

**REGULAR MEETING AGENDA
CITY OF MADERA
DEVELOPMENT REVIEW COMMITTEE**

**WEDNESDAY
October 29, 2025
11:00 am**

The Council Chambers will be open to the public. The meeting will also be available for public viewing and participation through zoom. Members of the public may participate in the meeting remotely through an electronic meeting in the following ways: via phone by dialing (669) 900-6833 enter ID: [85054606566#](https://www.zoom.us/j/85054606566) followed by *9 on your phone when prompted to signal you would like to speak, or by computer at <https://www.zoom.us/j/85054606566>. Public comment will also be accepted via email at drccomment@madera.gov.

CALL TO ORDER

ROLL CALL

Community Development Director / Chairperson – Will Tackett
City Engineer- Keith Helmuth
Chief Building Official – Rafael Magallon
Fire Chief – Larry Pendarvis
Parks Director – Joseph Hebert
Acting Public Works Director – Arnolando Rodriguez
Police Sargent – Matthew McCombs

PUBLIC COMMENT

The first fifteen minutes of the meeting are reserved for members of the public to address the Development Review Committee on items which are within the subject matter jurisdiction of the Committee. Speakers shall be limited to three minutes. Speakers will be asked to identify themselves and state the subject of their comment. 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 Committee is prohibited by law from taking any action on matters discussed that are not on the Agenda and no adverse conclusion should be drawn if the Committee does not respond to public comment at this time.

MINUTES

None

PUBLIC HEARING ITEMS

1. TPM 2024-03 – Freedom Industrial Tentative Parcel Map

Subject: A noticed public hearing to consider Tentative Parcel Map (TPM) 2024-03 proposing to dedicate public streets and reconfigure 14 parcels (APN[s]: 009-331-004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 018, 019, 024 & 025) within the Freedom Industrial Park generally located on the northwest corner of the intersection of West Pecan Avenue and South Pine Street. The subject property is designated for Industrial planned land uses by the General Plan and is zoned I (Industrial).

Recommendation:

Conduct a public hearing and adopt:

- a. A Resolution of the Development Review Committee (DRC) determining the project has been previously assessed and subsequent review is not required

pursuant to the provisions of Section 15162 of the California Environmental Quality Act (CEQA) Guidelines and approving Tentative Parcel Map 2024-03, subject to the findings and conditions of approval.

2. TPM 2025-04 – Kennedy & Westberry Tentative Parcel Map

Subject: A noticed public hearing to consider Tentative Parcel Map (TPM) 2025-04 proposing the subdivision of a ±15.36-acre parcel (APN: 013-030-013) located on the southeast corner of the intersection of North Westberry Boulevard and West Kennedy Street (Avenue 16) into three parcels. The subject property is designated for Industrial planned land uses by the General Plan and is zoned I (Industrial).

Recommendation:

Conduct a public hearing and adopt:

- b. A Resolution of the Development Review Committee (DRC) determining the project is Categorically Exempt pursuant to Section 15315 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines and approving Tentative Parcel Map 2025-04, subject to the findings and conditions of approval.

3. TPM 2025-05 – Foxglove and Schnoor Tentative Parcel Map

Subject: A noticed public hearing to consider Tentative Parcel Map (TPM) 2025-05 proposing the subdivision of a ±2.3-acre parcel (APN: 013-070-014) located on the west corner of the intersection of Foxglove Way and North Schnoor Avenue into two parcels. The subject property is designated for Commercial planned land uses by the General Plan and is zoned C-1 (Light Commercial).

Recommendation:

Conduct a public hearing and adopt:

- c. A Resolution of the Development Review Committee (DRC) determining the project is Categorically Exempt pursuant to Section 15315 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines and approving Tentative Parcel Map 2025-05, subject to the findings and conditions of approval.

COMMITTEE MEMBER COMMENTS / REPORTS

Development Review Committee members may use this time to discuss policy questions, report on potential issues of mutual interest and generally discuss ways to better coordinate project reviews.

ADJOURNMENT

In compliance with the Americans with Disabilities Act, the meeting room is accessible to the physically disabled and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices or translators needed to assist participation in the public meeting should be made at least seventy-two (72) hours before the meeting. If you need special assistance to participate in a City meeting or other services offered by this City, please contact the Planning Department office at (559) 661-5430. Those who are hearing impaired, may call 711 or 1-800-735-2929 for TTY Relay Services. Any and all persons interested in this matter may provide comments.

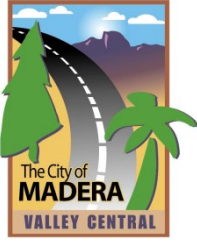
Any writing related to an agenda item for the open session of this meeting distributed to the Planning Commission less than 72 hours before this meeting is available for inspection at the City of Madera – Planning Department, 205 W. 4th Street, Madera, CA 93637 during normal business hours.

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 Development Review Committee actions may be appealed to the Planning Commission. The time in which an applicant may appeal a Development Review Committee action depends on the type of project. The appeal period begins the day after the Development Review Committee 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 DEVELOPMENT REVIEW COMMITTEE

Prepared by:

Adileni Rueda, Associate Planner

Meeting of: October 29, 2025

Agenda Item: 1

SUBJECT:

Consideration of Tentative Parcel Map (TPM) 2024-03 proposing to dedicate public streets and reconfigure 14 parcels (APN[s]: 009-331-004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 018, 019, 024 & 025) within the Freedom Industrial Park generally located on the northwest corner of the intersection of West Pecan Avenue and South Pine Street.

RECOMMENDATION:

Hold a public hearing and adopt:

1. A Resolution of the Development Review Committee (DRC) determining the project has been previously assessed and subsequent review is not required pursuant to the provisions of Section 15162 of the California Environmental Quality Act (CEQA) Guidelines and approving Tentative Parcel Map 2024-03, subject to the findings and conditions of approval.

SUMMARY:

Dale G. Mell & Associates (Applicant) has submitted Tentative Parcel Map No. TPM 2024-03 on behalf of Span Development, LLC (Owner) to dedicate public streets and reconfigure 14 parcels within the Freedom Industrial Park generally located on the northwest corner of the intersection of West Pecan Avenue and South Pine Street.

The proposed parcels are designated for Industrial land uses on the General Plan Land Use Map and are located within the I (Industrial) zone district.

Tentative Parcel Map (TPM) 2024-03 does not propose any new development or improvements on the parcels. Independence Drive and Victory Lane, which provide access to the existing parcels, were originally deeded and currently exist as private (e.g., street & utility) easements. TPM 2025-04 now proposes to dedicate those easements for public street and utility purposes. In addition, two of the existing parcels are proposed to be removed which will result in a total of 14 reconfigured parcels. Respective parcel lines within the boundary of TPM 2025-04 are proposed to be reconfigured in accordance with these proposed actions.

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

Table 1: Project Overview	
<i>Project Number:</i>	Tentative Parcel Map No. TPM 2024-03
<i>Applicant/Owner:</i>	Span Development, LLC
<i>Representative:</i>	Dale G. Mell & Associates
<i>Location:</i>	(APN[s]: 009-331-004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 018, 019, 024 & 025) Located on the northwest corner of W. Pecan Ave and S. Pine Street.
<i>Project Area:</i>	±80.01 acres
<i>Plan Land Use:</i>	Industrial
<i>Zoning District:</i>	I (Industrial)
<i>Site Characteristics</i>	The subject property includes multiple existing parcels within an existing and partially developed industrial park subdivision.

ANALYSIS:

The subject property is comprised of multiple parcels within an existing industrial park subdivision (Freedom Industrial Park). The parcels are a combination of vacant and developed parcels. Assessor Parcel Numbers 009-331-018 and 009-331-018 (Freedom Industrial), 009-331-024 (Madera Transit Center), and 009-331-026 (TranPak) have been developed on the site.

The industrial park subdivision was originally approved by the Development Review Committee on March 20, 2016 as a 17-parcel industrial subdivision (TPM 2016-01) on ±97.55 acres of land. As stated herein above, Independence Drive and Victory Lane, which provide access to the existing parcels within the industrial park, were originally deeded and currently exist as private (e.g., street & utility) easements. TPM 2025-04 now proposes to dedicate those easements for public street and utility purposes. In addition, two of the existing parcels (APN[s] 009-331-006 & 007) are proposed to be removed; and the parcel lines of the abutting four parcels (APN[s]: 009-331-004, 005, 008 & 009). All respective parcel lines will be adjusted in accordance with these actions resulting in a total of 14 reconfigured parcels on ±83.01 acres.

The City Municipal Code (CMC) establishes procedures for the review and approval of tentative parcel maps (Section 10-2.501 et seq.). Subdivision of property is also regulated by the California Subdivision Map Act (SMA)(Section 66410 et seq. of the California Government Code).

CMC § 10-2.501.7 provides, in approving or conditionally approving the tentative parcel map, the Development Review Committee shall find that the proposed subdivision, together with its provisions for its design and improvements, is consistent with applicable general or specific plans adopted by the city.

Implementation Policy LU-32 of the General Plan provides that zoning shall be consistent with General Plan land use designations. The proposed parcels are within the Industrial zone district which is consistent with the Industrial land use designation pursuant to Table LU-A: General Plan/Zoning Consistency of the General Plan, Section 65860(c)(2)(B) of the Government Code.

Based upon staff's review of the proposed project, it has been determined that proposed subdivision, is consistent and compliant with all policies and requirements of the General Plan, City Municipal Code and Subdivision Map Act.

GROUND FOR DENIAL OF A TENTATIVE OR PARCEL MAP:

The Subdivision Map Act (California Government Code §§ 66400, *et seq.*) provides that approval of a proposed subdivision map shall be denied if any of the following findings are made:

- a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451 of the SMA.
- 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 the 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 of or use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment 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 review of the proposed project, it has been determined that none of the findings above which require denial of a subdivision map are required to be made.

ENVIRONMENTAL REVIEW:

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

On March 11, 2014 the City of Madera Planning Commission, acting as the Lead Agency, adopted a Negative Declaration in accordance with the provisions of the CEQA Guidelines for purposes of approving Tentative Subdivision Map No. TSM 2014-01, the original subdivision of a total ±105.42 acres of land, including the lands comprising the subject property. The subdivision map was evaluated in accordance with the provisions of the California Environmental Quality Act (CEQA) Guidelines and conditioned with requirements for public street right-of-way dedications and associated public improvements.

The existing Freedom Industrial Park subdivision was originally approved by the Development Review Committee on March 20, 2016 as a 17-parcel industrial subdivision (TPM 2016-01) on ±97.55 acres of land, “allowing for the modification of Tentative Subdivision Map 2014-01.” Approval was predicated on the finding that the project had been previously reviewed for compliance with the requirements of the CEQA Guidelines (pursuant to the provisions of Section 15162 of the CEQA Guidelines), finding the project as conditioned would not have a significant effect on the environment; an initial study and Negative Declaration was prepared for the project pursuant to the provisions of CEQA; and, Mitigation Measures were not made a condition of the approval of the project.

Section 15162(a) of the CEQA Guidelines provides, that when a negative declaration has been adopted for a project, no subsequent Environmental review shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous Negative Declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous negative declaration;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents declined to adopt the mitigation measure or alternative; or

- (D) Mitigation measures or alternatives which are considerably different from those analyzed in a previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

With TPM 2025-04, Independence Drive and Victory Lane, which provide access to the existing parcels within the industrial park and which were originally deeded and currently exist as private (e.g., street & utility) easements, are now being offered to be dedicated for public street and utility purposes. In addition, two of the existing parcels (APN[s] 009-331-006 & 007) are proposed to be removed; and the parcel lines of the abutting four parcels (APN[s]: 009-331-004, 005, 008 & 009). All respective parcel lines will be adjusted in accordance with these actions resulting in a total of 14 reconfigured parcels on ±83.01 acres. No new development or improvements to the parcels within the boundaries of the tentative parcel map are proposed currently.

Neither the acceptance of private easements for public street purposes or the reconfiguration of parcel lines within an existing subdivision, when such reconfiguration results in a reduction in the number of parcels do not constitute a substantial change in the project or circumstances requiring major revisions of the prior negative declaration; or, which have potential to involve new significant environmental effects or significant effects not discussed in the previous negative declaration, or an increase in severity of previously examined significant effects. Additionally, no significant effects were previously identified which would otherwise require further consideration of mitigation measures or alternatives, which may be considerably different from those previously found to be infeasible or which were declined by the project proponents for purposes of substantially reducing one or more significant effects.

As such, staff recommend the Committee find that this project has already been environmentally assessed, there have been no changes as contemplated by CEQA Guidelines Section 15162(a), and as such no further environmental documentation is required.

RECOMMENDED ACTION:

Pursuant to the provisions of § 10-2.501.6 of the CMC, upon completion of the public hearing, the Development Review Committee shall approve, conditionally approve, or deny the tentative parcel map. If the map is approved, it shall be signed and dated by the Planning Director and City Engineer or their authorized representative. If the subdivision is denied, the subdivider or the engineer shall be so notified in writing with a statement for the reasons of denial (see subsection: Grounds for Denial of a Tentative or Parcel Map included herein above).

The Development Review Committee (Committee) will be taking action on both the determination that no further environmental review is required pursuant to the provisions of Section 15162 of the CEQA Guidelines as well as the Tentative Parcel Map (TPM 2024-03). Staff recommend that all required findings for approval under the Municipal Code and law can be made, as described in the proposed Resolution attached to the report.

Staff Recommends the Committee:

- Adopt a Resolution of the Development Review Committee (DRC) determining the project has been previously assessed and subsequent review is not required pursuant to the provisions of Section 15162 of the California Environmental Quality Act (CEQA) Guidelines and approving Tentative Parcel Map 2024-03, subject to the findings and conditions of approval.

ALTERNATIVES

1. Move to refer the item back to staff and/or continue the public hearing to a future DRC meeting at a date and time certain, with direction to staff to return with an updated staff report and/or resolution (Committee to specify and articulate reasons for referral/continuance).
2. Move to deny the request based on the appropriate grounds for denial of a tentative or parcel map in accordance with California Government Code §§ 66400, *et seq.*
3. Provide staff with other alternative directives.

