

REGULAR MEETING OF THE MADERA PLANNING COMMISSION

205 W. 4th Street, Madera, California 93637

NOTICE AND AGENDA

Tuesday, June 9, 2026
6:00 p.m.

Council Chambers
City Hall

The Council Chambers will be open to the public. This meeting will also be available for public viewing and participation through Zoom. Members of the public may comment on agenda items at the meeting or remotely through an electronic meeting via phone by dialing (669) 900-6833 enter ID: 87831077401# followed by *9 on your phone when prompted to signal you would like to speak, or by computer at <https://www.zoom.us/j/87831077401>. Comments will also be accepted via email at planningcommissionpubliccomment@madera.gov or by regular mail at 205 W. 4th Street, Madera, CA 93637.

CALL TO ORDER:

ROLL CALL:

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

INTRODUCTION OF STAFF:

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES:

PUBLIC COMMENT:

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

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

PUBLIC HEARINGS:

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

Subject: Consideration of an application for a Conditional Use Permit (CUP 2026-05) to allow for the sale of tobacco, beer and wine for offsite consumption (Type 20), in conjunction with the convenience store. The site is located at the northwest corner of Schnoor Ave. and Kennedy St. (APN: 013-230-005).

Recommendation:

Conduct a public hearing and adopt:

- a. A resolution of Categorical Exemption from the California Environmental Quality Act (CEQA) for the project pursuant to CEQA Guidelines Section 15332 (In-fill Development Projects), and approving Conditional Use Permit 2026-05, subject to the findings and conditions of approval.

2. Fiscal Year 2026/2027 to 2030/31 Capital Improvement Program Determination of Conformity to the City of Madera General Plan

Subject: Consideration of a Resolution of the City of Madera Planning Commission finding the Fiscal Year 2026/27 to 2030/31 Capital Improvement Program in conformance with the General Plan and Specific Plans of the City of Madera pursuant to Government Code Section 65401.

Recommendation:

Conduct a public hearing and adopt:

- a. A Resolution of the City of Madera Planning Commission determining the Fiscal Year 2026/2027 to 2030/2031 Capital Improvement Plan is exempt pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines.

3. GPA 2026-06 – Local Hazard Mitigation Plan Adoption (Report by Will Tackett)

Subject: Consideration of adoption of a Resolution of the City of Madera Planning Commission incorporating by reference the Madera County Local Hazard Mitigation Plan into the Health and Safety Element of the General Plan.

Recommendation:

Conduct a public hearing and adopt:

- a. A Resolution of the City of Madera Planning Commission recommending the Council of the City of Madera incorporate by reference the Madera County Local Hazard Mitigation Plan into the Health and Safety Element of the General Plan.

ADMINISTRATIVE REPORTS:

COMMISSIONER REPORTS:

ADJOURNMENT:

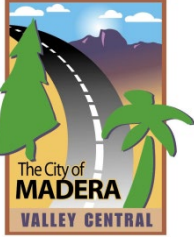
- The meeting room is accessible to the physically disabled. Requests for accommodations for persons with disabilities such as signing services, assistive listening devices, or alternative format agendas and reports needed to assist participation in this public meeting may be made by calling the Planning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

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

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

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

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



REPORT TO THE PLANNING COMMISSION

Prepared by:

Robert Smith, Senior Planner

Meeting of: June 9, 2026

Agenda Number: 1

SUBJECT:

CUP 2026-05– N. Schnoor & Kennedy Use Permit Alcohol Type 20 and Tobacco

RECOMMENDATION:

Conduct a public hearing and:

1. Adopt a resolution of Categorical Exemption from the California Environmental Quality Act (CEQA) for the project pursuant to CEQA Guidelines Section 15332 (In-fill Development Projects), and approving Conditional Use Permit 2026-05, subject to the findings and conditions of approval.

BACKGROUND:

This item was considered by the Planning Commission at its regularly scheduled meeting held on May 9, 2023 and June 13, 2023. After a full and complete hearing, the Planning Commission approved: SPR 2022-15 to construct a new gas station with a fueling canopy accommodating 10 fueling positions, an approximately 5,000 square foot (sf) convenience store and 2,500 sf restaurant combined building, and an approximately 3,012 sf drive thru car wash building with an associated vacuum stall area; TPM 2022-05 to split the existing 1.65-acre parcel into two parcels of approximately 0.90 acres and 0.75 acres; CUP 2022-13 authorizing the sale of tobacco and issuance of a State of California Department of Alcoholic Beverage Control (ABC) Type 20 Off-Sale Beer & Wine license (sale of beer and wine for off premises consumption) for the proposed convenience store.

The applicant has been working through the Building Permit Process to seek permitting approval to begin the physical construction at the site. The CUP permit subsequently expired in June 2024, and as such this application seeks to reinstate that entitlement with no amendments to what was previously proposed.

PROPOSAL:

The Use Permit under CUP 2026-05 is requesting authorization for the sale of tobacco and issuance of a State of California Department of Alcoholic Beverage Control (ABC) Type 20 Off-Sale Beer & Wine license (sale of beer and wine for consumption off the premises). This request is the same as previously approved by Planning Commission in June 2023. The convenience store proposed for development on the subject site will be the location at which this is sold.

Table 1: Project Overview	
<i>Project Number:</i>	CUP 2026-05
<i>Applicant and Property Owner:</i>	Harvendar Singh
<i>Location:</i>	Northwest corner of West Kennedy Street (Avenue 16) and Schnoor Avenue (APN 013-230-005); Bounded by vacant land to the north, Schnoor Avenue to the east, West Kennedy Street (Avenue 16) to the south, and Donovan Automotive Diagnostic & Service to the west
<i>Project Area:</i>	Approximately 1.65 acres; SPR approved for approximately 10,512 sf of new building area
<i>Planned Land Use:</i>	C (Commercial)
<i>Zoning District:</i>	C2 (Heavy Commercial)
<i>Site Characteristics</i>	The project is located on land that is currently vacant and undeveloped. Land surrounding the site is planned completely for Commercial use.

SUMMARY:

The property owner Harvendar Singh proposes to develop the 1.65-acre site into a gas station with a 10 fueling station canopy, a building consisting of an approximately 5,000 sf convenience store and an approximately 2,500 sf restaurant, and an approximately 3,012 sf automated car wash building with an associated vacuum stall area. CUP 2026-05 would allow for the sale of tobacco and alcohol products at the proposed convenience store. The project proponent wishes to sell alcohol under a Type 20 alcohol license, allowing for the sale of beer and wine for off-site consumption. The sale of tobacco and alcohol products is subject to the acquirement of the applicable permits from the governing State agencies.

The uses proposed for the subject property are consistent with the General Plan land use designation of Commercial, which allows for commercial development with these identified uses. The uses proposed would also be consistent with the Heavy Commercial (C-1) zoning district which allows for convenience stores, restaurants, service (gas) stations, and full-service car washes as independent and primary land use by-right (pursuant to Section 10-3.902[A][1] of the City Municipal Code, any use permitted in the C-1 zone is permitted in the C2 zone by-right).

SURROUNDING LAND USES:

The site is bordered to the north by vacant land that is planned for Commercial use, to the east by Schnoor Avenue and the Gateway Inn beyond, to the south by West Kennedy Street (Avenue 16) and Les Schwab Tire Center beyond, and to the west by Donovan Automotive Diagnostic & Service. All land immediately surrounding the site is planned for Commercial use. Land to the north of the site is zoned C-2, while land to the east and south is zoned C-1 (Light Commercial), and land to the west is zoned U (Unclassified).

Table 2: Bordering Site Information			
<i>Direction</i>	<i>Existing Use</i>	<i>General Plan Designation</i>	<i>Zone District</i>
<i>North</i>	Vacant	C – Commercial	C2 – Heavy Commercial
<i>East</i>	Gateway Inn	C – Commercial	C1 – Light Commercial
<i>South</i>	Les Schwab Tire Shop	C – Commercial	C1 – Light Commercial
<i>West</i>	Donovan Automotive Diagnostic & Service	C – Commercial	U – Unclassified

ANALYSIS:

Conditional Use Permit 2026-05

Tobacco and Alcohol Sales:

CUP 2026-05 would allow the sale of Tobacco and Alcohol products within the proposed convenience store. The property owner would be required to possess a Cigarette and Tobacco Retailer’s License from the Department of Tax and Fee Administration, and an alcohol license from the Department of Alcoholic Beverage Control. The project proponent wishes to sell beer and wine products for off-site consumption under a Type 20 alcohol license. The City requires that establishments selling tobacco and alcohol products be located at least 600 feet from schools. The site is located approximately 2,500 feet northwest of the nearest school (Learn4Life Madera – Crescent View South II).

ENVIRONMENTAL REVIEW:

Staff performed a preliminary environmental assessment in June 2023, and determined that the project was exempt under Sections 15315 (Minor Land Divisions) and 15332 (In-fill Development) of the State CEQA Guidelines. The Class 15 and Class 32 Exemption applied with the prior application was adopted. This CUP application does not change the impacts of the proposed project and changes at or around the project site have not changed to the extent that new impacts would be created. The Class 32 Exemption therefore continues to apply and no additional CEQA review is warranted. Further, none of the exceptions under Section 15300.2 of the CEQA Guidelines are applicable to this project.

COMMISSION ACTION:

The Commission will be acting on CUP 2026-05. Staff recommends that the Commission:

1. Adopt a resolution adopting a Finding of Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15332 (In-fill Development Projects), and approving Conditional Use Permit 2026-05, subject to the findings and conditions of approval.

ALTERNATIVES:

As an alternative, the Commission may elect to:

1. Move to continue the public hearing, with direction to staff to return with an updated resolution with appropriate findings modifying the conditions of approval for the following reasons: (Specify – Planning Commission should articulate reasons for modifications to findings and conditions of approval).
2. Move to continue the public hearing with direction to staff to return with an updated resolution with appropriate findings for denial for the following reasons: (Specify – Planning Commission should articulate reasons for denial).

