

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

**CITY HALL – COUNCIL CHAMBERS  
TUESDAY  
February 11, 2020  
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, but are not required, to identify themselves and state the subject of their comments. If the subject is an item on the Agenda, the Chairperson has the option of asking the speaker to hold the comment until the hearing is opened. Comments on items listed as a Public Hearing on the Agenda should be held until the hearing is opened. The Commission is prohibited by law from taking any action on matters discussed that are not on the Agenda and no adverse conclusions should be drawn if the Commission does not respond to public comment at this time.

**MINUTES:** None

**NON-PUBLIC HEARING ITEMS:**

**NP-1. Election of Chairperson and Vice-Chairperson for 2020**

**CONSENT ITEMS:** None

**PUBLIC HEARING ITEMS:**

**1. PPL 2019-06 & VAR 2019-05 - Eagle Meadows**

A continued noticed public hearing to consider a precise plan to allow for the development of a 106-unit multifamily residential complex on 3.67 acres located in proximity to the southwest

corner of the intersection of Ellis and Merced Streets in the PD-1500 (Planned Development) Zone District with an HD (High Density) General Plan land use designation (Multiple APNs). A Negative Declaration will also be considered by the Planning Commission.

**2. CUP 2020-01 - Vallarta Supermarket Type 21 ABC**

A noticed public hearing to consider a conditional use permit to allow for the establishment of off-site alcohol sales as a component of a full-service supermarket located approximately 350 feet east of the southeast corner of Country Club Drive and West Clark Street (1467 Country Club Drive), in the C1 (Light Commercial) Zone District with a C (Commercial) General Plan land use designation (APN: 003-210-018). The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA) guidelines, Section 15301 (Existing Facilities).

**3. PPL 2020-01 – Rancho Santa Fe Precise Plan**

A noticed public hearing to consider a precise plan proposing the development of seven home models on a 182-lot single family residential subdivision on approximately 38.5 acres located approximately 2,000 feet west of the southwest corner of the intersection of West Cleveland Avenue and North Westberry Boulevard in the PD-6000 (Planned Development) Zone District with an LD ( Low Density) General Plan land use designation (APNs: 006-380-027 and 028). A Negative Declaration for the project was certified by the Planning Commission on November 13, 2018.

**ADMINISTRATIVE REPORTS:**

**COMMISSIONER REPORTS:**

**ADJOURNMENT:**

The next regular meeting will be held on March 10, 2020.



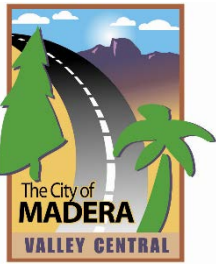
In compliance with the Americans with Disabilities Act, the meeting room is accessible to the physically disabled and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices or translators needed to assist participation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

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

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

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

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



## CITY OF MADERA PLANNING COMMISSION

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

### Staff Report: Eagle Meadows Apartments PPL 2019-06, VAR 2019-05 & Negative Declaration Item # 1 – February 11, 2020

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**PROPOSAL:** Consideration of a request for a precise plan that will allow for the development of a 102-unit multifamily complex (additional to four existing units) and a variance from the minimum number of parking stall requirements, and the minimum open space requirements of the PD (Planned Development) Zone District. Planning Commission continued its consideration from January 14, 2020 to February 11 to allow the applicant to address minor site plan modifications requested by the Planning Commission.

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<b>APPLICANT:</b>	Ubaldo Garcia	<b>OWNER:</b>	Ubaldo Garcia
<b>ADDRESS:</b>	Multiple Addresses (1100 block Merced Street)	<b>APN:</b>	005-320-023 thru 060
<b>APPLICATION:</b>	PPL 2019-06 & VAR 2019-05	<b>CEQA:</b>	Negative Declaration

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**LOCATION:** The project is located southwest of the intersection of Merced Street and Ellis Street.

**STREET ACCESS:** The project proposes access to Merced Street.

**PARCEL SIZE:** Approximately 3.67 acres.

**GENERAL PLAN DESIGNATION:** HD (High Density)

**ZONING DISTRICT:** PD-1500 (Planned Development)

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**SITE CHARACTERISTICS:** The 3.67- acre project site is located west side of Merced Street and south of Ellis Street, an excludes the property located immediately adjacent to the intersection. The property was previously approved for a planned development subdivision consisting of 38 single-family residences with private street access to Merced Street. The private drive street access and four of the approved dwelling units have been constructed. Surrounding uses include planned development single family residences to the west, rural residential to the north, single-family residential to the east, and a vacant parcel to the south. Sunset Avenue to the south. Other nearby developments include multi-family residential and an elementary school.

**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.

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**SUMMARY:** The applicant is proposing a precise plan for the development of a 102-unit multifamily complex which will be integrated with the four existing residences. A variance application proposes a reduction of the open space area and number of vehicular parking spaces to an amount less than the

standards specified by the PD (Planned Development) Zone District and the Madera Municipal Code (MMC). The development's proposed site design, architecture, vehicular access with parking, and open space areas may be considered to cumulatively advance the achievement of the goals and policies of the General Plan. It can be determined that granting a variance to allow for less than the minimum 750 square feet of open space and three off-street parking spaces per dwelling unit is justifiable as the application of these static requirements do not account for the General Plan's goals and policies advocating higher residential densities within well-designed, efficient and walkable communities which promote the achievement of improved air quality and efficient use of water resources.

#### Previous Consideration

The Planning Commission conducted a public hearing and considered the proposed project at its January 14, 2020 meeting but continued it to the February 12<sup>th</sup> meeting to allow the applicant to consider several minor modifications to the site design. A site plan with minor modifications has been submitted providing for a second point of pedestrian access to Merced Street, a supplemental on-site parking area and a center line median structure to prevent exiting left-turn vehicle movement from the site onto Merced Street.

#### **APPLICABLE CODES AND PROCEDURES**

MMC § 10-3-4.101 Planned Development Zones

MMC § 10-3.1401 Variances – Necessity

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

The City's Zoning Ordinance allows for the approval of a precise plan subject to the Planning Commission (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 on- or off-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.

A variance may be granted by the Commission where practical difficulties, unnecessary hardships, or results that are inconsistent with the general purposes of the Zoning Ordinance may result from the strict and literal application of any of the provisions of the Ordinance. Necessary conditions for granting a variance can only occur when, because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the Zoning Ordinance deprives a property owner of privileges enjoyed by other property in the vicinity under identical zoning classifications. If the Commission cannot make the appropriate findings, the variance request should be denied. Conditions may be attached to the approval of the variance to ensure compatibility. Project design may be altered and on- or off-site improvements required in order to make the project compatible with nearby uses.

#### **PRIOR ACTION**

Development of the original project area was first approved as part of a sixty (60) dwelling unit residential development. The west half was completed with twenty-two (22) single-family residential lots accessed

by a public cul-de-sac street. Development also began on the east half of the original site with residences being constructed on four of the thirty-eight (38) planned development lots. An emergency access-utility easement exists connecting from the developed cul-de-sac to the area now comprised of four (4) single-family residences and proposed for development of an additional one-hundred and two (102) multiple-family residences.

## **ANALYSIS**

### Density Requirements

Development within the HD (High Density) General Plan land use designation requires a density range of between 15 and 50 dwelling units per acre. The PD 1500 (Planned Development) Zone District provides for a maximum density of one unit for each 1,500 square feet of site area which is 29 dwelling units per acre. Development of the 3.65-acre project site at the maximum density allowed by the PD 1500 zoning would accommodate the proposed 106 dwelling units. The proposal for 102 additional units (106 total) provides consistency with the policies of the General Plan's Land Use Element specific to residential density in the HD (High Density) General Plan land use designation and the PD-1500 (Planned Development) Zone District.

### Precise Plan

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 applicant proposes a new precise plan which would replace the development plan for the area of the 32 vacant lots in order to allow for the development of 102 multiple-family dwelling units encompassed within six residential buildings. The 102 dwelling units would be accommodated within six buildings, each of which would be three-stories in height with seventeen dwelling units and eight garage parking spaces. Thirty dwelling units will be one-bedroom and seventy-two will be two-bedroom units and each will have a washer/dryer. There are two separate larger common open space areas proposed to accommodate numerous children's playground features, a water park feature, sitting areas, and an artificially turfed multipurpose sports field. Other lineal open spaces are proposed to be landscaped with paved pedestrian walkways connecting the dwelling units to parking and the various passive-use open space features including cabana structures. Passive and casual use open space areas will be landscaped with turf and trees in accordance with an approved landscape plan.