ATTACHMENTS:

1. Aerial Photo/Vicinity Map
2. General Plan Land Use and Zoning Map
3. Resolution
 - Exhibit "A" – Conditions of Approval
 - Exhibit "B" – Tentative Parcel Map (TPM) 2024-03

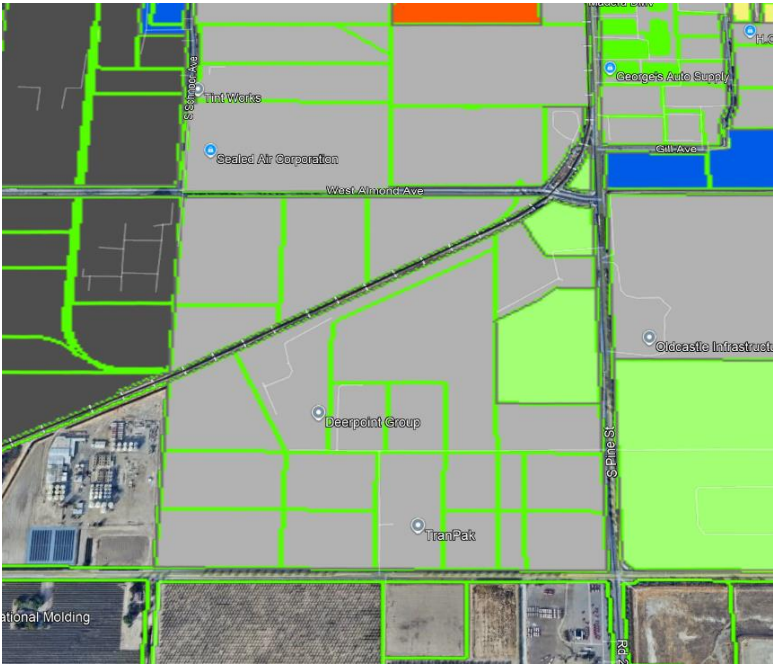
ATTACHMENT 1
Aerial Photo/Vicinity Map



ATTACHMENT 2

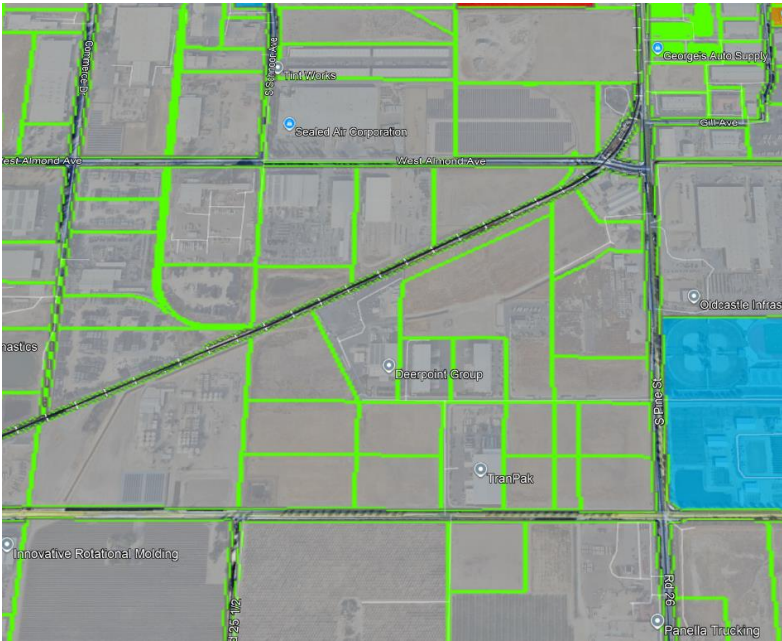
General Plan Land Use and Zoning Map

Zone District



- Industrial Districts
- I - Industrial
 - IP - Industrial Park
- Other Districts
- PF - Public Facilities
 - RCO - Resource Conservation and Open Space

General Plan Land Use



- General Plan
Land Use Designations
- C - Commercial
 - O - Office
 - I - Industrial

ATTACHMENT 3

Development Review Committee Resolution

Including:

Exhibit "A": Conditions of Approval

Exhibit "B": Tentative Parcel Map 2024-03

RESOLUTION NO.

**RESOLUTION OF THE DEVELOPMENT REVIEW COMMITTEE (DRC)
DETERMINING THE PROJECT HAS BEEN PREVIOUSLY ASSESSED
AND SUBSEQUENT REVIEW IS NOT REQUIRED PURSUANT TO THE
PROVISIONS OF SECTION 15162 OF THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND
APPROVING TENTATIVE PARCEL MAP 2024-03, SUBJECT TO THE
FINDINGS AND CONDITIONS OF APPROVAL.**

WHEREAS, Span Development, LLC (“Owner”) owns Assessor’s Parel Numbers (APN[s]): 009-331-004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 018, 019, 024 & 025) within the Freedom Industrial Park generally located on the northwest corner of the intersection of West Pecan Avenue and South Pine Street (“Site”); and

WHEREAS, Dale G. Mell & Associates (“Representative”) has submitted an application for a Tentative Parcel Map (TPM) No. TPM 2024-03 for the ±83.01 acres of land comprising the site on behalf of the owner; and

WHEREAS, TPM 2025-04 now offers to dedicate private access and utility easements for public street and utility purposes, to remove two of the existing parcels (APN[s] 009-331-006 & 007) and adjust respective parcel lines accordingly, resulting in a total of 14 reconfigured parcels (“Project”); and

WHEREAS, the project site is located within the I (Industrial) zone district and is designated for Industrial land uses on the General Plan Land Use Map; and

WHEREAS, a preliminary environmental assessment was performed and the project was found to have been previously assessed and that no subsequent environmental review is required pursuant to the provisions of Section 15162 of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, pursuant to the provisions of the City’s Municipal Code (CMC), the Development Review Committee is authorized to review and approve tentative parcel maps and environmental assessments for associated projects on behalf of the City; and

WHEREAS, the City provided notice of the Development Review Committee hearing as required by law; and

WHEREAS, the Development Review Committee received and independently reviewed TPM 2024-03 at a duly noticed meeting on October 29, 2025; 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 Development Review Committee; and

WHEREAS, after due consideration of the items before it, the Development Review Committee now desires to adopt this Resolution determining the project was found to have been previously assessed and that no subsequent environmental review is required pursuant to the

provisions of Section 15162 of the California Environmental Quality Act (CEQA) Guidelines and approving TPM 2024-03.

NOW THEREFORE, be it resolved by the Development Review Committee 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). The Development Review Committee finds and determines that no subsequent environmental review is required pursuant to the provisions of Section 15162 of the California Environmental Quality Act (CEQA) Guidelines.

On March 11, 2014 the City of Madera Planning Commission, acting as the Lead Agency, adopted a Negative Declaration in accordance with the provisions of the CEQA Guidelines for purposes of approving Tentative Subdivision Map No. TSM 2014-01, the original subdivision of a total ± 105.42 acres of land, including the lands comprising the subject property. The subdivision map was evaluated in accordance with the provisions of the California Environmental Quality Act (CEQA) Guidelines and conditioned with requirements for public street right-of-way dedications and associated public improvements.

The existing Freedom Industrial Park subdivision was originally approved by the Development Review Committee on March 20, 2016 as a 17-parcel industrial subdivision (TPM 2016-01) on ± 97.55 acres of land, "allowing for the modification of Tentative Subdivision Map 2014-01." Approval was predicated on the finding that the project had been previously reviewed for compliance with the requirements of the CEQA Guidelines (pursuant to the provisions of Section 15162 of the CEQA Guidelines), finding the project as conditioned would not have a significant effect on the environment; an initial study and Negative Declaration was prepared for the project pursuant to the provisions of CEQA; and, Mitigation Measures were not made a condition of the approval of the project.

Section 15162(a) of the CEQA Guidelines provides, that when a negative declaration has been adopted for a project, no subsequent Environmental review shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous Negative Declaration was adopted, shows any of the following:

- (A) The project will have one or more significant effects not discussed in the previous negative declaration;
- (B) Significant effects previously examined will be substantially more severe than shown in the previous negative declaration;
- (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents declined to adopt the mitigation measure or alternative; or
- (D) Mitigation measures or alternatives which are considerably different from those analyzed in a previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

With TPM 2025-04, Independence Drive and Victory Lane, which provide access to the existing parcels within the industrial park and which were originally deeded and currently exist as private (e.g., street & utility) easements, are now being offered to be dedicated for public street and utility purposes. In addition, two of the existing parcels (APN[s] 009-331-006 & 007) are proposed to be removed; and the parcel lines of the abutting four parcels (APN[s]: 009-331-004, 005, 008 & 009). All respective parcel lines will be adjusted in accordance with these actions resulting in a total of 14 reconfigured parcels on ±83.01 acres. No new development or improvements to the parcels within the boundaries of the tentative parcel map are proposed currently.

Neither the acceptance of private easements for public street purposes or the reconfiguration of parcel lines within an existing subdivision, when such reconfiguration results in a reduction in the number of parcels do not constitute a substantial change in the project or circumstances requiring major revisions of the prior negative declaration; or, which have potential to involve new significant environmental effects or significant effects not discussed in the previous negative declaration, or an increase in severity of previously examined significant effects. Additionally, no significant effects were previously identified which would otherwise require further consideration of mitigation measures or alternatives, which may be considerably different from those previously found to be infeasible or which were declined by the project proponents for purposes of substantially reducing one or more significant effects.

3. Findings for TPM 2024-03: The Development Review Committee finds and determines that there is substantial evidence in the administrative record to support the approval of TPM 2024-03, as conditioned. With conditions, the project is consistent with the requirements of the Madera Municipal Code. The Development Review Committee 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 project pertains to the an existing industrial park subdivision (Freedom Industrial Park. With TPM 2025-04, Independence Drive and Victory Lane, which provide access to the existing parcels within the industrial park and

which were originally deeded and currently exist as private (e.g., street & utility) easements, are now being offered to be dedicated for public street and utility purposes. In addition, two of the existing parcels (APN[s] 009-331-006 & 007) are proposed to be removed; and the parcel lines of the abutting four parcels (APN[s]: 009-331-004, 005, 008 & 009). All respective parcel lines will be adjusted in accordance with these actions resulting in a total of 14 reconfigured parcels on ±83.01 acres. No new development or improvements to the parcels within the boundaries of the tentative parcel map are proposed currently.

The site has a General Plan land use designation of Industrial and is zoned I (Industrial).

As the I (Industrial) zone district is the conventional zoning identified as being consistent with the Industrial land use designation for the subject property pursuant to Table LU-A: General Plan/Zoning Consistency of the General Plan, parcels resultant from the proposed subdivision will be required to comply with the industrial standards of the I zone district. As illustrated on the tentative parcel map, the size and configuration of parcels will allow future industrial development to be able to meet the development standards of the Zoning Regulations following subdivision in accordance with TPM 2024-03.

Requirements for dedications and acceptance of streets and utilities for public purposes and to City standards are included as conditions of approval.

Finding b. *The proposal is consistent with the Subdivision Ordinance and the California State Subdivision Map Act.*

The proposed tentative parcel map and required supporting documents are consistent with the requirements of the City Municipal Code. In addition, none of the exclusions provided at Section 66412 of the Government Code (Subdivision Map Act) apply and all other requirements of the Subdivision Map Act will be satisfied subject to compliance with the conditions of approval

5. Approval of TPM 2024-03: Given that all findings can be made, the Development Review Committee hereby approves TPM 2024-03 as conditioned as set forth in the Conditions of Approval attached as Exhibit “A” and in the form attached as Exhibit “B.”

6. Effective Date: This resolution is effective immediately.

* * * * *

Passed and adopted by the Development Review Committee of the City of Madera this 29th day of October 2025, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

Development Review Committee
Chairperson

Attest:

Brandi Garcia
Recording Secretary

Exhibit "A": Conditions of Approval for TPM 2024-03

Exhibit "B": Tentative Parcel Map 2024-03

EXHIBIT "A"

TPM 2024-03

CONDITIONS OF APPROVAL

October 29, 2025

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 tentative parcel map 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 TPM 2024-03 will ultimately be deemed mandatory unless appealed by the applicant to the Planning Commission within fifteen (15) days after the decision by the Development Review Committee. In the event you wish to appeal the Development Review Committee's decision or discretionary conditions of approval for the entitlement, 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 Committee 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 parcel map, and references to "developer" or "applicant" herein also include any applicant, property owner, owner, leasee, operator, or any other person or entity making use of this parcel map.

TIME LIMITS & EXPIRATION

This tentative parcel map approval (TPM 2024-03) shall expire twenty-four (24) months from the effective date, unless a final map is filed with the City of Madera and recorded with the County Recorder in accordance with the provisions of the Subdivision Map Act; or action is taken to extend the approval before the tentative parcel map expiration date in accordance with the provisions of the Subdivision Map Act.

GENERAL CONDITIONS

1. 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 TPM 2024-03.**
2. Approval of this tentative parcel map 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.
3. Approval of this tentative parcel map may become null and void in the event that the parcel map or conditions of the site is not completed in accordance with all the conditions and requirements imposed on this tentative parcel map, the zoning ordinance, and all City standards and specifications. This tentative parcel map 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 parcel map. Failure to operate in accordance with the conditions and requirements imposed may result in revocation of the parcel map or any other enforcement remedy available under the law. The City shall not assume responsibility for any deletions or omissions resulting from the site plan review process or for additions or alterations to any construction or building plans not specifically submitted and reviewed and approved pursuant to this tentative parcel map or subsequent amendments or revisions. These conditions are conditions imposed solely upon the tentative parcel map 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.
4. These conditions are applicable to any person or entity making use of this tentative parcel 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 parcel map.
5. 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.

PLANNING DEPARTMENT

6. Development and use of any parcel created from the proposed subdivision shall comply with all provisions of the City Municipal Code and development standards of the I (Industrial) zone district.
7. All private improvements or facilities offered to be dedicated for public purposes shall be required to demonstrate and be determined to be in compliance with City Standards by the City Engineer prior to the recordation of a Parcel map or acceptance of such improvements by the City.

ENGINEERING DEPARTMENT

8. The developer shall pay all required fees for processing the parcel map and completion of project. Fees due may include but shall not be limited to the following: parcel map review and processing fee, plan review, map recording, easement acceptance, encroachment permit processing and improvement inspection fees.
9. A final parcel map shall be required in accordance with Section 10-2.502 of the municipal code and the Subdivision Map Act.
10. Future subdivision of parcels created shall comply with the Subdivision Map Act.
11. Monuments shall be placed at all parcel corners and shown on the parcel map in accordance with the California Subdivision Map Act, the California Land Surveyors Act and City Standards prior to development of property.

12. Parcel map preliminary submittal shall include three sets of prints; and two sets of the following: title report, soils report, traverse data, signed tentative parcel map conditions and all referenced deeds, map and documents.
13. Any and all public or private easements on the property identified on the title report shall be shown on the parcel map with recording data.
14. Prior to recording of the parcel map, any current, delinquent, or estimated Madera County or Madera Irrigation District taxes for the upcoming assessment year shall be paid in accordance with Subdivision Map Act Section 66492-66494.1.
15. Prior to the construction of improvements within the City right-of-way, an Encroachment Permit shall be required from the Engineering Division.
16. Where construction of off-site improvements or utility services is required, it shall be required at the time a permit or other grant of approval for development of the parcel is issued and shall be completed prior to a granting of final occupancy; or, in the case where no future occupancies are anticipated as part of the current action, the Subdivider shall either construct or install the required improvements or enter into a bonded secured agreement with the City of Madera providing for the construction of the required improvements and sufficient security prior to the recordation of the final Parcel Map.
17. Further development of any parcel of parcel map shall meet fire, building, and municipal code requirements for the zone and the approved use.
18. Structures or any facility encroaching onto adjacent new parcel shall be removed prior to recording of the parcel map. Structure modification shall comply with building codes and setbacks.
19. A title report dated no more than 30 days prior to recording date of parcel map shall be submitted to the City Engineer for review prior to parcel map recordation.
20. Each newly created parcel shall have a separate water service. Any new or existing connection(s) 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. Existing cross lot connections shall be severed.
21. Each newly created parcel shall have a separate sewer service. Any new or existing connection(s) shall be constructed or upgraded to current City standards. Existing cross lot connections shall be severed.