ATTACHMENTS:

Attachment 1: Vicinity Map

Attachment 2: Aerial Photo

Attachment 3: General Plan Land Use Map

Attachment 4: Zoning Map

Attachment 5: Site Plan

Attachment 6: Planning Commission Resolution

“Exhibit A” - CUP 2026-05 Conditions of Approval

ATTACHMENT 1

Vicinity Map

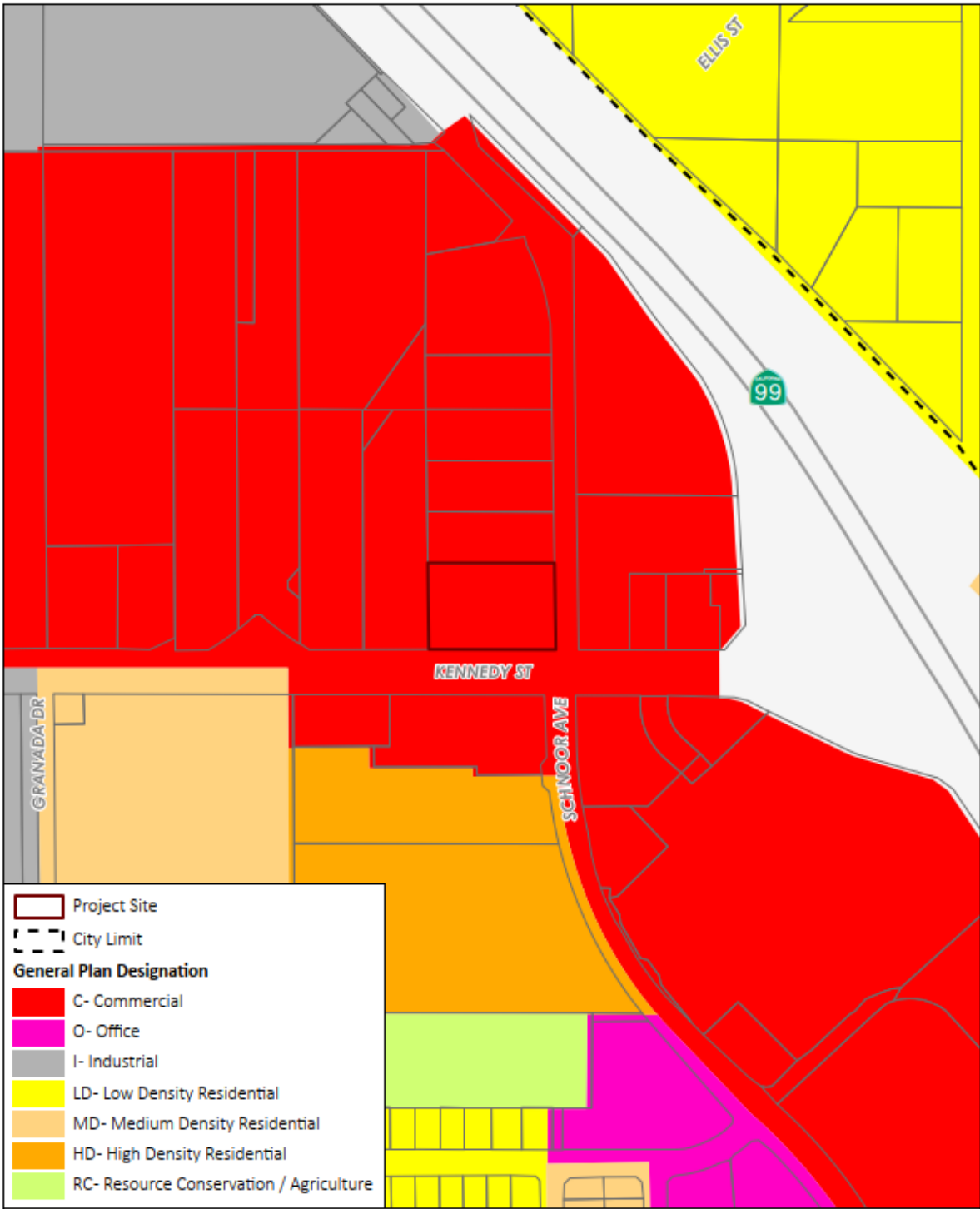
ATTACHMENT 2

Aerial Photo



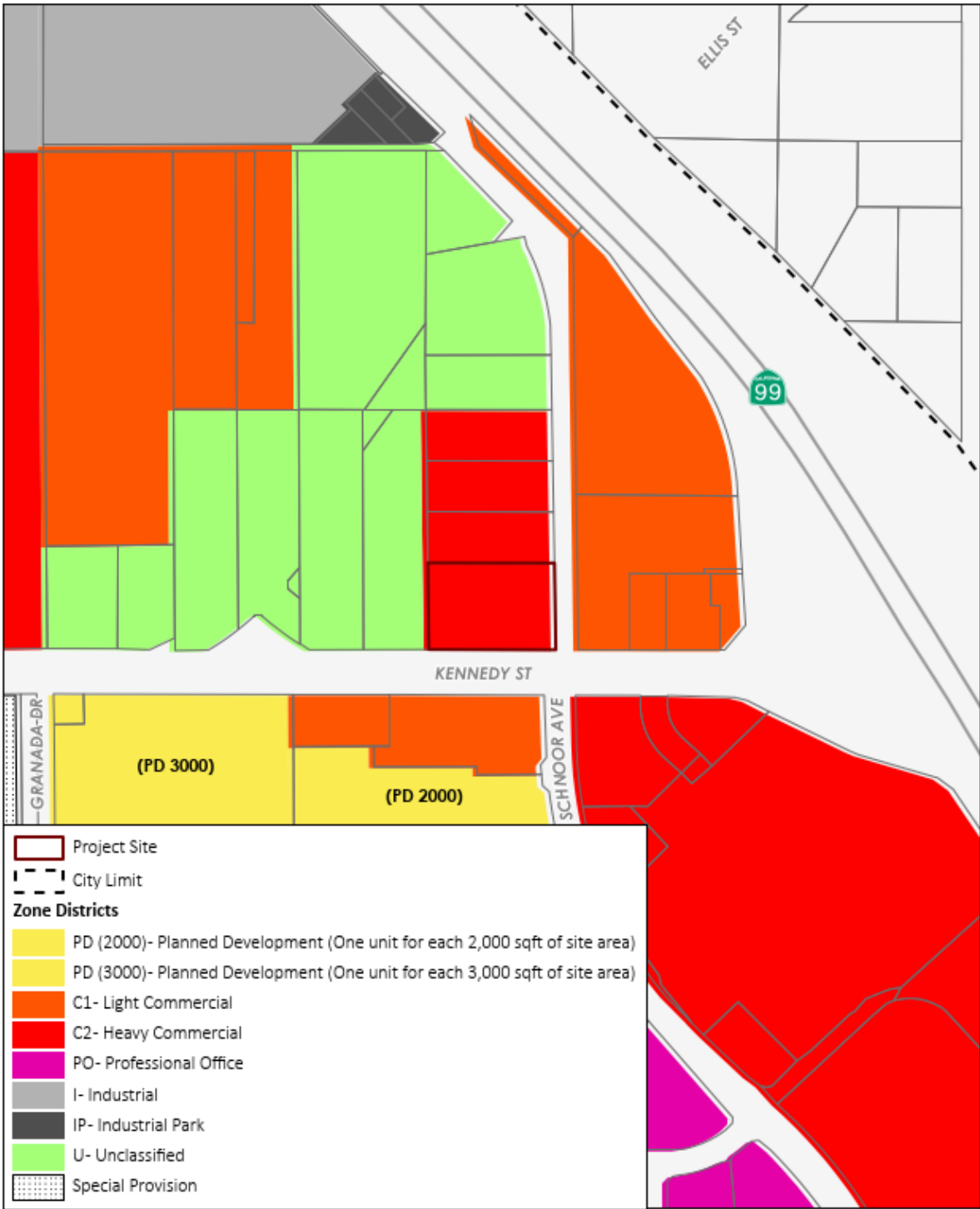
ATTACHMENT 3

General Plan Land Use Map



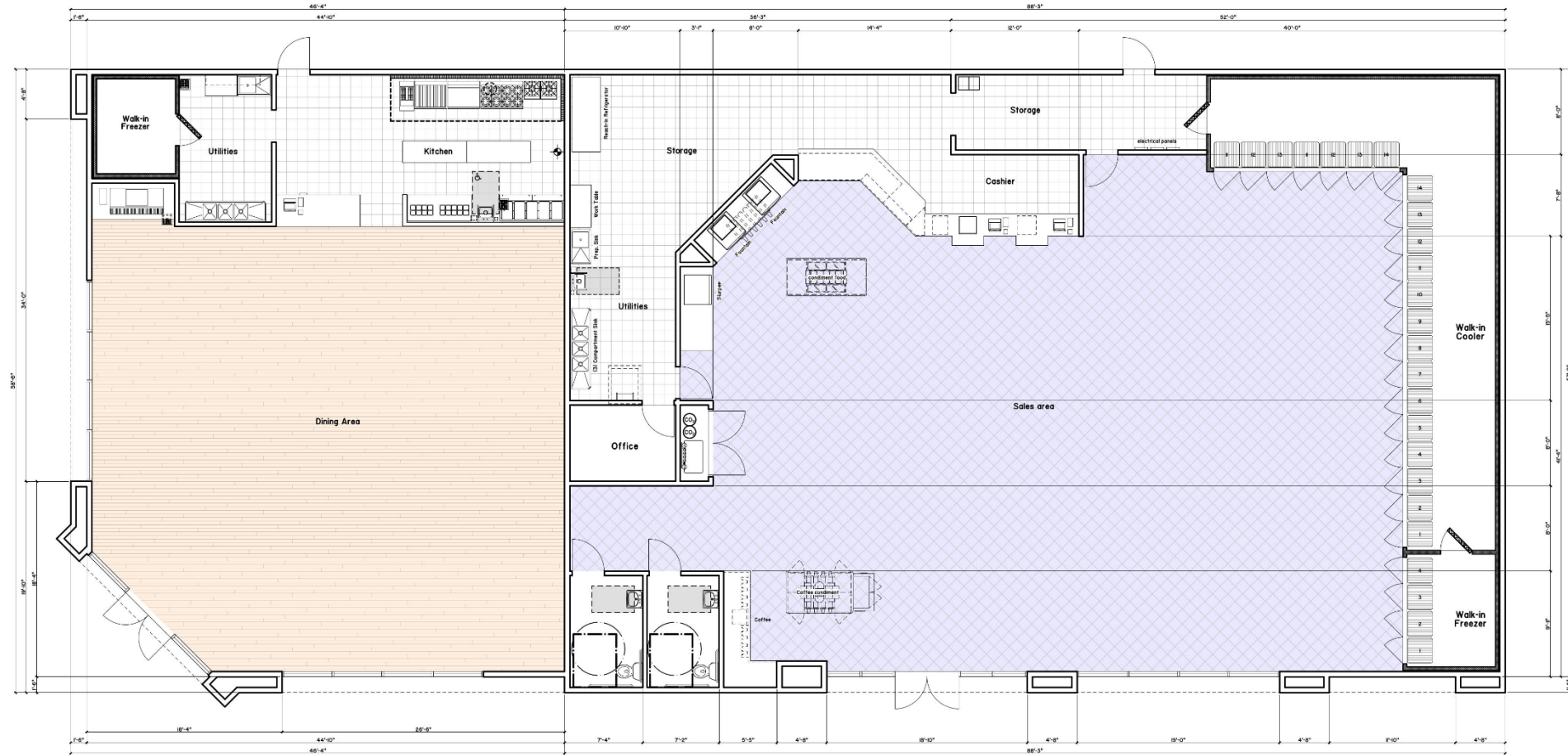
ATTACHMENT 4

Zoning Map



ATTACHMENT 5

Site Plan



GENERAL FLOOR PLAN NOTES:

