

**REGULAR MEETING AGENDA
CITY OF MADERA
PLANNING COMMISSION**

**COUNCIL CHAMBERS - CITY HALL
TUESDAY
MARCH 12, 2019
6:00 pm**

CALL TO ORDER

ROLL CALL

Commissioner Robert Gran, Jr. (Chairperson)
Commissioner Israel Cortes (Vice Chairperson)
Commissioner Richard Broadhead
Commissioner Ryan Cerioni
Commissioner Ramon Lopez-Maciel
Commissioner Pamela Tyler
Commissioner Alex Salazar

INTRODUCTION OF STAFF

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

The first fifteen 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 to identify themselves and state the subject of their comment. If the subject is an item on the Agenda, the Chairperson has the option of asking the speaker to hold the comment until that item is called. Comments on items listed as a Public Hearing on the Agenda should be held until the hearing is opened. The 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.

MINUTES: None

NON-PUBLIC HEARING ITEMS:

CONSENT ITEMS:

PUBLIC HEARING ITEMS:

1. PPL 2019-01 – Crown Stadium Precise Plan

A continued noticed public hearing to consider an application for a precise plan for the development of 87 single-family residential lots within the Joseph Crown Subdivision located on the southwest corner of the intersection of West Almond Avenue and Stadium Road in the PD-6000 (Planned Development) Zone District and the LD (Low Density) General Plan land use designation (APN: 034-070-011). A Negative Declaration for the project was adopted by the Planning Commission on October 9, 2018.

2. TSM 2019-01 and PPL 2019-02 – Crown Chateau Subdivision and Precise Plan

A noticed public hearing to consider an application for a tentative subdivision map and precise plan for the development of a 28-lot single-family residential subdivision on approximately five acres located east of Stadium Road, approximately 100 feet south of the intersection of St. Michelle Drive and Stadium Road in the PD-6000 (Planned Development) Zone District and the C (Commercial) General Plan land use designation (APN: 012-422-037). A Negative Declaration will also be considered by the Planning Commission.

3. CUP 2018-24 through 29 and SPR 2018-39 – Yosemite Commercial Plaza

A noticed public hearing to consider an application for six conditional use permits and a site plan review to allow for the construction of a retail shopping center with five building pads encompassing approximately 26,000 square feet, including three drive-thru uses and three outdoor dining patio areas located on the southwest corner of the intersection of East Yosemite Avenue and Elm Street in the C1 (Light Commercial) Zone District and the C (Commercial) General Plan land use designation (Multiple APNs). A Negative Declaration will be considered by the Planning Commission.

4. CUP 2019-05 and SPR 2019-09 – Cachanilla Grill Alcohol Sales

A noticed public hearing to consider an application for a conditional use permit and site plan review to allow for the sale of beer and wine for on-site consumption in conjunction with the establishment of a new restaurant to be located approximately 100 feet south of the intersection of Madera Avenue and West Olive Avenue (300 Madera Avenue), in the C2 (Heavy Commercial) Zone District with a C (Commercial) General Plan land use designation (APN: 012-053-024). This project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA) guidelines, Section 15301 (Existing Facilities).

ADMINISTRATIVE REPORTS:

COMMISSIONER REPORTS:

ADJOURNMENT:

The next regular meeting will be held on April 9, 2019.

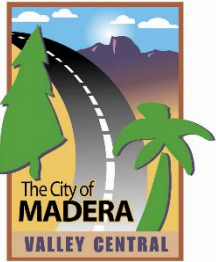
In compliance with the Americans with Disabilities Act, the meeting room is accessible to the physically disabled and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices or translators needed to assist participation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

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

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

All 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.



CITY OF MADERA PLANNING COMMISSION

205 W. Fourth Street
Madera CA 93637
(559) 661-5430

Staff Report: Crown Stadium Precise Plan PPL 2019-01 & Environmental Determination Item # 1 – March 12, 2019

PROPOSAL: The project proposal is for a precise plan that will allow for development of single-family homes in an 87-lot residential subdivision.

APPLICANT:	Joseph Crown	OWNER:	Joseph Crown
ADDRESS:	Vacant parcel	APN:	034-070-011
APPLICATION:	PPL 2019-01	CEQA:	Negative Declaration

LOCATION: The project site is located at the southwest corner of the intersection of Almond Avenue and Stadium Road.

STREET ACCESS: The project will provide direct access to Almond Avenue and Stadium Road.

PARCEL SIZE: The project parcel encompasses an approximate total of 19.95 acres.

GENERAL PLAN DESIGNATION: LD (Low Density)

ZONING DISTRICT: PD-6000 (Planned Development)

SITE CHARACTERISTICS: North of the project site are two rural residential homes and vacant lands. South of the project site is Alpha Elementary School. West of the project site is the Oldcastle industrial campus. East of the project site are single-family residential neighborhoods.

ENVIRONMENTAL REVIEW: A negative declaration was certified by the Planning Commission (Commission) for the Joseph Crown prezone on October 9, 2018. The precise plan is consistent with the development anticipated within the adopted negative declaration.

SUMMARY: The precise plan will include five home models with three different elevations (Spanish, Traditional, Craftsman) for each model. The proposed models provide for garage subordinate designs and varying exterior architecture. Homes on lots with street side yards will have side elevations consistent with the front elevation. Cumulatively, the precise plan conditions of approval provide for conformance with the goals and policies of the General Plan. Staff recommends approval of the precise plan.

APPLICABLE CODES AND PROCEDURES

MMC §10-3-4.101 Planned Development Zones
California Public Resources Code §21000, California Environmental Quality Act

The City's Zoning Ordinance allows for the granting of a precise plan by the Commission subject to the Commission being able to make findings that the establishment, maintenance or operation of the development 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 the development, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

If the Commission cannot make the appropriate findings, the development should be denied. Conditions may be attached to the approval of the precise plan to ensure compatibility. Project design may be altered, and site improvements required to make the project compatible with nearby uses. In addition, the application may subject to further review, modification or revocation by the Commission, as necessary.

PRIOR ACTION

Rezone 2018-05 was approved at the October 9, 2018 Planning Commission hearing which allowed for the project property to be rezoned to the PD-6000 (Planned Development) Zone District. The City Council approved the ordinance rezoning the subject property on December 19, 2018. The property received approval of annexation into the City by the Local Agency Formation Commission (LAFCO) at the January 23, 2019 LAFCO meeting. Tentative Subdivision Map 2018-05 was approved by the Commission on February 12, 2019.

ANALYSIS

The following analysis includes the precise plan details and its conformance with the General Plan's goals and policies.

Precise Plan

Precise plans are utilized within the PD (Planned Development) Zone District to establish specific development and improvement standards for all residential project proposals. Precise plans address site features, such as infrastructure and services, circulation and access, architecture, landscaping and open space.

The applicant is requesting approval of five home plans for construction within the recently approved subdivision. The homes range in size from between 1,393 square feet and 2,318 square feet and include three different elevations (see Attachment 2). The proposed models are as follows:

MODEL NAME	FLOOR AREA	BED/BATH	GARAGE	BUILDABLE LOTS
Abbey	1,576 sq. ft.	3 bed/2 bath	Subordinate	100%
Amelia	2,318 sq. ft.	4 bed/3 bath	Neutral	100%
Laurel	1,897 sq. ft.	4 bed/2 bath	Subordinate	100%
Sienna	1,777 sq. ft.	4 bed/2 bath	Subordinate	100%
Urbina	1,393 sq. ft.	3 bed/2 bath	Subordinate	100%

Model Elevations

The five proposed models will be offered in Spanish, Traditional and Craftsman elevation styles. All models will include a two-car garage, with a third garage option, a front porch, and a rear patio which are encouraged features indicated in General Plan Policy CD-35. In addition, models will include Spanish or flat tile roofing, and varying architectural treatments including stone and rock, wall sconces, varying window shutters, gable decorations and hatched window treatments. Cumulatively, these features “reflect attention to detail as necessary to produce high architectural design and construction quality” (Policy CD-34).

Garage Subordinate Design

Policy CD-32 states, “Garages for new single-family houses, duplexes and townhouses should be subordinate in visual importance to the house itself, especially the entry. This may be achieved in a number of ways, such as by locating garages toward the back of the properties, constructing alleys, building garages as separate structures from the house, requiring garages be set back from the front façade of the house and encouraging the orientation of garage doors at 90 degrees to the street.” Four of the five home models fully satisfy this policy. The Amelia elevation is garage neutral, but the window and gable treatments help to keep the focus away from the garage that also helps satisfy Policy CD-32. The General Plan mandates that garage subordinate designs be a prevalent feature within the neighborhood and, with staggered setbacks alongside a mix of garage subordinate homes, the overall “exterior of residential buildings will be varied and articulated to provide visual interest of the streetscape” (Policy CD-33).

Side-Yard Elevations

In addition to providing a varied primary elevation, the General Plan requires that exterior side and/or rear yard elevations that are visible from the right-of-way provide architectural treatments consistent with the front (primary) elevation (Policy CD-34). This policy is applicable to fourteen lots within the subdivision. Staff recommends the exterior side and/or rear elevations be enhanced for homes built on these lots to provide architectural features consistent with the primary elevation.

Varied Setbacks

Policy CD-31 requires that “residential building setbacks from the street should be varied when possible in all areas of Madera.” Staff recommends the front structural setback vary from a minimum of twelve feet to a maximum of twenty feet, with at least a two-foot variation amongst any two adjacent lots, and a five-foot variation over any three consecutive lots, regardless of home model.

Landscaping

Landscaping plans are required as an element of the precise plan. Attention to detail and aesthetic design is necessary to satisfy Goal 4 of the Community Design Element, which requires “Attractive streetscapes in all areas of Madera.” Staff recommends landscape and irrigation plans for each model to be submitted to the Planning Department for review and approval prior to issuance of building permits.

General Plan Conformance

Cumulatively, the proposed elevations of PPL 2019-01 comply with the goals and policies of the General Plan.

Other Department and Agency Comments

The project was reviewed by various City Departments and outside agencies. The responses and recommendations have been incorporated into the recommended conditions of approval included in this report.

CONSISTENCY WITH THE VISION MADERA 2025 PLAN

The first of the four core vision statements in the Vision Plan is “A Well-Planned City.” The Commission, considering how the neighborhood and infrastructure can be maintained, is actively implementing this key concept of the Vision Plan. Moreover, approval of the project will help provide consistency with Strategy 131, which states, “Create well-planned neighborhoods throughout Madera that promote connectivity and inclusiveness with a mix of densities and commercial components.”

RECOMMENDATION

The information presented in this report supports a recommendation of approval for the precise plan, subject to the recommended conditions of approval. It is recommended that the Commission consider this information, together with testimony provided at the public hearing, and approve Precise Plan 2019-01.

PLANNING COMMISSION ACTION

The Commission will be acting on Precise Plan 2019-01.

Motion 1a: Move to approve Precise Plan 2019-01, subject to the findings and conditions of approval as listed:

Findings

- A negative declaration was adopted by the Planning Commission for the Joseph Crown prezone on October 9, 2018. The precise plan is consistent with the development anticipated within the adopted negative declaration.

- Precise Plan 2019-01 is consistent with the purpose and intent of the PD (Planned Development) Zone District and does not conflict with City standards or other provisions of the Madera Municipal Code (MMC).
- Precise Plan 2019-01 is consistent with the requirements for precise plans per Section 10-3-4.104 of the MMC.
- Precise Plan 2019-01 is consistent with the goals and policies of the General Plan.
- Precise Plan 2019-01 will implement the tentative subdivision map and conditions of approval for the Joseph Crown Subdivision (TSM 2018-05).
- Precise Plan 2019-01 is compatible with the neighborhood and is not expected to be detrimental to the health, safety, peace, comfort or general welfare of the neighborhood or the City.

CONDITIONS OF APPROVAL

General Conditions

1. Project approval is conditioned upon acceptance of the conditions of approval contained herein, as evidenced by receipt in the Planning Department of the applicant's signature upon an Acknowledgement and Acceptance of Conditions within 30 days of the date of approval.
2. All conditions applicable to approval of Tentative Subdivision Map 2018-05 shall remain effective, except as modified herein.
3. All conditions of approval shall be the sole financial responsibility of the applicant/owner, except where specified in the conditions of approval listed herein or mandated by statutes.
4. Any minor deviation from the approved elevations and floor plans or any condition contained herein shall require prior written request by the applicant and approval by the Planning Manager, at a minimum.
5. Any substantial future modifications to the subdivision lots involving, but not limited to, building exteriors, parking/loading areas, fences/walls, new buildings or landscaping shall require an amendment to Precise Plan 2019-01.
6. It shall be the responsibility of the property owner to ensure that any required permits, inspections and approvals from any regulatory agency shall be obtained from the concerned agency prior to establishment of the use.

7. The project shall be developed in accordance with the elevation drawings and floor plans, as reviewed and approved with Precise Plan 2019-01. Minor modifications to Precise Plan 2019-01 necessary to meet regulatory or engineering constraints may be made with approval of the Planning Manager. All site improvements shall be completed in advance of any request for building permit final inspection.

Engineering Department

8. The developer shall comply with all the conditions of approval as presented in the Joseph Crown Subdivision Map (TSM 2018-05), approved on February 12, 2019.

Fire Department

9. All dwellings shall be equipped with residential fire sprinklers, smoke alarms and carbon monoxide detectors.
10. Illuminated addresses shall be provided at certificate of occupancy and temporary construction addresses shall be provided during construction.

Planning Department

General

11. Vandalism and graffiti on walls, fences and/or homes shall be corrected pursuant to the MMC.

Precise Plan

12. Five models are approved as part of Precise Plan 2019-01. The homes shall be constructed upon the 87 lots encompassed within the Joseph Crown Subdivision. The home models are as follows:

MODEL NAME	FLOOR AREA	BED/BATH
Abbey	1,576 sq. ft.	3 bed/2 bath
Amelia	2,318 sq. ft.	4 bed/3 bath
Laurel	1,897 sq. ft.	4 bed/2 bath
Sienna	1,777 sq. ft.	4 bed/2 bath
Urbina	1,393 sq. ft.	3 bed/2 bath

13. Each proposed model shall be constructed consistent with the approved elevations. Each elevation of each model shall have at least three different three-color paint schemes.
14. All standards for the location and design of buildings (including accessory structures) and fences which are not specifically included in Precise Plan 2019-01 and TSM 2018-05 shall conform to R1 (Residential) Zone District standards.

15. Except otherwise conditioned herein, all driveways and encroachments shall conform to City standards regarding setbacks from adjacent property lines, and near intersections. All approaches shall conform to City standards.
16. The floor plans of all units shall be reversible and driveway approaches on corner lots shall be located on the interior side of the property.
17. The appearance of a home is affected by at least three primary features, which are the home model, alternative elevations for each plan, and color. Homes built on side-by-side lots shall not repeat more than two of these primary home features. The model floor plans shall not be repeated on more than two consecutive lots.
18. The minimum setbacks for all lots shall be:
 - Front: Twelve feet to living space, Twenty feet to garage
 - Interior side: Five feet
 - Exterior side: Ten feet
 - Rear: Fifteen feet
19. The front setback shall vary from the minimum of twelve feet to living space to a maximum of twenty feet to living space, with at least a two-foot variation amongst any two adjacent lots, and a five-foot variation over any five consecutive lots, regardless of home model. Garages shall be setback a minimum of twenty feet.
20. A ten percent minor variation for rear setbacks may be granted with approval by the Community Development Director when deemed necessary.
21. Any variation to the development standards of Precise Plan 2019-01 shall require an amendment to the precise plan.

Building Colors, Materials and Lighting Considerations

22. The applicant shall submit a color and materials presentation board as a component of the precise plan. The color and materials presentation board shall be approved by the Planning Manager and shall be included in the precise plan.
23. The construction of buildings approved as a component of the precise plan shall be consistent with the approved color and materials presentation board, as reviewed and approved by the Planning Department. Any alteration shall require, at a minimum, approval by the Planning Manager.
24. All lots where side and/or rear exterior elevations of residential buildings are visible from any street or public rights-of-way shall incorporate architectural treatments in keeping with the front (primary) elevation.

25. All exterior lighting shall be down-shielded and directed in such a way as to not interfere with the driving safety of vehicular traffic. Exposed bulbs shall not be permitted.
26. The specifications and types of exterior lighting fixtures to be installed in the subdivision area shall be submitted to and approved by the Planning Department prior to issuance of any building permit(s).

Construction Trailer and Sales Center

27. The development of any temporary construction trailer, materials storage yard and/or model home sales center on any lot in the subdivision requires approval of a Zoning Administrator Permit.

Fences and Walls

28. Along all side and rear property lines, wood fencing shall be required for all single-family homes. Any retaining walls greater than eighteen inches in height shall be split-block masonry. Residential fencing shall have a gate that will allow for easy access by an automated solid waste container provided by the City. The width of the gate shall be a minimum of 36 inches.
29. Street side yard fencing shall be set back no less than five feet.

HVAC and PG&E Utility Placement Considerations/Screening Requirements

30. Heating ventilation and air-conditioning (HVAC) units shall be ground-mounted. No roof-mounted HVAC units shall be allowed. All ground-mounted HVAC equipment shall be located in the interior side or rear yards behind six-foot tall fencing. There shall be no allowance for the placement of HVAC units in the exterior side yard.
31. If fireplaces are installed, they shall be either gas-burning or EPA-certified wood-burning. Natural gas and electric outlets are recommended to be installed in the rear yard for barbecues. Outside electric outlets are recommended in the front and rear yards of the units to facilitate the use of electric lawn mowers, edgers, etc. Electric or low nitrogen oxide emitting gas-fired water heaters should be installed.

Landscaping and Open Space

32. A detailed landscaping and irrigation plan shall be prepared by a licensed landscape architect, stamped and submitted as part of the submittals for a building permit plan check. Each home model shall have its own landscape and irrigation plan. Landscape and irrigation plans shall be approved by the Planning Department prior to issuance of building permits. Landscape and irrigation plans shall be designed for front yards for the entire subdivision as a whole. Installation shall be completed in conjunction with occupancy of the individual homes. The plans shall:
 - Demonstrate compliance with the State of California's Model Water Efficient Landscape Ordinance (MWELO);

- Landscaped areas shall be provided with permanent automatic irrigation systems;
- At least one City-approved street tree planted in each front yard. Trees should be carefully selected and located to shade the buildings during the summer months. This measure should be implemented on southern and western exposures. Deciduous trees should be preferentially considered since they provide shade in the summer and allow the sun to reach the buildings during winter months;
- A detailed planting list for landscaping, with the number, size, spacing (where applicable) and specie of all plantings shall be included as part of the approved landscaping plan prepared by a licensed landscape architect.

33. The property owner(s) shall maintain all landscaping in a healthy and well-manicured appearance to achieve and maintain the landscaping design that was approved by the City. This includes, but is not limited to, ensuring properly operating irrigation equipment at all times, trimming and pruning of trees and shrubs, mowing lawns consistent with residential standards, and replacing dead or unhealthy vegetation.

(OR)

Motion 2: Move to continue the public hearing on Precise Plan 2019-01 to the April 9, 2019 Planning Commission hearing, for the following reasons: (specify)

(OR)

Motion 3: Move to deny the application for Precise Plan 2019-01, based on the following findings: (specify)

ATTACHMENTS

Attachment 1: Aerial Map

Attachment 2: San Joaquin Valley Air Pollution Control District Letter

Attachment 3: Madera Unified School District Letter

Attachment 4: Floor Plans and Elevations

Attachment 1: Aerial Map



Attachment 2: San Joaquin Valley Air Pollution Control District Letter



September 12, 2018

Jesus Orozco
County of Madera
2037 W. Cleveland Avenue
Madera, CA 93637

Project: Joseph Crown Rezone & Subdivision REZ 2018-05

District CEQA Reference No: 223-20180001

Dear Mr. Orozco:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of single family with a total of 87 dwelling units (Project), located at SWC of Almond Avenue & Stadium Road in Madera, CA. The District offers the following comments:

1. Significance Impact for Annual Criteria Pollutants Emissions - The Project specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5). Therefore, the District concludes that the Project would have a less than significant impact on air quality when compared to the above-listed annual criteria pollutant emissions significance thresholds.
2. District Rule 9510 (Indirect Source Review) - District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site fees. The Project may be subject to District Rule 9510 if it equals or exceeds 250 residential dwelling units and has or will receive a project-level approval from a public agency. For assistance with determining if the Project is subject to Rule 9510, please call the District at (559) 230-6000 or email ISR@valleyair.org.

Seyed Sadredin
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: 661-392-5500 FAX: 661-392-5585

www.valleyair.org www.healthyliving.com

In the case the Project is subject to Rule 9510 an AIA application is required and the District recommends that demonstration of compliance with District Rule 9510, before issuance of the first building permit, be made a condition of Project approval. Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>. The AIA application form can be found online at: <http://www.valleyair.org/ISR/ISRFormsAndApplications.htm>.

3. District Rule 4002 (National Emissions Standards for Hazardous Air Pollutants) - The Project will be subject to District Rule 4002 since the Project will require an existing building to be renovated, partially demolished or removed. This rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated. Information on how to comply with District Rule 4002 can be found online at: <http://www.valleyair.org/busind/comply/asbestosbultn.htm>.
4. Nuisance Odors - The Project should be evaluated to determine the likelihood that the Project would result in nuisance odors. Nuisance odors are subjective, thus the District has not established thresholds of significance for nuisance odors. Nuisance odors may be assessed qualitatively taking into consideration of project design elements and proximity to off-site receptors that potentially would be exposed objectionable odors.
5. Regulation VIII (Fugitive PM10 Prohibitions) - The Project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan, if applicable prior to commencing any earthmoving activities as described in District Rule 8021 - Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities. Information on how to comply with Regulation VIII can be found online at: http://www.valleyair.org/busind/comply/PM10/compliance_PM10.htm
6. Other District Rules and Regulations - The above list of rules is neither exhaustive nor exclusive. For example, the Project may be subject to the following District rules, including: Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). To identify other District rules or regulations that apply to this Project or to obtain information on the District's permit requirements, such as an Authority to Construct (ATC), the project proponent is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888 or e-mail SBA@valleyair.org. Current District rules can be found online at the District's website at: www.valleyair.org/rules/1ruleslist.htm.
7. Potential Air Quality Improvement Measures - The District encourages the following air quality improvement measures to further reduce Project related emissions from construction and operation. A complete list of potential air quality improvement measures can be found online at: <http://www.valleyair.org/ceqaconnected/aqimeasures.aspx>.
 - a. Cleaner Off-Road Construction Equipment - This measure is to utilize off-road construction fleets that can achieve fleet average emissions equal to or cleaner than the Tier III emission standards. This can be achieved through any combination of uncontrolled engines and engines complying with Tier III and

above engine standards.

- b. Improve Walkability Design - This measure is to improved design elements to enhance walkability and connectivity. Improved street network characteristics within a neighborhood include street accessibility, usually measured in terms of average block size, proportion of four-way intersections, or number of intersections per square mile. Design is also measured in terms of sidewalk coverage, building setbacks, street widths, pedestrian crossings, presence of street trees, and a host of other physical variables that differentiate pedestrian-oriented environments from auto-oriented environments.
- c. Improve Destination Accessibility - This measure is to locate the project in an area with high accessibility to destinations. Destination accessibility is measured in terms of the number of jobs or other attractions reachable within a given travel time, which tends to be highest at central locations and lowest at peripheral ones. The location of the project also increases the potential for pedestrians to walk and bike to these destinations and therefore reduces the VMT.
- d. Increase Transit Accessibility - This measure is to locate the project with high density near transit which will facilitate the use of transit by people traveling to or from the Project site. The use of transit results in a mode shift and therefore reduced VMT. A project with a residential/commercial center designed around a rail or bus station, is called a transit-oriented development (TOD). The project description should include, at a minimum, the following design features:
 - A transit station/stop with high-quality, high-frequency bus service located within a 5-10 minute walk (or roughly ¼ mile from stop to edge of development), and/or
 - A rail station located within a 20 minute walk (or roughly ½ mile from station to edge of development)
 - Fast, frequent, and reliable transit service connecting to a high percentage of regional destinations
 - Neighborhood designed for walking and cycling

The District recommends that a copy of the District's comment letter be provided to the project proponent.

District staff is available to meet with you and/or the applicant to further discuss the regulatory requirements that are associated with this project. If you have any questions or require further information, please call the District's Technical Services staff at (559) 230-6000 or e-mail ceqa@valleyair.org. When calling or emailing the District, please reference District CEQA number 223-20180001 .

Sincerely,

Arnaud Marjollet
Director of Permit Services

A handwritten signature in cursive script that reads "Brian Clements".

Brian Clements
Program Manager

Attachment 3: Madera Unified School District Letter

MADERA UNIFIED SCHOOL DISTRICT
1902 Howard Road, Madera, California 93637



(559)675-4500
FAX: (559) 675-1186
www.madera.k12.ca.us

Board of Trustees:
Ed McIntyre, President
Ray Seibert, Clerk
Trustees:
Ricardo Arredondo; Brent Fernandes,
Philip Huerta; Ruben Mendoza
Superintendent:
Todd Life

September 21, 2018

Christopher Boyle
Planning Manager
City of Madera
205 W 4th St.
Madera, CA 93637

SUBJECT: REZ 2018-05 – Joseph Crown Rezone and Subdivision

Dear Mr. Boyle:

The purpose of this letter is to provide school district information relative to the above-referenced applications and to comply with Business and Professions Code section 11010, subdivision (b)(11)(A) regarding the provision of school-related information to the subdivider/owner and the State Department of Real Estate.

Residential development resulting from the project will affect the District by generating students that will need to be housed in District schools. Using the approximate dwelling units and the District's student generation rates, we have estimated the number of students potentially generated by the proposed plan. Assuming the project is an 87-lot single family residential subdivision, located at the southwest corner of Almond Ave. and Stadium Rd., the following comments can be made at this time:

1. The number of students generated by the project is estimated as follows:

Grade Group	Rate	Units	Students
TK-6	0.353	87	30.71
7-8	0.092	87	8.00
9-12	0.169	87	14.70
	0.614		53.41

2. Elementary School Information:

- a. The subject land is presently within the attendance area of the elementary school (grades TK-6) listed below:

School Name: Alpha Elementary School
Address: 900 Stadium Rd, Madera, CA 93637
Telephone: (559) 661-4101
Capacity: 736
Enrollment: 715
School Schedule: Traditional

- b. It is possible that (1) adjustment of school attendance areas could occur in the future such that students residing in the project area may be required to attend an elementary school other than the above school, and (2) students residing in the project area may attend more than one elementary school within the District during their TK-6 school years.

MADERA UNIFIED SCHOOL DISTRICT
1902 Howard Road, Madera, California 93637



(559)675-4500
FAX: (559) 675-1186
www.madera.k12.ca.us

Board of Trustees:
Ed McIntyre, President
Ray Seibert, Clerk
Trustees:
Ricardo Arredondo; Brent Fernandes,
Philip Huerta; Ruben Mendoza
Superintendent:
Todd Lile

3. Intermediate School Information:

- a. The project area is currently served by the following middle school (grades 7-8):

School Name: Martin Luther King Middle School
Address: 601 Lilly St., Madera, CA 93638
Telephone: (559) 674-4681
Capacity: 1,000
Enrollment: 985
School Schedule: Traditional

- b. It is possible that (1) adjustment of school attendance areas could occur in the future such that students residing in the project area may be required to attend a middle school other than the above school, and (2) students residing in the project area may attend more than one middle school within the District during their 7-8 school years.

4. High School Information:

- a. The project area is currently served by the following high school (grades 9-12):

School Name: Madera South High School
Address: 705 W. Pecan Ave., Madera, CA 93637
Telephone: (559) 675-4450
Capacity: 3,230
Enrollment: 3304
School Schedule: Traditional

- b. It is possible that (1) adjustment of school attendance areas could occur in the future such that students residing in the project area may be required to attend more than one high school within the District during their 9-12 school years.

5. The Madera Unified School District currently levies a fee of \$4.10 per square foot for residential development. Any new development on the subject property will be subject to the development fee in place at the time fee certificates are obtained.

The District hereby requests that the information in this letter be provided by the owner/subdivider to all prospective purchasers of property within the project.

Thank you for the opportunity to comment on the project. Please contact my office if you have any questions regarding this letter.

Sincerely,

A handwritten signature in blue ink that reads "Rosalind Cox".

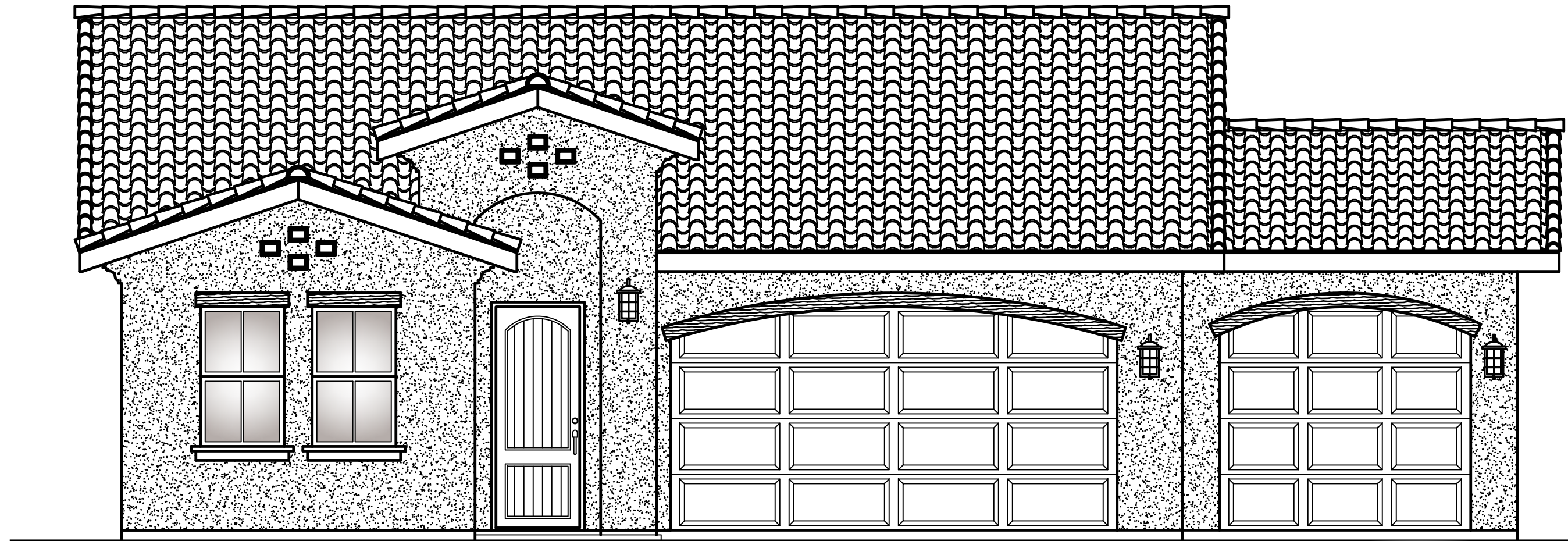
Rosalind Cox
Director of Facilities Planning and
Construction Management

Attachment 4: Floor Plans & Elevations

The Urbina 1393 Standard Plan



The Urbina Spanish Elevation
Standard Elevation w/ Spanish Tile



The Urbina Spanish Elevation w/ 3rd Car Garage
Standard Elevation w/ Spanish Tile

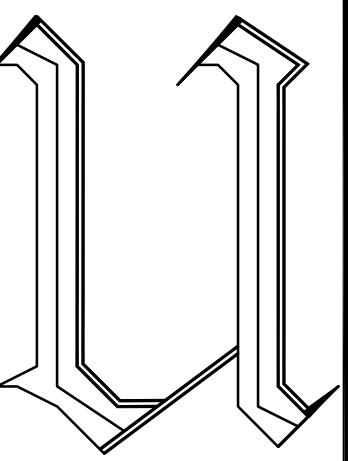


The Urbina Spanish Elevation
Standard Elevation w/ Flat Tile



The Urbina Spanish Elevation w/ 3rd Car Garage
Standard Elevation w/ Flat Tile

The Urbina 1393 Plan Spanish Elevations



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



OWNER / BUILDER:
JOSEPH CROWN
 CONSTRUCTION & DEVELOPMENT, INC.
 5320 E. PINE AVENUE
 FRESNO, CA 93727
 Phone: (559) 275-5200
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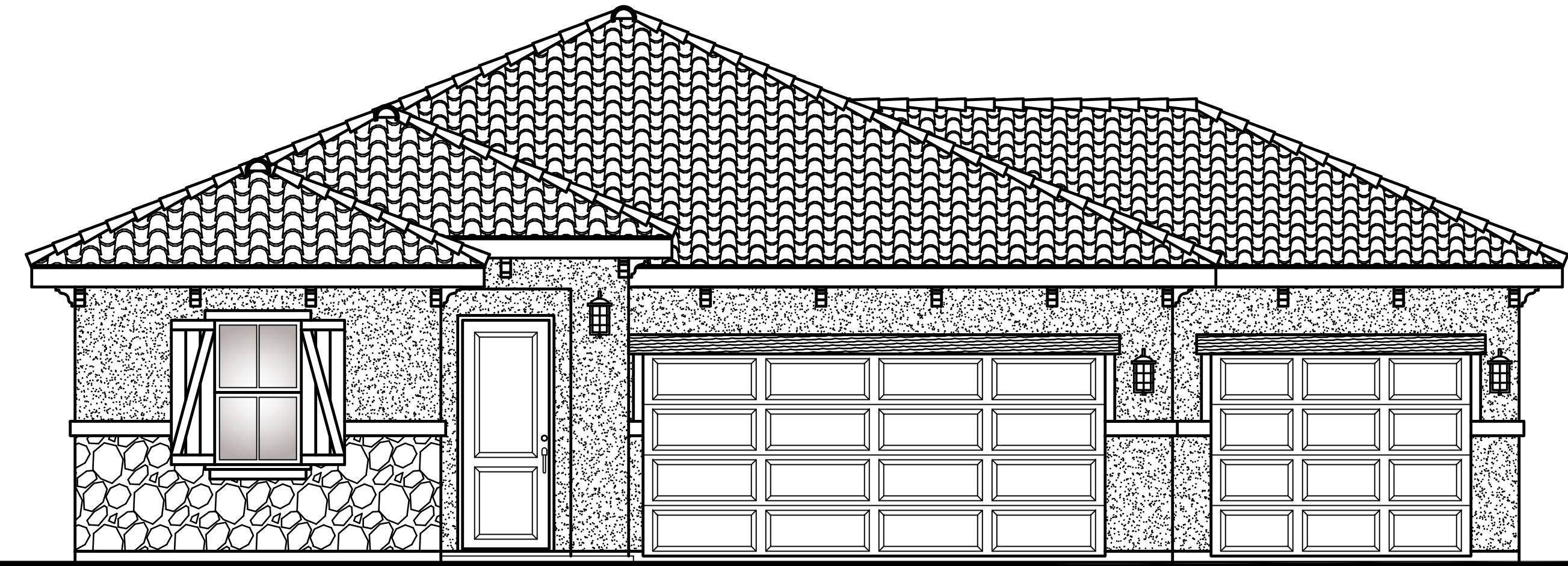
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 JOB NO.
 1393 PLAN
 SHEET

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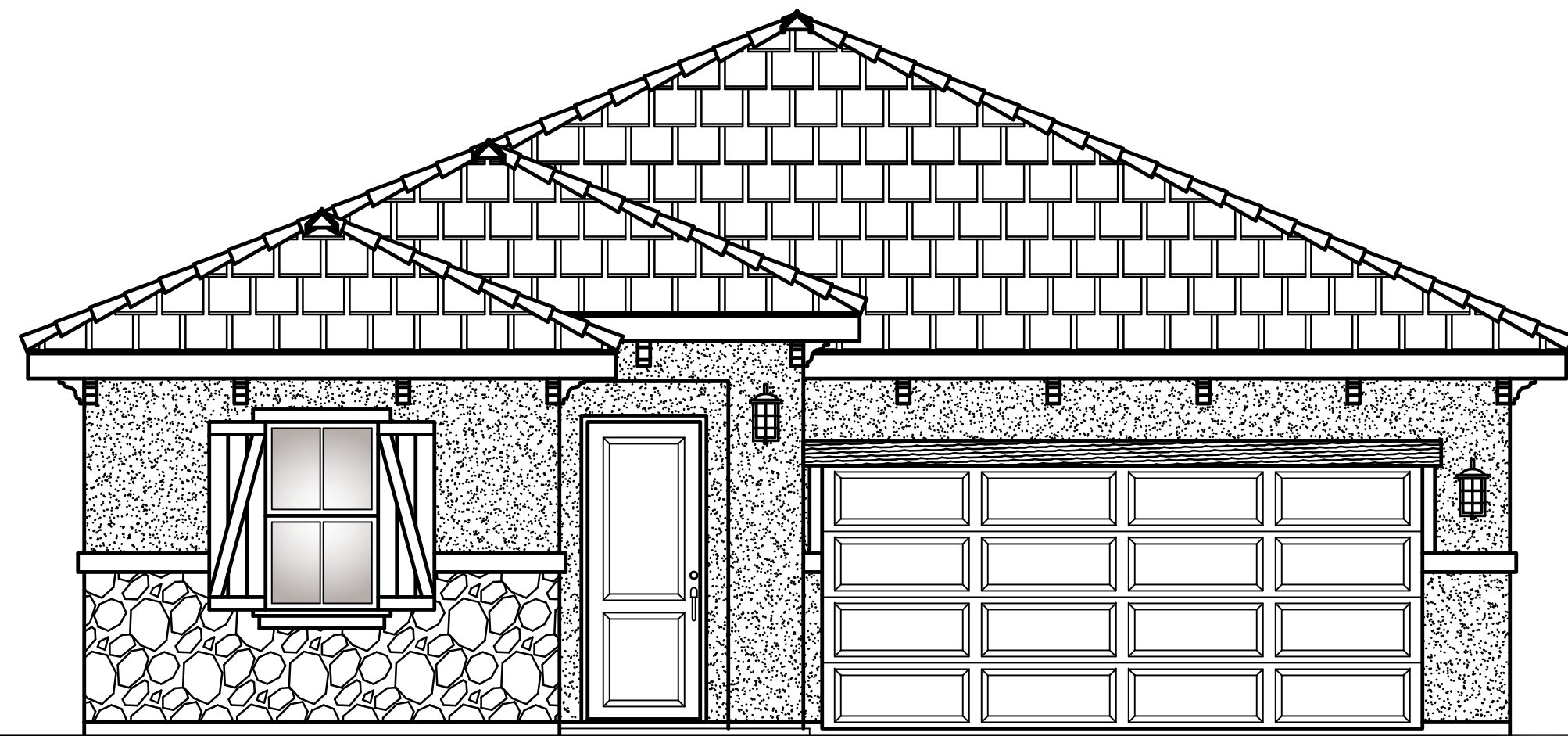
The Urbina 1393 Standard Plan



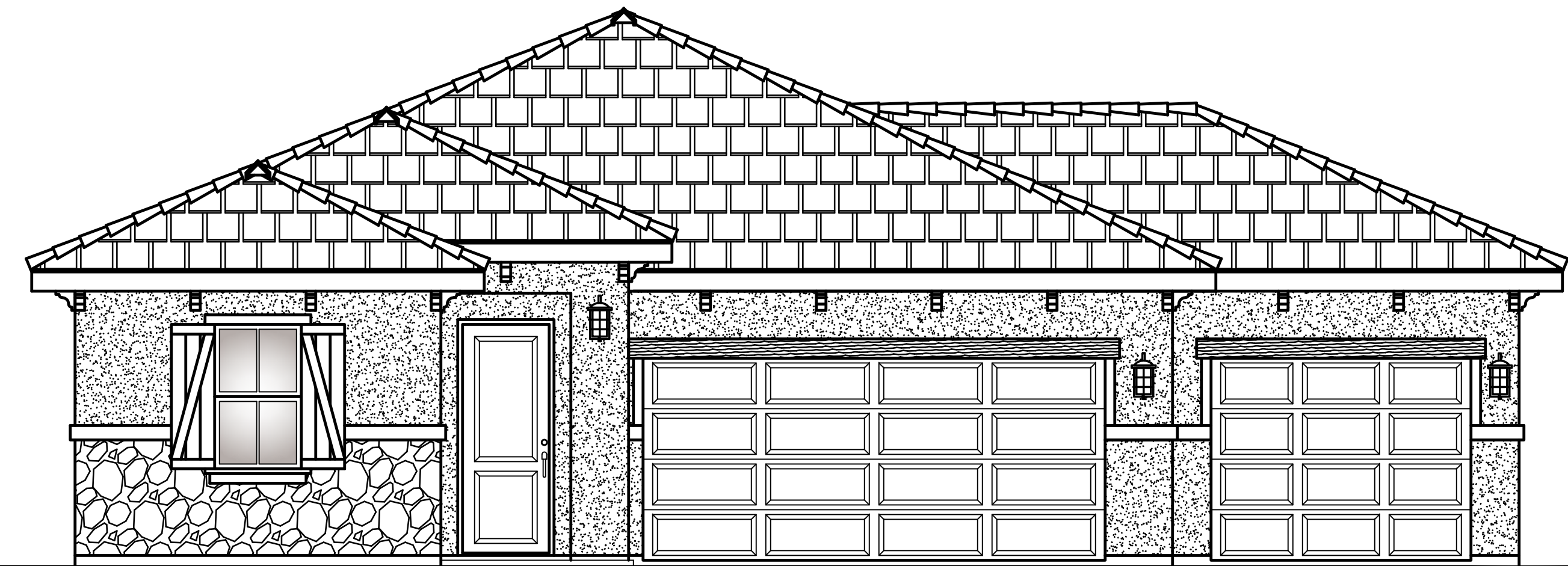
The Urbina Traditional Elevation
Standard Elevation w/ Spanish Tile



The Urbina Traditional Elevation w/ 3rd Car Garage Option
Standard Elevation w/ Spanish Tile

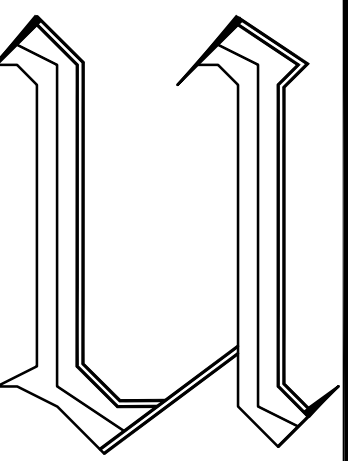


The Urbina Traditional Elevation
Standard Elevation w/ Flat Tile

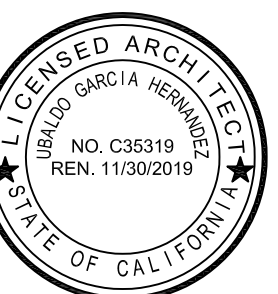


The Urbina Traditional Elevation w/ 3rd Car Garage Option
Standard Elevation w/ Flat Tile

The Urbina 1393 Plan Traditional Elevations



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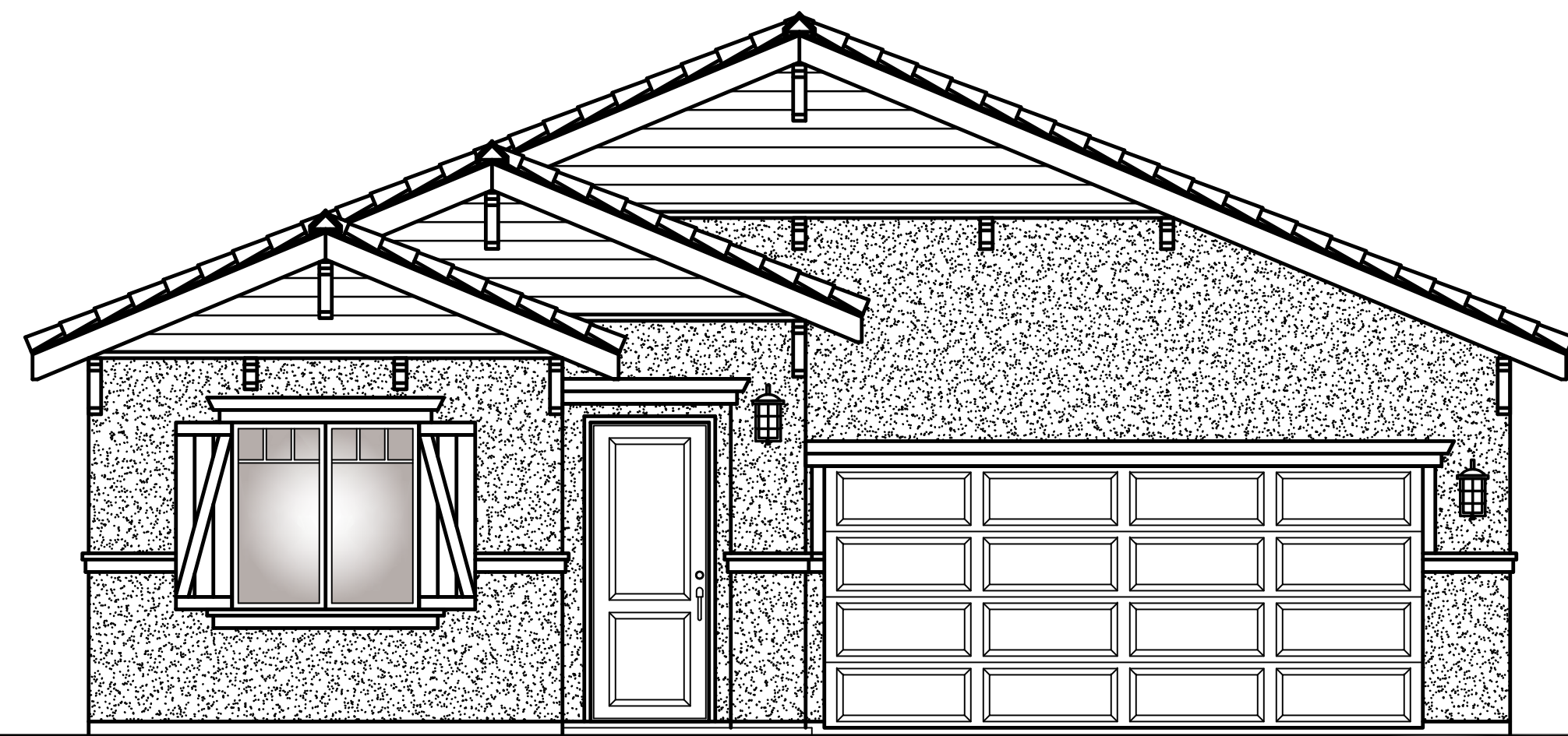