END OF CONDITIONS

PROPOSED ABANDONMENT

THOSE STREET EASEMENTS PREVIOUSLY DEEDED PER INSTRUMENTS RECORDED ON AUGUST 21, 2008, AS DOCUMENT NO(S). 2008-028862, 2008-028863, 2008-028864, 2008-028866, 2008-028867, 2008-028868, AND 2008-028870, O.R.M.C., WHICH ARE NOT DELINEATED ON THIS MAP ARE DEEMED ABANDONED PURSUANT TO SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT.

THOSE PUBLIC UTILITY EASEMENTS PREVIOUSLY DEEDED PER INSTRUMENTS RECORDED ON AUGUST 21, 2008, AS DOCUMENT NO(S). 2008-028865, 2008-028869, 2008-028871, 2008-028872, 2008-028873, AND 2008-028874, O.R.M.C., WHICH ARE NOT DELINEATED ON THIS MAP ARE DEEMED ABANDONED PURSUANT TO SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT.

THOSE PORTIONS OF STREET EASEMENTS AND PUBLIC UTILITY EASEMENTS PREVIOUSLY DEDICATED PER SUBDIVISION MAP 2014-S-01 FILED IN BOOK 61 OF MAPS AT PAGES 82-86, M.C.R. AND BY AMENDED SUBDIVISION MAP 2014-S-01 RECORDED MARCH 25, 2015 IN BOOK 62 OF MAPS AT PAGES 4-8, M.C.R., WHICH ARE NOT DELINEATED ON THIS MAP ARE DEEMED ABANDONED PURSUANT TO SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT.

FLOOD ZONE NOTE

ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP FOR THE UNINCORPORATED AREA OF MADERA COUNTY, CALIFORNIA, COMMUNITY PANEL NO. 060170 1155 E, MAP NUMBER 06039C1155E, DATED SEPTEMBER 26, 2008, THIS PROPERTY LIES WITHIN THE LIMITS OF FLOOD ZONE X AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOTES

1. ENTIRE PROPERTY AREA: 83.01 ACRES
2. CURRENT GENERAL PLAN: INDUSTRIAL
3. CURRENT ZONING: I - INDUSTRIAL
4. CURRENT LAND USE: INDUSTRIAL/VACANT
5. PROPOSED GENERAL PLAN: INDUSTRIAL
6. PROPOSED ZONING: I - INDUSTRIAL
7. PROPOSED LAND USE: INDUSTRIAL

SITE ADDRESSES

APN: 009-331-004 SITE ADDRESS: 1942 INDEPENDENCE DRIVE, MADERA, CA 93637
APN: 009-331-005 SITE ADDRESS: 1216 SOUTH PINE STREET, MADERA, CA 93637
APN: 009-331-006 SITE ADDRESS: 1943 WEST PECAN AVENUE, MADERA, CA 93637
APN: 009-331-007 SITE ADDRESS: 1944 INDEPENDENCE DRIVE, MADERA, CA 93637
APN: 009-331-008 SITE ADDRESS: 1946 INDEPENDENCE DRIVE, MADERA, CA 93637
APN: 009-331-009 SITE ADDRESS: 1945 WEST PECAN AVENUE, MADERA, CA 93637
APN: 009-331-010 SITE ADDRESS: 1209 VICTORY LANE, MADERA, CA 93637
APN: 009-331-011 SITE ADDRESS: NONE
APN: 009-331-012 SITE ADDRESS: 1960 INDEPENDENCE DRIVE, MADERA, CA 93637
APN: 009-331-013 SITE ADDRESS: 1953 WEST PECAN AVENUE, MADERA, CA 93637
APN: 009-331-014 SITE ADDRESS: 1957 WEST PECAN AVENUE, MADERA, CA 93637
APN: 009-331-015 SITE ADDRESS: 1961 INDEPENDENCE DRIVE, MADERA, CA 93637
APN: 009-331-016 SITE ADDRESS: 1967 INDEPENDENCE DRIVE, MADERA, CA 93637
APN: 009-331-018 SITE ADDRESS: 1955 INDEPENDENCE DRIVE, MADERA, CA 93637
APN: 009-331-019 SITE ADDRESS: 1959 INDEPENDENCE DRIVE, MADERA, CA 93637
APN: 009-331-024 SITE ADDRESS: 1951 INDEPENDENCE DRIVE, MADERA, CA 93637
APN: 009-331-025 SITE ADDRESS: NONE

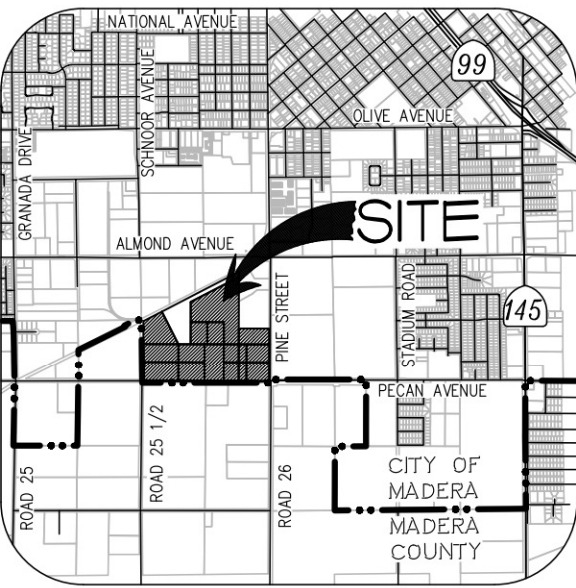
RECORD OWNERS

APN: 009-331-018 & 025
SPAN DEVELOPMENT, LLC
1841 HOWARD ROAD
MADERA, CA 93637

APN: 009-331-004 THRU 009, 012 THRU 016 & 019
BFP PARTNERSHIP
3353 YEAGER ROAD
MADERA, CA 93637

APN: 009-331-010 & 011
TRANPAK MANUFACTURING COMPANY
1209 VICTORY LANE
FRESNO, CA 93637

APN: 009-331-024
CITY OF MADERA
205 WEST 4TH STREET
MADERA, CA 93637



LOCATION MAP

NOT TO SCALE

PROPERTY DESCRIPTION

PARCELS 1 THRU 9 AND 11 THRU 17, INCLUSIVE, OF FREEDOM INDUSTRIAL PARK PER AMENDED SUBDIVISION MAP 2014-S-01, FILED IN BOOK 62 OF MAPS, AT PAGES 4 THRU 8, M.C.R. EXCEPTING THEREFROM THE NORTHWESTERLY 95.00 FEET OF SAID PARCEL 11, BEING MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF SAID PARCEL 11.

EASEMENTS

- 1 30' WIDE EASEMENT PREVIOUSLY GRANTED TO FRESNO COUNTY FOR PUBLIC HIGHWAY AND FOR NO OTHER PURPOSES RECORDED APRIL 7, 1891 IN BOOK 130 PAGE 14 OF DEEDS FRESNO COUNTY RECORDS AND RECORDED APRIL 30, 1945 IN BOOK 361 PAGE 292 AS DOCUMENT NO. 2708, O.R.M.C.
- 2 12' WIDE EASEMENT FOR IRRIGATION DITCH PURPOSES PER AGREEMENT EXECUTED BY CHERUBINA DEL BONO, DANIE DEL BONO, MADERA CANAL & IRRIGATION COMPANY, AND TOMIYE NAITO RECORDED JULY 26, 1943 AS DOCUMENT NO. 4323 BOOK 331 PAGE 338, O.R.M.C.
- 3 15' WIDE EASEMENT GRANTED TO PG&E FOR GAS PIPELINE PURPOSES PER INSTRUMENT RECORDED JUNE 24, 1954 IN BOOK 612 PAGE 293 AS DOCUMENT NO. 6808, O.R.M.C.
- 4 30' WIDE EASEMENT FOR IRRIGATION PURPOSES PER AGREEMENT EXECUTED BY WILL GILL AND SONS, AND MADERA IRRIGATION DISTRICT RECORDED JANUARY 15, 1962 AS DOCUMENT NO. 793 BOOK 816 PAGE 555, O.R.M.C.
- 5 10' WIDE EASEMENT GRANTED TO MADERA IRRIGATION DISTRICT FOR IRRIGATION PIPELINE PURPOSES RECORDED DECEMBER 6, 1962 AS DOCUMENT NO. 15373 BOOK 847 PAGE 621, O.R.M.C.
- 6 PORTIONS PREVIOUSLY OFFERED FOR DEDICATION FOR STREET EASEMENT PURPOSES PER SUBDIVISION MAP 2014-S-01 FILED IN BOOK 61 OF MAPS AT PAGES 82-86, M.C.R. AND BY AMENDED SUBDIVISION MAP 2014-S-01 RECORDED MARCH 25, 2015 IN BOOK 62 OF MAPS AT PAGES 4-8, M.C.R.
- 7 APPROXIMATE LOCATION OF 15' WIDE MADERA IRRIGATION EASEMENT SHOWN AS PROPOSED PER SUBDIVISION MAP 2014-S-01 FILED IN BOOK 61 OF MAPS AT PAGES 82-86, M.C.R. AND BY AMENDED SUBDIVISION MAP 2014-S-01 FILED MARCH 25, 2015 IN BOOK 62 OF MAPS AT PAGES 4-8, M.C.R. EXACT LOCATION NOT DISCLOSED OF RECORD. THERE IS NO CERTIFICATE OF ACCEPTANCE BY MADERA IRRIGATION DISTRICT ON SAID MAPS.
- 8 EASEMENT GRANTED TO MADERA IRRIGATION DISTRICT FOR PIPELINE PURPOSES RECORDED FEBRUARY 11, 2015 AS DOCUMENT NO. 2015003417, O.R.M.C.
- 9 20' WIDE EASEMENT GRANTED TO MADERA IRRIGATION DISTRICT FOR PIPELINE PURPOSES RECORDED MARCH 13, 2015 AS DOCUMENT NO. 2015005727, O.R.M.C.
- 10 EASEMENT GRANTED TO MADERA IRRIGATION DISTRICT FOR PIPELINE PURPOSES RECORDED MARCH 13, 2015 AS DOCUMENT NO. 2015005728, O.R.M.C.
- 11 A 35' WIDE RAILROAD EASEMENT GRANTED TO SPAN CONSTRUCTION & ENGINEERING INC. RECORDED OCTOBER 21, 2015 AS DOCUMENT NO. 2015025364, O.R.M.C.
- 12 20' WIDE EASEMENT IN FAVOR OF THE CITY OF MADERA FOR PUBLIC STREET AND UTILITY PURPOSES RECORDED AUGUST 22, 2000 AS DOCUMENT NO. 2000019431, O.R.M.C.
- 13 50' WIDE EASEMENT IN FAVOR OF MADERA IRRIGATION DISTRICT FOR TEMPORARY IRRIGATION PURPOSES RECORDED _____ AS DOCUMENT NO. _____ O.R.M.C.
- 14 AN EASEMENT IN FAVOR OF MADERA IRRIGATION DISTRICT FOR IRRIGATION PIPELINE PURPOSES RECORDED MAY 31, 2019 AS DOCUMENT NO. 2019011720, O.R.M.C.
- 15 20' WIDE EASEMENT IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY FOR ELECTRICAL AND COMMUNICATION SYSTEMS PURPOSES RECORDED MAY 29, 2015 AS DOCUMENT NO. 2015012122, O.R.M.C.
- 16 10' WIDE EASEMENT IN FAVOR OF THE CITY OF MADERA FOR PUBLIC UTILITY PURPOSES RECORDED SEPTEMBER 28, 2018 AS DOCUMENT NO. 2018022066, O.R.M.C.

APPLICANT'S CERTIFICATE

WE HEREBY APPLY FOR APPROVAL OF A DIVISION OF REAL PROPERTY SHOWN ON THIS PARCEL MAP AND CERTIFY THAT WE ARE THE LEGAL OWNERS OF SAID PROPERTY AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

LEGAL OWNER: SPAN DEVELOPMENT, LLC DATE: _____

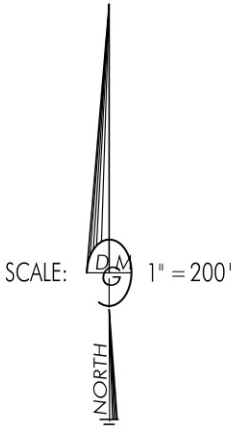
LEGAL OWNER: BFP PARTNERSHIP DATE: _____

LEGAL OWNER: TRANPAK MANUFACTURING COMPANY DATE: _____

LEGAL OWNER: CITY OF MADERA DATE: _____

LEGEND

- | | |
|----------|---|
| M.C.R. | MADERA COUNTY RECORDS |
| O.R.M.C. | OFFICIAL RECORDS MADERA COUNTY |
| P.U.E. | PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION |
| △ | PORTION NOW OFFERED FOR DEDICATION FOR PUBLIC STREET AND UTILITIES PURPOSES |
| — | SUBJECT PROPERTY BOUNDARY |
| — | PROPOSED PARCEL LINE BY THIS MAP |
| - - - - | EXISTING EASEMENT |
| - - - - | PROPOSED EASEMENT |
| | PARCEL LINE PREVIOUSLY REMOVED BY LOT LINE ADJUSTMENT NO. 2015-03 PER GRANT DEED RECORDED OCTOBER 21, 2015 AS DOCUMENT NO. 2015025363, O.R.M.C. (NOT A DIVISION LINE) |



TENTATIVE PARCEL MAP NO. 2024-03

BEING A PORTION OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 17 EAST, MOUNT DIABLO BASE & MERIDIAN

SITE LOCATION: FREEDOM INDUSTRIAL PARK, PECAN AVENUE & PINE STREET
ASSESSOR'S PARCEL NO(S): 009-331-004 THRU 016, 018, 019, 024 & 025