1. FOR A SIGN ABOVE THE MAIN EXIT DOOR AT THE DOOR THRESHOLD (ALSO) WHEN THE SPACE IS OCCUPIED PER SIGN SECTION NOTES, THE SIGN SHALL BE IN LETTERS OR NUMBERS ON A CONTRASTING BACKGROUND.
2. THE MATERIALS OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION TO BE OPENED.
3. EXITS ARE TO HAVE PANIC LEVER OR LEVER WITH THUMB TURN OR KEYS CYLINDER DEAD BOLT WITH RECOGNIZED HANDSOME SIGN SECTION 101.11.
4. NO HAND LOCKS OR HAND KEYS OR DEAD BOLTS ARE ALLOWED ON ANY DOOR UNLESS OPERATED BY A SINGLE ACTION WITH A DEAD BOLT IN THE CENTER OF THE AREA PER SIGN SECTION 101.11.
5. EXTERIOR DOORS, SERVICE DOORS, AND RESTROOM DOORS SHALL BE EQUIPPED WITH SELF-CLOSING PRESSURE-SENSITIVE DOORS PER SIGN SECTION 101.11.
6. PROVIDE EMERGENCY LIGHTING THROUGHOUT WITH A BATTERY BACKUP OR AN APPROVED ALTERNATE METHOD OF EMERGENCY LIGHTING REQUIRED. CALL FOR DETAILS PER TO FINAL SPECIFICATIONS. LIGHTS SHALL BE BY TRACKING HEADS.
7. PROVIDE ILLUMINATED EXIT SIGNS AT ALL EXTERIOR EXIT DOORS WITH A BATTERY BACKUP OR AN APPROVED ALTERNATE PROVIDE ILLUMINATED EXIT SIGNS PER SIGN SECTION 101.11. DOORS ARE REQUIRED OR NO UNOBSTRUCTED DIRECT ACCESS TO DESIGNATED EXIT DOORS.
8. CONCRETE WITH GREATER THAN 200 PSI THESE SUBJECTS OF CONSTRUCTION MUST BE INSPECTED BY APPROVED INDEPENDENT INSPECTORS WHO SHALL BE RETAINED BY THE OWNER. NOTES FOR CONCRETE SHALL BE PER SIGN SECTION 101.11. (SEE REQUIRED PER SIGN SECTION 101.11).
9. FINISH CONTROL JOINTS IN STRUCTURAL WALLS (BEAMS OR SHEAR) SHALL BE APPROVED AND ARE NOT ALLOWED AT HOLDUP LOCATIONS.
10. PROVIDE THE FOLLOWING FOR FLOORS AND WALLS IN WATER CLOSET COMPARTMENTS AND LOCATIONS:
 - A) FLOORS: TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE SUCH AS POLISHED CONCRETE, GRANITE, OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ON THE WALLS NOT LESS THAN 4" THE BASE IS TO BE BEADED AT THE FLOOR TO PREVENT MOISTURE FROM PENETRATING WALLS.
 - B) WALLS: WALLS WITHIN 6" OF THE FRONT AND SIDES OF URINALS & WATER CLOSETS SHALL HAVE SMOOTH, HARD NONABSORBENT SURFACES OF POLISHED CONCRETE, GRANITE, OR OTHER SMOOTH, HARD NONABSORBENT SURFACES TO A HEIGHT OF 4" FROM FINISH FLOOR. ALL WALLS SHALL BE FINISHED TO A HEIGHT OF 4" FROM FINISH FLOOR. ALL WALLS SHALL BE FINISHED TO A HEIGHT OF 4" FROM FINISH FLOOR. ALL WALLS SHALL BE FINISHED TO A HEIGHT OF 4" FROM FINISH FLOOR.
 - C) ALL FINISHED MATERIALS, LAMINATES, SEALANTS, GROUTS, PAINTS, CARPETS, RESILIENT FLOORING, CONCRETE WOOD FLOORING SHALL COMPLY WITH CLASSIFIED SECS.
 11. WATER SUPPLY & DRAIN PIPES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LANS OR UNDER FLOORS.
 12. EXITS ARE TO HAVE PANIC LEVER OR LEVER WITH THUMB TURN OR KEYS CYLINDER DEAD BOLT WITH RECOGNIZED HANDSOME SIGN SECTION 101.11.
 13. PROVIDE WALL MOUNTED LIQUID SOAP & PAPER TOWEL DISPENSER AT NEW RESTROOM PER SIGN SECTION 101.11.
 14. OBJECTS HANGING MORE THAN 6" & NO MORE THAN 60" AFT OR BEYOND SHALL BE SECURED TO WALLS PER SIGN SECTION 101.11.
 15. PROVIDE ILLUMINATED EMERGENCY LIGHTS PER SIGN SECTION 101.11.
 16. PROVIDE ILLUMINATED EMERGENCY LIGHTS PER SIGN SECTION 101.11.
 17. PROVIDE ILLUMINATED EMERGENCY LIGHTS PER SIGN SECTION 101.11.
 18. PROVIDE ILLUMINATED EMERGENCY LIGHTS PER SIGN SECTION 101.11.
 19. PROVIDE ILLUMINATED EMERGENCY LIGHTS PER SIGN SECTION 101.11.
 20. PROVIDE ILLUMINATED EMERGENCY LIGHTS PER SIGN SECTION 101.11.

codesign
 299 N. HANEY AVE.
 REEDLEY, CA 93654
 PH: 508-648-7158
 codesign76@gmail.com

SHEET NAME:
FLOOR PLAN

DATE:
 PROJECT No.: C0215
 REVISION: DATE:

1	
2	
3	
4	
5	
6	

PROJECT NAME:
NEW CONVENIENCE STORE, GAS STATION AND CARWASH FOR: AVE 16 GAS, INC.
 2115 AUBURN RD.
 MADISON, AL 37055

DRAWN BY:
aroo

DRAWING:
A4

ATTACHMENT 6

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

RESOLUTION NO. 2055

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MADERA
APPROVING CONDITIONAL USE PERMIT 2026-05
(NORTH SCHNOOR & KENNEDY DEVELOPMENT)**

WHEREAS, Havendar Singh, (“Owner”) owns APN: 013-230-005 in Madera, California (“site”); and

WHEREAS, the approximately 1.65 site is vacant and is located at the northwest corner of West Kennedy Street (Avenue 16) and Schnoor Avenue; and

WHEREAS, the site is planned Commercial and zoned C2 (Heavy Commercial) for commercial land uses; and

WHEREAS, the Owner has authorized submittal of Conditional Use Permit (CUP) 2026-05 to authorize the sale of tobacco and issuance of a State of California Department of Alcoholic Beverage Control (ABC) Type 20 Off-Sale Beer & Wine license (authorizes the sale of beer and wine for consumption off the premises where sold) for the convenience store proposed for development on the subject site; and

WHEREAS, the Owner has a previously approved Site Plan Review (SPR) 2022-15 proposing to develop the subject site with a gas station with a 10 fueling station canopy, a building consisting of an approximately 5,000 sf convenience store and an approximately 2,500 sf restaurant, and an approximately 3,012 sf automated car wash building with an associated vacuum stall area; and

WHEREAS, the Owner has a previously approved Tentative Parcel Map (TPM) 2022-05 proposing to subdivide the approximately 1.65 acre site into two smaller parcels of approximately 0.90 acres (Parcel 1) and 0.75 acres (Parcel 2) in size; and

WHEREAS, the City prepared a Finding of Categorical Exemption from the California Environmental Quality Act (CEQA) for the project pursuant to CEQA Guidelines Sections 15332 (Class 32/In-fill Development Projects); and

WHEREAS, under the City’s Municipal Code, the Planning Commission is authorized to review and approve conditional use permits on behalf of the City; and

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

WHEREAS, the Planning Commission received and reviewed CUP 2026-05, at a duly noticed meeting on June 9, 2026; and

WHEREAS, at the June 9, 2026 Planning Commission hearings, the public was provided an opportunity to comment, and evidence, both written and oral, was considered by the Planning Commission; and

WHEREAS, the Planning Commission now desires to approve CUP 2026-05, with conditions and adopt a Finding of Categorical Exemption from the California Environmental Quality Act (CEQA) for the project pursuant to CEQA Guidelines Sections 15332 (In-fill Development Projects).

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

1. Recitals: The above recitals are true and correct and are incorporated herein.
2. CEQA: That a Finding of Categorical Exemption from the California Environmental Quality Act (CEQA) for the project pursuant to CEQA Guidelines Section 15332 (In-fill Development Projects) is valid and that none of the exceptions under Section 15300.2 of the CEQA Guidelines are applicable to this project.
3. Findings for CUP 2026-05: The Planning Commission finds and determines that there is substantial evidence in the administrative record to support the approval of CUP 2026-05, as conditioned. With conditions, the project is consistent with the requirements of the Municipal Code, including Section 10-3.13 (Use Permits). The Planning Commission further approves, accepts as its own, incorporates as if set forth in full herein, and makes each and every one of the findings, based on the evidence in the record, as follows:

Findings to Approve a Conditional Use Permit

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

The property is zoned C2 (Heavy Commercial), which is consistent with the existing General Plan land use designation of C (Commercial). The use permit would authorize the sale of tobacco and issuance of a State of California Department of Alcoholic Beverage Control (ABC) Type 20 Off-Sale Beer & Wine license (authorizes the sale of beer and wine for consumption off the premises where sold) for the convenience store approved for development on the subject site, which is conditionally permitted within the C2 zone district. Subject to the conditions of approval, is consistent with the purpose and intent of the C2 (Heavy Commercial) zone district and does not conflict with City standards or other provisions of the Code.

