Address	Address	Address
City, State, Zip	City, State, Zip	City, State, Zip	City, State, Zip
Phone Number	Phone Number	Phone Number	Phone Number
Email	Email	Email	Email
SCOPE OF WORK:			

Example: T/I - INTERIOR REMODEL OF EXISTING RETAIL STORE TO INCLUDE SITE ACCESSIBILITY UPGRADES, NEW ELECTRICAL, MECHANICAL & PLUMBING FIXTURES. ADD DEMISING WALL, CREATING 2 UNITS - A NEW ADDRESS WILL BE REQUIRED.											
APN:	xxx-xxx-xxx										
ZONING:				**FLOOD ZONE:**							
OCCUPANCY:											
OCCUPANCY GROUP:				**SEISMIC DESIGN CATEGORY:**							
TYPE OF CONSTRUCTION:				**REQUIRED # OF EXITS:**							
OCCUPANT LOAD:				**PROVIDED # OF EXITS:**							
NO. OF BUILDINGS:											
NO. OF STORIES:											
LANDSCAPE AREA:		WATER CALC:									
SPRINKLERED:											
AREA CALCULATIONS:				**MOST CURRENT CBC:**							
LOT SIZE:			CBC,		CMC,		CPC,		CEC		
EXISTING BUILDING AREA:			STATE OF CALIFORNIA, CITY OF MADERA, ETC.								
PROPOSED BUILDING AREA:											
Yards	Front:		Side:		Side:		Back:				
MAX. allowable building area per CBC Section 506			Aa = {At + [At x Ij] + [At x Is]}								
LIST SPECIAL INSPECTION(S) IF APPLICABLE OR REQUIRED:											

5. "THE APPROVAL OF THESE PLANS AND SPECIFICATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE, MUNICIPAL ORDINANCES, OR STATE LAWS."
6. "THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB SITE DURING ANY INSPECTION ACTIVITY."
7. "A COMPLETE REPORT OF THE COMMISSIONING PROCESS ACTIVITIES UNDERTAKEN THROUGH THE DESIGN, CONSTRUCTION AND REPORTING RECOMMENDATIONS FOR POST CONSTRUCTION PHASES OF THE BUILDING PROJECT SHALL BE COMPLETED AND PROVIDED TO THE OWNER OR OWNER'S REPRESENTATIVE." [ref. Section 120.8(i) – 2025 California Energy Code]
8. For projects that include an elevator, include the following note on plans: "ELEVATOR IS REQUIRED TO PASS STATE INSPECTION BEFORE ANY OCCUPANCY WILL BE GRANTED."
9. On the Site Plan: "ALL ENTRANCES TO BUSINESSES ARE REQUIRED TO BE SERVED BY AN ACCESSIBLE PEDESTRIAN ROUTE BETWEEN PUBLIC WAY AND BUSINESS ENTRANCE. WHERE NO SUCH ROUTE IS PROVIDED, ONE MUST BE PROVIDED AS A CONDITION OF THE BUILDING PERMIT IN ORDER TO PROVIDE PEDESTRIAN ACCESS TO THE "AREA OF WORK." IF A PEDESTRIAN ROUTE FROM THE PUBLIC WAY, INTENDED TO SERVE THE PROPOSED BUSINESS, IS PROVIDED BUT DOES NOT FULLY-COMPLY, IT MUST BE ALTERED TO COMPLY WITH THE CURRENT ACCESSIBILITY REQUIREMENTS

PRIOR TO FINAL OCCUPANCY. ALL WORK OCCURRING IN THE PUBLIC WAY REQUIRES A SEPARATE ENCROACHMENT PERMIT TO BE OBTAINED THROUGH THE CITY OF MADERA ENGINEERING DIVISION PRIOR TO COMMENCING WORK. CONTACT: ENGINEERING DEPARTMENT AT (559) 661-5418 REGARDING ENCROACHMENT PERMIT INFORMATION, OR REFER TO CITY OF MADERA WEBSITE AT https://www.madera.gov/home/departments/engineering/#tr-permits-2534011. [ref. 2025 CBC 11B-206]

10. On Electrical Plans: "ALL WORK TO COMPLY WITH 2025 CALIFORNIA ELECTRICAL CODE".
11. On Plumbing Plans: "ALL WORK TO COMPLY WITH 2025 CALIFORNIA PLUMBING CODE".
12. On Mechanical Plans: 'ALL WORK TO COMPLY WITH 2025 CALIFORNIA MECHANICAL CODE".

III. ARCHITECTURAL

13. Provide an accurate and complete sheet index that identifies and corresponds with all sheets within the set.
14. Provide a site plan.
15. Provide a "vicinity map" to accurately reflect the location.
16. Provide note on plans indicating the number of stories.
17. Provide note on plans indicating the type of construction.
18. Provide note on plans indicating the occupancy group(s).
19. Provide note on plans indicating the square footage.
20. Provide note(s) and calculation(s) on the plans indicating the occupant load.
21. Submitted plans must reference all applicable code publications on the cover/title sheet. All submittals must be designed in compliance with the 2025 CBC, CPC, CMC and CEC. Adopted Codes. Plan submittals referencing outdated and/or inapplicable code publications such as the International Codes and/or Uniform Codes cannot be accepted. Revise all general notes as needed to reflect current code references. See red-lined markup set for clarification. All applicable and referenced codes can be accessed through the California Building Standards Commission website: http://www.bsc.ca.gov/codes.aspx
22. Provide Code references on plans. Plans must reference only adopted codes:
    - 2025 California Building Code (CBC)
    - 2025 California Mechanical Code (CMC)
    - 2025 California Electrical Code (CEC)
    - 2025 California Plumbing Code (CPC)
    - 2025 California Energy Code
    - 2025 California Green Building Standards Code (Cal Green).
23. When trash enclosures are required, make sure to comply with all the required City of Madera Standards and all the applicable accessibility provisions.

IV. SAFETY GLAZING

24. Provide safety glazing in the following hazardous locations. Each pane to be etch-marked. [ref. 2025 CBC 2403.1, 2406.3]
    a. Glazing in doors require safety glass. [ref. 2025 CBC 2406.4.1]

b. Glazing within 24 inches of a door with the bottom edge below 60". [ref. 2025 CBC 2406.4.2]

c. Glazing in windows larger than 9 sf, with the bottom edge less than 18" above the floor and the top edge more than 36" above the floor, with a walking surface within 36". [ref. 2025 CBC 2406.4.3]

d. Glazing in guards and railings. [ref. 2025 CBC 2406.4.4]

e. Glazing within 60" of a wet surface. [ref. 2025 CBC 2406.4.5]

f. Glazing adjacent to stairs and ramps. [ref. 2025 CBC 2406.4.6]

V. EGRESS SYSTEMS AND COMPONENTS

25. Maximum Common Path Of Travel Distance

OCCUPANT LOAD	OCCUPANCY	
	A, E, M	B
30 or less (2025 CBC Table 1006.2.1 (No FS)	75 feet	100 feet
31 – 49 (2025 CBC Table 1006.2.1 (No FS)	75 feet	75 feet
49 or more (2025 CBC Table 1006.2.1 (W/ FS)	75 feet	100 feet

26. Provide a door schedule and specify door type and hardware for each door.

EXITS – NUMBER - LOCATION

27. Egress from a room or space shall not pass through a kitchen, storage room, closet or spaces used for similar purposes. [ref. 2025 CBC 1016.2]
28. Exits shall be separated by a distance equal to or greater than ½ the diagonal of the space in a non-sprinklered buildings. [ref. 2025 CBC 1007.1.1]
29. Exits shall be separated by a distance equal to or greater than 1/3 the diagonal of the space in a sprinklered building. [ref. 2025 CBC 1007.1.1]
30. Three exits required over 501-1000 occupants. [ref. 2025 CBC 1006.2.1.1; Table 1006.3.2]
31. Four exits required over 1000 occupants. [ref. 2025 CBC 1006.2.1.1; Table 1006.3.2]
32. All occupants shall have access to two exits from the story. [ref. 2025 CBC 1006.3.2; Table 1006.3.2]

EXIT SIGNS – EXIT ILLUMINATION

33. The means of egress including the exit discharge shall be illuminated at all times. [ref. 2025 CBC 1008.2]
34. When two or more exits are required, provide means of egress lighting with emergency power back-up supply. [ref. 2025 CBC 1008.3.1]
35. Show location of exit signs. Exit signs are required when more than 1 exit is required. Specify power source and alternate power source. [ref. 2025 CBC 1013.1]

36. Provide low level exit signs and path marking in corridors serving assembly occupancy and in hotels. Sign to be 6 to 8 inches above the floor and 4 inches from the door frame. [ref. 2025 CBC 1013.7]
37. Provide emergency lighting for exit discharge when required to have more than two exits, 90 minutes. [ref. 2025 CBC 1008.3.4]
38. Exit signs require emergency continuous illumination for 90 minutes when two exits are required. [ref. 2025 CBC 1013.6.3]
39. Exterior landings in a means of egress require automatic illumination [ref. 2025 CBC 1008.3.2 (5)]

PANIC HARDWARE

40. Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load more than 50 or more in a group A occupancy shall have panic hardware. [ref. 2025 CBC 1010.1.10]
41. A main exit in a Group A occupancy with an occupant load of less than 300 shall be permitted to be locking in accordance with section 1010.1.9.4. [ref. 2025 CBC Section 1010.1.10]

TRAVEL DISTANCE

42. Travel distance shall be as follows: [ref. 2025 CBC Table 1017.2]

FIRE SPRINKLER CONDITIONS	OCCUPANCY	
	A, E, F-1, M, R, S-1	B
With sprinklers	250 feet	300 feet
Non-sprinklered	200 feet	200 feet

VI. ACCESSIBILITY

Accessible Route

43. Show the accessible pedestrian route of travel between the public way (City sidewalk) and the building entrance. Indicate that the pedestrian route shall be a minimum of 48” in width with a maximum cross-slope of 2% and a maximum running slope of 5%, unless a compliant ramp is utilized.
44. Detectable warning shall extend 36 inches in the direction of travel. [ref. 2025 CBC 11B-705.1.2]