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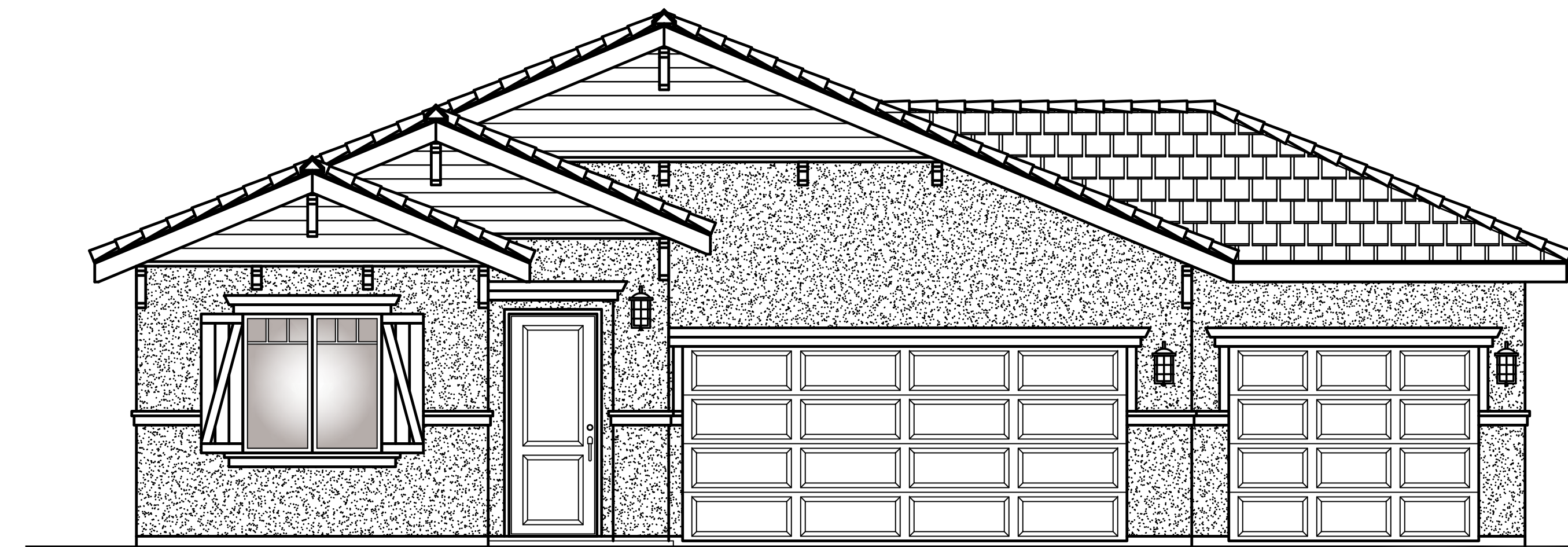
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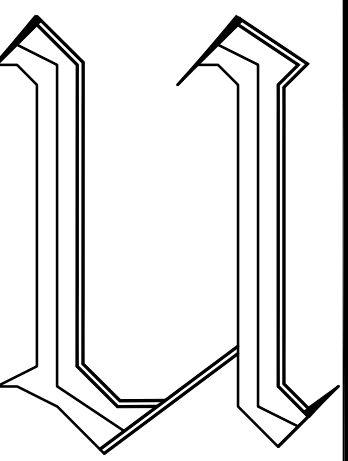
The Urbina 1393 Standard Plan



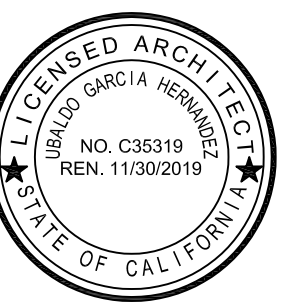
The Urbina Craftsman Elevation
Standard Elevation



The Urbina Craftsman Elevation w/ 3rd Car Garage Option
Standard Elevation



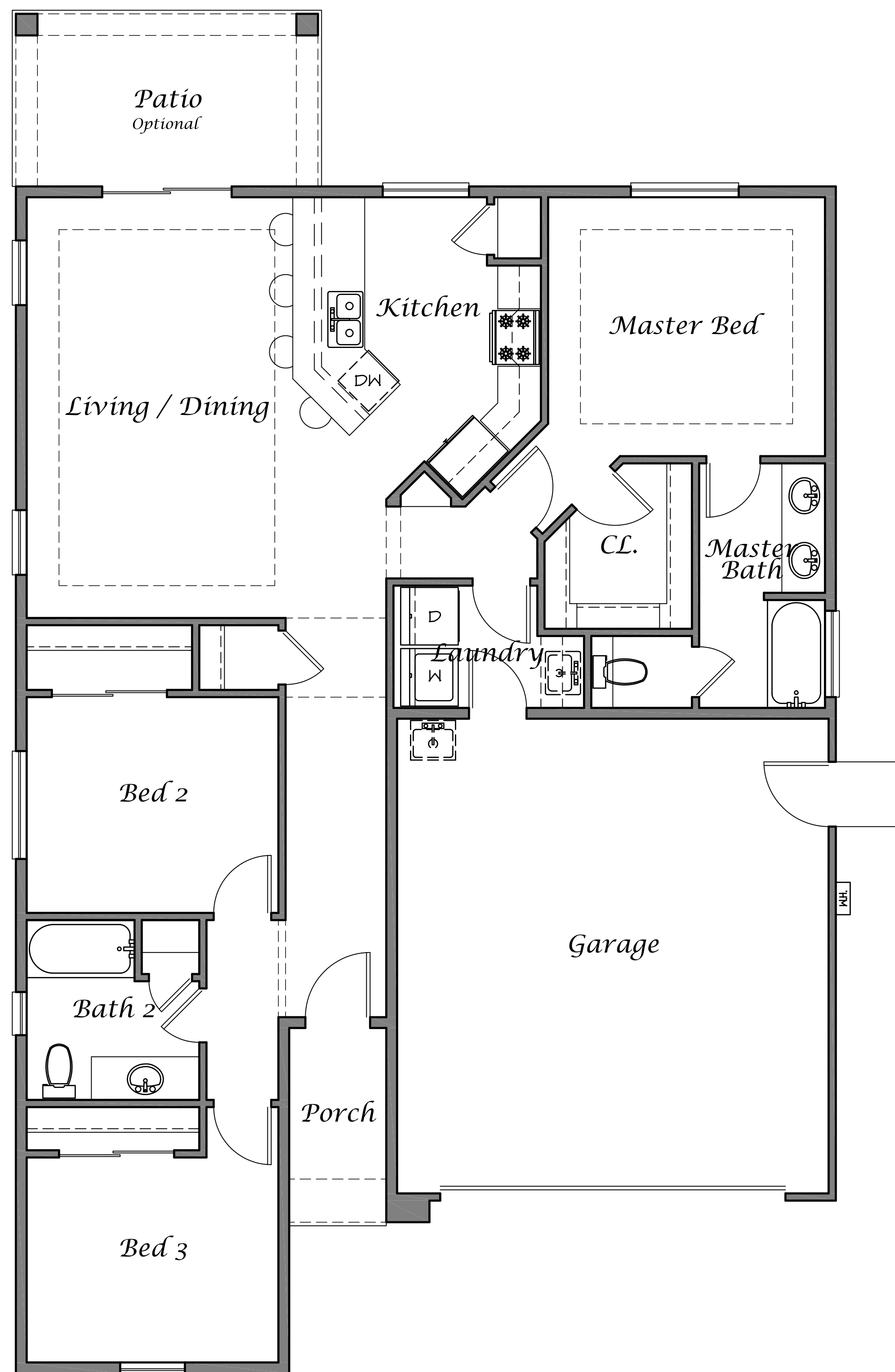
Villa Di Ubaldo
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MADERA, CA 93639



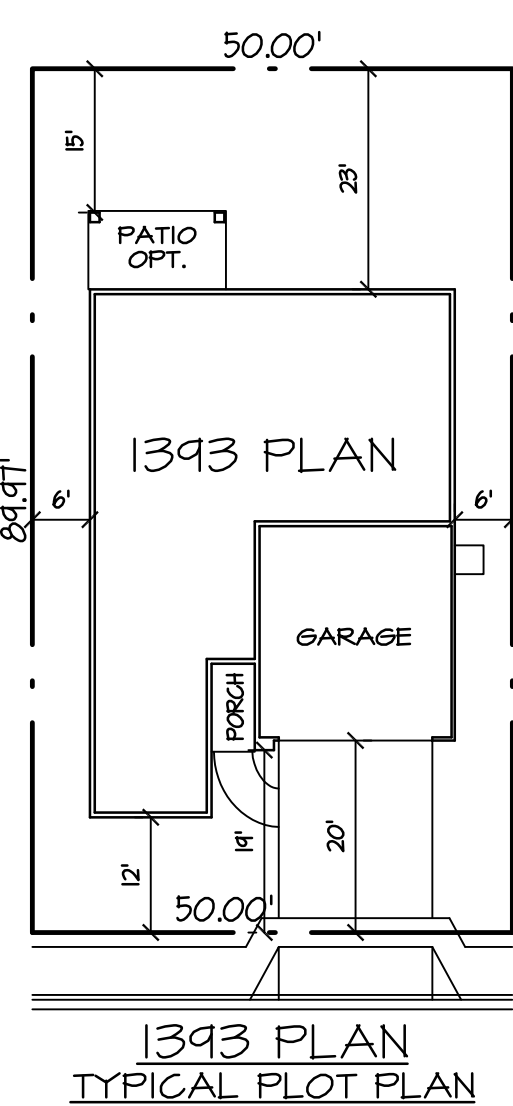
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The Urbina 1393 Standard Plan



The Urbina 1393 Floor Plan



1393 PLAN
TYPICAL PLOT PLAN

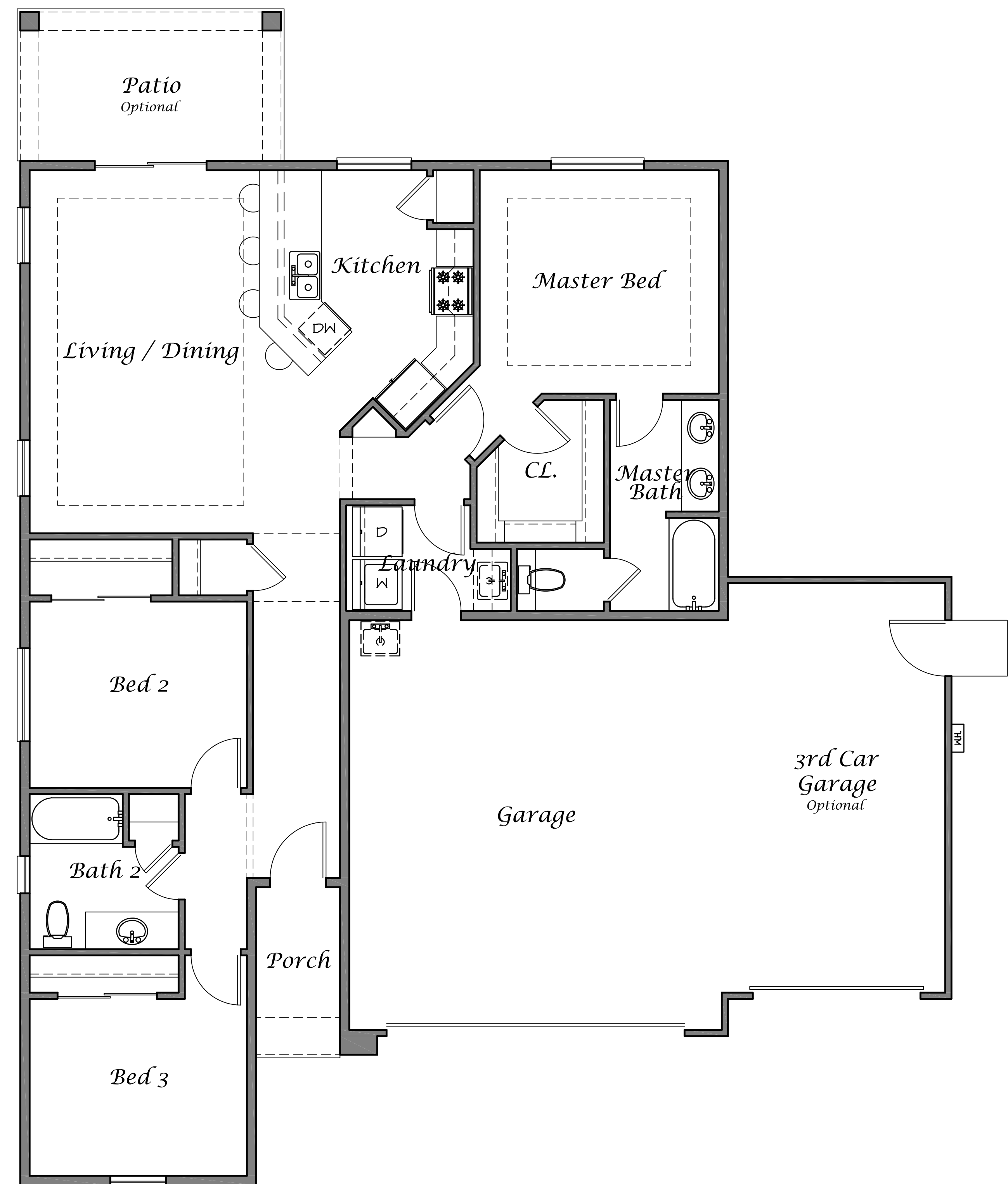
Area:

LIVING SPACE:	1,393 sq. ft.
GARAGE:	450 sq. ft.
PATIO:	112 sq. ft.
PORCH:	40 sq. ft.
TOTAL LIVING:	1,393 sq. ft.
TOTAL:	2,003 sq. ft.

Area:

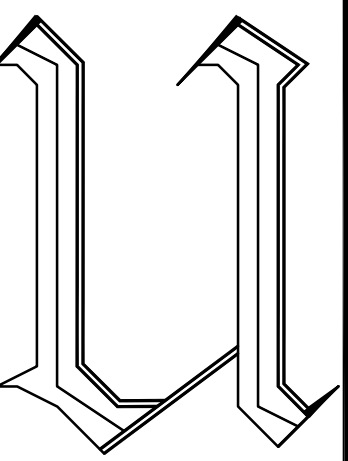
3RD CAR GARAGE OPTION

LIVING SPACE:	1,393 sq. ft.
GARAGE:	450 sq. ft.
3RD CAR GARAGE:	272 sq. ft.
PATIO:	112 sq. ft.
PORCH:	40 sq. ft.
TOTAL LIVING:	1,393 sq. ft.
TOTAL:	2,275 sq. ft.

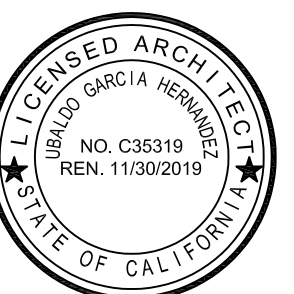


*The Urbina 1393 Floor Plan
w/ 3rd Car Garage Option*

The Urbina 1393 Plan Floor Plan



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DATE: 4 / 11 / 2018
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The Abbey 1576 Standard Plan



The Abbey Spanish Elevation
Standard Elevation w/ Spanish Tile



The Abbey Spanish Elevation w/ 3rd Car Garage Option
Standard Elevation w/ Spanish Tile

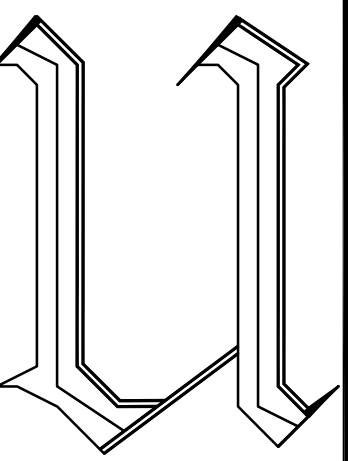


The Abbey Spanish Elevation
Standard Elevation w/ Flat Tile

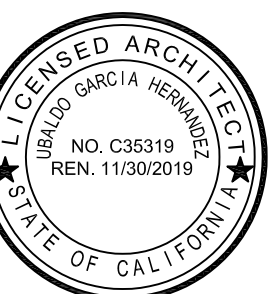


The Abbey Spanish Elevation w/ 3rd Car Garage Option
Standard Elevation w/ Flat Tile

The Abbey 1576 Plan Spanish Elevation



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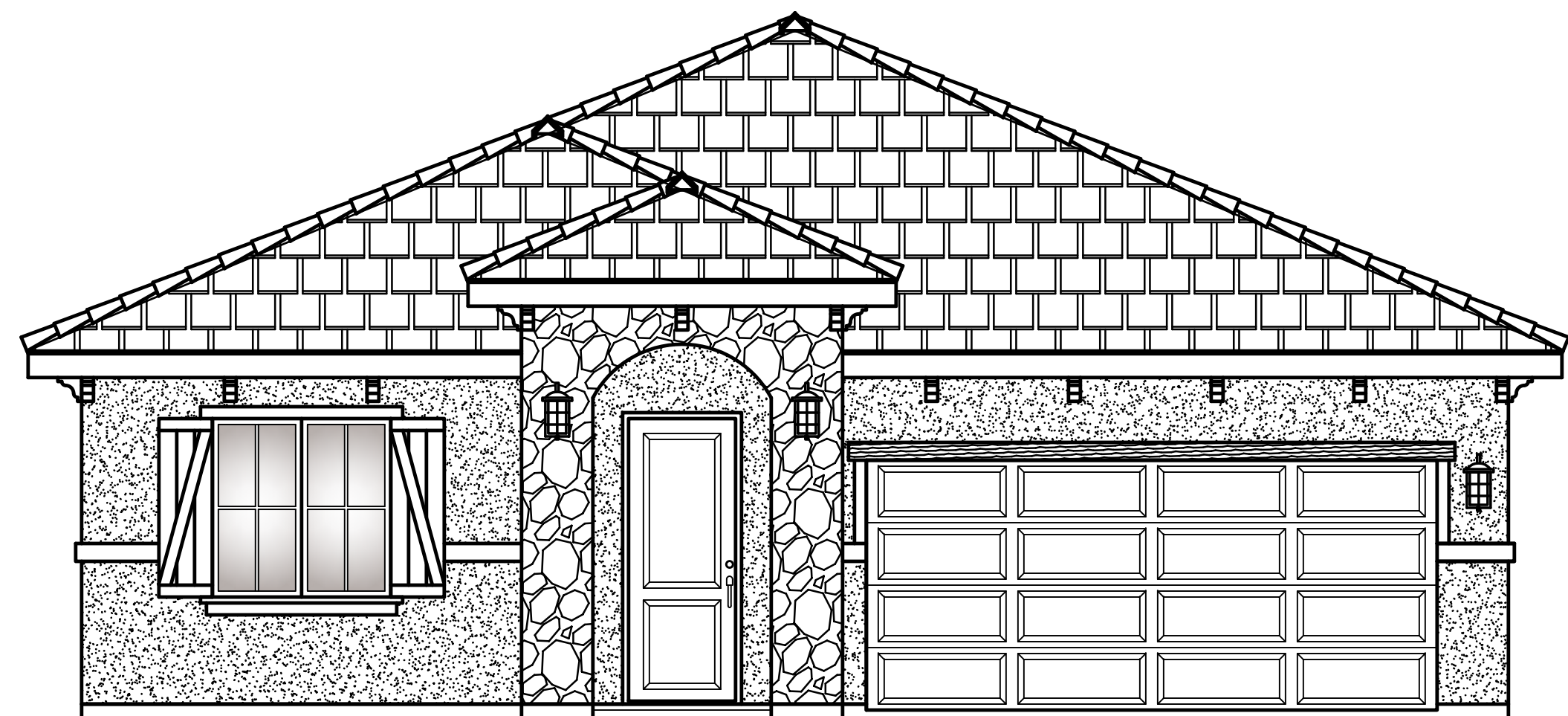
The Abbey 1576 Standard Plan



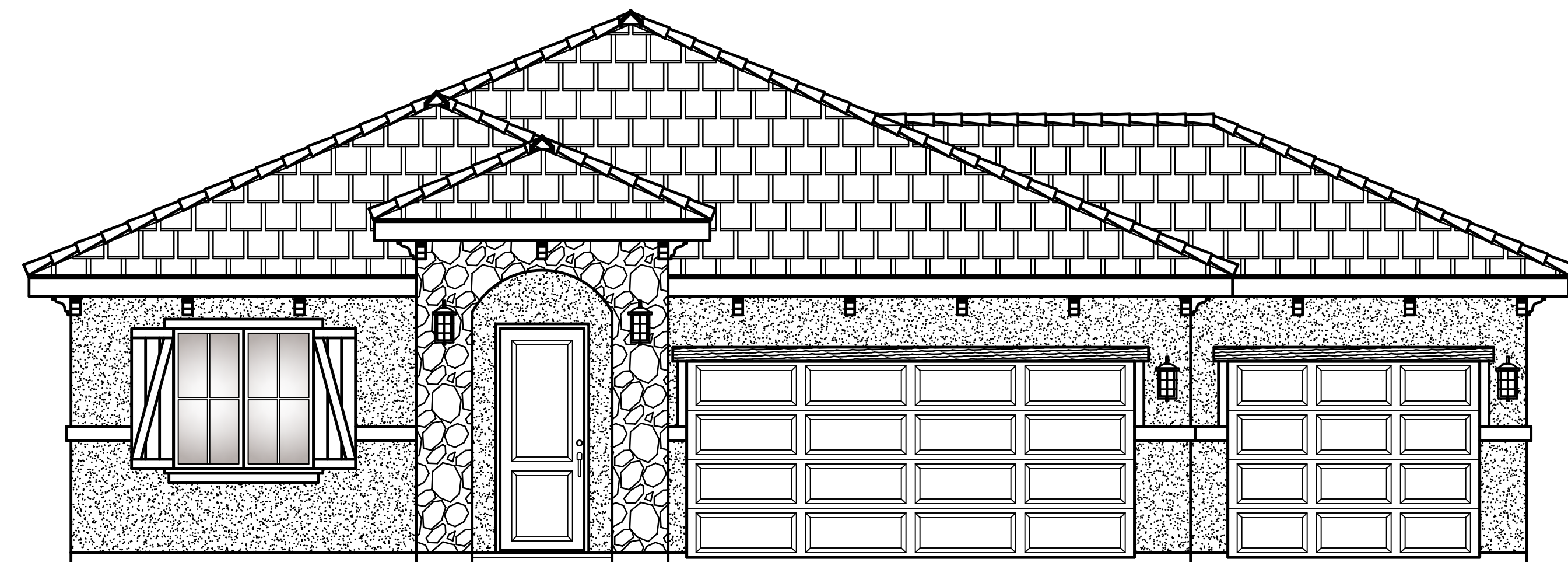
The Abbey Traditional Elevation
Standard Elevation w/ Spanish Tile



The Abbey Traditional Elevation w/ 3 Car Garage
Standard Elevation w/ Spanish Tile

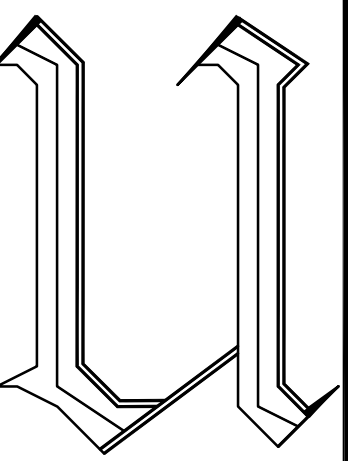


The Abbey Traditional Elevation
Standard Elevation w/ Flat Tile



The Abbey Traditional Elevation w/ 3 Car Garage
Standard Elevation w/ Flat Tile

The Abbey 1576 Plan Traditional Elevation



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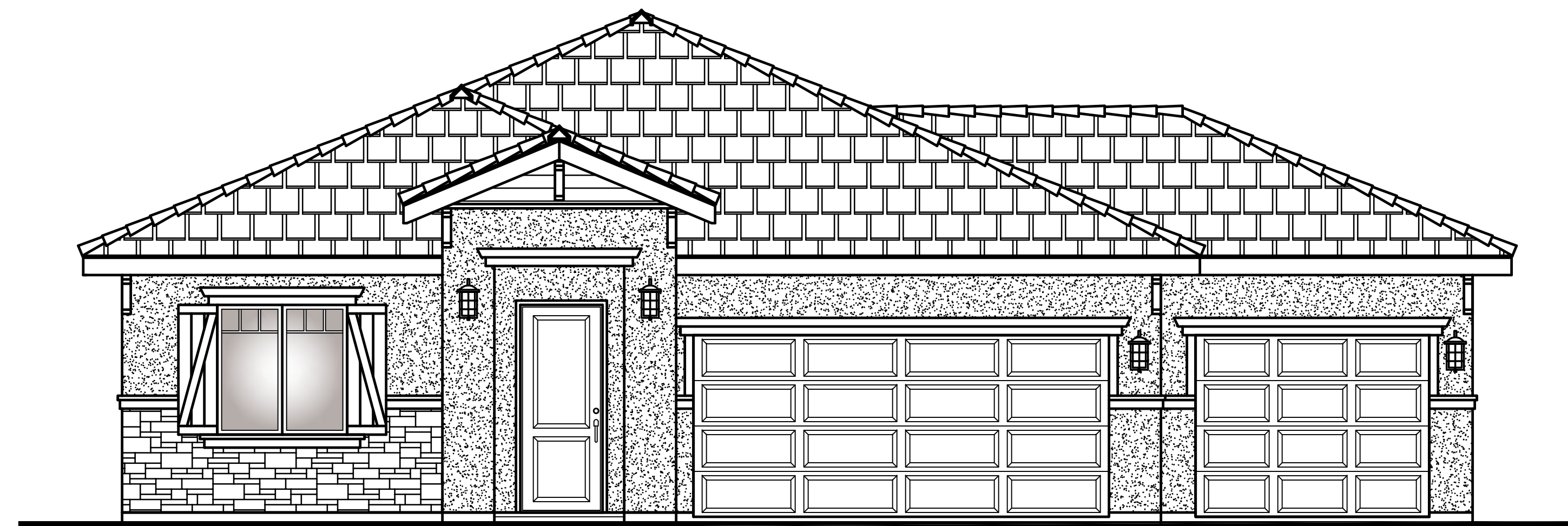
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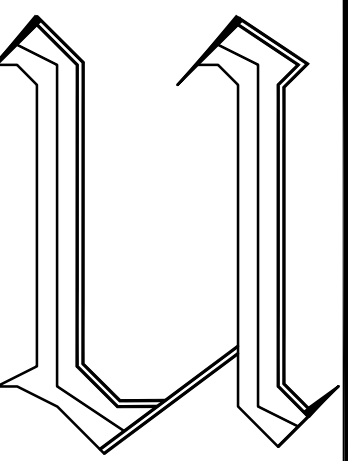
The Abbey 1576 Standard Plan



The Abbey Craftsman Elevation
Standard Elevation



The Abbey Craftsman Elevation w/ 3 Car Garage
Standard Elevation



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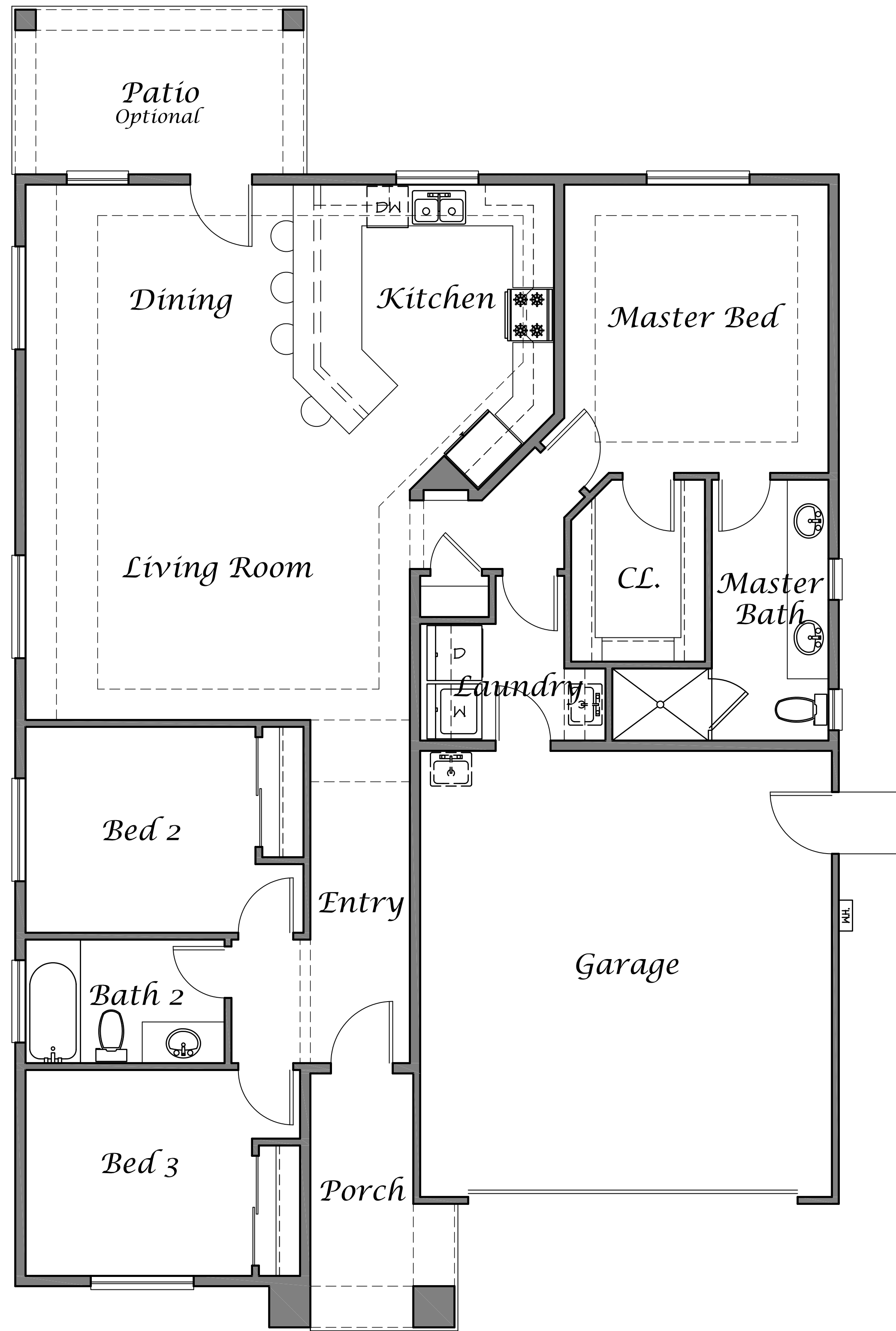
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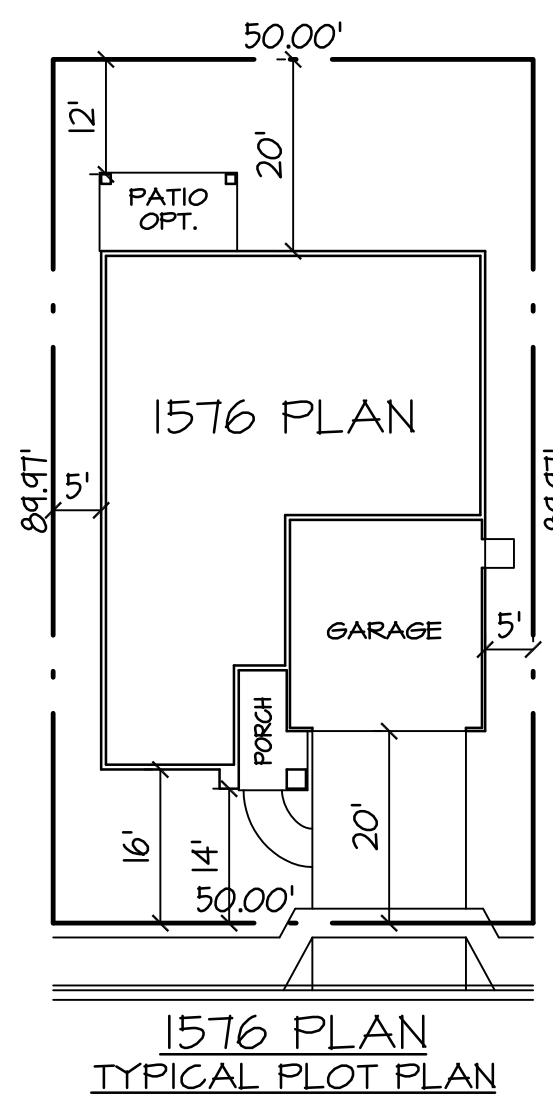
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The Abbey 1576 Plan Craftsman Elevation

The Abbey 1576 Standard Plan



The Abbey 1576 Floor Plan

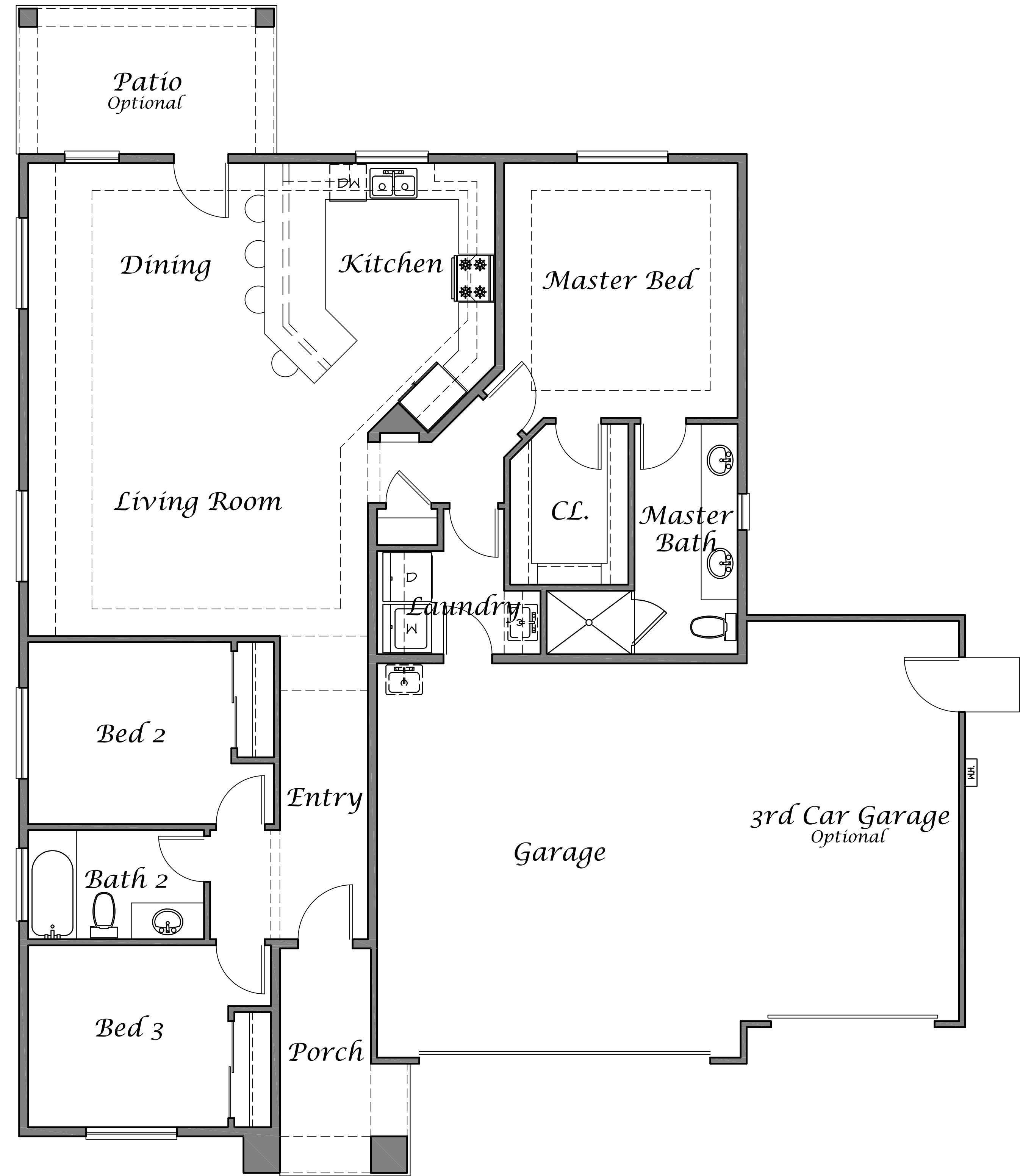


Area:

LIVING SPACE:	1,576 sq. ft.
GARAGE:	459 sq. ft.
PATIO:	112 sq. ft.
PORCH:	70 sq. ft.
TOTAL LIVING:	1,576 sq. ft.
TOTAL:	2,225 sq. ft.

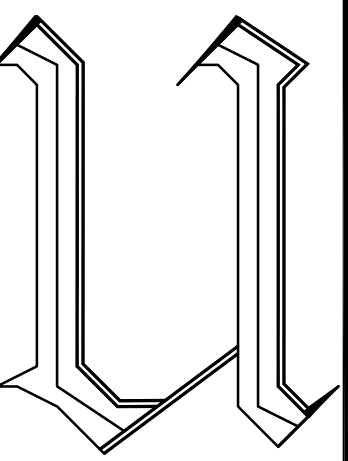
Area:

3RD CAR GARAGE OPTION	
LIVING SPACE:	1,576 sq. ft.
GARAGE:	459 sq. ft.
3RD CAR GARAGE:	212 sq. ft.
PATIO:	112 sq. ft.
PORCH:	70 sq. ft.
TOTAL LIVING:	1,671 sq. ft.
TOTAL:	2,497 sq. ft.



The Abbey 1576 Floor Plan w/ Optional 3rd Car Garage

The Abbey 1576 Floor Plan



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DATE: 6 / 15 / 2018
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A1

The Sienna 1777 Standard Plan



The Sienna Spanish Elevation
Standard Elevation w/ Spanish Tile Roof



The Sienna Spanish Elevation w/ 3rd Car Garage Option
Standard Elevation w/ Spanish Tile Roof

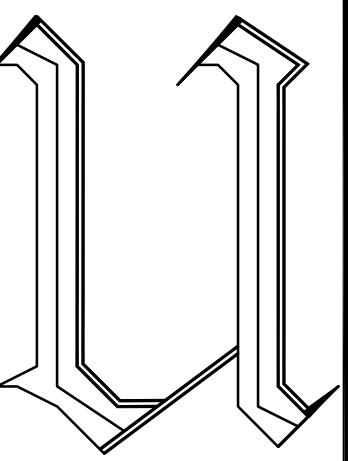


The Sienna Spanish Elevation
Standard Elevation w/ Flat Tile Roof

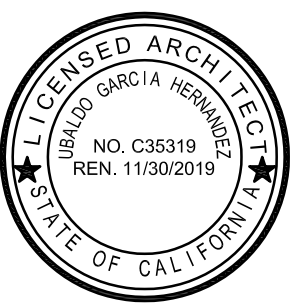


The Sienna Spanish Elevation w/ 3rd Car Garage Option
Standard Elevation w/ Flat Tile Roof

The Sienna 1777 Plan Spanish Elevations



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The Sienna 1777 Standard Plan



The Sienna Traditional Elevation

Standard Elevation w/ Spanish Tile Roof



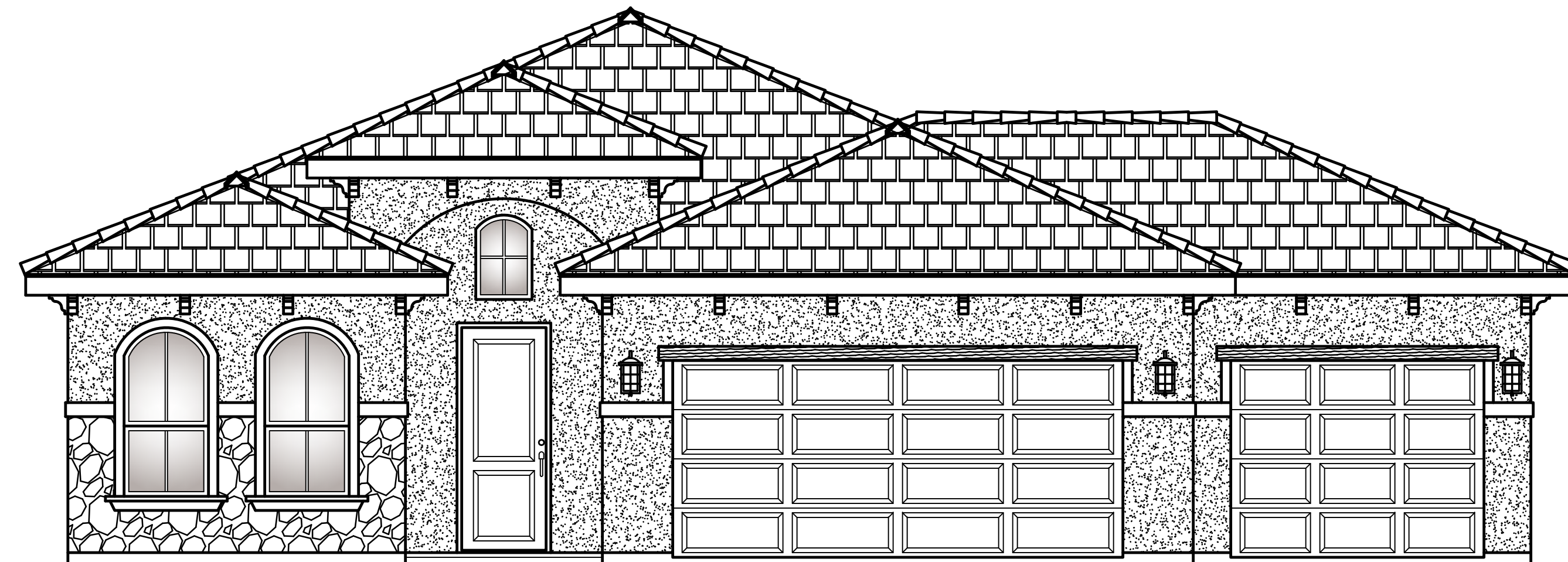
The Sienna Traditional Elevation w/ 3rd Car Garage Option

Standard Elevation w/ Spanish Tile Roof



The Sienna Traditional Elevation

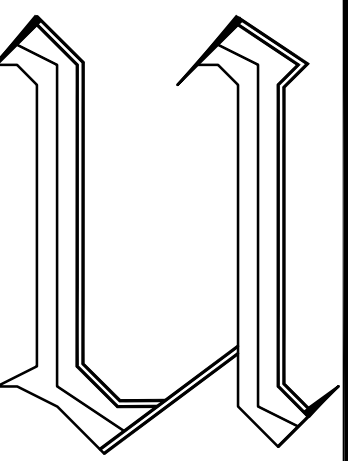
Standard Elevation w/ Flat Tile Roof



The Sienna Traditional Elevation w/ 3rd Car Garage Option

Standard Elevation w/ Flat Tile Roof

The Sienna 1777 Plan Traditional Elevations



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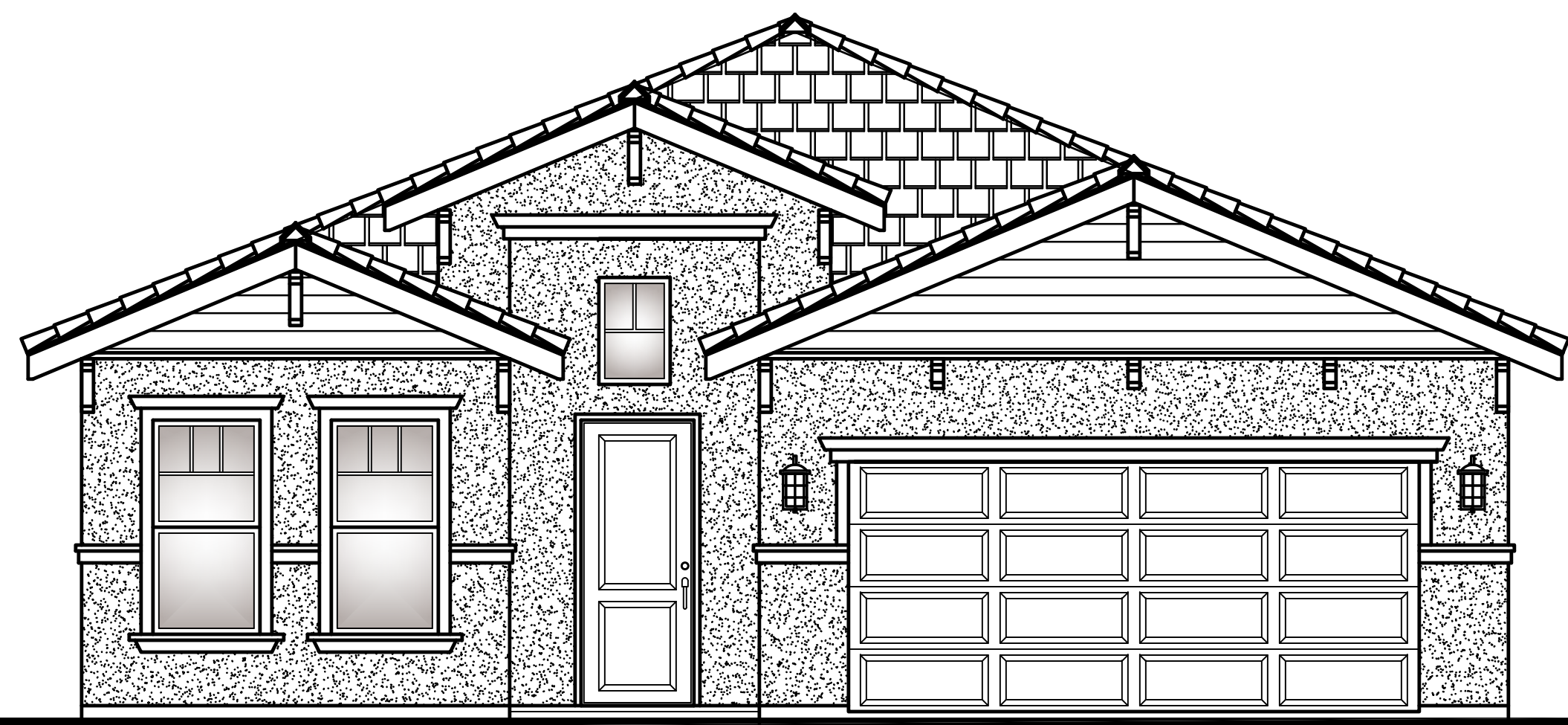


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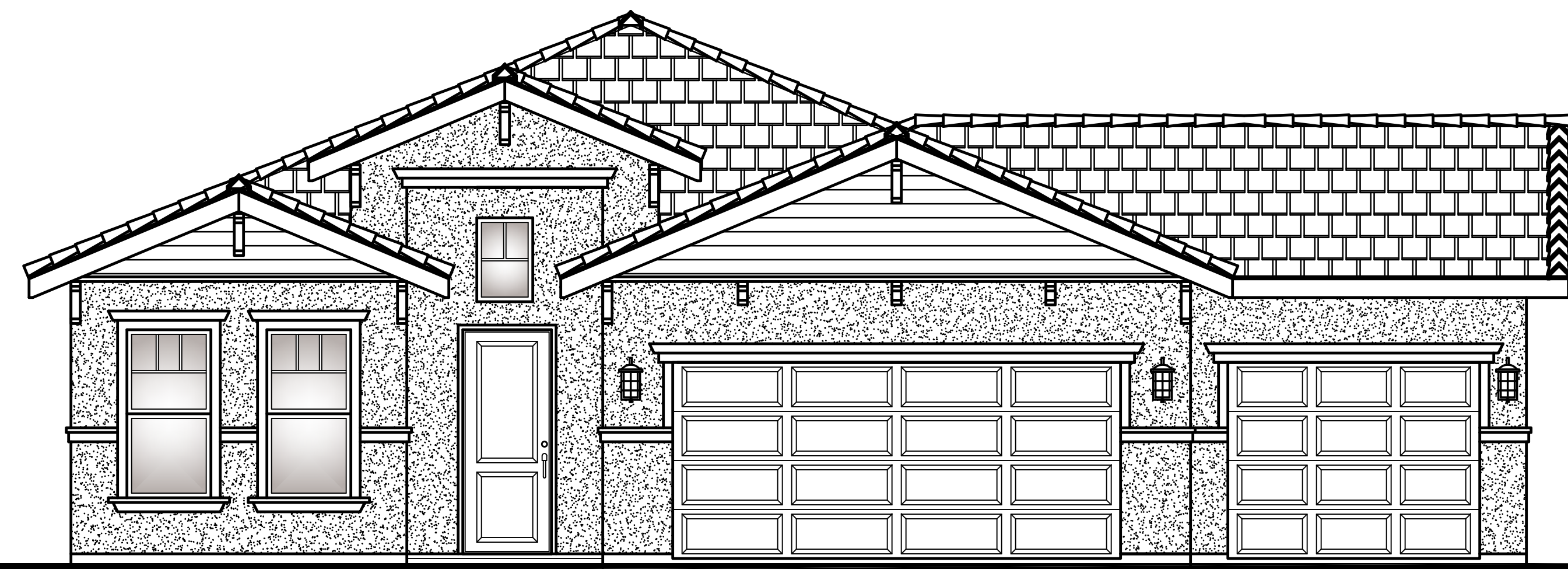
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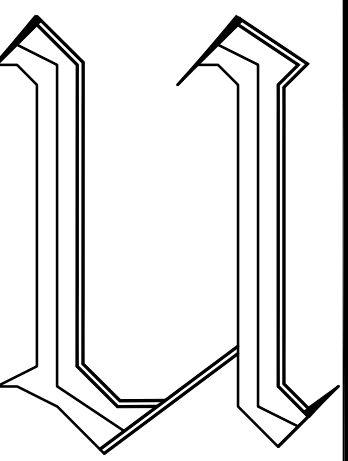
The Sienna 1777 Standard Plan



