

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

**COUNCIL CHAMBERS - CITY HALL
TUESDAY
APRIL 9, 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: January 8, 2019, February 12, 2019, February 19, 2019, March 12, 2019

NON-PUBLIC HEARING ITEMS: None

CONSENT ITEMS: None

PUBLIC HEARING ITEMS:

1. CUP 2018-24 through 29 & SPR 2018-39 – Yosemite Commercial Plaza

A continued 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.

2. TSM 2018-06 & PPL 2017-04 MOD – Linden Street Residential Complex

A noticed public hearing to consider a tentative subdivision map and a precise plan amendment to allow for the subdivision of two parcels encompassing approximately 1.40 acres into eight parcels and the amendment of Precise Plan 2017-04 to facilitate the subdivision of the multifamily project. The property is located north of the intersection of Sunset Avenue and Linden Street in the PD-2000 (Planned Development) Zone District with a HD (High Density) General Plan land use designation (APNs: 006-360-013 & 014).

3. TSM 2019-02 & REZ 2019-01 – Crown Tozer

A noticed public hearing to consider a rezone of four properties encompassing approximately 25 acres from the R1 (Low Density) Zone District to the PD-4500 (Planned Development) Zone District and subdivision of the four properties into a 134-lot single-family residential subdivision located at the northwest corner of the intersection of Sunrise Avenue and Tozer Street with a LD (Low Density) General Plan land use designation. A Negative Declaration will also be considered by the Planning Commission (APNs: 008-180-001, 002, 003 & 004).

4. Fiscal Year 2019/20 to 2023/24 Capital Improvement Program Determination of Conformity to the City of Madera General Plan

A noticed public hearing to consider a resolution finding the Fiscal Year 2019/20 to 2023/24 Capital Improvement Program in conformance with the General Plan and Specific Plans of the City of Madera pursuant to Government Code Section 65401.

ADMINISTRATIVE REPORTS:

COMMISSIONER REPORTS:

ADJOURNMENT:

The next regular meeting will be held on May 14, 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.

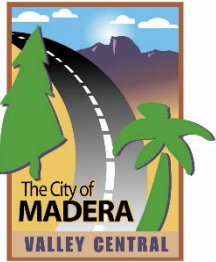
Pursuant to Section 65009 of the Government Code of the State of California, notice is hereby given that if any of the foregoing projects or matters is challenged in Court, such challenge may be limited to only those issues raised at the public hearing, or in written correspondence delivered to the Planning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

[Return to Agenda](#)

**CUP 2018-24 THROUGH 29 & SPR 2019-39
YOSEMITE COMMERCIAL PLAZA
THE APPLICANT REQUESTS CONTINUANCE
TO THE MAY 14, 2019 PLANNING
COMMISSION HEARING**



CITY OF MADERA PLANNING COMMISSION

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

Staff Report: Linden Street Residential Complex Subdivision TSM 2018-06, PPL 2017-04 MOD & Environmental Determination Item # 2 – April 9, 2019

PROPOSAL: Consideration of a request for a tentative subdivision map that will subdivide two parcels into eight parcels and an amendment to the precise plan that will enable the subdivision of the multifamily project.

APPLICANT:	Tom Jarrell	OWNER:	Tom Jarrell
ADDRESS:	733 & 743 Linden Street	APN:	006-360-013 & 014
APPLICATION:	TSM 2018-06 & PPL 2017-04 MOD	CEQA:	Negative Declaration

LOCATION: The project site is located approximately 600 feet north of the intersection of Sunset Avenue and Linden Street.

STREET ACCESS: The project will provide direct access to Linden Street.

PARCEL SIZE: The project parcels encompass an approximate total of 1.40 acres.

GENERAL PLAN DESIGNATION: LD (Low Density)

ZONING DISTRICT: PD-2000 (Planned Development)

SITE CHARACTERISTICS: The project site is located within the Groves Neighborhood Specific Plan area. The project site has an existing vacant single-family residential unit on one of the parcels with the other parcel being vacant. The site is generally surrounded by single-family units and under-utilized residentially-zoned properties. Two apartment complexes (Westgaters and Riverwood) are located in close proximity west and north of the site respectively.

ENVIRONMENTAL REVIEW: A negative declaration was adopted by the Planning Commission (Commission) on September 12, 2017. The tentative subdivision map and precise plan amendment are consistent with the development anticipated in the adopted negative declaration.

SUMMARY: The applicant proposes to subdivide the property into eight lots, seven that encompass the building footprints and one community parcel. Covenants, conditions and regulations (CC&R's) will regulate the use, appearance and maintenance of all components of the project. The project will be required to be built in one phase. Staff recommends approval of the subdivision map and precise plan amendment.

APPLICABLE CODES AND PROCEDURES

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

MMC §10-3-4.101 Planned Development Zones

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

The project is within the Groves Neighborhood Specific Plan, a supplement to the 1992 General Plan that was approved by the Planning Department on October 14, 1997 and adopted by the City Council on November 19, 1997. Precise Plan 2017-04 was approved by the Commission on September 12, 2017, which allowed for 22 multi-family residential units comprised of three duplexes and four fourplexes.

ANALYSIS

The original precise plan approval required the merger of the two project parcels prior to the development of the project. Since then, the owner has changed their mind and would prefer to subdivide the property so that each building footprint would be on its own parcel and the parking lot would become a community parcel. The following is an analysis of the implications of the subdivision map and precise plan amendment.

Tentative Subdivision Map

The tentative subdivision map will create eight lots from the two existing lots. Seven of the eight lots will encompass the building footprints of the individual multifamily buildings and the

remaining lot will function as a community lot encompassing the parking field and the remainder of the project site.

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.

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.

Parkland Acquisition

The City's 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 that dedicated parkland is not required for subdivisions containing fifty parcels or less. In this case, the proposal of eight parcels would not require the dedication of parkland.

Precise Plan Amendment

The amendment to the approved precise plan is required to enable the subdivision. As a component of the precise plan, CC&R's are required to establish the maintenance of the newly-created parcels of the proposed subdivision. There will be no allowance to build this subdivision in phases. Conditions of approval require that the multi-family project be constructed in one phase.

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 2018-06 and Precise Plan 2017-04 MOD.

PLANNING COMMISSION ACTION

The Commission will be acting on Tentative Subdivision Map 2018-06 and Precise Plan 2017-04 MOD.

Motion 1: Move to approve Tentative Subdivision Map 2018-06 and Precise Plan 2017-04 MOD, subject to the findings and conditions of approval as listed:

Findings

- A negative declaration was adopted by the Commission on September 12, 2017. The tentative subdivision map and precise plan amendment are consistent with the development anticipated within the adopted negative declaration.
- Tentative Subdivision Map 2018-06 is consistent with the purpose and intent of the HD (High Density) general plan land use designation and the PD-2000 (Planned Development) Zone District.
- The proposed eight-lot tentative subdivision map does not conflict with City standards or other provisions of the Madera Municipal Code (MMC).
- City services and utilities are available or can be extended to serve the area.
- Precise Plan 2017-04 MOD 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 2017-04 MOD satisfies the requirements for precise plans per MMC Section 10-3-4.104.
- Precise Plan 2017-04 MOD is consistent with the goals and policies of the General Plan.
- Precise Plan 2017-04 MOD 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. The conditions of approval for Precise Plan 2017-04 (Attachment 4) shall remain effective and are not revised in any way, 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. 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.
5. Any substantial future modifications to the project involving, but not limited to, building exteriors, parking/loading areas, fences/walls, new buildings or landscaping shall require an amendment to Precise Plan 2017-04 MOD.

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 MMC.
8. All lots are to be numbered in sequence throughout the entire subdivision with the last lot 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 shall identify multiple final maps filed in accordance with an approved tentative map.
9. Nuisance onsite lighting shall be redirected, as requested by the City Engineer, within 48 hours of notification.
10. Development impact fees shall be paid at time of building permit issuance. Credits for the existing dwelling unit are allowed.
11. The developer shall reimburse the City for improvements previously installed, as calculated by the City Engineer, whose determination shall be final. Reimbursements for the previously installed improvements shall be paid prior to issuance of a building permit.
12. 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, plan review, easement acceptance, encroachment permit processing and improvement inspection fees.

13. Improvement plans signed and sealed by an engineer shall be submitted to the Engineering Department in accordance with the submittal process.
14. Improvements within the City's right-of-way require an encroachment permit from the Engineering Department.
15. The improvement plans for the project shall include the most recent version of the City's General Notes.
16. In the event archeological resources are unearthed or discovered during any construction activities on site, construction activities shall cease and the Community Development Director or City Engineer shall be notified so that procedures required by State law can be implemented.

Sewer

17. Sewer service connection(s) shall be constructed or upgraded to current City standards. Each parcel shall have a separate sewer service.
18. Sewer main connections six inches and larger in diameter shall require manhole installation.
19. Existing septic tanks, if found, shall be removed, permitted and inspected by the City of Madera Building Department.
20. Existing sewer service connections that will not be used for the project shall be abandoned per City of Madera standards.

Storm Drain

21. Storm runoff from this project site will surface drain into existing facilities and eventually into the Madera Irrigation District (MID) canal. Water runoff from the site shall be cleaned prior to entering the existing storm water system to the satisfaction of MID through the use of an on-site oil/water separator or drop inlet inserts at drop inlets that receive runoff from the site.
22. Support calculations shall be provided that prove the existing storm drain facilities are capable of intercepting runoff in accordance with the provisions of the Storm Drainage System Master Plan.
23. 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

24. The developer shall be a proponent of annexing into Landscape Maintenance District (LMD) Zone 4 (See Attachment 3). If the annexation into LMD Zone 4 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.
25. 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 4 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.
26. The developer shall construct and ADA-accessible concrete sidewalk along the entire project parcel frontage on Linden Street per City standards.
27. The existing two driveway approaches on Linden Street shall be removed and replaced with concrete sidewalk, curb and gutter per current City standards.
28. The proposed driveway approach on Linden Street shall be constructed to a street-type entrance with a minimum face curb radius of fifteen feet and be constructed to current City and ADA standards.
29. The developer shall dedicate a Public Utility Easement (PUE) ten-feet wide along the entire project parcel frontage on Linden Street. A \$466 fee or the fee in effect at that time shall be paid with the Engineering Department.
30. The developer shall record a reciprocal ingress/egress, utility and parking easements acceptable to the City of Madera across the entire project site and applicable to all parcels. The easements shall provide the mutual right of access for all future uses in the project site. This document shall also stipulate that maintenance of all facilities and utilities outside the road right-of-way are private and shall be maintained by the property owners or Homeowner's Association. The developer shall pay associated fees with the Engineering Department.
31. All public utilities shall be undergrounded, except transformers, which may be mounted on pads.

32. 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, 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.

33. 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.

34. 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.

35. 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.
36. 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.

Water

37. 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.
38. 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.
39. Water service connections shall be constructed per current City standards.
40. Each parcel shall have a separate domestic water service to be located within the public right-of-way or PUE.
41. A separate water meter and backflow prevention device shall be required for landscape area.
42. Existing water service connections that will not be used for this project shall be abandoned per City of Madera standards.
43. Existing wells, if any, shall be abandoned as directed and permitted by the City of Madera for compliance with State standards.
44. The developer shall reimburse its fair share cost to the City for the previously constructed water main along the project parcel frontage prior to issuance of an encroachment permit for off-site improvements.

Subdivision Improvement Inspections

45. 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.
46. 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.
47. 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.
48. 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

49. 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.
50. 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.
51. 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.
52. 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.

53. 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.
54. 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

55. All homes shall be equipped with residential fire sprinklers in accordance with the California Fire Code, California Residential Code and National Standards.
56. All properties shall have a non-revocable cross-access agreement recorded against them. This shall apply to pedestrian, as well as vehicular, access. The easement shall also apply to co-mingled utilities, such as the fire hydrant.
57. All properties shall have a non-revocable management agreement recorded against them. The management agreement shall define how maintenance is performed for the site for all common areas including, but not limited to, the maintenance of the fire systems, fire sprinklers and alarms, fire hydrant system, Fire Department access, fire lane posting, and accessible pedestrian routes.