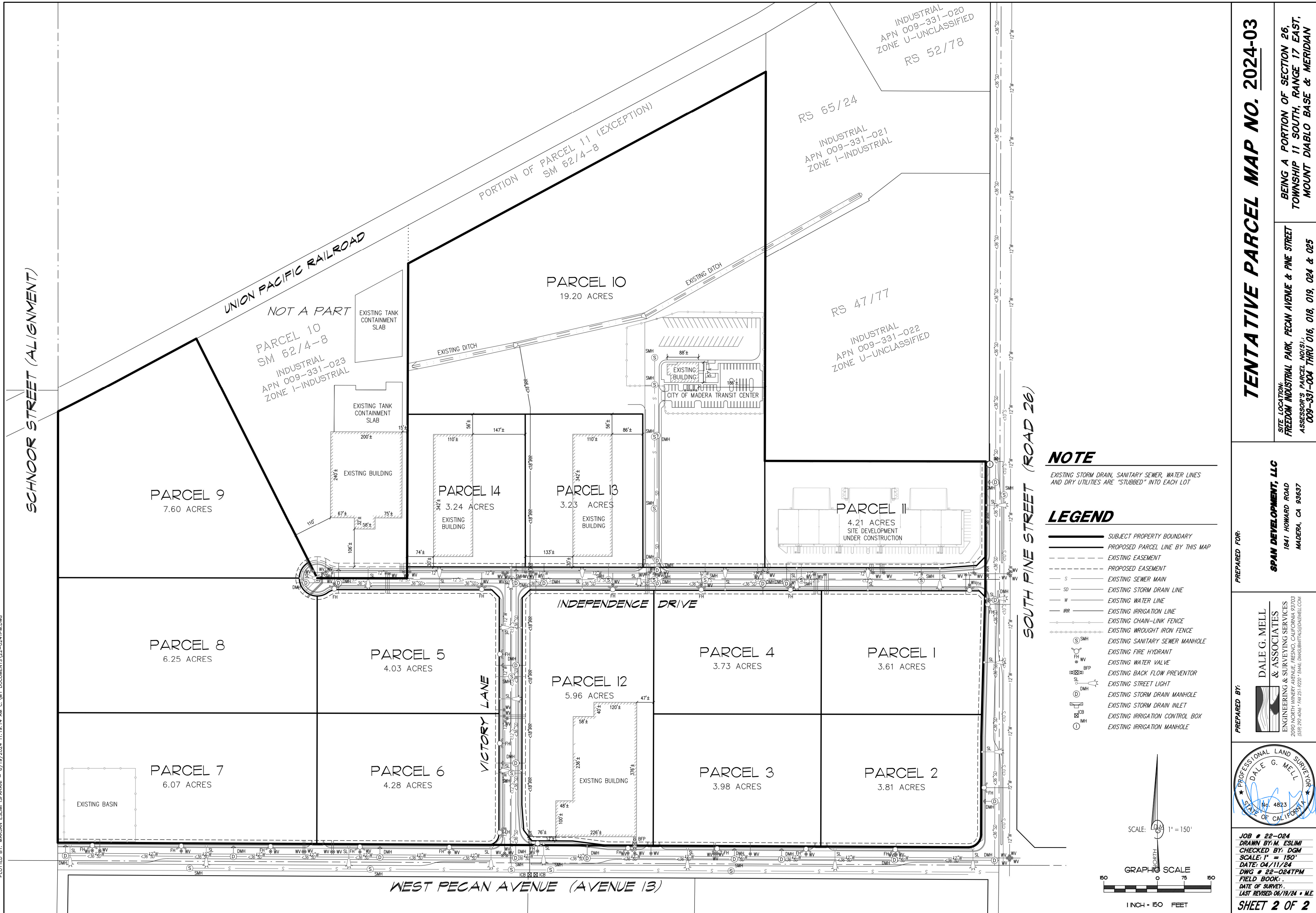
PREPARED FOR: SPAN DEVELOPMENT, LLC
1841 HOWARD ROAD
MADERA, CA 93637

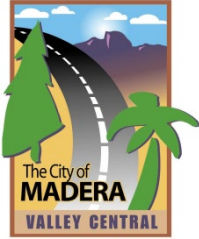
PREPARED BY: DALE G. MELL & ASSOCIATES
ENGINEERING & SURVEYING SERVICES
2090 NORTH WINGY AVENUE, FRESNO, CALIFORNIA 93703
(509) 292-4046 FAX: (509) 292-2200 EMAIL: DGM@DGMFAS.COM



JOB # 22-024
DRAWN BY: M. ESLIMI
CHECKED BY: DGM
SCALE: 1" = 200'
DATE: 04/11/24
DWG # 22-024TPM
FIELD BOOK:
DATE OF SURVEY:
LAST REVISED: 06/19/24 • N.E.
SHEET 1 OF 2

PLOTTED BY: MARIAN ESLIMI (SFHANI) - 6/19/2024 11:19:14 AM C:\MY DOCUMENTS\22-024TMDWG





REPORT TO THE DEVELOPMENT REVIEW COMMITTEE

Prepared by:

Robert Smith, Senior Planner

Meeting of: October 29, 2025

Agenda Item: 2

SUBJECT:

Consideration of Tentative Parcel Map (TPM) 2025-04, proposing the subdivision of a ±15.36-acre parcel (APN: 013-030-013) located on the southeast corner of the intersection of North Westberry Boulevard and West Kennedy Street (Avenue 16) into three parcels.

RECOMMENDATION:

Hold a public hearing and adopt:

1. A Resolution of the Development Review Committee (DRC) determining the project is Categorically Exempt pursuant to Section 15315/Class 15 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines and approving Tentative Parcel Map 2025-04, subject to the findings and conditions of approval.

SUMMARY:

Jeffery Roberts (applicant) on behalf of Samraj Arora (Owner) has applied for a Tentative Parcel Map (TPM 2025-04), proposing to subdivide a ±15.36-acre parcel (APN: 013-030-013) located on the southeast corner of the intersection of North Westberry Boulevard and West Kennedy Street (Avenue 16) (Attachment 1) into three parcels.

The subject property is designated for Industrial (I) land uses in the Madera General Plan and is zoned I (Industrial) (Attachment 2). The subject property is also located within Compatibility Zone C1 of the Madera County Airport Land Use Compatibility Plan (ALUCP) (Attachment 3). The applicant proposes no new development or improvements in association with the subdivision of land.

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

Table 1: Project Overview	
<i>Project Number:</i>	Tentative Parcel Map No. TPM 2025-04
<i>Applicant:</i>	Jeffery Roberts
<i>Owner:</i>	Samraj Arora

<i>Location:</i>	APN: 013-030-013 Southeast corner of the intersection of North Westberry Boulevard and West Kennedy Street (Avenue 16)
<i>Project Area:</i>	±15.34 acres
<i>Plan Land Use:</i>	Industrial (I) Compatibility Zone C1 (ALUCP)
<i>Zoning District:</i>	I (Industrial)
<i>Site Characteristics</i>	Vacant land.

ANALYSIS:

The subject property remains vacant. TPM 2025-04 proposes to subdivide the subject property into three parcels: Parcel 1 (±5-acres); Parcel 2 (±5-acres); and, Parcel 3 (±5.34-acres).

The City Municipal Code (CMC) establishes procedures for the review and approval of tentative parcel maps (Section 10-2.501 et seq.). Subdivision of property is also regulated by the California Subdivision Map Act (SMA)(Section 66410 et seq. of the California Government Code).

CMC § 10-2.501.7 provides, in approving or conditionally approving the tentative parcel map, the Development Review Committee shall find that the proposed subdivision, together with its provisions for its design and improvements, is consistent with applicable general or specific plans adopted by the city.

The proposed subdivision of the ±15.34-acres of land into three parcels will allow each of the parcels resultant from the subdivision to be marketed, leased, sold or financed and ultimately developed individually but integrated manner with Industrial uses permitted in the I (Industrial) Zone district and consistent with the policies of the General and Airport Land Use Compatibility Plans.

Implementation Policy LU-32 of the General Plan provides that zoning shall be consistent with General Plan land use designations. The existing Industrial zone district is consistent with the land use designation pursuant to Table LU-A: General Plan/Zoning Consistency of the General Plan (Ref. Section 65860 of the Government Code).

Parcels resultant from the proposed subdivision will be required to comply with all requirements of the City Municipal Code, including but not limited to the development standards of the (Industrial zone district. Additionally, future development of, as well as use and operations, all of the proposed parcels are required to comply with all compatibility policies of the ALUCP. As illustrated on the tentative parcel map, the parcels will continue to meet the development standards in accordance with TPM 2025-04.

The proposed subdivision as well as future development on parcels resultant from the proposed subdivision will comply with all property development standards and public improvement and

dedication requirements of the Zoning Regulations and Subdivision Map subject to compliance with the project conditions of approval.

The proposed subdivision, is consistent and compliant with all policies and requirements of the General Plan, City Municipal Code and Subdivision Map Act.

GROUND FOR DENIAL OF A TENTATIVE OR PARCEL MAP:

The Subdivision Map Act (California Government Code §§ 66400, *et seq.*) provides that approval of a proposed subdivision map shall be denied if any of the following findings are made:

- a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451 of the SMA.
- 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 the 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 of or use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment 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 review of the proposed project, it has been determined that the proposal complies with all the City Municipal Code and Subdivision Map Act requirements to allow the project to be recommended for approval.

ENVIRONMENTAL REVIEW:

Staff performed a preliminary environmental assessment and determined that the project is Categorically Exempt pursuant to Section 15315/Class 15 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines. The subject property is located in an urbanized area zoned for industrial use and is proposed to be subdivided into four or fewer parcels in conformance with the General Plan. No variances or exceptions are required, and all services and

access to the proposed parcels to local standards are available. The subject parcel has not been involved in a division of a larger parcel within the previous 2 years and does not have an average slope of greater than 20 percent. 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.

RECOMMENDED ACTION:

Pursuant to the provisions of CMC § 10-2.501.6, upon completion of the public hearing, the Development Review Committee shall approve, conditionally approve, or deny the tentative parcel map. The Development Review Committee (Committee) will be taking action on both the determination on the project as Categorically Exempt pursuant to Section 15315/Class 15 (Minor Land Divisions) of the CEQA Guidelines as well as the Tentative Parcel Map (TPM 2025-04). Staff recommends that all required findings for approval under the Municipal Code and law can be made, as described in the proposed Resolution attached to the report.

Staff Recommends the Committee:

- Adopt a Resolution of the Development Review Committee (DRC) determining the project is Categorically Exempt pursuant to Section 15315/Class 15 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines and approving Tentative Parcel Map 2025-04, subject to the findings and conditions of approval.

ALTERNATIVES

1. Move to refer the item back to staff and/or continue the public hearing to a future DRC meeting at a date and time certain, with direction to staff to return with an updated staff report and/or resolution (Committee to specify and articulate reasons for referral/continuance).
2. Move to deny the request based on the appropriate grounds for denial of a tentative parcel map in accordance with California Government Code §§ 66400, *et seq.*
3. Provide staff with other alternative directives.

ATTACHMENTS:

1. Aerial Photo/Vicinity Map
2. General Plan Land Use and Zoning Map
3. Airport Land Use Compatibility Policy Map
4. Resolution
 - Exhibit "A" – Conditions of Approval
 - Exhibit "B" – Tentative Parcel Map (TPM) 2025-04

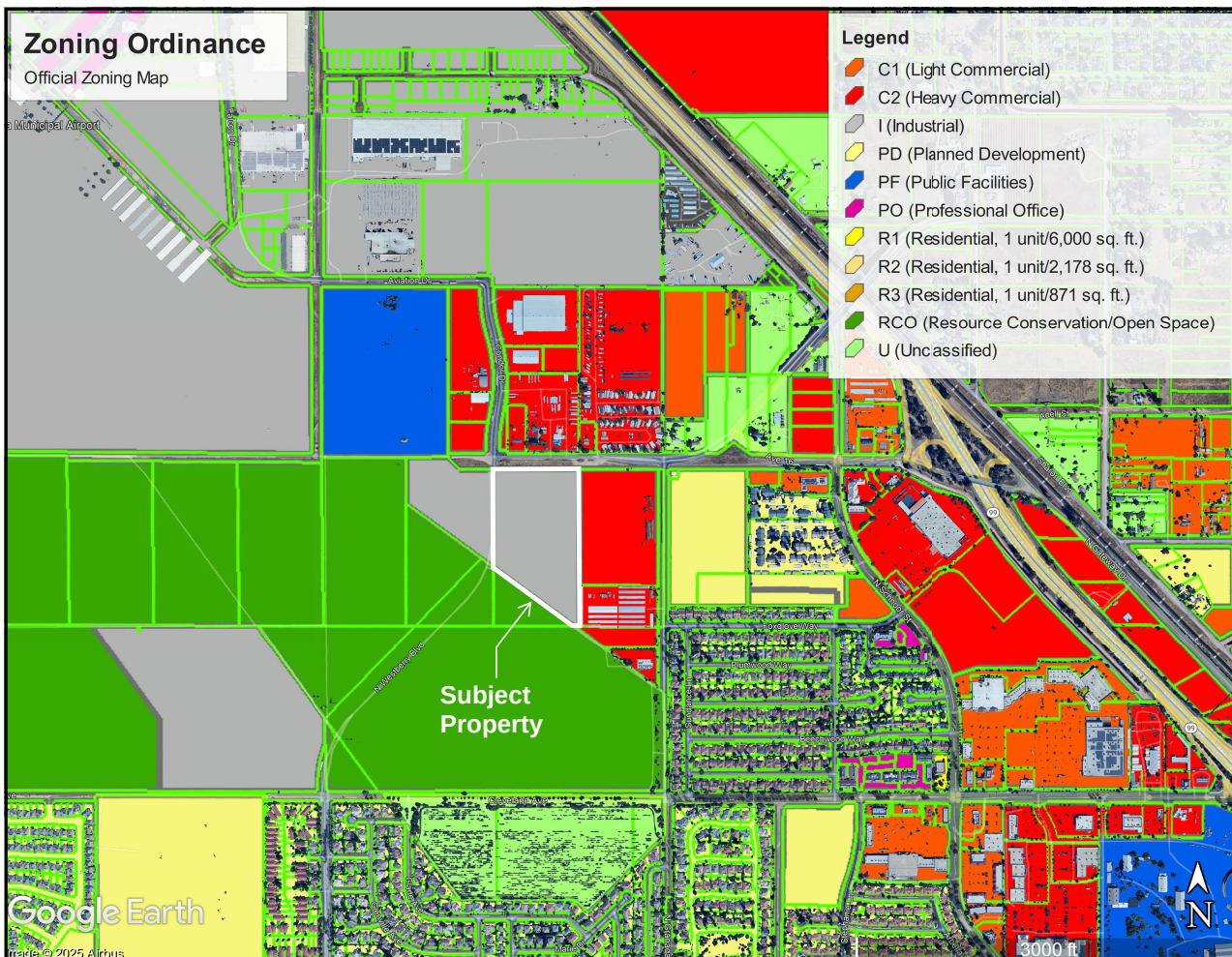
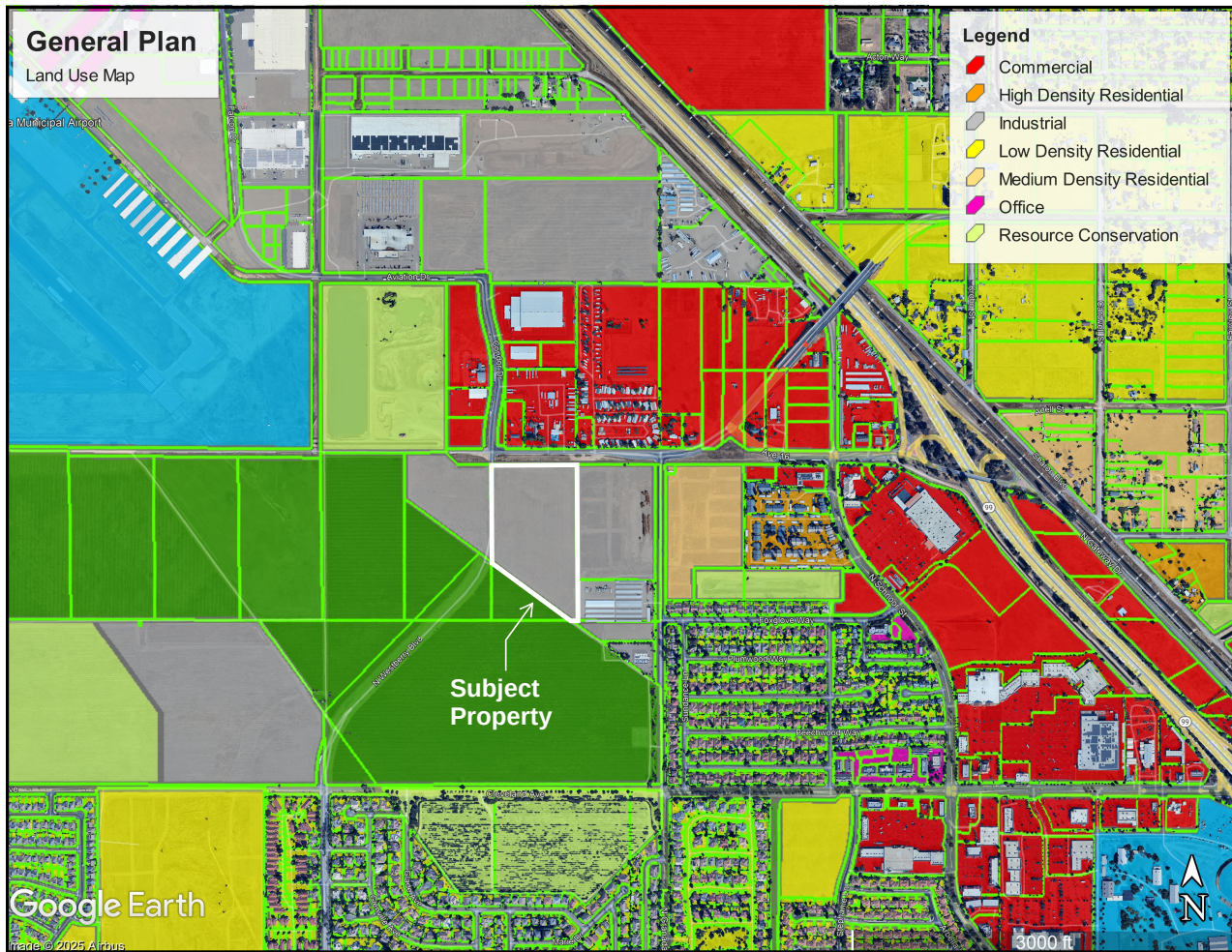
ATTACHMENT 1
Aerial Photo/Vicinity Map