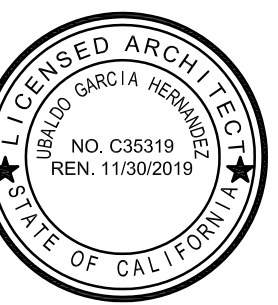
The Sienna Craftsman Elevation
Standard Elevation



The Sienna Craftsman Elevation w/ 3rd Car Garage Option
Standard Elevation



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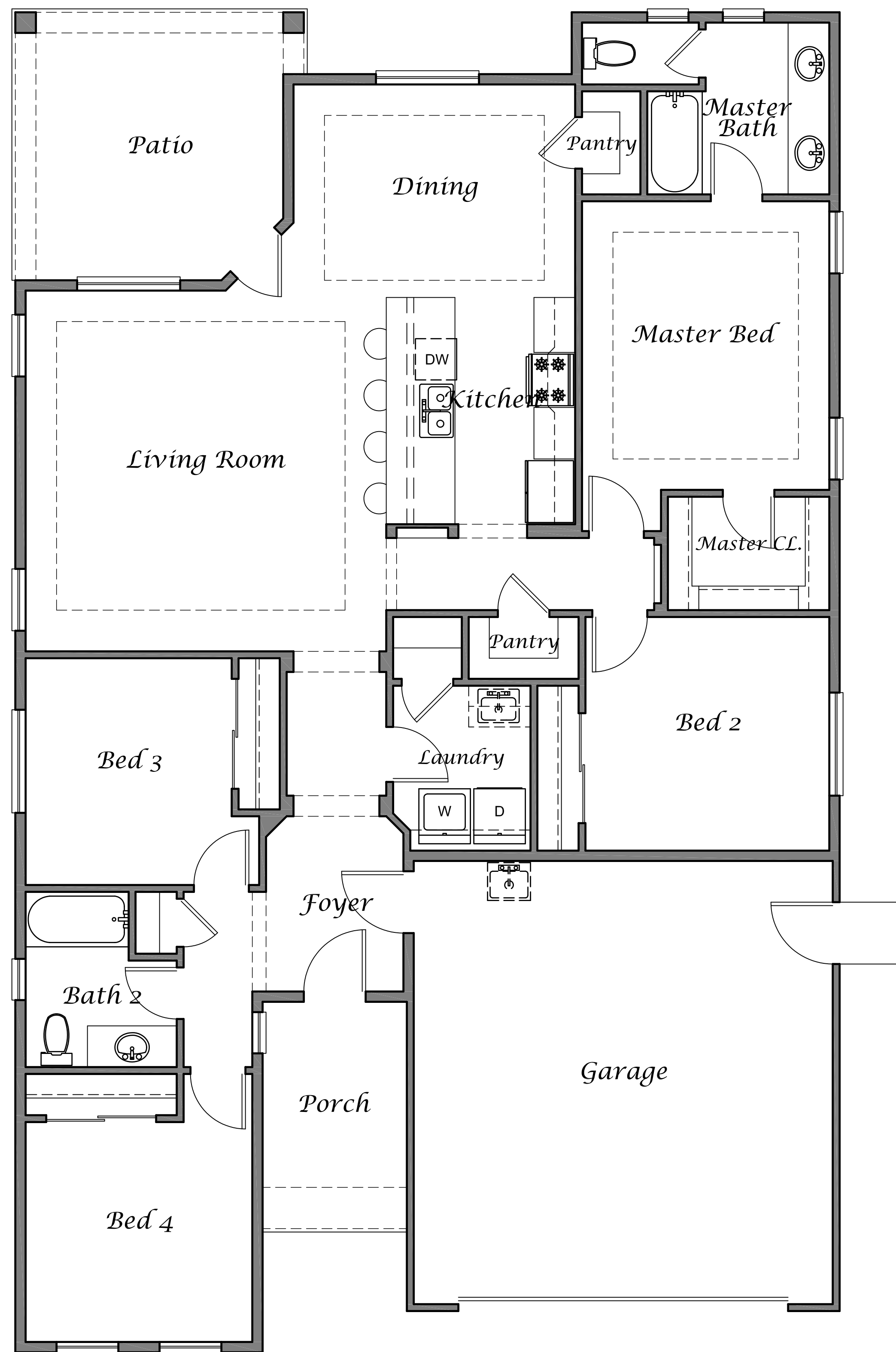
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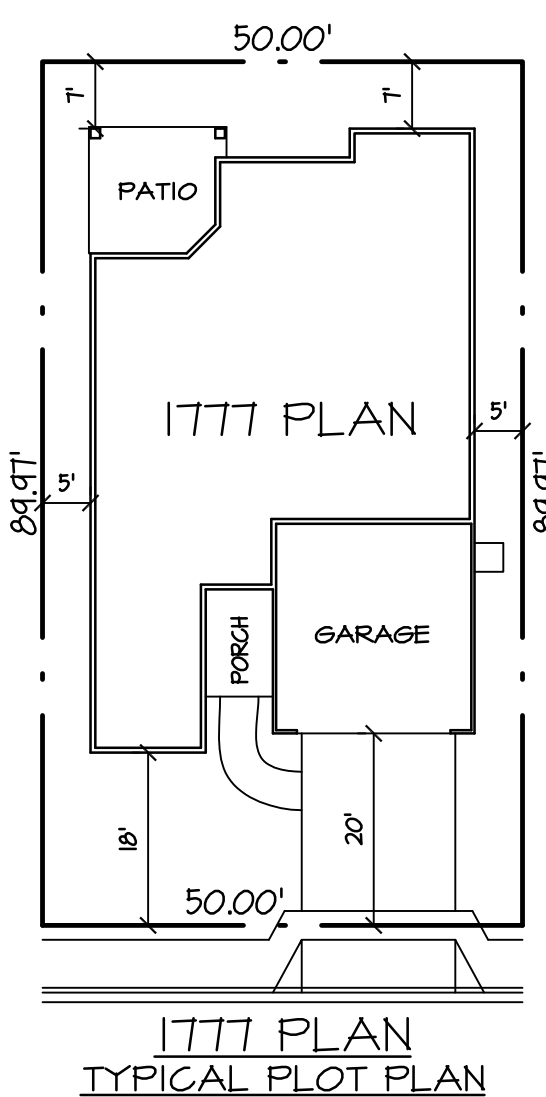
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The Sienna 1777 Plan Craftsman Elevations

The Sienna 1777 Standard Plan



The Sienna 1777 Floor Plan



Area:

LIVING SPACE:	1,777 sq. ft.
GARAGE:	456 sq. ft.
PATIO:	168 sq. ft.
PORCH:	77 sq. ft.
TOTAL LIVING:	1,777 sq. ft.
TOTAL:	2,478 sq. ft.

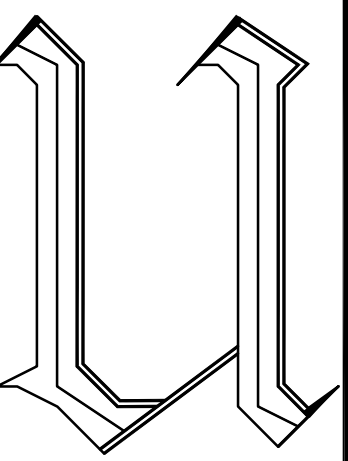
Area:

3RD CAR GARAGE OPTION	
LIVING SPACE:	1,777 sq. ft.
GARAGE:	456 sq. ft.
3RD CAR GARAGE:	272 sq. ft.
PATIO:	168 sq. ft.
PORCH:	77 sq. ft.
TOTAL LIVING:	1,777 sq. ft.
TOTAL:	2,750 sq. ft.

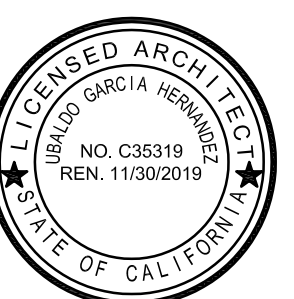


The Sienna 1777 Floor Plan w/ Optional 3rd Car Garage

The Sienna 1777 Plan Floor Plan



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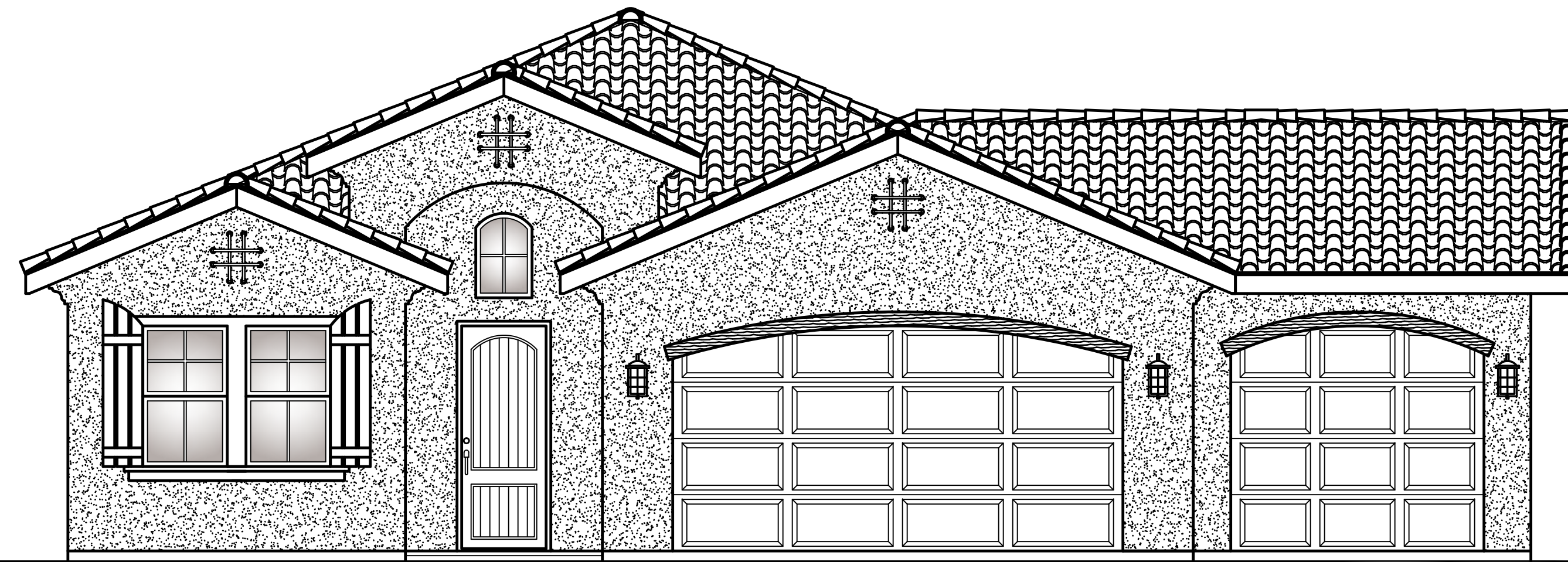
A1

The Laurel 1897 Standard Plan



The Laurel Spanish Elevation

Standard Elevation w/ Spanish Tile Roof



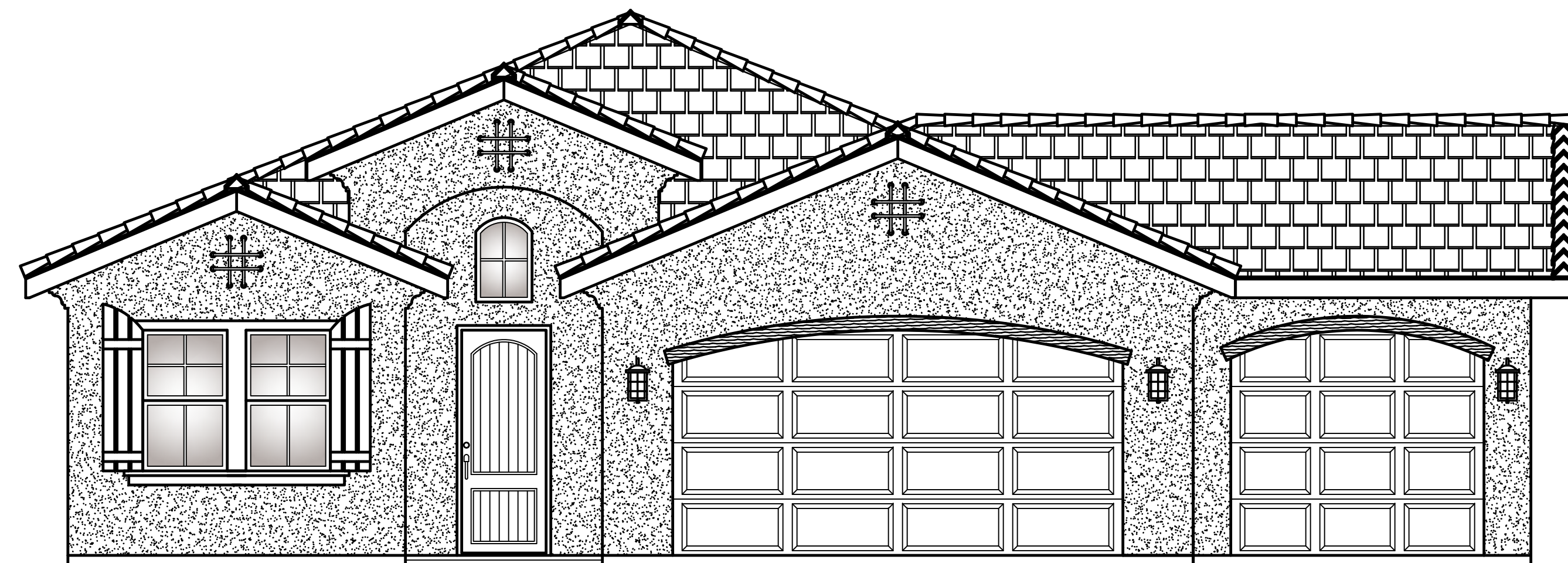
The Laurel Spanish Elevation w/ 3rd Car Garage Option

Standard Elevation w/ Spanish Tile Roof



The Laurel Spanish Elevation

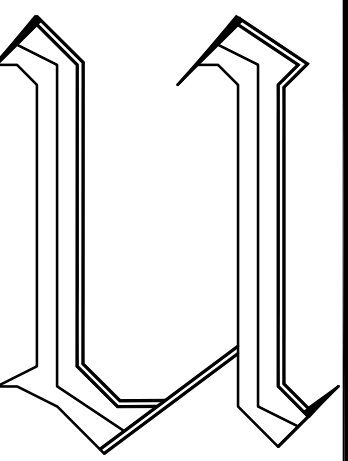
Standard Elevation w/ Flat Tile Roof



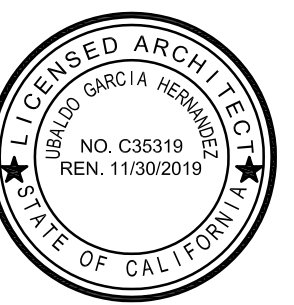
The Laurel Spanish Elevation w/ 3rd Car Garage Option

Standard Elevation w/ Flat Tile Roof

The 1897 Laurel Plan Spanish Elevations



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 Phone: (559) 275-5200
 Email: jcrown@crownliving.com

DATE
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 SCALE
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 1897 PLAN
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A2

The Laurel 1897 Standard Plan



The Laurel Traditional Elevation

Standard Elevation w/ Spanish Tile Roof



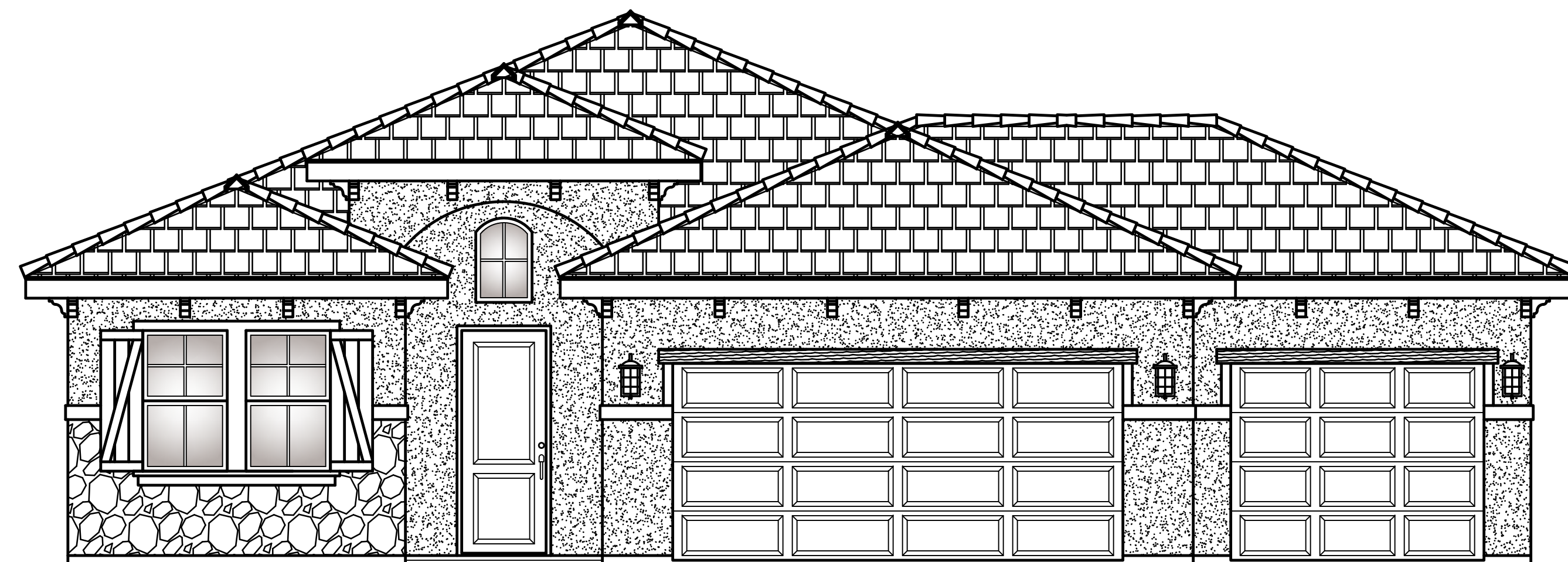
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Standard Elevation w/ Spanish Tile Roof



The Laurel Traditional Elevation

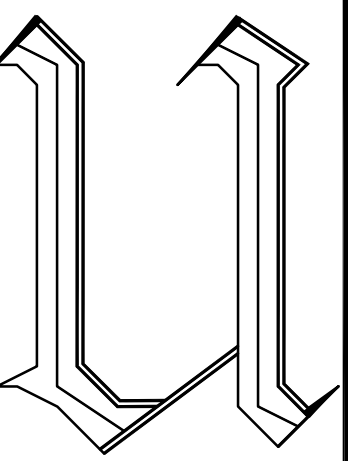
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The Laurel Traditional Elevation w/ 3rd Car Garage Option

Standard Elevation w/ Flat Tile Roof

The Laurel 1897 Plan Traditional Elevations



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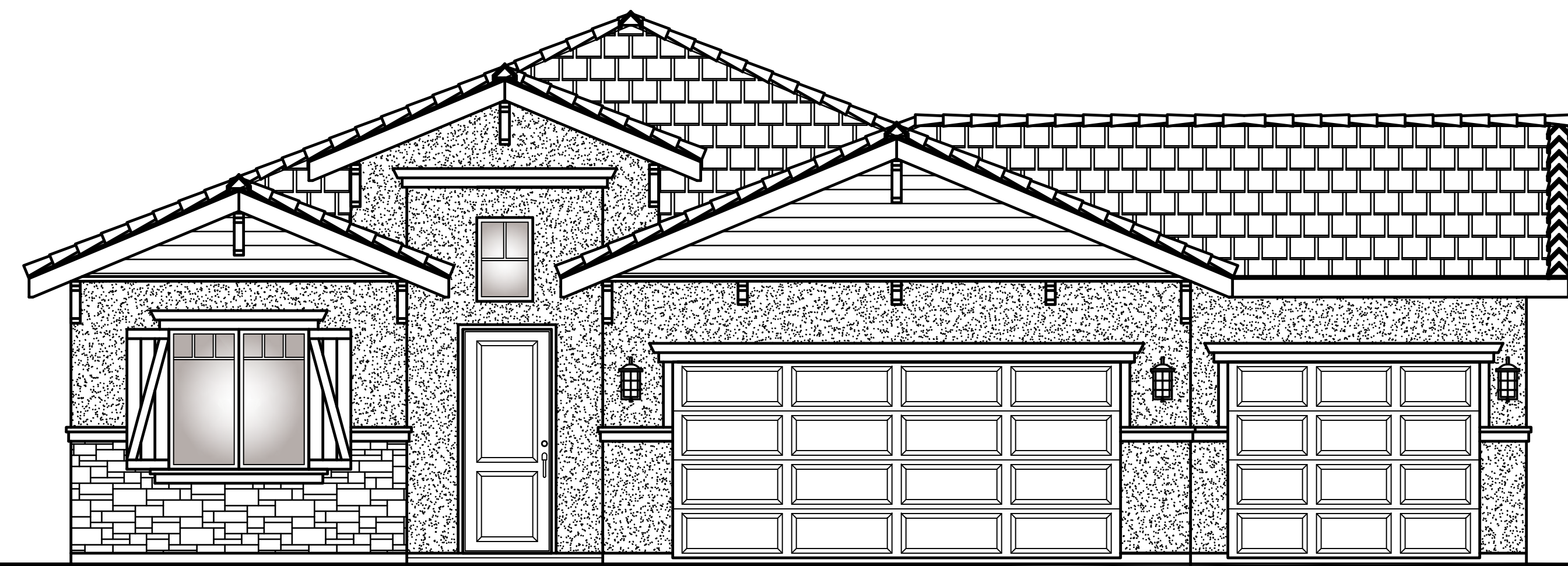
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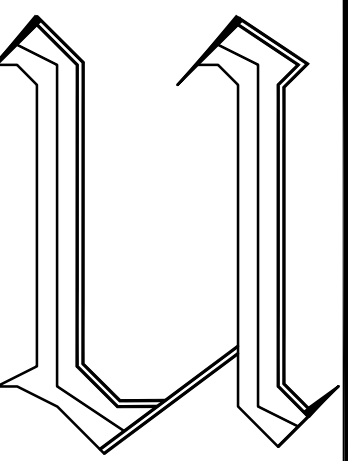
The Laurel 1897 Standard Plan



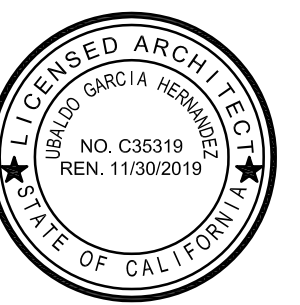
The Laurel Craftsman Elevation
Standard Elevation



The Laurel Craftsman Elevation w/ 3rd Car Garage Option
Standard Elevation



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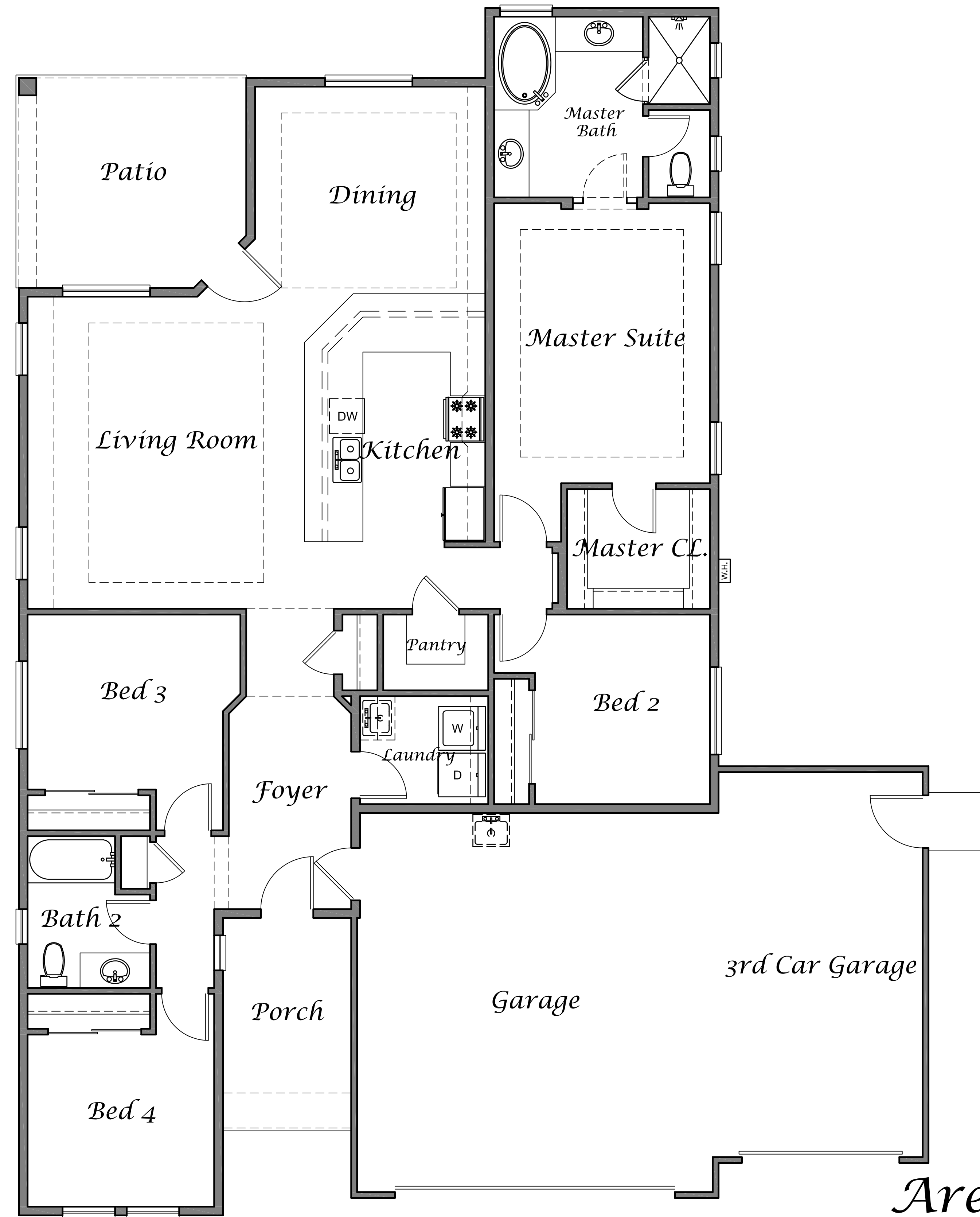
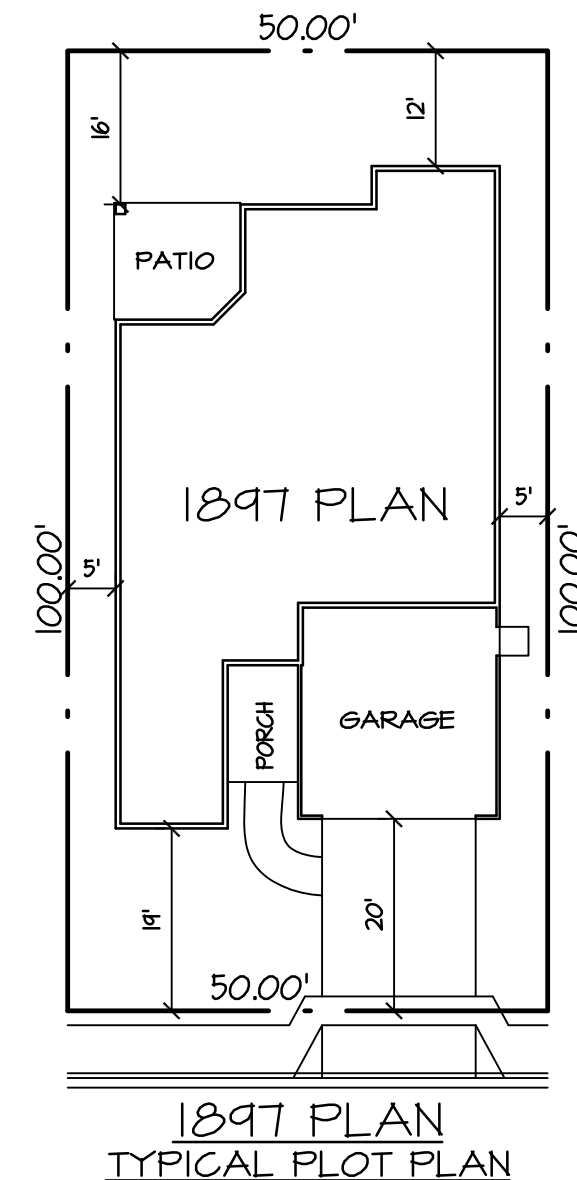
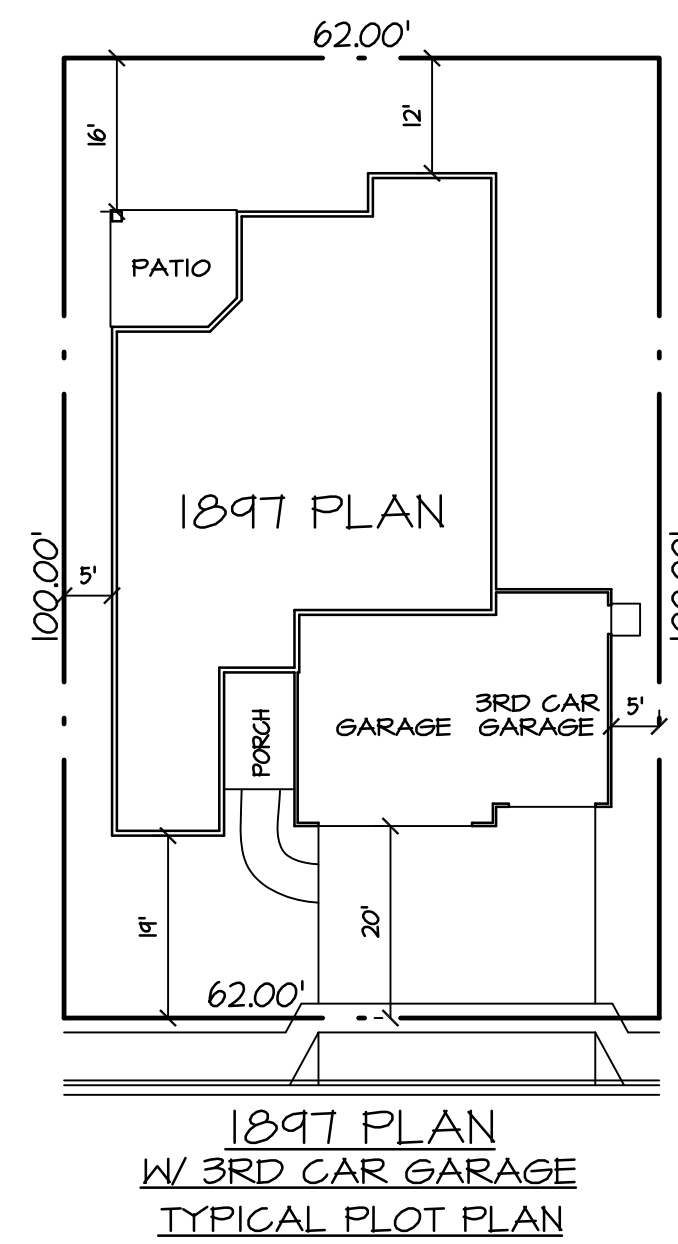
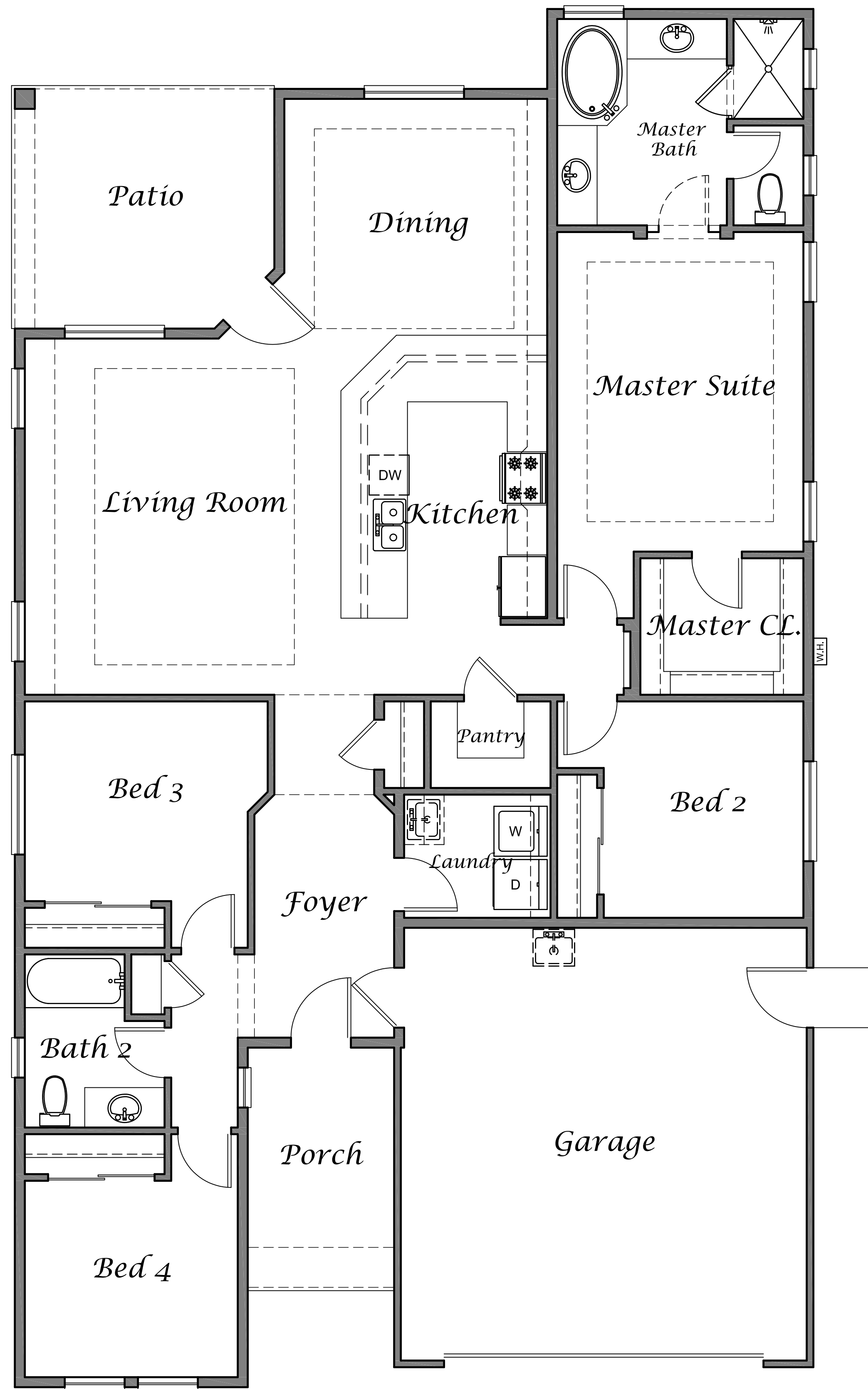


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A4

The Laurel 1897 Standard Plan



Area:

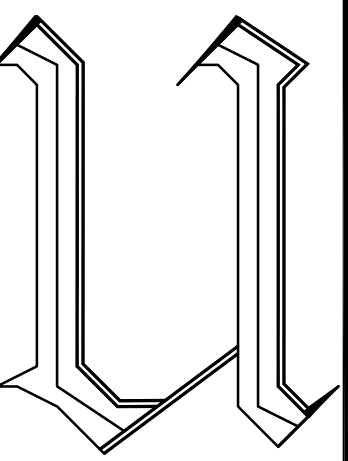
Area: The Laurel 1897 Floor Plan

LIVING SPACE:	1,897 sq. ft.
GARAGE:	464 sq. ft.
PATIO:	152 sq. ft.
PORCH:	88 sq. ft.
TOTAL LIVING:	1,897 sq. ft.
TOTAL:	2,606 sq. ft.

The Laurel 1897 Floor Plan w/ 3rd Car Garage Option

3RD CAR GARAGE OPTION	
LIVING SPACE:	1,897 sq. ft.
GARAGE:	454 sq. ft.
3RD CAR GARAGE:	272 sq. ft.
PATIO:	152 sq. ft.
PORCH:	88 sq. ft.
TOTAL LIVING:	1,897 sq. ft.
TOTAL:	2,878 sq. ft.

The 1897 Laurel Plan Floor Plan



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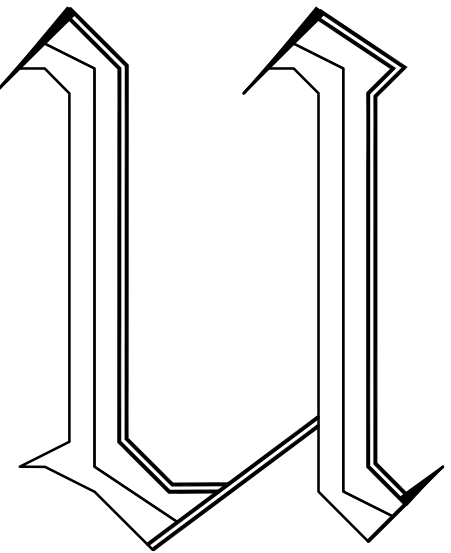


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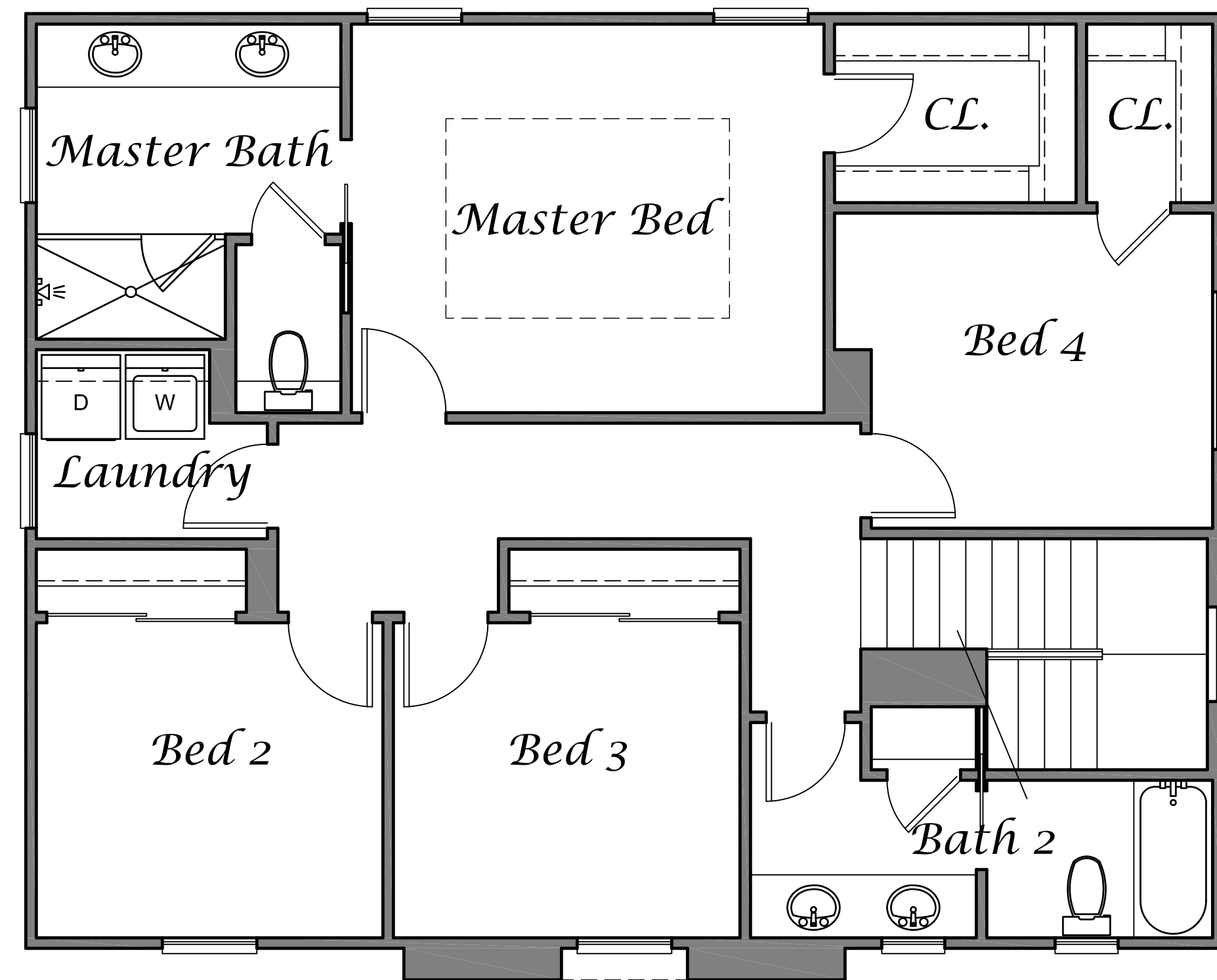
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 DATE: 2/20/2019
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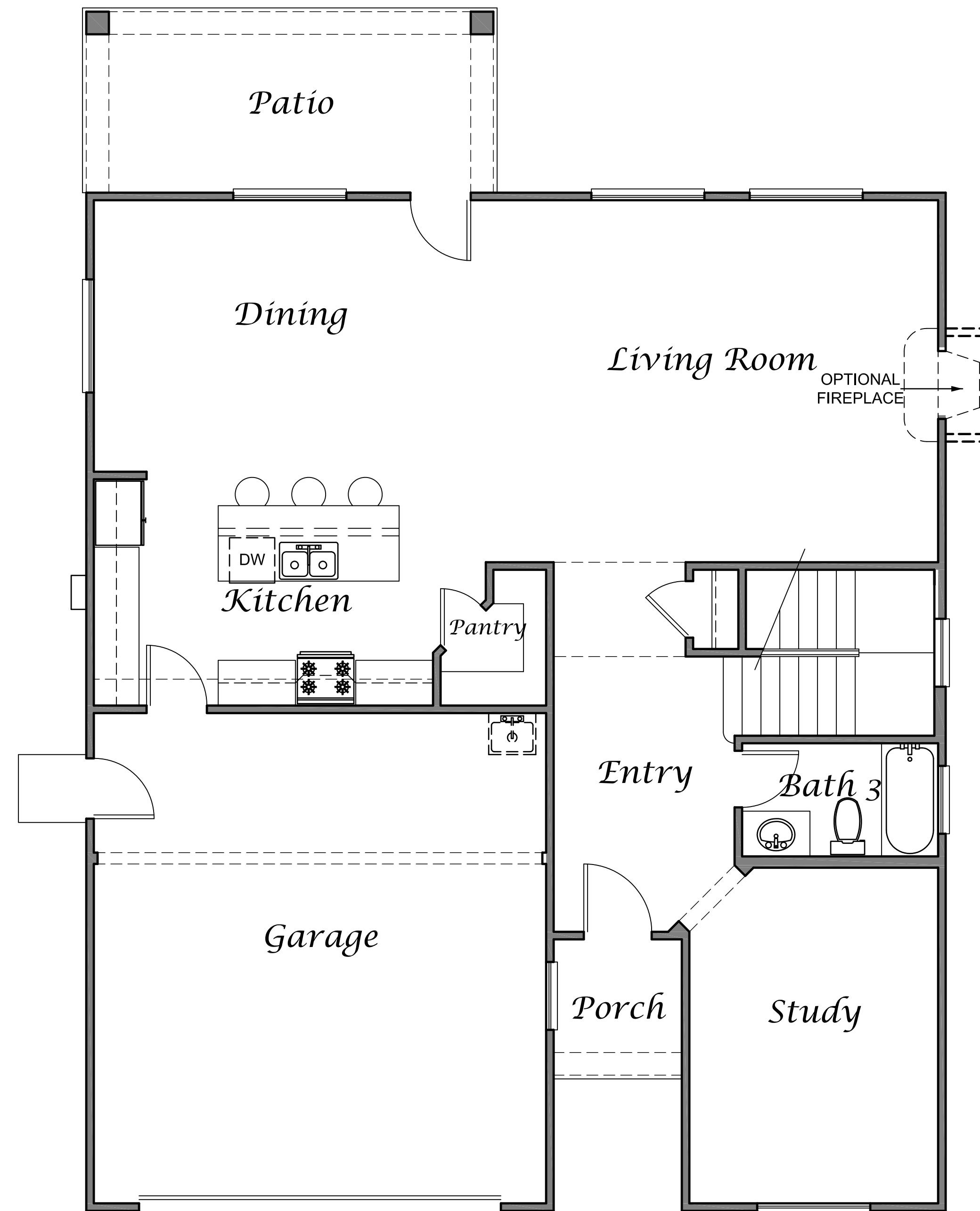
The Amelia 2318 Standard Plan



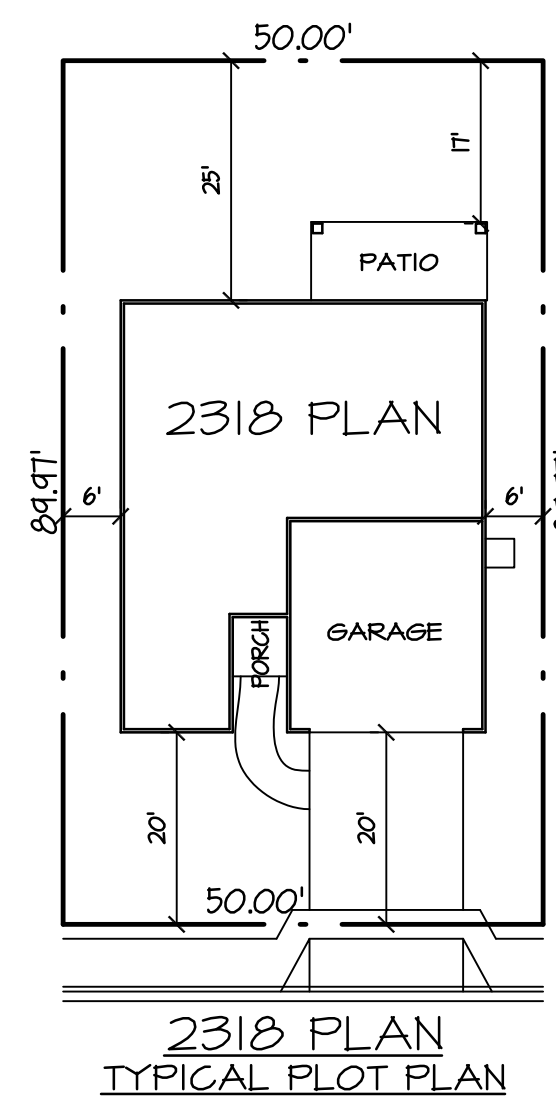
Villa Di Ubaldo



The Amelia 2nd Floor Plan



The Amelia 1st Floor Plan



The Amelia 2318 Standard Plan 1st & 2nd Floor Plan

Area:

1st FLOOR:	1,191 sq. ft.
2nd FLOOR:	1,127 sq. ft.
GARAGE:	451 sq. ft.
PATIO:	144 sq. ft.
PORCH:	45 sq. ft.
TOTAL LIVING:	2,318 sq. ft.
TOTAL:	2,958 sq. ft.