Planning Department

Precise Plan Amendment

58. CC&R's shall be submitted to the Planning Department prior to recordation of a final map and shall be approved by the Planning Manager. The CC&R's shall reflect the development standards and conditions of approval of PPL 2017-04 (Attachment 4).
59. The formation of a Homeowner's Association (HOA) shall be completed as a component of the CC&R's. The HOA shall be managed by a private property management company. The HOA shall include an escalator clause that addresses maintenance inflation costs. A monthly fee shall be paid by each unit for the following requirements that shall be addressed within the HOA:
 - Maintenance of each individual structure;
 - Maintenance of all landscape areas;
 - Maintenance of all hardscape areas, including concrete pathways, curbs and the asphalt parking lot;
 - Maintenance of all on-site fencing;

- No allowance of alterations to the color of all structures from the approved colors and materials board, consistent with PPL 2017-04.

60. All garages shall be utilized for parking of owners and/or renters only. The garages shall not be used as storage for personal belongings.
61. The HOA shall include a mechanism for future major repair work, such as reroofing.
62. There shall be no allowance for the phasing of the project into more than one phase.
63. There shall be no allowance for final occupancy of any structure until all on-site and off-site improvements have been completed.
64. There shall be no allowance of any subsequent subdivision map(s) beyond approval of TSM 2018-06.

(OR)

Motion 2: Move to continue the public hearing on Tentative Subdivision Map 2018-06 and Precise Plan 2017-04 MOD to the May 14, 2019 Planning Commission hearing, for the following reasons: (specify)

(OR)

Motion 3: Move to deny the application for Tentative Subdivision Map 2018-06 and Precise Plan 2017-04 MOD, based on the following findings: (specify)

ATTACHMENTS

Attachment 1: Aerial Map

Attachment 2: Tentative Subdivision Map

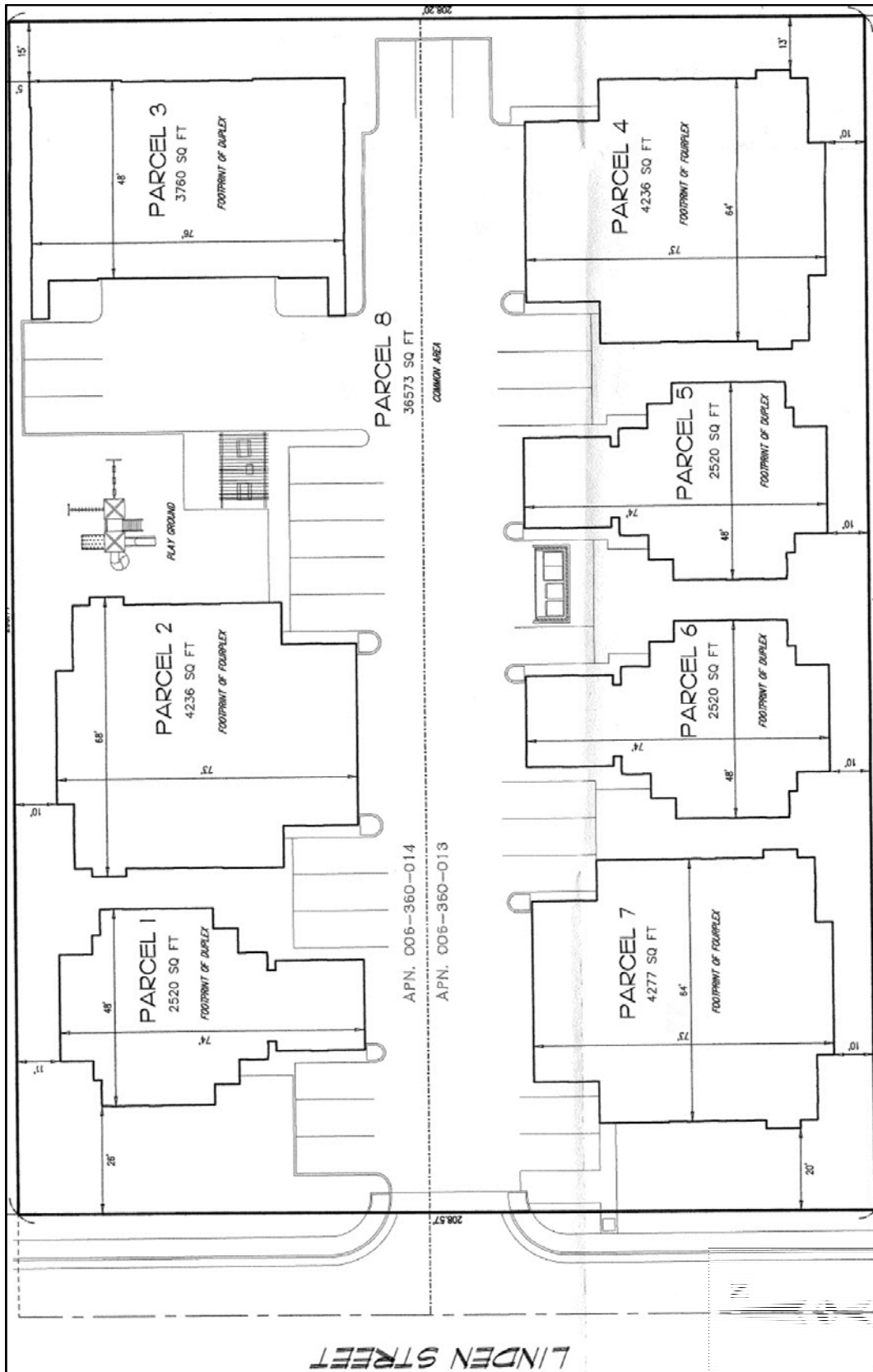
Attachment 3: LMD Zone 4

Attachment 4: PPL 2017-04 Conditions of Approval

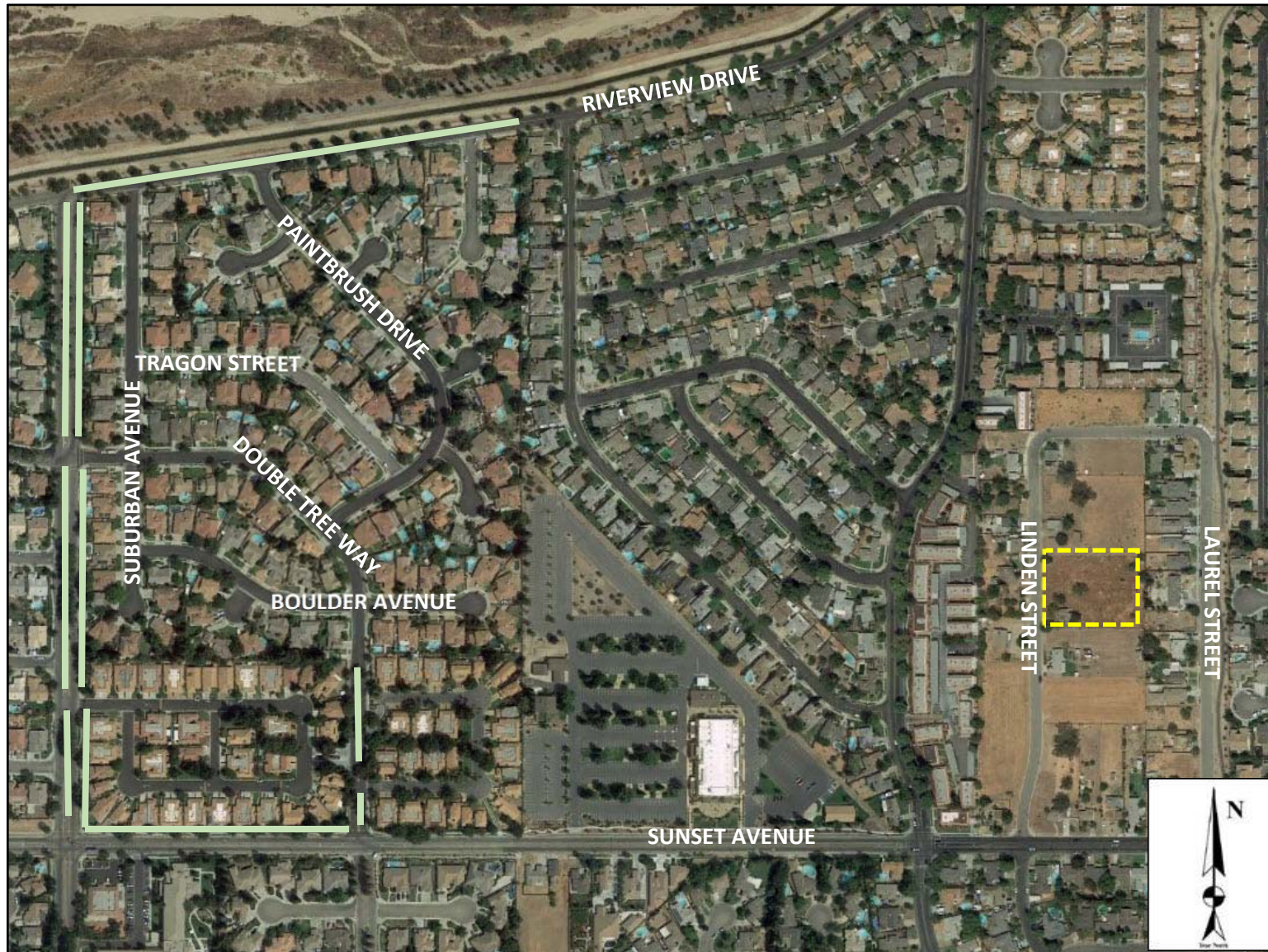
Attachment 1: Aerial Map



Attachment 2: Tentative Subdivision Map



Attachment 3: LMD Zone 4



Attachment 4: PPL 2017-04 Conditions of Approval

CONDITIONS OF APPROVAL

General Conditions

1. All conditions of approval shall be the sole financial responsibility of the applicant/owner, except where specifically noted in the conditions or mandated by statutes.
2. Any minor deviation from the approved plan or any condition contained herein shall require prior written request by the applicant and approval by the Planning Manager.
3. Any substantial future modifications to the site involving, but not limited to, building exteriors, parking/loading areas, fence/walls, new buildings or landscaping shall require an amendment to the Precise Plan.
4. 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.
5. The project shall be developed in accordance with the operational statement, site plan and elevation drawings as reviewed and approved with the Precise Plan. Minor modifications to the Precise Plan necessary to meet regulatory or engineering constraints may be made with approval of the Planning Manager.
6. Prior to issuance of building permits or any future division of the property, the applicant at their sole expense shall cause the property to be annexed into the Citywide Community Facilities District No. 2005-01 and shall pay all applicable fees.

Engineering Department

General

7. Nuisance onsite lighting shall be redirected as requested by the City Engineer within 48 hours of notification.
8. Impact fees shall be required to be paid at time of building permit issuance. Credit for the existing dwelling unit is allowed.
9. The developer shall be required to reimburse the City for improvements previously installed, as calculated by the City Engineer, whose determination shall be final. Reimbursements for previously installed improvements shall be required to be paid prior to issuance of a final building permit.
10. The developer shall be required to pay all required fees for completion of the project. Fees due may include, but are not limited to the following: plan review, easement

acceptance, Encroachment permit processing and improvement inspection fees.

11. Improvement plans signed and sealed by an engineer shall be required to be submitted to the Engineering Division in accordance with the submittal process.
12. The improvement plans for the project shall be required to be included in the most recent version of the City's General Notes.
13. In the event archeological resources are unearthed or discovered during any construction activities on site, construction activities shall be required to cease and the Community Development Director or City Engineer shall be required to be notified so that procedures required by State law can be implemented.
14. Improvements within the City's right-of-way shall require an Encroachment Permit from the Engineering Division.
15. All off-site improvements shall be required to be completed prior to issuance of final occupancy.

Sewer

16. New or existing sewer service connections(s) shall be required to be constructed or upgraded to current City standards. Each parcel is required to have a separate sewer service.
17. Sewer main connections six (6") inches and larger in diameter shall require manhole installation.
18. The developer shall be required to reimburse their fair share cost to the City for the previously constructed sewer main along the entire project frontage.
19. Existing septic tanks, if found, shall be required to be removed. The removal process requires a permit and inspection by the City of Madera Building Department.

Storm Drain

20. Storm runoff from this project will surface drain into existing facilities and eventually into the MID Canal. Water runoff from the site shall be required to be cleaned prior to entering the existing storm water system to the satisfaction of the Madera Irrigation District through the use of an onsite oil/water separator or drop inlet inserts at drop inlets that receive runoff from the site.
21. Support calculations shall be required to be provided that prove the existing storm drain facilities are capable of intercepting runoff in accordance with the provisions of the Storm Drainage System Master Plan.