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

The project site is suited for commercial uses and the operation of convenience store with tobacco and alcohol sales. The project site is located within a planned commercial development area and is bordered to the north by vacant land that is planned for Commercial use, to the east by Schnoor Avenue and the Gateway Inn beyond, to the south by West Kennedy Street (Avenue 16) and Les Schwab Tire Center beyond, and to the west by Donovan Automotive Diagnostic & Service. All land immediately surrounding the site is planned for Commercial use. Land to the north of the site is zoned C-2, while land to the east and south is zoned C-1 (Light Commercial), and land to the west is zoned U (Unclassified). As conditioned, the operation of a convenience store with tobacco and alcohol sales will be compatible with surrounding properties and is consistent with applicable requirements regulating such use.

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

As discussed above, the proposed use is compatible with surrounding properties and will not have a significant, adverse environmental impact. The proposed use will result in the operation of a convenience store with tobacco and alcohol sales on the project site. The request will not result in a detriment to the health, safety, peace, morals, comfort, or general welfare of people residing or working in the neighborhood.

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

5. Effective Date: This resolution is effective immediately.

* * * * *

Passed and adopted by the Planning Commission of the City of Madera, this 9th day of June 2026, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

Robert Gran Jr.
Planning Commission Chairperson

Attest:

David Brletic
Planning Manager

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

“EXHIBIT A”
CONDITIONAL USE PERMIT (CUP 2026-05)
CONDITIONS OF APPROVAL
June 9, 2026

Notice to Applicant

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

IMPORTANT: PLEASE READ CAREFULLY

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

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

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

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

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

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

GENERAL CONDITIONS

1. The project approval is conditioned upon acceptance of these conditions contained herein within 30 calendar days, as evidenced by the applicant's signature on a required acknowledgment form.
 - a. In accordance with MMC Section 10-3.1311 (Termination and Revocation), all use permits which have been granted as provided in this chapter may be revoked by the Commission after a hearing as set forth below in the event the user of such permit, or his or its successor in interest to the real property in favor of which the permit was granted, breaches or fails to abide by any of the conditions designated in such permit, or conducts any use or activity on such property contrary to the provisions of this City Municipal Code (CMC).
2. 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 no later than three (3) days following action to approve the project entitlements.**
3. Approval of CUP 2026-05 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").
 - a. 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.

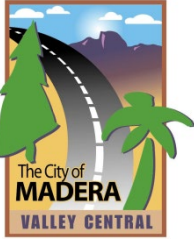
- b. Nothing in this condition shall obligate the City to defend any claim and the City shall not be required to pay or perform any settlement arising from any such claim not defended by the City, unless the City approves the settlement in writing. Nor shall the City be prohibited from independently 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.
 - c. 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.
4. These project entitlement shall expire 24 months from date of approval.
- a. Failure to utilize the use permit within such 12 months period shall render the use permit null and void unless a written request for extension has been submitted to the Planning Commission prior to the expiration of 12 months from approval of the use permit (CMC Section 10-3.1311, Termination and Revocation).

TOBACCO AND ALCOHOL SALES (CUP 2026-05)

5. Conditional Use Permit CUP 2026-05 authorizes the sale of tobacco and issuance of a State of California Department of Alcoholic Beverage Control (ABC) Type 20 Off-Sale Beer & Wine license (authorizes the sale of beer and wine for consumption off the premises where sold) for the convenience store approved for development on the subject site.
- a. A Type 20 ABC license from the Department of Alcoholic Beverage Control must be obtained prior to the sale of beer or wine on the subject site. The applicant, its operators and successors shall comply with all applicable City, State and Federal requirements and standards.
 - i. The use of the subject site as authorized, must comply with any license requirements of the Alcoholic Beverage Control at all times.
6. Sale of alcohol within the convenience store shall be limited to the hours between 6:00 a.m. and 2:00 a.m. on all days of the week.
7. No open alcoholic beverage containers or loitering shall be allowed on the premises.
8. All employees shall be trained to report emergencies to law enforcement and to the manager on duty.
9. There shall be no exterior advertising or signs of any kind or type placed in the exterior windows or door of the premises promoting or indicating the availability of alcoholic beverages. Signs promoting alcoholic beverages shall not be visible from the exterior of the structure.

10. All indoor display(s) of alcohol beverages shall be located at least five (5') feet away from the store entrance.
11. The applicant shall regularly monitor the area under its control to prevent the loitering of persons about the premises.
12. The applicant shall post signs in the area under its control prohibiting open containers and loitering at the location, and stating that no loitering will be tolerated.
13. No promotional signage and/or displays promoting alcohol, tobacco and/or tobacco-related products shall be utilized in any way.
14. The applicant shall post "No Smoking" signage to the extent required by law.
15. There shall be no coin-operated video or arcade games. No adult magazines or videos shall be sold.
16. Digital security cameras shall be installed to monitor the interior and exterior of the premises. Footage shall be maintained in a digital format of no less than thirty (30) days. Footage will be shared with law enforcement upon request.
17. Cooler doors for alcoholic beverage products will be locked during hours when alcoholic beverages may not be sold.
18. The sale of beer shall occur in packs of six or greater. However, 24-ounce bottled imported and/or specialty craft beers not normally sold in multi-package containers may be sold individually.
19. The sale of 32-ounce to 40-ounce beer and malt beverage products shall be prohibited.
20. The sale of wine coolers shall occur in no less than packs of four (4).
21. The sale of wine shall not be sold in containers less than 750 ml.
22. No malt liquor or fortified wine products shall be sold.
23. No display of alcohol shall be made from an ice tub, barrel or similar container.
24. No sale or distribution of alcoholic beverages shall be made from a drive-up or walk-up window.
25. Any proposed change to the ABC license type or hours of operation or changes to operational conditions will require submittal of an application to the Planning Department for a modification to the CUP and consideration by the Planning Commission for action.
26. In accordance with CMC Section 10-3.1311 (Termination and Revocation), use permits which have been granted for purposes of authorizing the sale of alcoholic beverages for consumption on [or off] the premises shall be subject to annual review for a determination of compliance with all of

the terms and conditions of the issuance of the permit and to determine the existence of conditions or occurrences that are or may contribute to the detriment of the health, safety, peace, morals, comfort and general welfare of the persons residing or working in the neighborhood of the use or detrimental or injurious to property and improvements in the neighborhood or general welfare of the city.



REPORT TO THE PLANNING COMMISSION

Prepared by:

Ellen Bitter, Deputy City Engineer – Engineering Dept.

Meeting of: June 9, 2026

Agenda Item: 2

SUBJECT:

Consideration of a Resolution finding that the 2026/27 to 2030/31 Capital Improvement Program is in Conformance with the General Plan

RECOMMENDATION:

Conduct a public hearing and adopt a Resolution determining that the Fiscal Year 2026/27 through 2030/31 Capital Improvement Program conforms with the City of Madera General Plan and Specific Plans.

PROPOSAL:

Evaluation of the revised City of Madera Capital Improvement Program (CIP) for fiscal year 2026/27 through fiscal year 2030/31 to determine conformity with the City of Madera General Plan.

SUMMARY:

The City Council of the City of Madera (Council) has reviewed the active and proposed projects in the CIP and forwards the CIP to the Commission for determination of conformance with the City General Plan pursuant to Government Code Section 65401. It is recommended that the Commission adopt a resolution finding the CIP in conformance with the General Plan and Specific Plans of the City of Madera.

ANALYSIS:

Under the terms of Section 65401 of the Government Code, the Commission of each city or county is required to review any CIP and the projects contained therein, within that jurisdiction as to conformance with that agency's General Plan.

The proposed projects are for new major infrastructure improvements and reconstruction of existing facilities. The projects are divided into the following categories:

Airport Operations	4	Projects
Community Development	1	Projects
Alley Improvements	3	Projects
Traffic Signal/Safety Improvements	7	Projects
Streets & Bridges	26	Projects
Park & Recreation Facilities Development	5	Projects
Water System Utility	21	Projects
Sewer System Utility	17	Projects
Drainage System Improvements	9	Projects
Successor Agency	3	Projects
Wastewater Treatment Plant	6	Projects
Transit System	3	Projects

A brief description of the projects in each category is listed below:

Airport Operations – Apron and taxiway drainage, runway and taxiway mill and fill, as well as updating the Airport Layout Plan Narrative.

Community Development – Americans with Disabilities Act (ADA) upgrades to Engineering Front Counter.

Alley Improvements – Provide paved surfacing on travel way in alleys in compliance with Air District requirements to mitigate particulate matter (dust).

Traffic Signal/Safety Improvements – Installation of traffic signals, pedestrian beacons, and rapid rectangular flashing beacons at various locations throughout town.

Streets & Roads – Improvements include widening existing streets, adding landscaping, installing sidewalks. Reconstruction, restoration, and rehabilitation (3-R) include major repairs and rehabilitation of existing streets to extend useful life and pavement resurfacing. Certain 3-R projects take place on arterials and collectors as designated by the General Plan Circulation Element. Other projects capture the local and residential streets.

Bridges – Construct new bridges where none currently exist. Replace and rehabilitate existing bridges.

Park Development – Construction projects include new trails, bike paths and improvements to various Parks and Recreation facilities, facility improvements to various parks, as well as design and preliminary engineering on two new parks. Proposed projects are consistent with the City’s approved Bicycle Transportation Plan and the Park and Recreation Element of the General Plan.

Water System – Construction of new water wells, major replacement of water distribution systems components, replacement or rehabilitation of water mains, and construction of water storage infrastructure, rehabilitation of the City’s existing water tower, and construction of a new water tank. Many projects are being funded with American Rescue Plan (ARPA) funding this fiscal year.

Sewer System – Construction of trunk sewer pipelines, replacement and up-grading of sewer main pipelines and rehabilitation of sewer lift stations. Many projects are being funded with American Rescue Plan (ARPA) funding this fiscal year.

Drainage System – Construction of storm drain pipelines and drainage basins and enhancements to the existing drainage system. Includes a new project for planning and design for construction of a storm drain pipeline on Howard Road.

Police and Fire Department – Improve the parking lot adjacent to the Police Station. Renovations and updates to stations 56, 57 & 58.

Successor Agency – Completion of Adelaide Subdivision, the Adell Street interconnect project, and the Adell Street utility project.