### Public Infrastructure

Public infrastructure and utilities required by the Madera Municipal Code (MMC) and the General Plan will be constructed as necessary to support the project. Public street, water supply for domestic and fire suppression use, sewer collection and stormwater drainage infrastructure improvements consistent with the City's master plans were constructed to support the previously approved individual planned development lots. Any additional improvements or modifications that may be necessary to support the substantial increase in the number of dwelling units, building size and location, and site coverage will be completed by the new project if determined necessary by the City Engineer.

The proposed development is required to be a part of the Citywide Community Facilities District (CFD) 2005-01 to collect assessments for increased demand on fire, police, storm water drainage and parks. The properties are also required to be included within a lighting and landscape maintenance district.

### General Plan Conformance

Any project involving new construction requires consistency with the City of Madera's General Plan goals and policies. There are a multitude of goals and policies specific to each type of use in the City, such as residential, commercial, industrial, etc. The proposal of a new residential multifamily complex requires analysis of the General Plan's goals and policies specific to residential development including site design, architecture, landscaping and open space.

### **Site Design**

#### Applicable General Plan Policies

- Policy CD-1 The City of Madera will require that all new development is well-planned and of the highest possible quality. The City will seek to build an image of Madera as a contemporary small city with vibrant, livable neighborhoods and walkable pedestrian- and bicycle-oriented development.*
- Policy CD-2 All new development shall adhere to the basic principles of high-quality urban design, architecture and landscape architecture including, but not limited to, human-scaled design, pedestrian orientation, interconnectivity of street layout, siting buildings to hold corners, entryways, gathering points and landmarks.*
- Policy CD-4 Site layout and building design shall take into consideration Madera's warm, dry climate, by including trees, landscaping and architectural elements to provide shade.*
- Policy CD-29 All housing units shall be oriented to the street, parks, or a shared common area.*

The site layout proposes six large residential structures with pedestrian access linkages to large centralized common open space areas designed for both active and passive uses. The design also provides a circumferential walkway together with linking paved pathways providing pedestrian access to dwelling units, open spaces and parking areas.

The design utilizes the existing private drive vehicular access network which is comprised of one east/west main entrance drive with two north/south drives which intersect the main entrance drive. These drives provide direct access to garage, carport and open vehicle parking spaces. The internal visual perspective from some of the dwellings along these drives maybe distracted by these parking facilities as well as vehicles parked on the open ribbon driveways in front of the garages. However, the proposed design of pedestrian pathways and orientation of dwelling units also provides physical and visual access to the substantial open landscaped areas as well.

The existing public street-scape features constructed in accordance with previously approved zoning entitlements will remain along the site's Merced and Ellis Street frontages. These features are comprised of a curvilinear sidewalk with landscaping within the public right-of-way and a six-foot high block wall along the property line.

Cumulatively, the site design provides substantial compliance with the applicable General Plan policies reference above.

### **Architecture**

#### Applicable Policies

- Policy CD-1 The City of Madera will require that all new development is well-planned and of the highest possible quality. The City will seek to build an image of Madera as a contemporary small city with vibrant, livable neighborhoods and walkable pedestrian- and bicycle-oriented development.*

- Policy CD-33 The exterior of residential buildings shall be varied and articulated to provide visual interest to the streetscape.*
- Policy CD-34 The exterior of residential buildings shall reflect attention to detail as necessary to produce high architectural design and construction quality. Where side and/or rear exterior elevations of residential buildings are visible from any street or public rights-of-way, they shall incorporate architectural treatments in keeping with the front (primary) elevation.*
- Policy CD-35 The City encourages a variety of features such as front porches and verandas in all new residential development.*

The proposed elevations provide a highly articulated façade with gable roof features which provide an appearance reminiscent of a California bungalow style. The elevations also provide a variation in appearance with spacing and orientation of windows, door openings and patio decks. Exterior finish materials include a variety of stone-veneer, stucco and horizontal cement siding. The design features and use of a variety of materials provide a pleasing, varied and articulated exterior appearance on all sides of the residential buildings and the incorporated garage parking spaces. The covered carport parking structures will have roof line and material consistent with the residential building style. These features provide an architectural and visual design appeal and contribute favorably to visual character of the neighborhood setting.

Cumulatively, the proposed elevations comply with the goals and policies of the General Plan.

### ***Landscaping and Open Space***

#### **Applicable Policies**

*CD – Goal 4 Attractive Streetscapes in All Areas of Madera*

*Policy LU-21 Multi-family projects shall include functional, accessible outdoor areas and improvements which provide space for both private and public gatherings. These may include tot lots for pre-school children; passive recreation areas for lounging, sun bathing, barbecuing, quiet conversation and reading; and private patios or balconies. To the extent possible, these areas shall be shaded by trees and/or shade structures.*

Landscaping plans are required as an element of a precise plan. Attention to detail and aesthetic design are necessary conformity with the Community Design Element. Staff recommends landscape and irrigation plans consistent with the State’s Model Water Efficient Landscape Ordinance be submitted to the Planning Department for review and approval prior to issuance of building permits.

The proposed site plan includes notable landscaped common open space areas which include children’s play areas and features. Accessible common areas are also proposed which are suitable for enjoyment of passive recreation activities such as lounging and barbecuing, conversation and reading. Individual private balconies are also provided for each dwelling unit.

The proposed site development plan with outdoor amenities and landscaped areas demonstrates consistency with Policy LU-21.

#### **Open Space Requirements**

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 payment of fees in-lieu of dedicated parkland is required.

The PD Zone District requires a minimum of 750 square feet of open space per residential unit, which equates to a minimum requirement of 76,500 square feet of open space. The proposed site plan provides for approximately 62,170 square feet of common access open space and approximately 13,286 square feet of private open space. Cumulatively this provides 709 square feet of open space per dwelling unit. The project variance application includes the proposed reduction of the open space requirements to allow the proposed 5.5% reduction of the open space requirement.

#### Parking

In PD (Planned Development) zones, parking requirements are addressed as a component of required precise plans on a case-by-case basis. In this case, the project is required to utilize the traditional parking standards for a multi-family housing project. The parking standards for the project redesign and development of 102 dwelling units is as follows:

UNIT TYPE	# OF UNIT TYPE	# OF STALLS REQD.
1 bedroom	30	45 (30 covered)
2 bedroom	72	144 (72 covered)
Guest Parking	-	27 (uncovered)
Parking Spaces Required:		216 (102 covered)
Covered Spaces Provided:		100
Uncovered Spaces Provided:		71
Total Parking Spaces Provided:		171

The proposed development design depicts 123 parking spaces comprised of 48 enclosed garage parking spaces, 52 covered carport parking spaces and 23 open uncovered parking spaces. An additional 48 tandem parking spaces are available in driveways for those residents who the rent/lease the garage parking spaces. This totals 171 parking spaces allocated to the 102 dwelling units proposes by the project, whereas 216 total parking spaces are required by the Zoning Ordinance. The four existing detached residences each have a two-car garages served by a two-car driveway providing potentially eight parking spaces for these occupants, whereas four spaces are required. This provides a total 179 parking spaces. for a total of 106 dwelling units proposed for the project site. The number of parking stalls proposed is less than the minimum number of parking stalls required, necessitating approval of a variance from the City's parking requirements.

#### Variance Request

The applicant has submitted a project design with information indicating that the proposed design strives to achieve a residential density consistent with the High Density Residential planned use and the property's PD-1500 zoning while providing appropriate site amenities. The application requests a variance to authorize the reduction of open space area and number of parking spaces to amounts less than that which would otherwise be required by Zoning Ordinance standards.

#### Variance Requirements

There are two findings that must be made in order to grant a variance, which are stated as follows:

1. Where practical difficulties, unnecessary hardships, or results inconsistent with the general purposes of this chapter may result from the strict and literal application of any of the provisions of this chapter, a variance may be granted.
2. Variances shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the zoning

regulations deprives such property of privileges enjoyed by other property in the vicinity under identical zoning classifications. Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.

#### Justification Findings

Although the PD-1500 Zone District allows for a maximum density of 29 dwelling units per acre, the requirement of 750 square feet of open space for each dwelling unit remains applicable similar to a PD-3000 (14.5 dwelling units per acre) or PD-4500 (9.69 dwelling units per acre). By comparison the R (Residential) Zone District standards reduce the area of minimum open space required as density increases. The R (3) District (one dwelling unit per 1800 square feet of site area) allows for 500 square feet of open space per dwelling unit. The PD Zone District does not provide for a similar reduction and all densities require the same amount (750 square feet) of open space.

The Zoning Ordinance parking standards specify that 216 parking spaces be provided with 102 of these being covered parking spaces. It is proposed the covered spaces and uncovered spaces will be provided. Options might be available to provide additional open space and off-street parking which would necessitate substantial redesign and reconstruction of existing improvements or substantial reduction in the number of dwelling units. does not make a distinction between the various residential densities, their design, location and likely attraction to various demographic characteristics and household sizes.