Streets

22. The developer shall be required to construct ADA accessible concrete sidewalk along the entire project parcel frontage on Linden Street per City standards.
23. The existing driveway approaches (2) on Linden Street shall be required to be removed and replaced with concrete sidewalk, curb and gutter per current City standards.
24. The proposed driveway approach on Linden Street shall be required to be constructed to a street type entrance with a minimum face curb radius of fifteen (15') feet and be constructed to current City and ADA standards.
25. The developer shall be required to dedicate a Public Utility Easement (PUE) ten (10') feet wide along the entire project parcel frontage on Linden Street. A \$405.00 fee or the fee in effect at that time shall be required to be paid with the Engineering Division.
26. The developer shall be required to merge the parcels prior to issuance of a building permit. The developer shall be required to pay the associated fees to the Engineering Division.
27. The developer shall be required to annex into and execute such required documents that may be required to participate in Landscape Maintenance District (LMD) Zone 4 for the purposes of participating in the cost of maintaining landscape improvements within said zone.
28. All public utilities shall be required to be undergrounded, except transformers, which may be mounted on pads.

Water

29. Existing or new water service connection(s) shall be required to be upgraded or constructed to current City standards including an Automatic Meter Reading (AMR) water meter installed within the City right-of-way and backflow prevention device installed within private property. Each parcel shall be required to have a separate domestic water service.
30. Each parcel shall be required to have a separate water meter and backflow prevention device for landscaped area.
31. The developer shall be required to reimburse its fair share cost to the City for the previously constructed water main along the entire project frontage.
32. Existing wells, if any, shall be required to be abandoned as directed and permitted by the City of Madera for compliance with State standards.

Fire Department

33. Building permits are required.
34. 2A10BC-rated fire extinguishers shall be required for each floor of each fourplex. Duplexes are exempt from fire extinguisher requirements.
35. All structures shall be equipped with fire sprinklers.
36. Due to the depth of the lot, an on-site fire hydrant is required.
37. Rated separations shall be required between units both vertically and horizontally.

Planning Department

Precise Plan

38. Precise Plan Area

Two (2) parcels, approximately 1.4 acres
APNs: 006-360-013, 006-360-014

Building Area

Twenty-two (22) residential units, as follows:
Three (3) duplexes with 1,448 sq. ft. per unit, 3 bdrm, 2 bath
Three (3) fourplexes with 1,300 sq. ft. per unit, 2 bdrm, 2 bath
One (1) fourplex with 1,150 sq. ft. per unit, 1 bdrm, 1 bath

39. The proposed elevations shall include the following features as standard elements of construction:
 - Multi-dimensional concrete tile roofing
 - Three color exterior painting
 - Architectural treatments, including gable decorations, decorative moldings and a stone veneer wainscot consistent with the approved elevations for the models.
 - Landscape and irrigation adjacent to garages
40. The development of any temporary construction trailer on the project site requires the approval of a Zoning Administrator's Permit in advance of installation/placement.
41. Vandalism and graffiti shall be corrected pursuant to the Madera Municipal Code.
42. The property owner, operator and/or 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 dumpsters owned by the property owner.

HVAC and PG&E Utility Placement Considerations/Screening Requirements

43. Prior to the issuance of building permits, applicant to identify on the site plan the following information for Planning Department review and approval:
 - The location of all natural gas and electrical utility meter locations
 - The location of all HVAC (heating, ventilation or air conditioning) equipment
 - The location of all compressor equipment, and mechanical and electrical equipment
44. Where feasible, electrical/mechanical equipment shall be located in the interior of the proposed new structure(s) within electrical/mechanical service room(s). Utilities (switch boxes, electrical panels and other utility appendages) proposed at the exterior shall be required to be sufficiently screened and/or integrated into building architecture per the approval of the Planning Director.
45. All utility equipment and services shall be screened to the specifications of the Planning Department. If ground-mounted, applicant shall show methods proposed to architecturally integrate equipment locations, or show methods proposed to screen equipment using landscaping. Any wall-mounted equipment shall be painted to match the exterior wall and screened when in predominant public views.
46. All ground-mounted HVAC equipment must be screened from view utilizing architectural features or landscaping.
47. Natural gas meter placement shall be screened from public view per Planning Department approval.
48. The applicant shall coordinate the installation of utilities consistent with these conditions of approval with Pacific Gas and Electric Company. The applicant may contact David Vandergriff of PG&E at 2871 Airport Drive, Madera, CA 93637 or via telephone at (559) 675-2234.
49. Roof access ladders (if any) shall be located within the interior of the building.
50. All ducts and vents penetrating roofs shall use methods to minimize their appearance and visibility from the street. All roof-mounted ducts and vents shall be painted matte black or with a color matching roof materials so as to better minimize their appearance.
51. Fire sprinkler risers shall be located within the interior of the building or located out of public view. Locations shall be approved by the Planning Department prior to the issuance of building permits.
52. Back flow prevention devices must be screened per the approval of the Planning Director.

53. Transformers and similar pad-mounted utilities must be screened per the approval of the Planning Director.

Building Colors, Materials and Lighting Considerations

54. 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 shall be included in the Precise Plan.
55. The applicant shall submit a representative color section rendering of the proposed building(s), using a scale similar to the exterior elevation drawings. The representative color section rendering shall be approved by the Planning Manager and shall be included in the Precise Plan.
56. The construction of building(s) approved as part of the precise plan shall be consistent with the approved color and materials presentation board and representative color section rendering of the proposed building as reviewed and approved by the Planning Department. Any alteration shall require amendment of the precise plan.
57. Building elevations which front/face onto Linden Street shall be enhanced in order to provide consistency with General Plan Policy CD-34.
58. Address sign designs shall be approved by the Planning Department prior to issuance of building permits.
59. 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.
60. The specifications and types of exterior lighting fixtures to be installed on the site shall be submitted to and approved by the Planning Department prior to issuance of building permits.

Landscaping and Open Space

61. Onsite and offsite landscaping and irrigation systems shall be installed in accordance with landscaping and irrigation plans approved during building permit plan check. The landscape and irrigation plans shall be prepared and stamped by a licensed landscape architect, shall be consistent with the State of California Model Water Efficient Landscape Ordinance (MWELO) and shall be submitted as part of building permit plan check. Any deviation shall require prior written request and approval. Removal or modification shall be at the developer's expense.
62. A detailed landscaping and irrigation plan shall be submitted to the Planning Manager and Parks Department for review and approval and shall include:

- Landscaping materials, such as ground cover, shrubs, plants and shade trees, shall be used to enhance the aesthetic of the buildings and grounds by delineating various recreational spaces such as the tot lot, accentuation of the paths of travel and highlighting entrances.
- Shade trees shall be planted consistent with conditions of approval herein.
- Landscaped areas shall be provided with permanent automatic irrigation systems.
- Three (3') feet tall vertical landscaping screens shall be planted where exposed parking fields are in close proximity to street frontages.
- A detailed planting list for landscaping, with the number, size, spacing and specie of all plantings.

63. Shade trees shall be deciduous and planted throughout the site as follows:

<u>Location</u>	<u>Minimum height at full maturity</u>
Landscape planters adjacent to garages	Twenty (20') feet in height at full maturity
Along eastern property border	Twenty-five (25') feet in height at full maturity

64. The park strip along the street frontage shall be landscaped and provided with an automatic irrigation system by the applicant. A minimum of one City-approved street tree every thirty (30') feet shall be provided, along with root guards and root barriers. No trees shall be planted within thirty (30') feet of any streetlight and/or five (5') feet from any fire hydrant.
65. The property owner 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.
66. The final selection and placement of playground equipment, barbecue features and outdoor furniture, and supporting apparatus such as trash receptacles and light fixtures, shall be reviewed and approved by the Planning Department as a component of building permit plan check submittals. The tot lot area shall be clearly delineated with curbing and landscaping from walkways and lawn areas. The surface under the tot lot area shall be a material approved for use by the Parks Department. Minor alterations and/or amendments may be approved by the Planning Manager. Proposed changes deemed substantial by the Planning Manager shall require an amendment to the precise plan approved by the Planning Commission.
67. The tot lot equipment and all other site amenities shall be maintained in good working condition and appearance.

Parking

68. Minimum Parking Requirements

Forty-nine (49) stalls:

Uncovered	22 stalls
Covered	22 stalls
Visitor Parking	5 stalls
ADA Handicap	1 stall

69. No wheel stops shall be incorporated into the parking field/parking stall layout unless required by the Americans with Disabilities Act (ADA) standards.
70. All parking stalls shall be marked and striped to City standards: Perpendicular (90 degree) parking spaces shall measure a minimum of nine (9') feet wide by nineteen (19') feet deep (17' deep with a 2' bumper overhang). No compact stalls shall be incorporated into the parking field. Minimum drive aisle space is twenty-six (26') feet for primary drive aisles.
71. A parking plan shall be submitted to the Planning Department as a component of building department plan check submittals. The parking plan shall include:
- The parking plan shall delineate provisions for signage on the site so as to assign specific uncovered parking stalls as visitor parking.
 - All uncovered parking stalls should be specifically assigned as either guest stalls or dedicated to a specific residential unit.
 - Each residential unit shall have exclusive utilization of one enclosed garage to be used as a primary parking stall.
 - Garages shall be equipped with automatic garage door openers.
 - All garages shall not be allowed to be used as a storage unit. All garages shall be maintained as the primary parking stall for the assigned unit at all times. Lease documents shall delineate the required utilization of garage parking.
 - Lease and/or rental agreements shall formally notify residents of parking requirements and associated limitations of the parking plan.
 - Any modifications in the approved parking layout shall require approval by the Planning Department.

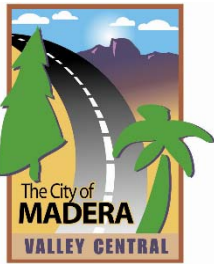
Walls and Fences

72. The perimeter fencing of the project shall be a six (6') foot split-faced masonry block wall along the southern, eastern and northern boundaries of the properties. Specific wall design shall be reviewed and approved by the Planning Department.
73. A trash enclosure shall be constructed of masonry block, consistent with City standards with a stucco finish and color complementary or matching the residential structures. Trash enclosure gates shall be of steel construction and painted a color

approved by the Planning Manager.

Air Quality Measurement Requirements

74. The developer shall comply with Regulation VII (Fugitive PM₁₀ Prohibitions) of the San Joaquin Valley Air Pollution Control District concerning dust suppression during construction of the project. Methods include, but are not limited to; use of water or chemical stabilizers/suppressants to control dust emissions from disturbed area, stock piles, and access ways; covering or wetting materials that are transported off-site; limit construction related speeds to 15 mph on all unpaved areas/washing of construction vehicles before they enter public streets to minimize carryout/track out; and cease grading and earth moving during periods of high winds (20 mph or more).



CITY OF MADERA PLANNING COMMISSION

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

Staff Report: Crown Tozer Subdivision & Rezone TSM 2019-02, REZ 2019-01 & Environmental Determination Item # 3 – April 9, 2019

PROPOSAL: Consideration of a request for a tentative subdivision map that will subdivide four parcels into a 134-lot single-family residential neighborhood and rezoning of the properties from the R1 (Low Density) Zone District to the PD-4500 (Planned Development) Zone District.

APPLICANT:	Joseph Crown	OWNER:	Joseph Crown
ADDRESS:	Vacant Parcel	APN:	008-180-001 thru 004
APPLICATION:	TSM 2019-02 & REZ 2019-01	CEQA:	Negative Declaration

LOCATION: The project site is located at the northwest corner of the intersection of Sunrise Avenue and Tozer Street.

STREET ACCESS: The project will take direct access from Tozer Street. Interior streets will provide access to individual lots and future development of adjacent vacant land.

PARCEL SIZE: The project parcels encompass an approximate total of 25.75 acres.

GENERAL PLAN DESIGNATION: LD (Low Density)

ZONING DISTRICT: Current – R1 (Low Density) Proposed – PD-4500 (Planned Development)

SITE CHARACTERISTICS: The project site is primarily surrounded by public facilities and single-family homes. West of the site are single-family homes and Martin Luther King, Jr. Middle School. East of the site are rural residential homes in the County. South of the site is the recently built Virginia Lee Rose Elementary School and the Madera County government services campus. North of the site is primarily vacant residential land.

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 subdivision map proposes the creation of 134 lots from four existing lots. The map is consistent with the density requirements of the Zoning Ordinance and General Plan. The proposed parkland area exceeds the minimum requirements of the parkland acquisition ordinance. A precise plan is required to address any subsequent development in the subdivision. Staff recommends approval of the subdivision map and rezone.