Doors

45. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The maximum force is 5 pounds. [ref. 2025 CBC 11B-309.4]
46. Exit doors shall be capable of opening so that the clear width of the exit is not less than 32”. [ref. 2022 5BC 11B-404.2.3, Figure 11B-404.2.3]
47. The floor or landing shall be not more than ½” lower than the threshold of the doorway. [ref. 2025 CBC 11B-404.2.5]
48. The bottom 10” of all doors except automatic and sliding shall have a smooth, uninterrupted surface to allow the door to be opened to a wheelchair footrest without creating a trap or hazardous condition, Where narrow frame doors are used, a 10” high smooth panel shall be

installed on the push side of the door, which will allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. [ref. 2025 CBC 11B-404.2.10]

49. The space between two consecutive door openings in a vestibule shall provide a minimum of 48" plus the door width when the door is positioned at an angle of 90 degrees from is closed position. Doors in a series shall swing either in the same direction or away from the space between the doors. [ref. 2025 CBC Figures 11B-404.2.6]

Parking

50. Provide accessible parking spaces as required by Table 11B-208.2 of the 2025 CBC:

TABLE *11B*-208.2
PARKING SPACES

TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

51. For every 6 or fraction of 6 parking spaces at least one shall be a van parking space. [ref. 2025 CBC 11B-208.2.4]

52. Car and van accessible parking spaces shall have an access aisle. [ref. 2025 CBC 11B-502.2]

53. Car and Van Parking spaces shall be 216 inches (18') long minimum.

54. Car parking spaces shall be 108 inches (9') wide minimum.

55. Van parking spaces shall be 144 inches (12') wide minimum

56. Van spaces may be 108 inches (9') wide where the access aisle is 96 inches wide minimum. [ref. 2025 CBC 11B-502.2]

57. Access aisle shall be 60 inches wide minimum and be full length of the space.

58. Access aisle shall be marked in blue border. The area within the border shall be marked with hatched lines a max of 36" oc in a contrasting color, preferably blue or white. With the words NO PARKING painted. [ref. 2025 CBC 11B-502.3]

59. Access aisles shall not overlap the vehicular way, may be on either side except for van spaces must be on the passenger side. [ref. 2025 CBC 11B-502.3.4]

60. Parking spaces, access aisles must not be steeper than 1:48 (0.0208333 = 2%). [ref. 2025 CBC 11B-502.4]

61. Parking spaces, access aisles, vehicular routes must have a vertical clearance of 98 inches (8'-2"). [ref. 2025 CBC 11B-502.5]

62. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. [ref. 2025 CBC 11B-208.3.1]

63. Accessible parking spaces shall be so located that persons are not compelled to travel behind parking spaces other than their own. [ref. 2025 CBC 11B-502.7.1]

64. Each accessible car and van space shall have surface (pavement) signage. [ref. 2025 CBC 11B-502.6.4]

65. An additional sign shall also be posted, in a conspicuous place, at each entrance to off-street parking facilities, or immediately adjacent to and visible from each stall or space. The sign shall be not less than 17" by 22" in size with lettering not less than 1" in height, which clearly and conspicuously states the following:

    "Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at owner's expense. Towed vehicles may be reclaimed by telephoning the Police Department 559-675-4200." [ref. 2025 CBC 11B-502.8]

VII. ENERGY

66. Provide Building Analysis Report(s).
67. Energy compliance documents must be signed by the person responsible for preparing them.

VIII. <u>ELECTRICAL</u>

68. All plans and electrical calculations are to be designed by a licensed professional; provide wet stamp with signature and expiration date on all electrical sheets. Or provide signature of licensed design building electrical contractor.
69. Provide single line diagram; show electrical panel load schedules, conduit and conductor sizes and grounding electrode detail.
70. Show grounding electrode system for all electrical equipment and transformers.
71. Panels 1200 amp or more and over 6 feet in length may require an additional exit. [ref. 2025 CEC 110.26(C)(C)(2)]
72. Panic hardware is required on electric room doors of 800 or more amps when the door is less than 25 from the face of switchgear. [ref. 2025 CEC 110.26(C)(3)]
73. Illumination is required. [ref. 2025 CEC 110.26(D)]
74. Show all required clearances in front of electrical services, panels, and equipment.
75. Show all overcurrent devices, provide A.I.C rating.
76. Provide rated electrical disconnect at water heaters or lock-out device at circuit breaker.
77. Provide light fixture schedule, show manufacturer specifications, lamp wattage and total fixture wattage.
78. Provide electrical Title 24 and 2025 California energy compliance forms and mandatory measures on the plans.

IX. <u>MECHANICAL</u>

79. All plans and mechanical calculations are to be designed by a licensed professional. Provide wet stamp with signature and expiration date or provide signature of licensed design building mechanical contractor. All sheets must be signed by the person responsible for preparing them.
80. Identify fire-rated corridors, walls, ceilings and floor assemblies on the mechanical plans to verify appropriate provisions for the fire penetration protection.
81. Show all fire dampers / fire smoke dampers and listings on plans.
82. Show automatic shut-offs in systems with excess of 2000 cfm and smoke detectors in the system. [ref. 2025 CMC 608.1]
83. Show complete distribution system of the plans. Show all size and types of ducts and sheet metal thickness and insulation materials used.
84. Show seismic restraint for HVAC system on plans.
85. Provide return and supply registers for all spaces.
86. Show all locations of HVAC equipment.
87. Show roof access to HVAC equipment on roof.
88. Show location of fan coil and condensers on plans.
89. Provide combustion air requirements and sizes for equipment located in confined spaces or spaces where infiltration does not provide the necessary air, outdoor air shall be provided, indicate on plans.
90. Provide mechanical equipment schedule identifying the equipment manufacturer and model number with specifications.
91. Provide mechanical Title 24, 2025 California Energy Efficiency Standards. All required compliance forms and mandatory measures are to be on the plans.
92. Outdoor air ventilation rate and air distribution assumptions made in the design of the ventilation system shall be clearly identified on the construction documents. [ref. 2025 CMC 402.1.1]
93. All exhausts, including dryer, cooking hood and toilet exhausts must be shown on plans. Clothes dryer exceeding 14 feet are to be engineered. [ref. 2025 CMC 504.4.2.1]
94. Provide hood/venting details for the new cooking equipment on the drawings.

X. PLUMBING

95. All plans and plumbing calculations are to be designed by a licensed professional. Provide wet stamp with signature and expiration date or provide signature of licensed design build plumbing contractor. The plumbing sheets must be signed by the person responsible for preparing them.
96. On the Plumbing Plans, provide calculations to support the proposed minimum plumbing facilities as required by Chapter 4 of the 2025 California Plumbing Code.

Project Floor Area:
Occupancy:
CPC Occupant Load Factor (2025 CPC Chapter 4, Table A):
CPC Occupant Load:
Minimum Plumbing Facilities (2025 CPC, Table 422.1):

PLUMBING FIXTURES	REQUIRED	PROVIDED

WC		
URINALS		
LAVATORIES		
DF		

97. Drinking Fountain required, see section 415, and Table 422.1, 2025 CPC.
98. Provide dimensions to restroom(s).
99. Provide complete drain and vent system schematic drawings. Show all sizes, materials, of sewer, drains, and vents.
100. Show type and location of all backflow protection.
101. Show size, material, and location of roof drain system.
102. Provide Gas schematic: Show gas piping, pipe sizes, material, and equipment, CFH requirements, total developed length including branches per Table 1215, 2025 CPC. Provide gas piping calculations using all existing and proposed piping sizes, lengths, and demands, to justify an adequate design for equipment.
103. Gas regulators must be vented to the outside. Show detail on plans. [ref. 2025 CPC 1208.8]
104. Show location and type of water heater and/or boiler.
105. Provide water heater venting detail and temperature and pressure relief piping discharge location. Safety pan to discharge to exterior observable location.
106. Provide seismic restraint detail for water heater / boiler. [ref. 2025 CPC Section 507.2]
107. Provide approved permanent access to water heater / boiler.
108. Provide location and size of all cleanouts.
109. Separate toilet facilities shall be provided for each sex. Single use facilities are permitted for occupancies with less than 10 occupants and in business or mercantile occupancies with an occupant load of 50 or less. [ref. 2025 CPC 422.2]

XI. FEES

All applicable City fees shall apply unless specifically waived or modified elsewhere in these conditions. All fees shall be based on the current fee schedule in effect at the time of final map recordation or upon the date of issuance of other discretionary permit, whichever is applicable.

Prepared By: Rafael Magallan, Chief Building Official

REPORT TO THE PLANNING COMMISSION

Prepared by: Jonathan Bartel, Senior Planner

Meeting of: November 10, 2026

Agenda Number: 6

SUBJECT:

Consideration of an application for a Conditional Use Permit (CUP 2026-14) and Site Plan Review (SPR 2026-16) requesting authorization for the outdoor storage and display of Old Hickory Sheds proposed to be offered for sale and U-Haul vehicles and equipment proposed to be offered for rental on a ±0.72-acre parcel located at 2139 Pacific Street at the intersection of Pacific Street and Golden State Boulevard (APN: 013-250-008).

RECOMMENDATION:

Conduct a public hearing and take the following action:

1. Adopt a Resolution determining the project is Categorically Exempt pursuant to Section 15332 (In-Fill Development) of the California Environmental Quality Act (CEQA) Guidelines and approving Conditional Use Permit (CUP 2026-14) and Site Plan Review (SPR 2026-16), subject to the findings and conditions of approval.

SUMMARY:

The applicants, Tajinder and Loreta Bassi, have filed an application for CUP 2026-14 and SPR 2026-16 to showcase outdoor Old Hickory Sheds for sale and U-Haul Rentals located at 2139 Pacific Street at the intersection of Pacific Street and Golden State Boulevard (APN: 013-250-008).

The project site has an existing building on the parcel that will be used as an office located within the IP (Industrial Park) zone district with an I (Industrial) land use designation. It is surrounded by several zone districts such as Industrial to the northwest and Light Commercial and Unclassified to the south.

Table 1 below provides a brief overview of the entitlement request, project applicant, project location, and site characteristics.

Table 1: *Project Overview*	
Project Number:	CUP 2026-14 & SPR 2026-16
Applicant:	Tajinder and Loreta Bassi
Property Owner:	Tajinder and Loreta Bassi
Location:	2139 Pacific Street(APN: 013-250-008) Located on the westerly corner of the intersection of Pacific Street and Golden State Boulevard
Project Area:	±0.72 acres
Plan Land Use:	Industrial
Zoning District:	IP (Industrial Park)
Site Characteristics	An existing structure previously utilized for residential purposes remain extant, with the balance of the project site remaining vacant and unimproved.