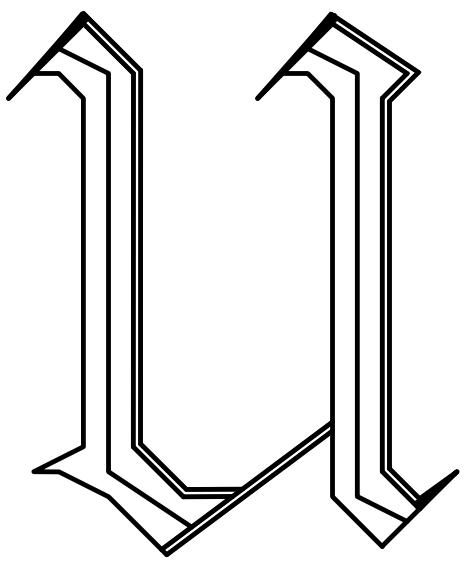
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 Fax (559) 226-3786
 joseph.crowin@artelcorp.com

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A1

The Amelia 2318 Standard Plan



Villa Di Ubaldo



The Amelia Spanish Elevation
Standard Elevation w/ Spanish Tile



The Amelia Spanish Elevation
Standard Elevation w/ Flat Tile

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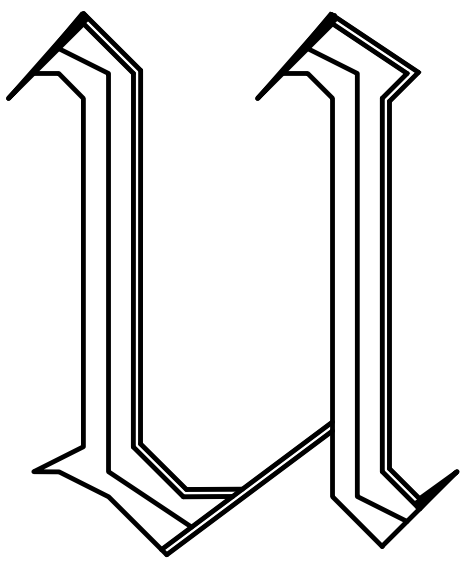
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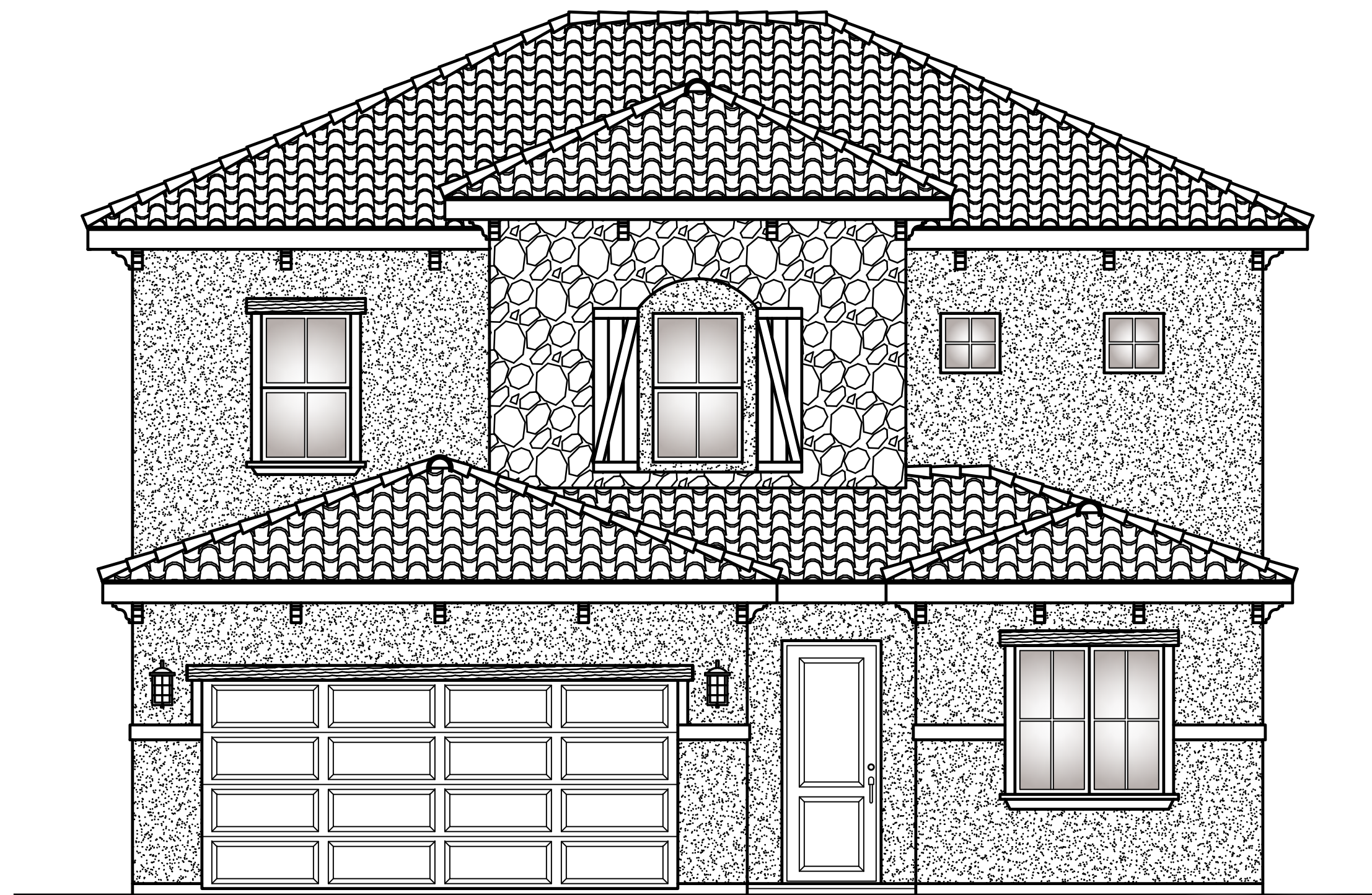
A2

The Amelia 2318 Plan Spanish Elevations

The Amelia 2318 Standard Plan



Villa Di Ubaldo



The Amelia Traditional Elevation
Standard Elevation w/ Spanish Tile



The Amelia Traditional Elevation
Standard Elevation w/ Flat Tile

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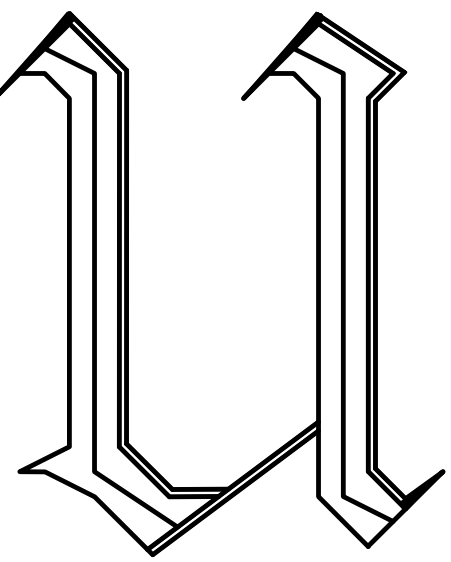
The Amelia 2318 Plan Traditional Elevations

A3

The Amelia 2318 Standard Plan



The Amelia Craftsman Elevation
Standard Elevation



Villa Di Ubaldo

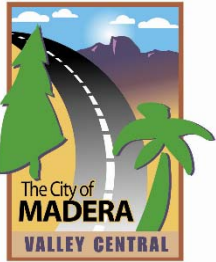
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The Amelia 2318 Plan Craftsman Elevations

A4



CITY OF MADERA PLANNING COMMISSION

205 W. Fourth Street
Madera CA 93637
(559) 661-5430

Staff Report: Crown Chateau Subdivision & Precise Plan TSM 2019-01, PPL 2019-02 & Environmental Determination Item # 2 – March 12, 2019

PROPOSAL: Consideration of a request for a tentative subdivision map that will subdivide one parcel into a 28-lot single-family residential neighborhood. A precise plan accompanies the tentative map to include the construction of model homes within the subdivision.

APPLICANT:	Joseph Crown	OWNER:	Joseph Crown
ADDRESS:	1025 Stadium Road	APN:	012-422-037
APPLICATION:	TSM 2019-01 & PPL 2019-02	CEQA:	Negative Declaration

LOCATION: The project site is located approximately 100 feet south of the intersection of St. Michelle Drive and Stadium Road.

STREET ACCESS: The project will provide direct access to St. Julien Drive and Cosentino Drive.

PARCEL SIZE: The project parcel encompasses an approximate total of 5.03 acres.

GENERAL PLAN DESIGNATION: LD (Low Density)

ZONING DISTRICT: PD-6000 (Planned Development)

SITE CHARACTERISTICS: The project parcel is generally surrounded by the Chateau at the Vineyards subdivision, which consists of single-family residential neighborhoods to the north, east and south. Alpha Elementary School is located west of the project parcel.

ENVIRONMENTAL REVIEW: An initial study and negative declaration have been prepared for consideration by the Planning Commission (Commission), consistent with California Environmental Quality Act (CEQA) guidelines.

SUMMARY: The tentative subdivision map proposes the creation of 28 lots from one existing lot. The proposed density of the subdivision complies with the density requirements of the Zoning Ordinance and General Plan. A precise plan accompanies the subdivision map to include five home models with three different elevations for each model. The proposed models provide for garage subordinate designs and varying exterior architecture. Cumulatively, the precise plan conditions of approval provide consistency with the goals and policies of the General Plan and negative declaration. Staff recommends approval of the subdivision map and precise plan.

APPLICABLE CODES AND PROCEDURES

MMC §10-2.401 Subdivision Maps (five or more parcels)

MMC §10-3-4.101 Planned Development Zones

California Public Resources Code §21000, California Environmental Quality Act "CEQA".

Government Code §66410-66424.6, Subdivision Map Act

The proposed tentative subdivision map is consistent with the Subdivision Map Act, the 2009 General Plan and the City's Zoning Ordinance.

Precise plans are utilized within the PD (Planned Development) Zone District to establish specific development and improvement standards for a proposed project. Precise plans address site features, such as infrastructure and services, circulation and access, appearance, landscaping and open space.

The City's Zoning Ordinance allows for the approval of a precise plan subject to the Commission being able to make findings that the establishment, maintenance or operation of the development 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 or to the general welfare of the City.

If the Commission cannot make the appropriate findings, the development should be denied. Conditions may be attached to the approval of the precise plan to ensure compatibility. Project design may be altered, and site improvements required in order to make the project compatible with nearby uses. In addition, the application may be subject to further review, modification or revocation by the Commission, as necessary.

PRIOR ACTION

None.

ANALYSIS

The following analysis includes a background of the tentative subdivision map proposal, density requirements applicable to the project, public infrastructure requirements, the proposed street names in the subdivision, parkland dedication requirements, and the precise plan and its conformance with the General Plan's goals and policies.

Tentative Subdivision Map

The tentative subdivision map will create 28 single-family residential lots ranging in size from between 4,960 and 7,942 square feet. The average lot size is 6,066 square feet, consistent with the requirements of the PD-6000 Zone District and LD (Low Density) General Plan land use designation.

Density Requirements

The LD General Plan land use designation has a density range requirement of between 2.1 and 7 units per acre. Per the General Plan, the residential density calculation for this subdivision results in a requirement of between 11 and 35 units. The proposal of 28 lots provides consistency with the density requirements of the General Plan.

Public Infrastructure

Public infrastructure and utilities required by the Madera Municipal Code and the General Plan will be constructed in support of the tentative subdivision map. Required infrastructure includes sewer, water and storm drainage infrastructure consistent with the City's master plans. Street improvements include the completion of interior streets within the subdivision.

The proposed lots will be included in the City's Community Facilities District 2005-01 to collect assessments for increased demand on fire, police, parks and storm water drainage.

Street Names

The process for naming streets calls for the applicant to propose names on the face of the tentative map, which are reviewed and approved as part of the overall project. The internal streets in the subdivision are as follows:

- Cosentino Drive
- St. Julien Drive

Parkland Acquisition

The City's recently approved parkland acquisition ordinance establishes procedures for requiring the dedication of parkland, the payment of fees in-lieu thereof or a combination of both. The parkland acquisition ordinance specifies the requirement of the payment of fees in-lieu of dedicated parkland is required for subdivision containing fifty parcels or less. In this case, the proposal of 28 lots would require the payment of fees in-lieu of dedicated parkland. The fee amount is based upon the fair market value determined by the City Council (Council). The fee will be dedicated towards future park lands in the City of Madera.

Precise Plan

Precise plans are utilized within the PD (Planned Development) Zone District to establish specific development and improvement standards for all residential project proposals. Precise plans address site features, such as infrastructure and services, circulation and access, architecture, landscaping and open space.

The applicant is requesting approval of five home plans for construction within the recently approved subdivision. The homes range in size from between 1,393 square feet and 2,318 square feet and include three different elevations (see Attachment 2). The proposed models are as follows:

MODEL NAME	FLOOR AREA	BED/BATH	GARAGE	BUILDABLE LOTS
Abbey	1,576 sq. ft.	3 bed/2 bath	Subordinate	100%
Amelia	2,318 sq. ft.	4 bed/3 bath	Neutral	100%
Laurel	1,897 sq. ft.	4 bed/2 bath	Subordinate	100%
Sienna	1,777 sq. ft.	4 bed/2 bath	Subordinate	100%
Urbina	1,393 sq. ft.	3 bed/2 bath	Subordinate	100%

Model Elevations

The five proposed models will be offered in Spanish, Traditional and Craftsman elevation styles. All models will include a two-car garage, with a third garage option, a front porch, and a rear patio which are encouraged features indicated in General Plan Policy CD-35. In addition, models will include Spanish or flat tile roofing, and varying architectural treatments including stone and rock, wall sconces, varying window shutters, gable decorations and hatched window treatments. Cumulatively, these features “reflect attention to detail as necessary to produce high architectural design and construction quality” (Policy CD-34).

Garage Subordinate Design

Policy CD-32 states, “Garages for new single-family houses, duplexes and townhouses should be subordinate in visual importance to the house itself, especially the entry. This may be achieved in a number of ways, such as by locating garages toward the back of the properties, constructing alleys, building garages as separate structures from the house, requiring garages be set back from the front façade of the house and encouraging the orientation of garage doors at 90 degrees to the street.” Four of the five home models fully satisfy this policy. The Amelia elevation is garage neutral, but the window and gable treatments help to keep the focus away from the garage that also helps satisfy Policy CD-32. The General Plan mandates that garage subordinate designs be a prevalent feature within the neighborhood and, with staggered setbacks alongside a mix of garage subordinate homes, the overall “exterior of residential buildings will be varied and articulated to provide visual interest of the streetscape” (Policy CD-33).

Side-Yard Elevations

In addition to providing a varied primary elevation, the General Plan requires that exterior side and/or rear yard elevations that are visible from the right-of-way provide architectural treatments consistent with the front (primary) elevation (Policy CD-34). This policy is applicable to fourteen lots within the subdivision. Staff recommends the exterior side and/or rear elevations be enhanced for homes built on these lots to provide architectural features consistent with the primary elevation.

Varied Setbacks

Policy CD-31 requires that “residential building setbacks from the street should be varied when possible in all areas of Madera.” Staff recommends the front structural setback vary from a minimum of twelve feet to a maximum of twenty feet, with at least a two-foot variation amongst any two adjacent lots, and a five-foot variation over any three consecutive lots, regardless of home model.

Landscaping

Landscaping plans are required as an element of the precise plan. Attention to detail and aesthetic design is necessary to satisfy Goal 4 of the Community Design Element, which requires “Attractive streetscapes in all areas of Madera.” Staff recommends landscape and irrigation plans for each model to be submitted to the Planning Department for review and approval prior to issuance of building permits.

General Plan Conformance

Cumulatively, the proposed elevations of PPL 2019-01 comply with the goals and policies of the General Plan.

Citizen Complaint

Staff received a complaint from an adjacent property owner with concerns of the lot width alignment of the subdivision. The concern was addressed and resolved with a map revision and the concerned citizen has expressed their gratitude towards staff’s efforts in resolving the concern.

Other Department and Agency Comments

The project was reviewed by various City Departments and outside agencies. The responses and recommendations have been incorporated into the recommended conditions of approval included in this report.

CONSISTENCY WITH THE VISION MADERA 2025 PLAN

The first of the four core vision statements in the Vision Plan is “A Well-Planned City.” The Commission, considering how the neighborhood and infrastructure can be maintained, is actively implementing this key concept of the Vision Plan. Moreover, approval of the project will help provide consistency with Strategy 131, which states, “Create well-planned neighborhoods throughout Madera that promote connectivity and inclusiveness with a mix of densities and commercial components.”

RECOMMENDATION

The information presented in this report supports a recommendation of approval for the tentative subdivision map, subject to the recommended conditions of approval. It is recommended that the Commission consider this information, together with testimony provided at the public hearing, and approve Tentative Subdivision Map 2019-01 and Precise Plan 2019-02.

PLANNING COMMISSION ACTION

The Commission will be acting on Tentative Subdivision Map 2019-01 and Precise Plan 2019-02.

Motion 1a: Move to adopt a negative declaration prepared for the project, consistent with the requirements of the California Environmental Quality Act (CEQA), based on and subject to the findings as listed:

Findings

- An initial study and negative declaration have been prepared pursuant to the California Environmental Quality Act (CEQA) that determines there is no substantial evidence the project will have a significant effect on the environment, and that the document reflects the independent judgement of the Commission of the City of Madera after considering all of the information in the entire record before it, and is hereby adopted in accordance with CEQA.

Motion 1b: Move to approve Tentative Subdivision Map 2019-01 and Precise Plan 2019-02, subject to the findings and conditions of approval as listed:

Findings

- An initial study and negative declaration have been prepared pursuant to the California Environmental Quality Act (CEQA) that determines there is no substantial evidence the project will have a significant effect on the environment, and that the document reflects the independent judgement of the Commission of the City of Madera after considering all of the information in the entire record before it, and is hereby adopted in accordance with CEQA.
- Tentative Subdivision Map 2019-01 is consistent with the purpose and intent of the LD (Low Density) general plan land use designation and the PD-6000 (Planned Development) Zone District.
- The proposed 28-lot tentative subdivision map does not conflict with City standards or other provisions of the Madera Municipal Code.
- City services and utilities are available or can be extended to serve the area.
- Precise Plan 2019-02 is consistent with the purpose and intent of the PD (Planned Development) Zone District and does not conflict with City standards or other provisions of the Code.
- Precise Plan 2019-02 satisfies the requirements for precise plans per Madera Municipal Code (MMC) Section 10-3-4.104.
- Precise Plan 2019-02 is consistent with the goals and policies of the General Plan.
- Precise Plan 2019-02 is compatible with the neighborhood and is not expected to be detrimental to the health, safety, peace, comfort or general welfare of the neighborhood or the City.

CONDITIONS OF APPROVAL

General Conditions

1. Project approval is conditioned upon acceptance of the conditions of approval contained herein, as evidenced by receipt in the Planning Department of the applicant's signature upon an Acknowledgement and Acceptance of Conditions within 30 days of the date of approval.
2. All conditions of approval shall be the sole financial responsibility of the applicant/owner, except where specified in the conditions of approval listed herein or mandated by statutes.
3. It shall be the responsibility of the property owner to ensure that any required permits, inspections and approvals from any regulatory agency shall be obtained from the concerned agency prior to establishment of the use.
4. Any substantial future modifications to the subdivision lots involving, but not limited to, building exteriors, parking/loading areas, fences/walls, new buildings or landscaping shall require an amendment to Precise Plan 2019-02.
5. The project shall be developed in accordance with the floor plans and elevation drawings, as reviewed and approved with Precise Plan 2019-02. Minor modifications to Precise Plan 2019-02 necessary to meet regulatory or engineering constraints may be made with approval of the Planning Manager, at a minimum. All site improvements shall be completed in advance of any request for building permit final inspection.

Engineering Department

General

6. Prior to recordation of the final map, the applicant shall, at their sole expense, annex the subdivision properties into Community Facilities District (CFD) 2005-01 and pay all applicable fees. All properties included within the subdivision shall be made a part of CFD 2005-01 and subject to its taxes.
7. A final subdivision map shall be required per Section 10-2.502 of the Madera Municipal Code (MMC). If the project is phased, the phasing pattern is subject to approval by the City Engineer to ensure that the applicable conditions of approval are satisfied.
8. All lots are to be numbered in sequence throughout the entire subdivision, including all phases, with the last lot in each phase circled for identification. As an alternative, subject to the approval of the City Engineer, lots may be numbered in sequence within blocks that are also separately identified. A consecutive subdivision name and a consecutive phase number shall identify multiple final maps filed in accordance with an approved tentative map.

9. A benchmark shall be established per City standards prior to acceptance of the subdivision improvements. The City Engineer shall designate the location.
10. All construction vehicles shall access the site by a route approved by the City Engineer, which will minimize potential damage to other streets and disruption to the neighborhood. A construction route and traffic control plan to reduce impact on the traveling public shall be approved prior to any site construction or initiation of work within a public right-of-way.
11. Nuisance onsite lighting shall be redirected, as requested by the City Engineer, within 48 hours of notification.
12. Development impact fees shall be paid at time of building permit issuance.
13. Improvement plans sealed by an engineer shall be submitted to the Engineering Department according to the engineering plan review submittal sheet and civil plan submittal checklist.
14. The developer shall pay all required fees for processing a subdivision map and completion of the project. Fees due include, but shall not be limited to, the following: subdivision map review and processing fee, plan review, easement acceptance, map recordation and improvement inspection fees.
15. Improvements within the City's right-of-way require an encroachment permit from the Engineering Department.
16. The improvement plans for the project shall include the most recent version of the City's General Notes.
17. Prior to the issuance of any building permits or any construction on the subdivision, a storm water pollution plan shall be prepared and a storm permit obtained as required by the State Regional Water Quality Control Board for developments of over one acre in size.

Sewer

18. Sewer lines installed to serve this subdivision shall be sized accordingly and shall be a minimum of eight inches in diameter. Sewer main connections to any existing City main six inches or larger in diameter shall require the installation of a manhole. All sewer mains shall be air-tested, mandrelled and videotaped after the trench compaction has been approved and prior to paving. DVD's shall be submitted to the City Engineer and be approved prior to paving with all costs to be borne by the subdivider.
19. Sewer services shall be located at the approximate centerline of each lot or as required for construction of residential buildings with a cleanout installed per City standards and identified on the curb face. Termination of service shall be ten feet past the property line. Where contiguous sidewalks are installed, the four-inch sewer cleanout shall be

located eighteen inches back of the sidewalk in a dedicated public utility easement. Sewer cleanouts shall not be located within the sidewalk or approach areas unless approved by the City Engineer. Sewer services shall be installed ten feet beyond the property lines as a part of the sewer system installation for testing purposes.

20. Existing septic tanks, if found, shall be removed, permitted and inspected by the City of Madera Building Department.
21. The developer shall reimburse its fair share cost to the City for the previously constructed sewer main along the Stadium Road project frontage prior to issuance of an encroachment permit for off-site improvements.

Storm Drain

22. Storm runoff from this project site is planned to go to the Agajanian basin located south of the project site. The developer shall, as may be necessary, construct sufficient facilities in accordance with criteria in the Storm Drainage Master Plan to convey storm runoff to the existing basin and excavate the basin to an amount equivalent to the project's impact on the basin. A detailed drainage study shall be provided to support the chosen path of conveyance and design of any necessary conveyance facilities.
23. Storm sewer lines installed to serve the interior of this subdivision shall be sized accordingly and shall be a minimum of eighteen inches in diameter.
24. The developer shall construct the following master planned improvements:
 - a. Eighteen-inch storm sewer main along Stadium Road from St. Michelle Drive to Gary Lane or provide detailed analysis documenting the basis for which the master plan storm drain improvement is not warranted.
 - b. The construction of this storm sewer main is considered 100 percent reimbursable, subject to the availability of funds, under the City's Development Impact Fee Program. Any reimbursement agreement requires the approval of the City Council.
25. The project shall comply with the design criteria, as listed on the National Pollutant Elimination Systems (NPDES) General Permit for storm water discharges from Small Municipal Separate Storm Sewer System (MS4's) as mandated by Water Quality Order No. 2013-0001-DWQ, NPDES General Permit No. CAS0000004.

Streets

26. The developer shall be a proponent of annexing into Landscape Maintenance District (LMD) Zone 29 (See Attachment 3). If the annexation into LMD Zone 29 is not attainable, the developer shall, at their sole expense, form a new Landscape Maintenance District zone. The subdivider shall sign and submit a landscape district formation and inclusion form, an engineer's report and map prior to recordation of any final map.

27. Prior to the approval of any final maps, the developer shall submit a cash deposit in an amount sufficient to maintain lighting and landscaping within the required LMD Zone 29 or new LMD zone for a period of one year. The specific amount of the deposit shall be determined by the City Engineer and be established based on landscape plans approved by the Parks and Community Services Department and the engineer's report for the required improvements. The deposit will be used to maintain landscaping improvements, existing and new improvements required to be constructed by the developer and included within the Citywide LMD, after the improvements for the subdivision have been approved, but before any revenues are generated by the assessment district to pay for the maintenance of the landscape. Any funds deposited by the developer and not required by the Parks and Community Services Department for maintenance of eligible landscaping shall be refunded to the developer.
28. Stadium Road shall be developed to an 80-foot street with a ten-foot sidewalk pattern. The fronting half of the street shall include, but not be limited to, curb and gutter, sidewalk, street lights, fire hydrants and landscaping. All improvements shall be constructed per current City standards. Any existing damaged or substandard improvements fronting on Stadium Road shall be removed and replaced per current City standards.
29. Interior streets shall be constructed in accordance with City standards for a residential street including a five-foot sidewalk, curb and gutter, street lights, fire hydrants and all other components necessary to complete construction per City standards.
30. Any existing driveways fronting on Stadium Road shall be abandoned and access shall be provided via internal subdivision streets.
31. An Offer of Dedication shall be made to dedicate sufficient right-of-way along the entire project parcel frontages of Stadium Road to provide a half-street width of 40 feet, east and south of the center line, to accommodate for a collector standard roadway.
32. A public utility easement ten-feet wide shall be dedicated along the project frontage of all internal streets.
33. Traffic calming features, as approved by the City Engineer, shall be implemented throughout the interior subdivision streets. Maximum distance between calming devices shall be 300 feet. Increases in separation shall be approved by the City Engineer.
34. Landscaping and irrigation systems shall be installed in accordance with the approved landscaping and irrigation plans before the final building inspection of any adjacent residential units.
35. Access ramps shall be installed at all curb returns per City standards.

36. Driveway approaches shall be constructed per current City standards.
37. The developer shall be required to install metered street lights along the Stadium Road frontage and interior subdivision streets in accordance with current City spacing standards. Street lights shall be LED using Beta Lighting standards or equal in accordance with City of Madera standards.
38. Except for streets not having direct residential access, installation of sidewalks and approaches may be deferred and constructed at the builder's expense with residential development after the acceptance of the subdivision improvements. Each dwelling shall, at occupancy, have full, uninterrupted ADA access from the front door to the nearest collector street, arterial street or other street that provides ADA access provisions. Provisions for construction in conjunction with building permits shall be established as part of the improvement plan approval and subdivision agreement, and bonding for uncompleted work in conjunction with the subdivision's public improvements will not be required.
39. If developed in phases, each phase shall have two points of vehicular access within a recorded easement for fire and other emergency equipment and for routes of escape which will safely handle evacuations as required by emergency services personnel. An all-weather access road shall be two inches of type "B" asphalt over six inches of 90 percent native soil or four inches of Class II aggregate base capable of withstanding 40,000 pounds of loading. A maintenance covenant and easement along with associated fees shall be recorded prior to recordation of the final map for any phased development.
40. Improvement plans prepared in accordance with City standards by a registered civil engineer shall be submitted to the City Engineer for review and approval on 24-inch by 36-inch tracing paper with the City of Madera logo on the bottom-right corner. The cover sheet shall indicate the total lineal feet of all streets, fire hydrant and street water main lineal feet, and sewer line lineal feet, a list of items and quantities of all improvements installed and constructed for each phase respectively, as well as containing an index schedule. This subdivision is subject to the City standards. The plans shall include the City of Madera title block and the following:
 - a. Detailed site plan with general notes, including the location of any existing wells and septic tanks;
 - b. Street plans and profiles;
 - c. Drainage ditches, culverts and other structures (drainage calculations to be submitted with the improvement plans);
 - d. Streetlights;
 - e. Traffic signals;
 - f. Construction details including traffic signage and striping plan;
 - g. Water and sewer plans (sewage flow and water demand calculations to be submitted with the improvement plans);

- h. Grading plan indicating flood insurance rate map community panel number and effective date;
- i. Landscape and irrigation plan for off-site landscaping improvements shall be prepared by a licensed landscape architect or engineer;
- j. Storm water pollution control plan and permit;
- k. Itemized quantities of the off-site improvements to be dedicated to the City.

41. Submittals to the Engineering Department shall include the following:

- a. Engineering Plan Review Submittal Sheet;
- b. Civil Plan Submittal Checklist – all required items shall be included on the drawings;
- c. Four copies of the final map;
- d. Two sets of traverse calculations;
- e. Two preliminary title reports;
- f. Two signed copies of conditions;
- g. Six sets of complete improvement plans;
- h. Three sets of landscaping plans;
- i. Two sets of drainage calculations;
- j. Two copies of the engineer's estimate.

Partial submittals will not be accepted by the Engineering Department.

- 42. All utilities (water, sewer, electrical, phone, cablevision, etc.) shall be installed prior to curb and gutter installation. Trench compaction shall be as required for curb and gutter installation. If curb and gutter is installed prior to utility installation, then all trenches shall be back-filled with a three-sack sand slurry mix extending one-foot past the curb and gutter in each direction.
- 43. The applicant shall coordinate with the pertinent utility companies as required regarding establishment of appropriate easements and undergrounding of service lines. A ten-foot public utility easement shall be required along all interior lot frontages.
- 44. All public utilities shall be undergrounded, except transformers, which may be mounted on pads. Public utility easements shall be dedicated outside and adjacent to all street rights-of-way.
- 45. A preliminary title report and plan check fees along with the engineer's estimated cost of installing the subdivision improvements shall be submitted with the initial improvement plan submittal. Inspection fees shall be paid prior to initiating construction.
- 46. A final soils report including "R" values in future streets prepared by a registered civil engineer in accordance with the California Health and Safety Code shall be submitted

for review prior to the approval of the improvement plans and the filing of the final map, if required by the City Engineer. The date and name of the civil engineer who prepares the report shall be noted on the final map.

47. The subdivider shall enter into a subdivision agreement in accordance with the MMC prior to recordation of the final map. The subdivision agreement shall include for deposit with the City, a performance bond, labor bond, material bond, cash bond or other bonds as required by the City Engineer, prior to acceptance of the final map.
48. The subdivider may commence off-site construction prior to approval of the final map in accordance with Section 7-2.02 of the MMC, provided that an encroachment permit has been issued and improvement plans have been submitted and approved. As a component of the encroachment permit, the applicant shall submit a 100 percent performance bond, additional bond (50 percent labor and material), Storm Water Pollution Prevention Plan and insurance certificate prior to initiating any construction work within any street or right-of-way which is dedicated or proposed to be dedicated by the subdivision. The encroachment permit fee shall be per City of Madera Development Application Fees as approved by the City Council and shall be paid at the time of permit.
49. The developer's engineer, upon completion of subdivision-related improvements, shall certify to the City Engineer that the improvements are made in accordance with City requirements and the approved plans. As-built plans showing final existing conditions and actual grades of all improvements and facilities shall also be submitted prior to acceptance of the subdivision improvements by the City.

Water

50. The water system shall be designed to meet the required fire flow for this type of development and shall be approved by the Fire Department and shall be operational prior to any framing construction on-site. Fire flows shall be determined by Uniform Fire Code Appendix III-A.
51. Unless the City Engineer or fire flow analysis specifies larger water lines, a minimum of eight inches in diameter shall be installed in all interior streets. Water main installation shall be per City of Madera installation procedures and guidelines. Any new water main or fire hydrant line installations of eighteen feet or more shall be sterilized in accordance with the water main connection procedures, including the temporary use of a reduced pressure assembly. Water service connections are required to be hot tap type connection to the existing City main. If the subdivision is constructed in phases, blow-offs shall be required at each termination point.
52. Prior to beginning any framing construction, approved fire hydrants shall be installed in accordance with spacing requirements for residential development (400 feet). A copy of the preliminary water and fire hydrant location plan shall be provided to the City Engineer and the Fire Protection Planning Officer for review and approval. Fire hydrants shall be constructed in accordance with City Standard W-26. Fire hydrant

pavement markers shall be installed as soon as the permanent pavement has been installed.

53. Water services shall be placed three feet from either property line, opposite of street light and fire hydrant installations, installed and tested at the time the water main is installed and identified on the curb face. Water meters shall not be located within driveway approaches or sidewalk areas. Water services shall not be located at fire hydrant or street light locations.
54. All water sources used for construction activities shall have an approved back-flow device installed. All water trucks/storage tanks will be inspected for proper air gaps or back-flow prevention devices.
55. Water service connections shall be constructed per current City standards including water meters located within the City's right-of-way.
56. Water connections not serving a residence shall be constructed per current City standards including water meters located within the City's right-of-way and backflow prevention device in private property.
57. Existing wells, if any, shall be abandoned as directed and permitted by the City of Madera for compliance with State standards.
58. A minimum of one water quality sampling station shall be installed within the subdivision and approved by the Public Works Department.
59. The developer shall reimburse its fair share cost to the City for the previously constructed water main along the Stadium Road project frontage prior to issuance of an encroachment permit for off-site improvements.

Subdivision Improvement Inspections

60. Engineering Department plan check and inspection fees, along with the engineer's estimated cost of installing off-site improvements, shall be submitted along with the improvement plans. Inspection fees shall be due when all other fees are due per the subdivision agreement.
61. Prior to the installation of any improvements or utilities, the general contractor shall notify the Engineering Department 48 hours prior to construction. The inspector shall verify, prior to inspection, that the contractor requesting inspection uses plans signed by the City Engineer.
62. No grading or other construction activities, including preliminary grading on site, shall occur until the City Engineer approves the improvement plans or grading plans. The inspector shall verify, prior to inspection, that the contractor requesting inspection is using plans signed by the City Engineer.

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

Special Engineering Conditions

64. Project grading shall not interfere with the natural flow or adjacent lot drainage and shall not adversely impact downstream properties. Grading plans shall indicate the amount of cut and fill required for the project, including the necessity for any retaining walls. Retaining walls, if required, shall be approved as to design and calculation prior to issuance of a grading permit.
65. Lot fill more than twelve inches requires a compaction report prior to issuance of any building permits. Soil shall not slope onto any adjacent property. Lot grade elevation differences with any adjacent properties of twelve inches or more shall require construction of a retaining wall.
66. Retaining walls, if required, shall be constructed of concrete blocks. Design calculations, elevations and location shall be shown on the grading plan. Retaining wall approval is required in conjunction with the grading plan approval.
67. Prior to the issuance of any building permits or any construction on the subdivision, a storm water pollution plan shall be prepared, and a storm water permit be obtained as required by the State Regional Water Quality Control Board for developments of over one acre in size.
68. Any construction work on Madera Irrigation District (MID) facilities shall not interfere with irrigation or storm water flows, or MID operations. Prior to any encroachment, modification, or removal of MID facilities, the subdivider shall submit two sets of preliminary plans for MID approval. Permits shall be obtained from MID for the encroachment, modification or removal of MID facilities. Upon project completion, as-built plans shall be provided to MID. The abandonment of agricultural activities shall require removal of MID facilities at the owners' expense. Turnouts and gates shall be salvaged and returned to the MID yard.
69. Prior to recordation of the subdivision map, any current and/or delinquent MID assessments and estimated assessments for the upcoming assessment (calendar) year, as well as any outstanding crop water charges, standby charges or waiver fees shall be paid in full. Assessments are due and payable in full November 1 of the year preceding the assessment year.
70. The applicant shall coordinate with the United States post office relative to the proposed location of the postal boxes for the project. Regarding this item, all adjacent sidewalks shall retain a minimum clear walkway width of five feet.

Fire Department

71. All homes shall be equipped with residential fire sprinklers, smoke alarms and carbon monoxide detectors.
72. The subdivision shall provide a minimum of two means of fire access with compliant fire roads in accordance with the California Fire Code (CFC).
73. Fire hydrants shall be placed in accordance with the CFC and City of Madera regulations.
74. Illuminated addresses shall be provided at certificate of occupancy and a temporary construction address shall be provided during construction.

Planning Department

General

75. Vandalism and graffiti on walls, fences and/or homes shall be corrected pursuant to the MMC.

Street Names

76. The following street names shall be considered the final street names and be provided on the final map. The internal street names of the subdivision shall be as follows:

- Cosentino Drive
- St. Julien Drive

Tentative Subdivision Map

77. There shall be no direct access provided on all properties along the perimeter (Stadium Road property frontages) of the subdivision. This includes lots 12-16.
78. The following lots will only provide direct access to the following streets within the subdivision:

- Cosentino Drive: Lots 12-16
- St. Julien Drive: Lots 1-11 and 17-28

Precise Plan

79. Five models are approved as part of Precise Plan 2019-02. The homes shall be constructed upon the 28 lots encompassed within the Joseph Crown Subdivision. The home models are as follows:

MODEL NAME	FLOOR AREA	BED/BATH
Abbey	1,576 sq. ft.	3 bed/2 bath
Amelia	2,318 sq. ft.	4 bed/3 bath
Laurel	1,897 sq. ft.	4 bed/2 bath
Sienna	1,777 sq. ft.	4 bed/2 bath
Urbina	1,393 sq. ft.	3 bed/2 bath

80. Each proposed model shall be constructed consistent with the approved elevation drawings. Each elevation for each model shall have at least three different three-color paint schemes.
81. All standards for the location and design of buildings (including accessory structures) and fences which are not specifically included in the Precise Plan shall conform to R (Residential) zone district standards.
82. Except as specified within the conditions of approval listed herein, all driveways and encroachments shall conform to City standards regarding setbacks from adjacent property lines, and near intersections. All driveway approaches shall conform to City standards.
83. The floor plans of all units shall be reversible and driveway approaches on corner lots shall be located on the interior side of the property.
84. The appearance of a home is affected by at least three primary features: home model, alternative elevations for each plan, and color. Homes built on side-by-side lots shall not repeat more than two of these primary home features. The model floor plans shall not be repeated on more than two consecutive lots.
85. The minimum setbacks for all lots shall be as follows:
 - Front yard: Twelve feet to living space, Twenty feet to garage
 - Interior side yard: Five feet
 - Exterior side yard: Ten feet
 - Rear yard: Fifteen feet
86. The front setback shall vary from the minimum of twelve feet to living space to a maximum of twenty feet to living space, with at least a two-foot variation amongst any two adjacent lots, and a five-foot variation over any five consecutive lots, regardless of home model. Garages shall be setback a minimum of twenty feet.
87. A ten percent minor variation for rear setbacks may be granted with the approval by the Community Development Director, when deemed necessary.
88. Any variation to the development standards of Precise Plan 2019-02 shall require an amendment to the precise plan to be approved by the Commission.

Building Colors, Materials and Lighting Considerations

89. The applicant shall submit a color and materials presentation board as part of the precise plan. The color and materials presentation board shall be approved by the Planning Manager and included in the precise plan.
90. The construction of buildings approved as part Precise Plan 2019-02 shall be consistent with the approved color and materials presentation board as reviewed and approved by the Planning Department. Any alteration shall require, at a minimum, approval by the Planning Manager.
91. All lots where side and/or exterior elevations of residential buildings are visible from any street or public right-of-way, they shall incorporate architectural treatments in keeping with the front (primary) elevation.
92. All exterior lighting shall be down-shielded and directed in such a way as to not interfere with the driving safety of vehicular traffic. Exposed bulbs shall not be permitted.
93. The specifications and types of exterior lighting fixtures to be installed in the subdivision area shall be submitted to and approved by the Planning Department prior to issuance of building permits.

Construction Trailer & Sales Center

94. The development of any temporary construction trailer, materials storage yard and/or model home sales center on any lot in the subdivision requires the approval of a Zoning Administrator Permit in advance of installation/placement.

Fences and Walls

95. A six-foot tall decorative split-faced masonry block wall with capstone shall be constructed along all property lines that abut Stadium Road (Lots 12-16), to be approved by the Planning Manager.
96. Unless otherwise specified with the conditions of approval herein, wood fencing shall be required along all side and rear property lines for all single-family homes. Any retaining walls greater than eighteen inches in height shall be split-block masonry. Residential fencing shall have a gate that will allow for easy access by an automated solid waste container provided by the City. The width of the gate shall be a minimum of 36 inches.
97. Street side yard fencing shall be set back ten feet, consistent with the surrounding residential development.

HVAC and PG&E Utility Placement Considerations/Screening Requirements

98. Heating ventilation and air conditioning (HVAC) units shall be ground-mounted. No roof-mounted HVAC units shall be allowed. All ground-mounted HVAC equipment shall

be located in the interior side or rear yard behind six-foot tall fencing. There shall be no allowance for placement in the exterior side yard.

99. If fireplaces are installed, they must be either gas-burning or EPA-certified wood burning. Natural gas and electric outlets are recommended to be installed in the back yard for barbecues. Outside electric outlets are recommended in the front and rear yards of the units to facilitate the use of electric lawn and other maintenance tools. Electric or low nitrogen oxide emitting gas-fired water heaters should be installed.

Landscaping and Open Space

100. A detailed landscape and irrigation plan shall be prepared by a licensed landscape architect, stamped and submitted as part of the submittals for a building permit plan check. Each home model shall have its own landscape and irrigation plan. Landscape and irrigation plans shall be approved by the Planning Department prior to issuance of building permits. Landscape and irrigation plans shall be designed for front yards for the entire subdivision as a whole. Installation shall be completed in conjunction with occupancy of the individual homes. The plans shall include:

- Demonstration of compliance with the State of California’s Model Water Efficient Landscape Ordinance (MWELO);
- Landscaped areas provided with permanent automatic irrigation systems;
- At least one City-approved street tree planted in each front yard. Trees should be carefully selected and located to shade the buildings during the summer months. This measure should be implemented on southern and western exposures. Deciduous trees should be preferentially considered since they provide shade in the summer and allow the sun to reach the buildings during winter months;
- A detailed planting list for landscaping, with the number, size, spacing (where applicable) and specie of all plantings shall be included as part of the approved landscaping plan prepared by a licensed landscape architect.

101. The property owner(s) shall maintain all landscaping in a healthy and well-manicured appearance to achieve and maintain the landscaping design that was approved by the City. This includes, but shall not be limited to, ensuring properly operating irrigation equipment at all times, trimming and pruning of trees and shrubs, mowing lawns consistent with residential standards, and replacing dead or unhealthy vegetation.

Madera Irrigation District (MID)

102. MID has an existing service connection located on the southwest corner of the project site. The applicant is required to remove the meter box and plug the service pipeline, sufficient to MID standards.

(OR)

Motion 2: Move to continue the public hearing on Tentative Subdivision Map 2019-01 and Precise Plan 2019-02 to the April 9, 2019 Planning Commission hearing, for the following reasons: (specify)

(OR)

Motion 3: Move to deny the application for Tentative Subdivision Map 2019-01 and Precise Plan 2019-02, based on the following findings: (specify)

ATTACHMENTS

Attachment 1: Aerial Map

Attachment 2: Tentative Subdivision Map

Attachment 3: LMD Zone 29

Attachment 4: Initial Study and Negative Declaration

Attachment 5: San Joaquin Valley Air Pollution Control District Letter

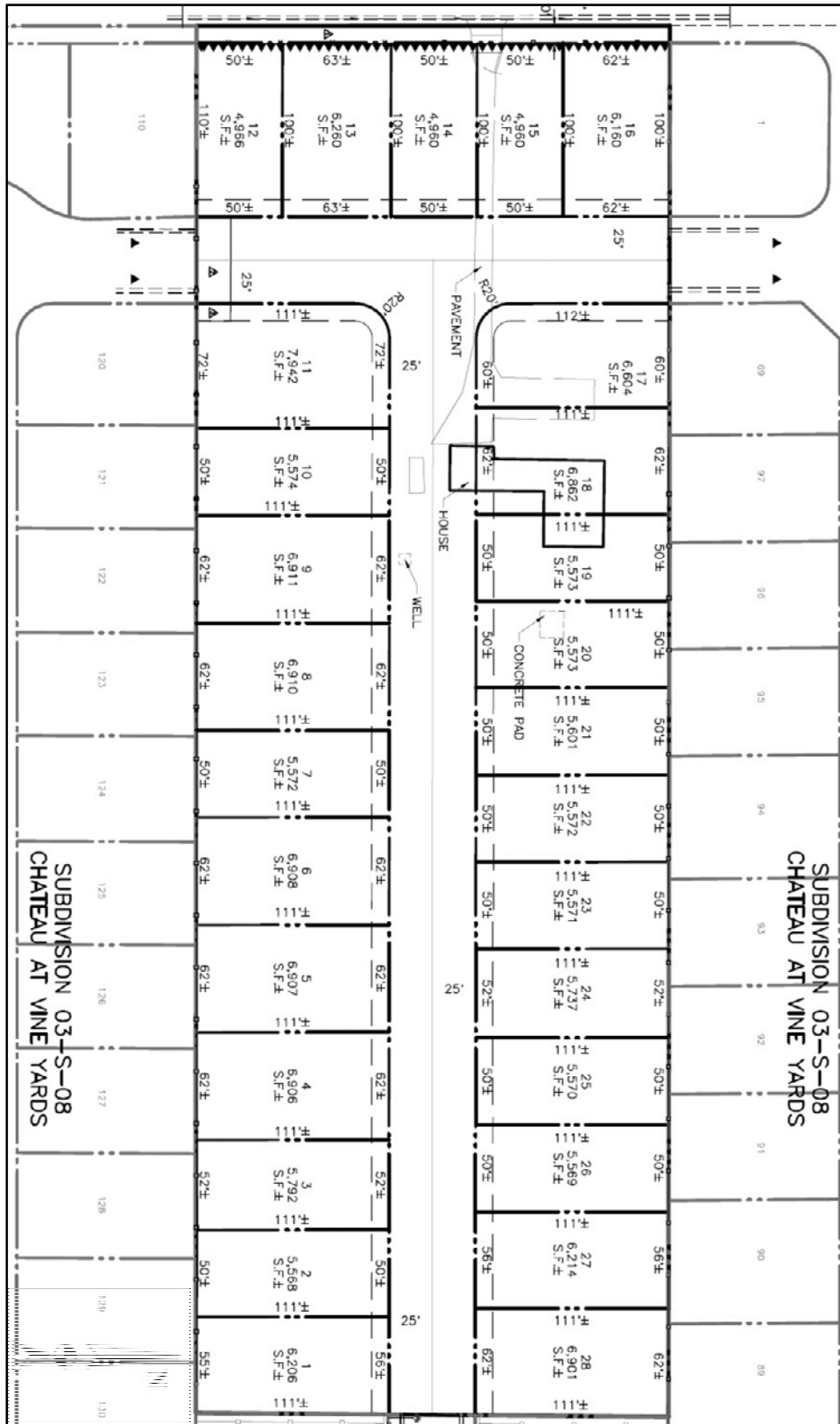
Attachment 6: Madera Unified School District Letter

Attachment 7: Elevations and Floor Plans

Attachment 1: Aerial Map



Attachment 2: Tentative Subdivision Map



Attachment 3: LMD Zone 29



Attachment 4: Initial Study and Negative Declaration

Attachment 5: San Joaquin Valley Air Pollution Control District Letter



January 24, 2019

Robert Holt
City of Madera
205 W. Fourth Street
Madera, CA 93637

Project: TSM 2019-01

District CEQA Reference No: 193-20190013

Dear Mr. Holt:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of single family with a total of 29 dwelling units (Project), located at 1025 Stadium Road in Madera, CA. The District offers the following comments:

1. Significance Impact for Annual Criteria Pollutants Emissions - The Project specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5). Therefore, the District concludes that the Project would have a less than significant impact on air quality when compared to the above-listed annual criteria pollutant emissions significance thresholds.
2. District Rule 9510 (Indirect Source Review) - District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site fees. The Project is not subject to District Rule 9510 because the project size is below the Rule 9510 applicability threshold for a residential development.

Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for the project

Seyed Sadredin
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-8400 FAX: (209) 557-8475

Central Region (Main Office)
1900 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061
www.valleyair.org www.healthyairliving.com

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: 661-392-5500 FAX: 661-392-5585

level approval from the public agency. Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>. The AIA application form can be found online at: <http://www.valleyair.org/ISR/ISRFormsAndApplications.htm>.

3. District Rule 4002 (National Emissions Standards for Hazardous Air Pollutants) - The Project will be subject to District Rule 4002 since the Project will require an existing building to be renovated, partially demolished or removed. This rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated. Information on how to comply with District Rule 4002 can be found online at: <http://www.valleyair.org/busind/comply/asbestosbuln.htm>.
4. Regulation VIII (Fugitive PM10 Prohibitions) - The Project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan, if applicable prior to commencing any earthmoving activities as described in District Rule 8021 - Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities. Information on how to comply with Regulation VIII can be found online at: http://www.valleyair.org/busind/comply/PM10/compliance_PM10.htm
5. Other District Rules and Regulations - The above list of rules is neither exhaustive nor exclusive. For example, the Project may be subject to the following District rules, including: Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). To identify other District rules or regulations that apply to this Project or to obtain information on the District's permit requirements, such as an Authority to Construct (ATC), the project proponent is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888 or e-mail SBA@valleyair.org. Current District rules can be found online at the District's website at: www.valleyair.org/rules/1ruleslist.htm.
6. Potential Air Quality Improvement Measures - The District encourages the following air quality improvement measures to further reduce Project related emissions from construction and operation. A complete list of potential air quality improvement measures can be found online at: <http://www.valleyair.org/ceqaconnected/aqimeasures.aspx>.
 - a. Cleaner Off-Road Construction Equipment - This measure is to utilize off-road construction fleets that can achieve fleet average emissions equal to or cleaner than the Tier III emission standards. This can be achieved through any combination of uncontrolled engines and engines complying with Tier III and above engine standards.
 - b. Improve Walkability Design - This measure is to improved design elements to enhance walkability and connectivity. Improved street network characteristics within a neighborhood include street accessibility, usually measured in terms of average block size, proportion of four-way intersections, or number of intersections per square mile. Design is also measured in terms of sidewalk coverage, building setbacks, street widths, pedestrian crossings, presence of street trees, and a host of other physical variables that differentiate pedestrian-oriented environments from auto-oriented environments.

pedestrian-oriented environments from auto-oriented environments.

- c. Improve Destination Accessibility - This measure is to locate the project in an area with high accessibility to destinations. Destination accessibility is measured in terms of the number of jobs or other attractions reachable within a given travel time, which tends to be highest at central locations and lowest at peripheral ones. The location of the project also increases the potential for pedestrians to walk and bike to these destinations and therefore reduces the VMT.
- d. Increase Transit Accessibility - This measure is to locate the project with high density near transit which will facilitate the use of transit by people traveling to or from the Project site. The use of transit results in a mode shift and therefore reduced VMT. A project with a residential/commercial center designed around a rail or bus station, is called a transit-oriented development (TOD). The project description should include, at a minimum, the following design features:
- A transit station/stop with high-quality, high-frequency bus service located within a 5-10 minute walk (or roughly ¼ mile from stop to edge of development), and/or
 - A rail station located within a 20 minute walk (or roughly ½ mile from station to edge of development)
 - Fast, frequent, and reliable transit service connecting to a high percentage of regional destinations
 - Neighborhood designed for walking and cycling

The District recommends that a copy of the District's comment letter be provided to the project proponent.

District staff is available to meet with you and/or the applicant to further discuss the regulatory requirements that are associated with this project. If you have any questions or require further information, please call the District's Technical Services staff at (559) 230-6000 or e-mail ceqa@valleyair.org. When calling or emailing the District, please reference District CEQA number 193-20190013 .

Sincerely,

Amaud Marjollet
Director of Permit Services



Brian Clements
Program Manager

Attachment 6: Madera Unified School District Letter

MADERA UNIFIED SCHOOL DISTRICT
1902 Howard Road, Madera, California 93637
(559) 675-4500
FAX: (559) 675-1186
www.madera.k12.ca.us



Board of Trustees:
Ray G. Seibert, President
Ruben Mendoza, Clerk
Trustees:
Ricardo Arredondo, Brent Fernandes,
Joetta Fleak, Ed McIntyre, Lucy Salazar
Superintendent:
Todd Life

February 6, 2019

Robert Holt
Assistant Planner
City of Madera
205 W 4th St.
Madera, CA 93637

SUBJECT: TSM 2019-01 & PPL 2019-01 – Crown Chateau

Dear Mr. Holt:

The purpose of this letter is to provide school district information relative to the above-referenced applications and to comply with Business and Professions Code section 11010, subdivision (b)(11)(A) regarding the provision of school-related information to the subdivider/owner and the State Department of Real Estate.

Residential development resulting from the project will affect the District by generating students that will need to be housed in District schools. Using the approximate dwelling units and the District's student generation rates, we have estimated the number of students potentially generated by the proposed plan. Assuming the project is a 29 lot subdivision, located at 1025 Stadium Road, the following comments can be made at this time:

1. The number of students generated by the project is estimated as follows:

Grade Group	Rate	Units	Students
TK-6	0.358	29	10.38
7-8	0.093	29	2.70
9-12	0.171	29	4.96
	0.622		18.04

2. Elementary School Information:

- a. The subject land is presently within the attendance area of the elementary school (grades TK-6) listed below:

School Name: Alpha Elementary School
Address: 900 Stadium Rd., Madera, CA 93637
Telephone: (559) 661-4101
Capacity: 800
Enrollment: 723
School Schedule: Traditional

- b. It is possible that (1) adjustment of school attendance areas could occur in the future such that students residing in the project area may be required to attend an elementary school other than the above school, and (2) students residing in the project area may attend more than one elementary school within the District during their TK-6 school years.

MADERA UNIFIED SCHOOL DISTRICT
1902 Howard Road, Madera, California 93637
(559) 675-4500
FAX: (559) 675-1186
www.madera.k12.ca.us



Board of Trustees:
Ray G. Seibert, President
Ruben Mendoza, Clerk
Trustees:
Ricardo Arredondo, Brent Fernandes,
Joetta Fleak, Ed McIntyre, Lucy Salazar

Superintendent:
Todd Lile

3. Intermediate School Information:

- a. The project area is currently served by the following middle school (grades 7-8):

School Name: Thomas Jefferson Middle School
Address: 1407 Sunset Ave., Madera CA, 93637
Telephone: (559) 673-9286
Capacity: 1,000
Enrollment: 1,000
School Schedule: Traditional

- b. It is possible that (1) adjustment of school attendance areas could occur in the future such that students residing in the project area may be required to attend a middle school other than the above school, and (2) students residing in the project area may attend more than one middle school within the District during their 7-8 school years.

4. High School Information:

- a. The project area is currently served by the following high school (grades 9-12):

School Name: Madera High School
Address: 200 S L St., Madera CA, 93637
Telephone: (559) 675-4444
Capacity: 2,200
Enrollment: 2,059
School Schedule: Traditional

- b. It is possible that (1) adjustment of school attendance areas could occur in the future such that students residing in the project area may be required to attend more than one high school within the District during their 9-12 school years.

5. The Madera Unified School District currently levies a fee of \$4.10 per square foot for residential development. Any new development on the subject property will be subject to the development fee in place at the time fee certificates are obtained.

The District hereby requests that the information in this letter be provided by the owner/subdivider to all prospective purchasers of property within the project.

Thank you for the opportunity to comment on the project. Please contact my office if you have any questions regarding this letter.

Sincerely,

A handwritten signature in blue ink that reads "Rosalind Cox".

Rosalind Cox
Director of Facilities Planning and
Construction Management

Attachment 7: Elevations and Floor Plans

INITIAL STUDY AND ENVIRONMENTAL ASSESSMENT

Crown Chateau Subdivision Tentative Subdivision Map (TSM) 2019-01 Precise Plan (PPL) 2019-02

This environmental assessment has been prepared to evaluate the impacts of the proposed project as required by the California Environmental Quality Act (CEQA). CEQA requires that public agencies consider the environmental consequences of projects over which they have discretionary authority before taking action on those projects (Public Resources Code [PRC] 21000 et seq.). For this project, the City is the lead agency under CEQA because it has the primary responsibility for approving and implementing the project, and therefore the principal responsibility for ensuring CEQA compliance.

Project: Tentative Subdivision Map 2019-01 and Precise Plan 2019-02

Applicant: Joseph Crown Construction
5320 East Pine Avenue
Fresno, CA 93727

Owner: Joseph Crown Construction
5320 East Pine Avenue
Fresno, CA 93727

Location: The project site encompasses approximately five acres (APNs: 012-422-037) located east on Stadium Road, approximately 100 feet south of the intersection of St. Michelle Drive and Stadium Road. The project site is in the PD-6000 (Planned Development) Zone District with a LD (Low Density Residential) General Plan land use designation.

Proposal

TSM 2019-01: An application for a tentative subdivision map subdividing approximately five acres into 28 single family residential lots. Lot sizes range from 4,960 square feet to 7,942 square feet.

PPL 2019-02: An application for a precise plan which will guide the development of five different model homes with three different elevations between 1,393 and 2,318 square feet of living space. These model homes will be allowed to be constructed on the 28 new properties.

Zone District: PD 6000 (Planned Development)

General Plan Land Use Designation: LD (Low Density Residential)

Surrounding Land Uses and Zoning:

- South – Single-family residential
- North – Single-family residential
- West – Alpha Elementary School
- East – Single-family residential

Responsible and Interested Agencies:

- Madera Irrigation District (MID)
- Madera Unified School District (MUSD)
- San Joaquin Valley Air Pollution Control Board (SJVAPCD)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project. None of these factors represents a "Potentially Significant Impact" as indicated by the checklist on the following pages

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Mat. | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input checked="" type="checkbox"/> Population/Housing | <input checked="" type="checkbox"/> Public Services | <input checked="" type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Tribal Cultural Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Mandatory Findings | | |

DETERMINATION:

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: _____

Date: January 24, 2019

Printed Name: Robert Holt, Assistant Planner

Explanation of Environmental Checklist

I. AESTHETICS.

Would the project:

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporation	Less than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: The project will not affect a scenic vista and will not have an overall adverse visual impact on the immediate area. The project will not affect a scenic highway, and will not have an overall adverse visual impact on any scenic resources. The project would result in some sources of light. Existing City standards will insure that the impact is less than significant and will not substantially degrade the existing visual character or quality of the property and its surroundings.

- a. **No Impacts.** The project will not result in the obstruction of federal, state or locally classified scenic areas, historic properties, community landmarks, or formally classified scenic resources such as a scenic highway, national scenic area, or state scenic area. The project will not have a substantial adverse effect on a scenic vista. The City of Madera is located in a predominantly agricultural area near the base of the Sierra Nevada Mountain Range, which provides for aesthetically pleasing views and open spaces. By developing land within the City's sphere of influence, the proposed project will reduce development pressure on rural lands.
- b. **No Impacts.** The project will not damage scenic resources, including, but not limited to, rock outcroppings, and historic buildings within a state scenic highway.
- c. **No Impacts.** The project would not substantially degrade the existing visual character or quality of the site and surroundings under examination. The proposed project would not alter the landforms, view sheds, and overall character of the area.
- d. **Less than Significant Impacts.** There will be an increase in light and glare and other aesthetic impacts associated with urban development as a result of the project, although it will be a less than significant impact because lighting will be down shielded and directed per the approval of the City Engineer.

II. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

Would the project:

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporation	Less than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The project area is located on land identified as Urban and Built-Up Land within the 2016 California Farmland Mapping and Monitoring Program.

- a. **No Impacts.** The project would not convert prime farmland, unique farmland, or farmland of statewide importance (as shown on the maps prepared pursuant to the farmland mapping and monitoring program of the California resources agency) to non-agricultural use. The project site is identified as Urban and Built-Up Land on the 2016 Madera County Important Farmland Map. The project site has been identified for urban uses within the City of Madera General Plan, and the land has not been actively utilized for any agricultural purposes for an extended length of time. The land is surrounded by the City Limits of the City of Madera, creating a County island.
- b. **No Impacts.** The project would not conflict with existing zoning for agricultural use and there are no Williamson Act contracts in the affected territory. The City of Madera General Plan identifies this site for residential uses.
- c. **No Impacts.** The development of this property will not influence surrounding properties to convert from farmland to non-agricultural uses since this property is surrounded by property designated for urban development consistent with the Madera General Plan.

III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporation	Less than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The project area is located within the San Joaquin Valley Air Basin (SJVAB). Air quality conditions in the SJVAB are regulated by San Joaquin Valley Air Pollution Control District (SJVAPCD). The region is classified as a State and Federal non-attainment area for PM10 (airborne particulate matter with an aerodynamic diameter of less than 10 microns), and ozone (O3).

Air quality is determined primarily by the type and amount of contaminants emitted into the atmosphere, the size and topography of the Basin, and its meteorological conditions. National and state air quality standards specify the upper limits of concentrations and duration in the ambient air for O3, CO, nitrogen dioxide (NO2), PM10, sulfur dioxide (SO2) and lead (Pb). These are “criteria pollutants.” The SJVAPCD also conducts monitoring for two other state standards: sulfate and visibility.

The State of California has designated the project area as being a severe non-attainment area for 1-hour O3, a non-attainment area for PM10, and an attainment area for CO. The EPA has designated the project area as being an extreme non-attainment area for 1-hour O3, a serious non-attainment area for 8-hour O3, a serious non-attainment area for PM10, and a moderate maintenance for CO.

The project will not conflict with or obstruct the implementation of applicable Regional Air Quality Control Plans. The SJVAPCD has determined that project specific emissions are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 tons/year ROG, and 15 tons/year PM10. Therefore, the District concludes that project specific criteria pollutant emissions would have no significant adverse impact on air quality.

The type of proposed development is not subject to Rule 9510 (Indirect Source Review) by the SJVAPCD because the project proposes the development of less than fifty (50) residential units. The project would not create substantial air emissions or deterioration of ambient air quality, and any future development would be subject to SJVAPCD review. Construction equipment will produce a small amount of air emissions from internal combustion engines and dust. The project will not violate any air quality standard or substantially contribute to an existing or projected air quality violation. The project will not result in a considerable net increase in non-attainment pollutants in this area. The project will not expose sensitive receptors to any significant amount of pollutants. The project will not create any objectionable odors.

The project will be required to comply with all applicable rules and regulations of the SJVAPCD, including but not limited to Rules 4102, 4601 and 4641.

- a. **Less than Significant Impacts.** The proposed project would not conflict with or obstruct implementation of the applicable air quality plan.
- b. **Less than Significant Impacts.** The proposed project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.
- c. **Less than Significant Impacts.** The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard, including releasing emissions which exceed quantitative thresholds for ozone precursors.
- d. **No Impacts.** The proposed project would not expose sensitive receptors to substantial pollutant concentrations.
- e. **No Impacts.** The proposed project would not create any new/permanent objectionable odors affecting a substantial number of people.

IV. BIOLOGICAL RESOURCES.

Would the project:

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporation	Less than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: With the preparation of the City of Madera General Plan, no threatened or endangered species were identified in the project area. The project area has been subjected to urbanization in the

past, resulting in a highly maintained and disturbed habitat. There is no record of special-status species in this project area. Development of the project area is consistent with the urbanization of the Madera area, as evaluated in the General Plan and its EIR; therefore, impacts in this category are not anticipated to exceed the impacts addressed in those documents.

- a. **No Impacts.** The project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.
- b. **No Impacts.** The proposed project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service.
- c. **No Impacts.** The project would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act, including, but not limited to, marsh, vernal pool, coastal, etc., through direct removal, filling, hydrological interruption, or other means.
- d. **No Impacts.** The project would not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- e. **No Impacts.** The project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- f. **No Impacts.** The project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan.

V. CULTURAL RESOURCES.

Would the project:

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporation	Less than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The project does not have the potential to cause a physical change that would affect unique historic, ethnic, or cultural values. The project will not disturb archaeological resources. The project will not disturb any unique paleontological or geologic resources. The project will not disturb any human remains. Prior clearances have been granted to the City of Madera relative to archeological surveys conducted in the same area. In the event any archeological resources are discovered with project construction, all activities shall cease and the Community Development Department shall be notified so that the procedures required by State Law may be applied.

- No Impacts.** The proposed project would not cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines. There are no known historical resources located in the affected territory.
- No Impacts.** The proposed project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines. There are no known archaeological resources located in the project area.
- No Impacts.** The proposed project would not directly or indirectly destroy unique paleontological resources or sites or unique geologic features. There are no known paleontological resources or sites or unique geologic features located in the affected territory.
- No Impacts.** The project would not likely disturb any human remains, including those interred outside of formal cemeteries. If development occurs in the future and any remains are discovered, the requirements of CEQA that regulate archaeological and historical resources (Public Resources Code Section 21083.2 and 21084.1), and all local, state and federal regulations that regulate archaeological and historical resources would be complied with.

VI. GEOLOGY AND SOILS.

Would the project:

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporation	Less than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: There are no known faults on the project site or in the immediate area. The project site is subject to relatively low seismic hazards compared to many other parts of California. Potential ground shaking produced by earthquakes generated on regional faults lying outside the immediate vicinity in the project area may occur. Due to the distance of the known faults in the region, no significant ground shaking is anticipated on this site. Seismic hazards on the built environment are addressed in *The Uniform Building Code* that is utilized by the Madera Building Division to monitor safe construction in the City.

- a.
 - i. **No Impacts.** No known faults with evidence of historic activity cut through the valley soils in the project vicinity. The major active faults and fault zones occur at some distance to the east, west, and south of the project site. Due to the geology of the project area and its distance from active faults, the potential for loss of life, property damage, ground settlement, or liquefaction to occur in the project vicinity is considered minimal.
 - ii. **No Impacts.** Ground shaking generally decreases with distance and increases with the depth of unconsolidated alluvial deposits. The most likely source of potential ground shaking is attributed to the San Andreas, Owens Valley, and the White Wolf faults. Based on this premise, and taking into account the distance to the causative faults, the potential for ground motion in the vicinity of the project site is such that a minimal risk can be assigned.
 - iii. **No Impacts.** Liquefaction describes a phenomenon in which a saturated soil loses strength during an earthquake as a result of induced shearing strains. Lateral and vertical movement of the soil mass combined with loss of bearing usually results. Loose sand, high groundwater conditions (where the water table is less than 30 feet below the surface), higher intensity earthquakes, and particularly long duration of ground shaking are the requisite conditions for liquefaction. There is no evidence of the presence of these requisite conditions.
 - iv. **No Impacts.** The project will not result in or expose people to potential impacts from landslides or mudflows.
- b. **No Impacts.** Construction of urban uses would create changes in absorption rates, drainage patterns, and the rate and amount of surface runoff on the selected project site. Standard construction practices that comply with City of Madera ordinances and regulations, the California Building Code, and professional engineering designs approved by the Madera Engineering Division will mitigate any potential impacts from future urban development, if any.
- c. **No Impacts.** The project site would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in off-site landslide, lateral spreading, subsidence, liquefaction or collapse.
- d. **No Impacts.** The project will not result in or expose people to potential impacts from expansive soils.
- e. **No Impacts.** Should urban uses be approved in the project area, the City of Madera would provide necessary sewer and water systems.

VII. GREENHOUSE GAS EMISSIONS.

Would the project:

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporation	Less than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: The San Joaquin Valley Unified Air Pollution Control District staff has concluded that existing science is inadequate to support quantification of impacts that project-specific GHG emissions have on global climatic change. This is readily understood when one considers that global climatic change is the result of the sum total of GHG emissions, both manmade and natural that have occurred in the past; that is occurring now; and may occur in the future. The Air District has advanced a methodology of reducing the (assumed) significance of impacts around performance measures applied to projects or alternatively, by comparing project-level impacts to an identified GHG emissions threshold.

In the absence of further regulatory or scientific information related to GHG emission and CEQA significance, it is currently too speculative to make a significant determination regarding this project’s direct and indirect impact with respect to climate change. The City General Plan includes policies in support of GHG emissions reduction and climate change. The City supports local, regional, and statewide efforts to reduce the emission of greenhouse gases linked to climate change.

VIII. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporation	Less than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The project will not bring about a direct increase in the risk of accidental explosion or release of hazardous substances. The project site has not been identified as a hazardous material site. The project will not result in a substantial air safety hazard for people residing in the area or future residents of the project. The project will not emit hazardous emissions or handle hazardous materials to the existing Alpha Elementary School adjacent to the west of the project site. The project will not result in any hazards to air traffic or be a substantial air safety hazard. The project will not interfere with any emergency response or evacuation plans. Truck traffic generated with construction of the project is expected to be insignificant. Traffic generated with development is not expected to be substantially higher than current volumes. The project will not bring about an increase in fire hazards in areas from flammable brush, grass, or trees.

- a. **No Impacts.** The proposed project would not create any hazards to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- b. **No Impacts.** The proposed project would not create any hazards to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c. **No Impacts.** The project would not emit hazardous emissions or require the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of the existing Alpha Elementary School.
- d. **No Impacts.** The land within the project site is not included on a list of hazardous materials sites. The Department of Toxic Substances Control's Hazardous Waste and Substances Site List (Cortese List) does not list any hazard waste and substance sites within the City of Madera (www.dtsc.ca.gov/database/Calsites/Cortese_List.cfm).
- e. **No Impacts.** The project site is not located within an airport land use plan or, within two miles of a public airport or public use airport. The proposed project would not bring about a safety hazard related to an airport or aviation activities for people residing or working in the project area.
- f. **No Impacts.** The project site is not located within the vicinity of a private airstrip, and would not result in a safety hazard for people residing or working in the project vicinity related to an airstrip or aviation activities.
- g. **No Impacts.** The proposed project would not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan.
- h. **No Impacts.** The proposed project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires.

IX. HYDROLOGY AND WATER QUALITY.

Would the project:

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporation	Less than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j. Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

The proposed project would not violate any water quality standards or waste discharge requirements. There will not be a significant reduction in the amount of groundwater otherwise available for public water supplies as a result of this project. Services will be provided in accordance with the City's Master Plans. The project will not change any drainage patterns or stream courses, or the source or direction of any water movement. During construction, the project site may be exposed to increased soil erosion from wind and water. Dust control will be used during construction. With completion, the project will not bring about erosion, significant changes in topography or unstable soil conditions.

The project will not expose people or property to water-related hazards. During future construction, the project site may be exposed to increased soil erosion from wind and water. Dust control will be used during any future construction. With completion, the project will not bring about erosion, significant changes in topography or unstable soil conditions. Standard construction practices and compliance with City ordinances and regulations, *The Uniform Building Code*, and adherence to professional engineering design approved by the Madera Engineering Department will mitigate any potential impacts from this project. This development will be required to comply with all City ordinances and standard practices which will assure that storm water will be adequately drained into the approved storm water system. The project will not create any impacts on water quality.

Based on a review of the City's FEMA maps, the site is within Zone X, and the project will not place housing or other land uses in a 100-year flood hazard area. These are areas outside of the 500-year flood area. The project will not expose people or structures to a significant risk because of dam or levee failure. The project will not expose people or structures to a significant risk because of a seiche, mudflow, or tsunami.

- a. **No Impacts.** Development of the project site would be required to comply with all City of Madera ordinances and standard practices which assure proper grading and storm water drainage into the approved storm water systems. Any development would also be required to comply with all local, state, and federal regulations to prevent any violation of water quality standards or waste discharge requirements.
- b. **No Impacts.** The proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.
- c. **No Impacts.** The proposed project would not alter the existing drainage pattern of the site or area through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.
- d. **No Impacts.** The proposed project would not alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off-site.

- e. **No Impacts.** The proposed project would not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. All plant nutrient handling and/or transfer areas will include containment and capture features.
- f. **No Impacts.** The proposed project would not degrade water quality.
- g. **No Impacts.** The project would not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.
- h. **No Impacts.** The project would not place within a 100-year flood hazard area structures that would impede or redirect flood flows.
- i. **No Impacts.** The project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.
- j. **No Impacts.** The project would not have any potential to be inundated by a seiche, tsunami, or mudflow.

X. LAND USE AND PLANNING.

Would the project:

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporation	Less than Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but no limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: Development of the project area is consistent with the urbanization of the project area, as evaluated in the General Plan and its EIR; therefore impacts in this category are avoided.

- a. **No Impacts.** The project would not physically divide an established community. Rather, it logically allows development to occur in an orderly manner, adjacent to and within the urbanized area of the City.
- b. **No Impacts.** The proposed project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. The proposed project is consistent with the requirements.
- c. **No Impacts.** The project would not conflict with any applicable habitat conservation plan or natural community conservation plan.

XI. MINERAL RESOURCES.

Would the project:

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporation	Less than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. No Impacts. The project would not result in the loss or availability of mineral resources.				
b. No Impacts. The proposed project would not result in the loss of availability of any locally important mineral resource recovery sites.				

XII. NOISE.

Would the project result in:

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporation	Less than Significant Impact	No Impact
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: These potential impacts were addressed in the General Plan EIR, and goals and mitigation measures were adopted to reduce potential impacts to a less than significant level. Development of the project area is consistent with the urbanization of the Madera area, as evaluated in the General Plan, and its EIR; therefore, impacts in this category are not anticipated to exceed the impacts addressed in those documents.

- a. **No Impacts.** The proposed project would not result in exposure of persons to or the generation of noise.
- b. **No Impacts.** The proposed project would not result in exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels.

- c. **No Impacts.** The proposed project would not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.
- d. **Less than Significant Impacts.** The proposed project may result in some temporary increase in ambient noise levels in the project vicinity during construction of the site.
- e. **No Impacts.** The proposed project site is not located within an airport land use plan or within two miles of a public airport or public use airport.
- f. **No Impacts.** The project will is not located within the vicinity of a private airstrip.

XIII. POPULATION AND HOUSING.

Would the project:

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporation	Less than Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The proposed project will not induce additional substantial growth in this area. The property involved has one existing residential use but the project would not displace any housing. Likewise, the project would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

- a. **Less than Significant Impacts.** The proposed project will provide employment opportunities which may induce a minimal growth in population by individuals and/or families who move to Madera in response to opportunities for employment. Roads and other infrastructure will be improved to handle the proposed development.
- b. **No Impacts.** The proposed project would not displace any existing housing, thereby necessitating the construction of replacement housing elsewhere.
- c. **No Impacts.** The proposed project would not displace any people.

XIV. PUBLIC SERVICES.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporation	Less than Significant Impact	No Impact
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: The project will not result in substantial adverse physical impacts from new or altered public facilities. As development occurs, there will be a resultant increase in job opportunities, and a greater demand placed upon services, such as fire and police protection, and additional park and school facilities. There will be an increase in street, and water and sewer system maintenance responsibility because of this project. However, based on the nature of the proposal, the increase in manpower requirements for the Public Works Department will be minimal.

The project will not bring about the need for new wastewater treatment facilities. The project will not significantly increase the demand on water supplies. There will not be a significant reduction in the amount of groundwater otherwise available for public water supplies as a result of this project. The project will not increase the need for additional storm water drainage facilities beyond the existing and master planned drainage basin facilities that are available to serve the project. The project area will be required to provide additional facilities within the development, and comply with the City’s Master Plan, Ordinances, and standard practices. The project will not bring about a significant increase in the demand for solid waste disposal services and facilities.

- i. Fire protection. **Less than significant Impacts.** The proposed project would not result in substantial adverse physical impacts to fire protection services.
- ii. Police protection. **Less than significant Impacts.** The proposed project would not result in substantial adverse physical impacts associated with the provision of police protection.
- iii. Schools. **Less than significant Impacts.** The Madera Unified School District levies a school facilities fee to help defray the impact of residential development. The proposed project would not generate a significant impact to the schools in Madera.

- iv. Parks. **Less than Significant Impacts.** The proposed project would not generate a significant impact to the park facilities in Madera.
- v. Other public facilities. **Less than significant Impacts.** The proposed project would not have any impacts on other public facilities.

XV. RECREATION

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporation	Less than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: Residential development is consistent with the City of Madera General Plan and Zoning Ordinance. Impacts in this category are not anticipated to exceed the impacts addressed in those documents.

- a. **Less than Significant Impacts.** The project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- b. **No Impacts.** The project does not propose the construction of recreational facilities. The project will not have an adverse physical effect on the environment.

XVI. TRANSPORTATION/TRAFFIC.

Would the project:

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporation	Less than Significant Impact	No Impact
a. Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The project site was included in the General Plan and its accompanying EIR and the potential traffic generated from the eventual development of this land is considered. The goals and policies of the General Plan serve to mitigate traffic impacts that occur as a result of new development.

- a. **No Impacts.** The proposed project would not cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system that would result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections.
- b. **No Impacts.** The project would not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways.

- c. **No Impacts.** The project would not result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- d. **No Impacts.** The project would not increase hazards to transportation systems due to design features such as sharp curves, dangerous intersections, or incompatible uses.
- e. **No Impacts.** The project would not result in inadequate emergency access.
- f. **No Impacts.** The project would not result in inadequate parking capacity.
- g. **No Impacts.** The project will not conflict with adopted policies, plans, or programs supporting alternative transportation.

XVII. TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporation	Less than Significant Impact	No Impact
a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in the Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place or object with cultural value to a California Native American tribe, and that is;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The project site location is not listed or eligible for listing in the California Register of Historical Resources. It does not provide any significance of resource to a California Native American tribe. Cumulatively, the project proposal and site will not cause a substantial adverse change in the significance of a tribal cultural resource, as defined in the Public Resources Code Section 21074.

- a. **No Impacts.** The project will not cause a substantial adverse change in the significance of a tribal cultural resource. As defined in the Public Resources Code Section 21074, the project site is not a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place or object with cultural value to a California Native American tribe.

- i. **No Impacts.** The project site is not listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources, as defined in Public Resources Code Section 5020.1(k).
- a) **No Impacts.** The project is not a resource that is of significance to a California Native American tribe, as defined in Public Resources Code 5024.1(c).

XVIII. UTILITIES AND SERVICE SYSTEMS.

Would the project:

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporation	Less than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The City's community sewage disposal system will continue to comply with Discharge Permit requirements. The project will not bring about the need for new wastewater treatment facilities. The project will not significantly increase the demand on water supplies, adequate domestic water and fire flows should be available to the property. There will not be a significant reduction in the amount of groundwater otherwise available for public water supplies as a result of this project. The project will not increase the need for additional storm water drainage facilities beyond the existing and master planned drainage basin facilities that are available to serve the project. The project area will be required to comply with the City's Master Plan, Ordinances, and standard practices. The project will not bring about a significant increase in the demand for solid waste disposal services and facilities.

- a) **No Impacts.** The project will not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.
- b) **No Impacts.** The proposed project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- c) **No Impacts.** The proposed project would not require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- d) **No Impacts.** There will be sufficient water supplies available to serve the project.
- e) **No Impacts.** The project would not require a determination by a wastewater treatment provider.
- f) **No Impacts.** The project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.
- g) **No Impacts.** Any development project that might be proposed on the project site would be required to comply with federal, state, and local statutes as well as regulations related to solid waste by the City of Madera.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporation	Less than Significant Impact	No Impact
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Determination:

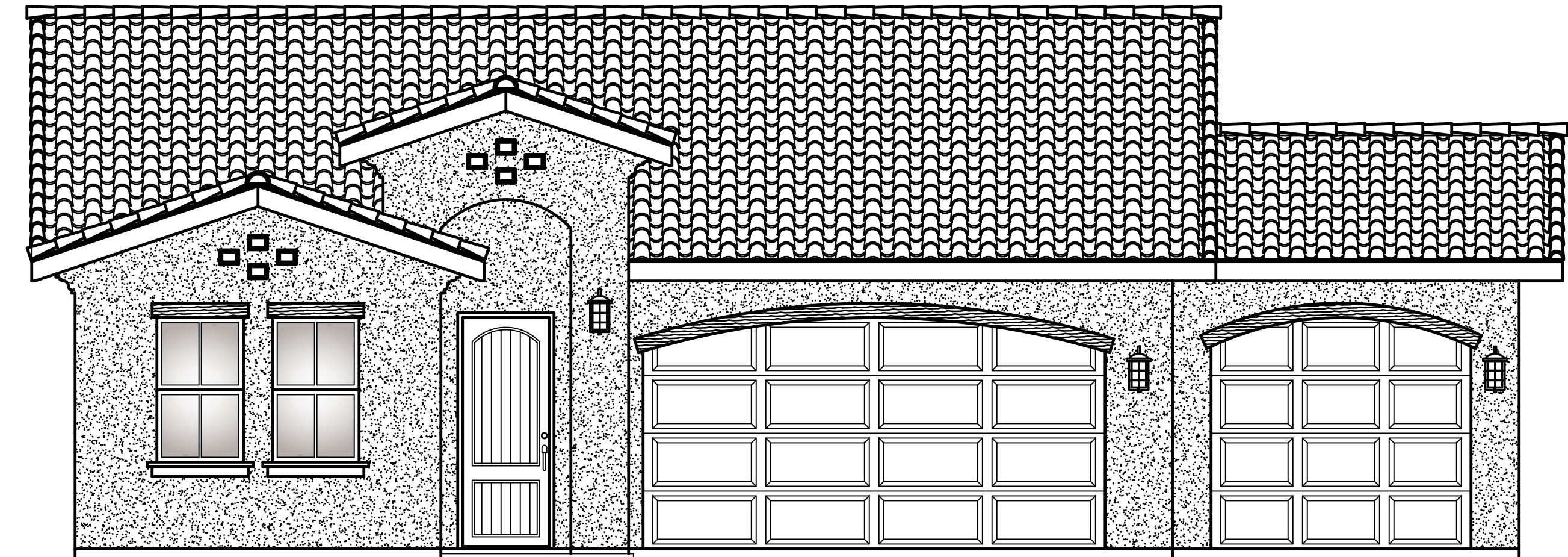
Based upon staff analysis and comments from experts, it has been determined that the proposed project could generate some limited adverse impacts in the areas of Aesthetics, Air Quality, Greenhouse Gas Emissions, Noise, Population and Housing, Recreation and Public Services.

The potential impacts identified in this Initial Study are considered to be less than significant since they will cease upon completion of construction or do not exceed a threshold of significance. Therefore, a Negative Declaration is the appropriate level of documentation for this project.

The Urbina 1393 Standard Plan



The Urbina Spanish Elevation
 Standard Elevation w/ Spanish Tile



The Urbina Spanish Elevation w/ 3rd Car Garage
 Standard Elevation w/ Spanish Tile

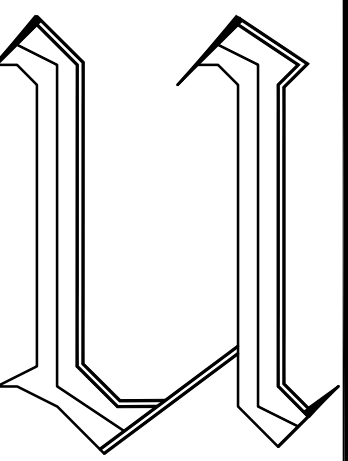


The Urbina Spanish Elevation
 Standard Elevation w/ Flat Tile



The Urbina Spanish Elevation w/ 3rd Car Garage
 Standard Elevation w/ Flat Tile

The Urbina 1393 Plan Spanish Elevations



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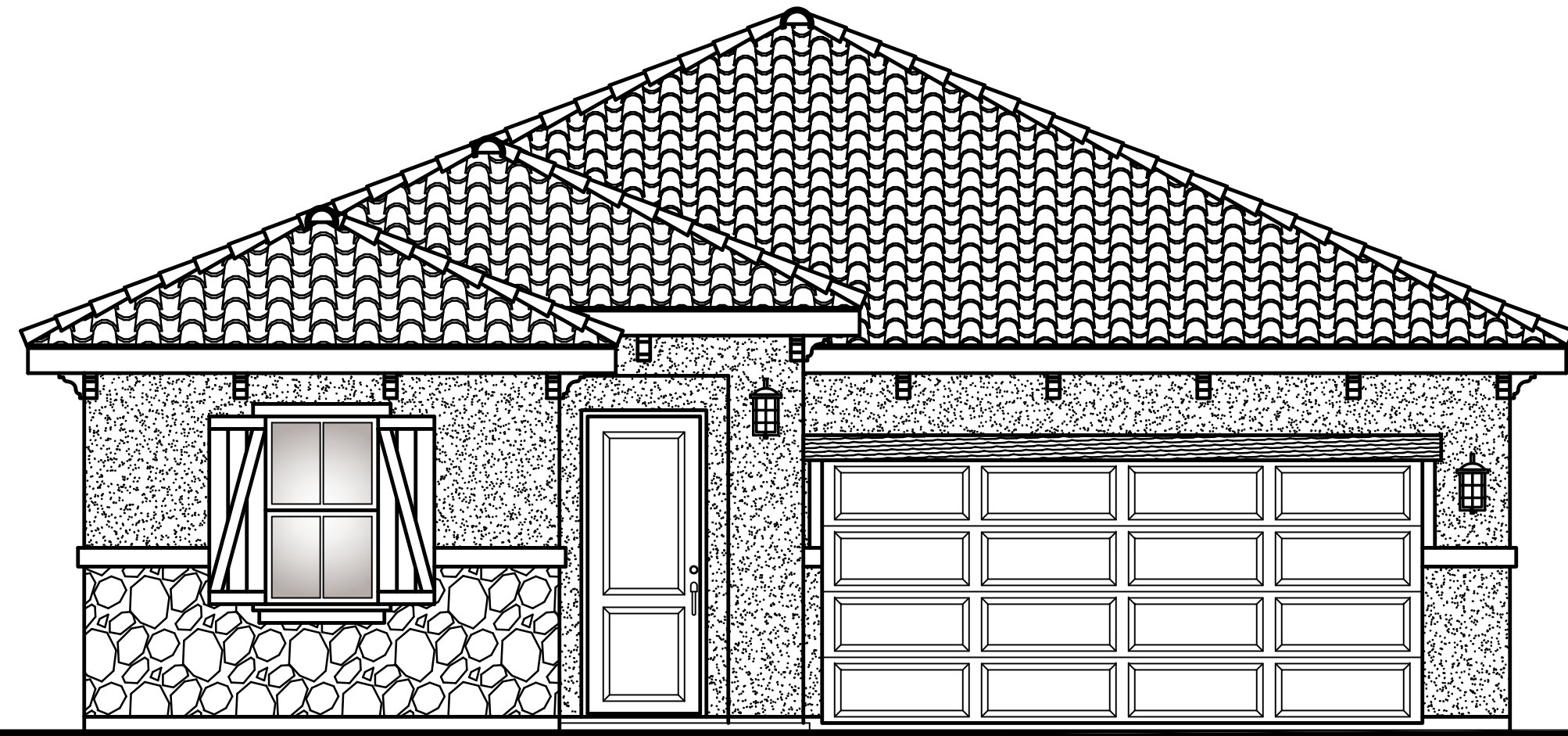


OWNER / BUILDER:
JOSEPH CROWN
 CONSTRUCTION & DEVELOPMENT, INC.
 5320 E. PINE AVENUE
 FRESNO, CA 93727
 Phone: (559) 275-5200
 Email: jcrown@crownliving.com

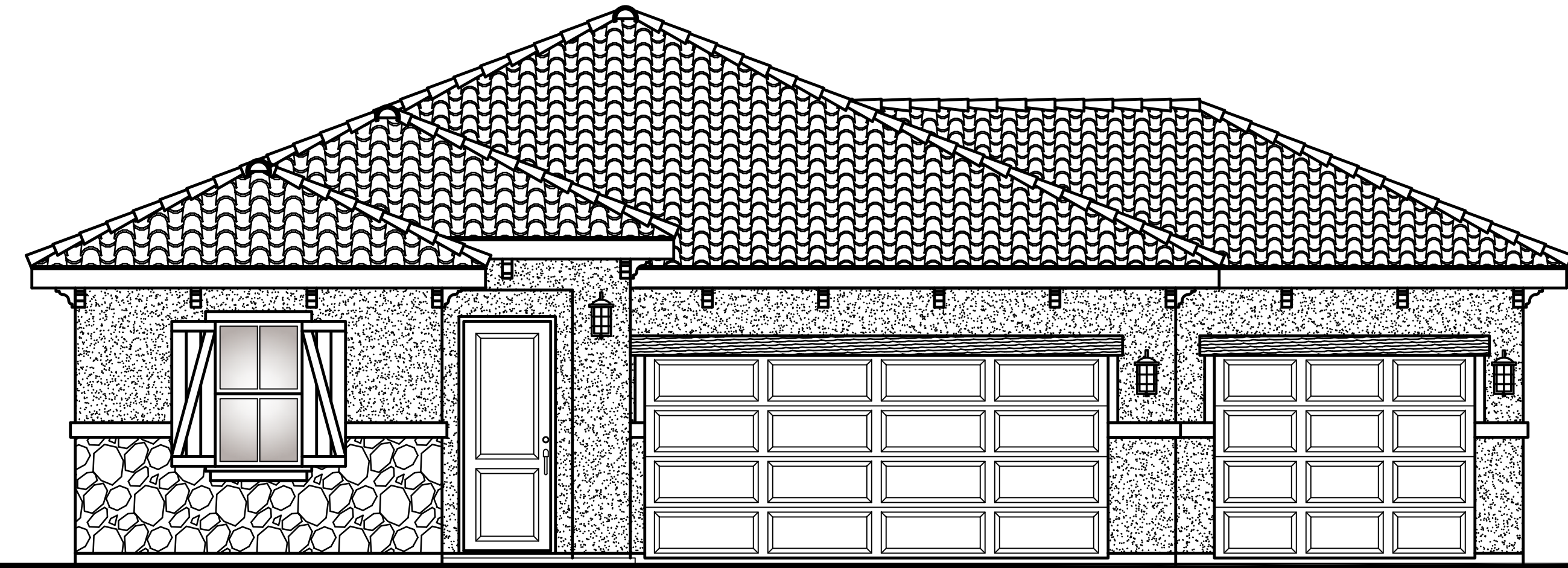
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 1393 PLAN
 SHEET