ATTACHMENT 2

General Plan Land Use and Zoning Map

Attachment 2



ATTACHMENT 3

Airport Land Use Compatibility Policy Map



- ## Notes
1. This ALLUCP utilizes composite compatibility zones addressing four compatibility concerns: noise, safety, airspace protection, and overflight.
 2. Longitudinal dimensions measure from end of primary surface, 200 feet from ends of runway.

----- Runway 8-26 Overlay Zones*

(Compatibility zones are in effect until such time that Runway 8-26 is closed. The City anticipates to close Runway 8-26, which is restricted to agricultural use, once the FBO lease expires in 2019).

Legend

- Boundary Lines**
- Airport Property Line
 - City Limits
 - - - City Sphere of Influence
 - - - Existing Runway 12-30 (5,545')
 - - - Future Runway 12-30 (7,000')
 - - - Existing Runway 8-26 (3,702')
- Policy Boundaries**
- Airport Influence Area

Compatibility Zones

- | | |
|-----------|-------------------------------|
| A | Runway Protection Zone |
| B1 | Inner Approach/Departure Zone |
| B2 | Sideline Zone |
| C1 | Outer Approach/Departure Zone |
| C2 | Primary Traffic Pattern Zone |
| D | Other Airport Environs |

----- Runway 8-26 Overlay Zones*

(Compatibility zones are in effect until such time that Runway 8-26 is closed. The City anticipates to close Runway 8-26, which is restricted to agricultural use, once the FBO lease expires in 2019).

Notes

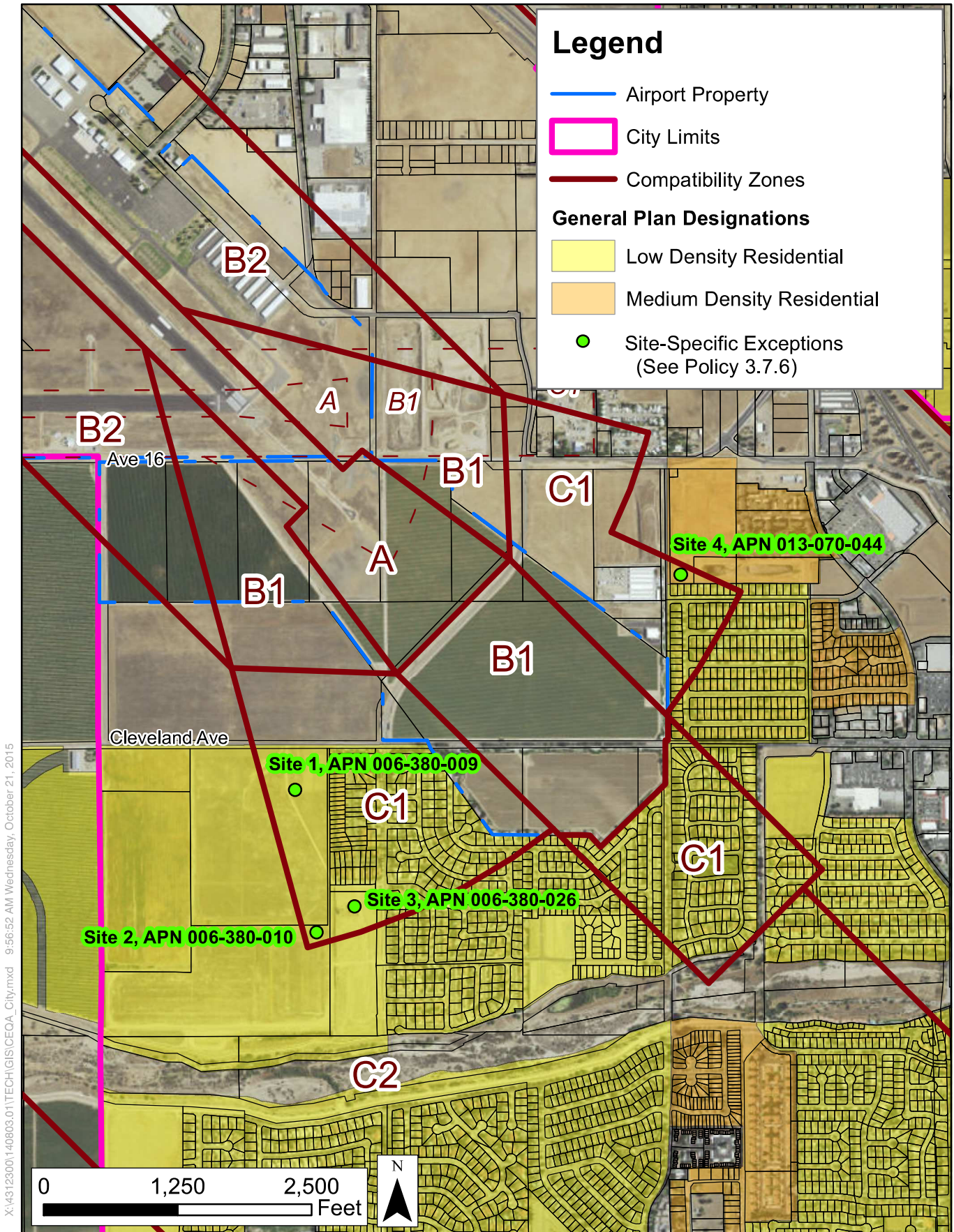
1. This ALUPC utilizes composite compatibility zones addressing four compatibility concerns: noise, safety, airspace protection, and overflight.
2. Longitudinal dimensions measure from end of primary surface, 200 feet from ends of runway.

***Madera Countywide
Airport Land Use Compatibility Plan
(Adopted September 29, 2015)***

Map MAD-3B

Compatibility Policy Map

Madera Municipal Airport



Prepared By Mead&Hunt

Map 3C

Site-Specific Exceptions

Madera Municipal Airport

ATTACHMENT 4

Development Review Committee Resolution

Including:

Exhibit "A": Conditions of Approval

Exhibit "B": Tentative Parcel Map 2025-04

RESOLUTION NO.

**RESOLUTION OF THE DEVELOPMENT REVIEW COMMITTEE (DRC)
DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT
PURSUANT TO SECTION 15315/CLASS 15 (MINOR LAND DIVISIONS)
OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
GUIDELINES AND APPROVING TENTATIVE PARCEL MAP 2025-04**

WHEREAS, Samraj Arora (“Owner”) owns Assessor’s Parcel Number (APN) 013-030-013 located on the southeast corner of the intersection of North Westberry Boulevard and West Kennedy Street (Avenue 16) (“Site”); and

WHEREAS, the owner has submitted an application for a Tentative Parcel Map (TPM 2025-04) proposing to subdivide the ±15.36-acre site into three industrial parcels (“Project”); and

WHEREAS, the project site is located within the I (Industrial) zone district and is designated for Industrial land uses on the General Plan Land Use Map; and

WHEREAS, the project site is located within Compatibility Zone C1 of the Madera County Airport Land Use Compatibility Plan; and

WHEREAS, no new development, onsite improvements or physical changes requiring the filing for a permit or other grant of approval for development of the parcels to be created by TPM 2025-04 are proposed or sought by the owner at this time; and

WHEREAS, a preliminary environmental assessment was performed, and the project was found to be Categorically Exempt pursuant to Section 15315 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, pursuant to the provisions of the City’s Municipal Code (CMC), the Development Review Committee is authorized to review and approve tentative parcel maps and environmental assessments for associated projects on behalf of the City; and

WHEREAS, the City provided notice of the Development Review Committee hearing as required by law; and

WHEREAS, the Development Review Committee received and independently reviewed TPM 2025-04 at a duly noticed meeting on October 29, 2025; 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 Development Review Committee; and

WHEREAS, after due consideration of the items before it, the Development Review Committee now desires to adopt this Resolution determining the project is Categorically Exempt pursuant to Section 15315 of the CEQA Guidelines and approving TPM 2025-04.

NOW THEREFORE, be it resolved by the Development Review Committee 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). The Development Review Committee finds and determines that the project is Categorically Exempt pursuant to Section 15315/Class 15 (Minor Land Divisions) of the State CEQA Guidelines as the project includes the subdivision of property in an urbanized area zoned for industrial use into three parcels in conformance with the City of Madera General Plan and Zoning Ordinance. No variances or exceptions are required and all services and access to the proposed parcels to local standards are available. The subject parcel has not been involved in a division of a larger parcel within the previous 2 years and does not have an average slope of greater than 20 percent. No new development is proposed at this time. The surrounding area is not environmentally sensitive and has no value as habitat for endangered, rare or threatened species. No significant effects relating to traffic, noise, air or water quality will result. 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 TPM 2025-04: The Development Review Committee finds and determines that there is substantial evidence in the administrative record to support the approval of TPM 2025-04, as conditioned. With conditions, the project is consistent with the requirements of the Madera Municipal Code. The Development Review Committee 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 has a General Plan land use designation of Industrial and is zoned I (Industrial).

The proposed subdivision of the ±15.36 acres of land into three industrial parcels is consistent with the industrial land use designation of the General Plan.

As the I (Industrial) zone district is the conventional zoning identified as being consistent with the Industrial land use designation for the subject property pursuant to Table LU-A: General Plan/Zoning Consistency of the General Plan, parcels resultant from the proposed subdivision will be required to comply with the industrial standards of the I zone district. As illustrated on the tentative parcel map, the size and configuration of parcels will allow future industrial development to be able to meet the development standards such as setbacks, circulation and open space following subdivision in accordance with TPM 2025-04.

Requirements for dedications for planned roadway widths and public improvement requirements are included as conditions of approval.

Finding b. The proposal is consistent with the Subdivision Ordinance and the California State Subdivision Map Act.

The proposed tentative parcel map and required supporting documents are consistent with the requirements of the City Municipal Code. In addition, none of the exclusions provided at Section 66412 of the Government Code (Subdivision Map Act) apply and all other requirements of the Subdivision Map Act will be satisfied subject to compliance with the conditions of approval

5. Approval of TPM 2025-04: Given that all findings can be made, the Development Review Committee hereby approves TPM 2025-04 as conditioned as set forth in the Conditions of Approval attached as Exhibit "A" and in the form attached as Exhibit "B."

6. Effective Date: This resolution is effective immediately.

* * * * *

Passed and adopted by the Development Review Committee of the City of Madera this 29th day of October 2025, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

Development Review Committee
Chairperson

Attest:

Brandi Garcia
Recording Secretary

Exhibit "A": Conditions of Approval for TPM 2025-04

Exhibit "B": Tentative Parcel Map 2025-04

EXHIBIT "A"
TPM 2025-04
CONDITIONS OF APPROVAL
October 29, 2025

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 tentative parcel map 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 TPM 2025-04 will ultimately be deemed mandatory unless appealed by the applicant to the Planning Commission within fifteen (15) days after the decision by the Development Review Committee. In the event you wish to appeal the Development Review Committee's decision or discretionary conditions of approval for the entitlement, 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 Committee 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 parcel map, and references to "developer" or "applicant" herein also include any applicant, property owner, owner, leasee, operator, or any other person or entity making use of this parcel map.

TIME LIMITS & EXPIRATION

This tentative parcel map approval (TPM 2025-04) shall expire twenty-four (24) months from the effective date, unless a final map is filed with the City of Madera and recorded with the County Recorder in accordance with the provisions of the Subdivision Map Act; or action is taken to extend the approval before the tentative parcel map expiration date in accordance with the provisions of the Subdivision Map Act.

CONDITIONS OF APPROVAL

GENERAL CONDITIONS

1. 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 TPM 2025-04.**
2. Approval of this tentative parcel map 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.
3. Approval of this tentative parcel map may become null and void in the event that the parcel map or conditions of the site is not completed in accordance with all the conditions and requirements imposed on this tentative parcel map, the zoning ordinance, and all City standards and specifications. This tentative parcel map 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 parcel map. Failure to operate in accordance with the conditions and requirements imposed may result in revocation of the parcel map or any other enforcement remedy available under the law. The City shall not assume responsibility for any deletions or omissions resulting from the site plan review process or for additions or alterations to any construction or building plans not specifically submitted and reviewed and approved pursuant to this tentative parcel map or subsequent amendments or revisions. These conditions are conditions imposed solely upon the tentative parcel map 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.
4. These conditions are applicable to any person or entity making use of this tentative parcel 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 parcel map.
5. 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.