ANALYSIS:

Conditional Use Permit (CUP 2026-14)

Madera Municipal Code § 10-3.11.505 allows for on-site storage or warehousing within the Industrial Park zone district with the approval of a conditional use permit. The project proposes outdoor display and storage of Old Hickory Sheds proposed to be offered for sale and U-Haul vehicles and/or equipment proposed to be offered for rent on the project site.

Site Plan Review (SPR 2026-16)

A site plan review is required for all projects which require a use permit, propose an expansion to the site, or if a change in use occurs. The project has been reviewed under City Municipal Code (CMC) standards and the City's Commercial Design Development Standards.

The project proposes outdoor display and storage of Old Hickory Sheds proposed to be offered for sale and U-Haul vehicles and/or equipment proposed to be offered for rent. An existing 624 square foot building on site will be used as an office. Access to the project site will be provided from Pacific Street as shown on the site plan. Pacific Street is a private street and shall be maintained as a paved access point. The west half of Golden State Boulevard along the project frontage shall be improved with a water main, a sewer main, streetlights, sidewalk, a landscaped park strip, asphalt road section, curb and gutter.

The site plan provides a total of 11 parking spaces including ten (10) standard parking spaces, one (1) ADA accessible parking space. In the CMC, it does not specifically state a similar use to a showcase operation. However, calculations were determined based upon the storage use standard of 1 space for every 300 square feet of office area and one space for each two employees (it is worthy to note this standard exceeds the requirements for motor vehicle and machinery sales, which may also be considered as similar type of use, operationally). The 11 parking spaces proposed meet these parking requirements in the CMC.

The project site has been conditioned to provide landscaping all along the frontages of Pacific Street and Golden State Boulevard prior to issuance of occupancy.

ENVIRONMENTAL REVIEW:

A preliminary environmental assessment was prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA). Staff has determined the project is categorically exempt pursuant to Section 15332 (In-Fill Development) of the CEQA Guidelines because the project may be found consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations and will occur within city limits on a project site of no more than five acres substantially surrounded by urban uses and having no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and can be adequately served by all required utilities and public services. Further, none of the exceptions under Section 15300.2 of the CEQA Guidelines are applicable to this project and the project does not present any unusual circumstances.

PLANNING COMMISSION ACTION:

The Commission will be acting on CUP 2026-14 and SPR 2026-16. An appeal from the action of the Commission may be taken to the Council in accordance with the provisions of Section 10-3.1309 of the City Municipal Code. Appeals shall stay all proceedings in furtherance of the action appealed from until the determination of the appeal, and the use permit shall not become effective until the determination of the appeal.

ALTERNATIVES:

As an alternative, the Commission may elect to:

1. Move to refer the item back to staff and/or continue the public hearing to a future Commission meeting at a date certain with direction to staff to return with an updated staff report and/or resolution(s): (Commission to specify date and reasons for continuance).
2. Move to deny one more request based on specified findings: (Commission to articulate reasons for denial).
3. Provide staff with other alternative directives.

ATTACHMENTS:

1. Vicinity Map
2. General Plan Land Use Map
3. Zone District Map
4. Site Plan
5. Planning Commission Resolution
   Exhibit “A” Conditions of Approval

ATTACHMENT 1

Vicinity Map



The City of MADERA

N
W E
S

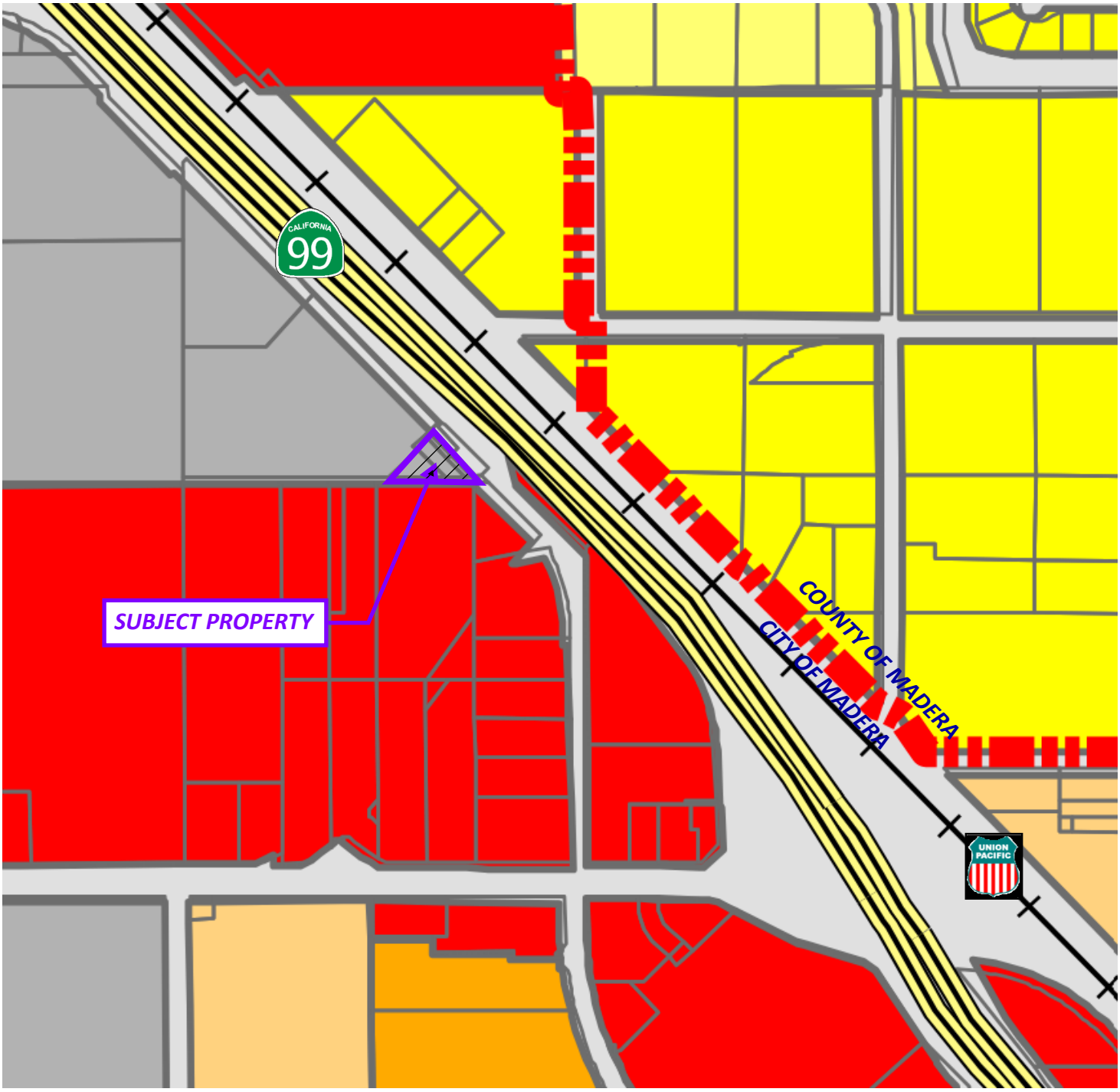
VICINITY MAP

CUP 2026-14, SPR 2026-16

ADDRESS: 2139 PACIFIC ST.
APN: 013-250-008
AREA: 0.72 ACRES

ATTACHMENT 2

General Plan Land Use Map



VLD - Very Low Density Residential
LD - Low Density Residential
MD - Medium Density Residential
HD - High Density Residential
NMU - Neighborhood Mixed Use
VMU - Village Mixed Use
VR - Village Reserve
SPA - Specific Plan
C - Commercial
O - Office
I - Industrial
OS - Open Space
RC - Resource Conservation/Agriculture
P&SP - Other Public and Semi-Public Uses