Transit System – Installation of a new canopy and charging station at the new transit center enhancements at the intermodal facility, as well as a project to relocate several bus stops throughout the City.

A CIP summary listing of the projects is attached to this report.

GENERAL PLAN CONFORMITY

If a project identified in the proposed CIP would implement or generally support attainment of a General Plan goal, policy or action item, staff recommends that a finding of conformance be made. Where the linkage between the General Plan and a CIP is less direct, a finding of conformance is recommended to the extent that no conflicts are identified, and the project will not obstruct attainment of General Plan goals, policies, and action items. If adopted policies do not support a project, or the project prevents attainment of an adopted policy, a conformity determination should not be made.

A screening level analysis was completed for each CIP project against the goals, policies, and action items in all ten elements of the General Plan. No conflicts were identified between any proposed project and any feature of the adopted General Plan. In general, capital projects identified in the CIP are consistent with the General Plan’s intent to provide adequate circulation and utilities, and to support enhanced transit, walkability, and recreational opportunities. Airport related projects are consistent with the General Plan policy supporting the Airport in its role as an important part of the local commercial economy.

The Commission’s finding that a proposed CIP item conforms with the General Plan does not necessarily mean that the Commission or the City endorses the project in a particular form. Individual capital projects must undergo environmental review and receive approval prior to being carried out. As projects proceed from concept to final design and construction, individual projects are commonly modified. Where the General Plan points to specific features that affect design, these features will be incorporated. The Council will continue to have full discretion in deciding to move forward with CIP items.

RECOMMENDATION

The information presented in this report supports adoption of a resolution finding the FY 2026/27 to FY 2030/31 CIP in conformance with the General Plan and Specific Plans of the City of Madera.

PLANNING COMMISSION ACTION

The Commission will be acting on the adoption of a resolution, included herein as an attachment.

ATTACHMENTS

1. CIP Summary of Projects by Category
2. Planning Commission Resolution

ATTACHMENT 1

CIP Summary of Projects by Category

26-27 through 30-31
Capital Improvement Plan
City of Madera
Projects By Category

Category	Project #	Priority	26-27	27-28	28-29	29-30	30-31	Total
Administrative								
Current Developer Reimbursements	DEVREMCUR		1,511,750	324,206				1,835,956
Future Developer Reimbursements	DEVREMFUTURE	3		2,813,054				2,813,054
ENG-000C - Traffic Warrants	ENG-000C	1	25,000	25,000	25,000	25,000	25,000	125,000
ENG F - CIP Engineering	ENG F	1	626,275	648,000	668,000	670,000	690,000	3,302,275
Eng S - LTF Fair Share Ave 17 Vicinity Sr99	ENG S						524,296	524,296
PWTRANS - Public Work Streets Activities	PWTRANS		3,565,000	3,565,000	3,565,000	3,565,000	3,565,000	17,825,000
R-000031 - Misc. Transportation Projects/Planning	R-000031	1	193,000	199,000	205,000	211,150	217,500	1,025,650
R-000041 - Concrete Projects - Share Program	R-000041	1	0	20,000	20,000	20,000	20,000	80,000
S-000994 - WWTP Loan Repayment	S-000994	3	49,000	49,000	49,000	49,000	49,000	245,000
S-000995 - Road 28 Sewer Loan Repayment	S-000995	3	4,000	4,000	4,000	4,000	269,931	285,931
SS-00000 - Engineering Support for Sewer Projects	SS-00000		25,000	25,000	25,000	25,000	25,000	125,000
W-000000 - Engineering Support for Water Projects	W-000000		25,000	25,000	25,000	25,000	25,000	125,000
Administrative Total			6,024,025	7,697,260	4,586,000	4,594,150	5,410,727	28,312,162
Airport								
AIR-0001 - T-Hangar Development Phase 1	AIR-0001	3				1,071,000		1,071,000
AIR-0004 - Runway 12-30 Mill & Fill	AIR-0004	3	140,000					140,000
AIR-0005 - Taxiway Mill & Fill	AIR-0005	3			69,500	744,000		813,500
AIR-0009 - Reconstruct Hanger Rows 1 & 2	AIR-0009	3		387,428	1,837,000			2,224,428
Airport Total			140,000	387,428	1,906,500	1,815,000	0	4,248,928
Alleys								
ALY-0004 - Alley Paving 2024 - Northwest	ALY-0004	2	718,500					718,500
ALY-0005 - Alley Paving 2024 - Southwest	ALY-0005	2	722,000					722,000
ALY-0006 - Alley Paving 2024 - Northeast	ALY-0006	2	932,500					932,500
Alleys Total			2,373,000	0	0	0	0	2,373,000
Bike & Pedestrian Facilities								
B-000005 - Granada Pedestrian Bridge	B-000005		330,000	80,000	2,272,300			2,682,300
PK-00001 - Ped/Bike Facilities	PK-00001	1	50,000		100,000	25,000		175,000
PK-00048 - Tulare/Cleveland/ Raymond Bike Path	PK-00048	1	30,000	315,000				345,000
PK-00056 - Bike/Ped Path, FRT-Cleveland Ave	PK-00056	1		45,000		339,000		384,000

Category	Project #	Priority	26-27	27-28	28-29	29-30	30-31	Total
PK-00058 - FRT-Granada to MID, North Bank	PK-00058	1		21,000	70,000	330,000		421,000
R-000058 - Schnoor Ave Sidewalk-Sunset to River	R-000058	1	593,750					593,750
R-000064 - ADA Walkability Sidewalks Program	R-000064	1	80,000	80,000	80,000	80,000	80,000	400,000
R-000093 - Washington School Sidewalks CMAQ	R-000093	2	767,200					767,200
R-000094 - Sidewalk Improvements Var Locations	R-000094	3	1,008,043					1,008,043
R-000100 - Clinton Street Ped Facilities	R-000100		200,000					200,000
R-000101 - D St / Clark St Ped Facilities	R-000101		230,000					230,000
R-000102 - Howard & Granada Ped Facilities	R-000102		260,000					260,000
R-000106 - Pine Street Sidewalk Improvements	R-000106	3	551,000					551,000
Bike & Pedestrian Facilities Total			4,099,993	541,000	2,522,300	774,000	80,000	8,017,293

Bridges

B-000002 - Westberry Bridge Construction	B-000002	3	119,826	475,000	19,205,500			19,800,326
B-000004 - Rehab/Repair of 3 Bridges	B-000004	1	1,167,500					1,167,500
B-000006 - Clark Street Bridge Replacement	B-000006	2	500,000	4,385,000				4,885,000
RM-00001 - Rtne Maint City Bridges Fresno RVR	RM-00001	1	80,000	80,000	80,000	80,000	80,000	400,000
Bridges Total			1,867,326	4,940,000	19,285,500	80,000	80,000	26,252,826

Parks

PK-00083 - Rotary Park Basketball Courts	PK-00083	3	195,650					195,650
PK-00084 - Mexican American Center & CASA Building Demolition	PK-00084	3	284,365					284,365
PK-00085 - Rotary Park Horseshoe Pits	PK-00085	3	51,000					51,000
PK-00086 - Clinton Street Widening	PK-00086	3	78,000					78,000
PK-00087 - Centennial Park Pool Complex	PK-00087	3	652,639					652,639
Parks Total			1,261,654	0	0	0	0	1,261,654

Plan/Report/Study

MUPUD-SD - Storm Drain Master Plan Update	MUPUD-SD	2	280,000					280,000
MUPUD-W - Water Master Plan Update	MUPUD-W	2	350,000					350,000
R-000087 - Almond/Pine/ Stadium Traffic Study	R-000087	3	87,450					87,450
R-000103 - Local Roadway Safety Plan Development	R-000103		5,000	433,150				438,150
R-000107 - RCE Grade Separation Study	R-000107	2	75,000					75,000
Plan/Report/Study Total			797,450	433,150	0	0	0	1,230,600

Category	Project #	Priority	26-27	27-28	28-29	29-30	30-31	Total
Public Facility								
CD-00001 - City Hall Relocation & Expansion	CD-00001	1					20,910,000	20,910,000
Public Facility Total			0	0	0	0	20,910,000	20,910,000
Sewer								
S-000012 - Schnoor Ave Trunk Sewer Rehab	S-000012	1	130,000	1,080,000				1,210,000
S-000996 - Southeast Quad Sewer Improvement	S-000996	4					455,000	455,000
S-000997 - Northeast Quad Sewer Improvement	S-000997	4					208,602	208,602
S-000998 - Northwest Quad Sewer Improvement	S-000998	4					352,000	352,000
SS-00006 - Fairgrounds Lift Station-VFD	SS-00006		35,000					35,000
SS-00008 - 2018 Sewer Manhole Project	SS-00008	1	130,000					130,000
SS-00009 - 2018 Sewer Repairs	SS-00009		3,930,270					3,930,270
SS-00010 - Airport Lift Station Pumps Replacement	SS-00010	2	170,000					170,000
SS-00011 - Mainberry Sewer, Howard to Sunset	SS-00011	2	850,000					850,000
SS-00012 - Doubletree Sewer, Westberry to Liberty	SS-00012	2	90,000					90,000
SS-00013 - Pecan Ave Parallel Sewer Main	SS-00013			2,046,700				2,046,700
SS-00014 - Ave 13 Sewer Trunk Main Rehab	SS-00014	2	10,300,000	7,600,000		650,000		18,550,000
SS-00015 - Sewer Lift Station R&R	SS-00015	3	200,000					200,000
SS-000199 - SEWER R&R PROJECTS	SS-000199	2		2,000,000	2,000,000	2,000,000	2,000,000	8,000,000
S-STDY-1 - Sewer System Assess/Rehab Phase 2	S-STDY-1	1	140,563					140,563
S-STDY-2 - Sewer Asset Mgmt Software	S-STDY-2	1	75,000					75,000
S-VI-002 - Sewer Main Video Inspection Phase 2	S-VI-002	1	695,000	150,000	150,000	150,000	150,000	1,295,000
Sewer Total			16,745,833	12,876,700	2,150,000	2,800,000	3,165,602	37,738,135
Storm Drain								
SD-13-PX - Retention Basin Land Acquisition	SD-13-PX	1	70,000	40,000	40,000			150,000
SD-14-P11 - Granada Dr/Ave 12.5 Retention Basin	SD-14-P11	1	100,000					100,000
SD-00017 - G St Storm Drain Improvements	SD-00017	2			170,000	1,361,500		1,531,500
SD-00018 - Sunset Avenue Pipeline	SD-00018	3	287,500	3,162,800				3,450,300
SD-00019 - Lake Street Pipeline Clark to Wessmith	SD-00019	4		40,000	250,000			290,000
SD-00020 - Lake St Pipeline	SD-00020			30,000	180,000			210,000
SD-00021 - Howard Road Storm Drain Pipe	SD-00021	3	688,276	7,119,250				7,807,526
SD-000997 - NW Quad Storm Drain Improvement	SD-000997	4					7,400,000	7,400,000