The applicant has proposed a design, which considered in its entirety, provides for an enduring and desirable living environment in accordance with the General Plan's goals and policies for better site design, livability, walkability, sustainability and better architecture design. Because of the size of the property and the constraints of existing improvements, the open space and parking standards of the PD Zone District may be considered infeasible and inappropriate. The proposed development design has incorporated many features to demonstrate an otherwise General Plan-conformant project satisfying the intent of providing for high-density residential living opportunities, reducing demand for and consumption of agricultural lands and other natural resources. Based on these considerations a justification can be made to allow for less than the required amount of open space and number of parking stalls for this proposed multifamily residential project, as conditioned.

#### 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 is "A Well-Planned City." The Commission, considering how the project 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."

#### **RECOMMENDATION**



The information presented in this report provides support for the adoption of a negative declaration, conditional approval of the precise plan and a variance request. It is recommended that the Commission consider the information in this report, as well as testimony in the public hearing, and make a determination on PPL 2019-06 and VAR 2019-05, subject to the findings and conditions of approval.

## **PLANNING COMMISSION ACTION**

The Commission will be acting on the negative declaration, Precise Plan (PPL) 2019-06 and Variance (VAR) 2019-05 and determine to either:

- Approve the applications with or without conditions
- Continue the hearing, or
- Deny the applications

Any action by the Commission approving or denying the applications is subject to appeal to the City Council within fifteen calendar days of the Commission's action.

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 Planning 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.

## **(AND)**

Motion 1b: Move to approve PPL 2019-06 and VAR 2019-05, 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 Planning 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.
- City services and utilities are available or can be extended to serve the area.
- Precise Plan 2019-06 is consistent with the purpose and intent of the PD (Planned Development) Zone District and does not conflict with City standards or other provisions of the Code.
- Precise Plan 2019-06 satisfies the requirements for precise plans per Madera Municipal Code (MMC) Section 10-3.4.104.
- Precise Plan 2019-06 is consistent with the goals and policies of the General Plan.

- Precise Plan 2019-06 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 thirty days of the date of approval for PPL 2019-06.
2. All plans submitted for on-site construction or building permits must incorporate and reflect all requirements outlined in the herein listed conditions of approval. Should the need for any deviations from these requirements arise, or for any future changes or additions not considered by the Planning Commission, they may be requested in writing for consideration of approval by the Planning Manager. The Planning Manager may determine that substantive changes require formal modification to the precise plan by the Planning Commission.
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 any building permit final issuance.
5. The project shall be developed in accordance with the conditions of approval listed herein and the approved site plan, floor plans, and elevation drawings. Minor modifications to the approved plans necessary to meet regulatory or engineering constraints may be made with the approval of the Planning Manager. All on- and off-site improvements shall be completed in advance of any request for building permit final inspection.
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.

### **Building Department**

7. At time of submittal for building permit plan check, a minimum of three (3) sets of the following plans to the Building Department is required. Plans shall be prepared by an individual licensed to practice architecture and include the following required drawings drawn to an appropriate scale:
  - a) Site plan bearing City approval or a plan incorporating all site related conditions.
  - b) Grading plan prepared by an individual licensed to practice land surveying, civil engineering or architecture.
  - c) Floor plan - The uses of all rooms and activity areas shall be identified on the plans.
  - d) All exterior elevations.
  - e) Site utilities plan showing on-site sanitary sewer, water, storm sewer, water meters, backflow prevention devices, roof drains, etc., and the connections to off-site utilities.

8. Current State of California and federal accessibility requirements shall apply to the entire site and all structures and parking thereon. Compliance shall be checked at permit stage, shall be confirmed at final inspection, and shall apply to proposed and future development.

### **Engineering Department**

#### General

9. Nuisance onsite lighting shall be redirected as requested by City Engineer within 48 hours of notification.
10. Impact fees shall be paid at time of building permit issuance.
11. The developer shall pay all required fees for completion of project. Fees due may include but shall not be limited to the following: plan review, easement acceptance, encroachment permit processing, and improvement inspection fees.
12. Improvement plans signed and sealed by an engineer shall be submitted to the Engineering Division in accordance with the submittal process.
13. The improvement plans for the project shall include the most recent version of the City's General Notes.
14. 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.
15. Improvements within the City right-of-way require an encroachment permit from the Engineering Division.
16. All off-site improvements shall be completed prior to issuance of final occupancy.
17. The developer shall be required to merge the parcels prior to issuance of a building permit. The developer shall pay a \$400 fee for the current fee in effect with the Engineering Department.
18. The applicant shall coordinate with the United State Post Office relative to the proposed location of the postal boxes for the project.

#### Sewer

19. New or existing sewer service connection(s) shall be constructed or upgraded to current City standards.
20. Existing sewer service connection(s) that will not be used for the project shall be abandoned at the mains per current City of Madera standards.
21. Sewer main connections 6" and larger diameter shall require manhole installation.
22. Existing septic tanks, if found, shall be removed pursuant to issuance of a permit and inspection by the City of Madera Building Department.

### Storm Drain

23. Support calculations shall be provided that provide the existing storm drain facilities are capable of intercepting runoff in accordance with the provisions of the Storm Drainage System Master Plan.
24. This 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. CAS000004. For the purpose of this proposed development, post development runoff shall match or be less than pre-development runoff. The development shall submit to future inspections by the City or other designated agencies relative to the improvements installed as a result of this condition to ensure they remain in compliance with the conditions imposed under this condition.

### Streets

25. The developer shall repair or replace all broken or damaged concrete improvements including curb, gutter, and sidewalk to current City of Madera and ADA standards.
26. The developer shall complete all off-site street improvements including streetlights along the project frontage.
27. The park strip along the Ellis frontage and Merced Street frontage (south boundary to Ellis) shall be landscaped as part of the Landscape Maintenance District and proved with an automatic irrigation system. A minimum of one City-approved street tree every 50 feet shall be provided. Along with root guards. No trees shall be planted within 30 feet of any street light, or 5 feet from any fire hydrant. Detailed fencing, landscaping, and irrigation plans shall be submitted for review and approval by the Parks Department.
28. All existing and proposed public utilities, along all property frontages, shall be undergrounded, except transformers, which may be mounted on pads.

### Water

29. Existing or new water service connection(s), including landscape areas, shall be upgraded or constructed to current City standards including Automatic Meter Reading (AMR) water meter installed within City right-of-way and backflow prevention device installed within private property.
30. A separate water meter and backflow prevention device will be required for landscape area.
31. Existing water service connections that will not be used for the project shall be abandoned at the mains, per City of Madera standards.
32. Existing wells, if any, shall be abandoned as directed and permitted by the City of Madera for compliance with State standards.
33. The water system shall 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. Copies of the water system analysis shall be reviewed and approved by the City Engineering Division and Fire Marshall.

## **Fire Department**

34. All fire lanes on the site must be properly posed.
35. 2A10BC-rated fire extinguisher shall be required for each 3,000 square feet of area on each floor level. A maximum travel distance of 75 feet is permitted.
36. Fire sprinklers shall be provided in all structures containing residential uses or as otherwise prescribed by the CBC/CRC/CFC.
37. Addresses shall be posted and plainly visible from the street.
38. Fire sprinkler supervisory alarms shall be provided for all fire sprinkler systems in accordance with the CFC. A closet or similar space shall be provided for the FACU which shall not be exposed to the weather and shall not be placed in an exterior "weather proof" cabinet.
39. Fire rated construction shall be provided between units and between each unit and the adjacent garage space as prescribed by the CBC.
40. Fire hydrants are required. The exact number and placement shall be determined during plan review since insufficient information has been provided at this time.
41. Show that there is sufficient area for the set-up of the ladder truck for the roof-top operations as required.

## **Planning Department**

### General

42. Vandalism and graffiti shall be corrected per the Madera Municipal Code.
43. The property owner, operator and/or manager shall keep the property clear of all trash, rubbish and debris at all times, and disposal of refuse shall be restricted to the dumpster owned by the property owner.
44. The property owner, operator and/or manager shall operate in a manner that does not generate noise, odor, blight or vibration that adversely affects any adjacent properties.
45. The applicant shall comply with all federal, state and local laws. Material violations of any of those laws concerning the use may be cause for revocation of these permits.

### Building and Site Aesthetics

46. The construction of all buildings approved as part of PPL 2019-06 shall be in close conformance with the approved elevation drawings, as reviewed and approved by the Commission.
47. The construction of buildings approved as part of PPL 2019-06 shall be consistent with an approved color and materials board and representative color section rendering of the proposed buildings to be reviewed and approved by the Planning Manager. Any substantial alteration shall require Commission approval.
48. 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
49. Wherever feasible, electrical/mechanical equipment shall be located in the interior of the proposed new structure(s) within electrical/mechanical service rooms. When not feasible, electrical/mechanical equipment located either on the exterior of the building or ground mounted shall be located such that it is not visible from the public right-of-way and screened with landscaping and/or fencing.
50. 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. All exterior lighting shall be directed away from adjoining properties and not interfere with the driving safety of vehicular traffic. Exposed bulbs will not be permitted.
51. All parking lot lights/lighting shall be incorporated into landscaped areas.
52. The developer shall contact the City Engineer when all site lighting is operational. Additional light screening may be required.