The City of MADERA

N
W E
S

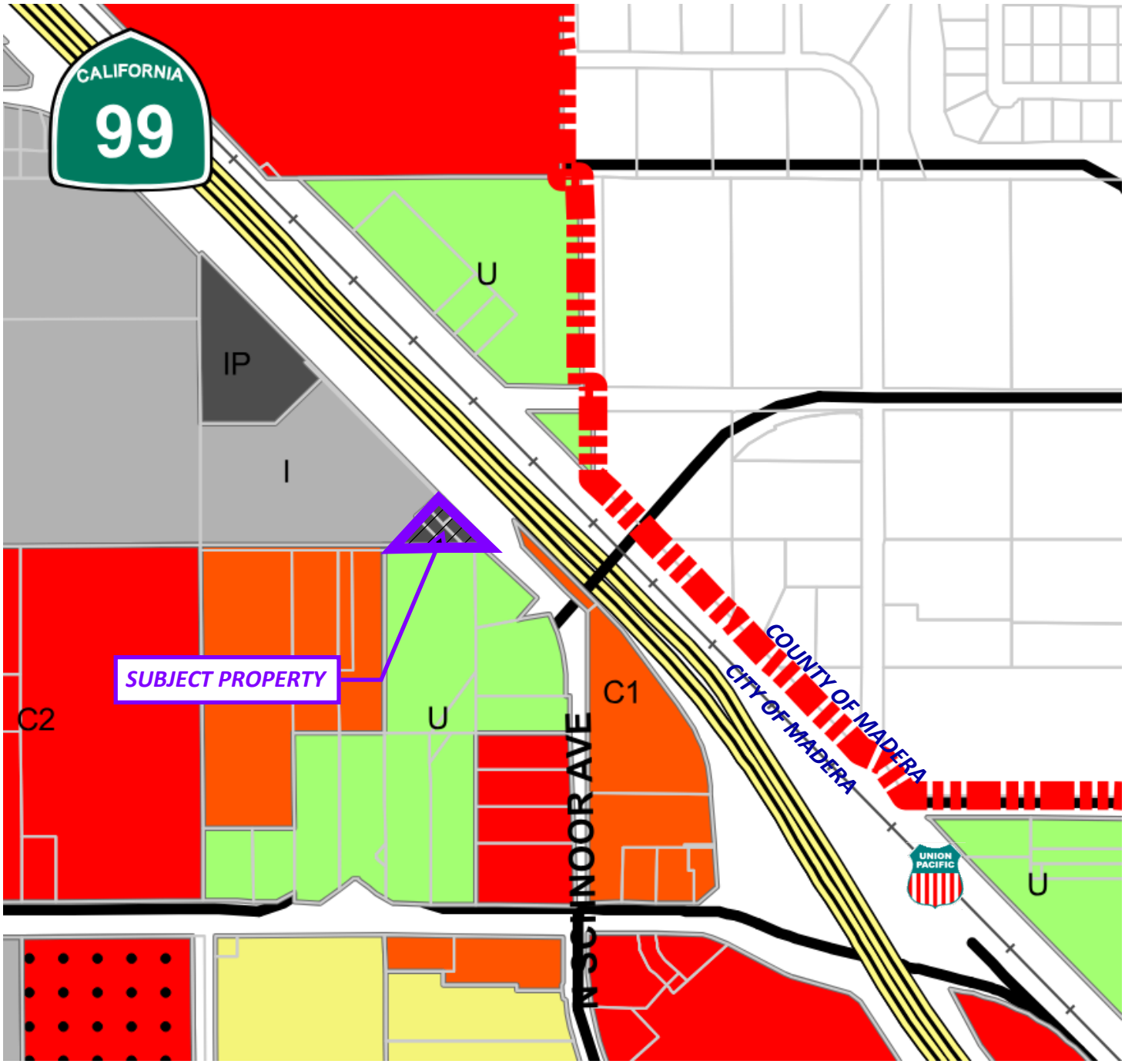
GENERAL PLAN LAND USE MAP

CUP 2026-14, SPR 2026-16

ADDRESS: 2139 PACIFIC ST.
APN: 013-250-008
AREA: 0.72 ACRES
LAND USE: INDUSTRIAL

ATTACHMENT 3

Zone District Map



- C1 - Light Commercial
- C2 - Heavy Commercial
- CH - Highway Commercial
- CN - Neighborhood Commercial
- CR - Restricted Commercial
- PF - Public Facilities
- RCO - Resource Conservation and Open Space
- U - Unclassified
- SP - Special District
- S - Special Provisions Applicable
- PO - Professional Office
- POWYO - Professional Office West Yosemite Avenue Overlay
- I - Industrial
- IP - Industrial Park
- RA - (One unit per each 12,000 square feet)
- R1 - (One unit per each 6,000 square feet)
- R2 - (One unit per each 3,000 square feet)
- R3 - (One unit per each 1,800 square feet)
- PD - Planned Development

The City of MADERA

N W E S

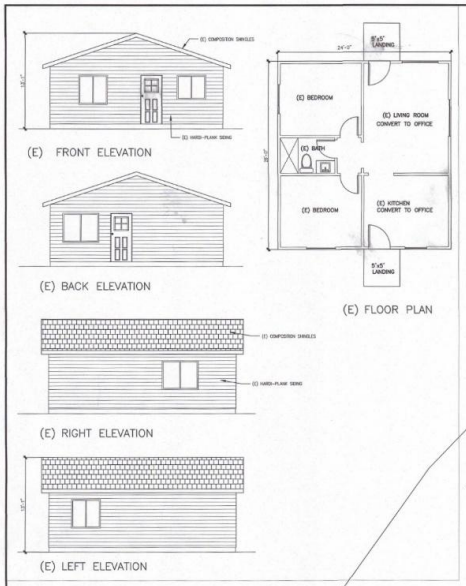
ZONE DISTRICT MAP

CUP 2026-14, SPR 2026-16

ADDRESS: 2139 PACIFIC ST.
APN: 013-250-008
AREA: 0.72 ACRES
ZONE: IP

ATTACHMENT 4

Site Plan



Site Data

SITE ADDRESS :	2139 PACIFIC AVE MADERA, CA. 93637
ASSESSOR'S PARCEL NO. :	013-250-004 013-250-005 013-250-006 013-250-007
ZONING:	IP/I
LOT AREA:	0.72 ACRES
EXISTING BUILDING LIVING AREA :	624 SQ. FT.

Project Data

Project Name :	BASSI'S PLACE 2139 PACIFIC AVE MADERA, CA. 93637

Owner Info

Property Owner :	THE TAJINDER AND LORETA BASSI 2009 TRUST P.O. BOX 869 MADERA, CA. 93637
Contact Person:	LORETA BASSI 559-474-0014

(E) TREES
(E) TREE
(E) POWER POLE
(E) TREE
(E) TREE
15'
FLOW
12' HIGH HOODED POLE LIGHT
100'
PROPERTY LINE
80'-0"
UHAUL RENTAL AREA
10'
FLOW
LANDSCAPE AREA
PROPERTY LINE
30'-0" RIGHT-OF-WAY
EDGE OF PAVEMENT
GOLDEN STATE BLVD
10'-0"
224'
NO PROPOSED ON SITE FIRE PROTECTION
OUTDOOR SHOWCASE AREA FOR OLD HICKORY SHEDS
UHAUL TRAILER RENTAL AREA
56'-0"
12' HIGH HOODED POLE LIGHT
NO PARKING
ASPHALT PAVED ADA ACCESSIBLE PARKING & SIGNAGE PER CBC 11B-502
9'-0"
9'-0"
26'-0" DRIVE AISLE
(6) 9'x18' PARKING SPACES
31'-0"
18'-0"
9'-0"
12' HIGH HOODED POLE LIGHT
FLOW
4'x8' UHAUL BANNER SIGN
4'x8' OLD HICKORY SHEDS BANNER SIGN
(E) POWER POLE
127'
PROPERTY LINE
(E) TREES
FLOW
EXISTING 624 SQ. FT. BUILDING TO REMAIN TO BE USED AS AN OFFICE
(E) TREE
FLOW
FLOW
(5) 9'x18' PARKING SPACES
FLOW
4' WIDE CONC. ACCESSIBLE PATH OF TRAVEL
28'-0"
FLOW
26'-0" DRIVE AISLE
(E) POWER POLE
LANDSCAPE AREA
10'-0"
LANDSCAPE AREA
LANDSCAPE AREA
10'-0"
(E) POWER POLE
PROPERTY LINE 335'
EDGE OF PAVEMENT
20'-0" RIGHT-OF-WAY
30'-0" APPROACH
PACIFIC AVE

SITE PLAN

SCALE: 1" = 10'-0"

Gary A. Rogers – Architect
43243 LONG HOLLOW DR
COARSEGOLD, CALIFORNIA 93614 OFFICE: (559) 269-4158
PLANNING * DESIGNING * CONSTRUCTION PROBLEM SOLVING

REGISTERED ARCHITECT GARY A. ROGERS C-16583 RENEWAL 10-31-27 STATE OF CALIFORNIA

BASSI'S PLACE
2139 PACIFIC AVE
MADERA, CA 93637

SITE: 2139 PACIFIC AVE

PLANS FOR:

DATE 9 / 2026
SCALE 1"= 10'-0"
JOB NO. 2139 PACIFIC
SHEET 1
OF 17 SHEETS

ATTACHMENT 5

Planning Commission Resolution

Including:

Exhibit "A" - Conditions of Approval

RESOLUTION NO. ____

RESOLUTION OF THE PLANNING COMMISSION ADOPTING A CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELINES SECTION 15332 (IN-FILL DEVELOPMENT) AND APPROVING CONDITIONAL USE PERMIT 2026-14 AND SITE PLAN REVIEW 2026-16 (SHOWCASE STORAGE SHEDS AND RENTALS)

WHEREAS, Tajinder and Loreta Bassi ("Owner") is the property owner of the 0.72-acre parcel located at 2139 Pacific Street at the intersection of Pacific Street and Golden State Boulevard (APN: 013-250-008); and

WHEREAS, the Owner, has applied for a conditional use permit (CUP 2026-14) and site plan review application (SPR 2026-16) requesting authorization for the outdoor storage and display of Old Hickory Sheds proposed to be offered for sale and U-Haul vehicles and equipment proposed to be offered for rental; and

WHEREAS, the site has a zone of IP (Industrial Park) and a General Plan Land Use Designation of I (Industrial); and

WHEREAS, an on-site storage or warehousing use within the IP zone district is allowed with the approval of a conditional use permit; and

WHEREAS, the project is aligned with the City's General Plan goals and policies for City of Madera; and

WHEREAS, the City performed a preliminary environmental assessment in accordance with the requirements of the California Environmental Quality Act (CEQA) and determined the project to meet Exemption Section 15332 (In-Fill Development) under the CEQA Guidelines; and

WHEREAS, under the City's Municipal Code, the Planning Commission (Commission) is authorized to review and approve conditional use permits and environmental assessments for associated projects on behalf of the City; and

WHEREAS, the City provided notice of the Commission hearing as required by law; and

WHEREAS, at the November 10, 2026 Commission hearing, the public was provided with an opportunity to comment, and evidence, both written and oral, was considered by the Commission; and

WHEREAS, the Commission now desires to adopt a Section 15332 Exemption pursuant to CEQA for the project and conditionally approve CUP 2026-14 and SPR 2026-16.

NOW THEREFORE, be it resolved by the Planning Commission of the City of Madera as follows:

1. Recitals: The above recitals are true and correct and are incorporated herein.

2. CEQA: A preliminary environmental assessment was prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA).

Staff has determined the project is categorically exempt pursuant to Section 15332 (In-Fill Development) of the CEQA Guidelines because the project may be found consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations and will occur within city limits on a project site of no more than five acres substantially surrounded by urban uses and having no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and can be adequately served by all required utilities and public services. Further, none of the exceptions under Section 15300.2 of the CEQA Guidelines are applicable to this project and the project does not present any unusual circumstances..

3. Findings for Conditional Use Permit No. 2026-14: The Commission finds and determines that there is substantial evidence in the administrative record to support the approval of Conditional Use Permit No. 2026-14, as conditioned. With conditions, the project is consistent with the requirements of the Municipal Code, including Section 10-3.4.0106. The Planning Commission further approves, accepts as its own, incorporates as if set forth in full herein, and makes each and every one of the findings, based on the evidence in the record, as follows:

Finding a: *The proposal is consistent with the General Plan and Zoning Ordinance.*

The site is zoned IP (Industrial Park) and has a land use designation of I (Industrial), which makes the proposed use consistent with both the General Plan and Zoning Ordinance. The development of a storage shed and rental showcase operation is permitted to operate in the IP zone district with approval of a conditional use permit.