Category	Project #	Priority	26-27	27-28	28-29	29-30	30-31	Total
SD-000998 - SE Quad Storm Drain Improvements	SD-000998	4					17,500,000	17,500,000
Storm Drain Total			1,145,776	10,392,050	640,000	1,361,500	24,900,000	38,439,326

Street 3R

ENG-000G - Pavement Management Program (PMP)	ENG-000G	1		100,000				100,000
R-000079 - RMRA Seals/Overlays 2021-22	R-000079	2	1,724,768					1,724,768
R-000080 - RMRA Seals/Overlays 2022-23	R-000080	2	2,000,000					2,000,000
R-000098 - RMRA Seals/Overlays 2023-24	R-000098	3	1,595,479					1,595,479
R-000099 - FY24 Street Rehab And Recon Project	R-000099		2,660,000					2,660,000
R-000104 - RMRA Seals/Overlays 2024-25	R-000104	3	1,620,000					1,620,000
R-000108 - RMRA Seals/Overlays 2025-26	R-000108	3	1,802,671					1,802,671
R-000109 RMRA Seals/Overlays 2026-27	R-000109		1,864,293					1,864,293
R-000199 - Future Road Projects	R-000199	3		4,000,000	4,000,000	4,000,000	4,000,000	16,000,000
R-000200 - One-Time Road Reconstruction	R-000200		7,720,000					7,720,000
Street 3R Total			20,987,211	4,100,000	4,000,000	4,000,000	4,000,000	37,087,211

Streets

R-000010 - Olive Ave Widening-Gateway to Knox	R-000010	1	390,000	7,664,000				8,054,000
R-000032 - UPRR Crossing/ Street Approaches	R-000032	1	80,000	80,000	80,000	80,000	80,000	400,000
R-000037 - Raymond Rd Shoulder-n/o Cleveland	R-000037	1	288,825					288,825
R-000046 - Lake St Improvements-Fourth to Cleveland	R-000046	1					120,000	120,000
R-000050 - Pine St Reconstr-Howard to Fourth St	R-000050	4	60,000	60,000	1,180,000			1,300,000
R-000054 - Cleveland Ave Widen-Schnoor to SR99	R-000054	2	130,000	500,000	400,000	7,050,000		8,080,000
R-000057 - Lake-Fourth-Central Intersection	R-000057	1	3,521,000					3,521,000
R-000060 - Storey Rd Shoulder Paving	R-000060	1	512,000					512,000
R-000067 - Pecan Ave Shoulder Paving	R-000067	1	816,683					816,683
R-000082 - Almond Ave Extension - Pine to Stadium	R-000082	1	760,000	250,000	6,500,000			7,510,000
R-000096 - Caltrans Downtown Madera CAPM Project	R-000096	3	2,500,000					2,500,000
RDA-18-02 - Adell St Interconnect, Kennedy & Adell	RDA-18-02	1		265,000				265,000
Streets Total			9,058,508	8,819,000	8,160,000	7,130,000	200,000	33,367,508

Successor Agency (RDA)

RDA-16-01 - Adell St Utility Project	RDA-16-01	4	50,000	1,735,000				1,785,000
RDA-16-07 - Adelaide Subdivision	RDA-16-07	4			1,598,478			1,598,478

Category	Project #	Priority	26-27	27-28	28-29	29-30	30-31	Total
RDA-17-02 - Yosemite Lot Development	RDA-17-02	1		550,970				550,970
Successor Agency (RDA) Total			50,000	2,285,970	1,598,478	0	0	3,934,448

Traffic Signal/Traffic Safety

R-000105 - ATP Safe Routes to Schools Project	R-000105	3	1,290,000	6,466,000				7,756,000
TS-00022 - 4th St Traffic Signal Interconnect	TS-00022	1	13,300					13,300
TS-00023 - HOPYQ Intersection Traffic Signals	TS-00023	1	38,000					38,000
TS-00024 - Cleveland/Granada Dr Traffic Signal	TS-00024	1	58,000					58,000
TS-00030 - Miscellaneous Traffic Safety Items	TS-00030	2	20,000	30,000	30,000	40,000	40,000	160,000
TS-00032 - D St/South St Traffic Signal	TS-00032	2	60,000					60,000
TS-00036 - Ellis & Country Club Improvements	TS-00036	2	342,900					342,900
Traffic Signal/Traffic Safety Total			1,822,200	6,496,000	30,000	40,000	40,000	8,428,200

Transit

Trans-10 - AHSC Transit Developments	Trans-10	3	1,509,293					1,509,293
TRANS-11 - Transit Center Charging Station Project	TRANS-11	4	60,000	526,000				586,000
TRANS-12 - Bus Shelter Relocation	TRANS-12	3	434,600					434,600
Transit Total			2,003,893	526,000	0	0	0	2,529,893

Water

W-000004 - Water Main Upgrades - Locations 13-23	W-000004	1	1,817,750					1,817,750
W-000006 - H St-Water Main Upgrades	W-000006	1	50,000	650,000				700,000
W-000008 - 10th St-Water Main Upgrades	W-000008	1	50,000	1,600,000				1,650,000
W-000009 - Gateway-Riverside River Crossing	W-000009	1	455,000					455,000
W-000026 - Frank Bergon Water Tower	W-000026	1				10,000	710,000	720,000
W-000029 - Downtown Valve Replacement	W-000029	1	390,000					390,000
W-000032 - 2018-19 New Water Meter Installations	W-000032	2	647,500					647,500
W-000033 - Residential AMR Wtr Meter Replacements	W-000033	1	1,040,000	1,040,000	575,000			2,655,000
W-000036 - 4th/Gateway Line and Valve	W-000036	1	80,000	990,000				1,070,000
W-000038 - Well 27 Rehabilitation	W-000038	3	165,000	1,810,000				1,975,000
W-000039 - 2022 Year 2 Pipeline Replacements	W-000039	3	3,407,000					3,407,000
W-000040 - 2021 Year 1 Pipeline Replacements	W-000040	3	2,400,000					2,400,000
W-000041 - 2021 Leak Detection CIP	W-000041	2	248,000					248,000
W-000199 - Future Water R&R Projects	W-000199	2		3,000,000	3,000,000	3,000,000	3,000,000	12,000,000

Category	Project #	Priority	26-27	27-28	28-29	29-30	30-31	Total
W-GW-001 - Water Well 37-Install Pump	W-GW-001	3	65,000					65,000
W-GW-002 - Water Well 35-Ellis w/o Chapin	W-GW-002	4				150,000	2,850,000	3,000,000
W-GW-003 - Sienna Estates Water Well	W-GW-003	4	550,000	2,550,000				3,100,000
W-PSW-45 - Almond Ave Water Main, Pine-Stadium	W-PSW-45	3	88,000	188,000				276,000
W-STDY-2 - Water System Condition Assess/Rehab	W-STDY-2	1	296,000					296,000
W-STDY-3 - Water Asset Mgmt Software	W-STDY-3	1	150,000					150,000
W-T-0001 - Water Storage Tank Installation	W-T-0001	2	35,815,000	2,530,000				38,345,000
	Water Total		47,714,250	14,358,000	3,575,000	3,160,000	6,560,000	75,367,250
WWTP								
WWTP23-01 - WWTP Centrifuge Units	WWTP23-01	2	226,000	1,040,000				1,266,000
WWTP23-02 - Headworks & Pipeline CIPP Lining	WWTP23-02	2	1,200,000					1,200,000
WWTP23-03 - Sludge Belt Thickener	WWTP23-03	2	640,000					640,000
WWTP23-04 - WWTP Perimeter Fencing	WWTP23-04	4				348,000		348,000
WWTP23-05 - WWTP Waste Gas Flare Unit (Digestor)	WWTP23-05	2	548,000					548,000
WWTP24-01 - 2024 Improvement Project	WWTP24-01	3	1,150,000					1,150,000
	WWTP Total		3,764,000	1,040,000	0	348,000	0	5,152,000
	GRAND TOTAL		119,855,119	74,892,558	48,453,778	26,102,650	65,346,329	334,650,434

ATTACHMENT 2
Planning Commission Resolution

RESOLUTION NO. 2056

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MADERA FINDING THAT THE PROPOSED 2026/27 TO 2030/31 CAPITAL IMPROVEMENT PROGRAM IS IN CONFORMANCE WITH THE GENERAL PLAN AND SPECIFIC PLANS OF THE CITY OF MADERA AS REQUIRED BY SECTION 65401 OF THE GOVERNMENT CODE.

WHEREAS, Section 65401 of the Government Code requires the Planning Commission of cities and counties to review any Capital Improvement Program in its jurisdiction for conformance with the agency's adopted General Plan and Specific Plans; and

WHEREAS, the City Council of the City of Madera reviewed the active and proposed projects in the Fiscal Year (FY) 2026/27 to 2030/31 Capital Improvement Program; and

WHEREAS, the proposed projects reflect the major need for airport, streets, public utilities, parks and other community facilities during the next five years in concert with the provisions in the adopted General Plan and Specific Plans; and

WHEREAS, the City Council of the City of Madera has forwarded the FY 2026/27 to 2030/31 Capital Improvement Program to the Planning Commission for determination of conformance with the City General Plan and Specific Plans pursuant to Government Code Section 65401; and

WHEREAS, the Planning Commission reviewed the active and proposed projects in the FY 2026/27 to 2030/31 Capital Improvement Program, evaluated all attached supporting documents and considered testimony received as part of the public hearing process at their meeting on June 9, 2026.

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF MADERA AS FOLLOWS:

1. The above recitals are true and correct.
2. In the independent judgement of the Planning Commission, and based upon the whole of the record before the Commission, the Commission finds that the resolution of finding of conformance under review by the Commission at this time does not have the possibility of having a significant effect on the environment and has been determined to be exempt under the California Environmental Quality Act (CEQA) guidelines, Section 15061(b)(3), which states that a project is exempt from CEQA when the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.