#### Landscaping

53. A detailed landscaping and irrigation plan shall be prepared by a licensed landscape architect and submitted to and approved by the Planning Department prior to issuance of building permits. The plan shall include:
- Demonstration of compliance with the State of California Model Water Efficient Landscape Ordinance.
  - Areas throughout the project shall be planted so as to provide a minimum of 70% vegetative cover upon maturity.
  - Landscaped areas shall be developed along all street frontages and within parking fields.
  - Shade trees shall be planted throughout the parking lot, with a minimum of one tree per five parking spaces.
  - Landscaped areas are to be provided with permanent automatic irrigation systems.
  - A detailed planting list for landscaping, with the number, size, spacing (where applicable) and specie of all plantings shall be included as part of the approved landscaping plan prepared by a licensed landscape architect.
54. On-site and off-site landscaping and irrigation shall not be installed until plans are approved by the Engineering Department and the Parks and Community Services Department. Any deviation shall require prior written request and approval. Removal or modification shall be at developer's expense.
55. 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 industry standards, and replacing dead or unhealthy vegetation.

#### Parking

56. Parking stalls shall be developed in close conformance with the approved site plan.

57. All parking and loading areas shall be marked and striped to city standards: Perpendicular (90 degree) parking spaces shall measure a minimum of nine feet wide by nineteen feet deep. No compact stalls shall be incorporated into the parking field. Minimum drive aisle/backing/maneuvering space is 26 feet.
58. On-site parking shall be provided at all times in conformance with the Municipal Code. Further expansion of the use or additional or accessory uses may require the provision of additional parking spaces in compliance with city standards prior to establishment of the use. All required parking shall be permanently maintained with all parking spaces to be shown on plans submitted for building permits. Any modifications in the approved parking layout shall require approval by the Planning Department.

#### Signage

59. Signage shall be in accordance with city standards, and all signing shall be reviewed and approved by the Planning Department prior to issuance of a separate sign construction permit which may be required by the Building Department.
60. Address sign designs shall be approved by the Planning Department prior to issuance of building permits.
61. All proposed construction announcement sign uses shall conform to the Municipal Sign Ordinance.

#### Walls and Fences

62. A trash enclosure shall be constructed of masonry block consistent with city standards with a finish color to match the primary structure. The final location of the trash enclosure shall be determined by the Public Works Director.

#### **San Joaquin Valley Air Pollution Control District**

63. The applicant shall comply with the rules and regulations of the San Joaquin Valley Air Pollution Control District.

**(OR)**

Motion 2: Move to continue the public hearing on PPL 2019-06 and VAR 2019-05 to the February 11, 2020 Commission hearing, for the following reasons: (specify)

**(OR)**

Motion 3: Move to deny the application for PPL 2019-06 and VAR 2019-05, based on the following findings: (specify)

## **ATTACHMENTS**

Attachment 1: Aerial Map

Attachment 2: SJVAPCD Letter

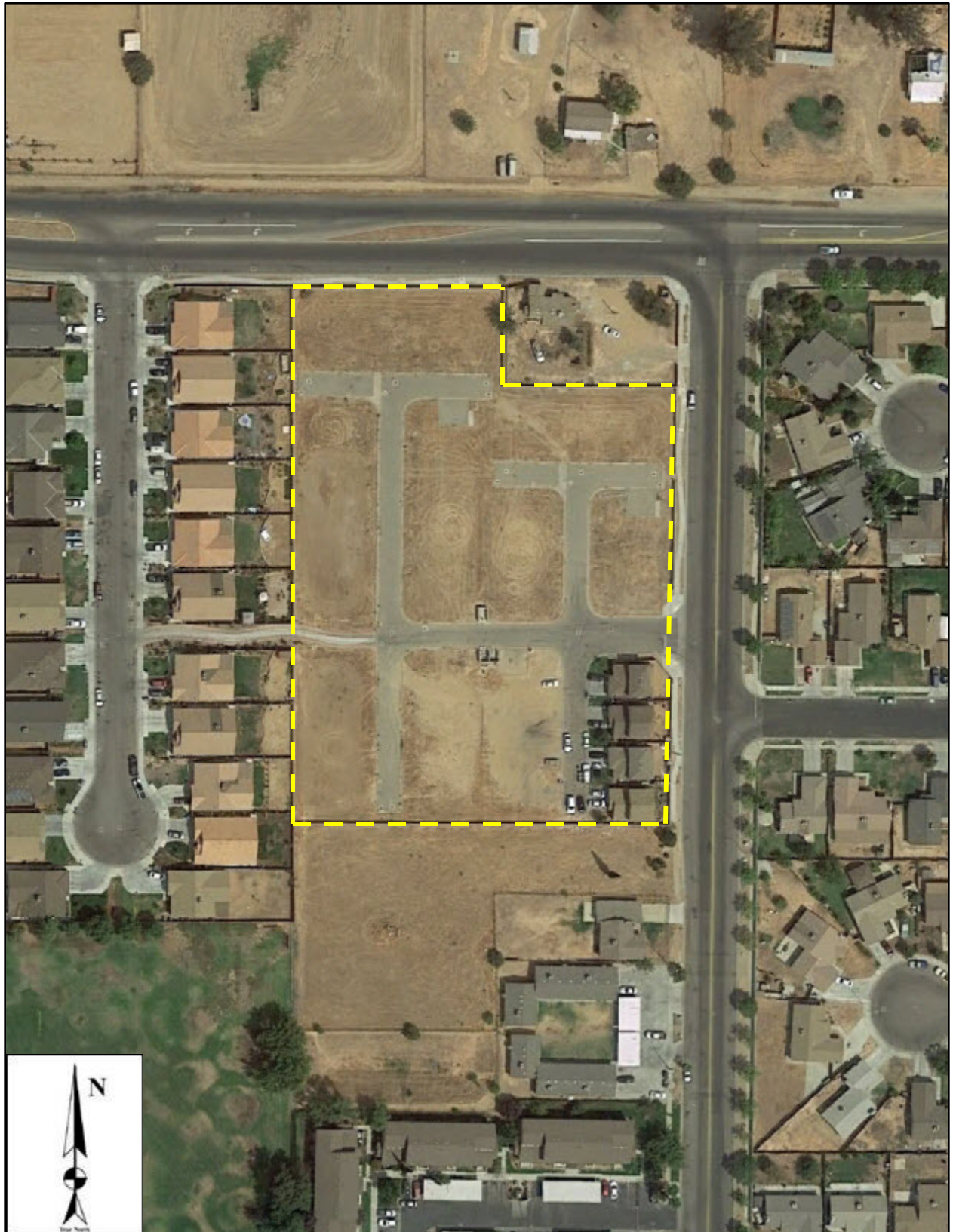
Attachment 3: MUSD Letter

Attachment 4: Initial Study & Negative Declaration

Attachment 5: Revised Site Plan, Floor Plan & Elevations



**Attachment 1: Aerial Map**



Attachment 2: SJVAPCD Letter



August 28, 2019

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

**Project: PPL 2019-06**

**District CEQA Reference No: 193-20190020**

Dear Mr. Holt:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of apartments, low rise with a total of 106 dwelling units (Project), located at Carmen Ave & Merced St 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.

**Sayed Sadredin**  
Executive Director/Air Pollution Control Officer

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

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

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

[www.valleyair.org](http://www.valleyair.org) [www.healthyliving.com](http://www.healthyliving.com)

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

3. 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](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](mailto:SBA@valleyair.org). Current District rules can be found online at the District's website at: [www.valleyair.org/rules/1ruleslist.htm](http://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](mailto:ceqa@valleyair.org). When calling or emailing the District, please reference District CEQA number 193-20190020 .

Sincerely,

Arnaud Marjollet  
Director of Permit Services



Brian Clements  
Program Manager

### Attachment 3: MUSD Letter

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



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

September 6, 2019

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

**SUBJECT:** PPL 2019-06 & VAR 2019-05 – Eagle Meadows Apartments

Dear Mr. Boyle:

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

Residential development resulting from the project will affect the District by generating students that will need to be housed in District schools. Using the approximate dwelling units and the District's student generation rates, we have estimated the number of students potentially generated by the proposed plan. Assuming the project is a 106-unit apartment complex, and the project is located west of the intersection of Carmen Avenue and Merced 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
K-6	0.353	106	37.42
7-8	0.092	106	9.75
9-12	0.169	106	17.91
	0.614		65.08

2. Elementary School Information:

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

School Name: James Monroe Elementary School  
Address: 1819 N. Lake Street, Madera CA, 93638  
Telephone: (559) 674-5679  
Capacity: 800  
Enrollment: 657  
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 K-6 school years.