A2

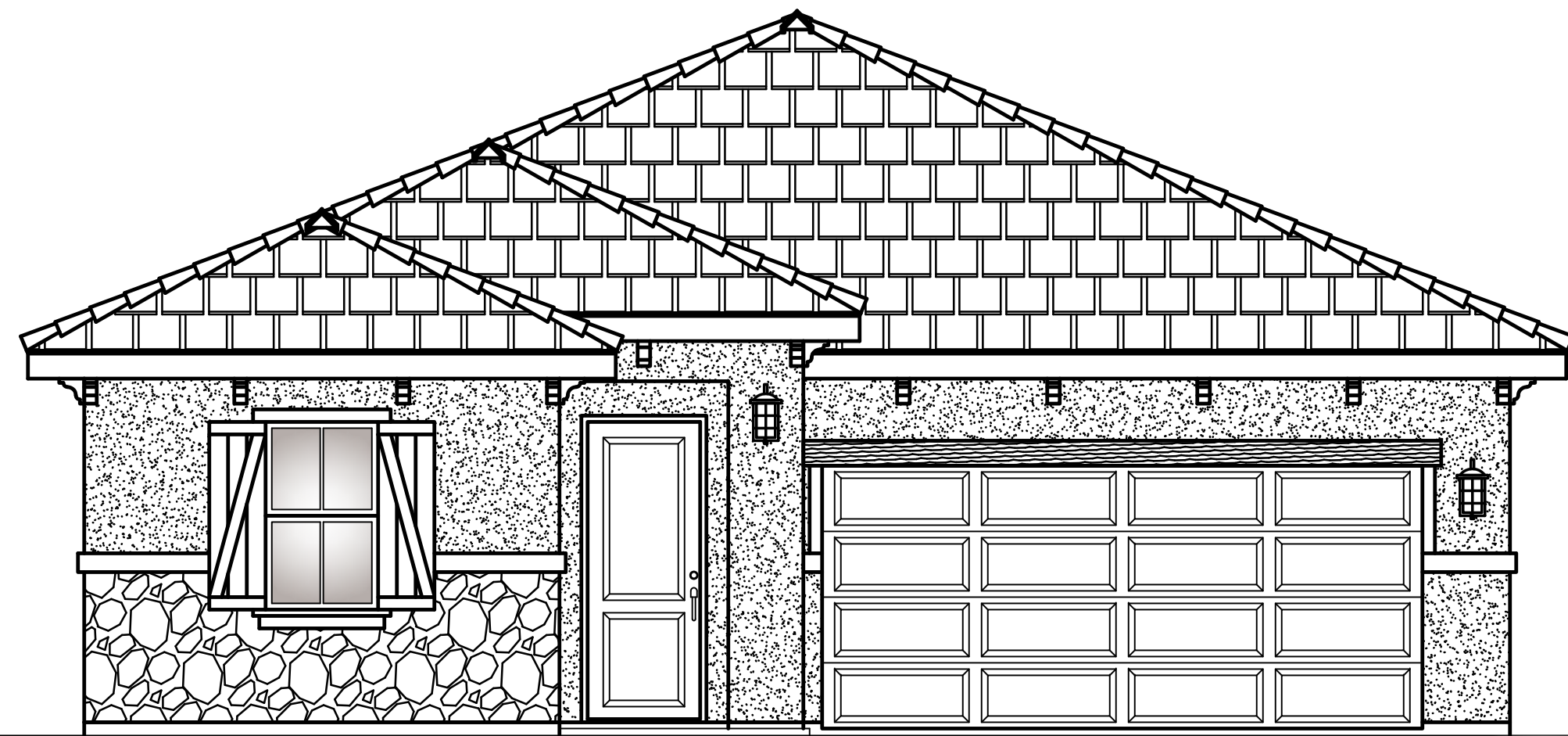
The Urbina 1393 Standard Plan



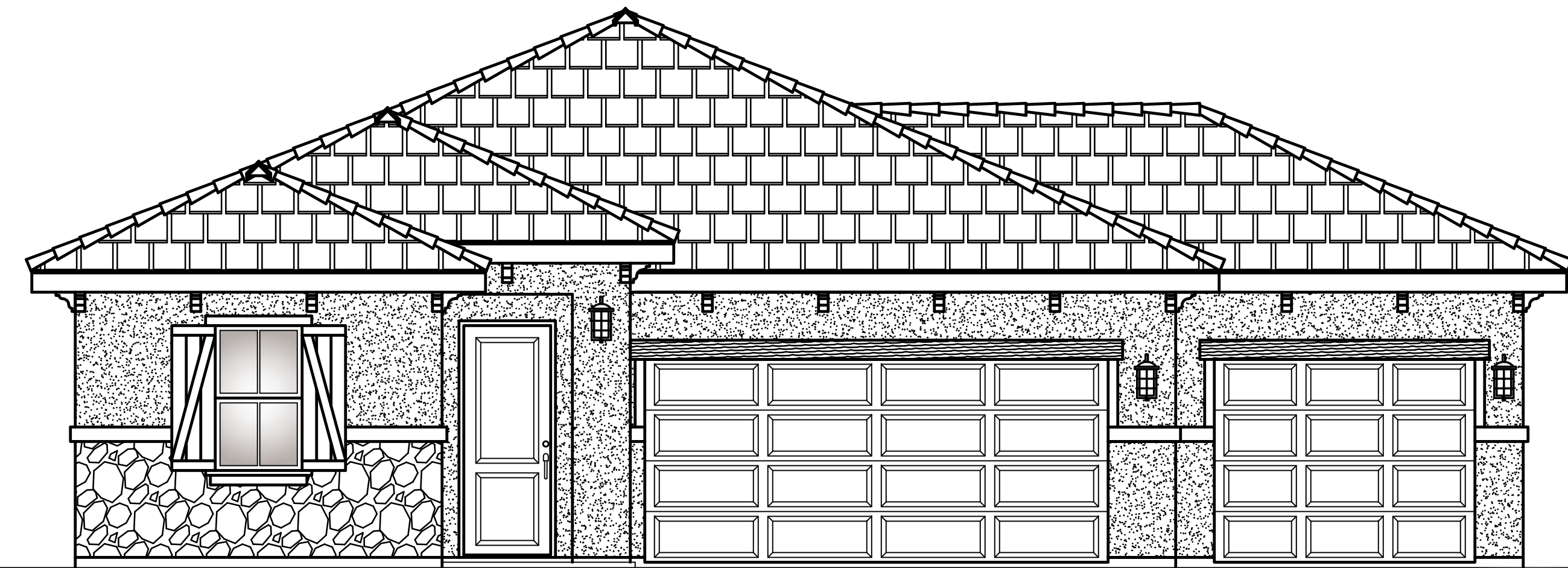
The Urbina Traditional Elevation
Standard Elevation w/ Spanish Tile



The Urbina Traditional Elevation w/ 3rd Car Garage Option
Standard Elevation w/ Spanish Tile

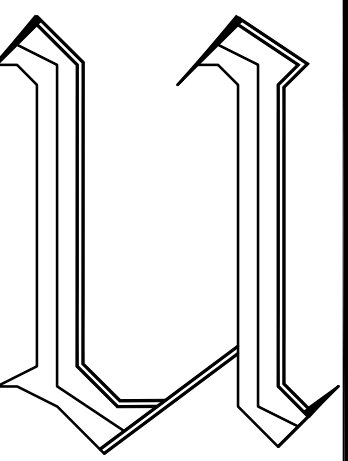


The Urbina Traditional Elevation
Standard Elevation w/ Flat Tile

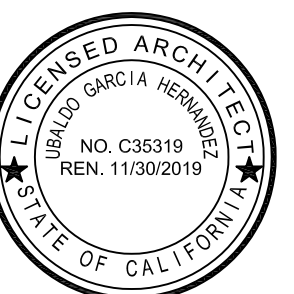


The Urbina Traditional Elevation w/ 3rd Car Garage Option
Standard Elevation w/ Flat Tile

The Urbina 1393 Plan Traditional Elevations



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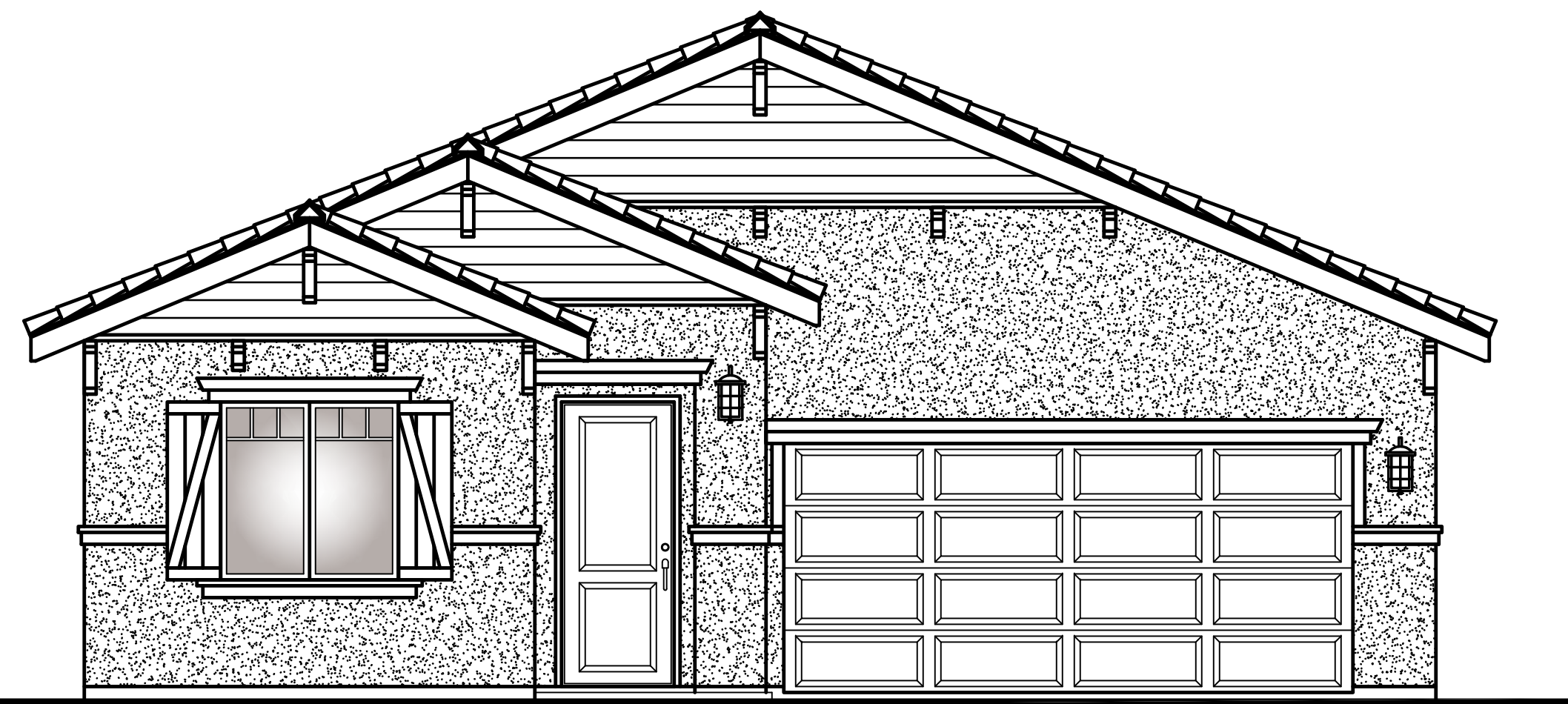


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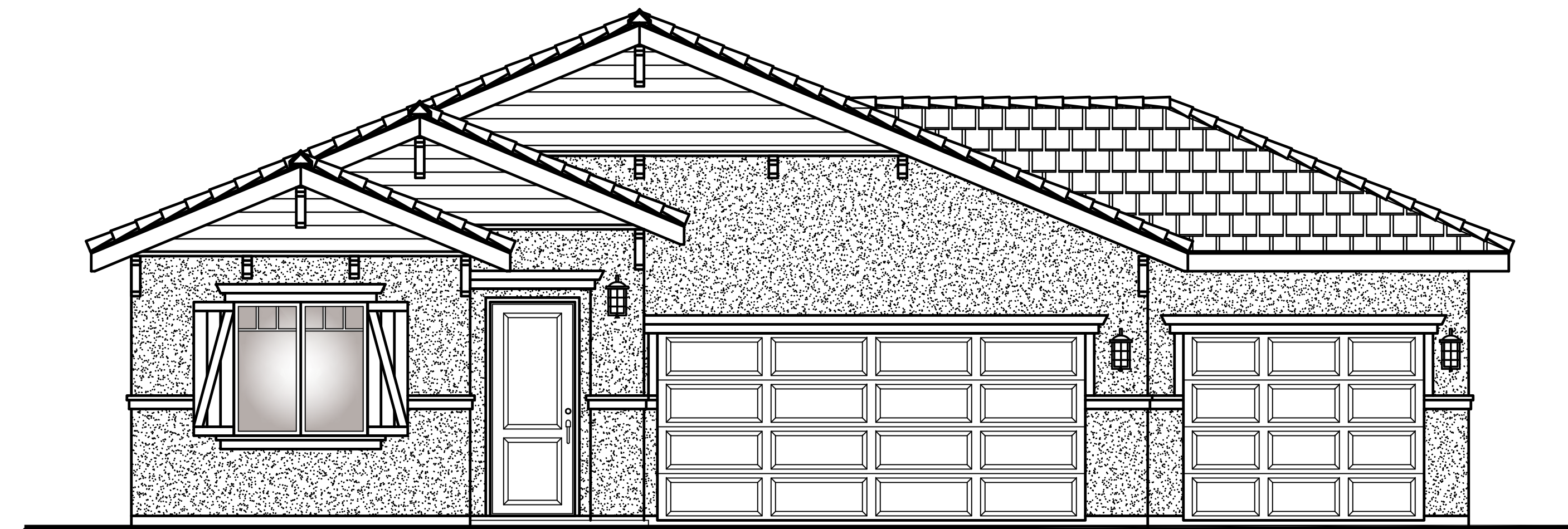
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 1393 PLAN
 SHEET

A3

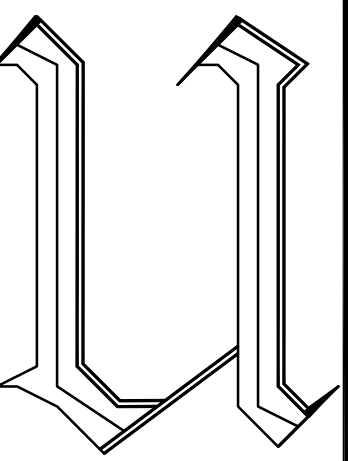
The Urbina 1393 Standard Plan



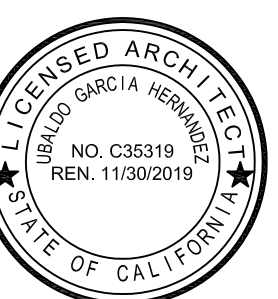
The Urbina Craftsman Elevation
Standard Elevation



The Urbina Craftsman Elevation w/ 3rd Car Garage Option
Standard Elevation



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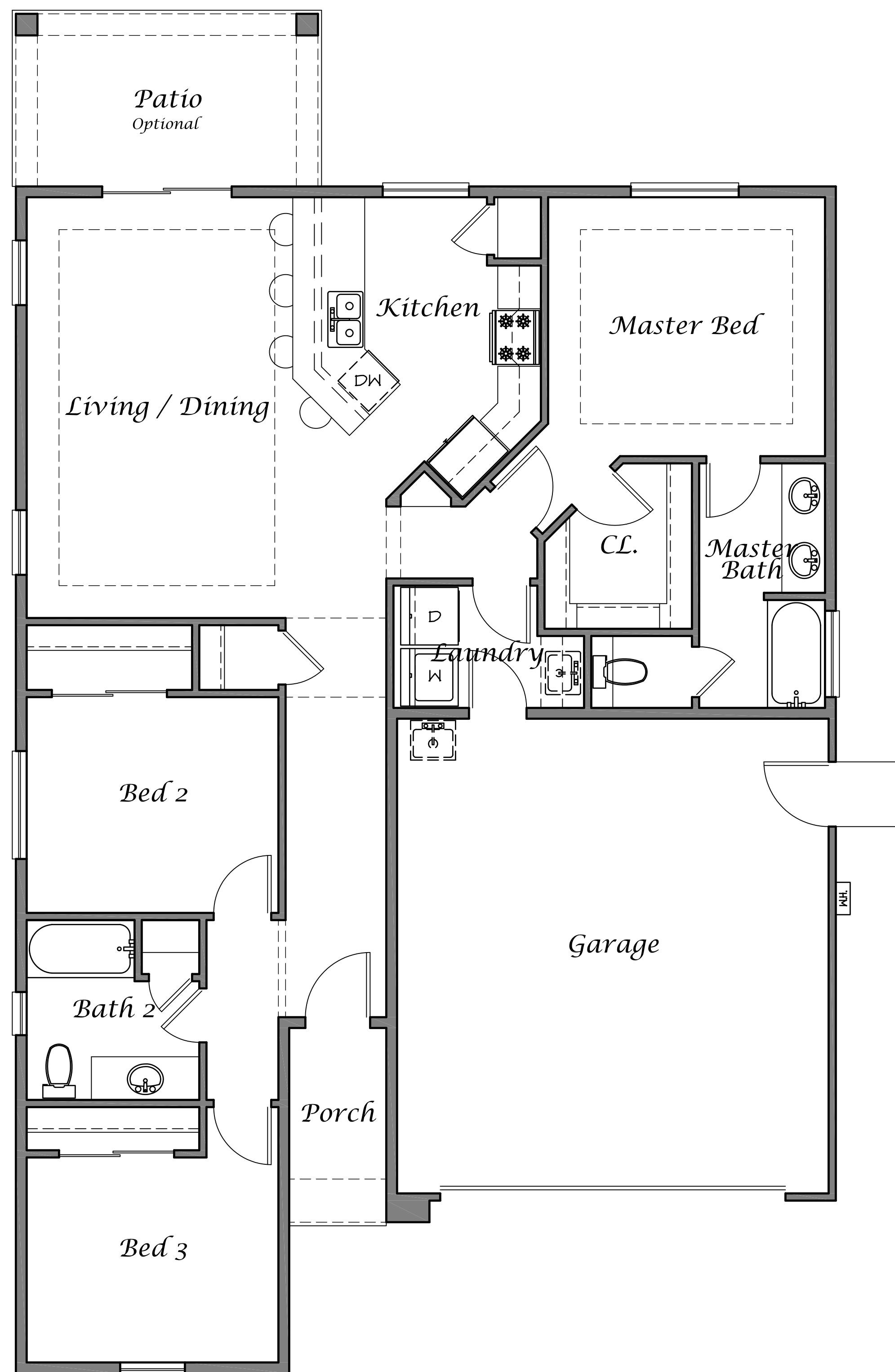
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SCALE
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1393 PLAN
SHEET

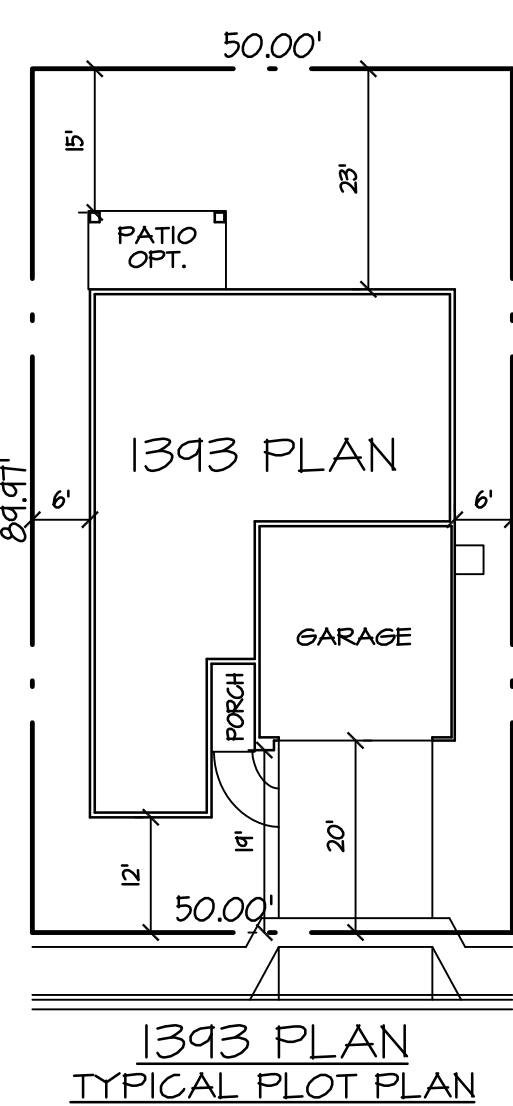
The Urbina 1393 Plan Craftsman Elevations

A4

The Urbina 1393 Standard Plan



The Urbina 1393 Floor Plan



1393 PLAN
TYPICAL PLOT PLAN

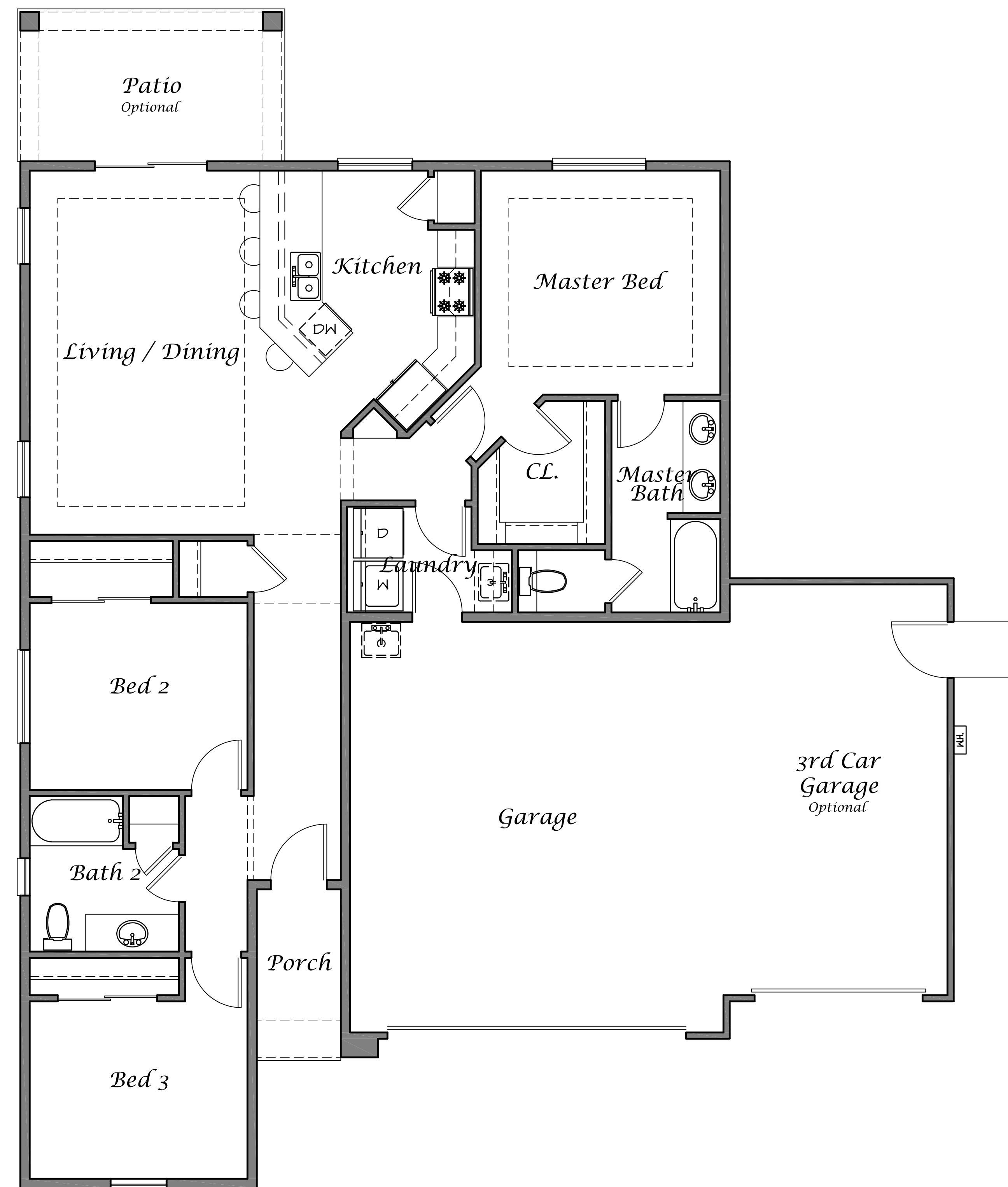
Area:

LIVING SPACE:	1,393 sq. ft.
GARAGE:	450 sq. ft.
PATIO:	112 sq. ft.
PORCH:	40 sq. ft.
TOTAL LIVING:	1,393 sq. ft.
TOTAL:	2,003 sq. ft.

Area:

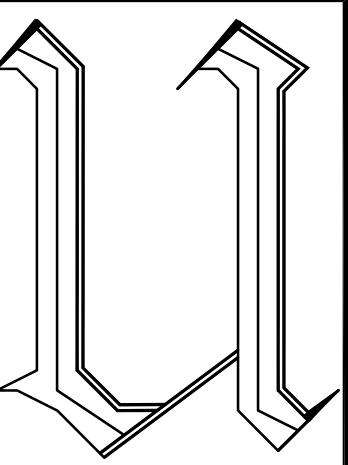
3RD CAR GARAGE OPTION

LIVING SPACE:	1,393 sq. ft.
GARAGE:	450 sq. ft.
3RD CAR GARAGE:	272 sq. ft.
PATIO:	112 sq. ft.
PORCH:	40 sq. ft.
TOTAL LIVING:	1,393 sq. ft.
TOTAL:	2,275 sq. ft.



*The Urbina 1393 Floor Plan
w/ 3rd Car Garage Option*

The Urbina 1393 Plan Floor Plan



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DATE: 4 / 11 / 2018
 SCALE: 1/4" = 1'-0"
 JOB NO.: 1393 PLAN
 SHEET

A1

The Abbey 1576 Standard Plan



The Abbey Spanish Elevation
Standard Elevation w/ Spanish Tile



The Abbey Spanish Elevation w/ 3rd Car Garage Option
Standard Elevation w/ Spanish Tile

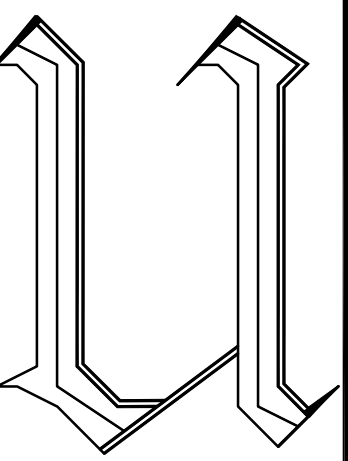


The Abbey Spanish Elevation
Standard Elevation w/ Flat Tile

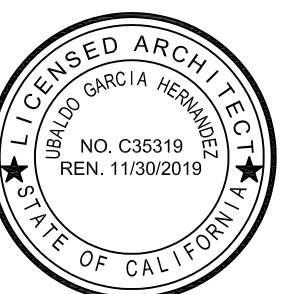


The Abbey Spanish Elevation w/ 3rd Car Garage Option
Standard Elevation w/ Flat Tile

The Abbey 1576 Plan Spanish Elevation



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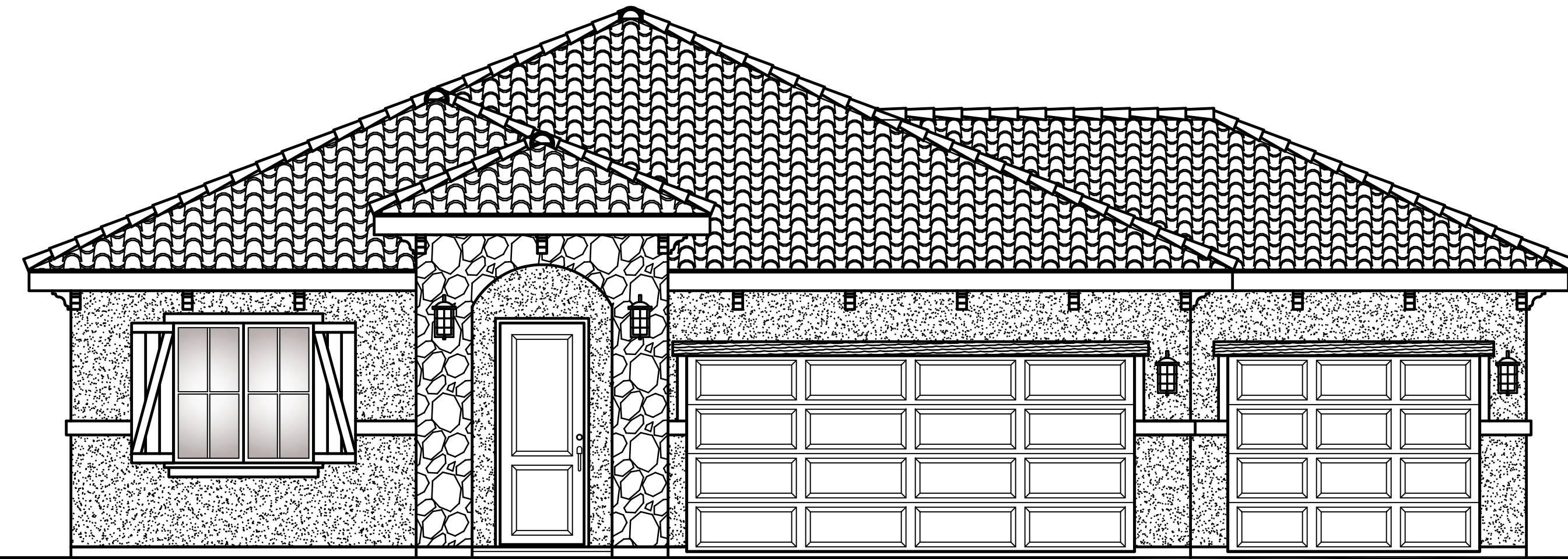
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JOB NO.
1576 PLAN
SHEET

A2

The Abbey 1576 Standard Plan



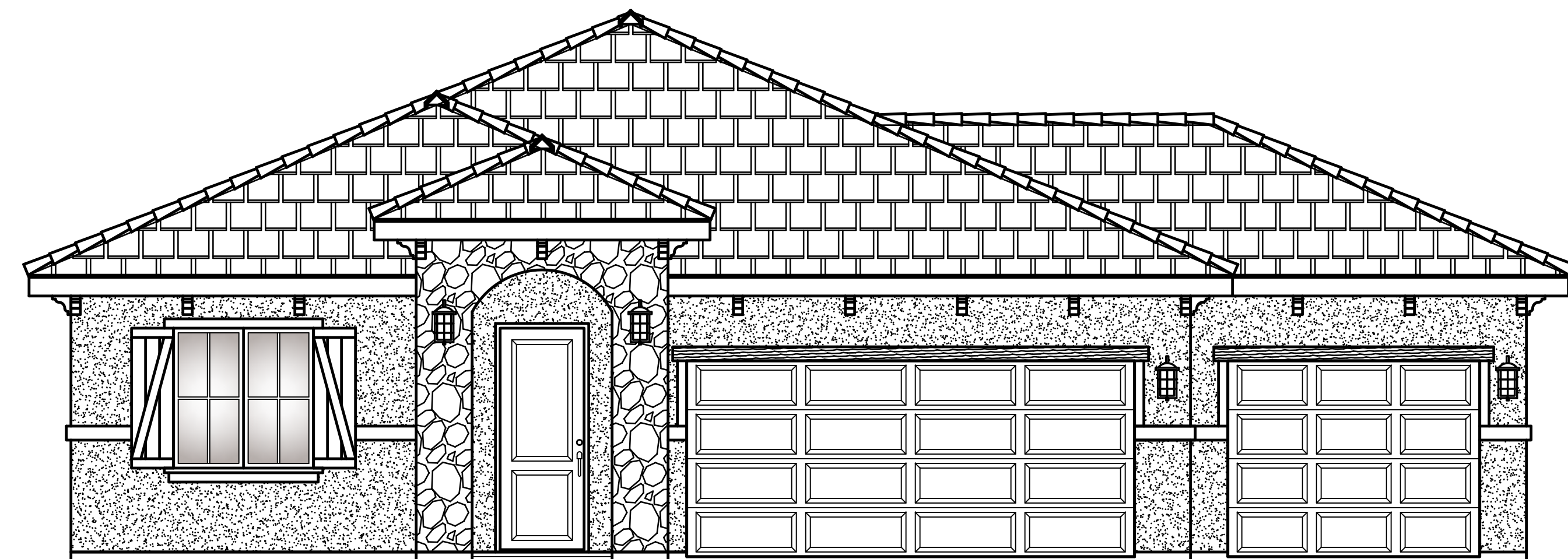
The Abbey Traditional Elevation
 Standard Elevation w/ Spanish Tile



The Abbey Traditional Elevation w/ 3 Car Garage
 Standard Elevation w/ Spanish Tile

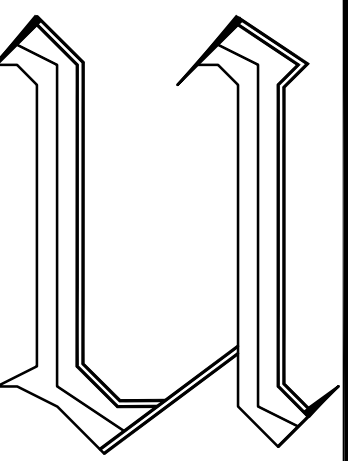


The Abbey Traditional Elevation
 Standard Elevation w/ Flat Tile



The Abbey Traditional Elevation w/ 3 Car Garage
 Standard Elevation w/ Flat Tile

The Abbey 1576 Plan Traditional Elevation



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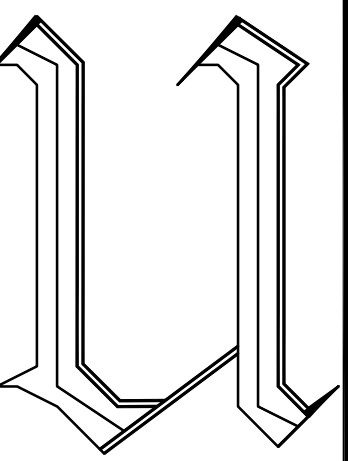
The Abbey 1576 Standard Plan



The Abbey Craftsman Elevation
Standard Elevation



The Abbey Craftsman Elevation w/ 3 Car Garage
Standard Elevation



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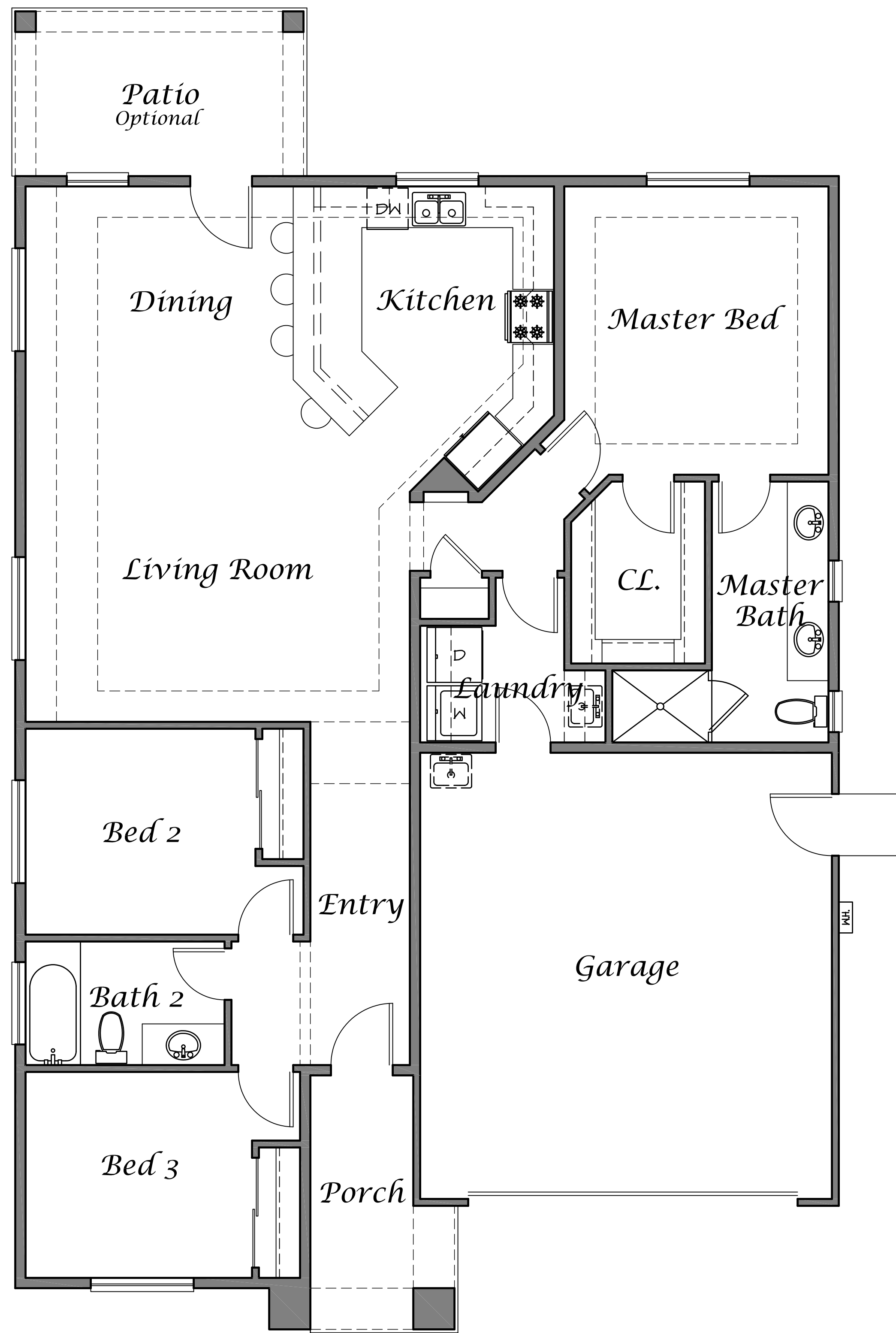
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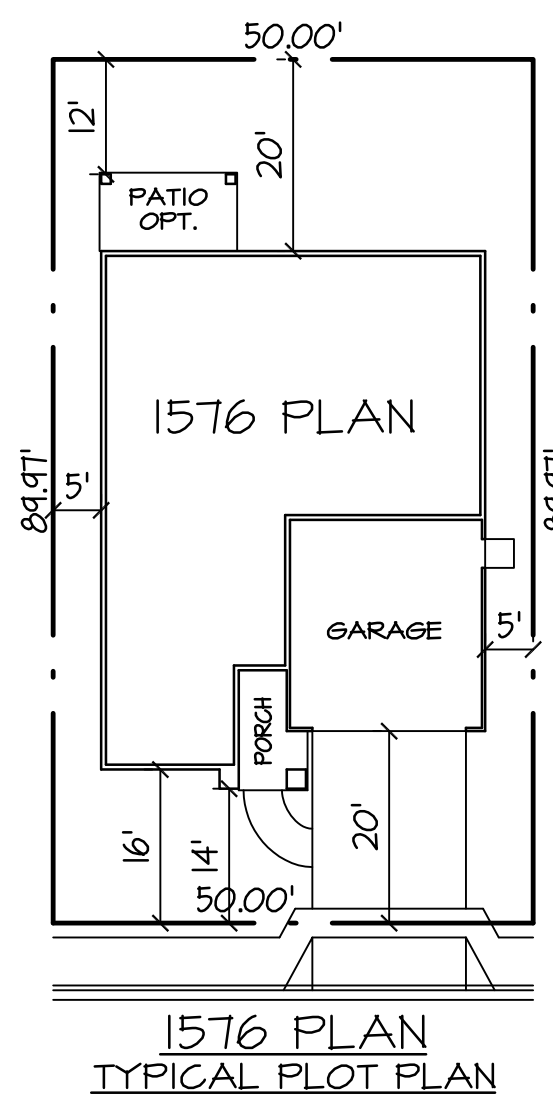
A4

The Abbey 1576 Plan Craftsman Elevation

The Abbey 1576 Standard Plan



The Abbey 1576 Floor Plan

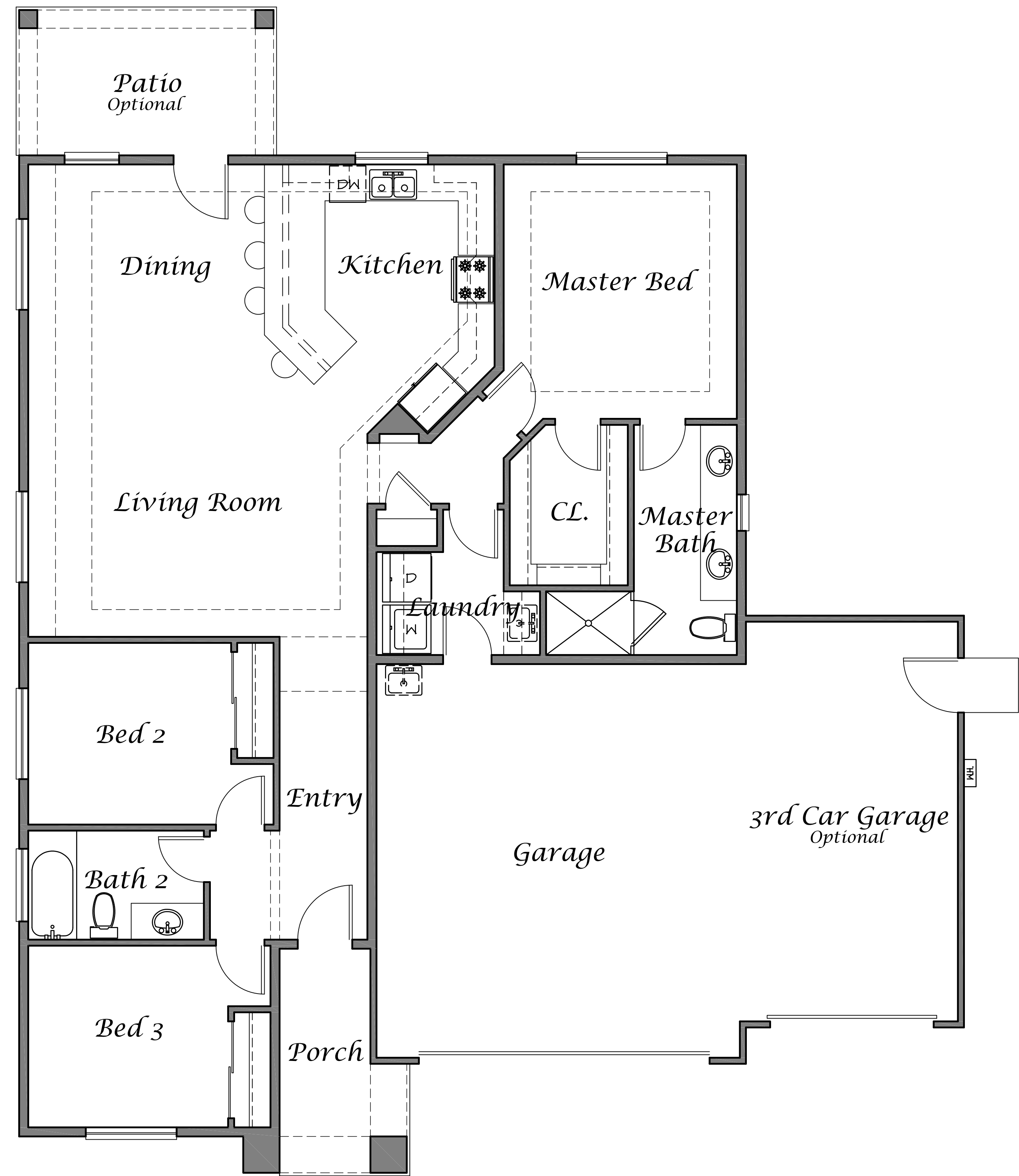


Area:

LIVING SPACE:	1,576 sq. ft.
GARAGE:	459 sq. ft.
PATIO:	112 sq. ft.
PORCH:	70 sq. ft.
TOTAL LIVING:	1,576 sq. ft.
TOTAL:	2,225 sq. ft.

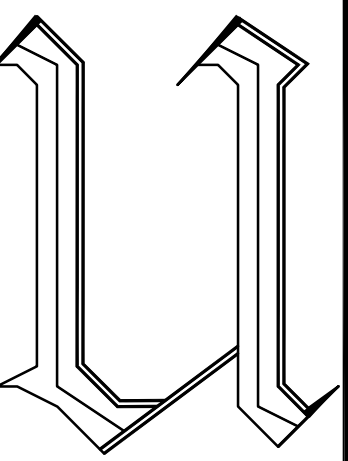
Area:

3RD CAR GARAGE OPTION	
LIVING SPACE:	1,576 sq. ft.
GARAGE:	459 sq. ft.
3RD CAR GARAGE:	212 sq. ft.
PATIO:	112 sq. ft.
PORCH:	70 sq. ft.
TOTAL LIVING:	1,671 sq. ft.
TOTAL:	2,497 sq. ft.