APPLICABLE CODES AND PROCEDURES

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

MMC §10-3.1501 Amendments

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

Government Code §66410-66424.6, Subdivision Map Act

PRIOR ACTION

There was a prior submittal for a tentative subdivision map in 2016 for the project site with a similar proposal, but the applicant ultimately withdrew the application before a decision by the Planning Commission could be determined.

ANALYSIS

The project site is currently in the R1 (Low Density) Zone District. The proposal will rezone the subdivision into the PD-4500 (Planned Development) Zone District. The rezone allows for the creation of more lots and flexibility from the R (Residential) Zone District standards while providing consistency with the density requirements of the LD General Plan land use designation. A proposal for a subdivision map accompanies the rezone. The following analysis of the subdivision map includes the requirements for density, public infrastructure, street names and parkland acquisition.

Tentative Subdivision Map

The tentative subdivision map will create 134 single-family residential lots ranging in size from between 4,627 and 20,892 square feet. The average lot size is 5,818 square feet, consistent with the requirements of the PD-4500 Zone District. All interior streets of the subdivision will be local streets. Street connections to surrounding properties are provided. The proposed tentative subdivision map is consistent with the Subdivision Map Act, the 2009 General Plan and the City’s Zoning Ordinance.

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 50 and 165 units. The proposal of 134 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 Tozer Street to an arterial half-street width, the completion of Sunrise Avenue, and interior streets within the subdivision.

The proposed lots will be included in the City’s Community Facilities District 2005-01, providing 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:

- Fig Street
- Gunnison Drive
- Nevada Drive
- Nevada Court
- Shasta Street
- Summit Drive
- Wasatch Drive

Parkland Acquisition

The City's parkland acquisition ordinance establishes procedures for requiring the dedication of parkland, the payment of fees in-lieu thereof or a combination of both. In this case, the dedication of parkland is required. The amount of parkland area required for this project is 1.55 acres, which the applicant has proposed a 1.69-acre parkland area. This provides conformance with the parkland acquisition ordinance and consistency with the goals and policies of the General Plan.

Precise Plan

The properties being subdivided will be located within a PD (Planned Development) Zone District, which requires approval of a precise plan by the Commission when development is proposed. Precise plans, when applicable, typically accompany subdivision maps as a component of the project. Staff recommends the approval of a precise plan by the Commission after specific design details for the project are proposed by the home builder.

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 2019-02 and Rezone 2019-01.

PLANNING COMMISSION ACTION

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

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 adopt a resolution recommending to the City Council the adoption of an ordinance rezoning the subject properties to the PD-4500 (Planned Development) Zone District, consistent with the findings as listed:

- 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.
- The proposed rezone will provide the required consistency between the General Plan and zoning.
- The rezone is not expected to be detrimental to the health, safety, peace, comfort or general welfare of the neighborhood or the City.
- City services and utilities are available or can be extended to serve the area.

Motion 1c: Move to approve Tentative Subdivision Map 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 2019-02 is consistent with the purpose and intent of the LD (Low Density) General Plan land use designation and the PD-4500 (Planned Development) Zone District.
- The proposed 134-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.

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. Any minor deviation from the approved map or any condition contained herein shall require prior written request by the applicant and approval by the Planning Manager.
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. 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.

Engineering Department

General

5. 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.
6. 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.

7. 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.
8. A benchmark shall be established per City standards and related data shall be submitted to the Engineering Department prior to acceptance of the subdivision improvements. The City Engineer shall designate the location.
9. 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.
10. Nuisance onsite lighting shall be redirected, as requested by the City Engineer, within 48 hours of notification.
11. Development impact fees shall be paid at time of building permit issuance.
12. 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.
13. 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, map recordation and improvement inspection fees.
14. Improvements within the City's right-of-way require an encroachment permit from the Engineering Department.
15. The improvement plans for the project shall include the most recent version of the City's General Notes.

Sewer

16. The existing sewer system that serves this section of the City is approaching or at capacity due to a constricted section of the sewer system on Pecan Avenue. In order to accommodate sewer loads for this development, the developer shall construct a parallel eighteen-inch sewer main on Pecan Avenue from Raymond Thomas Road to Watt Street. If another developer constructs the sewer main or it is confirmed that the sewer main will be constructed through means not specifically identified herein, the developer shall be responsible for the next downstream link in the sewer system; a

parallel eighteen-inch sewer main on Pecan Avenue from Watt Street to approximately 300 feet east of State Route 145.

17. 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.
18. 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.
19. Existing septic tanks, if found, shall be removed, permitted and inspected by the City of Madera Building Department.
20. The developer shall reimburse its fair share cost to the City for the previously constructed sewer main along the Tozer Street and Sunrise Avenue project frontages prior to issuance of an encroachment permit for off-site improvements.

Storm Drain

21. Storm runoff from this project site is planned to go to a future basin located northeast of the project site. The developer shall be required to purchase sufficient land to accommodate the master planned basin, construct the basin and any master planned storm drain pipe to convey storm water runoff from the site to the basin, or as directed by the City Engineer.
22. A detailed drainage study shall be provided that supports the design of the drainage conveyance and storage facilities constructed by the developer. The developer shall excavate the basin referenced in the prior condition of approval to accommodate runoff from the project site.
23. The developer shall construct a 54-inch storm drain main along the project site on Tozer Street per the Storm Drain Master Plan. The storm drain main shall be installed at the depth and slope necessary to serve the areas as delineated within the Storm Drainage System Master Plan. These improvements are considered 100 percent reimbursable, subject to the availability of funds under the City's Development Impact Fee Program.
24. 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

25. The developer shall be a proponent of annexing into Landscape Maintenance District (LMD) Zone 24 (See Attachment 2). If the annexation into LMD Zone 24 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.
26. 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 24 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.
27. The west half of Tozer Street along the entire project frontage shall be improved to a 100-foot arterial roadway standard with a ten-foot sidewalk pattern. The west half of the street shall include, but not be limited to, sidewalk, street lights, fire hydrants, curb and gutter, park strip, a 30-foot asphalt section, and a sixteen-foot landscaped median island. Sidewalk and landscape area shall be per City standard and not be used to absorb grade differences for any reason. The east half of the street shall include, but not be limited to, a twelve-foot travel lane, an eight-foot shoulder and drainage swale or a twelve-foot travel lane and a combination of shoulder/ac dike and drain inlets as may be necessary to accommodate storm runoff. Adequate transition with the existing improvements relative to grade and alignment shall be provided. The existing Tozer Street improvements are not considered structurally adequate for a twenty-year design life or to meet City standards and shall be removed.
28. Sunrise Avenue along the entire project frontage shall be improved with a ten-foot serpentine sidewalk pattern to match the existing pattern to the west. The fronting half of the street shall include, but not be limited to, sidewalk, street lights, fire hydrants, curb and gutter and a park strip. All improvements shall be constructed per current City standards. Adequate transition with the existing improvements relative to grade and alignment shall be provided.
29. The proposed southernmost access point (intersection of Shasta Street and Tozer Street) shall be limited to right-in, right-out turn movements only.

30. The developer shall provide sufficient improvements to allow southbound U-turns at Tozer Street and Sunrise Avenue.
31. The developer shall dedicate a ten-foot wide street easement along Tozer Street and Sunrise Avenue to accommodate a 50-foot half-street width.
32. The developer shall dedicate a ten-foot Public Utility Easement (PUE) along the park frontage on Tozer Street and along all internal streets within the subdivision
33. 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 constructions per City standards.
34. The developer shall provide street stub(s) for the property located to the northwest to allow for access to future development.
35. An approved on-site or off-site turn-around shall be provided at the end of each stub-out or roadway 150 feet or more in length pursuant to the uniform fire code. Cul-de-sacs shall be no longer than 450 feet. Any off-site turn-around shall have a maintenance covenant and easement recorded prior to recordation of the final map. The developer is responsible for all fees associated with the approval of all documents.
36. The developer shall provide a traffic study that address and mitigates the impacts of the development on the street system.
37. "No Parking" signs shall be installed along Tozer Street and Sunrise Avenue frontages per City standards.
38. 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.
39. 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.
40. Access ramps shall be installed at all curb returns per City standards.
41. Driveway approaches shall be constructed per current City standards.
42. The developer shall be required to install street lights along the Tozer Street and Sunrise Avenue frontages 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.

43. 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.
44. 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.
45. 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.

46. 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.

- 47. 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.
- 48. 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.
- 49. 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. All public utilities within the subdivision and along peripheral streets shall be placed underground except those facilities exempted by the Public Utilities Commission regulations or operating at 70,000 volts or greater.
- 50. 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.
- 51. 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.

52. 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.
53. 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.
54. 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

55. 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.
56. In addition to water well impact fees, the developer shall pay its pro rata portion of a new water well to be constructed by the City or other development. Upon completion of the well and subject to a request, the developer shall be eligible for full reimbursement of those funds.
57. 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. All water system bacterial analysis testing costs shall be reimbursed to the City prior to approval of any units for final occupancy. Fees shall be based on rates established by the Department of Public Works.

58. 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.
59. 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.
60. One water quality sampling station shall be installed within the subdivision and approved by the Water Quality Division of the Public Works Department.
61. 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.
62. Water service connections shall be constructed per current City standards including water meters located within the City's right-of-way.
63. 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.
64. Existing wells, if any, shall be abandoned as directed and permitted by the City of Madera for compliance with State standards.
65. Prior to issuance of a building permit, the developer shall construct a twelve-inch water main along Tozer Street from its current termination point at the intersection of Tozer Street and Sunrise Avenue to the northern property line of the project site. The water main shall be constructed to current City standards.
66. If not previously constructed, the developer shall construct a twelve-inch water main along Sunrise Avenue from its current termination point at approximately 200 feet west of Tozer Street to the intersection of Tozer Street and Sunrise Avenue. If this segment of pipe has been constructed by the time this subdivision moves forward, the developer shall reimburse its fair share cost to the City for the previously constructed water main along the Sunrise Avenue project frontage.

Subdivision Improvement Inspections

67. 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.

68. 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.
69. 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.
70. 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

71. 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.
72. 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.
73. 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.
74. 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.
75. 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.

76. 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.
77. The developer of the property can expect to pay current and future development impact fees, including but not limited to, sewer (special service area), water, streets, bridge, public works, parks, public safety and drainage that are in place at the time building permits are issued.
78. 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

79. The subdivision shall provide a minimum of two means of fire access with compliant fire roads in accordance with the California Fire Code (CFC).
80. Fire hydrants shall be placed in accordance with the CFC and City of Madera regulations.

Planning Department

General

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

Street Names

82. 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:

- Fig Street
- Gunnison Drive
- Nevada Drive
- Nevada Court
- Shasta Street
- Summit Drive
- Wasatch Drive

Tentative Subdivision Map

83. The following lots will only provide direct access to the following streets within the subdivision:

- Fig Street: Lots 62-64
- Gunnison Drive: Lots 31-46 and 104-117
- Nevada Drive: Lots 1-17 and 118-134
- Nevada Court: Lots 18-30
- Shasta Street: Lots 87-103
- Summit Court: Lots 76-86
- Wasatch Drive: Lots 47-75

84. There shall be no allowance for a vesting tentative map without the concurrent submittal of an application for precise plan. Any submittal for a vesting tentative map shall be consistent with the requirements of Chapter 10-2.1208 of the MMC.

Fences and Walls

85. A six-foot tall decorative split-faced masonry block wall with capstone shall be constructed along all property lines that abut Tozer Street (Lots 1-26) and the rear property line of Lot 26 along Sunrise Avenue, to be approved by the Planning Manager.
86. Unless otherwise specified with the conditions of approval herein, wood fencing shall be required along all side and rear property lines. Any retaining walls greater than eighteen inches in height shall be split-block masonry.