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



**Board of Trustees:**  
Ray G. Seibert, President  
Ruben Mendoza, Clerk  
**Trustees:**  
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: Jack Desmond Middle School  
Address: 26490 Martin Street, Madera, CA 93638  
Telephone: (559) 664-1775  
Capacity: 1,000  
Enrollment: 872  
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: 3,467  
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 high school other than the above school, and (2) students residing in the project area may attend more than one high school within the District during their 9-12 school years.

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

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

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

Sincerely,

A handwritten signature in blue ink, which appears to read "Rosalind Cox".

Rosalind Cox  
Director of Facilities Planning and  
Construction Management

#### **Attachment 4: Initial Study & Negative Declaration**

**CITY OF MADERA**  
**INITIAL STUDY / ENVIRONMENTAL CHECKLIST**

---

**I. BACKGROUND AND PROJECT DESCRIPTION**

1. **Application No.:**  
Precise Plan 2019-06 and Variance 2019-05
2. **Project Title:**  
Eagle Meadows Apartments
3. **Lead Agency Name and Address:**  
City of Madera, 205 W. 4<sup>th</sup> St., Madera, CA 93637
4. **Contact Person and Phone Number:**  
Jesus Orozco – (559) 661-5436
5. **Project Location:**  
Directly southwest of the intersection of Merced Avenue and Ellis Street.
6. **Project Applicant's/Sponsor's Name and Address:**  
ANavinder Bhandal – 3209 Mike Waldron Drive, Sacramento, CA 95835
7. **General Plan Designation:**  
HD (High Density)
8. **Zoning:**  
PD-1500 (Planned Development)
9. **Project Background:**  
The proposal is an application for a precise plan to allow for the development of a 102-unit multifamily complex including 30 one-bedroom dwelling units and 72 two-bedroom dwelling units, 48 garage spaces, 52 carport spaces, 23 uncovered spaces, two large open space areas within the central portion of the complex, a water recreational feature, eleven free standing cabana areas and a multipurpose athletic field with artificial turf. The variance would allow for less than the required minimum number of parking stalls and less than the required minimum amount of open space.
10. **Public Agencies Whose Approval or Review Is Required:**  
Madera Irrigation District, Madera Unified School District and San Joaquin Valley Air Pollution Control District.
11. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**



California Native American tribes traditionally and culturally affiliated with the project area did not request consultation pursuant to Public Resources Code Section 21080.3.1.

## II. ENVIRONMENTAL SETTING

The project site is vacant residentially-zoned land located directly west of the intersection of Carmen Avenue and Merced Street. The project site encompasses approximately 2.6 acres. Access to the property will only occur from Merced Street. The project site is generally surrounded by single-family residential dwellings in all directions. There is a multifamily complex to the south and James Monroe Elementary School to the southwest. The City limits abut Ellis Street, adjacent north of the project site.



### III. ENVIRONMENTAL CHECKLIST

**Environmental Factors Potentially Affected by the Project:** Some of the environmental factors checked below would be potentially affected by this project, involving no impacts that are a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics		Agricultural and Forest Resources		Air Quality
	Biological Resources		Cultural Resources		Energy
	Geology / Soils		Greenhouse Gas Emissions		Hazards and Hazardous Materials
	Hydrology / Water Quality		Land Use / Planning		Mineral Resources
	Noise		Population / Housing		Public Services
	Recreation		Transportation		Tribal Cultural Resources
	Utilities/Service Systems		Wildfire		Mandatory Findings of Significance

### IV. 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: 10/17/2019

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>1. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:</b>				
a) Have a substantial adverse effect on a scenic vista?				✓
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				✓
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓	
<p><b>Discussion</b></p> <p>While the proposed buildings are relatively tall (three stories), the project would not affect a scenic vista or have an overall adverse visual impact on the immediate area. The project would not affect a scenic highway and would not have an overall adverse visual impact on any scenic resources. The project will add some additional sources of light within the urban environment. The site is not proximate to locally prominent scenic or visually significant resources. The project would conform with and incorporate General Plan policies and requirements. No additional analysis is required.</p> <p><b>Less than Significant Impacts</b></p> <p>d) There will be an increase in light and glare and other aesthetic impacts associated with the development as a result of the project, although it will be a less than significant impact upon implementation of City standards. Exterior lighting on building and in open areas will be shielded or muted by design of fixtures, surrounding buildings and substantial landscaping. The overall impact of additional light and glare will be minimal.</p> <p><b>No Impacts</b></p> <p>a. 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 or state scenic area, or scenic vista.</p> <p>b) The project will not substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway.</p>				

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) The project will not substantially degrade the existing visual character or quality of the site and its surroundings. The project does not also conflict with applicable zoning and other regulations governing scenic quality.				
<b>2. AGRICULTURE AND FOREST RESOURCES.</b> 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 Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement Methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				✓
d) Result in the loss of forest land or conversion of forest land to non-forest use?				✓
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?				✓
<p><b>Discussion</b></p> <p>The project site is located on land identified as "Vacant or Disturbed Land" on the 2016 California Farmland Mapping and Monitoring Program map.</p> <p><b>No Impacts</b></p> <p>a) 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</p>				

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>site is identified as "Urban and Built-Up Land" on the 2016 California Farmland Mapping and Monitoring Program map, which includes open field areas that do not qualify for an agricultural category. The project site has been identified for residential uses within the City of Madera General Plan, and the land is not currently being utilized for agricultural purposes.</p> <p>b) The project would not conflict with existing zoning for agricultural use and there are no Williamson Act contracts affecting the subject property.</p> <p>c) The project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production because the project property is not defined as forest land (as defined by Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526) or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)).</p> <p>d) The project would not result in the loss of forest land or conversion of forest land to a non-forest use because the parcel is not defined as forest land (as defined by Public Resources Code Section 12220(g)).</p> <p>e) The project, which will develop a 102-unit apartment complex, will not involve other changes in the existing environment, due to the project property's location or nature, that would result in the conversion of Farmland to a non-agricultural use or conversion of forest land to non-forest use.</p>				
<p><b>3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:</b></p>				
a) Conflict with or obstruct implementation of the applicable air quality plan?			✓	
b) 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?			✓	
c) Expose sensitive receptors to substantial pollutant concentrations?			✓	
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?			✓	
<p><b>Discussion</b></p> <p>The project site is located within the San Joaquin Valley Air Basin (SJVAB). Air quality conditions in the SJVAB are regulated by the 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).</p>				

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Air quality is determined by the type and amount of contaminants emitted into the atmosphere, the size and topography of the SJVAB, 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.</p> <p>The State of California has designated the project site 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.</p> <p>The project would not conflict with or obstruct the implementation of applicable Regional Air Quality Control Plans.</p> <p>Similarly, the project will be evaluated to determine required compliance with District Rule 9510, which is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. Any applicant subject to District Rule 9510 is required to submit and Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval, and to pay any applicable off-site mitigation fees before issuance of the first building permit. Demonstration of compliance with District Rule 9510, including payment of all applicable fees before issuance of the first building permit would be made a condition of project approval.</p> <p>Short-term construction impacts on air quality, principally from dust generation, will be mitigated through watering. The project would not create substantial air emissions or deterioration of ambient air quality, and the development will 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.</p> <p>The proposed General Plan amendment and rezoning for the project site, and the development of the project site will not create impacts beyond those analyzed and addressed through the General Plan Update and the accompanying environmental impact report. All phases of site development will conform with and incorporate General Plan policies and requirements. All phases of development will similarly conform with and implement regional air quality requirements. No additional analysis is required. Any unique features or project impacts which are identified as specific projects are proposed within the project site will be evaluated and addressed on a project-by-project basis.</p> <p><b><u>Less than Significant Impacts</u></b></p> <p>a) According to the San Joaquin Valley Air Pollution Control District (SJVAPCD), the project is subject to some District Rules. The project will not conflict with or obstruct implementation of the applicable air quality plan.</p>				

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>b) According to the SJVAPCD, the project would have a less than significant impact on air quality when compared to the significance thresholds of the following annual criteria pollutant emissions: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides in 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).</p> <p>c) The project would not expose sensitive receptors to substantial pollutant concentrations.</p> <p>d) The development of the project would not result in other emissions, such as those leading to odors adversely affecting a substantial number of people.</p>				
<b>4. BIOLOGICAL RESOURCES. Would the project:</b>				
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 Wildlife or U.S. Fish and Wildlife Service?				✓
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				✓
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
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?				✓
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural				✓