PLANNING DEPARTMENT

6. Development and use of any parcel created from the proposed subdivision shall comply with all provisions of the City Municipal Code and development standards of the I (Industrial) zone district.
7. The final Parcel Map shall include a note which identifies the parcels as being located within Compatibility Zone C1 (Outer Approach/Departure Zone) of the Madera County Airport Land Use Compatibility Plan.
 - a. The note shall indicate that dedication of an Avigation Easement will be required as a condition of approval for any development. The Avigation Easement shall:
 - i. Provide the right of flight in the airspace above the property;
 - ii. Allow the generation of noise and other impacts associated with aircraft overflight;
 - iii. Restrict the height of structures, trees and other objects in accordance with the policies in Section 3.5 and Maps CHO-3B and MAD-3B, Airspace Protection Surfaces Map;
 - iv. Permit access to the property for the removal or aeronautical marking of objects exceeding the established height limit; and Prohibit electrical interference, glare, and other potential hazards to flight from being created on the property; and
 - v. Prohibit electrical interference, glare, and other potential hazards to flight from being created on the property.

ENGINEERING DEPARTMENT

Parcel Map

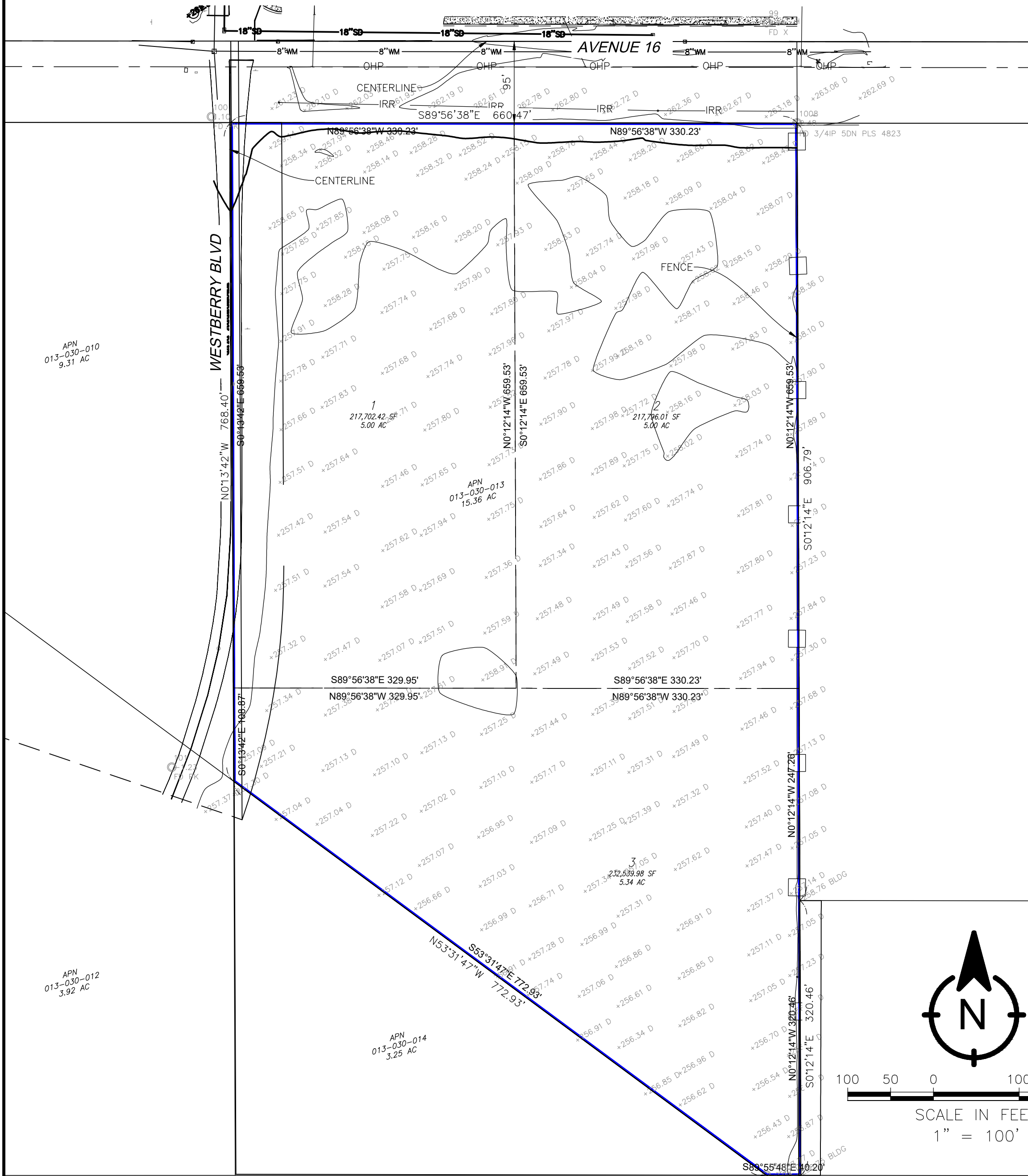
8. The developer shall pay all required fees for processing the parcel map and completion of project. Fees due may include but shall not be limited to the following: parcel map review and processing fee, plan review, map recording, easement acceptance, encroachment permit processing and improvement inspection fees.
9. A (final) parcel map shall be required in accordance with Section 10-2.502 of the municipal code and the Subdivision Map Act.
10. Future subdivision of parcels created shall comply with the Subdivision Map Act.
11. Monuments shall be placed at all parcel corners and shown on the parcel map in accordance with the California Subdivision Map Act, the California Land Surveyors Act and City Standards prior to development of property.
12. Parcel map preliminary submittal shall include three sets of prints; and two sets of the following: title report, soils report, traverse data, signed tentative parcel map conditions and all referenced deeds, map and documents.
13. Any and all public or private easements on the property identified on the title report shall be shown on the parcel map with recording data.
14. Prior to recording of the parcel map, any current, delinquent, or estimated Madera County or Madera Irrigation District taxes for the upcoming assessment year shall be paid in accordance with Subdivision Map Act Section 66492-66494.1.
15. Prior to the construction of improvements within the City right-of-way, an Encroachment Permit shall be required from the Engineering Division.
16. Where construction of off-site improvements or utility services is required, it shall be required at the time a permit or other grant of approval for development of the parcel is issued and shall be completed prior to a granting of final occupancy; or, in the case where no future occupancies are anticipated as part of the current action, the Subdivider shall either construct or install the required improvements or enter into a bonded secured agreement with the City of Madera providing for the construction of the required improvements and sufficient security prior to the recordation of the final Parcel Map.
17. Further development of any parcel of parcel map shall meet fire, building, and municipal code requirements for the zone and the approved use.
18. Structures or any facility encroaching onto adjacent new parcel shall be removed prior to recording of the parcel map. Structure modification shall comply with building codes and setbacks.
19. A title report dated no more than 30 days prior to recording date of parcel map shall be submitted to the City Engineer for review prior to parcel map recordation.
20. Each newly created parcel shall have a separate water service. Any new or existing connection(s) 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. Existing cross lot connections shall be severed.

21. Each newly created parcel shall have a separate sewer service. Any new or existing connection(s) shall be constructed or upgraded to current City standards. Existing cross lot connections shall be severed.
22. The developer shall record a Reciprocal Easement Agreement for ingress/egress, utility, drainage, access for emergency services (and for shared parking and/or solid waste facilities at the discretion of the subdivider) easements in the City of Madera standard form. The easements shall provide the mutual right of access for all future uses in the project site. The agreement shall reflect the language included in the Covenant, Conditions, Easements, and Restrictions (CC&R) relating to the maintenance of shared utilities. At a minimum, the Reciprocal Easement Agreement should provide a responsible party and method in which said responsibility is conveyed to future successors. The developer shall be responsible for paying all associated fees to the Engineering Department. If an existing cross access agreement has already been recorded, it shall be revised based upon the proposed changes.
23. An Offer of Dedication shall be made to dedicate sufficient right-of-way along the entirety of the parcel's frontage on Westberry Boulevard to provide a half street width of fifty (50) feet, east of the center line, to accommodate for an arterial standard roadway.
24. Driveways shall not be located closer than 305 feet from the intersection of Kennedy Street and Westberry Boulevard. Additional driveways shall be spaced no closer than 420 feet from the nearest driveway(s).
25. Development of any newly defined parcel fronting Kennedy Street shall, as part of separate conditions, result in the requirement to construct the full arterial roadway width and functional intersection improvements, including linear park and utilities, along the limits of said parcel.
26. Development of any newly defined parcel fronting Westberry Boulevard shall, as part of separate conditions, result in the requirement to construct the full arterial roadway width and functional intersection improvements, including utilities, along the limits of said parcel.
27. Development of the first parcel, irrespective of which, shall define storm drainage improvements for the entire map area. Options include constructing master plan storm drainage improvements that direct storm runoff to the Foxglove basin located northeast of the intersection of Foxglove and Granada or on-site retainage utilizing landscaped drainage swales or similar measure but not including storm drainage basins.

END OF CONDITIONS

TENTATIVE PARCEL MAP 2025- 04

BEING THE SUBDIVISION OF A PORTION OF THE NORTH HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 17 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF MADERA, STATE OF CALIFORNIA, ACCORDING TO HTE OFFICIAL PLAT



LEGEND

- PROPERTY BOUNDARY
- CENTERLINE/SECTION LINE
- EASEMENT
- PROPOSED PROPERTY LINE

NOTES

- GENERAL PLAN LAND USE DESIGNATION: **LIGHT INDUSTRIAL (I-L)**
EXISTING ZONING: **LIGHT INDUSTRIAL (I-L)**
PROPOSED ZONING: **LIGHT INDUSTRIAL (I-L)**
EXISTING USE: **VACANT**
 - ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF MADERA ZONING CODES.
 - ALL UTILITY SERVICES ARE PROPOSED TO BE PROVIDED BY THE FOLLOWING AGENCIES:
 - SANITARY SEWER CITY OF MADERA
 - STORM DRAINAGE CITY OF MADERA
 - DOMESTIC WATER CITY OF MADERA
 - FIRE PROTECTION CITY OF MADERA
 - ELECTRICITY PG&E
 - GAS PG&E
 - TELEPHONE AT&T
 - CABLE COMCAST
 - WASTE DISPOSAL CITY OF MADERA
 - NO GRADE DIFFERENCES OF 6" OR MORE EXIST ADJACENT TO THE PROPERTY.
 - EXISTING SEWER, WATER, OTHER UNDERGROUND UTILITIES, STORM SEWER, STREETLIGHTS, GUTTER, CURB, CURB, SIDEWALK, AND PERMANENT PAVEMENT, SHALL REMAIN. NO PROPOSED IMPROVEMENTS.
6. Madera County Airport Land Use Compatibility Plan: Compatibility Zone C1 (Outer Approach/Departure Zone)

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MADERA, COUNTY OF MADERA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 17 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF MADERA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM ANY PORTION OF THE ABOVE DESCRIBED PROPERTY WHICH LIES WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED PROPERTY:

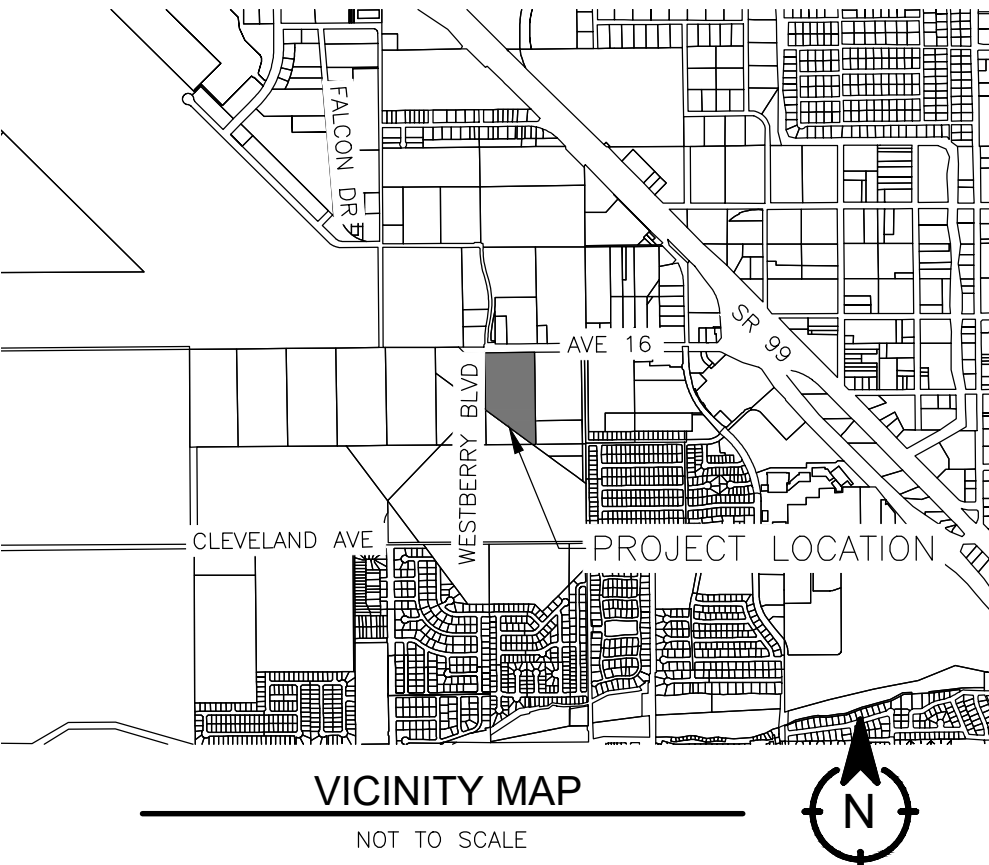
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 15 AND RUNNING THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 15, SOUTH 0° 02' EAST 30.0 FEET TO A POINT IN THE SOUTH BOUNDARY OF A 30 FOOT WIDE ROAD RIGHT OF WAY CONVEYED TO MADERA COUNTY; THENCE CONTINUING ALONG SAID EAST BOUNDARY SOUTH 0° 02' EAST 65.0 FEET; THENCE LEAVING SAID EAST BOUNDARY NORTH 89° 48' WEST 1592.4 FEET; THENCE NORTH 44° 48' WEST 92.0 FEET TO A POINT IN THE SOUTH BOUNDARY OF SAID 30 FOOT ROAD RIGHT OF WAY; THENCE CONTINUING NORTH 44° 49' WEST 42.4 FEET TO A POINT IN THE NORTH BOUNDARY OF SAID SECTION 15; THENCE RUNNING ALONG SAID NORTH BOUNDARY SOUTH 89° 48' EAST 1687.0 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 15; THENCE SOUTH 89° 55' 54" EAST, ALONG THE NORTH LINE OF THE NORTH HALF OF THE NORTHEAST 1/4 OF SECTION 15, A DISTANCE OF 1321.10 FEET; THENCE SOUTH 00° 15' 09" EAST, A DISTANCE OF 863.81 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE FROM SAID POINT, SOUTH 53° 29' 59" EAST, A DISTANCE OF 771.94 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID NORTH 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 15; THENCE NORTH 89° 53' 20" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 618.51 FEET; THENCE NORTH 00° 15' 09" WEST, A DISTANCE OF 457.97 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION OF THE NORTH HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 17 EAST, MOUNT DIABLO BASE AND MERIDIAN, COUNTY OF MADERA, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15; THENCE NORTH 89°56'38" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15 A DISTANCE OF 1312.02 FEET; THENCE SOUTH 00°16'03" EAST 30.00 FEET TO A POINT IN THE SOUTH BOUNDARY OF A 30 FEET WIDE ROAD RIGHT OF WAY CONVEYED TO MADERA COUNTY; THENCE CONTINUING ALONG SAID EAST BOUNDARY SOUTH 00°16'03" EAST 65.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°16'03" EAST 813.21 FEET TO THE BEGINNING OF NON-TANGENT CURVE, HAVING A RADIUS OF 900.00 FEET, A RADIAL LINE TO SAID CURVE BEAR SOUTH 71°04'46" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°11'17", AN ARC LENGTH OF 301.41 FEET; THENCE NORTH 00°16'03" WEST 422.12 FEET; THENCE NORTH 89°56'38" WEST 50.00 FEET TO THE TRUE POINT OF BEGINNING.