The Abbey 1576 Floor Plan w/ Optional 3rd Car Garage

The Abbey 1576 Floor Plan



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DATE: 6 / 15 / 2018
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 JOB NO.: 1576 PLAN
 SHEET

A1

The Sienna 1777 Standard Plan



The Sienna Spanish Elevation

Standard Elevation w/ Spanish Tile Roof



The Sienna Spanish Elevation w/ 3rd Car Garage Option

Standard Elevation w/ Spanish Tile Roof



The Sienna Spanish Elevation

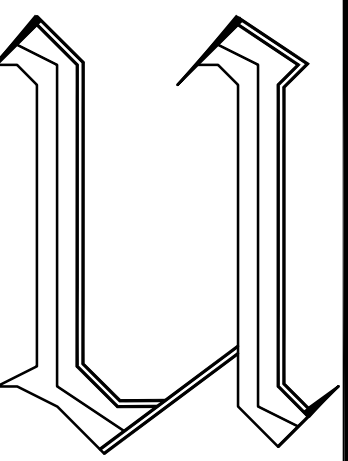
Standard Elevation w/ Flat Tile Roof



The Sienna Spanish Elevation w/ 3rd Car Garage Option

Standard Elevation w/ Flat Tile Roof

The Sienna 1777 Plan Spanish Elevations



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A2

The Sienna 1777 Standard Plan



The Sienna Traditional Elevation

Standard Elevation w/ Spanish Tile Roof



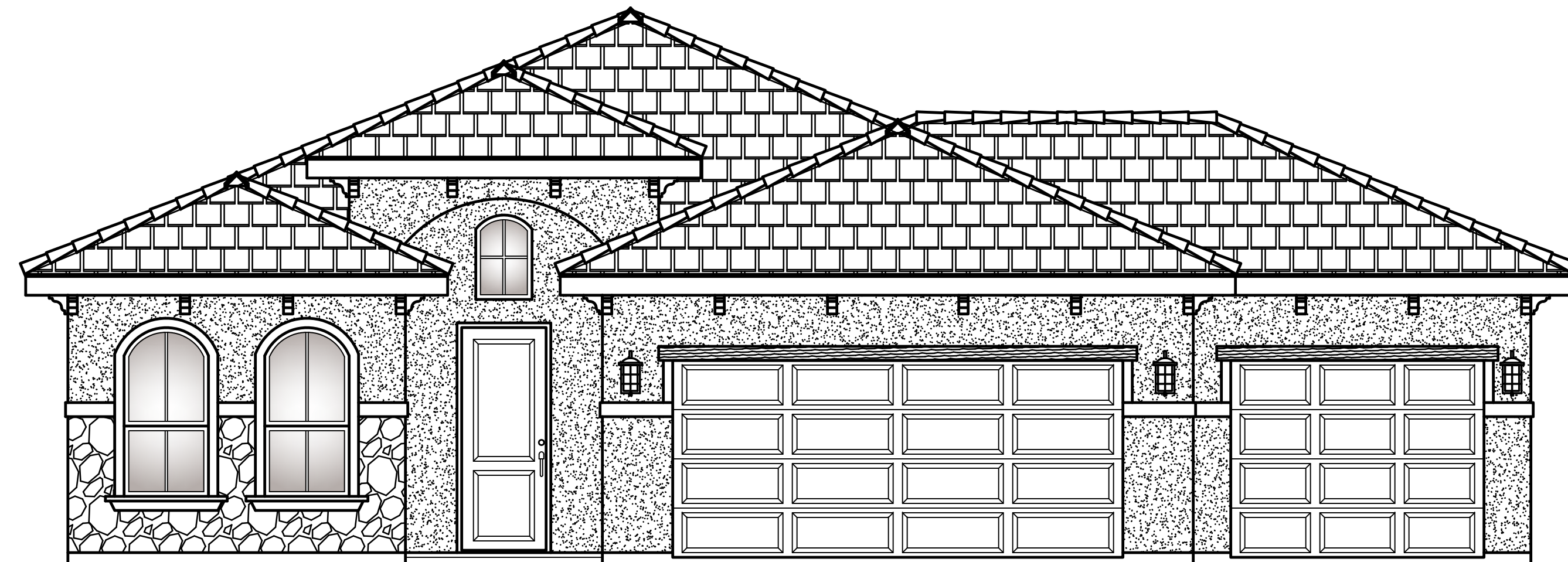
The Sienna Traditional Elevation w/ 3rd Car Garage Option

Standard Elevation w/ Spanish Tile Roof



The Sienna Traditional Elevation

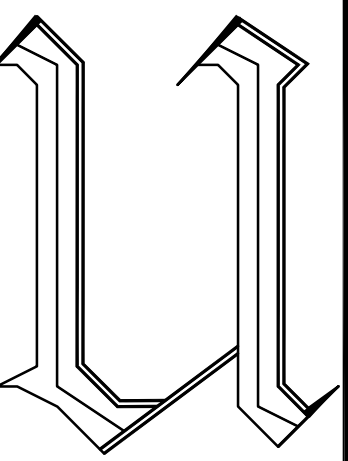
Standard Elevation w/ Flat Tile Roof



The Sienna Traditional Elevation w/ 3rd Car Garage Option

Standard Elevation w/ Flat Tile Roof

The Sienna 1777 Plan Traditional Elevations



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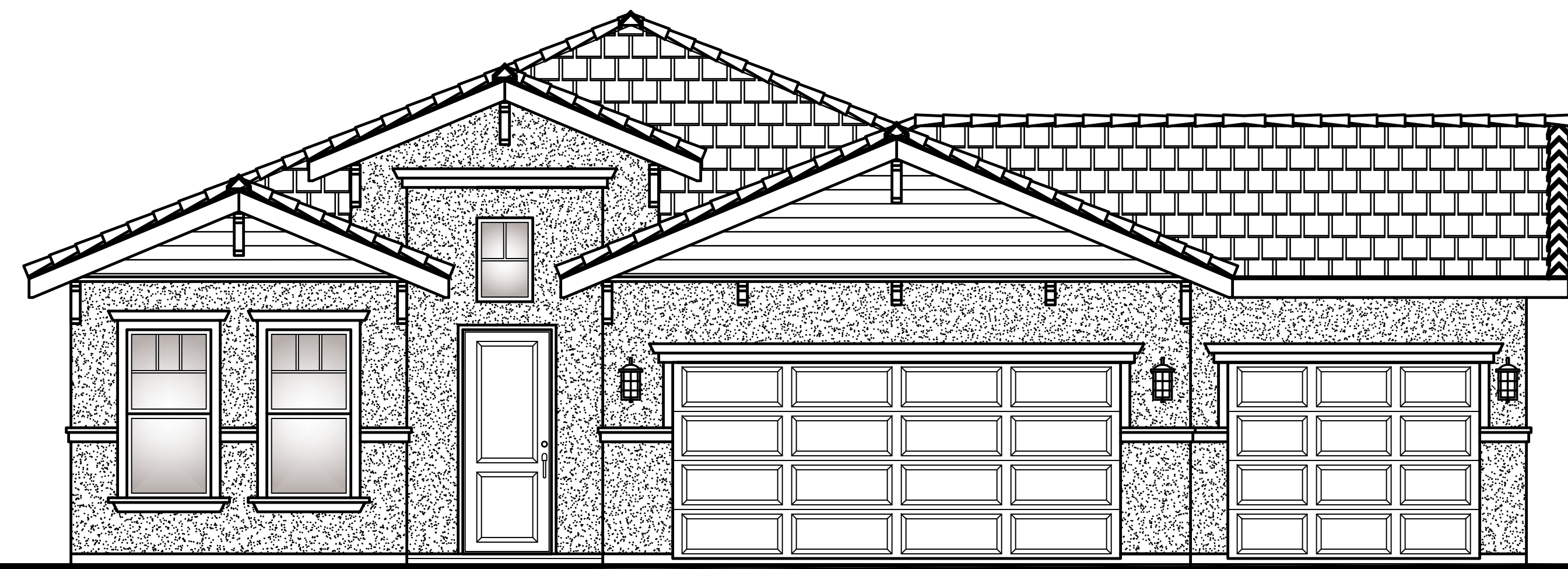
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 1777 PLAN
 SHEET

A3

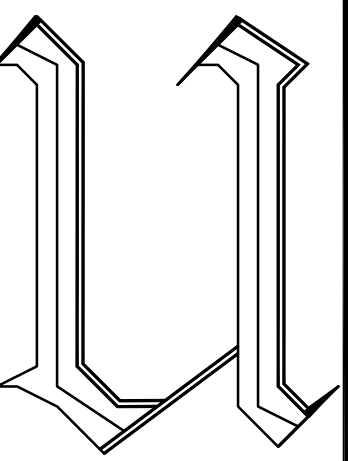
The Sienna 1777 Standard Plan



The Sienna Craftsman Elevation
Standard Elevation



The Sienna Craftsman Elevation w/ 3rd Car Garage Option
Standard Elevation



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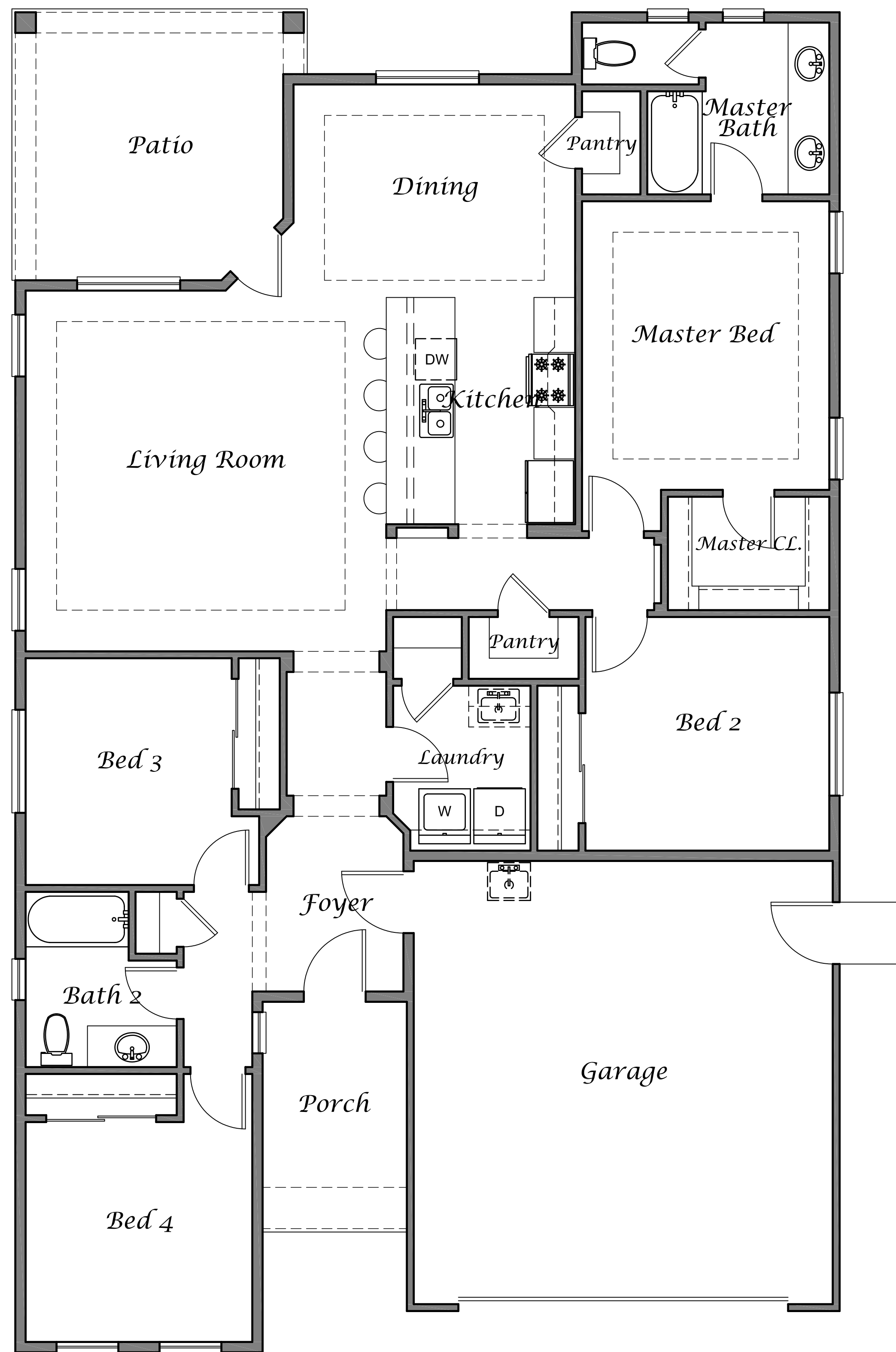
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JOB NO.
1777 PLAN
SHEET

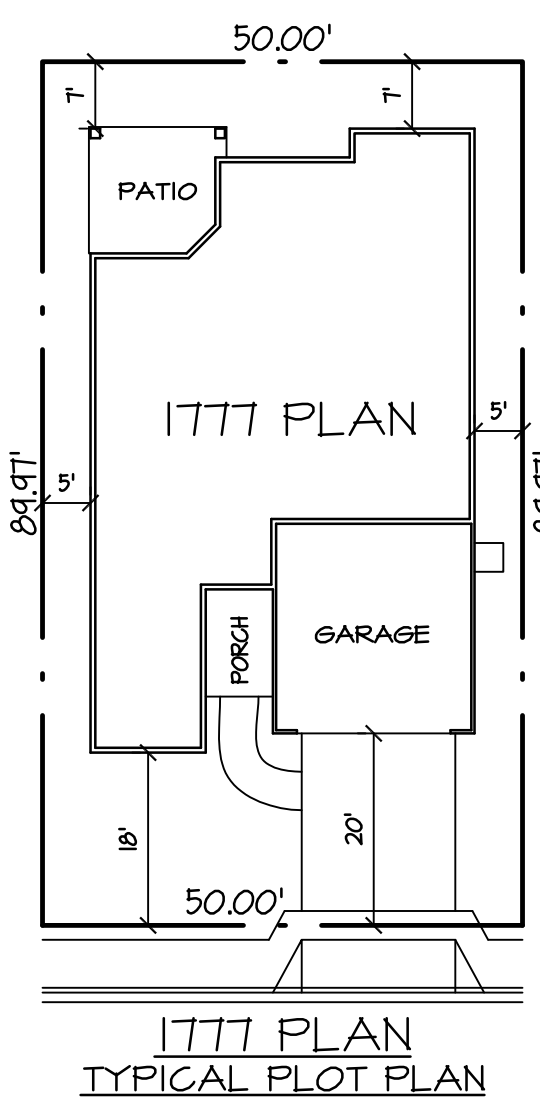
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The Sienna 1777 Plan Craftsman Elevations

The Sienna 1777 Standard Plan



The Sienna 1777 Floor Plan

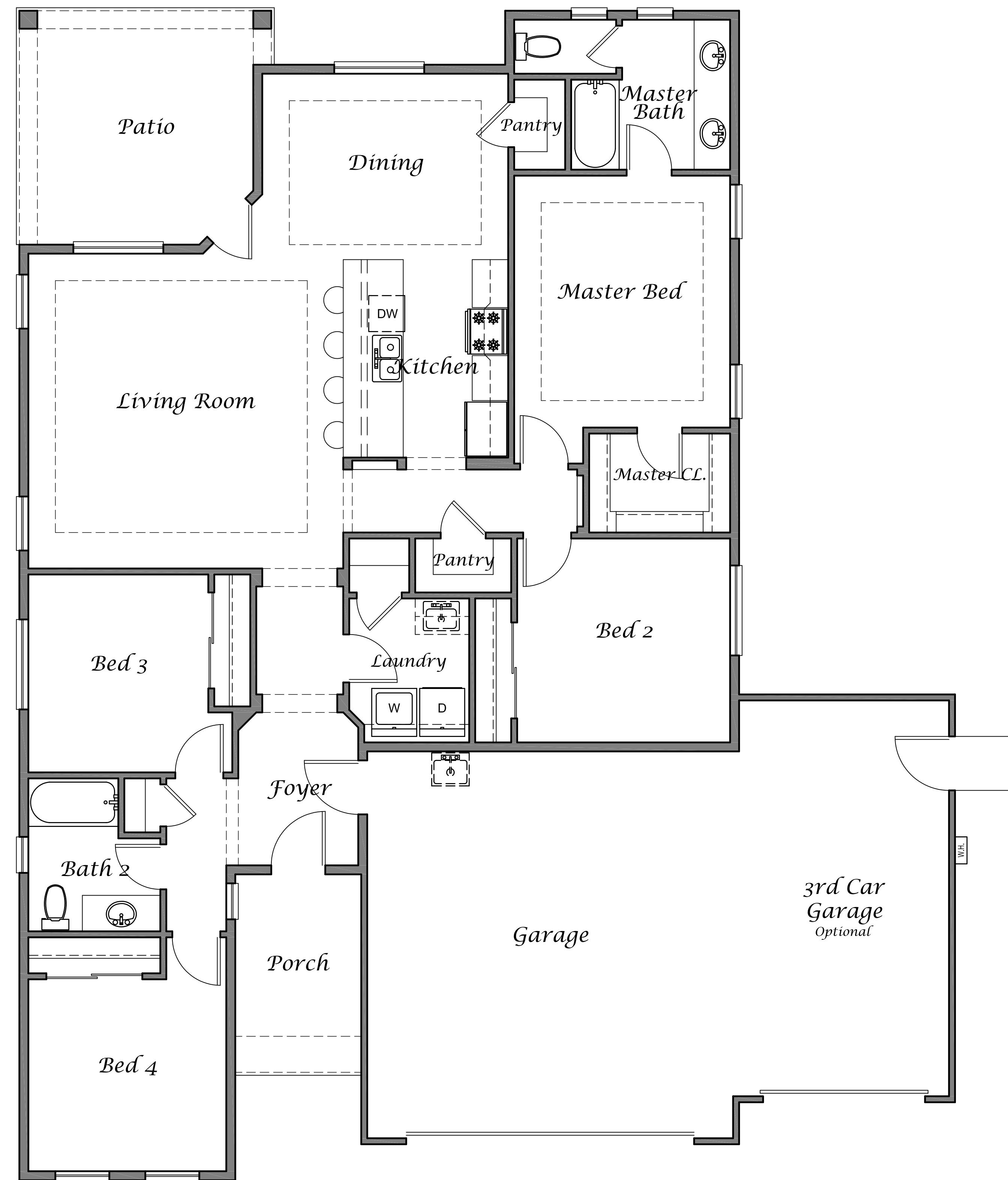


Area:

LIVING SPACE:	1,777 sq. ft.
GARAGE:	456 sq. ft.
PATIO:	168 sq. ft.
PORCH:	77 sq. ft.
TOTAL LIVING:	1,777 sq. ft.
TOTAL:	2,478 sq. ft.

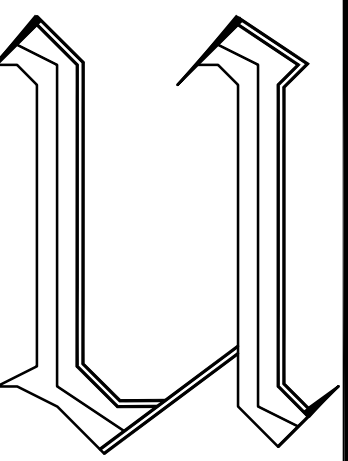
Area:

3RD CAR GARAGE OPTION	
LIVING SPACE:	1,777 sq. ft.
GARAGE:	456 sq. ft.
3RD CAR GARAGE:	272 sq. ft.
PATIO:	168 sq. ft.
PORCH:	77 sq. ft.
TOTAL LIVING:	1,777 sq. ft.
TOTAL:	2,750 sq. ft.

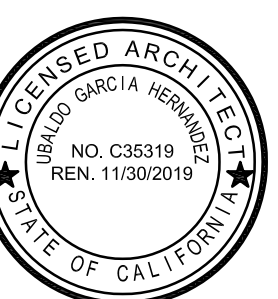


The Sienna 1777 Floor Plan w/ Optional 3rd Car Garage

The Sienna 1777 Plan Floor Plan



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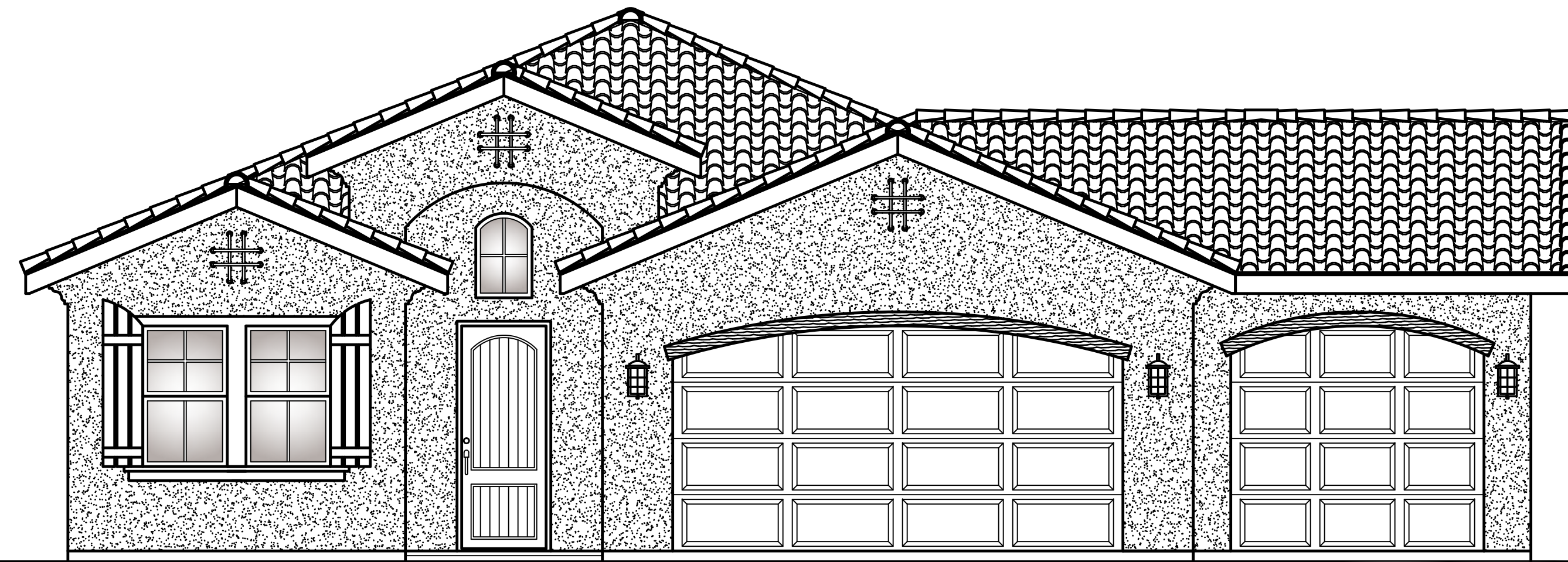
A1

The Laurel 1897 Standard Plan



The Laurel Spanish Elevation

Standard Elevation w/ Spanish Tile Roof



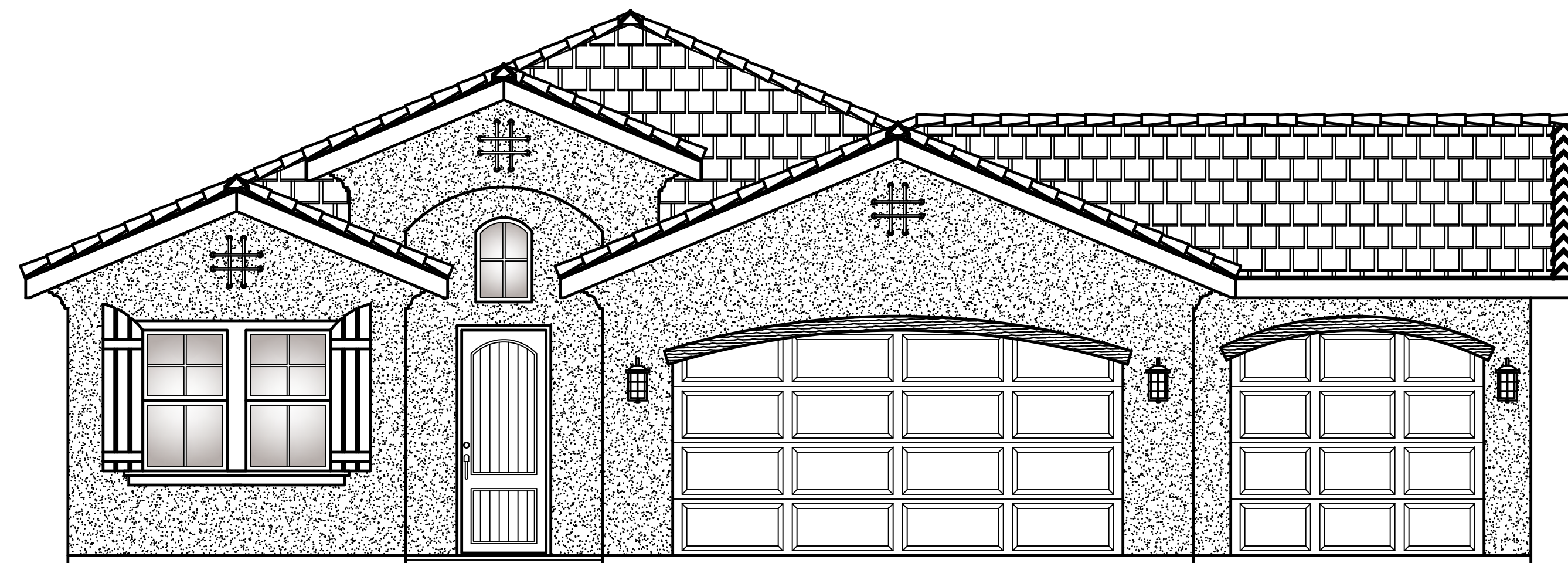
The Laurel Spanish Elevation w/ 3rd Car Garage Option

Standard Elevation w/ Spanish Tile Roof



The Laurel Spanish Elevation

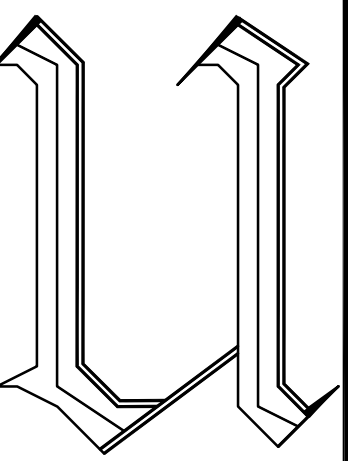
Standard Elevation w/ Flat Tile Roof



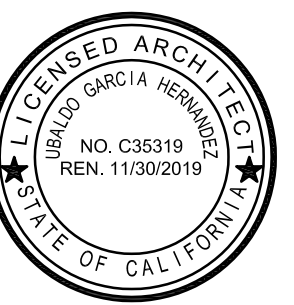
The Laurel Spanish Elevation w/ 3rd Car Garage Option

Standard Elevation w/ Flat Tile Roof

The 1897 Laurel Plan Spanish Elevations



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 1897 PLAN
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A2

The Laurel 1897 Standard Plan



The Laurel Traditional Elevation

Standard Elevation w/ Spanish Tile Roof



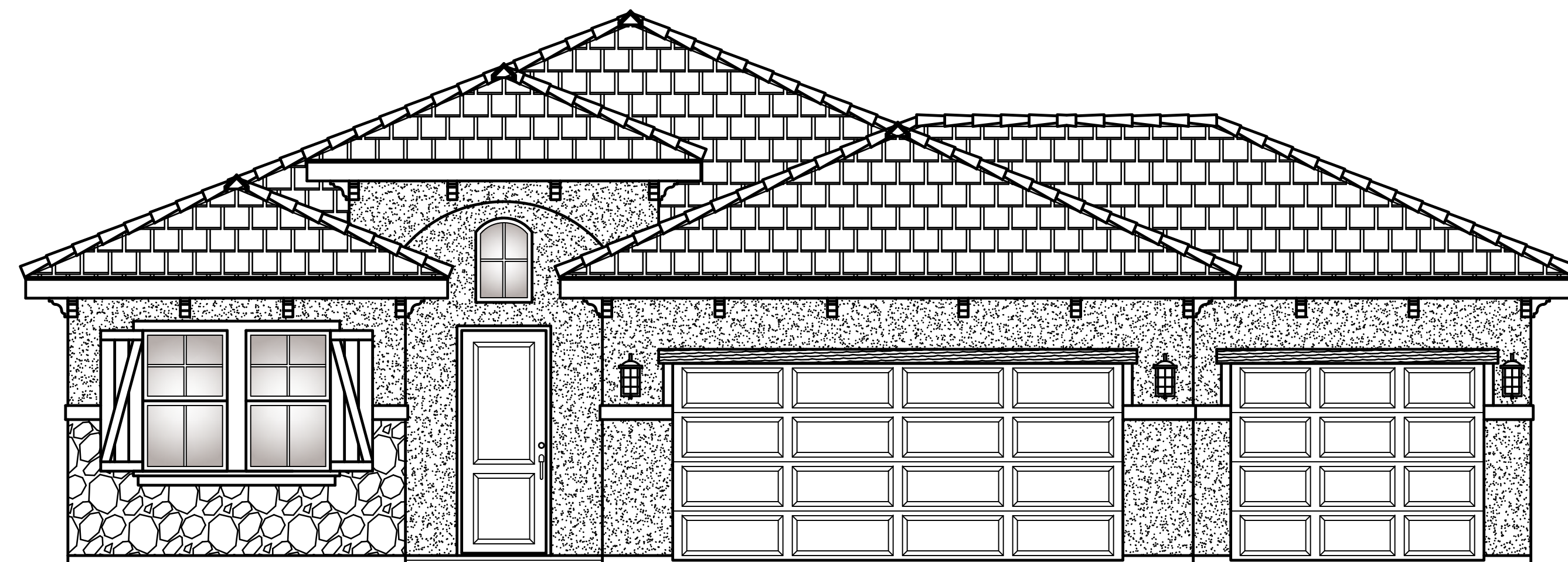
The Laurel Traditional Elevation w/ 3rd Car Garage Option

Standard Elevation w/ Spanish Tile Roof



The Laurel Traditional Elevation

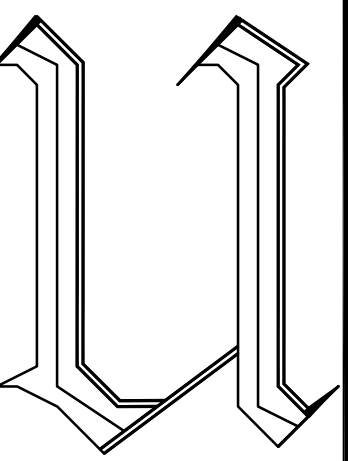
Standard Elevation w/ Flat Tile Roof



The Laurel Traditional Elevation w/ 3rd Car Garage Option

Standard Elevation w/ Flat Tile Roof

The Laurel 1897 Plan Traditional Elevations



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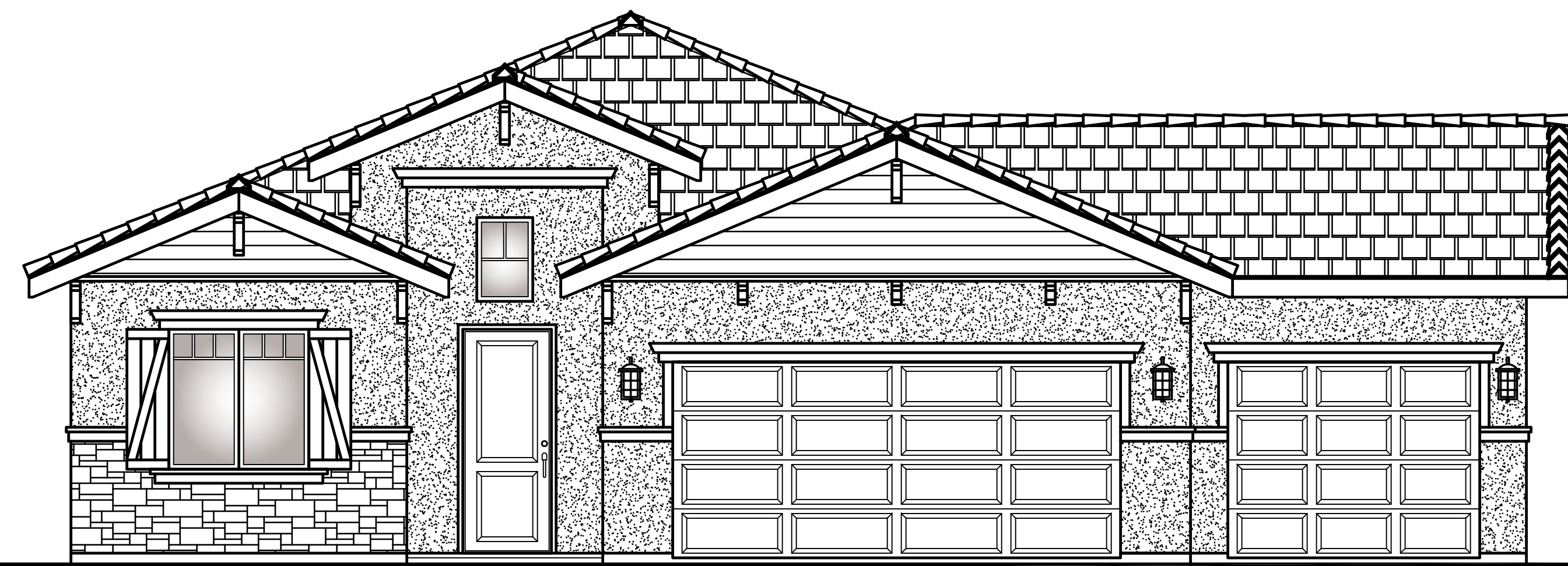
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A3

The Laurel 1897 Standard Plan

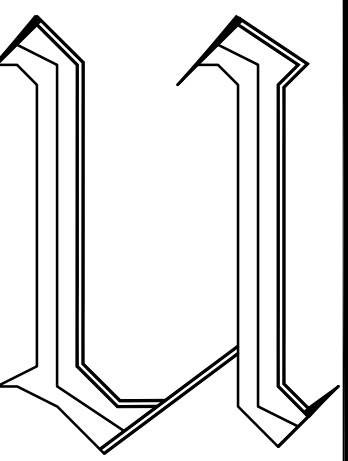


The Laurel Craftsman Elevation
Standard Elevation

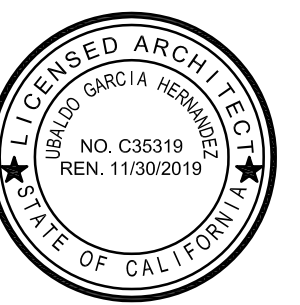


The Laurel Craftsman Elevation w/ 3rd Car Garage Option
Standard Elevation

The Laurel 1897 Plan Craftsman Elevations



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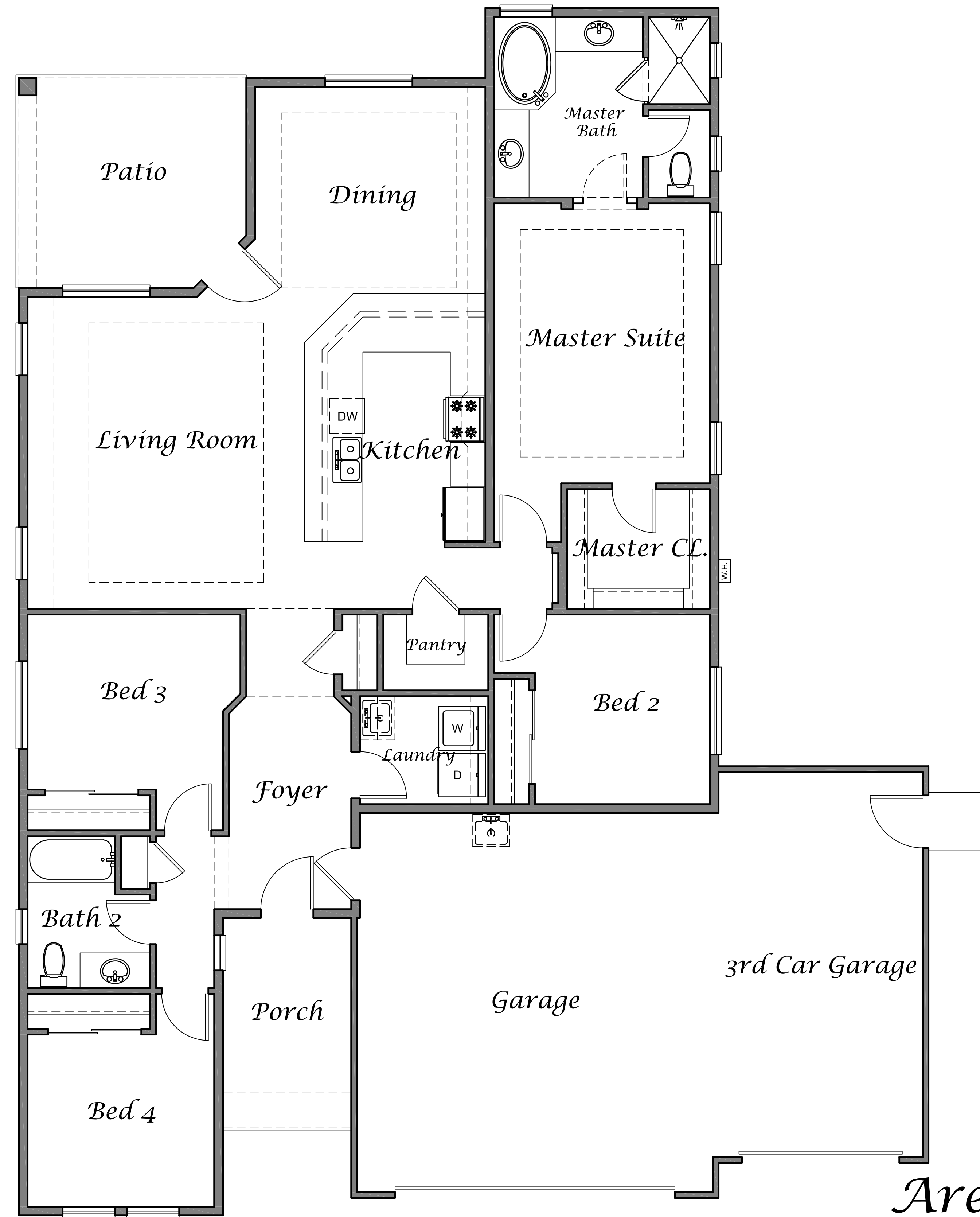
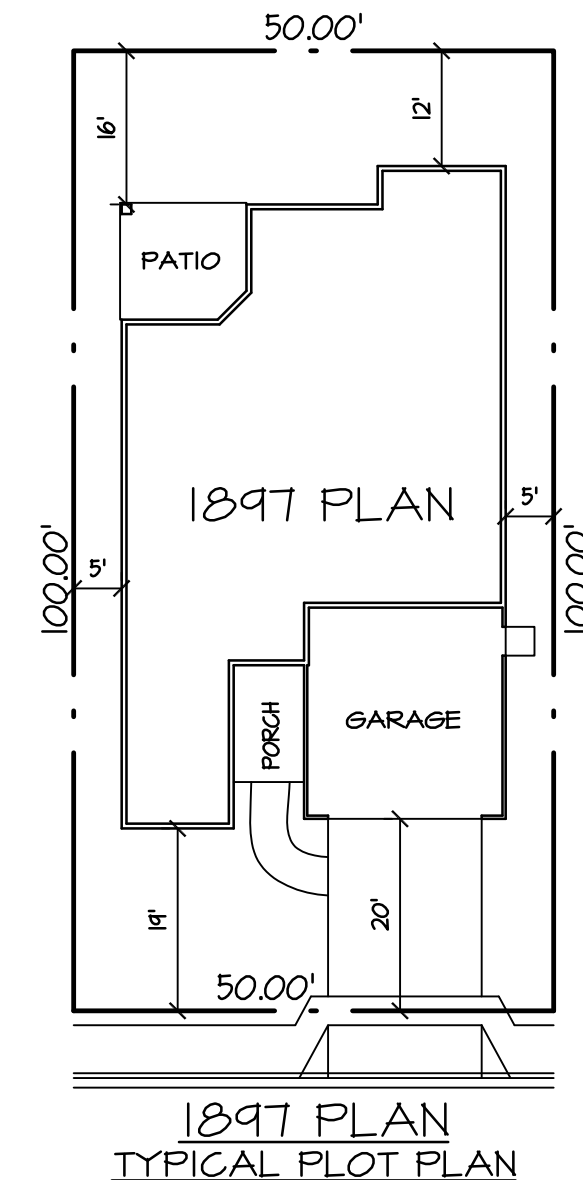
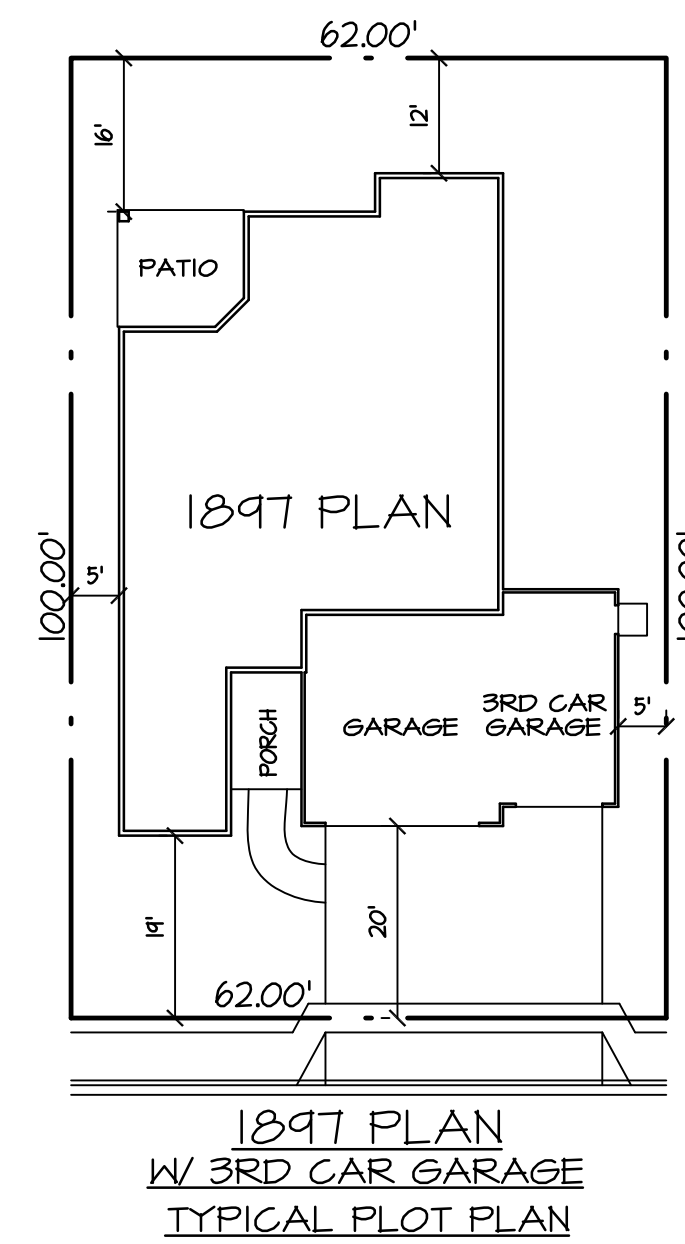
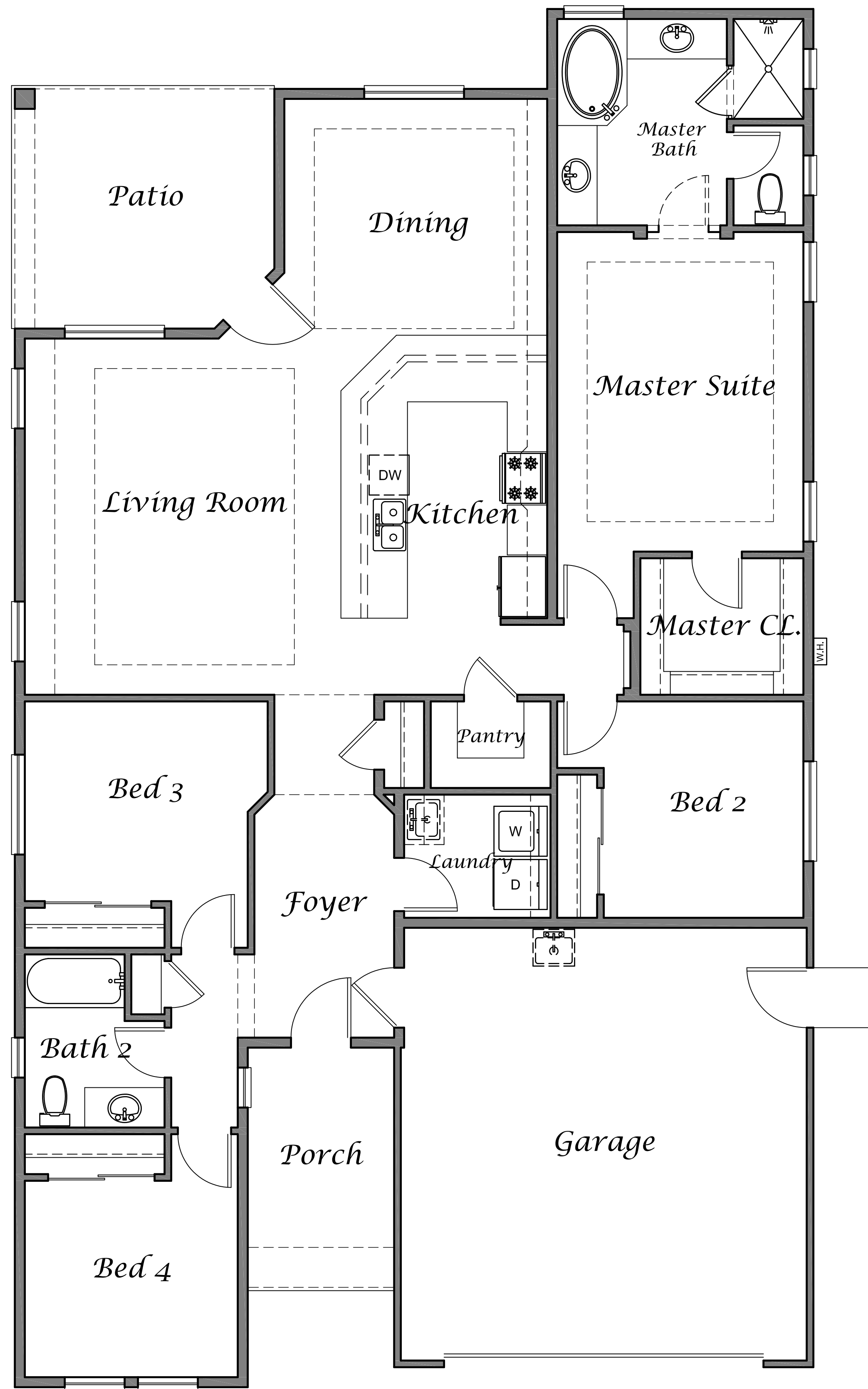


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1897 PLAN
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A4

The Laurel 1897 Standard Plan



Area:

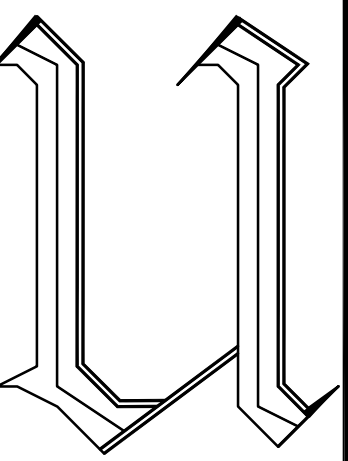
Area: The Laurel 1897 Floor Plan

LIVING SPACE:	1,897 sq. ft.
GARAGE:	464 sq. ft.
PATIO:	152 sq. ft.
PORCH:	88 sq. ft.
TOTAL LIVING:	1,897 sq. ft.
TOTAL:	2,606 sq. ft.

The Laurel 1897 Floor Plan w/ 3rd Car Garage Option

3RD CAR GARAGE OPTION	
LIVING SPACE:	1,897 sq. ft.
GARAGE:	454 sq. ft.
3RD CAR GARAGE:	272 sq. ft.
PATIO:	152 sq. ft.
PORCH:	88 sq. ft.
TOTAL LIVING:	1,897 sq. ft.
TOTAL:	2,878 sq. ft.