(OR)

Motion 2: Move to continue the public hearing on Tentative Subdivision Map 2019-02 and Rezone 2019-01 to the May 14, 2019 Planning Commission hearing, for the following reasons: (specify)

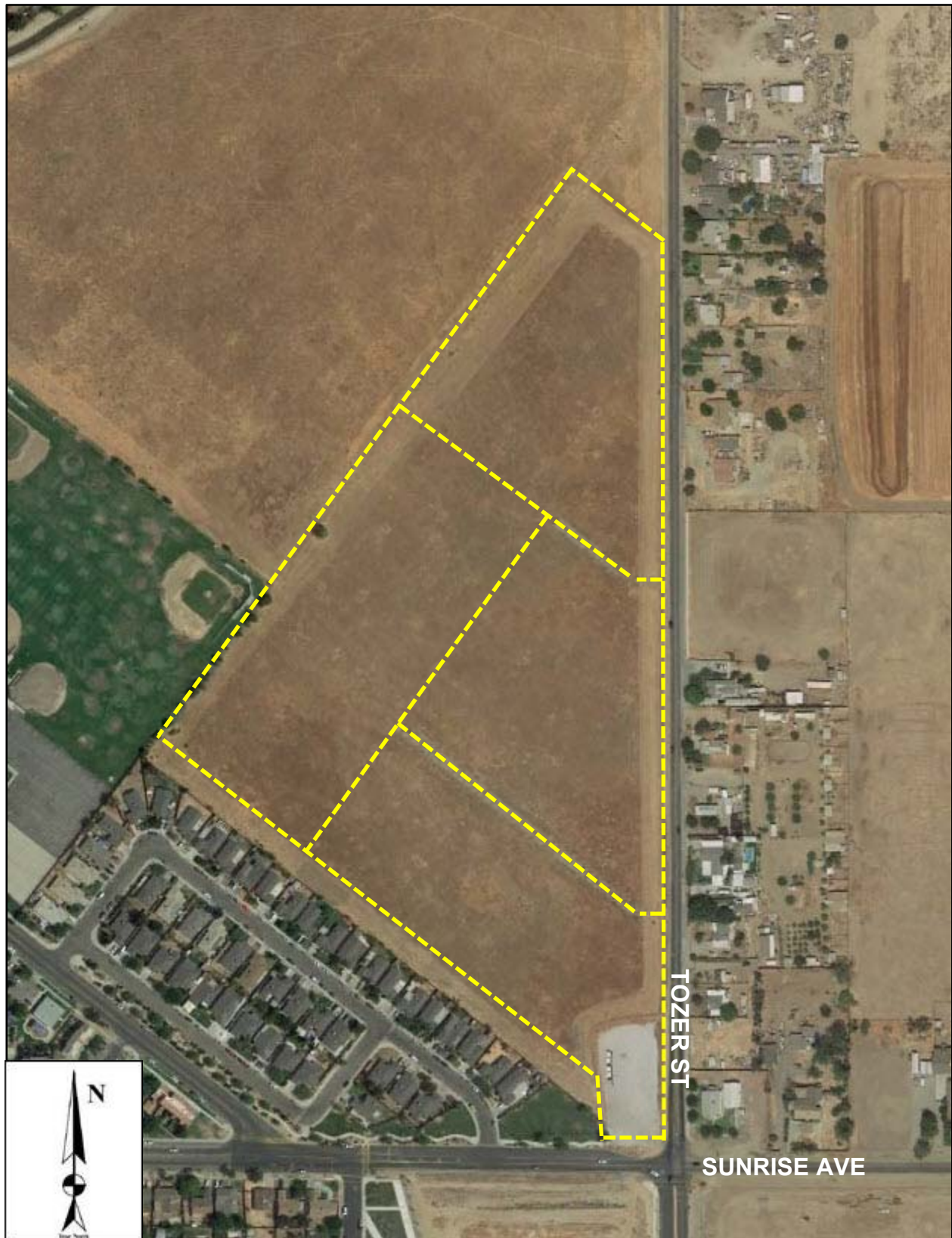
(OR)

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

ATTACHMENTS

- Attachment 1: Aerial Map
- Attachment 2: LMD Zone 24
- Attachment 3: San Joaquin Valley Air Pollution Control District Letter
- Attachment 4: Madera Unified School District Letter
- Attachment 5: Tentative Subdivision Map
- Attachment 6: Initial Study and Negative Declaration
- Attachment 7: Resolution of Recommendation to the City Council
- Attachment 8: Draft Ordinance

Attachment 1: Aerial Map



Attachment 2: LMD Zone 29



Attachment 3: San Joaquin Valley Air Pollution Control District Letter



March 14, 2019

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

Project: TSM 2019-02

District CEQA Reference No: 193-20190014

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 134 dwelling units (Project), located at 008-180-001 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 subject to District Rule 9510 if it equals or exceeds 50 residential dwelling units and has or will receive a project-level discretionary approval from a public agency. If subject to the rule, an Air Impact Assessment (AIA) application is required prior to applying for project level approval from a public agency. In this case, if not already done, please immediately submit an AIA application to the District to comply with District Rule 9510.

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
www.valleyair.org www.healthyairliving.com

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

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. 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
4. 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.
5. 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

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 193-20190014.

Sincerely,

Amaud Marjollet
Director of Permit Services



Brian Clements
Program Manager

Attachment 4: 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 Lile

March 21, 2019

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

SUBJECT: TSM 2019-02 & REZ 2019-01 – Crown Tozer

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)(1)(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 134-lot subdivision, located at the northwest corner of the intersection of Sunrise Avenue and Tozer Street, 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	134	47.97
7-8	0.093	134	12.46
9-12	0.171	134	22.91
	0.622		83.34

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: Virginia Lee Rose Elementary School
Address: 1001 Lilly Street, Madera CA, 93638
Telephone: (559) 662-2662
Capacity: 850
Enrollment: 758
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
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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: Martin Luther King, Jr. Middle School
Address: 601 Lilly Street Madera, CA, 93638
Telephone: (559) 674-4681
Capacity: 1,075
Enrollment: 976
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: 3,115
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,

Rosalind Cox
Director of Facilities Planning and
Construction Management

Attachment 5: Tentative Subdivision Map

Attachment 6: Initial Study and Negative Declaration

Attachment 7: Resolution of Recommendation to the City Council

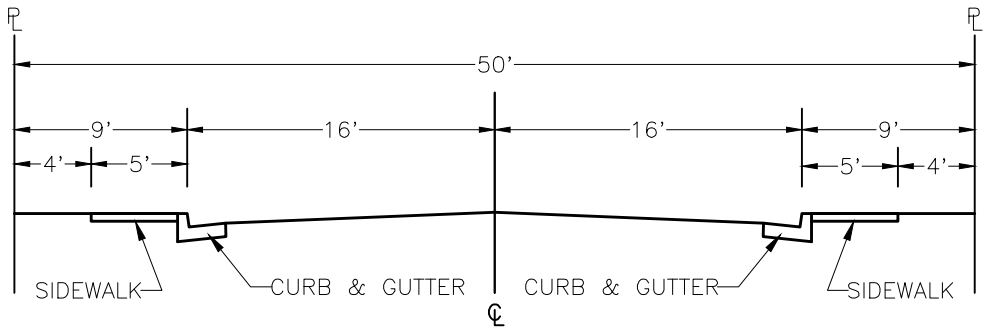
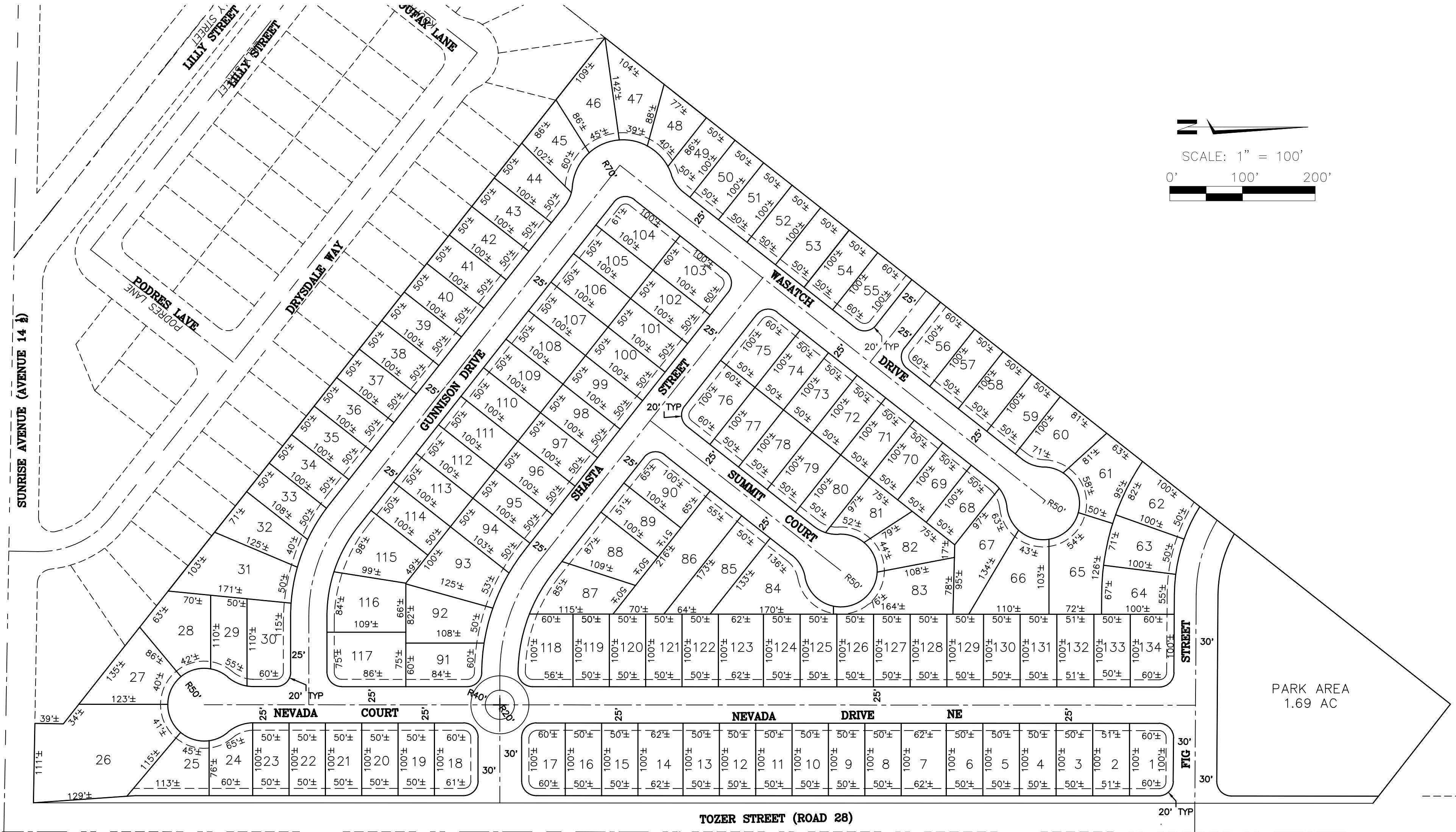
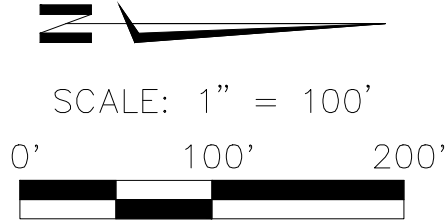
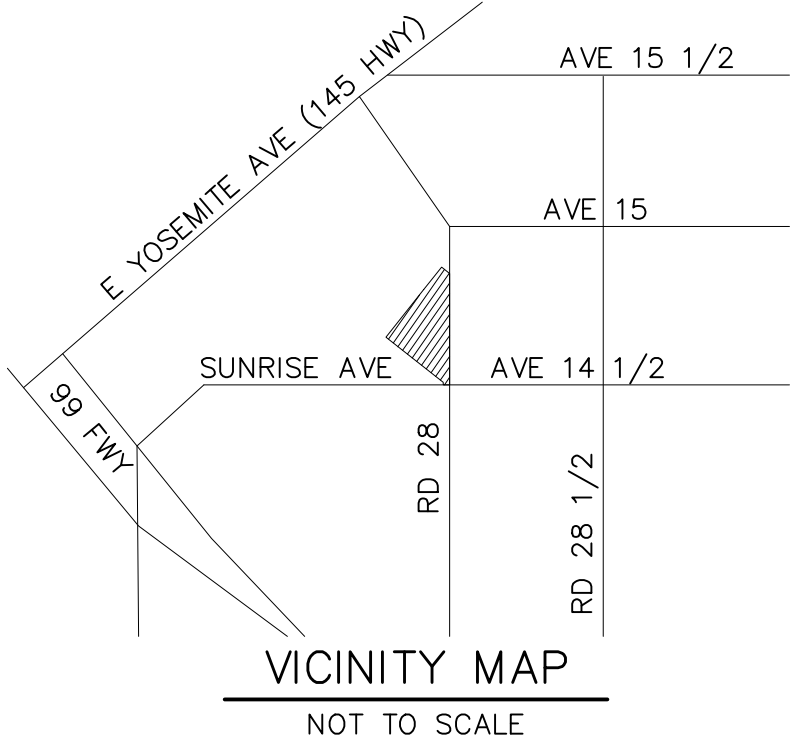
Attachment 8: Draft Ordinance