PROJECT INFO:

- PROJECT LOCATION: SOUTHEAST CORNER OF AVE 16 AND WESTBERRY BLVD
MADERA, CA 93637
- APN: 013-030-013
- PREPARED FOR: JEFFERY T. ROBERTS
P.O. BOX 483
FRIANT, CA 93626
- PROPERTY OWNER: DAVID CERVANTES, VIOLET CERVANTES, AND GABRIEL CERVANTES

- GROSS AREA: 15.36 AC
- NET AREA: 15.36 AC
- EXISTING ZONING: OPEN SPACE

BENCHMARK:

NGS BENCHMARK GU 1080

BENCHMARK IS A BRASS DISK SET IN TOP OF CONCRETE MONUMENT AT A BRIDGE OVER THE FRESNO RIVER AT THE NORTHEAST END OF THE BRIDGE LOCATED 5.7 FT EAST OF A STEEL GUARD RAIL 21.5 FT EAST OF THE CL OF THE ROAD.

ELEV: 274.10 (NAVD 88)

BASIS OF BEARINGS:

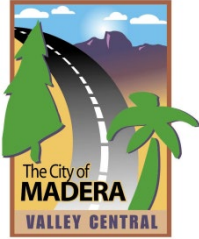
THE NORTH LINE OF NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 17 EAST, M.D.M., IS TAKEN TO BE S. 89°56'38" E. PER THE RECORD OF SURVEY FILED IN BOOK 48 PAGE 27 AND 28, MADERA COUNTY RECORDS.



4010 N CHESTNUT
DIAGONAL AVE STE 101
FRESNO, CA 93726

(559) 775-0023
FAX: (559) 775-0016
WWW.VICE-ENGR.COM

SHEET NO.
1 / 1



REPORT TO THE DEVELOPMENT REVIEW COMMITTEE

Prepared by:

Adileni Rueda, Associate Planner

Meeting of: October 29, 2025

Agenda Item: 2

SUBJECT:

Consideration of a Tentative Parcel Map (TPM 2025-05) proposing the subdivision of a ±2.30-acre parcel (APN: 013-070-014) located on the west corner of the intersection of Foxglove Way and North Schnoor Avenue into two parcels.

RECOMMENDATION:

Hold a public hearing and adopt:

1. A Resolution of the Development Review Committee (DRC) determining the project is Categorical Exempt pursuant to Section 15315/Class 15 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines and approving Tentative Parcel Map 2025-05 subject to the findings and conditions of approval.

SUMMARY:

Bedrock Engineering (Representative) has prepared Tentative Parcel Map No. TPM 2025-05 on behalf of JSC Investments, LLC (Applicant) to subdivide ±2.30 acres of C-1 (Light Commercial) zoned property.

The project site is an undeveloped corner parcel located on the west corner of the intersection of Foxglove Way and North Schnoor Avenue. Tentative Parcel Map (TPM) 2025-05 proposes to subdivide the subject parcel into two parcels. Neither development or improvements on the proposed parcels is proposed at this time.

The subject property is zoned C-1 (Light Commercial), which is consistent with the Commercial Land Use Category designated for the property by the General Plan pursuant to Table LU-A; General Plan/Zoning Consistency of the General Plan. The subject property is also located within Compatibility Zone D (Other Airport Environs) of the Madera County Airport Land Use Compatibility Plan (ALUCP).

Table 1 below provides a brief overview of the project.

Table 1: Project Overview

<i>Project Number:</i>	Tentative Parcel Map No. TPM 2025-05
<i>Applicant:</i>	JSC Investments, LLC
<i>Property Owner:</i>	JSC Investments, LLC
<i>Location:</i>	Assessor's Parcel Number (APN): 013-070-014 Located on the westerly corner of Foxglove Way and North Schnoor Avenue
<i>Project Area:</i>	±2.30 acres
<i>Plan Land Use:</i>	Commercial Compatibility Zone D (ALUCP)
<i>Zoning District:</i>	C1 (Light Commercial)
<i>Site Characteristics</i>	The ±2.30-acre subject property remains a vacant infill corner lot.

ANALYSIS:

The subject property is surrounded by multi-family residential development to the north, commercial development to the east (across Schnoor Avenue), professional office use to the south (across Foxglove Way) and single-family residences and a ponding basin to the west.

The subject property remains a vacant infill lot. TPM 2025-05 proposes to subdivide the subject property into two parcels: Parcel 1 (±1.16 acres); and, Parcel 2 (±1.14 acres). Table 2, below, summarizes the areas for proposed parcels. For the dimensions of the proposed parcels, refer to the Tentative Parcel Map included with the attached Resolution.

Table 2: Proposed Parcel Summary	
Parcels	Acreage/ Square Footage (Sq. Ft.)
<i>Parcel 1</i>	1.156 acres / 50,367 sq. ft
<i>Parcel 2</i>	1.141 acres / 49,724 sq. ft

The City Municipal Code (CMC) establishes procedures for the review and approval of tentative parcel maps (Section 10-2.501 et seq.). Subdivision of property is also regulated by the California Subdivision Map Act (SMA)(Section 66410 et seq. of the California Government Code).

CMC § 10-2.501.7 provides, in approving or conditionally approving the tentative parcel map, the Development Review Committee shall find that the proposed subdivision, together with its provisions for its design and improvements, is consistent with applicable general or specific plans adopted by the city.

The proposed subdivision of the ±2.30 acres of land into two parcels will allow each of the parcels resultant from the subdivision to be marketed, leased, sold or financed and ultimately developed

individually but in an integrated manner with uses permitted in the C-1 (Light Commercial) Zone district and consistent with the policies of the General Plan.

Implementation Policy LU-32 of the General Plan provides that zoning shall be consistent with General Plan land use designations. The existing C-1 (Light Industrial) zone district is consistent with the Commercial land use designation of the General Plan pursuant to Table LU-A: General Plan/Zoning Consistency of the General Plan (Ref. Section 65860 of the Government Code).

Parcels resultant from the proposed subdivision will be required to comply with all requirements of the City Municipal Code, including but not limited to the development standards of the C-1 (Light Commercial) zone district. The subject property is located within Compatibility Zone D of the Madera County Airport Land Use Compatibility Plan.

The proposed subdivision as well as future development on parcels resultant from the proposed subdivision will comply with all property development standards and public improvement and dedication requirements of the Zoning Regulations and Subdivision Map subject to compliance with the project conditions of approval.

The proposed subdivision, is consistent and compliant with all policies and requirements of the General Plan, City Municipal Code and Subdivision Map Act.

GROUND FOR DENIAL OF A TENTATIVE OR PARCEL MAP:

The Subdivision Map Act (California Government Code §§ 66400, *et seq.*) provides that approval of a proposed subdivision map shall be denied if any of the following findings are made:

- a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451 of the SMA.
- 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 the 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 of or use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection

shall apply only to easements of record or to easements established by judgment 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 review of the proposed project, it has been determined that none of the findings above which require denial of a subdivision map are required to be made.

ENVIRONMENTAL REVIEW:

Staff performed a preliminary environmental assessment and determined that the project is Categorically Exempt pursuant to Section 15315/Class 15 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines. The project includes a proposed subdivision of property, which is located in an urbanized area and planned and zoned for Commercial land use into two parcels, in conformance with the City of Madera General Plan and the Zoning Regulations of the City Municipal Code. No variances or exceptions are required, and all services and access to the proposed parcels are available. None of the exceptions under Section 15300.2 of the CEQA Guidelines are applicable to this project and there are no unusual circumstances.

RECOMMENDED ACTION:

Pursuant to the provisions of § 10-2.501.6 of the CMC, upon completion of the public hearing, the Development Review Committee shall approve, conditionally approve, or deny the tentative parcel map. If the map is approved, it shall be signed and dated by the Planning Director and City Engineer or their authorized representative. If the subdivision is denied, the subdivider or the engineer shall be so notified in writing with a statement for the reasons of denial (see subsection: Grounds for Denial of a Tentative or Parcel Map included herein above).

The Development Review Committee (Committee) will be taking action on both the determination of a Categorical Exemption pursuant to Section 15315/Class 15 (Minor Land Divisions) of the CEQA Guidelines as well as the Tentative Parcel Map (TPM 2025-05). Staff recommends that all required findings for approval under the Municipal Code and law can be made, as described in the proposed Resolution attached to the report (Attachment 3).

Staff Recommends the Committee:

1. Adopt a Resolution of the Development Review Committee (DRC) determining the project is Categorically Exempt pursuant to Section 15315/Class 15 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines and approving Tentative Parcel Map 2025-05 subject to the findings and conditions of approval.

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 DRC meeting at a date and time certain, with direction to staff to return with an updated staff report and/or resolution (Committee to specify and articulate reasons for

referral/continuance).

2. Move to deny the request based on the appropriate grounds for denial of a tentative parcel map in accordance with California Government Code §§ 66400, *et seq.*
3. Provide staff with other alternative directives.

ATTACHMENTS:

1. Aerial Photo/Vicinity Map
2. General Plan Land Use and Zoning Maps
3. Resolution
 - Exhibit "A": Conditions of Approval for TPM 2025-05
 - Exhibit "B": Tentative Parcel Map 2025-05

ATTACHMENT 1
Aerial Photo/Vicinity Map



ATTACHMENT 2

General Plan Land Use and Zoning Map

Zoning District Map



Commercial Districts

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

General Plan Land Use Map



General Plan Land Use Designations

- C - Commercial
- O - Office
- I - Industrial
- VLD - Very Low Density Residential
- LD - Low Density Residential
- MD - Medium Density Residential
- HD - High Density Residential

ATTACHMENT 3

Development Review Committee Resolution

Including:

Exhibit "A": Conditions of Approval

Exhibit "B": Tentative Parcel Map 2025-05

RESOLUTION NO.

**RESOLUTION OF THE DEVELOPMENT REVIEW COMMITTEE (DRC)
DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO
SECTION 15315/CLASS 15 (MINOR LAND DIVISIONS) OF THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND APPROVING
TENTATIVE PARCEL MAP 2025-05**

WHEREAS, JSC Investments, LLC (“Owner”) owns Assessor’s Parcel Number (APN) 013-070-014 located on the westerly corner of the intersection of Foxglove Way and North Schnoor Avenue (“Site”) ; and

WHEREAS, Bedrock Engineering (“Representative”) has submitted an application for a Tentative Parcel Map pertaining to the ±2.30-acre site on behalf of the owner; and

WHEREAS, TPM 2025-05 proposes to subdivide the vacant ±2.30 site into two commercial parcels (“Project”); and

WHEREAS, the project site is located within the C-1 (Light Commercial) zone district and is designated for Commercial land uses on the General Plan Land use Map; and

WHEREAS, the project site is located within Compatibility Zone D (Other Airport Environs) of the Madera County Airport Land Use Compatibility Plan (ALUCP); and

WHEREAS, no new development, onsite improvements or physical changes requiring the filing for a permit or other grant of approval for development of the parcels to be created by TPM 2025-05 are proposed or sought by the owner at this time; and

WHEREAS, a preliminary environmental assessment was performed and the project was found to be Categorically Exempt pursuant to Section 15315 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, pursuant to the provisions of the City’s Municipal Code (CMC), the Development Review Committee is authorized to review and approve tentative parcel maps and environmental assessments for associated projects on behalf of the City; and

WHEREAS, the City provided notice of the Development Review Committee hearing as required by law; and

WHEREAS, the Development Review Committee received and independently reviewed TPM 2025-05 at a duly noticed meeting on October 29, 2025; 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 Development Review Committee; and

WHEREAS, after due consideration of the items before it, the Development Review Committee now desires to adopt this Resolution determining the project is Categorically Exempt pursuant to Section 15315 of the CEQA Guidelines approving TPM 2025-05.

NOW THEREFORE, be it resolved by the Development Review Committee 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). The Development Review Committee finds and determines that the project is exempt under Section 15315/Class 15 (Minor Land Divisions) of the State CEQA Guidelines as the project includes the subdivision of property in an urbanized area zoned for commercial use into two parcels in conformance with the City of Madera General Plan and Zoning Ordinance. No variances or exceptions are required, and all services and access to the proposed parcels are available. The subject parcel has not been involved in a division of a larger parcel within the previous 2 years and does not have an average slope of greater than 20 percent. The surrounding area is not environmentally sensitive and has no value as habitat for endangered, rare or threatened species. No significant effects relating to traffic, noise, air or water quality will result. Further, none of the exceptions under Section 15300.2 of the CEQA Guidelines are applicable to this project and there are no unusual circumstances.

3. Findings for TPM 2025-05: The Development Review Committee finds and determines that there is substantial evidence in the administrative record to support the approval of TPM 2025-05, as conditioned. With conditions, the project is consistent with the requirements of the Madera Municipal Code. The Development Review Committee 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 has a General Plan land use designation of Commercial and is zoned C-1 (Light Commercial).

The proposed subdivision of the ±2.30 acres site into two commercial parcels is consistent with the Commercial land use designation of the General Plan.

As the C-1 (Light Commercial) zone district is a zone district identified as being consistent with the Commercial land use designation for the subject property pursuant to Table LU-A: General Plan/Zoning Consistency of the General Plan, parcels resultant from the proposed subdivision will be required to comply with the development standards of the C-1 zone district. As illustrated on the tentative parcel map, the size and configuration of parcels will allow future commercial development to be able to meet the development standards such as setbacks, circulation and open space following subdivision in accordance with TPM 2025-05.

Requirements for dedications for planned roadway widths and public improvement requirements are included as conditions of approval.

Finding b. The proposal is consistent with the Subdivision Ordinance and the California State Subdivision Map Act.

Basis for Finding: The proposed parcel map and required supporting documents are consistent with the requirements of the City Municipal Code. In addition, none of the exclusions provided at Section 66412 of the Government Code (Subdivision Map Act) apply and all other requirements of the Subdivision Map Act will be satisfied subject to compliance with the conditions of approval.