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				
<p><b>Discussion</b></p> <p>With the preparation of the City of Madera General Plan, no threatened or endangered species were identified in the project area. There is no record of special-status species in the 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.</p> <p>The project site is void of any natural features, such as seasonal drainages, riparian or wetland habitat, rock outcroppings, or other native habitat or associated species. Development of the site would not conflict with any local policies or ordinances protecting biological resources, or conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.</p> <p><b>No Impacts</b></p> <p>a) 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.</p> <p>b) The project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.</p> <p>c) The project would not have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.</p> <p>d) The project would not 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.</p> <p>e) The project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.</p> <p>f) The project does 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.</p>				
<b>5. CULTURAL RESOURCES. Would the project:</b>				



<b>ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):</b>	<b>Potentially Significant Issues</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in Section 15064.5?				✓
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?				✓
c) Disturb any human remains, including those interred outside of formal cemeteries?				✓
<b><u>Discussion</u></b> The project does not have the potential to cause a physical change that would affect unique historic, ethnic, or cultural values. The project would not disturb any archaeological resources. The project would not disturb any unique paleontological or geologic resources. The project would not disturb any human remains. In the event any archaeological resources are discovered during 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.				
<b><u>No Impacts</u></b> a) The project would not cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5 because there are no known historical resources located in the affected territory. b) The project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 because there are no known archaeological resources located in the affected territory. c) The project would not disturb any human remains, including those interred outside of formal cemeteries, because there are no known human remains located in the affected territory. When development occurs in the future and if 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 affecting archaeological and historical resources would be complied with.				
<b>6. ENERGY. Would the project:</b>				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			✓	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				✓
<b><u>Less than Significant Impacts</u></b> a) The project could utilize inefficient or unnecessary consumption of energy resources during project construction or operation, but because the project will be built to comply with Building Energy Efficiency of the California Building Code (Title 24), the project will not result in				

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation.				
<b>No Impacts</b> b) State and local authorities regulate energy use and consumption. These regulations at the state level intended to reduce energy use and greenhouse gas (GHG) emissions. These include, among others, Assembly Bill (AB) 1493 – Light-Duty Vehicle Standards, California Code of Regulations Title 24, Part 6 – Energy Efficiency Standards, California Code of Regulations Title 24, Part 11 – California Green Building Standards. The project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.				
<b>7. GEOLOGY AND SOILS. Would the project:</b>				
a) Directly or indirectly cause 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? Refer to Division of Mines and Geology Special Publication 42.				✓
ii. Strong seismic ground shaking?				✓
iii. Seismic-related ground failure, including liquefaction?				✓
iv. Landslides?				✓
b) Result in substantial soil erosion or the loss of topsoil?				✓
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?				✓
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?				✓
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓
<p><b>Discussion</b></p> <p>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 City of Madera Building Division to monitor safe construction within the City limits.</p>				
<p><b>No Impacts</b></p> <p>a)</p> <ul style="list-style-type: none"> <li>i. The project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving the 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. 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.</li> <li>ii. The project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving strong seismic ground shaking. 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.</li> <li>iii. The project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving seismic-related ground failure, including liquefaction. 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.</li> </ul>				

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>iv. The project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving landslides.</p> <p>b) The project would not result in substantial soil erosion or the loss of topsoil. 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 the City of Madera ordinances and regulations, the California Building Code, and professional engineering designs approved by the Madera Engineering Department will mitigate any potential impacts from future urban development, if any.</p> <p>c) The project would not be located on a geologic unit or soil that is unstable as a result of the project, and not potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.</p> <p>d) The project would not be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), not creating substantial direct or indirect risks to life or property.</p> <p>e) The project would not have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water. The City of Madera would provide necessary sewer and water systems upon project approval.</p> <p>f) The project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.</p>				
<b>8. GREENHOUSE GAS EMISSIONS. Would the project:</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	
<p><b>Discussion</b></p> <p>Climate change is a public health and environmental concern around the world. Globally, temperature, precipitation, sea level, ocean currents, wind patterns, and storm activity are all affected by the presence of greenhouse gas (GHG) emissions in the atmosphere. Human activity contributes to emissions of six primary GHG gases: carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons and sulfur hexafluoride. Human-caused emissions of GHGs are linked to climate change.</p> <p>In 2006, the California State Legislature adopted AB32, the California Global Warming Solutions Act of 2006, which aims to reduce GHG emissions in California. GHGs, as defined by AB 32, includes carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. AB 32</p>				

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>requires the California Air Resources Board (ARB), the State agency which regulates statewide air quality, to adopt rules and regulations that would achieve GHG emissions equivalent to 1990 statewide levels by 2020.</p> <p>As part of the 2011 City of Madera General Plan update, the Conservation Element includes several goals, policies and programs in the Air Quality, GHG Emissions and Climate Change sections which address and promote practices that meet or exceed all state and federal standards and meet or exceed all current and future state-mandated targets for reducing GHG emissions. The City also requires applicants for all public and private development integrate appropriate methods that reduce GHG emissions consistent with the Energy and Green Building sections of the Conservation Element, General Plan Policy CON-40 through 46.</p> <p><b><u>Less than Significant Impacts</u></b></p> <p>a) The project would not, by itself, generate significant GHG emissions or contribute to global warming because the new development that is proposed will be required to adhere to local, regional and state regulations.</p> <p>b) The project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.</p>				
<b>9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				✓
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?				✓
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ miles of an existing or proposed school?				✓
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?				✓
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				✓

<b>ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):</b>	<b>Potentially Significant Issues</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				✓

#### **Discussion**

The project will not create hazards or expose people or property to hazardous conditions. The anticipated development will be consistent with the General Plan and will be delineated with the accompanying precise plan.

#### **No impacts**

- a) The project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- b) The project would not 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.
- c) The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ miles of an existing or proposed school.
- d) The project would not 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, it would not create a significant hazard to the public or the environment.
- e) The project site is not located within an airport land use plan and would result in a safety hazard or excessive noise for people residing or working in the project area.
- f) The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- g) The project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildfires.

#### **10. HYDROLOGY AND WATER QUALITY. Would the project:**

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a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?				✓
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				✓
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				✓
i. Result in substantial erosion or siltation on- or off-site;				
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;				✓
iii. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or				✓
d) In flood hazard, tsunami or seiche zones, risk release of pollutants due to project inundation?				✓
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				✓

#### **Discussion**

The 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 would 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 would be used during construction. With completion of the project, the project would not bring about erosion, significant changes in topography or unstable soil conditions.

The project would not expose people or property to water-related hazards. 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 would mitigate any potential impacts from this project. This development would be required to comply with

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>all City ordinances and standard practices which will assure that storm water would be adequately drained into the approved storm water system. The project would not create any impacts on water quality.</p> <p>Based on a review of the City's FEMA maps, the site is located in Zone X and the project would not place housing or other land uses in a 100-year flood hazard area. These areas outside of the 500-year flood area. The project would not expose people or structures to a significant risk because of dam or levee failure. The project would not expose people or structures to a significant risk because of a seiche, mudflow, or tsunami.</p> <p><b>No Impacts</b></p> <p>a) The project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. The development of the project site will 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 will also be required to comply with all local, state, and federal regulations to prevent any violation of water quality standards or waste discharge requirements.</p> <p>b) The project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.</p> <p>c)</p> <p>i. The project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would not result in substantial erosion or siltation on- or off-site.</p> <p>ii. The project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.</p> <p>iii. The project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.</p> <p>d) The project is not located in flood hazard, tsunami or seiche zones and it will not risk release of pollutants due to project inundation.</p>				



ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) The project does not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.				
<b>11. LAND USE AND PLANNING. Would the project:</b>				
a) Physically divide an established community?				✓
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				✓
<p><b>Discussion</b> Development of the project site is consistent with the urbanization of the project site and surrounding area, as evaluated in the General Plan and its EIR; therefore, impacts in this category are avoided. The site was previously approved for intensive urban residential development. The proposed redesign will maximize efficient use of land committed to urban development thereby contributed to reduced demand for urbanization of productive agricultural lands and other open space resources.</p> <p><b>No Impacts</b></p> <p>a) The project would not physically divide an established neighborhood. The project logically allows development to occur in an orderly manner, adjacent to future urban development.</p> <p>b) The project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.</p>				
<b>12. MINERAL RESOURCES. Would the project:</b>				
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?				✓
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?				✓
<p><b>No Impacts</b></p> <p>a) The project would not 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.</p> <p>b) The project would not 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.</p>				
<b>13. NOISE: Would the project result in:</b>				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of			✓	