TENTATIVE SUBDIVISION MAP
TRACT NO. _____

A VESTING MAP

APN: 008-180-001
APN: 008-180-002
GROSS AREA =25.75 ACRES

APN: 008-180-003
APN: 008-180-004
NET AREA =24.26 ACRES



50' LOCAL STREET SECTION

SUBDIVIDER

JOSEPH CROWN CONSTRUCTION
AND DEVELOPMENT INC.
5320 E. PINE AVE.
FRESNO, CA 93727

SITE ADDRESS

NWC OF SUNRISE AVE. (AVE. 14 1/2)
AND TOZIER ST. (ROAD 28)
MADERA, CA



4950 E YALE AVENUE
FRESNO, CA 93727
(559) 538-3402

LOT TABLE		LOT TABLE		LOT TABLE	
LOT #	AREA (S.F.)	LOT #	AREA (S.F.)	LOT #	AREA (S.F.)
1	5,850	46	7,392	91	6,220
2	5,050	47	6,740	92	7,419
3	5,034	48	4,627	93	8,384
4	5,034	49	4,799	94	5,041
5	5,035	50	5,000	95	5,007
6	5,035	51	5,000	96	5,006
7	6,194	52	5,000	97	5,006
8	4,996	53	5,000	98	5,005
9	4,996	54	5,000	99	5,004
10	4,996	55	5,916	100	5,004
11	4,997	56	5,914	101	5,003
12	4,997	57	5,000	102	5,003
13	4,997	58	5,000	103	5,922
14	6,197	59	5,000	104	5,923
15	4,998	60	6,811	105	5,003
16	4,998	61	7,406	106	5,001
17	5,827	62	6,615	107	4,999
18	5,831	63	6,066	108	4,997
19	5,002	64	6,127	109	4,995
20	5,002	65	9,480	110	4,993
21	5,003	66	8,375	111	4,991
22	5,003	67	8,135	112	4,988
23	5,003	68	4,993	113	4,986
24	5,341	69	4,999	114	4,984
25	6,242	70	5,000	115	7,337
26	20,982	71	5,001	116	8,051
27	8,076	72	5,002	117	8,053
28	8,082	73	5,002	118	7,058
29	5,551	74	5,003	119	5,002
30	6,988	75	5,928	120	5,002
31	10,363	76	5,921	121	5,002
32	6,285	77	5,000	122	5,003
33	5,138	78	5,000	123	6,204
34	5,016	79	5,000	124	5,048
35	5,013	80	4,982	125	5,048
36	5,011	81	5,115	126	5,049
37	5,009	82	6,066	127	5,049
38	5,007	83	8,289	128	5,049
39	5,005	84	9,230	129	5,050
40	5,003	85	7,644	130	5,050
41	5,000	86	10,689	131	5,050
42	4,998	87	6,851	132	5,106
43	4,996	88	6,830	133	5,007
44	5,472	89	5,082	134	5,946
45	5,533	90	6,410		

INITIAL STUDY AND ENVIRONMENTAL ASSESSMENT

Crown Tozer Subdivision & Rezone Tentative Subdivision Map (TSM) 2019-02 Rezone (REZ) 2019-01

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 2019-02 and Rezone 2019-01

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 25 acres (APNs: 008-180-001, 002, 003, 004) located at the northwest corner of the intersection of Sunrise Avenue and Tozer Street.

Proposal

TSM 2019-02: An application for a tentative subdivision map subdividing approximately 25 acres into 134 single family residential lots. Lot sizes range from 4,627 square feet to 20,892 square feet.

REZ 2019-01: An application for a rezone which will change the zone of the four properties from the R1 (Low Density) Zone District to the PD-4500 (Planned Development) Zone District.

Zone District:	Current:	R1 (Low Density)
	Proposed:	PD-4500 (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)
Pacific Gas and Electric (PG&E)

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: March 15, 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 prepare 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 Vacant or Disturbed Land within the 2016 California Farmland Mapping and Monitoring Program.

- 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 Vacant or Disturbed 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.
- 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.
- 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 subject to Rule 9510 (Indirect Source Review) by the SJVAPCD because the project will receive a project-level discretionary approval. 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.

- a. **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.
- b. **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.
- c. **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.
- d. **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 Martin Luther King, Jr. Middle 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 Martin Luther King, Jr. 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 no existing residential uses and will not displace any housing. Likewise, the project will 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.

RESOLUTION NO. 1843

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
MADERA RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF
MADERA ADOPTION OF AN ORDINANCE REZONING
APPROXIMATELY 25 ACRES OF PROPERTIES (APN: 008-180-001,
008-180-002, 008-180-003, 008-180-004), LOCATED ON THE
NORTHWEST CORNER OF THE INTERSECTION OF SUNRISE
AVENUE AND TOZER STREET FROM THE R1 (RESIDENTIAL) ZONE
DISTRICT TO THE PD 4500 (PLANNED DEVELOPMENT) ZONE
DISTRICT.

WHEREAS, State Law requires that local agencies adopt General Plans containing specific mandatory elements; and

WHEREAS, The City of Madera has adopted a Comprehensive General Plan Update and Environmental Impact Report, and the City of Madera is currently in compliance with State mandates relative to Elements of the General Plan; and

WHEREAS, State law also provides for periodic review, updates, and amendments of its various plans; and

WHEREAS, a proposal has been made to rezone approximately 25 acres of property (APN: 008-180-001, 008-180-002, 008-180-003, 008-180-004), located on the northwest corner of Sunrise Avenue and Tozer Street, from the R1 (Residential) Zone District to the PD 4500 (Planned Development) Zone District, as shown in the attached Exhibit A; and

WHEREAS, the proposed rezone will provide the required consistency between the General Plan and Zoning Ordinance; and

WHEREAS, the rezone 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; and

WHEREAS, the City of Madera, acting as the Lead Agency, prepared an initial study and negative declaration for the project in compliance with the California Environmental Quality Act; and

WHEREAS, the negative declaration and rezoning were distributed for public review and comment to various local agencies and groups; and

WHEREAS, public notice of this public hearing was given by mail and published notice in accordance with the applicable State and Municipal Codes and standard practices; and

WHEREAS, the Planning Commission has completed its review of the staff report and documents submitted for the proposed project, evaluated the information and considered testimony received as a part of the public hearing process.

WHEREAS, based upon the testimony and information presented at the hearing, including the initial study and negative declaration and all evidence in the whole record pertaining to this matter, the Commission found that the negative declaration has been prepared pursuant to the California Environmental Quality Act, that there is no substantial evidence that the project will have a significant effect on the environment, and that the document reflects the independent judgement of the City of Madera, and was adopted in accordance with the California Environmental Quality Act.

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

1. The above recitals are true and correct.
2. The Planning Commission hereby finds that proposed rezoning, as shown in Exhibit A, is consistent with the General Plan and is compatible with adjacent zoning and uses.
3. The Planning Commission hereby recommends the City Council adopt an ordinance rezoning property as indicated on the attached Exhibit A.
4. This resolution is effective immediately.

* * * * *

Passed and adopted by the Planning Commission of the City of Madera this 9th day of April 2019, by the following vote:

AYES:

NOES:

ABSTENTIONS:

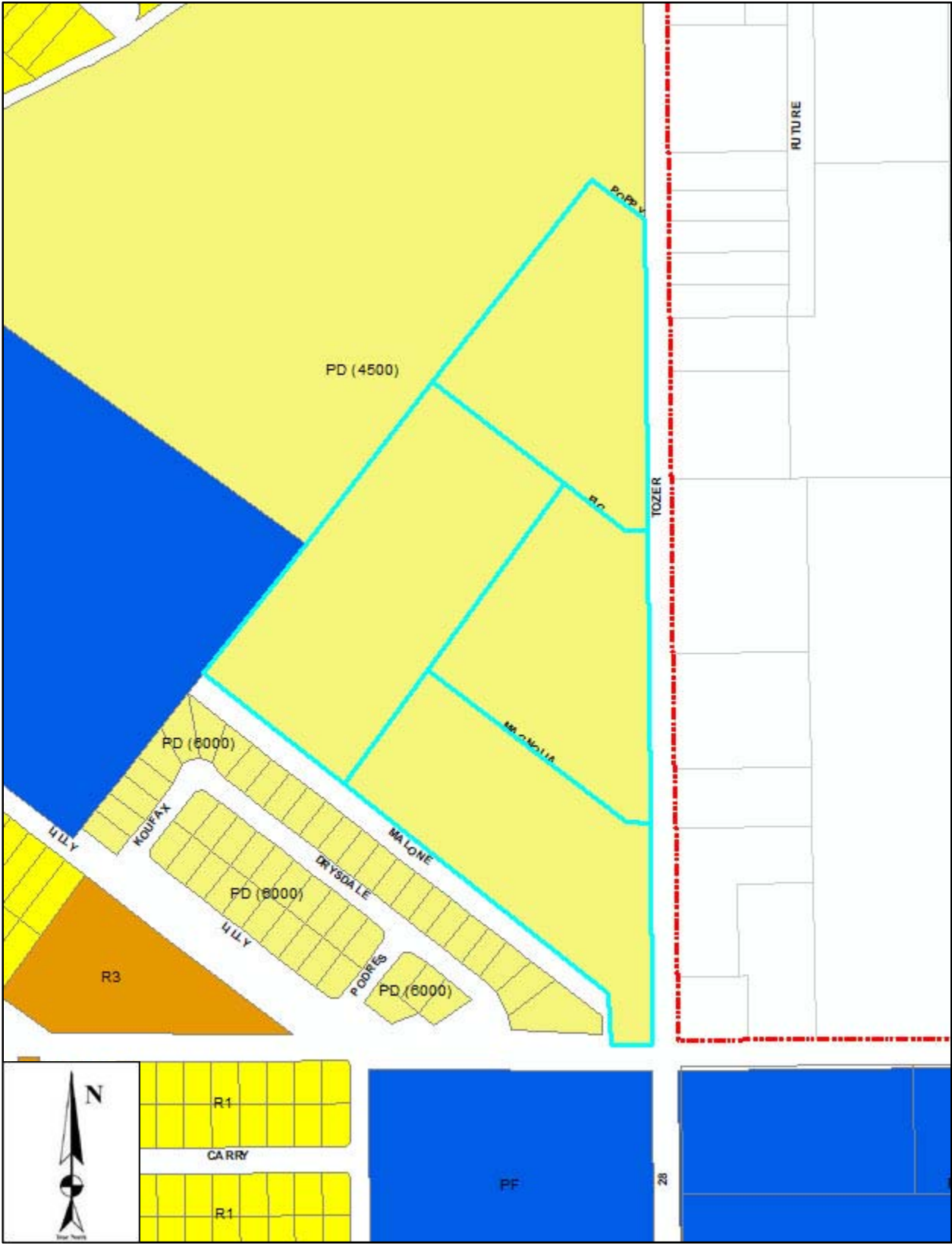
ABSENT:

Robert Gran, Jr.
Planning Commission Chairperson

Attest:

Christopher F. Boyle
Planning Manager

EXHIBIT 'A'



DRAFT ORDINANCE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MADERA AMENDING THE OFFICIAL CITY OF MADERA ZONING MAP TO REZONE APPROXIMATELY 25 ACRES OF PROPERTY (APN: 008-180-001, 008-180-002, 008-180-003, 008-180-004) LOCATED ON THE NORTHWEST CORNER OF SUNRISE AVENUE AND TOZER STREET, TO THE PD 4500 (PLANNED DEVELOPMENT) ZONE DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MADERA AS FOLLOWS:

SECTION 1. The Planning Commission of the City of Madera and this Council have held public hearings upon the rezoning of these properties and have determined that the proposed rezoning is consistent with the General Plan as amended and subsequent development will be in conformance with all standards and regulations of the Municipal Code.

SECTION 2. The City of Madera Zoning Map as provided for in Chapter 3 of Title 10 of the Madera Municipal Code is hereby amended as illustrated in the hereto attached Exhibit "A" which indicates the segment of the City of Madera Zoning Map to be amended. Unless the adoption of this amendment to the Zoning Map is lawfully stayed, thirty-one (31) days after adoption of this amendment, the Planning Director and City Clerk shall cause these revisions to be made to the City of Madera Zoning Map which shall also indicate the date of adoption of this revision and be signed by the Planning Director and City Clerk.