CUP 2026-14 was filed to request authorization to allow outdoor storage and display of Old Hickory Sheds proposed to be offered for sale and U-Haul vehicles and equipment proposed to be offered for rental.

As conditioned, the requested use is consistent with the Madera General Plan goals and policies and the Zoning Regulations for this requested use.

Finding b: *The proposed use will be compatible with the surrounding properties.*

The proposed project will be surrounded by several zone districts. Directly north of the project site, there is a developed I (Industrial) zoned use. The south portion of the project site has developed but is zoned C-1 (Light Commercial) and U (Unclassified).

The project site is compatible with the surrounding neighborhood for this location.

Finding c: *The establishment, maintenance, or operation of the use or building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such*

proposed use or be detrimental or injurious to property and improvements in the neighborhood or general welfare of the city.

The proposed use will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons or property in the surrounding area. Staff has reviewed and conditioned the project to ensure that the project is compatible with its surrounding area and that all proposed development was to be properly developed under state and local code.

4. Findings for Site Plan Review No. 2026-16: The Commission finds and determines that there is substantial evidence in the administrative record to support the approval of Site Plan Review No. 2026-16, as conditioned. With conditions, the project is consistent with the requirements of the Municipal Code, including Section 10-3.4.0106. The Planning Commission further approves, accepts as its own, incorporates as if set forth in full herein, and makes each and every one of the findings, based on the evidence in the record, as follows:

   Finding a: *The proposal is consistent with the General Plan and Zoning Ordinance.*

   The site is zoned IP (Industrial Park) and has a land use designation of I (Industrial), which makes the proposed use consistent with both the General Plan and Zoning Ordinance. Site improvements will be completed as a requirement of the project.

   Finding b: *The proposed use will be compatible with the surrounding properties.*

   The project will be surrounded by several zone districts. Directly north of the project site, there is a developed I (Industrial) zoned use. The south portion of the project site has developed but is zoned C-1 (Light Commercial) and U (Unclassified).

   The project site is compatible with the surrounding neighborhood for this location.

   Finding c: *The establishment, maintenance, or operation of the use or building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or general welfare of the city.*

   The proposed use will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons or property in the surrounding area. Staff has reviewed and conditioned the project to ensure that the project is compatible with its surrounding area and that all proposed development was to be properly developed under state and local code.

5. Approval CUP 2026-14 and SPR 2026-16: Given that all the findings can be made, the Commission hereby approves CUP 2026-14 and SPR 2026-16 as conditioned as set forth in the Conditions of Approval attached as Exhibit "A."
6. Effective Date: the resolution is effective immediately.

* * * * *

Passed and adopted by the Planning Commission of the City of Madera, this 10th day of November, 2026, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

_____

Robert Gran Jr.
Planning Commission Chairperson

Attest:

_____

Will Tackett
Community Development Director

Exhibit "A" Conditions of Approval for CUP 2026-14 and SPR 2026-16

EXHIBIT "A"
CUP 2026-14 & SPR 2026-16
SHOWCASE STORAGE SHEDS AND RENTALS
CONDITIONS OF APPROVAL
November 10, 2026

NOTICE TO APPLICANT

Pursuant to Government Codes Section 66020(d)(1) and/or Section 66499.37, any protest related to the imposition of fees, dedications, reservations, or exactions for this project, or any proceedings undertaken regarding the City's actions taken or determinations made regarding the project, including but not limited to validity of conditions of approval must occur within ninety (90) calendar days after the date of decision. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.

IMPORTANT: PLEASE READ CAREFULLY

This project is subject to a variety of discretionary conditions of approval. These include conditions based on adopted City plans and policies; those determined through plan review and environmental assessment essential to mitigate adverse effects on the environment including the health, safety, and welfare of the community; and recommended conditions for development that are not essential to health, safety, and welfare, but would on the whole enhance the project and its relationship to the neighborhood and environment.

Discretionary conditions of approval may be appealed. All code requirements, however, are mandatory and may only be modified by variance, provided the findings can be made. All discretionary conditions of approval for CUP 2026-14 and SPR 2026-16 will ultimately be deemed mandatory unless appealed by the applicant to the City Council within 15 days after the decision by the Planning Commission. In the event you wish to appeal the Planning Commission's decision or discretionary conditions of approval, you may do so by filing a written appeal with the City Clerk. The appeal shall state the grounds for the appeal and wherein the Commission failed to conform to the requirements of the zoning ordinance. This should include identification of the decision or action appealed and specific reasons why you believe the decision or action appealed should not be upheld.

Approval of this permit shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development.

Approval of this permit may become null and void in the event that development is not completed and/or operations are not commenced in accordance with all the conditions and

requirements imposed on this permit, the zoning ordinance, and all City standards and specifications. This permit is granted, and the conditions imposed, based upon the application submittal provided by the applicant, including any operational statement. The application is material to the issuance of this permit. Unless the conditions of approval specifically require operation inconsistent with the application, a new or revised permit is required if the operation of this establishment changes or becomes inconsistent with the application. Failure to operate in accordance with the conditions and requirements imposed may result in revocation of the permit or any other enforcement remedy available under the law. The City shall not assume responsibility for any deletions or omissions resulting from the review process or for additions or alterations to any construction or building plans not specifically submitted and reviewed and approved pursuant to this permit or subsequent amendments or revisions. These conditions are conditions imposed solely upon the permit as delineated herein and are not conditions imposed on the City or any third party. Likewise, imposition of conditions to ensure compliance with federal, state, or local laws and regulations does not preclude any other type of compliance enforcement.

These conditions are applicable to any person or entity making use of this permit, and references to "developer" or "applicant" herein also include any applicant, property owner, owner, lessee, operator, or any other person or entity making use of this permit.

CONDITIONS OF APPROVAL

General

1. Project approval is conditioned upon acceptance of the conditions of approval contained herein, as evidenced by the applicant's signature on the Planning Department Acknowledgement and Acceptance of Conditions of Approval form.
2. CUP 2026-14 and SPR 2026-16 will expire 24 months from the date of issuance, unless the rights granted by approval are exercised or required action is taken to extend the approval prior to the expiration date and in accordance with the provisions of the Zoning Regulations of the City Municipal Code.
3. Approval of a Conditional Use Permit and/or Site Plan Review does not constitute approval or authorization to commence activities or construction. On- and off-site improvements, building construction, sign erection or occupancy shall not be permitted without prior approval of the City through issuance of any required grading, encroachment, or building permits.
4. Compliance with conditions of approval shall be demonstrated to the satisfaction of the City of Madera prior to issuance of building permits, final inspection, occupancy of the premises, issuance of a business license and/or commencement of operations, except as may be otherwise or specifically noted within these conditions of approval.
5. It shall be the responsibility of the property owner, operator, and/or management to ensure that any required permits, inspections, and approvals from any regulatory agency

be obtained from the applicable agency prior to issuance of a building permit and/or the issuance of a certificate of completion, and commencement of operations.

6. Approval of CUP 2026-04 and SPR 2026-02 is for the benefit of the applicant. The submittal of site plan review application by the applicant for this project was a voluntary act on the part of the applicant not required by the City. Therefore, as a condition of approval of this project, the applicant agrees to defend, indemnify, and hold harmless the City of Madera and its agents, officers, consultants, independent contractors, and employees ("City") from any and all claims, actions, or proceedings against the City to attack, set aside, void, or annul an approval by the City concerning the project, including any challenges to associated environmental review, and for any and all costs, attorneys fees, and damages arising therefrom (collectively "claim").

   The City shall promptly notify the applicant of any claim and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

   Nothing in this condition shall obligate the City to defend any claim and the City shall not be required to pay or perform any settlement arising from any such claim not defended by the City, unless the City approves the settlement in writing. Nor shall the City be prohibited from independently defending any claim, and if the City does decide to independently defend a claim, the applicant shall be responsible for City's attorneys' fees, expenses of litigation, and costs for that independent defense, including the costs of preparing any required administrative record.

   Should the City decide to independently defend any claim, the applicant shall not be required to pay or perform any settlement arising from any such claim unless the applicant approves the settlement.

PLANNING DEPARTMENT

7. All on- and off-site improvements shall be completed prior to final building inspection and shall be completed in conformance with the Conditions of Approval to the satisfaction of the City of Madera and prior to issuance of a certificate of completion, occupancy permit, and/or issuance of a business license.
8. Vandalism and graffiti shall be corrected in accordance with the provisions of the City Municipal Code (CMC).
9. The property owner, operator and/or manager shall operate in a manner that does not generate excessive noise, odor, blight or vibration that is demonstrated to adversely affect adjacent properties.
10. The property owner, operator and/or manager shall keep the property clear of all trash, rubbish, and debris at all times. Disposal of refuse shall be restricted to the dumpster(s)/trash enclosures on the site.

11. Prior to the issuance of building permits, the applicant shall identify on the site plan and/or elevations the following information for Planning Department review and approval. All equipment shall be screened from view.
    a. The location of all-natural gas and electrical utility meter locations.
    b. The location of all HVAC (heating, ventilation, or air conditioning) equipment.
    c. The location of all compressor equipment, and mechanical and electrical equipment.
12. Comply with City of Madera Commercial Paint Color Palette for exterior paint color and exterior trim paint color.
13. Signs on site plan
    a. The location of such signs shall not be less than one foot inside the property line and shall not interfere with the safety of vehicular traffic entering into or exiting from a business center or with vehicular traffic or pedestrians.
    b. The total face area may be utilized in one sign or, where specifically approved by the Planning Director, the sign area may be divided among one sign per street frontage, with a maximum height of eight feet and provided a minimum distance of one-half of the width of the lot is maintained between each sign and the street frontage of the lot.
    c. Process separate sign permit application for approval.

<u>Landscaping</u>

14. A landscape and irrigation plan shall be prepared by a licensed Landscape Architect and submitted as part of the submittals for a building permit. Landscape and irrigation plans shall be approved by the Planning Department prior to the issuance of building permits. The plans shall:
    a) Demonstrate compliance with the State of California's Model Water Efficient Landscape Ordinance (MWELO).
    b) Provide permanent automatic irrigation systems for all landscaped areas.
    c) Provide vegetative matter coverage of a minimum of 75 percent of all landscaped areas.
    d) Locate landscape material in such a way that it does not interfere with utilities above or below ground.
    e) Provide detailed planting lists for all landscaping, with the number, size, spacing (where applicable) and species of all plant life and groundcover, as well as soil preparation techniques for all landscaped areas.
    f) Integrate, to the extent feasible, low impact development practices to reduce, treat, infiltrate, and manage runoff flows caused by storms, urban runoff, and impervious surfaces.

g) Shall provide for shrub planting and be a minimum one (1) gallon size and include a mix of one (1) gallon and five (5) gallon shrubs.

h) Shall provide for street tree planting and be a minimum 15-gallon size.

