



**ALL PERSONS REQUESTING DISABILITY- RELATED MODIFICATION OR ACCOMMODATION, INCLUDING AUXILIARY AIDS OR SERVICES MAY CONTACT THE COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT – PLANNING DIVISION AT (559) 675-7821, 72 HOURS PRIOR TO THE PUBLIC MEETING.**

**AGENDA  
for Regular Meeting  
Madera County Planning Commission  
Tuesday, December 5, 2023, 6:00 p.m.**

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

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

<https://meet.goto.com/918561125>

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

**United States: +1 (571) 317-3112**

**Access Code: 918-561-125**

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

**TURN OFF ALL CELL PHONES**

**CALL TO ORDER**  
INVOCATION  
PLEDGE OF ALLEGIANCE  
INTRODUCTION OF COUNTY STAFF  
PLANNING COMMISSION MEETING PROCEDURES  
RULES FOR PRESENTING TESTIMONY  
ADMINISTER OATH FOR QUASI JUDICIAL ITEMS



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

## **BUSINESS**

Supporting documents relating to the items on this agenda that are not listed as “Closed Session” are available through the Madera County Planning Division website at <https://www.maderacounty.com/government/community-economic-development-department/divisions/planning-division/planning-commission-agenda>. The documents are also available at the Community and Economic Development Department - Planning Division, 200 West Fourth Street, Madera, CA 93637. Please note that supporting documents may be submitted after the posting of the agenda; please visit the website or the Planning Division for updates.

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

## **INTRODUCTION OF COUNTY STAFF**

## **REQUEST FOR COMMENTS FROM THE AUDIENCE**

This portion of the meeting is set aside for members of the public to comment on any item within the jurisdiction of the Commission, but not appearing on the agenda. Items presented under public comment may not be discussed or acted upon by the Commission at this time. For items appearing on the agenda, the public is invited to comment at the time the item is called for consideration by the Commission. Any person addressing the Commission under public comment will be limited to a 3-minute presentation to ensure that all interested parties have an opportunity to speak. Also, all persons addressing the Commission must state their name and County of residence for the record.



**ALL MATTERS LISTED UNDER CONSENT CALENDAR ARE CONSIDERED TO BE ROUTINE AND WILL BE ENACTED BY ONE MOTION.**

**CONSENT CALENDAR**

Approval of the agenda.

Approval of the minutes of November 7, 2023.

**DISCUSSION ITEMS:**

**1. RUSS SHAW - GENERAL PLAN (GP #2023-006), REZONE (CZ #2023-004) & CONDITIONAL USE PERMIT (CUP #2023-010) (OAKHURST) LEAD PLANNER: JACOB ARAGON**

1. Hearing to consider adoption of a resolution approving Mitigated Negative Declaration (MND #2023-28) and the associated Mitigation Monitoring Program.
2. Hearing to consider amending the Madera County General Plan pursuant to Section 65358 of the Government Code and adoption of a resolution approving General Plan Amendment (GP #2023-006) from RR (Rural Residential) to CC (Community Commercial), a Rezone (CZ #2023-004) from RRS-2 1/2 (Rural, Residential, Single Family 2 1/2 Acre) District to PDD (Planned Development District), and a conditional use permit (CUP #2023-010) to construct one 1,800 square feet warehouse and one 15,426 square feet warehouse/office. The property is zoned RRS-2 1/2 (Residential, Rural, Single Family 2 1/2 Acre) District and is located on the north side of Bay Leaf Lane, approximately 560 ft west from the intersection with Highway 41, (No Situs), Oakhurst. Size 35.29 acres. APN 064-020-006.

**\*2. ARROYO HOLDING RM, LLC, CREEKSIDE HOLDINGS RM, LLC and BACKBONE RM, LLC - TENTATIVE SUBDIVISION MAP (S #2023-002) (MADERA) LEAD PLANNER: SAM RASHE**

1. Hearing to consider adoption of a resolution approving Notice of Exemption under the California Environmental Quality Act. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to section 15162 of the California Public Resources Code (PRC).
2. Hearing to consider adoption of a resolution approving the application of Arroyo Holding RM, LLC, Creekside Holdings RM, LLC and Backbone RM, LLC to divide 66.9 acres into 307 lots and 11 outlots. The property is zoned TV-MUN (Tesoro Viejo - Mixed Use Neighborhood) TV-LDR (Tesoro Viejo - Low Density Residential) TV-MDR (Tesoro Viejo - Mixed Density Residential) TV – OS (Tesoro Viejo - Open Space) and is located at the intersection of Tesoro Viejo Blvd and Arroyo Ave extending to the intersection of Arroyo Ave and Trevi



Circle, Madera. Size 66.9 acres. APN 081-080-008, 081-100-012, 081-100-014, 081-100-018, 081-120-001, -002, -003, -004 and 081-150-001.