The 1897 Laurel Plan Floor Plan



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

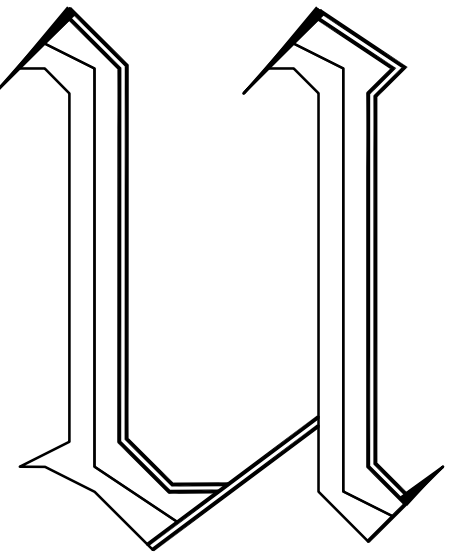


JOSEPH CROWN
 CONSTRUCTION & DEVELOPMENT, INC.
 5320 E. PINE AVENUE
 Fresno, CA 93727
 Phone: (559) 275-5200
 Email: jcrown@crownliving.com

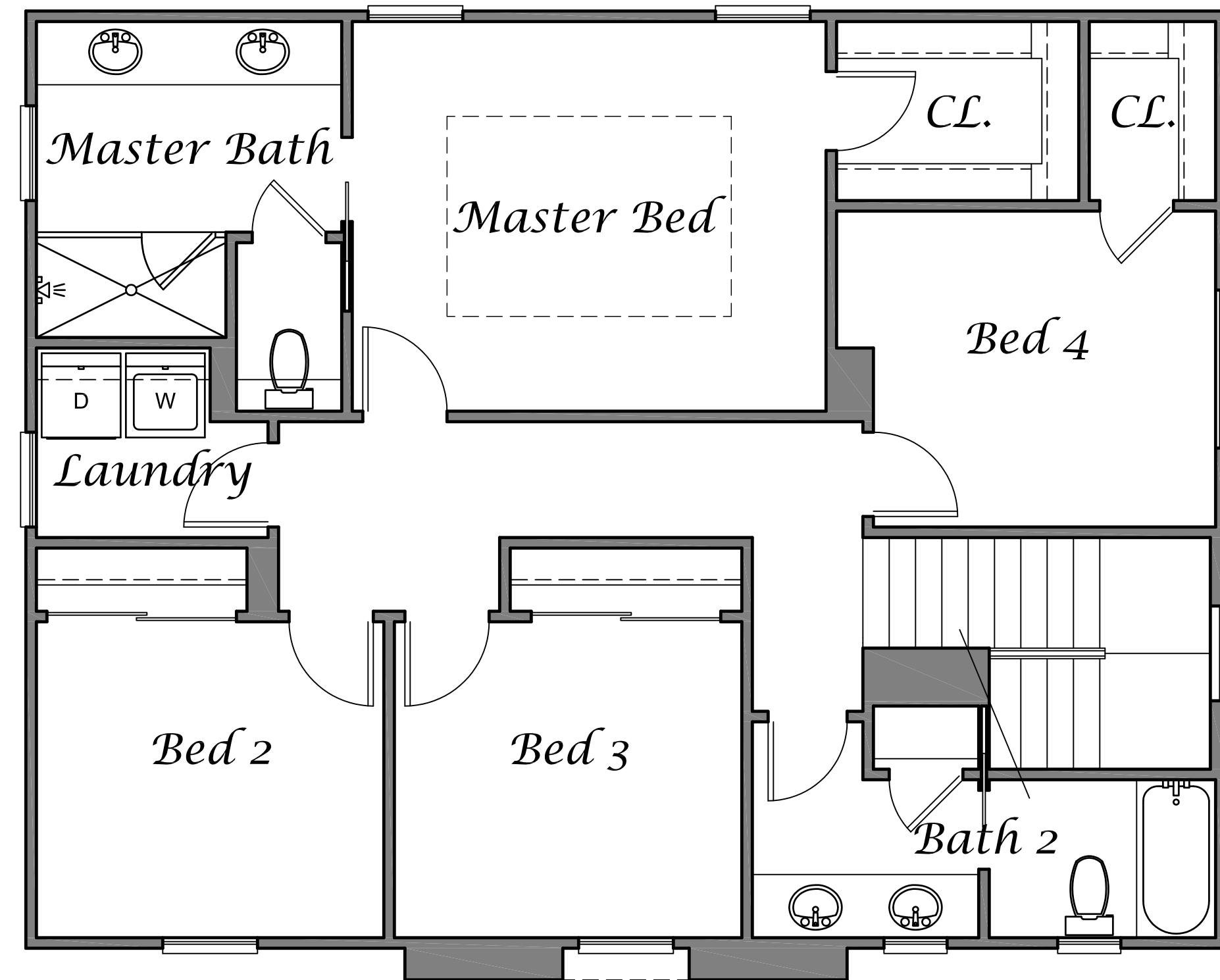
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 SHEET

A1

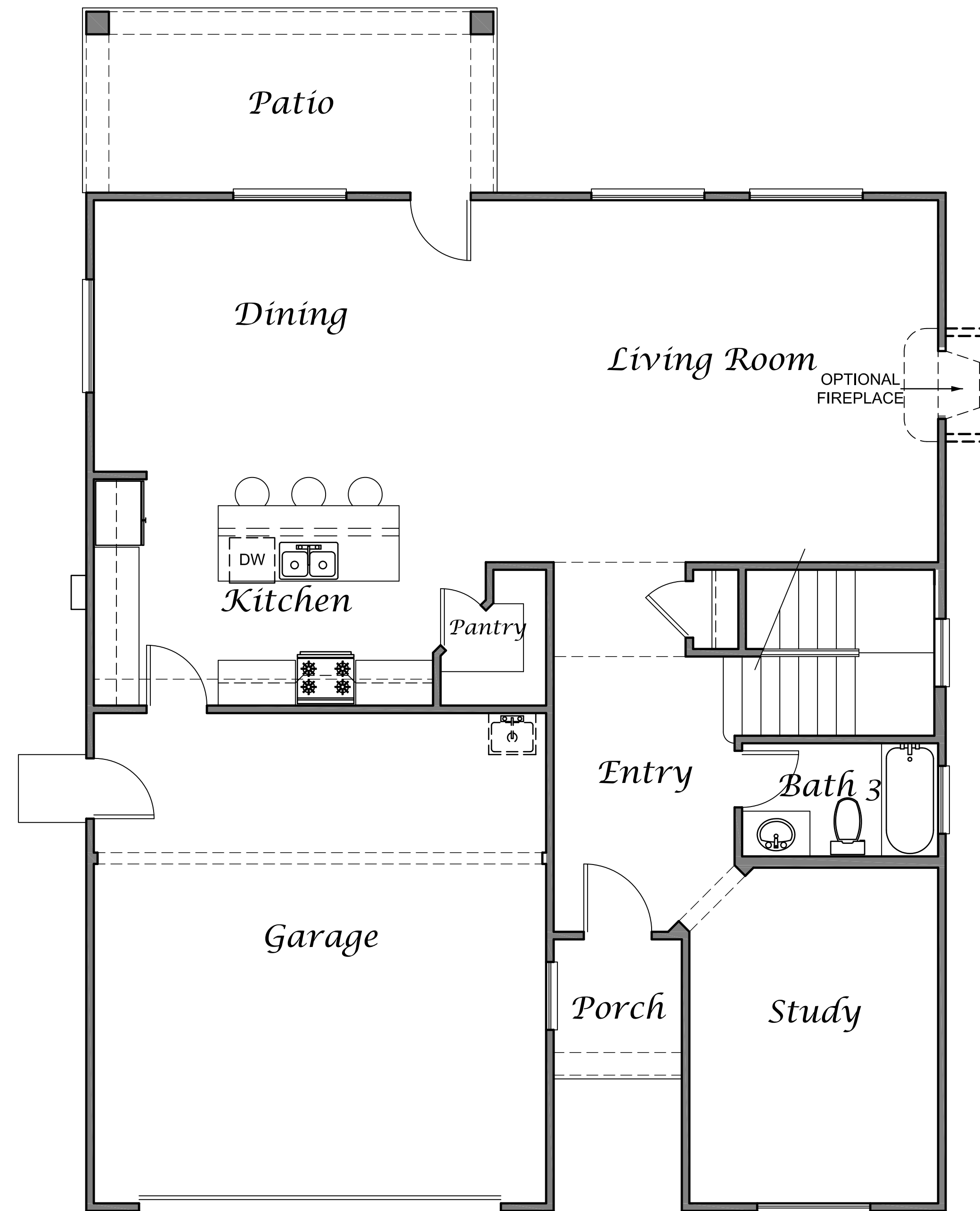
The Amelia 2318 Standard Plan



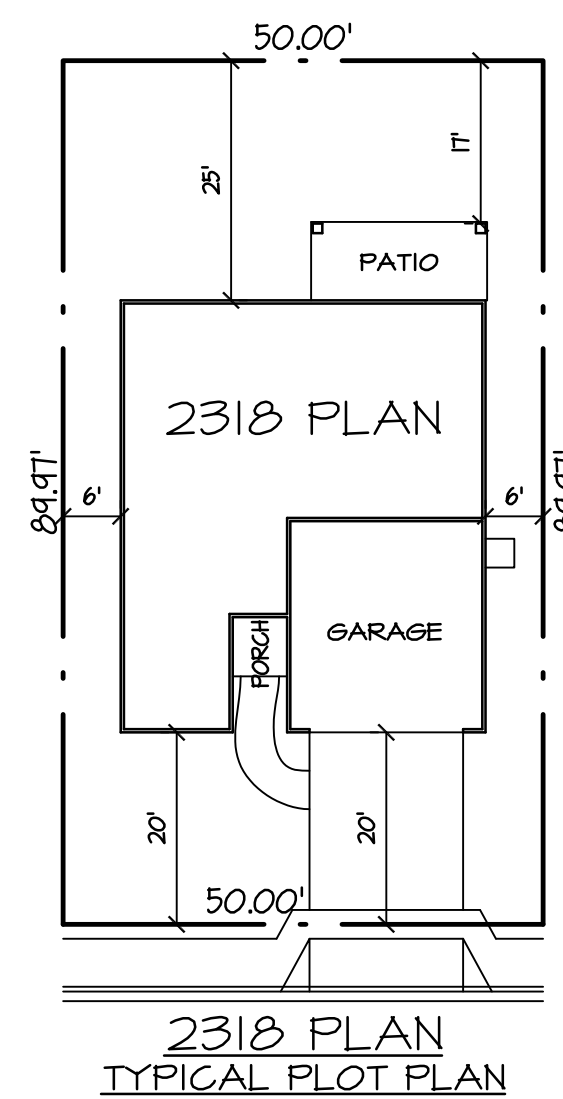
Villa Di Ubaldo



The Amelia 2nd Floor Plan



The Amelia 1st Floor Plan



The Amelia 2318 Standard Plan 1st & 2nd Floor Plan

Area:

1st FLOOR:	1,191 sq. ft.
2nd FLOOR:	1,127 sq. ft.
GARAGE:	451 sq. ft.
PATIO:	144 sq. ft.
PORCH:	45 sq. ft.
TOTAL LIVING:	2,318 sq. ft.
TOTAL:	2,958 sq. ft.

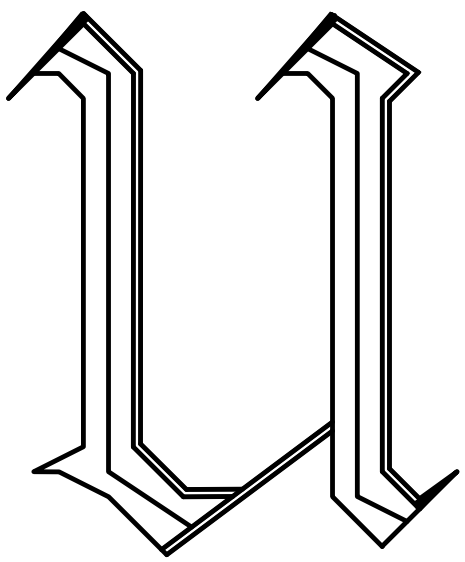
OWNER / BUILDER:
JOSEPH CROWIN
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 4337 N. Goldenstate, Suite 110
 Fresno, CA 93722
 Phone (559) 275-5200
 Fax (559) 226-3786
 joseph.crowin@artelcorp.com

Designer
Villa Di Ubaldo
 Ubaldo Garcia
 P.O. Box 925
 Madera, CA. 93639
 (559) 871-5534

DATE: 2 / 7 / 2014
 SCALE: 1/4" = 1'-0"
 JOB NO.:
 JOB # 2318 PLAN
 SHEET

A1

The Amelia 2318 Standard Plan



Villa Di Ubaldo



The Amelia Spanish Elevation
Standard Elevation w/ Spanish Tile



The Amelia Spanish Elevation
Standard Elevation w/ Flat Tile

OWNER / BUILDER:
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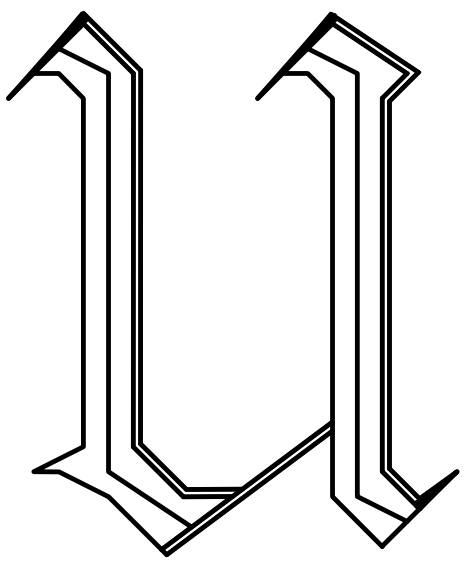
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P.O. Box 925
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DATE
2 / 7 / 2014
SCALE
1/4" = 1'-0"
JOB NO.
JOB # 2318 PLAN
SHEET

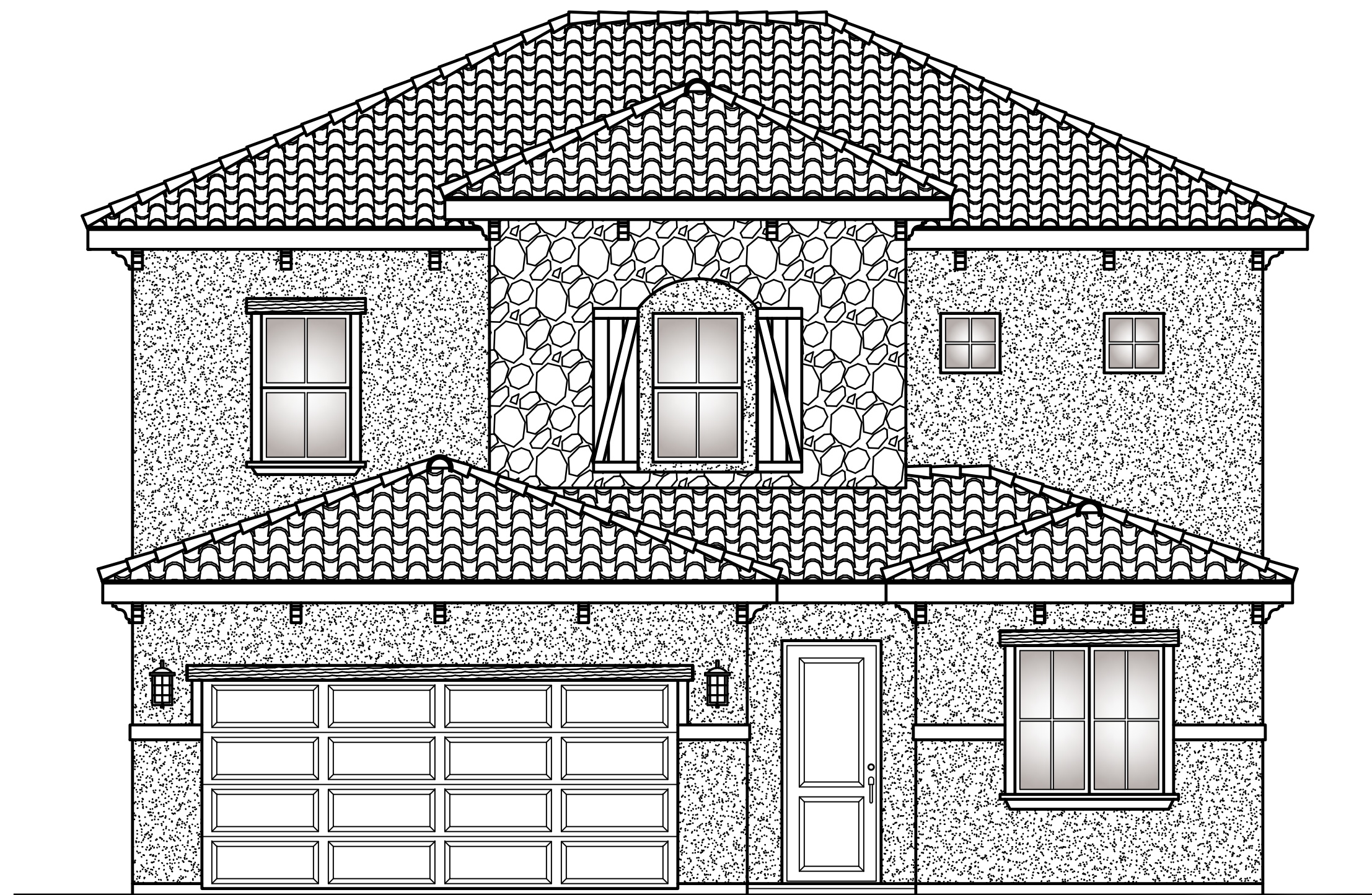
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The Amelia 2318 Plan Spanish Elevations

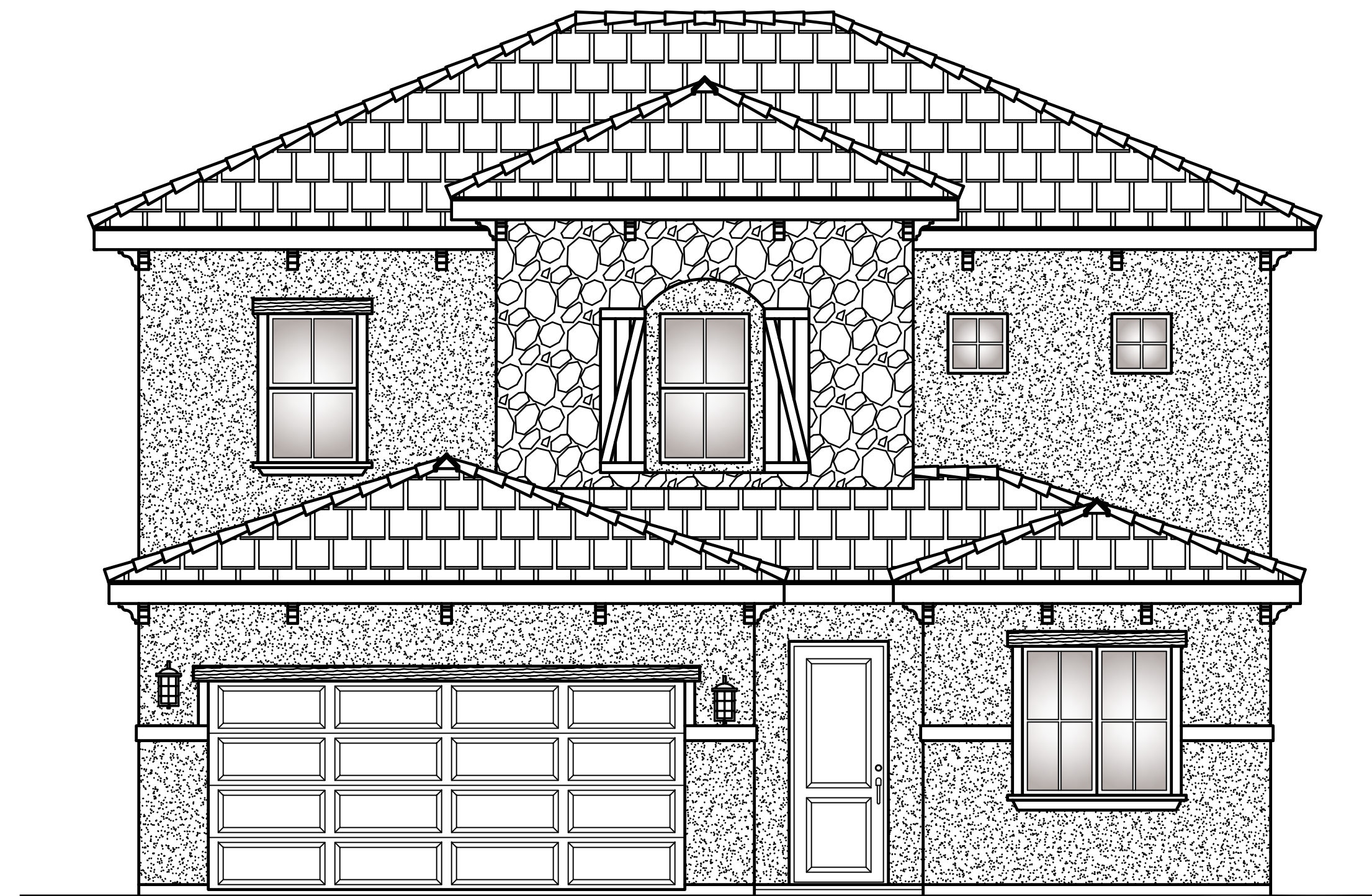
The Amelia 2318 Standard Plan



Villa Di Ubaldo



The Amelia Traditional Elevation
Standard Elevation w/ Spanish Tile



The Amelia Traditional Elevation
Standard Elevation w/ Flat Tile

OWNER / BUILDER:
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DATE
2 / 7 / 2014
SCALE
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SHEET

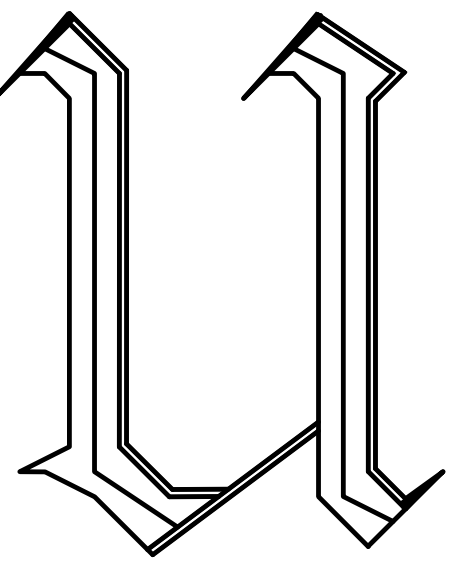
The Amelia 2318 Plan Traditional Elevations

A3

The Amelia 2318 Standard Plan



The Amelia Craftsman Elevation
Standard Elevation



Villa Di Ubaldo

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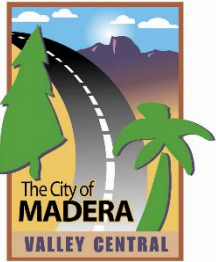
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DATE
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JOB NO.
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SHEET

The Amelia 2318 Plan Craftsman Elevations

A4

**CUP 2018-24 THROUGH 29 & SPR 2019-39
YOSEMITE COMMERCIAL PLAZA
STAFF REQUESTS CONTINUANCE TO THE
APRIL 9, 2019 PLANNING COMMISSION
HEARING**



CITY OF MADERA PLANNING COMMISSION

205 W. Fourth Street
Madera CA 93637
(559) 661-5430

Staff Report: Cachanilla Grill CUP 2019-05, SPR 2019-09 & Categorical Exemption Item # 4 – March 12, 2019

PROPOSAL: Consideration of a request for a conditional use permit and site plan review to allow for the sale of beer and wine for on-site consumption in conjunction with the establishment of a new restaurant. The business owners also propose to remodel the exterior of the building.

APPLICANT:	Maria Estrada	OWNER:	Khalid Chaudhry
ADDRESS:	300 Madera Avenue	APN:	012-053-024
APPLICATION:	CUP 2019-05 & SPR 2019-09	CEQA:	Categorical Exemption

LOCATION: The project site is located approximately 100 feet south of the intersection of West Olive Avenue and Madera Avenue

STREET ACCESS: The project site has access to Lewis Street.

PARCEL SIZE: Approximately 12,250 sq. ft.

GENERAL PLAN DESIGNATION: C (Commercial)

ZONING DISTRICT: C2 (Heavy Commercial)

SITE CHARACTERISTICS: The site is surrounded by commercial development to the north, east and south. Immediately west of the site are single-family homes. In the immediate vicinity of the property are a Carl's Jr. restaurant, Praxair gas supply store, Bethard Square shopping center and The Vineyard restaurant.

ENVIRONMENTAL REVIEW: The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA) guidelines, Section 15301 (Existing Facilities).

SUMMARY: The applicant is proposing the sale of beer and wine (Type 41 ABC license) for on-site consumption in conjunction with the establishment of a new restaurant in the former Super 7 convenience store building. The Type 41 license will not provide an overconcentration of off-sale ABC licenses within Census Tract 5.02, in which the project is located. The applicant also proposes to remodel the exterior of the building with an attractive metal roof and stucco exterior with a stone wainscot. Staff recommends approval of the conditional use permit and site plan review.

APPLICABLE CODES AND PROCEDURES

MMC §10-3.902 Heavy Commercial – Uses Permitted

MMC §10-3.4.0101 Site Plan Review

MMC §10-3.1202 Parking Regulations

MMC §10-3.1301 Use Permits

The City's Zoning Ordinance allows for the granting of a use permit by the Planning Commission (Commission) subject to the Commission being able to make findings that the establishment, maintenance or operation of the use or building 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 the use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

If the Commission cannot make the appropriate findings, the use should be denied. Conditions may be attached to the approval of the use permit to ensure compatibility. Project design may be altered, and site improvements required to make the project compatible with nearby uses. In addition, the application may be subject to further review, modification or revocation by the Commission, as necessary.

PRIOR ACTION

The site was originally developed as a drive-in restaurant. Later, the restaurant was redeveloped as a 7-11 convenience store with an existing non-conforming use for the sale of beer and wine for off-site consumption. After 7-11 closed in 2006, the Super 7 convenience store received approval of a use permit and site plan review in 2008 from the Commission and subsequently opened in 2009. Conditions of approval from the site plan review required improvements to be made that the applicant and property owner did not comply with, resulting in the revocation of the use permit in October, 2018. By the time revocation of the use permit occurred, the Super 7 convenience store had already gone out of business and the site had no tenant.

ANALYSIS

The following analysis for the conditional use permit includes the operations of the restaurant, allowance for beer and wine sales, remodel details, parking requirements, and site improvement requirements.

Operations

Canchanilla Grill proposes to establish a sit-down restaurant with seating for 45 customers. The hours of operation would be from as early as 8:00 a.m. until as late as 10:00 p.m. The applicant anticipates serving a maximum of 45 customers per day and having four employees.

Beer and Wine Sales

The applicant wishes to serve beer and wine for on-site consumption as a component of the operations of the restaurant. A Type 41 (On-Sale Beer and Wine for Bona Fide Public Eating Place) license from the California Department of Alcoholic Beverage Control (ABC) is required. The

project site is in Census Tract 5.02. Currently, there are three on-sale and seven off-sale ABC licenses issued within Census Tract 5.02. According to ABC, there is a maximum requirement of nine on-sale and nine off-sale ABC licenses issued within Census Tract 5.02. Approval of this use permit would not create an over-concentration of ABC licenses for the on-site consumption of alcoholic beverages within Census Tract 5.02.

Remodel

Currently, the building has not seen improvements or maintenance for some time. The applicant proposes to alter the exterior of the building and provide a more aesthetically pleasing design. The existing pop-out along the upper third of the building frontage will be removed and replaced with an attractive metal mansard roof that will wrap around the sides of the building. A new stucco exterior will be installed with a stone wainscot that wraps around the bottom and edges of the building, and around the sides of the windows. A new paint scheme will be implemented with complementary colors including dark grey trim, dark red roof and a neutral color for the building.

Parking

When a new use proposes to remodel a building, the new use can intensify the parking requirements from the previous use. Section 10-3.1201(C) of the Madera Municipal Code (MMC) allows for a new use to exceed the parking requirements of the previous use by as much as ten percent or five parking stalls, whichever is greater, without having to provide additional parking stalls. In this case, the previous use was a convenience store that required a minimum of ten parking stalls. The new use (restaurant) requires one parking stall for each three seats. The restaurant can provide seating for a maximum of 45 customers, which would equate to fifteen parking stalls. Because the number of seating does not require more than five additional stalls from the previous use's parking requirements, it is consistent with the MMC. Several on-street parking spaces are available on Lewis Street adjacent to the site to accommodate some overflow parking demand.

Site Improvements

On-site improvements include a slurry seal of the asphalt section of the property, restripe of the parking stalls and striping of circulation arrows consistent with the site plan, remodel of the building fascia consistent with the elevations, removal of the abandoned dilapidated freestanding sign, and rehabilitation of the existing trash enclosure to include a repaint and replacement of the existing chain link gate with a steel gate, consistent with City standards. The installation of a sewer clean out may be required, if not already installed.

Other Department and Agency Comments

The project was reviewed by various City Departments and outside agencies. The responses and recommendations have been incorporated into the recommended conditions of approval included in this report.

CONSISTENCY WITH THE VISION MADERA 2025 PLAN

Though approval of the sale of beer and wine for on-site consumption in conjunction with the establishment of a new restaurant is not specifically addressed in the vision or action plans, the

overall project does indirectly support Action 115.2, which states, “As a component of the General Plan Update, increase retail outlets and promote Shop Madera...”

RECOMMENDATION

The information presented in this report provides support for the conditional approval of the conditional use permit and site plan review request. It is recommended that the Commission consider the information in this report, as well as testimony in the public hearing, and approve Conditional Use Permit (CUP) 2019-05 and Site Plan Review (SPR) 2019-09, subject to the findings and conditions of approval.

PLANNING COMMISSION ACTION

The Commission will be acting on CUP 2019-05 and SPR 2019-09.

Motion 1: Move to approve CUP 2019-05 and SPR 2019-09, subject to the findings and conditions of approval as listed:

Findings

- This project is categorically exempt under Section 15301 (Existing Facilities) of the CEQA guidelines.
- The sale of beer and wine for on-site consumption is consistent with the purposes of the C (Commercial) general plan land use designation and the C2 (Heavy Commercial) Zone District which provide for the use, subject to the issuance of a conditional use permit.
- The use is consistent with Section 10-3.1201(C) of the MMC, allowing for the existing parking standards to be utilized.
- As conditioned, the sale of beer and wine for on-site consumption will be compatible with the surrounding properties.
- As conditioned, the establishment, maintenance or operation of the use will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare or 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.

CONDITIONS OF APPROVAL

General Conditions

1. Project approval is conditioned upon acceptance of the conditions of approval contained herein, as evidenced by receipt in the Planning Department of the applicant's

signature upon an Acknowledgement and Acceptance of Conditions within 30 days of the date of approval.

2. The applicant's failure to utilize CUP 2019-05 within one year following the date of this approval shall render CUP 2019-05 null and void unless a written request for extension has been submitted to and approved by the Planning Commission.
3. CUP 2019-05 may be made null and void without any additional public notice or hearing at any time upon both the benefactors of CUP 2019-05 and owners of the property voluntarily submitting to the City a written request to permanently extinguish CUP 2019-05.
4. SPR 2019-09 will expire one year from date of issuance, unless positive action is taken on the project as provided in the Madera Municipal Code (MMC) or required action is taken to extend the approval prior to the expiration date (MMC Section 10-3.4.0114, Lapse of Site Plan Approval).
5. CUP 2019-05 and SPR 2019-09 shall be subject to periodic reviews and inspection by the City to determine compliance with the conditions of approval and applicable codes. If, at any time, the use is determined by staff to be in violation of the conditions of approval, staff may schedule an item before the Commission so that it may determine whether to consider setting a hearing regarding revocation of the permit.
6. The project shall be developed in accordance with the site plan, floor plan and elevation drawings, as reviewed and approved with SPR 2019-09. Minor modifications to the site plan necessary to meet regulatory or engineering constraints may be made with approved from the Planning Manager.
7. All conditions of approval shall be the sole financial responsibility of the applicant/owner, except where specified in the conditions of approval listed herein or mandated by statutes.
8. It shall be the responsibility of the property owner to ensure that any required permits, inspections and approvals from any regulatory agency shall be obtained from the concerned agency prior to any building permit final issuance.

Building Department

9. A building permit is required for all on-site improvements. The restaurant shall meet the requirements of the California Building Code (CBC), California Fire Code (CFC) and Americans with Disabilities Act (ADA) prior to occupancy.
10. The current State of California and federal handicap requirements shall apply to the entire site and all structures and parking thereon. Compliance shall be checked at the permit stage and confirmed at final inspection.

Engineering Department

General

11. Nuisance onsite lighting shall be redirected, as requested by the City Engineer, within 48 hours of notification.
12. The developer shall pay all required fees for the completion of the project. Fees due may include, but shall not be limited to, the following: encroachment permit processing and improvement inspection fees.
13. Improvements within the City's right-of-way require an encroachment permit be secured from the Engineering Department.

Sewer

14. If not already completed, the existing sewer service lateral shall be upgraded to include a sewer clean out per current City standards.

Fire Department

15. Two exits are required for the building.
16. Proper occupant load calculations shall be required.
17. Building permits shall be required for the remodel.
18. A key box shall be required.
19. Interior finishes, and wall and ceiling coverings shall comply with Chapter 8 of the California Building Code/California Fire Code and Title 19.

Planning Department

General

20. Vandalism and graffiti shall be corrected per the MMC.
21. The applicant shall operate in a manner that does not generate noise, odor, blight or vibration that adversely affects any adjacent properties.
22. The property owner, operator and manager shall keep the property clear of all trash, rubbish and debris at all times; and the dumping of refuse shall be restricted to the dumpster and refuse containers owned by the property owner. The outdoor storage of goods and materials shall not be allowed.

Operations

23. CUP 2019-05 allows for the sale of beer and wine in association with the operation of a bona fide eating establishment. This entitlement requires a Type 41 Alcohol Beverage

Control license to be obtained. Modification of the license type may require an amendment to CUP 2019-05.

24. The sale of alcoholic beverages shall be restricted to on-site consumption only. No sale of alcoholic beverages for off-site consumption shall be allowed or shall occur as a component of the use.
25. The hours of operation for the restaurant, including the sale of alcoholic beverages, shall occur from as early as 8:00 a.m. until as late as 10:00 p.m., seven days per week.
26. No outdoor consumption of alcoholic beverages shall be allowed at any time.
27. No outdoor dining shall occur without first securing a use permit to provide for such activity, as approved by the Commission.
28. There shall be no allowance for the outdoor display and/or storage of goods, merchandise, and/or materials without first amending CUP 2019-05, as approved by the Commission.
29. Utilization of the restaurant as a commissary for a mobile food vendor shall require the approval of an amendment of this use permit prior to the commencement of any commissary use on the site. No commissary activities shall occur without first amending CUP 2019-05.

Building Colors, Materials and Lighting Considerations

30. The remodel of the building approved as part of SPR 2019-09 shall be consistent with the approved colors and materials board and representative color section rendering of the proposed remodel as reviewed and approved by the Planning Commission approval. Any alteration shall require, at a minimum, approval by the Planning Manager.
31. Address sign designs shall be approved by the Planning Department prior to issuance of a building permit.
32. All exterior lighting shall be directed away from residential properties and not interfere with the driving safety of vehicular traffic.
33. The specifications and types of exterior lighting fixtures to be installed on the site shall be submitted to and approved by the Planning Department as a component of building permit issuance. All exterior lighting shall be directed away from adjoining properties and not interfere with the driving safety of vehicular traffic. Exposed bulbs shall not be permitted.

Fences and Walls

34. The existing trash enclosure shall be rehabilitated to include a repaint of the block walls to a color complementary of the remodeled building, as approved by the Planning

Department. The existing chain link gate doors shall be removed and replaced with steel door(s), consistent with City standards.

Landscaping

35. The applicant shall submit landscape and irrigation plans consistent with Appendix D of the State of California's Model Water Efficient Landscape Ordinance.
36. The property owner shall maintain all landscaping in a healthy and well-manicured appearance. This includes, but shall not be limited to, the following: ensuring irrigation equipment is always properly operating, the trimming and pruning of trees and shrubs and replacing dead or unhealthy vegetation with drought-tolerant plantings.

Parking

37. The asphalt section of the property shall be slurry sealed by no later than May 1, 2019.
38. The parking stalls shall be restriped consistent with the approved site plan.
39. The circulation of the parking lot shall be directed in a loop, starting at the easternmost driveway approach on Lewis Street and exiting through the alleyway.
40. On-site parking shall always be provided in conformance with the MMC. Further expansion of the use or any other additional or accessory uses that would require additional parking spaces are not allowed for the restaurant unless future land is acquired to provide for additional parking spaces. All required parking shall be permanently maintained with all parking spaces to be shown on plans submitted for building permits. Any modifications in the approved parking layout shall require amendment to SPR 2019-09.

Signage

41. The abandoned dilapidated freestanding sign at the north end of the lot shall be removed prior to a final building permit.
42. All signage shall comply with the Sign Ordinance of the MMC Chapter 10-6 and shall have an approved sign permit issued by the Planning Department.
43. No signage specific to alcohol being available for sale and consumption on the site shall be visible from the exterior of the structure.

(OR)

Motion 2: Move to continue the public hearing on CUP 2019-05 and SPR 2019-059 to the March 12, 2019 Commission hearing, for the following reasons: (specify)

(OR)

Motion 3: Move to deny the application for CUP 2019-05 and SPR 2019-09, based on the following findings: (specify)

ATTACHMENTS

Attachment 1: Aerial Map

Attachment 2: Site Plan

Attachment 3: Floor Plan

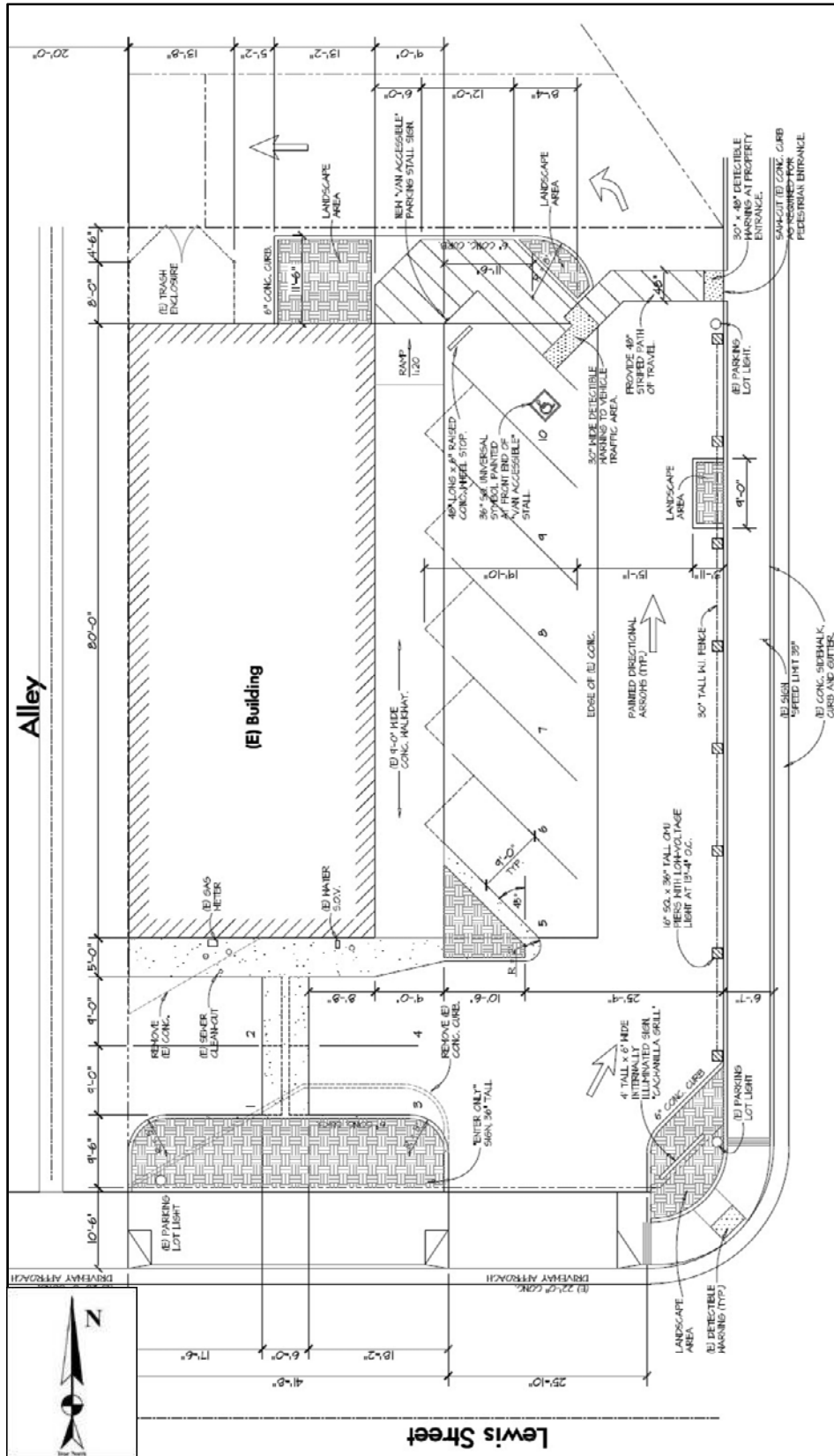
Attachment 4: Elevations

Attachment 5: Colors & Materials Board

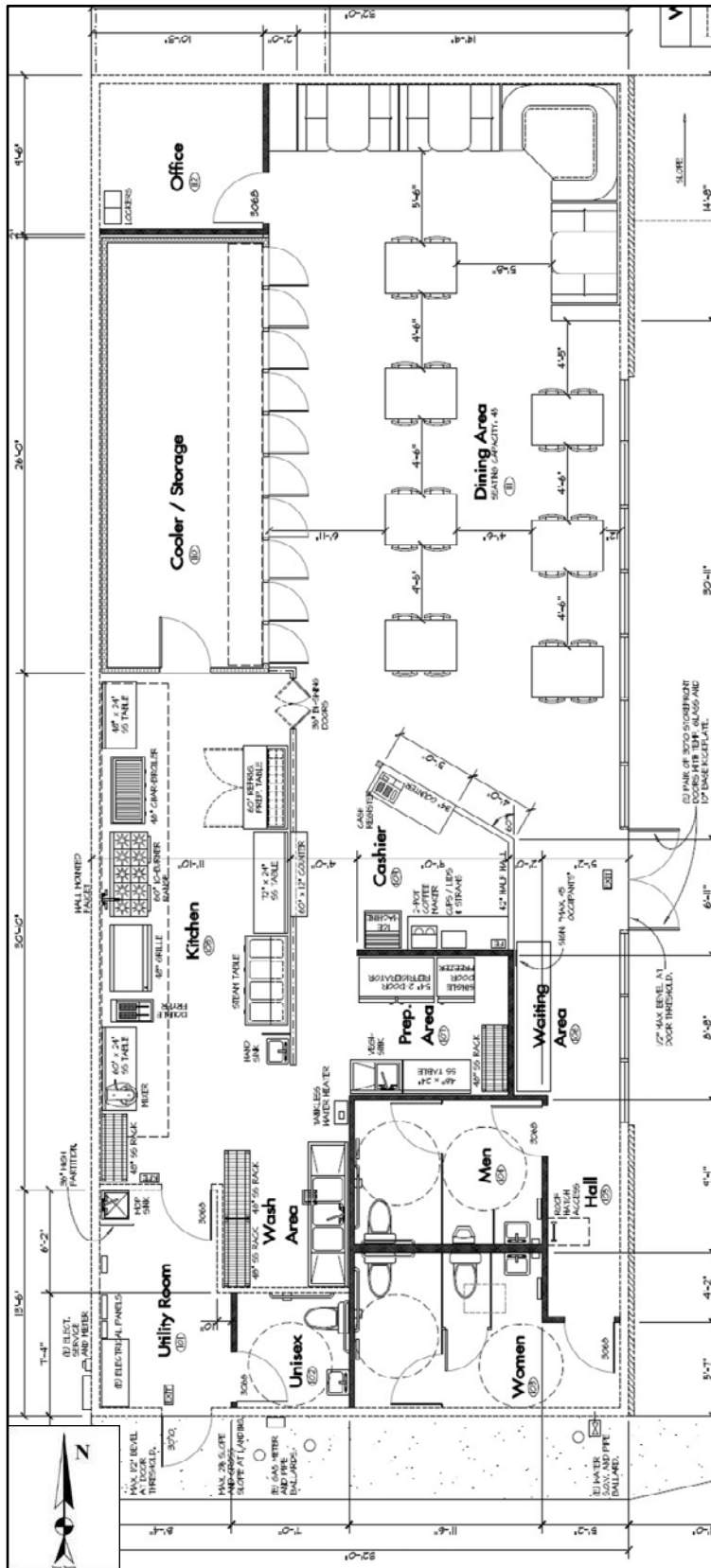
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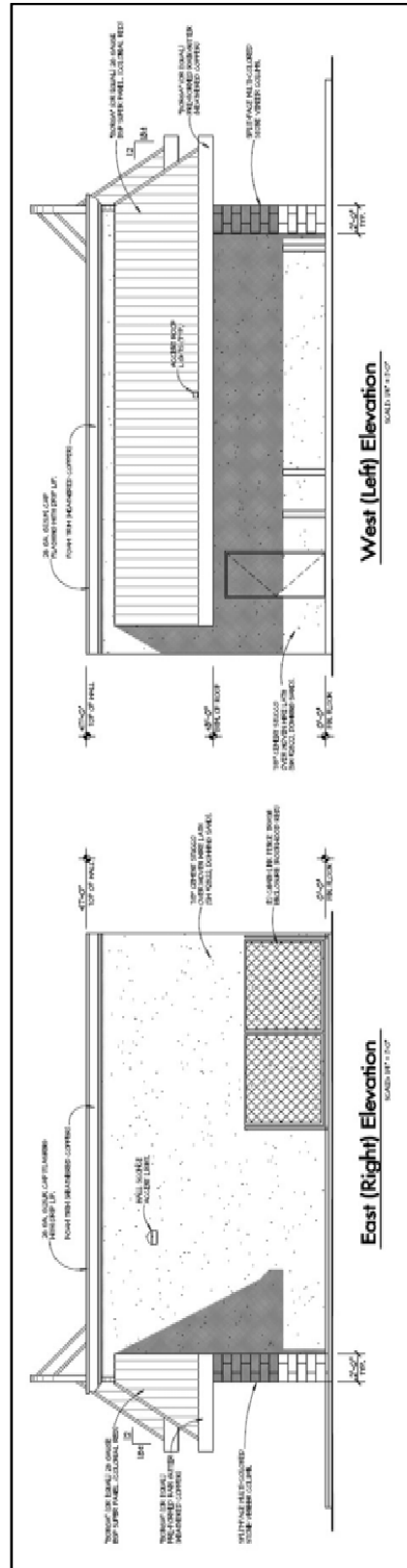
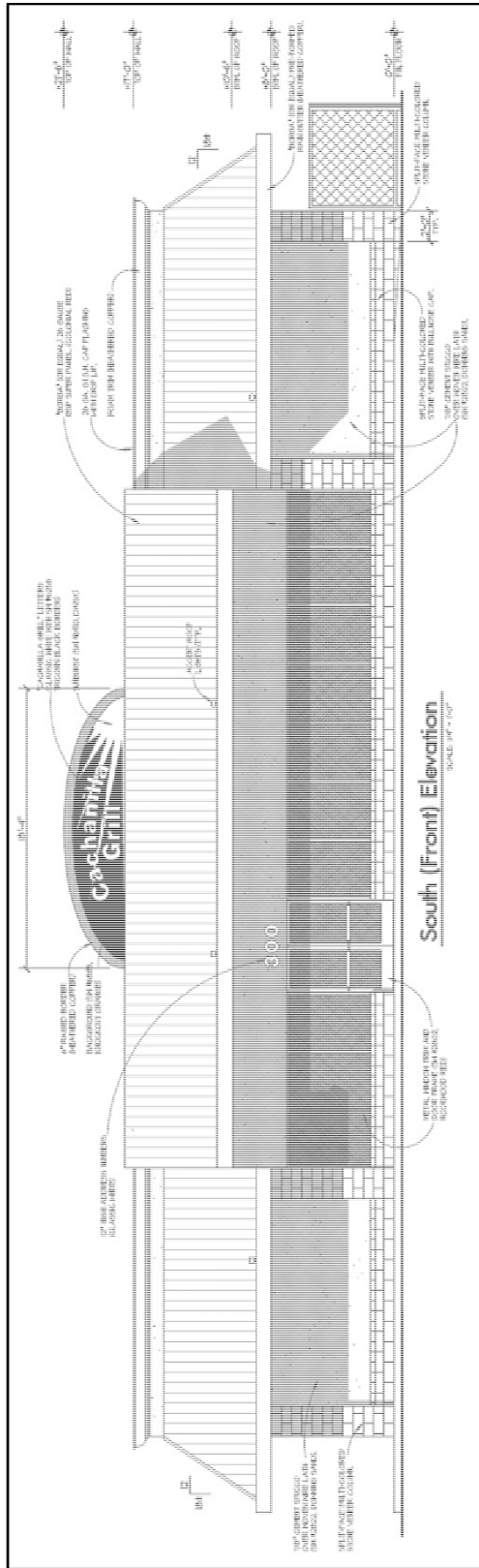
Attachment 2: Site Plan



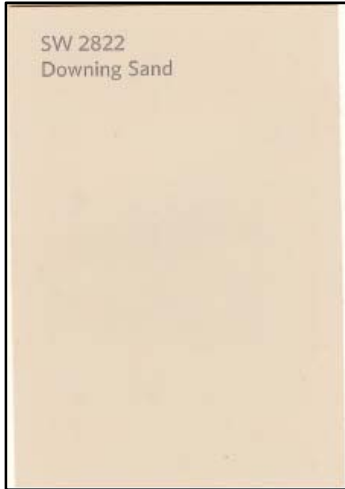
Attachment 3: Floor Plan



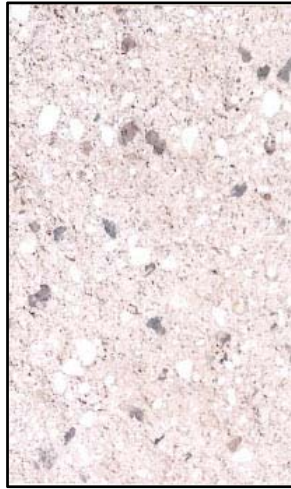
Attachment 4: Elevations



Attachment 5: Colors & Materials Board



Stucco Exterior



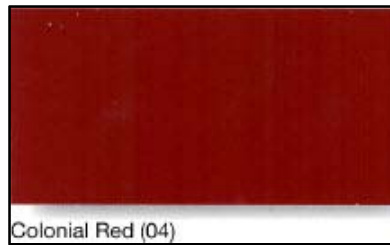
Stone Wainscot



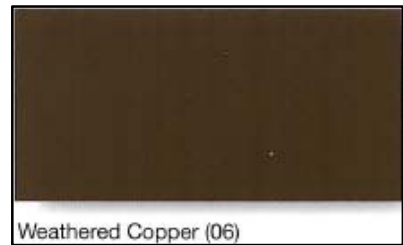
Window Frame



Address Number



Roof



Roof Trim