3. The Planning Commission hereby finds the updated FY 2026/27 to 2030/31 Capital Improvement Program in conformance with the General Plan and Specific Plans of the City of Madera.
4. This resolution is effective immediately upon adoption.

* * * * *

Passed and adopted by the Planning Commission of the City of Madera, this 9th day of June 2026, by the following vote:

AYES:

NOES:

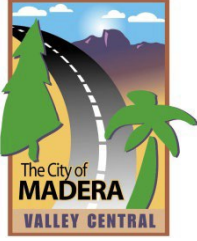
ABSTENTIONS:

ABSENT:

Robert Gran Jr., Chairperson
City Planning Commission

Attest:

Will Tackett
Community Development Director



REPORT TO THE PLANNING COMMISSION

Prepared by:

Will Tackett, Community Development Director

Council Meeting of: June 9, 2026

Agenda Number: 3

SUBJECT:

Consideration of a General Plan Amendment (GPA 2026-06) for Adoption of the 2026 Madera County Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP) and Incorporation by Reference into the Safety Element of the City of Madera General Plan

RECOMMENDATION:

Staff recommend the Planning Commission conduct a public hearing and act as follows:

1. Adopt a Resolution of the Planning Commission of the City of Madera recommending the Council of the City of Madera determine the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Sections 15262 and 15061(b)(3) of the CEQA Guidelines and approve General Plan Amendment (GPA) 2026-06, adopting the Madera County Multi-Jurisdictional Local Hazard Mitigation Plan Update (March, 2026).

SUMMARY:

California Government Code Section 65302(g) requires every city and county General Plan to include a Safety Element addressing protection of the community from unreasonable risks associated with natural and human-caused hazards. California Assembly Bill 2140 (AB 2140, Stats. 2006, Ch. 698), codified at Government Code Section 8685.9, established incentives for local governments to integrate Federal Emergency Management Agency (FEMA) approved hazard mitigation plans into their General Plan Safety Elements.

The 2026 LHMP (Attachment 1) was prepared collaboratively by Madera County, the City of Madera, and the City of Chowchilla pursuant to the federal Disaster Mitigation Act of 2000 (DMA 2000), FEMA regulations governing local hazard mitigation planning, and California law regarding General Plan Safety Elements. The plan provides a comprehensive assessment of natural hazards affecting the Madera County planning area, evaluates risks and vulnerabilities, and identifies mitigation actions intended to reduce long-term risks to life, property, public infrastructure, economic resources, and environmental assets.

On May 13, 2026, FEMA Region IX issued an Approval Pending Adoption (APA) determination for the 2026 LHMP (Attachment 2), indicating that the plan satisfies federal planning requirements and will receive final FEMA approval upon formal adoption by each participating jurisdiction. The consultant team and FEMA have advised participating agencies that adoption resolutions should also incorporate the plan into the Safety Element of each jurisdiction's General Plan to maintain compliance with AB 2140.

Adoption of the LHMP provides several important benefits:

- Maintains eligibility for FEMA Hazard Mitigation Assistance programs, including the Hazard Mitigation Grant Program (HMGP), Building Resilient Infrastructure and Communities (BRIC) Program, and Flood Mitigation Assistance (FMA) Program.
- Establishes a coordinated strategy for reducing hazard risks throughout Madera County and the City of Madera.
- Satisfies federal mitigation planning requirements contained in the Disaster Mitigation Act of 2000 and 44 Code of Federal Regulations (CFR) Section 201.6.
- Supports integration of hazard mitigation into local land use, infrastructure, emergency preparedness, and capital improvement planning.
- Enables the City to seek AB 2140 compliance, which may allow the State of California to provide additional reimbursement of local cost-share obligations associated with eligible FEMA Public Assistance projects following a declared disaster.

Accordingly, staff recommends approval of GPA 2026-06 for the adoption of the 2026 LHMP and incorporation by reference into the Safety Element of the City's General Plan in accordance with FEMA requirements and AB 2140.

BACKGROUND & ANALYSIS:

Federal Hazard Mitigation Planning Requirements

Congress enacted the Disaster Mitigation Act of 2000 (DMA 2000, Public Law 106-390) to encourage state, tribal, and local governments to undertake hazard mitigation planning before disasters occur. The Act established hazard mitigation planning as a prerequisite for many FEMA mitigation grant programs.

Federal regulations implementing DMA 2000 are contained in 44 CFR Part 201. Specifically, 44 CFR § 201.6 requires local governments to prepare and maintain FEMA-approved LHMPs. These plans must:

- Identify and profile natural hazards.
- Assess vulnerability and risk.
- Establish mitigation goals.
- Identify mitigation actions.

- Include procedures for implementation, maintenance, and periodic updates.
- Be formally adopted by the governing body of each participating jurisdiction.

The 2026 Madera County Multi-Jurisdictional LHMP was prepared consistent with these requirements and FEMA guidance. The plan documents hazards affecting the planning area, evaluates community vulnerabilities, and establishes mitigation strategies to reduce long-term disaster losses.

FEMA Approval Pending Adoption

The 2026 LHMP received FEMA “Approval Pending Adoption” (APA) status on May 13, 2026 (Attachment 1). FEMA APA status signifies that the plan has satisfied federal planning requirements and will receive final approval once participating jurisdictions adopt the plan through formal action of their governing boards.

The City’s adoption resolution will be transmitted to the California Governor’s Office of Emergency Services (OES) and FEMA Region IX to complete the federal approval process. The draft LHMP specifically identifies formal adoption by each participating jurisdiction as the final step required under 44 CFR § 201.6(c)(5).

California Safety Element Requirements

California Government Code Section 65302(g) requires every city and county General Plan to include a Safety Element addressing protection of the community from unreasonable risks associated with natural and human-caused hazards.

In 2014, Senate Bill 379 amended Government Code Section 65302(g) to require Safety Elements to address climate adaptation and resiliency strategies.

More recently, Assembly Bill 2140 (AB 2140, Stats. 2006, Ch. 698), codified at Government Code Section 8685.9, established incentives for local governments to integrate FEMA-approved hazard mitigation plans into their General Plan Safety Elements.

Under AB 2140:

- A city or county may be considered for additional State cost-share assistance following a declared disaster.
- The jurisdiction must formally adopt its FEMA-approved LHMP.
- The LHMP must be incorporated into the Safety Element of the General Plan.
- The Safety Element must contain language referencing the LHMP and provide access to the complete plan through a web link, appendix, or attachment.
- Compliance must be renewed whenever the LHMP is updated because AB 2140 compliance expires when the LHMP expires.

Benefits of AB 2140 Compliance

Following a presidentially declared disaster, FEMA Public Assistance programs generally reimburse up to 75 percent of eligible costs, leaving local agencies responsible for the remaining 25 percent non-federal share.

AB 2140 compliance may allow the State, through the California Disaster Assistance Act (Government Code §§ 8680-8692), to assume some or all of the local cost-share obligation, subject to legislative authorization and available funding. Cal OES guidance indicates that the State may provide up to 18.75 percent of the non-federal share and, in some cases, may consider funding the remaining 6.25 percent local share, potentially eliminating local cost responsibility for eligible projects. Funding is not guaranteed and remains subject to State action following future disasters.

Given the significant public infrastructure maintained by the City of Madera, AB 2140 compliance may provide substantial financial benefits following future disasters and should be maintained continuously.

Purpose of the LHMP Within the General Plan Safety Element

The LHMP serves as the City's primary hazard mitigation planning document. Incorporation into the Safety Element creates a direct linkage between hazard mitigation planning and land use decision-making.

The LHMP supports:

- Hazard-informed land use planning.
- Infrastructure resiliency planning.
- Emergency preparedness and evacuation planning.
- Capital improvement programming.
- Floodplain management.
- Climate adaptation planning.
- Public outreach and risk reduction strategies.

The 2026 LHMP specifically identifies integration of the LHMP into the General Plan Safety Element as a continuing mitigation action and notes that AB 2140 requires adoption of the LHMP as part of the Safety Element to maximize reimbursement opportunities and disaster resilience.

2026 Multi-Jurisdictional LHMP Overview

The 2026 Multi-Jurisdictional LHMP covers Madera County, the City of Madera and the City of Chowchilla. Unlike the 2018 LHMP, the North Fork Rancheria is not participating in the 2026 update.

The LHMP evaluates numerous hazards affecting the region, including:

- Wildfire

- Flooding
- Drought and water shortages
- Earthquakes
- Dam failure
- Landslides and debris flows
- Extreme heat
- Severe storms
- Hazardous materials transportation
- Climate change impacts

The plan emphasizes increasing resilience to climate-driven hazards and improving preparedness for extreme weather events.

Changes Between the 2018 and 2026 LHMPs

The 2026 LHMP represents a significant update to the 2018 plan.

Expanded Climate Resilience Framework

The 2018 plan treated climate change primarily as a hazard influence. The 2026 update integrates climate resilience throughout the planning process and establishes a dedicated goal focused on climate-related impacts to life safety and community resilience.

Updated Hazard Identification and Risk Assessment

The 2026 update reevaluates hazard likelihoods, vulnerabilities, and climate change influences using current FEMA guidance, updated mapping, and more recent hazard information. Additional emphasis is placed on:

- Extreme heat
- Wildfire smoke and air quality
- Drought resilience
- Infrastructure vulnerability
- Vulnerable populations

Expanded Goals and Objectives

The 2018 LHMP contained seven mitigation goals. The 2026 LHMP expands these to eight goals and includes greater emphasis on:

- Vulnerable and underserved populations.
- Climate adaptation.
- Public education and preparedness.
- Infrastructure resilience.
- Equity in emergency management.

- Community lifeline protection.

Expanded City of Madera Mitigation Actions

The City of Madera Annex contains numerous new mitigation actions which are not present in the prior plan, including:

- Climate Action Planning.
- Climate Vulnerability Assessments.
- SCADA system upgrades.
- Urban forestry and tree trimming programs.
- Groundwater sustainability participation.
- Water conservation implementation.
- Water tank improvements.
- Urban Water Management Plan updates.
- Seismic retrofit programs.
- Communication system improvements.
- Backup power redundancy and fuel storage.
- Safety Element updates.
- Fresno River debris removal and restoration projects.
- Heating and cooling centers for vulnerable populations.
- Public facility hardening.
- Railroad grade separation projects.