SECTION 3. Based upon the testimony and information presented at the hearing, the adoption of the proposed rezoning is in the best interest of the City of Madera, and the Council hereby approves the rezoning based on the following findings:

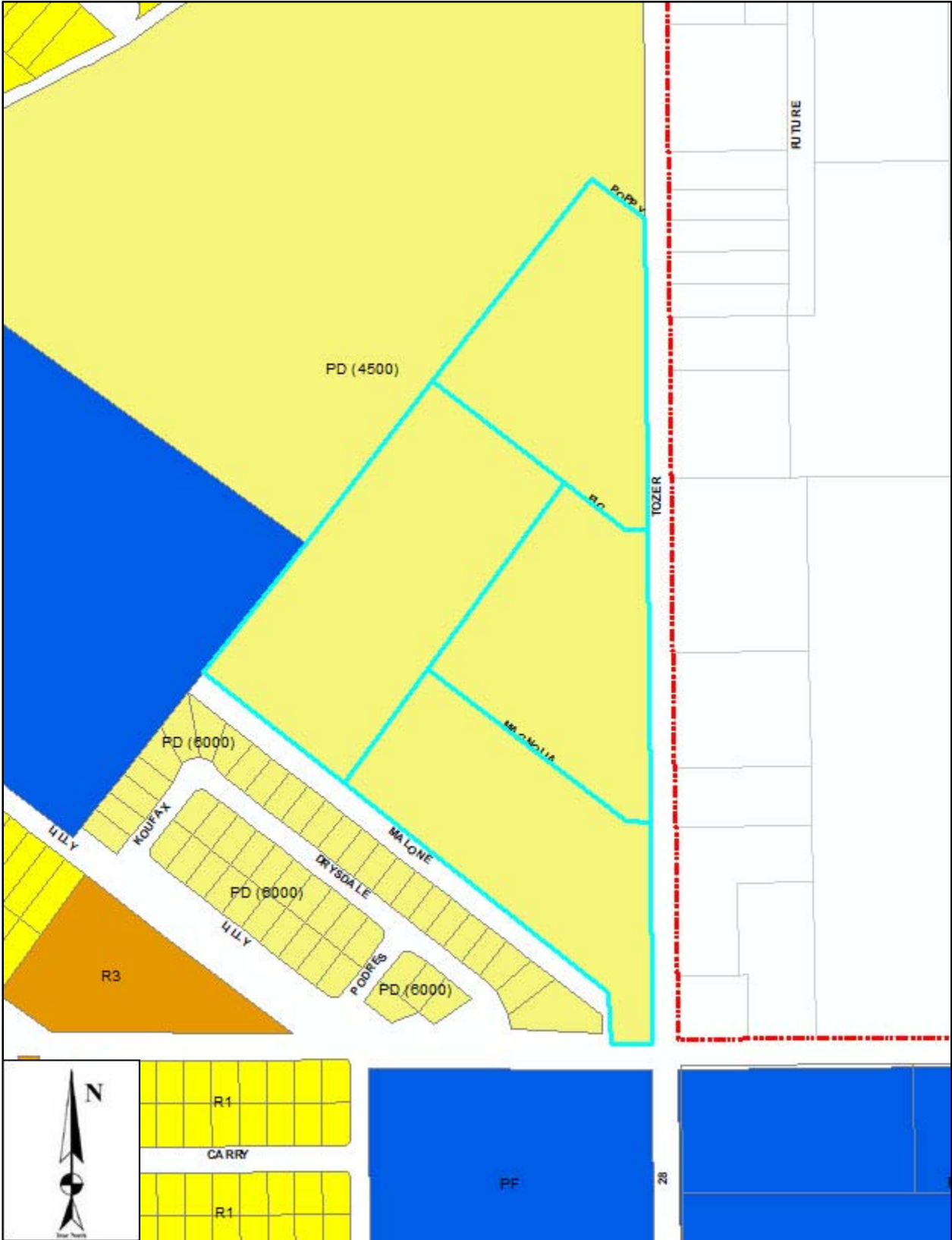
FINDINGS:

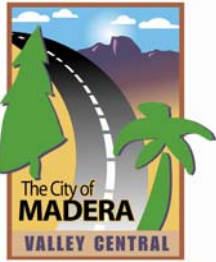
1. THE PROPOSED REZONE WILL PROVIDE THE REQUIRED CONSISTENCY BETWEEN THE GENERAL PLAN AMENDMENT AND ZONING.
2. THE REZONE IS NOT EXPECTED TO BE DETRIMENTAL TO THE HEALTH, SAFETY, PEACE, COMFORT OR GENERAL WELFARE OF THE NEIGHBORHOOD OR THE CITY.
3. CITY SERVICES AND UTILITIES ARE AVAILABLE OR CAN BE EXTENDED TO SERVE THE AREA.

SECTION 4. This Ordinance shall be effective and of full force and effect at 12:01 a.m. on the thirty-first day after its passage.

* * * * *

EXHIBIT A





CITY OF MADERA PLANNING COMMISSION

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

Staff Report: Consideration of a Resolution finding that the 2019/2020 to 2023/24 Capital Improvement Program is in Conformance with the General Plan Item #4 – April 9, 2019

PROPOSAL: Evaluation of the revised City of Madera Capital Improvement Program (CIP) for fiscal years 2019/20 through 2023/24 to determine conformity with the City of Madera General Plan.

APPLICANT: City of Madera

OWNER: N/A

ADDRESS: Multiple

APN: Multiple

APPLICATION: N/A

CEQA: Exempt

SITE CHARACTERISTICS: The projects included in the CIP are located within the urbanized area of the City of Madera. Surrounding land uses vary depending upon the individual project, but are typically commercial, residential or industrial in nature.

ENVIRONMENTAL REVIEW: The proposed project is a finding of conformance and supporting resolution regarding the CIP for fiscal years 2019/20 through 2023/24. The CIP identifies proposed capital improvements and preliminary budgets for capital improvements throughout the City. Projects in the CIP include a range of public works and infrastructure projects to improve the quality of life for local residents and visitors alike. The project has been determined to be exempt under the California Environmental Quality Act (CEQA) guidelines, Section 15061(b)(3), which states that a project is exempt from CEQA if “the activity is covered by the general rule that the CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.” The resolution of finding of conformance under review by the Planning Commission (Commission) at this time does not have the possibility of having a significant effect on the environment. The individual projects, proposed within the CIP are subject to CEQA analysis individually, on a project by project basis.

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

ANALYSIS

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

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

Airport Operations	6	Projects
Community Development	1	Projects
Alley Improvements	1	Projects
Traffic Signal/Improvements	6	Projects
Streets & Bridges	33	Projects
Park Development	10	Projects
Water System Utility	29	Projects
Sewer System Utility	13	Projects
Drainage System Operations	6	Projects
Police and Fire Department	4	Projects
Successor Agency	4	Projects
Transit System	2	Projects

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

Airport Operations – Apron and taxiway drainage, construction of tee hangers, and runway extension.

Community Development – The future relocation of City Hall.

Streets & Roads – Improvements include widening existing streets, adding landscaping, installing sidewalks, installing traffic signals and other safety improvements. Reconstruction and rehabilitation includes major repairs and rehabilitation of existing streets to extend useful life and pavement resurfacing. All street projects take place on arterials and collectors as designated by the General Plan Circulation Element.

Park Development – Construction projects include new trails, bike paths and improvements to various Parks and Recreation facilities. Proposed projects are consistent with the City's approved Bicycle Transportation Plan and the Park and Recreation Element of the General Plan.

Water System – Construction of new water wells, major replacement of water distribution systems components, replacement or rehabilitation of water mains, and construction of water storage infrastructure.

Sewer System – Construction of trunk sewer pipelines, replacement and up-grading of sewer main pipelines and rehabilitation of sewer lift stations.

Drainage System – Construction of storm drain pipelines and drainage basins and enhancements to the existing drainage system.

Fire Department – Construction of a Fire Station in the northwest quadrant of the City.

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

Transit System – Construct Transit and Public Works Maintenance and Administration Facility.

A CIP summary is attached to this report. The full CIP, including a detail sheet for each project, is available for review at the City Engineering Department (205 W. 4th Street, Madera) during normal business hours. The full Capital Improvement Program can also be reviewed on the City's web-site at the following: <https://www.madera.gov/home/departments/engineering/cip/>.

GENERAL PLAN CONFORMITY

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

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

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

If the Commission finds that the projects are in conformance with the General Plan, the Fiscal Year 2019/20 to 2023/24 CIP will be forwarded on to the Council for final adoption during its consideration of the Fiscal Year 2019/20 Budget.

CONSISTENCY WITH THE VISION MADERA 2025 PLAN

Consistent with Action 126 and Action 132 of Vision 2025, the projects support the strategy for providing clean attractive streets that are safe and aesthetically pleasing, and connecting Madera's neighborhoods through streets, trails and walkways that promote community interaction. The requested action is for the improvement of infrastructure and is not in conflict with any of the actions or goals contained in the plan.

RECOMMENDATION

The information presented in this report supports adoption of a resolution finding the Fiscal Year 2019/20 to 2023/24 CIP in conformance with the General Plan and Specific Plans of the City of Madera.

PLANNING COMMISSION ACTION

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

ATTACHMENTS

1. CIP Summary
2. Planning Commission Resolution

Attachment 1: CIP Summary

City of Madera, California

Capital Plan

'19/'20 thru '23/'24

PROJECTS BY DEPARTMENT

Department	Project #	Priority	'19/'20	'20/'21	'21/'22	'22/'23	'23/'24	Total
Airport								
AIP-0028 T-Hangar Development Phase 1	AIP-0028	1			730,000			730,000
AIP-0029 Tee Hangar Development Const-II	AIP-0029	1				799,000		799,000
AIP-0031 Apron & Taxiway Drainage	AIP-0031	1	1,121,000					1,121,000
AIP-0034 Commercial Hangar Develop Extend-III	AIP-0034	1					155,000	155,000
AIP-0035 Extend Runway 12-30 & Taxiway P	AIP-0035	1					500,000	500,000
AIP-0039 Obstruction Removal	AIP-0039	2		320,000				320,000
Airport Total			1,121,000	320,000	730,000	799,000	655,000	3,625,000
Community Development								
CD-00001 City Hall Relocation & Expansion	CD-00001	1				0	19,883,000	19,883,000
Community Development Total						0	19,883,000	19,883,000
Engineering								
ALY-0001 Torres Way Alley Paving	ALY-0001	1	15,000	185,000				200,000
B-000002 Westberry Bridge Construction	B-000002	3					2,500,000	2,500,000
B-000004 BPMP Rehab/Repair of 3 Bridges	B-000004	1	193,000					193,000
B-000005 Granada Pedestrian Bridge	B-000005	n/a		210,000	120,000	1,370,400		1,700,400
ENG-000C Traffic Warrants	ENG-000C	1	25,000	25,000	25,000	25,000	25,000	125,000
MUP-UDII Master Utility Plan Update, II	MUP-UDII	1					475,000	475,000
R-000010 Olive Ave Widening-Gateway to Knox	R-000010	1	6,683,000					6,683,000
R-000031 Contingency / Project Administration	R-000031	1	160,000	160,000	160,000	160,000	160,000	800,000
R-000032 UPRR Crossing - Street Approach	R-000032	1	80,000	80,000	80,000	80,000	80,000	400,000
R-000037 Raymond Rd Shoulder-n/o Cleveland	R-000037	1	49,100	260,100	5,700			314,900
R-000038 Gateway/Central/3rd/E St Sidewalks	R-000038	1	471,000					471,000
R-000041 Concrete Projects - Share Program	R-000041	1	20,000	20,000	20,000	20,000	20,000	100,000
R-000046 Lake St Widening-Fourth to Cleveland	R-000046	1	100,000	1,000,000	1,000,000	5,100,000		7,200,000
R-000049 Olive Ave Concept Plan	R-000049	1	12,000					12,000
R-000050 Pine St Reconstr-Howard to Fourth St	R-000050	1		515,000				515,000
R-000054 Cleveland Ave Widen-Schnoor to SR99	R-000054	1	0				300,000	300,000
R-000057 Lake-Fourth-Central Intersection	R-000057	1	80,500	1,212,500	20,500			1,313,500
R-000058 Schnoor Ave Sidewalk-Sunset to River	R-000058	1		22,000	128,000			150,000
R-000060 Storey Rd Shoulder Paving	R-000060	1	7,000	275,000				282,000
R-000064 ADA Walkability Sidewalks Program	R-000064	1	40,000	120,000	80,000	80,000	80,000	400,000
R-000066 Sunset Ave Sidewalk, Granada-Foster	R-000066	1	437,352					437,352
R-000067 Pecan Ave Shoulder Paving	R-000067	1	90,000	530,900	4,000			624,900
R-000070 2018-19 City Streets 3R & ADA Project	R-000070	1	530,000					530,000
R-000071 2020-21 City Streets 3R & ADA Project	R-000071	1	30,000	970,000				1,000,000
R-000072 Ave 17/Sharon Blvd Improvements	R-000072	4	5,310,910					5,310,910
R-000073 Washington School Sidewalks	R-000073	1	347,868					347,868
R-000076 RMRA Seals/Overlays 2018-19	R-000076	2	1,064,440					1,064,440
R-000077 RMRA Seals/Overlays 2019-20	R-000077	2	1,600,000					1,600,000
R-000078 RMRA Seals/Overlays 2020-21	R-000078	2		1,800,000				1,800,000
R-000079 RMRA Seals/Overlays 2021-22	R-000079	2			1,900,000			1,900,000
R-000080 RMRA Seals/Overlays 2022-23	R-000080	2				2,000,000		2,000,000