1) Street trees shall be provided in accordance with City standards along all street frontages. The species of street trees planted shall be consistent with those existing along the N. Gateway Drive frontages.

i) Shall provide the species, quantity, maturity (size), and spacing of the initial planting, where landscaping is intended to provide a visual screen, and it shall be sufficient to provide functional screening with a single growing season.

1) The perimeter of all parking areas adjacent to streets and major drive aisles should include a continuous landscape screen at least three (3) feet in height and five (5) feet in depth to help screen parking lot from public right of way.

15. The property owner, operator, and/or manager shall develop and submit to the Building and Planning Department for review and approval, prior to issuance of a building permit, a landscape maintenance and irrigation program for the first three years to ensure that streetscapes and landscaped areas are installed and maintained as approved under the Conditions of Approval.
16. The property owner shall maintain all landscaping in a healthy and well-manicured appearance to achieve and maintain the landscaping design that was approved by the City. This includes, but is not limited to, ensuring properly operating irrigation equipment at all times, trimming and pruning of trees and shrubs, and replacing dead or unhealthy vegetation with drought-tolerant plantings.

Trash Enclosure

16. A 3-bin trash enclosure shall be constructed in accordance with City Standards and utilized for solid waste collection services. Enclosures shall incorporate a roof cover to ensure waste debris and/or liquids do not infiltrate storm drains and/or sewer systems. The location of the trash enclosure shall be subject to approval by the Community Development Director.

Parking

17. Off-street parking areas and geometrics shall comply with City standards.
18. Project site shall be subject to CALGreen's mandatory non-residential Electric Vehicle standards. Refer to CALGreen Code Table 5.106.5.3.1 for mandatory measures.

Fences

19. Any proposed fencing shall be wrought iron fencing.
20. No fence or wall shall exceed a maximum height of six (6) feet measured from finish grade.

21. Fencing materials, location, height, coating and style shall be submitted for approval prior to final building permit issuance. All fences shall be properly maintained so as not to create a hazard, public nuisance, or blight in the surrounding neighborhood.

BUILDING DEPARTMENT

22. No manufacture or assembling of the sheds shall be conducted on site.
23. The existing building on site shall be brought up in compliance with the current California Building Code.
24. Exhibit A from the Building Department is attached for the owner/applicants records and information. The owner/applicant are responsible to obtain all required permits.

FIRE DEPARTMENT

25. If the Old Hickory Sheds are over 120 square feet, building permits will be required.

26. One, 2A10BC rated fire extinguisher shall be available within 75 feet of travel distance of all portions of each building. A minimum of one fire extinguisher is required for each 3,000 square feet or fraction thereof. In this application, 1 should be provided in the office and within 75 feet of all display sheds.

27. Comply with the California Fire Code for fire hydrant requirements and identify the location of the nearest fire hydrant.

ENGINEERING DEPRTMENT

<u>General</u>

28. Deferrals are not permitted for any condition included herein, unless otherwise stated.

29. Nuisance onsite lighting shall be redirected as requested by City Engineer within 48 hours of notification.

30. Development Impact fees shall be paid at time of building permit issuance.

31. Developer shall pay all required fees for completion of project. Fees due may include but shall not be limited to the following: plan review, easement acceptance, encroachment permit processing and improvement inspection fees.

32. Improvement plans signed and sealed by an engineer shall be submitted to the Engineering Division in accordance with the Civil Improvements Submittal Checklist.

33. The improvement plans for the project shall include the most recent version of the City's General Notes.

34. In the event archeological resources are unearthed or discovered during any construction activities on site, construction activities shall cease, and the Community Development

Director or City Engineer shall be notified so that procedures required by state law can be implemented.

35. Improvements within the City right-of-way require an Encroachment Permit from the Engineering Division.

36. All off-site improvements shall be completed prior to issuance of final occupancy.

Water

37. New or existing water service connection(s), including landscape areas, shall be constructed or upgraded to current City standards including Automatic Meter Reading (AMR) water meter installed within City right-of-way and backflow prevention device installed within private property.
38. A separate water meter and backflow prevention device will be required for landscape area.
39. Water meters shall be installed and account activated through the City's Utility Billing Department prior to commencement of foundations and/or pads. Immediate installation can be delayed subject to use of a metered hydrant utilizing meter supplied through the Public Works Department along with appropriate measures to ensure water from the future lateral not be used until a permanent meter and backflow prevention device is installed.
40. Existing water service connections that will not be used for the project shall be abandoned at the mains per City of Madera standards.
41. Existing wells, if any, shall be abandoned as directed and permitted by City of Madera for compliance with State standards, prior to issuance of building permits or any activities in which the well to be abandoned may be further damaged resulting in potential contamination to the aquifer below.
42. The developer shall install an 8-inch water main in Golden State Boulevard from its current termination point near the veterinary center to a point 5-feet past the project's northern property line. Half of the 8-inch component is reimbursable from adjacent properties as they develop and connect..

Sewer

43. New or existing sewer service connection(s) shall be constructed or upgraded to current City standards.
44. Existing sewer service connections that will not be used for the project shall be abandoned at the mains per current City of Madera standards.
45. Sewer main connections six (6) inches and larger in diameter shall require manhole installation.
46. Existing septic tanks, if found, shall be removed, permitted and inspected by City of Madera Building Department.

47. The developer shall construct an 8-inch sewer main in Golden State Boulevard from the nearest connection point. Half of the 8-inch component is reimbursable from adjacent properties as they develop and connect.

Storm Drain

48. Storm runoff from this project is planned to go to the Airport Basin located west of this project. Runoff volume calculations shall be provided, and the developer shall excavate the basin to an amount equivalent to this project's impact on the basin. Dirt shall be stockpiled in a location designated by the Madera Irrigation District (MID). MID shall be contacted prior to contractor securing permission to enter basin. Water runoff from the site must be cleaned before entering the existing City owned storm water system to the satisfaction of the MID through the use of an on-site oil/water separator or drop inlet inserts at drop inlets that receive runoff from the site.
49. A Madera Irrigation District (MID) approval block shall be shown on the final improvement plans.
50. This project shall, as applicable, comply with the design criteria as listed on the National Pollutant Discharge Elimination Systems (NPDES) General Permit for Storm Water Discharges from Small Municipal Separate Storm Sewer System (MS4's) as mandated by Water Quality Order No. 2013-0001-DWQ, NPDES General Permit No. CAS000004. For the purpose of this proposed development, post development runoff shall match or be less than pre-development runoff. The development shall enter into a covenant with the City that allows for future inspections by City or other designated agencies relative to the improvements installed as a result of this condition to ensure they remain in compliance with the conditions imposed under this condition.
51. All Best Management Practices (BMP) implemented for the purpose of limiting or treating runoff shall be included in a Maintenance Agreement intended to guarantee those measures are protected and maintained by the developer/owner in perpetuity..

Streets

52. The developer shall dedicate sufficient right of way to the City to provide 30 feet of right-of-way west from road centerline of Golden State Boulevard.
53. The west half of Golden State Boulevard along the entire project frontage shall be improved to a 60-foot roadway standard. The west half of the street shall include but not be limited to curb and gutter, park strip, sidewalk, and an 18-foot paved asphalt section. The east half of the street shall include one permanently paved 12-foot travel lane, and a paved 1-foot shoulder and drainage swale; or one 12-foot travel lane, and a combination of shoulder/AC dike and drain inlets as may be necessary to accommodate existing and completed project storm runoff.
54. Pacific Street appears to be a private drive aisle. The developer shall maintain the drive aisle as a paved access point for surrounding parcels and reconstruct as necessary to accommodate the proposed project traffic.

55. The developer shall install sidewalk along the Golden State Boulevard project frontage in accordance with City and ADA standards.
56. The proposed project access at Pacific Street shall be constructed to a street-type entrance with a minimum face curb radius of 15 feet and be constructed to current City and ADA standards.
57. The driveway approach shall have a minimum throat length of thirty (30) feet from face of curb to eliminate the possibility of vehicles queuing into the City right-of-way.
58. The developer shall install streetlights along Golden State Boulevard frontage in accordance with current City standards. Streetlights shall be LED using Beta Lighting standards or equal in accordance with City of Madera standards.
59. The developer shall dedicate a Public Utility Easement 10-feet wide along the entire project parcel frontage on Golden State Boulevard. A $466 fee or the fee in effect at that time for grant easement or deed acceptance shall be paid with the Engineering Department.
60. The developer shall annex into and execute such required documents that may be required to participate in Landscape Maintenance District Zone 51 for the purpose of participating in the cost of maintaining landscape improvements within said zone.

Dry Utilities

61. All existing and proposed public utilities (electric, telephone, cable, etc.) shall be undergrounded, except transformers, which may be mounted on pads. Public utility easements shall be dedicated outside and adjacent to all streets rights-of-way. All public utilities within the project property and adjacent to the project property frontage on peripheral streets (on the development side of the street centerline) shall be placed underground except those facilities exempted by the Public Utilities Commission Regulations or operating at 70,000 volts or greater. Undergrounding of utilities shall not result in the addition of new poles being installed on other properties or street frontages. It is the responsibility of the applicant to inform the property owner of this description and to notify the utility companies that no new poles are permitted outside the property boundaries. There are no exceptions to this condition wherein new poles or relocated poles are proposed. Such poles represent a transfer of cost to adjacent properties.

END OF CONDITIONS

EXHIBIT A

PRELIMINARY PLAN REVIEW COMMENTS

Community Development Department — Building Division

PROJECT: CUP 2026-14 and SPR 2026-16 Submittal - Old Hickory Sheds and U-Haul Rentals

PROJECT LOCATION: 2139 Pacific St.

OWNER/DEVELOPER: Bassil's Place / The Tajinder & Loreta Bassi 2009 Trust

The Building Division recommends the following Site Plan Review Status for the subject project:

NOTES:

This is not a plan check.