**\*3. VISTAS HOLDING RM, LLC - TENTATIVE SUBDIVISION MAP (S #2023-005)**  
**(MADERA) LEAD PLANNER: SAM RASHE**

1. Hearing to consider adoption of a resolution approving Notice of Exemption under the California Environmental Quality Act. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to section 15162 of the California Public Resources Code (PRC).
2. Hearing to consider adoption of a resolution approving the application of Vistas Holding RM, LLC to divide 18.68 acres into 117 residential lots and 21 outlots for landscaping, open space, parks, public utilities, and storm drain overflow purposes. The property is zoned TV-LDR (Tesoro Viejo - Low Density Residential) and TV – OS (Tesoro Viejo - Open Space) and is located on the north and south side of Treasure Hills Dr, approximately 800 ft north from the intersection with Tesoro Viejo Blvd, Madera. Size 68.8 acres. APN: 081-080-001; 081-100-001; 004; and 005.

**\*4. PLAZA HOLDINGS RM, LLC - TENTATIVE SUBDIVISION MAP (S #2023-006)**  
**(MADERA) LEAD PLANNER: SAM RASHE**

1. Hearing to consider adoption of a resolution approving Notice of Exemption under the California Environmental Quality Act. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to section 15162 of the California Public Resources Code (PRC).
2. Hearing to consider adoption of a resolution approving the application of Arroyo Holding RM, LLC, Creekside Holdings RM, LLC and Backbone RM, LLC to divide 66.9 acres into 307 lots and 11 outlots. The property is zoned TV-MUN (Tesoro Viejo - Mixed Use Neighborhood) TV-LDR (Tesoro Viejo - Low Density Residential) TV-MDR (Tesoro Viejo - Mixed Density Residential) TV – OS (Tesoro Viejo - Open Space) and is located at the intersection of Tesoro Viejo Blvd and Arroyo Ave extending to the intersection of Arroyo Ave and Trevi Circle, Madera. Size 66.9 acres. APN 081-080-008, 081-100-012, 081-100-014, 081-100-018, 081-120-001, -002, -003, -004 and 081-150-001.

**\*5. VINEYARD HOLDINGS RM, LLC - TENTATIVE SUBDIVISION MAP (S #2023-007)**  
**(MADERA) LEAD PLANNER: TIFFANY WILLIAMS**

1. Hearing to consider adoption of a resolution approving Notice of Exemption under the California Environmental Quality Act. This project is exempt from the



California Environmental Quality Act (CEQA) pursuant to section 15162 of the California Public Resources Code (PRC).

2. Hearing to consider adoption of a resolution approving the application of Arroyo Holding RM, LLC, Creekside Holdings RM, LLC and Backbone RM, LLC to divide 64.5 acres into 317 lots and 8 outlots. The property is zoned TV-VLDR (Tesoro Viejo Very Low Density Residential), TV – OS (Tesoro Viejo - Open Space), TV – OSB (Tesoro Viejo - Open Space Boundary), and TV-LDR (Tesoro Viejo Low Density Residential) District and is located on the northwest and southeast side of Arroyo Avenue and Trevi Circle intersection (no situs), Madera. Size 64.5 acres. APN: 081-140-001, 003; 081-150-002, 003, 004, 005, 009; 081-170-001, 004; and 081-180-002.

**\*6. CREEKSIDE RM, LLC - SUBDIVISION FINAL MAP (SUBF #2023-007) (MADERA) LEAD PLANNER: JAMIE BAX**

1. Hearing to consider adoption of a resolution approving Notice of Exemption under the California Environmental Quality Act. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to section 15268 of the California Public Resources Code (PRC).
2. Hearing to consider adoption of a resolution approving the application of Creekside RM, LLC for the proposed amendments to the recorded Creekside Final Map of Tesoro Viejo Tract No. 314., to amend the dimensions and alignments of lots, outlots, and streets shown on the Creekside Final Map of Tesoro Viejo Tract 314. The property is zoned TV-MDR (Tesoro Viejo – Medium Density Residential) District and is located between Creekside Avenue and Wildflower Drive, west of Cobble Creek Drive, Madera. APN 081-431-001, through -038, 081-432-001 through -042.