<b>ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):</b>	<b>Potentially Significant Issues</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
standards established in the local general plan or noise ordinance or applicable standards of other agencies?				
b) Generation of excessive ground borne vibration or ground borne noise levels?				✓
c) For a project located within the vicinity of a private airstrip or 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?				✓
<b>Discussion</b> 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. Use of outdoor leisure areas, particularly those designed for children, will result in the generation of associated noise. The development's design shelters and buffers these areas from adjacent residential properties. Therefore, impacts in this category are not anticipated to exceed the impacts addressed in these documents. Construction activities must comply with applicable noise policies and standards established by the City.				
<b>No Impacts</b> a) The project would not generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies.  b) The project would not generate excessive ground borne vibration or ground borne noise levels.  c) The project site is not located within the vicinity of a private airstrip or an airport land use plan and would not expose people residing or working in the project area to excessive noise levels.				
<b>14. POPULATION AND HOUSING. Would the project:</b>				
a) Induce substantial unplanned 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)?			✓	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				✓
<b>Discussion</b>				

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>The proposed project would not induce additional substantial growth in this area. The project site would not displace any housing. Likewise, the project would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The 102-unit maximizes efficient use of available vacant land within an urbanized area. This proposal maximizes use of a vacant by-passed parcels within an area served by existing public facilities.</p> <p><b>Less than Significant Impacts</b></p> <p>a) The project does not induce unplanned population growth in the area with the construction of 102 new dwelling units, but the growth will not be substantial.</p> <p><b>No Impacts</b></p> <p>b) The project will not displace substantial numbers of existing people or housing which will not necessitate the construction of replacement housing elsewhere.</p>				
<p><b>15. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or need for new or physical 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:</b></p>				
a) Fire protection?			✓	
b) Police protection?			✓	
c) Schools?			✓	
d) Parks?			✓	
e) Other public facilities?				✓
<p><b>Discussion</b></p> <p>The development of the project site would not result in substantial adverse physical impacts from new or altered public facilities. The proposed development will generate additional demand upon services, such as fire and police protection, and additional park and school facilities. This additional demand is consistent with the demand anticipated in the General Plan and evaluated in the General Plan EIR. Madera Unified School District has noted that attendance boundaries maybe adjusted in the future to accommodate enrollment growth generate by new residential development. Other public safety services such as fire and police protection are affected by increasing demands of population and employment growth. The City has established a sales tax measure that provides additional revenues for police services.</p>				
<p>The project would not bring about the need for new wastewater treatment facilities. The project would not significantly increase the demand on water supplies beyond the levels anticipated in the General Plan and the Water Master Plan. 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 would not increase the need for additional storm water drainage facilities beyond the existing and master planned drainage basin facilities that are planned to serve the project area. The project area would be required to provide additional facilities within the development, and comply with the City's Master Plan, ordinances and standard practices. The project would not bring about a significant increase in the demand for solid waste disposal services and facilities.</p>				

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>No Impacts</b> a) The project would not result in substantial adverse physical impacts to fire protection services. b) The project would not result in substantial adverse physical impacts to fire protection services. c) The project would not result in substantial adverse physical impacts to school services. The Madera Unified School District levies a school facilities fee to assist defraying the impact of residential development. d) The project would not result in substantial adverse physical impacts to park facilities. e) The project would not result in substantial adverse physical impacts on other public facilities.				
<b>16. RECREATION. Would the project:</b>				
a) 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) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✓
<b>Discussion</b> 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. The proposed increase in number residents will increase demand upon park and recreation resources. The project provides substantial leisure and recreational open space amenities to serve residents. <b>No Impacts</b> a) 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) The project will include the construction of large open space areas with a central area for the complex, a water recreational feature, eleven cabana lounge areas and a multipurpose sport field that would provide for recreational activities, but they will not have an adverse physical effect on the environment.				
<b>17. TRANSPORTATION. Would the project:</b>				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				✓

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?				✓
c) Substantially increase hazards due to a geometric design feature (for example, sharp curves or dangerous intersections) or incompatible uses (for example, farm equipment)?				✓
d) Result in inadequate emergency access?				✓
<p><b>Discussion</b></p> <p>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.</p> <p><b>No Impacts</b></p> <p>a) The project would not conflict with any program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. All pedestrian walkways will be constructed consistent with the City of Madera Engineering Department standards and Americans with Disabilities Act (ADA) standards.</p> <p>b) The project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b). The project is not located within one-half mile of an existing major transit stop or along an existing high-quality transit corridor.</p> <p>c) The project would not substantially increase hazards due to a geometric design feature (for example, sharp curves or dangerous intersections) or incompatible uses (for example, farm equipment).</p> <p>d) The project would not result in inadequate emergency access.</p>				
<b>18. Tribal Cultural Resources. Would the project:</b>				
<p>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in 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:</p> <p>a) 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</p>				✓

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) 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				✓
<b>No Impacts</b> a) The project would not cause a substantial adverse change in the significance of a tribal cultural resource, defined in 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 the project 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).  b) The project is not a resource determined by the lead agency (City of Madera), 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. The project site is not listed as a historical resource in the California Register of Historical Sources.				
<b>19. UTILITIES AND SERVICE SYSTEMS. Would the project:</b>				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or which could cause significant environmental effects?			✓	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				✓
c) Result in a determination by the wastewater treatment provider which 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?				✓
d) Generate solid waste in excess of State or local standards, or in excess of the capacity				✓

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				✓
<p><b>Discussion</b></p> <p>The City's community sewage disposal system would continue to comply with Discharge Permit requirements. The project would not bring about the need for new wastewater treatment facilities. The project would not significantly increase the demand on water supplies, adequate domestic water and fire flows should be available to the property. There would not be a significant reduction in the amount of groundwater otherwise available for public water supplies as a result of this project. The project would not increase the need for additional storm water drainage facilities beyond the existing and master planned drainage basin facilities that are planned to serve the project. The project site would be required to comply with the City's Master Plan, ordinances and standard practices. The project would not bring about a significant increase in the demand for solid waste disposal services and facilities.</p> <p><b>Less than Significant Impacts</b></p> <p>a) The project would require the construction of new water and storm water drainage facilities, but the construction would not cause significant environmental effects.</p> <p><b>No Impacts</b></p> <p>b) The project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.</p> <p>c) The project would result in a determination by the wastewater treatment provider which 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.</p> <p>d) The project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.</p> <p>e) The project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste.</p>				
<b>20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</b>				
a) Substantially impair an adopted emergency response and/or emergency evacuation?				✓
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to,				✓

<b>ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):</b>	<b>Potentially Significant Issues</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				✓
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				✓
<b><u>Discussion</u></b> The project site is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones. The project will be developed consistent with all regulations of the California Fire Code and would provide no impact to wildfire hazards.				
<b><u>No Impacts</u></b> a) The project would not substantially impair an adopted emergency response plan or emergency evacuation.  b) The project would not, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.  c) The project would not require the installation or maintenance of roads and will not exacerbate fire risk or result in temporary or ongoing impacts to the environment as the project is also not located in or near state responsibility areas or lands classified as very high fire hazard severity zones.  d) The project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.				
<b>21. MANDATORY FINDINGS OF SIGNIFICANCE. Would the project:</b>				
e) Have the potential to substantially 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, substantially reduce the number or restrict the range of a rare or endangered plant or				✓



<b>ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):</b>	<b>Potentially Significant Issues</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
animal or eliminate important examples of the major periods of California history or prehistory?				
f) 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 the past projects, the effects of other current projects, and the effects of probable future projects.)				✓
g) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				✓
<p><b><u>Discussion</u></b></p> <p>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, Energy, Greenhouse Gas Emissions, Population and Housing, and Utilities and Service Systems.</p> <p>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.</p> <p><b><u>No Impacts</u></b></p> <p>a) The project would not have the potential to substantially 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, substantially 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.</p> <p>b) The project would not have cumulatively considerable impacts that are beyond less than significant.</p> <p>c) The project would not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.</p>				