CIP FY 2019/20 - 2023/24, DRAFT

CIP-1

Department	Project #	Priority	'19/'20	'20/'21	'21/'22	'22/'23	'23/'24	Total
R-000081 2022-23 City Streets 3R & ADA Project	R-000081	2				600,000		600,000
R-000082 Almond Ave Extension - Pine to Stadium	R-000082	1		225,000	320,000	6,100,000		6,645,000
R-000083 Almond Ave/Schnoor Ave Intersection	R-000083	1	40,000					40,000
R-000084 Pedestrian Facilities, Various Locations	R-000084	2	450,000					450,000
R-0025X Fourth St Tree Replacem-Pine to K	R-0025X	1	25,000					25,000
S-000012 Schnoor Ave Trunk Sewer Rehab	S-000012	1	46,000	489,000				535,000
S-000995 Road 28 Sewer Loan Repayment	S-000995	3	4,000	4,000	4,000	4,000	4,000	20,000
S-000996 Southeast Quad Sewer Improvement	S-000996	4					464,000	464,000
S-000997 Northeast Quad Sewer Improvement	S-000997	4					210,000	210,000
S-000998 Northwest Quad Sewer Improvement	S-000998	4					250,000	250,000
S-000999 Reimbursements - Sewer Construction	S-000999	1					100,000	100,000
SD-00014 NW Quad Storm Drain Improvement	SD-00014	4					7,400,000	7,400,000
SD-00015 SE Quad Storm Drain Improvements	SD-00015	4					17,500,000	17,500,000
SD-13-PX Retention Basin Land Acquisition	SD-13-PX	1	50,000	40,000	40,000	10,000		140,000
SD-14-P11 Granada Dr/Ave 12.5 Retention Basin	SD-14-P11	1	100,000					100,000
SD-15-P7 Ellis St/Krohn St Retention Basin	SD-15-P7	1	100,000					100,000
SD-P18 Sienna Basin	SD-P18	1	115,000					115,000
SS-00006 Fairgrounds Liftstation-VFD	SS-00006	n/a		575,582				575,582
SS-00011 Mainberry Sewer - Howard to Sunset	SS-00011	2	450,000					450,000
S-STDY-1 Sewer System Assess/Rehab	S-STDY-1	1	188,800					188,800
S-STDY-2 Sewer Asset Mgmt Software	S-STDY-2	1	75,000					75,000
S-VI-002 Sewer Main Video Inspection	S-VI-002	1	780,000					780,000
TS-00017 Granada Dr/Howard Rd Traffic Signal	TS-00017	1	449,510					449,510
TS-00019 Howard Rd/Westberry Traffic Signal	TS-00019	3	461,410					461,410
TS-00023 HOPYQ Intersection Traffic Signals	TS-00023	1	120,000					120,000
TS-00024 Cleveland/Granada Dr Traffic Signal	TS-00024	1					375,000	375,000
TS-00029 Stadium Rd/Gary Ln Hawk Pedestrian Signal	TS-00029	3	135,600					135,600
TS-00030 Miscellaneous Traffic Safety Items	TS-00030	2	50,000	20,000	20,000	20,000	20,000	130,000
W-000003 Water Main Upgrades - Locations 1-12	W-000003	1		100,000	750,000			850,000
W-000004 Water Main Upgrades - Locations 13-23	W-000004	1		120,000	1,380,000			1,500,000
W-000006 H St-Water Main Upgrades	W-000006	1	10,000	255,000				265,000
W-000008 10th St-Water Main Upgrades	W-000008	1	10,000	770,000				780,000
W-000009 Gateway-Riverside River Crossing	W-000009	1	282,288					282,288
W-000026 Water Tower Demolition	W-000026	1	480,000					480,000
W-000032 2018-19 New Water Meter Installations	W-000032	2	370,000					370,000
W-000037 Northeast Water Transmission Main	W-000037	2	430,000	3,025,200				3,455,200
W-000999 Reimbursements - Water Mains	W-000999	n/a		47,200		178,763		225,963
W-GW-002 Water Well 35-Ellis w/o Chapin	W-GW-002	4					2,011,000	2,011,000
W-GW-0024 Sharon Blvd. S/O Ave 17 - Well	W-GW-0024	1	2,000,000					2,000,000
W-GW-003 Water Well 36- SR145/Indigo	W-GW-003	4				121,000	1,890,000	2,011,000
W-PNE-04 Lake St Water Main-Ellis to Ave 17	W-PNE-04	2	0	615,000				615,000
W-PS-001 Ave 17 & Lake Pump Station/Tank	W-PS-001	2	377,000	5,893,000				6,270,000
W-PSW-45 Almond Ave Water Main, Pine-Stadium	W-PSW-45	3			88,000	188,000		276,000
W-STDY-1 Water Feasibility & New Water Supply	W-STDY-1	1	150,000	150,000	150,000	150,000	150,000	750,000
W-STDY-2 Water System Condition Assess/Rehab	W-STDY-2	1	370,000					370,000
W-STDY-3 Water Asset Mgmt Software	W-STDY-3	1		150,000				150,000
W-T-0001 Water Storage Tank Installation	W-T-0001	2	558,000	4,180,000	4,820,000			9,558,000
Engineering Total			26,599,360	23,468,900	11,115,200	16,207,163	34,014,000	111,404,623
Fire Department								
FD-00001 Fire Station 7 - Parking Lot Paving	FD-00001	1		67,000				67,000
FD-00002 Fire Station Constr, Northwest	FD-00002	1	4,820,000					4,820,000
FD-00003 Fire Station 6 Parking Lot	FD-00003	1		70,000				70,000
Fire Department Total			4,820,000	137,000				4,957,000

CIP FY 2019/20 - 2023/24, DRAFT

CIP-2

Department	Project #	Priority	'19/'20	'20/'21	'21/'22	'22/'23	'23/'24	Total
Parks & Community Services								
PK-00001 Ped/Bike Facilities	PK-00001	1	36,000	37,000	38,000	39,000	39,000	189,000
PK-00008 FRT-Gateway/UPRR Undercrossing	PK-00008	1	1,054,000					1,054,000
PK-00013 Sunrise Rotary Sports Complex	PK-00013	1	80,000	1,510,500				1,590,500
PK-00048 Tulare/Cleveland/Raymond Bike Path	PK-00048	1	10,000	315,000				325,000
PK-00056 Bike/Ped Path, FRT-Cleveland Ave	PK-00056	1				45,000	339,000	384,000
PK-00058 FRT-Granada to MID, North Bank	PK-00058	1				40,000	156,000	196,000
PK-00062 ADA Improvements at Pan-Am and Bergon	PK-00062	1	60,000					60,000
PK-00063 Centennial Park Rehab - Lighting	PK-00063	1	359,000					359,000
PK-00064 India Park	PK-00064	2	14,300					14,300
PK-00065 Centennial Park Amenities	PK-00065	n/a	190,000					190,000
Parks & Community Services Total			1,803,300	1,862,500	38,000	124,000	534,000	4,361,800
Police Department								
PD-00001 Police Station Parking Lot	PD-00001	2	200,000					200,000
Police Department Total			200,000					200,000
Public Works								
RM-00001 Rtne Maint City Bridges Fresno RVR	RM-00001	1	50,000					50,000
SS-00010 Airport Lift Station Pumps Replacement	SS-00010	2	150,000					150,000
SS-00012 Doubletree Sewer - Westberry to Liberty	SS-00012	2	125,000	200,000				325,000
W-000017 Well 27 Pipe Outfall Extension	W-000017	1	140,000	152,000				292,000
W-000022 Water Tower Recoating	W-000022	1	20,000	1,370,000				1,390,000
W-000029 Downtown Valve Replacement	W-000029	1	130,000					130,000
W-000031 Manual Read Water Meter Replacements/AMR	W-000031	n/a	300,000	300,000	300,000	300,000	300,000	1,500,000
W-000033 Residential AMR Water Meter Replacements	W-000033	1	500,000	500,000	510,000	520,000	530,000	2,560,000
W-000034 South St Water Tower Exterior Rehab	W-000034	2	35,000	265,000				300,000
W-000035 Chlorinators - Water Wells	W-000035	2	525,000					525,000
W-000036 4th/Gateway Line and Valve	W-000036	1	60,000	440,000				500,000
W-GW-001 Water Well 37-Install Pump	W-GW-001	3		1,012,000				1,012,000
W-GW-005 VFD Retrofit 4 Wells	W-GW-005	1	160,000					160,000
Public Works Total			2,195,000	4,239,000	810,000	820,000	830,000	8,894,000
RDA Successor Agency								
RDA-16-01 Adell St Utility Project	RDA-16-01	1	1,735,000					1,735,000
RDA-16-07 Adelaide Subdivision	RDA-16-07	2	1,510,565					1,510,565
RDA-17-02 Yosemite Lot Development	RDA-17-02	1	550,970					550,970
RDA-18-02 Adell St Interconnect, Kennedy & Adell	RDA-18-02	1	265,000					265,000
RDA Successor Agency Total			4,061,535					4,061,535
Transit Program								
TRANS-01 Madera Transit Center	Trans-01	1	4,631,200					4,631,200
Trans-09 RMRA Sustainable Communities 145/Main	Trans-09	n/a	209,390					209,390
Transit Program Total			4,840,590					4,840,590
GRAND TOTAL			45,640,785	30,027,400	12,693,200	17,950,163	55,916,000	162,227,548

Attachment 2: Planning Commission Resolution

RESOLUTION NO. 1842

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MADERA FINDING THAT THE PROPOSED 2019/20 TO 2023/24 CAPITAL IMPROVEMENT PROGRAM IS IN CONFORMANCE WITH THE GENERAL PLAN AND SPECIFIC PLANS OF THE CITY OF MADERA AS REQUIRED BY SECTION 65401 OF THE GOVERNMENT CODE.

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

WHEREAS, the City Council of the City of Madera reviewed the active and proposed projects in the Fiscal Year 2019/20 to 2023/24 Capital Improvement Program at their meeting on April 3, 2019; and

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

WHEREAS, the City Council of the City of Madera has forwarded the Fiscal Year 2019/20 to 2023/24 Capital Improvement Program to the Planning Commission for determination of conformance with the City General Plan and Specific Plans pursuant to Government Code Section 65401; and

WHEREAS, the Planning Commission reviewed the active and proposed projects in the Fiscal Year 2019/20 to 2023/24 Capital Improvement Program, evaluated all attached supporting documents and considered testimony received as part of the public hearing process at their meeting on April 9, 2019.

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

1. The above recitals are true and correct.
2. In the independent judgement of the Planning Commission, and based upon the whole of the record before the Commission, the Commission finds that the resolution

of finding of conformance under review by the Commission at this time does not have the possibility of having a significant effect on the environment and has been determined to be exempt under the California Environmental Quality Act (CEQA) guidelines, Section 15061(b)(3), which states that a project is exempt from CEQA when the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.

3. The Planning Commission hereby finds the updated Fiscal Year 2019/20 to 2023/24 Capital Improvement Program in conformance with the General Plan and Specific Plans of the City of Madera.
4. This resolution is effective immediately upon adoption.

* * * * *

Passed and adopted by the Planning Commission of the City of Madera this 9th day of April, 2019, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

Robert Gran, Jr., Chairperson
City Planning Commission

Attest:

Christopher Boyle
Acting Planning Manager