**\*7. DALE MELL & ASSOCIATES – TENTATIVE SUBDIVISION MAP (S #2023-003) (FRIANT) LEAD PLANNER: ANNETTE KEPHART**

3. Hearing to consider adoption of a resolution approving Notice of Exemption under the California Environmental Quality Act. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to section 15162 of the California Public Resources Code (PRC).
4. Hearing to consider adoption of a resolution approving the application of Dale Mell & Associates to create 91 residential lots, 1 commercial lot, 16 outlots for open space, storm drain, utilities, roads, and a community center. The property is zoned NFV-MDR (North Fork Village – Median Density Residential) District and is located within the Preserve at Millerton in Friant. Size: 13.22 acres. APN: 051-830-024.



**\*8. DALE MELL & ASSOCIATES – TENTATIVE SUBDIVISION MAP (S #2023-004)  
(FRIANT) LEAD PLANNER: ANNETTE KEPHART**

1. Hearing to consider adoption of a resolution approving Notice of Exemption under the California Environmental Quality Act. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to section 15162 of the California Public Resources Code (PRC).
2. Hearing to consider adoption of a resolution approving the application of Dale Mell & Associates to create 122 residential lots and 23 outlots utilized for open space, storm drain, utilities, recreation, and roads. The property is zoned NFV-MDR (North Fork Village – Median Density Residential), NFV-HDR (North Fork Village – High Density Residential) and NFV-MU (North Fork Village – Mixed Use) and is located within the Preserve at Millerton in Friant. Size: 25.34 acres. APN's: 051-200-021, 051-860-003, 051-860-115, 051-860-018, 082-061-062.

**PLANNING COMMISSION COMMENTS:**

**PLANNING DIRECTOR COMMENTS:**

**TENTATIVE MEETING DATES AND LOCATIONS:**

**Tuesday, January 16, 2024 @ 6:00 p.m.** - Regular Meeting – Madera County Government Center 200 West Fourth Street, Madera, California.

**PLANNING COMMISSION MEETING PROCEDURES**

Planning Commission meetings are conducted under the direction of the Chairman. Each item scheduled for public hearing at a Planning Commission meeting will be announced by the Chairman, and the hearing will be conducted as follows:

1. The Planning staff will present their report and recommendation on the matter being heard. Commission members will be provided an opportunity to question staff.
2. The Chairman will first ask the project applicant or proponent to present any points they feel the Commission should understand about their proposal. The Commission may ask questions.
3. The Chairman will ask those in support and then those opposed to the application to come to the podium and present any testimony they wish to give regarding the proposal being considered.



4. The Chairman will offer the project applicant an opportunity for rebuttal of any testimony against the proposal or to clarify information previously presented.
5. The public comment portion of the hearing will be closed, and the matter will be deliberated by the Commission and a decision will be rendered.
6. Persons wishing to appeal a decision must present a written notice of appeal together with the fee to the planning commission secretary whose office is located at the Madera County Government Center 200 West 4th Street, 3rd floor, Madera CA. The notice and fee must be received within 15 days of the date the decision is rendered.

### **RULES FOR PRESENTING TESTIMONY**

All persons who wish to present testimony to the Planning Commission in a public hearing must observe the following rules:

1. All testimony must be presented from the podium. When beginning to speak, first identify yourself, County of residence, and interest in the matter. This is required for the public record. Since all meetings are recorded, please speak clearly, and use the microphone provided.
2. All remarks must be addressed to the Chair. Conversation or debate between a speaker at the podium and a member of the audience or staff is not permitted.
3. Please keep your remarks as brief as possible. Focus your testimony on the most important facts you wish to be considered. Avoid duplicating testimony provided by others.
4. Planning Commission hearings can involve highly emotional issues, so it is important that all participants conduct themselves with courtesy, dignity, and respect.
5. Whenever possible, written testimony should be presented as well as oral. Written testimony should be submitted for Planning Commission consideration in advance of the actual hearing date.