

# RESOURCE MANAGEMENT AGENCY

Community and Economic Development  
Department of Planning and Building

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## MEMORANDUM

**DATE:** September 20, 2013  
**TO:** Madera County Planning Commission  
**FROM:** Norman L. Allinder, Planning Director *NLA*  
**RE:** Workshop on Proposed General Plan Amendment

The Madera County Planning Department received an application to consider a New Growth Area, located north of Avenue 17 between Road 27 and Road 28 ½ (no address available) Madera. The property consists of 792.55 acres and currently has a General Plan Designation of AE (Agricultural Exclusive), and a Zoning designation of ARE-40 (Agricultural Exclusive 40-Acre). The proposal by Castellina LLC is to amend the current General Plan Designation to NGA (New Growth Area) to allow for the submittal of an Area Plan.

The Madera County General Plan describes the New Growth Area (NGA) designation and Policies as follows:

*This designation applies to areas where extensive new development are planned to serve as significant new growth areas in Madera County. All development under this designation shall be approved pursuant to an adopted area plan. As these plans are approved, the New Growth Area designation shall be replaced by other land use designations. Prior to adoption and implementation of an area plan, allowable uses shall include those specified under the Agriculture (A) and Open Space (OS) designations.*

*Policy 1.A.3: New development should be centered in existing communities and designated new growth areas.*

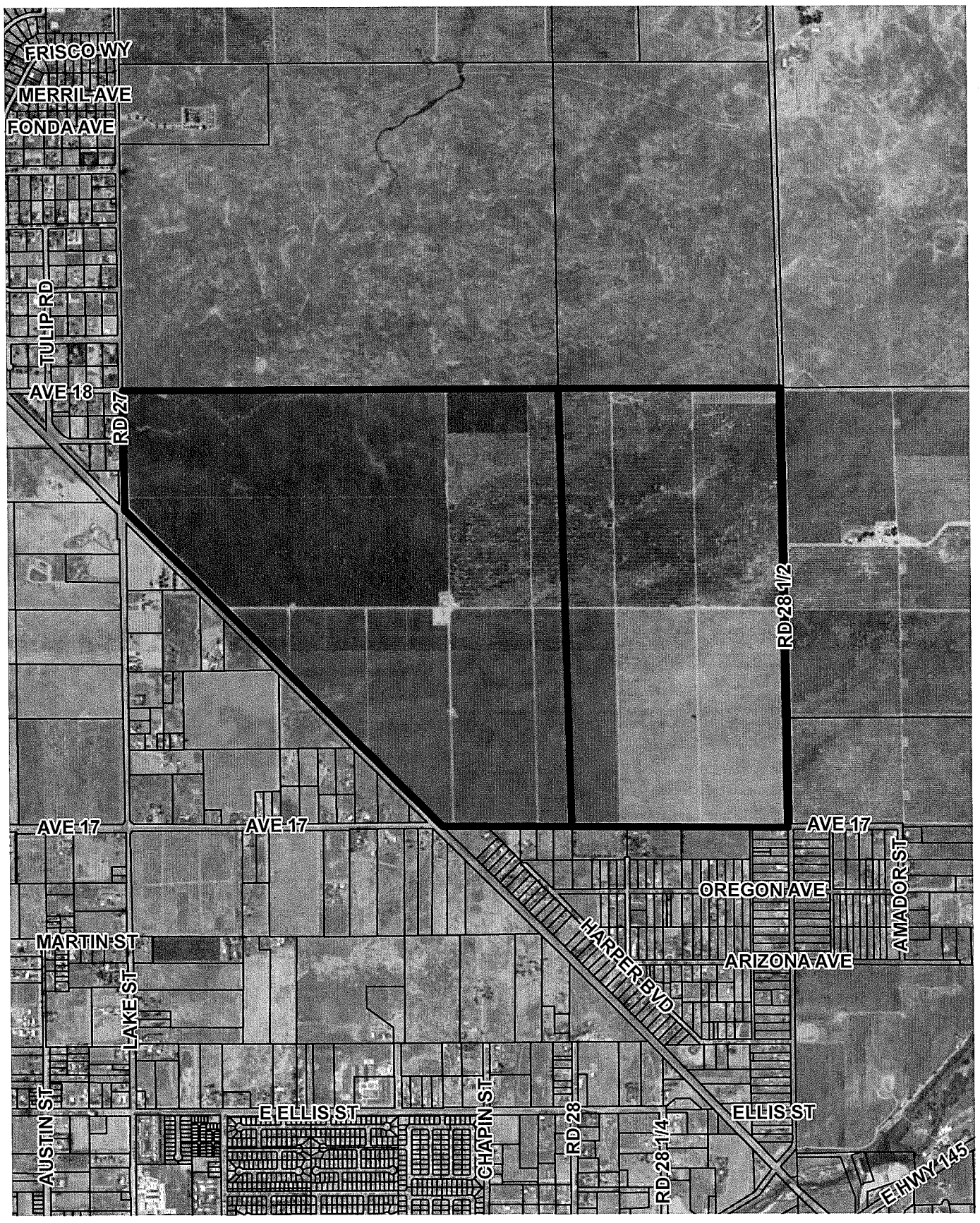
*Policy 1.A.4: The County shall encourage infill development and development contiguous to existing cities and unincorporated communities to minimize premature conversion of agricultural land and other open space lands.*

*Policy 1.A.6: The County shall promote patterns of development that facilitate the efficient and timely provision of infrastructure and services.*

*Policy 1.A.7: The County shall address local land use and public facility issues of existing and new unincorporated communities through the preparation and adoption of area plans.*

The property in question is approximately 0.5 miles from the City of Madera's existing boundaries, and adjacent, but outside of the adopted Sphere of Influence for the City of Madera. The surrounding land uses are primarily rural residential, with agricultural properties to the north of the subject properties.

This item is scheduled as a workshop for the Planning Commission to review and discuss the proposal.



# AREA MAP