The comments contained herein are general items that will be looked for during subsequent plan review(s). Depending on the type of proposed project and scope of work not all items may apply.

The Applicant needs to submit a building permit application, with the plans and all required supplementary information.

A more exhaustive list of requirements, specific to the complete set of plans, will be provided following the first plan check.

The following is a preliminary checklist prepared to assist building permit applicants to apply for a building permit once the Planning Department has given the authorization to continue with the building permit process for the subject project. Please be advised that this is not a plan check. A more exhaustive list of requirements, specific to the complete set of plans, will be provided following the first plan check.

I. GENERAL BUILDING CONDITIONS OF APPROVAL:

1. These building conditions are intended to deal with major issues apparent to the Building Division while reviewing this development proposal. Nothing in these conditions precludes the Chief Building Official from applying other conditions/modifications necessary for compliance with California Building Code requirements or applicable City standards, as might become apparent during design review and/or construction.
2. All sheets of the plans and the cover sheet of any calculations must bear the stamp and wet signature of a California-licensed engineer or architect licensed to practice in the State of California. – Cal Bus & Prof. Code 5537. All documents must be signed by the person responsible for preparing them.

3. All building permit applications, plans and any other supplementary documentation shall be submitted electronically. See the **Electronic (PDF) Plan Submittal Guidelines** at: https://www.madera.gov/business-building-development/building-development/. Calculations, compliance documents, or other supplementary documents are required for submittal. See the **Minimum Submittal Requirements List** at: https://www.madera.gov/business-building-development/building-development/.

II. REQUIRED NOTES ON BUILDING PLANS

The following CODE SUMMARY and standard notes shall be included on all building plan submittals:

4. Provide a Code Analysis table with the following required information:

COMMERCIAL EXAMPLE> to be shown on Cover Sheet								**City of Madera**
CODE SUMMARY								
JOB ADDRESS:								
TENANT NAME:								
PROPERTY OWNERS:		**BUILDER:**		**DESIGNER:**		**ENGINEER:**		
First & Last Name(s)		Name		Name		Name		
Address		Address		Address		Address		
City, State, Zip		City, State, Zip		City, State, Zip		City, State, Zip		
Phone Number		Phone Number		Phone Number		Phone Number		
Email		Email		Email		Email		
SCOPE OF WORK:								
Example: T/I - INTERIOR REMODEL OF EXISTING RETAIL STORE TO INCLUDE SITE ACCESSIBILITY UPGRADES, NEW ELECTRICAL, MECHANICAL & PLUMBING FIXTURES. ADD DEMISING WALL, CREATING 2 UNITS - A NEW ADDRESS WILL BE REQUIRED.								
APN:	xxx-xxx-xxx							
ZONING:				**FLOOD ZONE:**				
OCCUPANCY:								
OCCUPANCY GROUP:				**SEISMIC DESIGN CATEGORY:**				
TYPE OF CONSTRUCTION:				**REQUIRED # OF EXITS:**				
OCCUPANT LOAD:				**PROVIDED # OF EXITS:**				
NO. OF BUILDINGS:								
NO. OF STORIES:								
LANDSCAPE AREA:		WATER CALC:						
SPRINKLERED:								
AREA CALCULATIONS:				**MOST CURRENT CBC:**				
LOT SIZE:				CBC,		CMC,		CPC,		CEC
EXISTING BUILDING AREA:				STATE OF CALIFORNIA, CITY OF MADERA, ETC.				

PROPOSED BUILDING AREA:								
Yards	Front:		Side:		Side:		Back:	
MAX. allowable building area per CBC Section 506					Aa = {At + [At x Ij] + [At x Is]}			
LIST SPECIAL INSPECTION(S) IF APPLICABLE OR REQUIRED:								

5. "THE APPROVAL OF THESE PLANS AND SPECIFICATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE, MUNICIPAL ORDINANCES, OR STATE LAWS."
6. "THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB SITE DURING ANY INSPECTION ACTIVITY."
7. "A COMPLETE REPORT OF THE COMMISSIONING PROCESS ACTIVITIES UNDERTAKEN THROUGH THE DESIGN, CONSTRUCTION AND REPORTING RECOMMENDATIONS FOR POST CONSTRUCTION PHASES OF THE BUILDING PROJECT SHALL BE COMPLETED AND PROVIDED TO THE OWNER OR OWNER'S REPRESENTATIVE." [ref. Section 120.8(i) – 2025 California Energy Code]
8. For projects that include an elevator, include the following note on plans: "ELEVATOR IS REQUIRED TO PASS STATE INSPECTION BEFORE ANY OCCUPANCY WILL BE GRANTED."
9. On the Site Plan: "ALL ENTRANCES TO BUSINESSES ARE REQUIRED TO BE SERVED BY AN ACCESSIBLE PEDESTRIAN ROUTE BETWEEN PUBLIC WAY AND BUSINESS ENTRANCE. WHERE NO SUCH ROUTE IS PROVIDED, ONE MUST BE PROVIDED AS A CONDITION OF THE BUILDING PERMIT IN ORDER TO PROVIDE PEDESTRIAN ACCESS TO THE "AREA OF WORK." IF A PEDESTRIAN ROUTE FROM THE PUBLIC WAY, INTENDED TO SERVE THE PROPOSED BUSINESS, IS PROVIDED BUT DOES NOT FULLY-COMPLY, IT MUST BE ALTERED TO COMPLY WITH THE CURRENT ACCESSIBILITY REQUIREMENTS PRIOR TO FINAL OCCUPANCY. ALL WORK OCCURRING IN THE PUBLIC WAY REQUIRES A SEPARATE ENCROACHMENT PERMIT TO BE OBTAINED THROUGH THE CITY OF MADERA ENGINEERING DIVISION PRIOR TO COMMENCING WORK. CONTACT: ENGINEERING DEPARTMENT AT (559) 661-5418 REGARDING ENCROACHMENT PERMIT INFORMATION, OR REFER TO CITY OF MADERA WEBSITE AT https://www.madera.gov/home/departments/engineering/#tr-permits-2534011. [ref. 2025 CBC 11B-206]
10. On Electrical Plans: "ALL WORK TO COMPLY WITH 2025 CALIFORNIA ELECTRICAL CODE".
11. On Plumbing Plans: "ALL WORK TO COMPLY WITH 2025 CALIFORNIA PLUMBING CODE".
12. On Mechanical Plans: 'ALL WORK TO COMPLY WITH 2025 CALIFORNIA MECHANICAL CODE".

III. ARCHITECTURAL

13. Provide an accurate and complete sheet index that identifies and corresponds with all sheets within the set.
14. Provide a site plan.
15. Provide a "vicinity map" to accurately reflect the location.
16. Provide note on plans indicating the number of stories.
17. Provide note on plans indicating the type of construction.

18. Provide note on plans indicating the occupancy group(s).
19. Provide note on plans indicating the square footage.
20. Provide note(s) and calculation(s) on the plans indicating the occupant load.
21. Submitted plans must reference all applicable code publications on the cover/title sheet. All submittals must be designed in compliance with the 2025 CBC, CPC, CMC and CEC. Adopted Codes. Plan submittals referencing outdated and/or inapplicable code publications such as the International Codes and/or Uniform Codes cannot be accepted. Revise all general notes as needed to reflect current code references. See red-lined markup set for clarification. All applicable and referenced codes can be accessed through the California Building Standards Commission website: http://www.bsc.ca.gov/codes.aspx
22. Provide Code references on plans. Plans must reference only adopted codes:
    - 2025 California Building Code (CBC)
    - 2025 California Mechanical Code (CMC)
    - 2025 California Electrical Code (CEC)
    - 2025 California Plumbing Code (CPC)
    - 2025 California Energy Code
    - 2025 California Green Building Standards Code (Cal Green).
23. When trash enclosures are required, make sure to comply with all the required City of Madera Standards and all the applicable accessibility provisions.

IV. SAFETY GLAZING

24. Provide safety glazing in the following hazardous locations. Each pane to be etch-marked. [ref. 2025 CBC 2403.1, 2406.3]
    a. Glazing in doors require safety glass. [ref. 2025 CBC 2406.4.1]
    b. Glazing within 24 inches of a door with the bottom edge below 60". [ref. 2025 CBC 2406.4.2]
    c. Glazing in windows larger than 9 sf, with the bottom edge less than 18" above the floor and the top edge more than 36" above the floor, with a walking surface within 36". [ref. 2025 CBC 2406.4.3]
    d. Glazing in guards and railings. [ref. 2025 CBC 2406.4.4]
    e. Glazing within 60" of a wet surface. [ref. 2025 CBC 2406.4.5]
    f. Glazing adjacent to stairs and ramps. [ref. 2025 CBC 2406.4.6]

V. EGRESS SYSTEMS AND COMPONENTS

25. Maximum Common Path Of Travel Distance

OCCUPANT LOAD	OCCUPANCY	
	A, E, M	B
30 or less (2025 CBC Table 1006.2.1 (No FS)	75 feet	100 feet
31 – 49 (2025 CBC Table 1006.2.1 (No FS)	75 feet	75 feet
49 or more (2025 CBC Table 1006.2.1 (W/ FS)	75 feet	100 feet

26. Provide a door schedule and specify door type and hardware for each door.

EXITS – NUMBER - LOCATION

27. Egress from a room or space shall not pass through a kitchen, storage room, closet or spaces used for similar purposes. [ref. 2025 CBC 1016.2]
28. Exits shall be separated by a distance equal to or greater than ½ the diagonal of the space in a non-sprinklered buildings. [ref. 2025 CBC 1007.1.1]
29. Exits shall be separated by a distance equal to or greater than 1/3 the diagonal of the space in a sprinklered building. [ref. 2025 CBC 1007.1.1]
30. Three exits required over 501-1000 occupants. [ref. 2025 CBC 1006.2.1.1; Table 1006.3.2]
31. Four exits required over 1000 occupants. [ref. 2025 CBC 1006.2.1.1; Table 1006.3.2]
32. All occupants shall have access to two exits from the story. [ref. 2025 CBC 1006.3.2; Table 1006.3.2]