Enhanced Grant Funding Eligibility

The 2026 LHMP specifically references current FEMA grant programs such as the Hazard Mitigation Grant Program (HMGP), Building Resilient Infrastructure and Communities (BRIC) and Flood Mitigation Assistance (FMA) and establishes goals to maintain eligibility for federal and state hazard mitigation funding.

Conclusion:

The 2026 Madera County Multi-Jurisdictional Local Hazard Mitigation Plan Update satisfies federal hazard mitigation planning requirements and establishes a coordinated framework for reducing risks associated with wildfire, flooding, drought, extreme weather, earthquakes, climate change, and other hazards affecting the City of Madera and surrounding region.

Adoption of the LHMP and incorporation into the Safety Element of the General Plan will:

- Complete FEMA's Approval Pending Adoption process.
- Maintain eligibility for federal hazard mitigation grant funding.
- Strengthen integration of hazard mitigation into local planning and development decisions.
- Support implementation of City-specific mitigation projects and resiliency initiatives.

- Position the City to pursue AB 2140 compliance and potential future disaster cost-share benefits available under the California Disaster Assistance Act.

ENVIRONMENTAL REVIEW:

General Plan Amendment (GPA) 2026-06, for the adoption of the Madera County Multi-Jurisdictional Local Hazard Mitigation Plan Update and Incorporation by Reference into the Safety Element of the City of Madera General Plan, has been reviewed for compliance with the requirements of the California Environmental Quality Act (CEQA) Guidelines.

Staff performed a preliminary environmental assessment and determined that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15262 and 15061(b)(3).

CEQA Guidelines § 15262 exempts projects involving only feasibility or planning studies for possible future actions which the agency has not approved, adopted, or funded. CEQA Guidelines § 15061(b)(3), commonly called the "Common Sense Exemption," states that CEQA applies only where there is a possibility that the activity may have a significant effect on the environment.

The LHMP is fundamentally a planning document that identifies hazards; evaluates risks and vulnerabilities; establishes mitigation goals and priorities; and identifies potential future mitigation actions. The adoption of the LHMP itself generally does not authorize construction, commit funding, approve infrastructure improvements, or grant development entitlements. Future projects identified in the LHMP would undergo separate environmental review when and if they are proposed for implementation. It can also therefore be seen with certainty that adoption of the LHMP and incorporation into the Safety Element will not result in a physical environmental impact because the action is purely administrative and planning oriented. No further CEQA review or analysis is necessary.

COMMISSION ACTION:

The Commission will be making a recommendation to the City Council. Staff recommend the Commission:

1. Adopt a Resolution of the Planning Commission of the City of Madera recommending the Council of the City of Madera determine the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Sections 15262 and 15061(b)(3) of the CEQA Guidelines and approve General Plan Amendment (GPA) 2026-06, adopting the Madera County Multi-Jurisdictional Local Hazard Mitigation Plan Update (March, 2026).

ALTERNATIVES:

1. Move to continue the public hearing to a future Planning Commission meeting at a date and time certain (City Council to specify date) or refer the matter back to staff to be rescheduled at a later meeting date to be determined; with directions to staff.

2. Recommend the City Council approve, alter, or deny the General Plan Amendment (GPA 2026-06) or any part thereof as set forth in the staff report and as the Commission may deem to be advisable.

ATTACHMENTS:

1. Madera County Multi-Jurisdictional Local Hazard Mitigation Plan Update (March, 2026)
2. FEMA Region IX Approval Pending Adoption (APA)
3. Planning Commission Resolution (Recommendation)

ATTACHMENT 1

Madera County Multi-Jurisdictional Local Hazard Mitigation
Plan Update (March, 2026)

[\(View Document\)](#)

ATTACHMENT 2

FEMA Region IX Approval Pending Adoption (APA)



FEMA

May 13, 2026

Sgt. Joseph Wilder
Office of Emergency Services Coordinator
Madera County Office of Emergency Services
2725 Falcon Drive
Madera, CA 93637

Reference: Hazard Mitigation Plan Approvable Pending Adoption
Madera County, CA

Dear Sgt. Joseph Wilder:

The Federal Emergency Management Agency (FEMA) has completed its review of the 2026 Madera County Hazard Mitigation Plan and has determined that the plan is eligible for final approval, pending its formal adoption by Madera County and all participating jurisdictions. Please refer to the enclosed list of jurisdictions currently considered Approvable Pending Adoption (APA).

Formal adoption documentation must be submitted to FEMA Region 9 by at least one participating jurisdiction within one calendar year from the date of this letter. If no adoption is received within that timeframe, the plan must be updated and resubmitted for review.

FEMA will issue formal approval of the plan upon receipt of the adoption documentation. Once approved, all other participating jurisdictions must adopt the plan within five calendar years of the approval date. Adoption of the plan is required to maintain eligibility for funding under FEMA's Hazard Mitigation Assistance (HMA) programs. All funding requests will be evaluated individually based on the specific eligibility criteria and requirements of the applicable HMA program.

Please note that while local hazard mitigation plans may include additional content to meet Element H: Additional State Requirements or other local objectives, FEMA's APA status does not constitute review or approval of any content exceeding FEMA's standard mitigation planning requirements.

If you have any questions regarding the planning or review processes, please contact the FEMA Region 9 Hazard Mitigation Planning Team at fema-r9-mitigation-planning@fema.dhs.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Alison Kearns".

Alison Kearns
Planning and Implementation Branch Chief
Mitigation Division
FEMA Region 9

Enclosures (2)

Madera County Plan Review Tool, dated May 13, 2026
Status of Participating Jurisdictions, dated May 13, 2026

cc: Robyn Fennig, State Hazard Mitigation Officer, California Governor's Office of Emergency Services
Victoria LaMar-Haas, Hazard Mitigation Planning Chief, California Governor's Office of Emergency Services

Status of Participating Jurisdictions as of May 13, 2026

Jurisdictions Adopted and Approved

#	Jurisdiction	Adoption Receipt Date

Jurisdictions Approvable Pending Adoption

#	Jurisdiction
1	Madera County
2	City of Chowchilla
3	City of Madera

ATTACHMENT 3

Planning Commission Resolution
(Recommendation)

RESOLUTION NO. 2057

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MADERA
RECOMMENDING THE COUNCIL OF THE CITY OF MADERA DETERMINE
THE PROJECT IS EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTIONS 15262
AND 15061(B)(3) OF THE CEQA GUIDELINES AND APPROVE GENERAL
PLAN AMENDMENT (GPA) 2026-06, ADOPTING THE MADERA COUNTY
MULTI-JURISDICTIONAL LOCAL HAZARD MITIGATION PLAN UPDATE
(MARCH, 2026).**

WHEREAS, the Planning Commission of the City of Madera (Commission) recognizes the threat that natural hazards pose to people and property within the City of Madera; and

WHEREAS, the City of Madera has prepared a multi-hazard mitigation plan, hereby known as the Madera County Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP) Update (March, 2026) in accordance with federal laws, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; and the National Dam Safety Program Act, as amended; and

WHEREAS, the LHMP Update (March, 2026) identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in the City of Madera from the impacts of future hazards and disasters; and

WHEREAS, adoption by the City Council of the City of Madera (Council) demonstrates its commitment to hazard mitigation and achieving the goals outlined in the LHMP Update (March, 2026).

WHEREAS, the Commission recommends the Council comply with the requirements of the Disaster Mitigation Act and augment its emergency planning efforts by approving General Plan Amendment (GPA) 2026-06, formally adopting the LHMP Update (March, 2026) by reference into the Safety Element of the General Plan in accordance with the requirements of AB 2140; and

WHEREAS, a preliminary environmental assessment was performed, and the Project was found to be exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Sections 15262 and 15061(b)(3) of the CEQA Guidelines; and

WHEREAS, pursuant the California Government Code and City Municipal Code, the Planning Commission shall review and make a written recommendation (Resolution) on the adoption or amendment of a general plan and send its recommendation to the legislative body; and

WHEREAS, pursuant to City Municipal Code, a public hearing shall be held before the Commission and after the conclusion of the public hearing, the Commission's recommendation shall be forwarded to the Council shall render a report and recommendation to the Council, prior to the Council adopting the amendment or any part thereof; and

WHEREAS, the City provided notice of the Planning Commission hearing as required by law for the hearing of June 9, 2026; and

WHEREAS, the Planning Commission received and independently reviewed GPA 2026-06, at the duly noticed meeting on June 9, 2026; and

WHEREAS, at the June 9, 2026 public hearing, the public was provided an opportunity to comment, and evidence, both written and oral, was considered by the Commission; and

WHEREAS, after due consideration of all the items before it, the Commission now desires to adopt this Resolution recommending the Council determine the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Sections 15262 and 15061(b)(3) of the CEQA Guidelines and approve General Plan Amendment (GPA) 2026-06, adopting the Madera County Multi-Jurisdictional Local Hazard Mitigation Plan Update (March, 2026).

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

1. Recitals: The above recitals are true and correct and are incorporated herein.
2. CEQA: The Planning Commission recommends the City Council determine General Plan Amendment (GPA) 2026-06 is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Sections 15262 and 15061(b)(3) of the CEQA Guidelines because CEQA Guidelines § 15262 exempts projects involving only feasibility or planning studies for possible future actions which the agency has not approved, adopted, or funded. CEQA Guidelines § 15061(b)(3), commonly called the "Common Sense Exemption," states that CEQA applies only where there is a possibility that the activity may have a significant effect on the environment.

The LHMP is fundamentally a planning document that identifies hazards; evaluates risks and vulnerabilities; establishes mitigation goals and priorities; and identifies potential future mitigation actions. The adoption of the LHMP itself generally does not authorize construction, commit funding, approve infrastructure improvements, or grant development entitlements. Future projects identified in the LHMP would undergo separate environmental review when and if they are proposed for implementation. It can also therefore be seen with certainty that adoption of the LHMP and incorporation into the Safety Element will not result in a physical environmental impact because the action is purely administrative and planning oriented. No further CEQA review or analysis is necessary.

3. Recommendation to City Council to Approve GPA 2026-06: Based on the evidence in the record, the Planning Commission recommends the Council approve GPA 2026-06, adopting the Madera County Multi-Jurisdictional Local Hazard Mitigation Plan Update (March, 2026)
4. Effective Date: This resolution is effective immediately.

* * * * *

Passed and recommended to City Council for adoption by the Planning Commission of the City of Madera this 9th day of June 2026, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

Robert Gran Jr.
Planning Commission Chairperson

Attest:

David Brletic
Planning Manager