5. Approval of TPM 2025-05: Given that all findings can be made, the Development Review Committee hereby approves TPM 2025-05 as conditioned as set forth in the Conditions of Approval attached as Exhibit "A" and in the form attached Exhibit "B."

6. Effective Date: This resolution is effective immediately.

* * * * *

Passed and adopted by the Development Review Committee of the City of Madera this 29th day of October 2025, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

Development Review Committee
Chairperson

Attest:

Brandi Garcia
Recording Secretary

Exhibit "A": Conditions of Approval for TPM 2025-05

Exhibit "B": Tentative Parcel Map 2025-05

EXHIBIT "A"
TPM 2025-05
CONDITIONS OF APPROVAL
October 29, 2025

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 tentative parcel map 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 TPM 2025-05 will ultimately be deemed mandatory unless appealed by the applicant to the Planning Commission within fifteen (15) days after the decision by the Development Review Committee. In the event you wish to appeal the Development Review Committee's decision or discretionary conditions of approval for the entitlement, 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 Committee 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 parcel map, and references to "developer" or "applicant" herein also include any applicant, property owner, owner, leasee, operator, or any other person or entity making use of this parcel map.

TIME LIMITS & EXPIRATION

This tentative parcel map approval (TPM 2025-05) shall expire twenty-four (24) months from the effective date, unless a final map is filed with the City of Madera and recorded with the County Recorder in accordance with the provisions of the Subdivision Map Act; or action is taken to extend the approval before the tentative parcel map expiration date in accordance with the provisions of the Subdivision Map Act.

CONDITIONS OF APPROVAL

GENERAL CONDITIONS

1. 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 TPM 2025-05.**
2. Approval of this tentative parcel map 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.
3. Approval of this tentative parcel map may become null and void in the event that the parcel map or conditions of the site is not completed in accordance with all the conditions and requirements imposed on this tentative parcel map, the zoning ordinance, and all City standards and specifications. This tentative parcel map 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 parcel map. Failure to operate in accordance with the conditions and requirements imposed may result in revocation of the parcel map or any other enforcement remedy available under the law. The City shall not assume responsibility for any deletions or omissions resulting from the site plan review process or for additions or alterations to any construction or building plans not specifically submitted and reviewed and approved pursuant to this tentative parcel map or subsequent amendments or revisions. These conditions are conditions imposed solely upon the tentative parcel map 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.
4. These conditions are applicable to any person or entity making use of this tentative parcel 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 parcel map.
5. 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.

PLANNING DEPARTMENT

6. Development and use of any parcel created from the proposed subdivision shall comply with all provisions of the City Municipal Code and development standards of the C-1 (Light Commercial) zone district.

BUILDING DEPARTMENT

7. All new development on either site shall be subject to building permits.

ENGINEERING DEPARTMENT

Parcel Map

8. The developer shall pay all required fees for processing the parcel map and completion of project. Fees due may include but shall not be limited to the following: parcel map review and processing fee, plan review, map recording, easement acceptance, encroachment permit processing and improvement inspection fees.
9. A (final) parcel map shall be required in accordance with Section 10-2.502 of the municipal code and the Subdivision Map Act.
10. Future subdivision of parcels created shall comply with the Subdivision Map Act.
11. Monuments shall be placed at all parcel corners and shown on the parcel map in accordance with the California Subdivision Map Act, the California Land Surveyors Act and City Standards prior to development of property.
12. Parcel map preliminary submittal shall include three sets of prints; and two sets of the following: title report, soils report, traverse data, signed tentative parcel map conditions and all referenced deeds, map and documents.
13. Any and all public or private easements on the property identified on the title report shall be shown on the parcel map with recording data.

14. Prior to recording of the parcel map, any current, delinquent, or estimated Madera County or Madera Irrigation District taxes for the upcoming assessment year shall be paid in accordance with Subdivision Map Act Section 66492-66494.1.
15. Prior to the construction of improvements within the City right-of-way, an Encroachment Permit shall be required from the Engineering Division.
16. Where construction of off-site improvements or utility services is required, it shall be required at the time a permit or other grant of approval for development of the parcel is issued and shall be completed prior to a granting of final occupancy; or, in the case where no future occupancies are anticipated as part of the current action, the Subdivider shall either construct or install the required improvements or enter into a bonded secured agreement with the City of Madera providing for the construction of the required improvements and sufficient security prior to the recordation of the final Parcel Map.
17. Further development of any parcel of parcel map shall meet fire, building, and municipal code requirements for the zone and the approved use.
18. Structures or any facility encroaching onto adjacent new parcel shall be removed prior to recording of the parcel map. Structure modification shall comply with building codes and setbacks.
19. A title report dated no more than 30 days prior to recording date of parcel map shall be submitted to the City Engineer for review prior to parcel map recordation.
20. Each newly created parcel shall have a separate water service. Any new or existing connection(s) 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. Existing cross lot connections shall be severed.
21. Each newly created parcel shall have a separate sewer service. Any new or existing connection(s) shall be constructed or upgraded to current City standards. Existing cross lot connections shall be severed.
22. Each newly created or redefined parcel shall be accessible from the City right-of-way.
23. If future developments will share access, the subdivider/developer shall record a Reciprocal Easement Agreement for ingress/egress, utility, drainage and access for emergency services (and for shared parking and/or solid waste facilities at the discretion of the subdivider/developer) in the City of Madera standard form. The easements shall provide the mutual right of access for all future uses in the project site. The agreement shall reflect the language included in the Covenant, Conditions, Easements, and Restrictions (CC&R) relating to the maintenance of shared utilities. At a minimum, the Reciprocal Easement Agreement should provide a responsible party and method in which said responsibility is conveyed to future successors. The developer shall be responsible for paying all associated fees to the Engineering Department. If an existing cross access agreement has already been recorded, it shall be revised based upon the proposed changes.

24. An Offer of Dedication shall be made to dedicate sufficient right-of-way along the entirety of the parcels' frontage on Schnoor Street to provide a half street width of fifty (50) feet, west of the center line, to accommodate an Arterial standard roadway.

END OF CONDITIONS

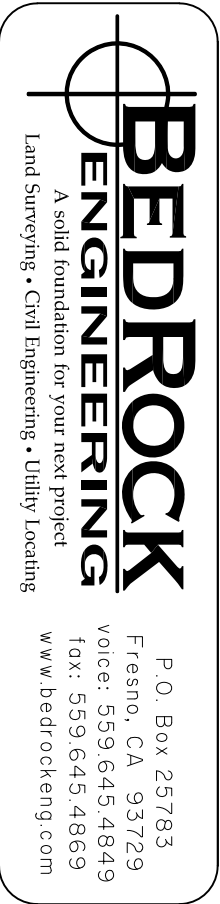
Exhibit B

TENTATIVE
PARCEL MAP NO. 2025-05

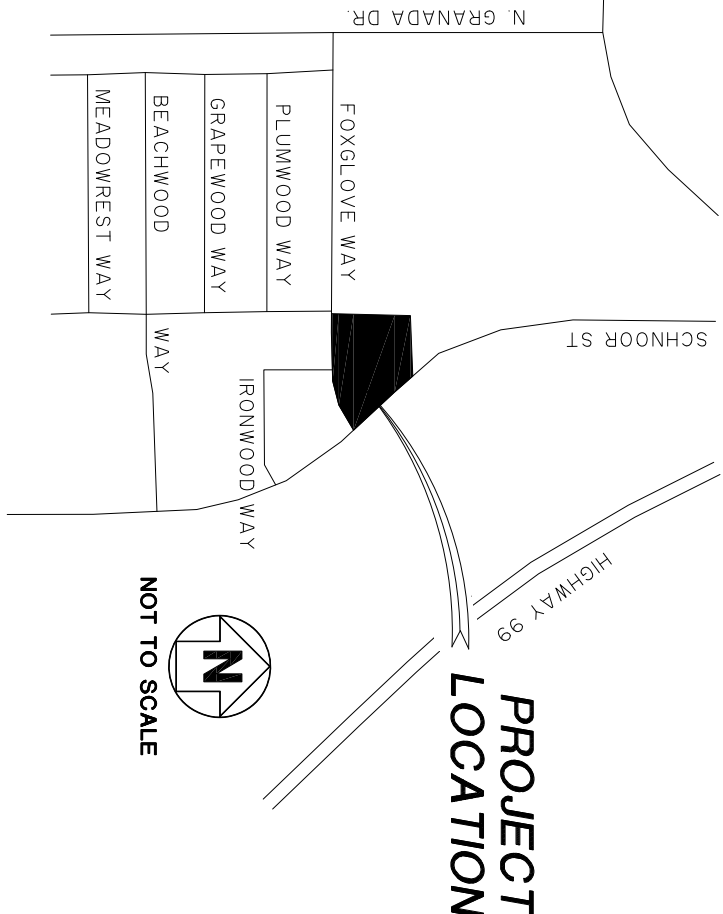
SHEET ONE OF ONE SHEET
BEING THE REDIVISION OF PARCEL 4 OF THE
PARCEL MAP FOR HORIZON ENTERPRISES
RECORDED IN BOOK 39 OF MAPS, AT PAGES
108-109, LYING IN THE NORTHWEST QUARTER OF
SECTION 14, T. 11 S., R. 17 E., MDB 8M.
IN THE

CITY OF MADERA, STATE OF CALIFORNIA

BY



VICINITY MAP



LEGEND / ABBREVIATIONS

	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	CENTERLINE OF RIGHT-OF-WAY
	FUTURE RIGHT-OF-WAY
	OVERHEAD POWER
	FENCE LINE
	SEWER CLEANOUT

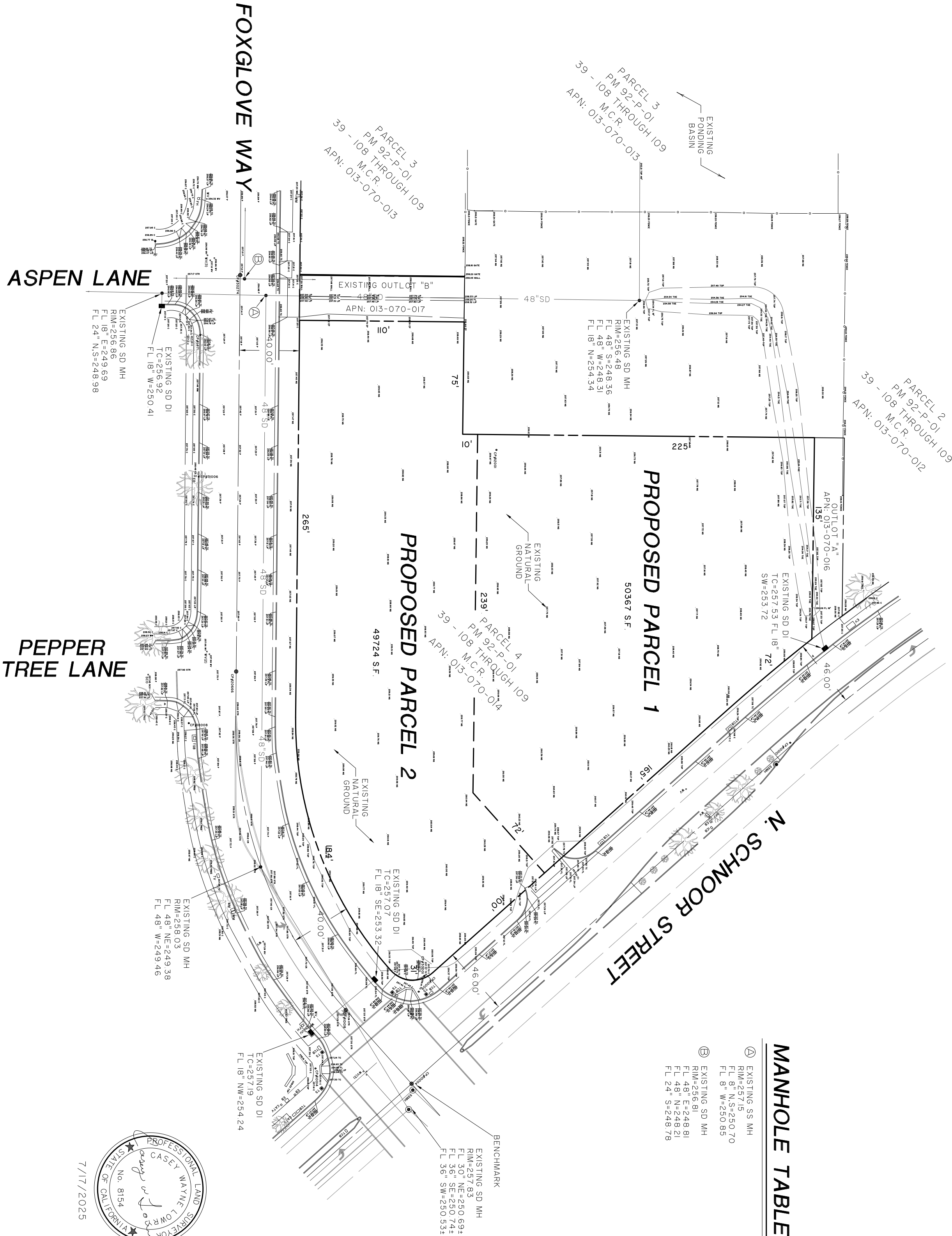
FOUND AND ACCEPTED MONUMENT AS DESCRIBED ON
PARCEL MAP NO 92-P-01, RECORDED IN BOOK 39 AT
PAGES 108-109, MADERA COUNTY RECORDS.

NOTE:

DATA FROM, OR CALCULATED FROM, RECORD OF
SURVEY, RECORDED IN BOOK 48 AT PAGE 134,
MADERA COUNTY RECORDS.

MANHOLE TABLE

Ⓐ	EXISTING SS MH RIM=257.83 FL 8" S=250.70 FL 8" W=250.85
Ⓑ	EXISTING SD MH RIM=256.81 FL 48" E=248.81 FL 48" N=248.21 FL 24" S=248.78



BASIS OF BEARINGS

GRID NORTH AS REFERENCED TO THE WORLD GEODETIC SYSTEM
OF 1984 (WGS84)

BENCHMARK

THE TOP OF A BRASS CAP MONUMENT AT THE INTERSECTION
OF SCHNOOR ST AND FOXGLOVE WAY HAVING AN ELEVATION OF
257.90 FEET AS REFERENCED TO THE NORTH AMERICAN
VERTICAL DATUM OF 1988 (NAVD88).

APPLICANT'S STATEMENT

I HEREBY APPLY FOR APPROVAL OF THE DIVISION OF REAL PROPERTY
SHOWN ON THIS PARCEL MAP AND CERTIFY THAT I AM THE LEGAL OWNER OF
SAID PROPERTY AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND
CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY:

JSC INVESTMENTS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

OTHER INFORMATION

1. THERE ARE NO STRUCTURES ON THIS PROPERTY EXCEPT AS SHOWN
2. TOTAL LAND AREA: ±2.30 ACES
3. ELEVATIONS SHOWN ON MAP ARE ACQUIRED FROM NAVD 88 DATUM