EXIT SIGNS – EXIT ILLUMINATION

33. The means of egress including the exit discharge shall be illuminated at all times. [ref. 2025 CBC 1008.2]
34. When two or more exits are required, provide means of egress lighting with emergency power back-up supply. [ref. 2025 CBC 1008.3.1]
35. Show location of exit signs. Exit signs are required when more than 1 exit is required. Specify power source and alternate power source. [ref. 2025 CBC 1013.1]
36. Provide low level exit signs and path marking in corridors serving assembly occupancy and in hotels. Sign to be 6 to 8 inches above the floor and 4 inches from the door frame. [ref. 2025 CBC 1013.7]
37. Provide emergency lighting for exit discharge when required to have more than two exits, 90 minutes. [ref. 2025 CBC 1008.3.4]
38. Exit signs require emergency continuous illumination for 90 minutes when two exits are required. [ref. 2025 CBC 1013.6.3]
39. Exterior landings in a means of egress require automatic illumination [ref. 2025 CBC 1008.3.2 (5)]

PANIC HARDWARE

40. Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load more than 50 or more in a group A occupancy shall have panic hardware. [ref. 2025 CBC 1010.1.10]
41. A main exit in a Group A occupancy with an occupant load of less than 300 shall be permitted to be locking in accordance with section 1010.1.9.4. [ref. 2025 CBC Section 1010.1.10]

TRAVEL DISTANCE

42. Travel distance shall be as follows: [ref. 2025 CBC Table 1017.2]

FIRE SPRINKLER CONDITIONS	OCCUPANCY	
	A, E, F-1, M, R, S-1	B
With sprinklers	250 feet	300 feet
Non-sprinklered	200 feet	200 feet

VI. ACCESSIBILITY

Accessible Route

43. Show the accessible pedestrian route of travel between the public way (City sidewalk) and the building entrance. Indicate that the pedestrian route shall be a minimum of 48" in width with a maximum cross-slope of 2% and a maximum running slope of 5%, unless a compliant ramp is utilized.

44. Detectable warning shall extend 36 inches in the direction of travel. [ref. 2025 CBC 11B-705.1.2]

Doors

45. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The maximum force is 5 pounds. [ref. 2025 CBC 11B-309.4]

46. Exit doors shall be capable of opening so that the clear width of the exit is not less than 32". [ref. 2022 5BC 11B-404.2.3, Figure 11B-404.2.3]

47. The floor or landing shall be not more than ½" lower than the threshold of the doorway. [ref. 2025 CBC 11B-404.2.5]

48. The bottom 10" of all doors except automatic and sliding shall have a smooth, uninterrupted surface to allow the door to be opened to a wheelchair footrest without creating a trap or hazardous condition, Where narrow frame doors are used, a 10" high smooth panel shall be installed on the push side of the door, which will allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. [ref. 2025 CBC 11B-404.2.10]

49. The space between two consecutive door openings in a vestibule shall provide a minimum of 48" plus the door width when the door is positioned at an angle of 90 degrees from is closed position. Doors in a series shall swing either in the same direction or away from the space between the doors. [ref. 2025 CBC Figures 11B-404.2.6]

Parking

50. Provide accessible parking spaces as required by Table 11B-208.2 of the 2025 CBC:

TABLE *11B*-208.2
PARKING SPACES

TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

51. For every 6 or fraction of 6 parking spaces at least one shall be a van parking space. [ref. 2025 CBC 11B-208.2.4]

52. Car and van accessible parking spaces shall have an access aisle. [ref. 2025 CBC 11B-502.2]

53. Car and Van Parking spaces shall be 216 inches (18') long minimum.

54. Car parking spaces shall be 108 inches (9') wide minimum.

55. Van parking spaces shall be 144 inches (12') wide minimum

56. Van spaces may be 108 inches (9') wide where the access aisle is 96 inches wide minimum. [ref. 2025 CBC 11B-502.2]

57. Access aisle shall be 60 inches wide minimum and be full length of the space.

58. Access aisle shall be marked in blue border. The area within the border shall be marked with hatched lines a max of 36" oc in a contrasting color, preferably blue or white. With the words NO PARKING painted. [ref. 2025 CBC 11B-502.3]

59. Access aisles shall not overlap the vehicular way, may be on either side except for van spaces must be on the passenger side. [ref. 2025 CBC 11B-502.3.4]

60. Parking spaces, access aisles must not be steeper than 1:48 (0.0208333 = 2%). [ref. 2025 CBC 11B-502.4]

61. Parking spaces, access aisles, vehicular routes must have a vertical clearance of 98 inches (8'-2"). [ref. 2025 CBC 11B-502.5]

62. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. [ref. 2025 CBC 11B-208.3.1]

63. Accessible parking spaces shall be so located that persons are not compelled to travel behind parking spaces other than their own. [ref. 2025 CBC 11B-502.7.1]

64. Each accessible car and van space shall have surface (pavement) signage. [ref. 2025 CBC 11B-502.6.4]

65. An additional sign shall also be posted, in a conspicuous place, at each entrance to off-street parking facilities, or immediately adjacent to and visible from each stall or space. The sign shall be not less than 17" by 22" in size with lettering not less than 1" in height, which clearly and conspicuously states the following:

    "Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at owner's expense. Towed vehicles may be reclaimed by telephoning the Police Department 559-675-4200." [ref. 2025 CBC 11B-502.8]

VII. ENERGY

66. Provide Building Analysis Report(s).

67. Energy compliance documents must be signed by the person responsible for preparing them.

VIII. <u>ELECTRICAL</u>

68. All plans and electrical calculations are to be designed by a licensed professional; provide wet stamp with signature and expiration date on all electrical sheets. Or provide signature of licensed design building electrical contractor.

69. Provide single line diagram; show electrical panel load schedules, conduit and conductor sizes and grounding electrode detail.
70. Show grounding electrode system for all electrical equipment and transformers.
71. Panels 1200 amp or more and over 6 feet in length may require an additional exit. [ref. 2025 CEC 110.26(C)(C)(2)]
72. Panic hardware is required on electric room doors of 800 or more amps when the door is less than 25 from the face of switchgear. [ref. 2025 CEC 110.26(C)(3)]
73. Illumination is required. [ref. 2025 CEC 110.26(D)]
74. Show all required clearances in front of electrical services, panels, and equipment.
75. Show all overcurrent devices, provide A.I.C rating.
76. Provide rated electrical disconnect at water heaters or lock-out device at circuit breaker.
77. Provide light fixture schedule, show manufacturer specifications, lamp wattage and total fixture wattage.
78. Provide electrical Title 24 and 2025 California energy compliance forms and mandatory measures on the plans.

IX. MECHANICAL

79. All plans and mechanical calculations are to be designed by a licensed professional. Provide wet stamp with signature and expiration date or provide signature of licensed design building mechanical contractor. All sheets must be signed by the person responsible for preparing them.
80. Identify fire-rated corridors, walls, ceilings and floor assemblies on the mechanical plans to verify appropriate provisions for the fire penetration protection.
81. Show all fire dampers / fire smoke dampers and listings on plans.
82. Show automatic shut-offs in systems with excess of 2000 cfm and smoke detectors in the system. [ref. 2025 CMC 608.1]
83. Show complete distribution system of the plans. Show all size and types of ducts and sheet metal thickness and insulation materials used.
84. Show seismic restraint for HVAC system on plans.
85. Provide return and supply registers for all spaces.
86. Show all locations of HVAC equipment.
87. Show roof access to HVAC equipment on roof.
88. Show location of fan coil and condensers on plans.
89. Provide combustion air requirements and sizes for equipment located in confined spaces or spaces where infiltration does not provide the necessary air, outdoor air shall be provided, indicate on plans.
90. Provide mechanical equipment schedule identifying the equipment manufacturer and model number with specifications.
91. Provide mechanical Title 24, 2025 California Energy Efficiency Standards. All required compliance forms and mandatory measures are to be on the plans.
92. Outdoor air ventilation rate and air distribution assumptions made in the design of the ventilation system shall be clearly identified on the construction documents. [ref. 2025 CMC 402.1.1]
93. All exhausts, including dryer, cooking hood and toilet exhausts must be shown on plans. Clothes dryer exceeding 14 feet are to be engineered. [ref. 2025 CMC 504.4.2.1]

94. Provide hood/venting details for the new cooking equipment on the drawings.

X. PLUMBING

95. All plans and plumbing calculations are to be designed by a licensed professional. Provide wet stamp with signature and expiration date or provide signature of licensed design build plumbing contractor. The plumbing sheets must be signed by the person responsible for preparing them.

96. On the Plumbing Plans, provide calculations to support the proposed minimum plumbing facilities as required by Chapter 4 of the 2025 California Plumbing Code.

Project Floor Area:

Occupancy:

CPC Occupant Load Factor (2025 CPC Chapter 4, Table A):

CPC Occupant Load:

Minimum Plumbing Facilities (2025 CPC, Table 422.1):

PLUMBING FIXTURES	REQUIRED	PROVIDED
WC		
URINALS		
LAVATORIES		
DF		

97. Drinking Fountain required, see section 415, and Table 422.1, 2025 CPC.

98. Provide dimensions to restroom(s).

99. Provide complete drain and vent system schematic drawings. Show all sizes, materials, of sewer, drains, and vents.

100. Show type and location of all backflow protection.

101. Show size, material, and location of roof drain system.

102. Provide Gas schematic: Show gas piping, pipe sizes, material, and equipment, CFH requirements, total developed length including branches per Table 1215, 2025 CPC. Provide gas piping calculations using all existing and proposed piping sizes, lengths, and demands, to justify an adequate design for equipment.

103. Gas regulators must be vented to the outside. Show detail on plans. [ref. 2025 CPC 1208.8]

104. Show location and type of water heater and/or boiler.

105. Provide water heater venting detail and temperature and pressure relief piping discharge location. Safety pan to discharge to exterior observable location.

106. Provide seismic restraint detail for water heater / boiler. [ref. 2025 CPC Section 507.2]

107. Provide approved permanent access to water heater / boiler.

108. Provide location and size of all cleanouts.

109. Separate toilet facilities shall be provided for each sex. Single use facilities are permitted for occupancies with less than 10 occupants and in business or mercantile occupancies with an occupant load of 50 or less. [ref. 2025 CPC 422.2]

XI. FEES

All applicable City fees shall apply unless specifically waived or modified elsewhere in these conditions. All fees shall be based on the current fee schedule in effect at the time of final map recordation or upon the date of issuance of other discretionary permit, whichever is applicable.

Prepared By: Rafael Magallan, Chief Building Official