## **Attachment 5: Site Plan, Floor Plans & Elevations**



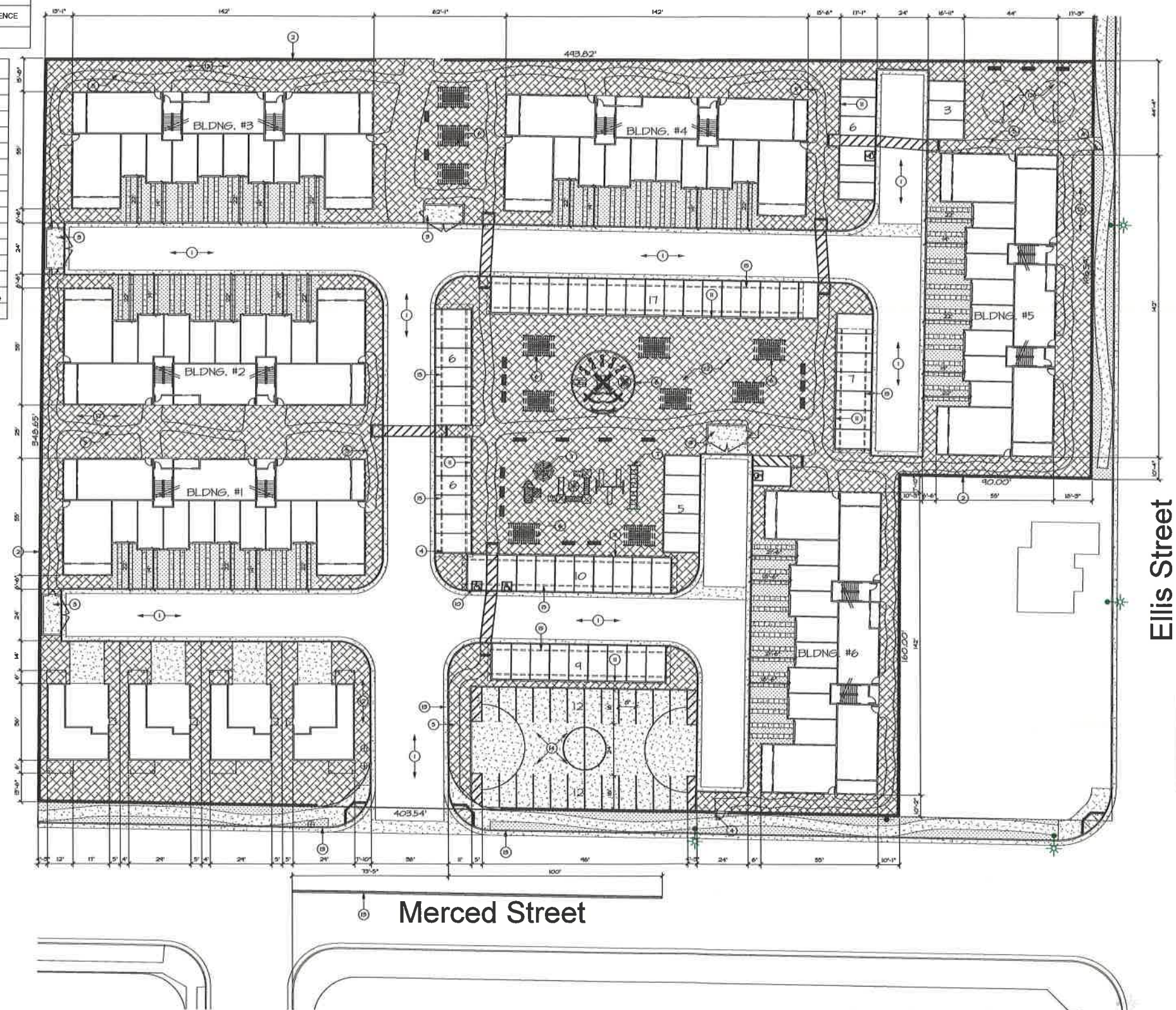
# SITE PLAN SCHEDULE

	PROPOSED COMMON OPEN SPACE
	CONCRETE
	ASPHALT PAVING
	LANDSCAPING AREA
	WATER PARK AREA
	PROPERTY LINE
	PROPOSED WOOD FENCE
	PROPOSED WROUGHT IRON FENCE

## KEY NOTES:

- EXISTING PRIVATE STREETS & DRIVEWAYS PER CITY STANDARDS
- EXISTING 8FT HIGH BLOCK WALL
- PROPOSED 8FT X 8FT TRASH ENCLOSURE PER CITY STANDARDS
- PROPOSED 8FT HIGH WOOD FENCE PER CITY STANDARDS
- 8FT HIGH WOOD FENCE W/ 4" X 4" POSTS PER CITY STANDARDS
- 8FT X 4" FREESTANDING CANADA
- PLAYGROUND AREA & EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S SPEC.
- WATER PARK AREA & EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S SPEC.
- PROPOSED 8FT HIGH GREEN MEDIAN PER CITY STANDARDS
- MINIMUM ACCESSIBLE PARKING STALL PER CITY STANDARDS
- 8" SPACED CONCRETE CURB PER CITY STANDARDS
- LANDSCAPE AREA PER LANDSCAPE PLAN
- EXISTING 4" GUTTER TO REMAIN AS EXISTING PER CITY STANDARDS
- PROPOSED MULTIPURPOSE FIELD WITH SMOOTH CONCRETE / OVERLAP PARKING FIELD IN 4" COMPACT PARKING STALLS
- PROPOSED FREESTANDING CARPORT PER CARPORT PLAN

2/04/2020



## PROJECT DIRECTORY

OWNER: EVANSON CONSTRUCTION  
NAYVEET EVANSON  
3001 W. WALDRON DR.  
MADERA, CA 95331  
TEL: (559) 871-5534  
EVANSON@EVANSON.COM

ARCHITECT: VILLA DI UBALDO  
UBALDO GARCIA HERNANDEZ  
PO BOX 925  
MADERA, CA 95331  
TEL: (559) 871-5534  
VILLADIBALDO@HOTMAIL.COM

## PROJECT DATA

SITE ADDRESS: MERCED STREET  
MADERA, CA 95331

APN: 005-020-028 TIRU 060

ZONING: PD-1500

GENERAL PLAN LAND USE: HIGH DENSITY RESIDENTIAL  
1/4 DENSITY RANGE 20-110 D.U./AC

OCCUPANCY: R-2

CONSTRUCTION TYPE: VB / SPRINKLERED

## SITE DETAILS:

SITE AREA: 1.51475 AC.  
(65,871 SQ. FT.)

PROPOSED SITE COVERAGE: BUILDING COVERAGE: 44,412 SQ. FT.  
PAVING COVERAGE: 54,566 SQ. FT.  
(83.0 %)

MAX. ALLOWED DUNA DENSITY: 194.675 SQ. FT. / 100 DUNA  
100 DUNA = 100,000 SQ. FT.

PROPOSED DUNA DENSITY: 106 DUNA / 8,671 AC.  
(24 DUNA)

OPEN SPACE REQ. 750 SQ. FT. / UNIT  
100 DUNA = 100,000 SQ. FT.

PRIVATE SPACE PROVIDED: 12,804 SQ. FT. / 100 DUNA  
(121 SQ. FT. / UNIT)

OPEN SPACE PROVIDED: 30,801 SQ. FT. / 100 DUNA  
(308 SQ. FT. / UNIT)

COMBINED OPEN SPACE 62,711 SQ. FT. / 100 DUNA  
(627 SQ. FT. / UNIT)

MAX. HEIGHT REQ. 45 FT. A.F.D.  
MAX. HEIGHT PROVIDED: 44'-5" A.F.D.

SETBACKS REQ. FRONT: 5 FT. SIDE: 5 FT. REAR: 5 FT.

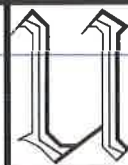
SETBACKS PROVIDED: FRONT: 6'-4" MIN. SIDE: 4' MIN. REAR: 9' MIN.

PARKING REQ. (80) 1 BED/1.5 X 1.5 = 48 STALLS  
(12) 2 BED/2 X 2 = 144 STALLS  
106 DUNA X 0.25 GUEST PARKING = 27 STALLS  
TOTAL SPACES REQUIRED = 216 STALLS

PARKING PROVIDED: 48 GARAGE STALLS  
50 COVERED CARPORT STALLS  
48 UG. TANDER STALLS  
10 UG. STANDARD STALLS  
24 OVERLAP COMPACT STALLS  
TOTAL = 170 STALLS

## TOTAL AREA:

BUILDING #1 AREA: 18,230 sq. ft.  
BUILDING #2 AREA: 18,230 sq. ft.  
BUILDING #3 AREA: 18,230 sq. ft.  
BUILDING #4 AREA: 18,230 sq. ft.  
BUILDING #5 AREA: 18,230 sq. ft.  
BUILDING #6 AREA: 18,230 sq. ft.  
CARPORT AREA: 5,820 sq. ft.  
EXISTING HOMES AREA: 4,743 sq. ft.  
EXISTING BUILDING AREA: 4,743 sq. ft.  
PROPOSED BUILDING AREA: 114,941 sq. ft.



**Villa Di Ubaldo**  
Architecture, Engineering & Development  
Ubaldo Garcia Hernandez  
Architect Lic. No. C-35319  
PO BOX 925  
MADERA, CA 95331



OWNER: **Oak Park Properties Inc.**  
Phone: (530) 304-2071  
Lic # 891780  
EMAIL: nbhandal@mac.com  
3209 MIKE WALDRON DR.  
SACRAMENTO, CA 95835

DATE: 6/1/2019  
SCALE: 1" = 20'-0"  
JOB NO: EAGLE MEADOWS  
SHEET

**A2.2**

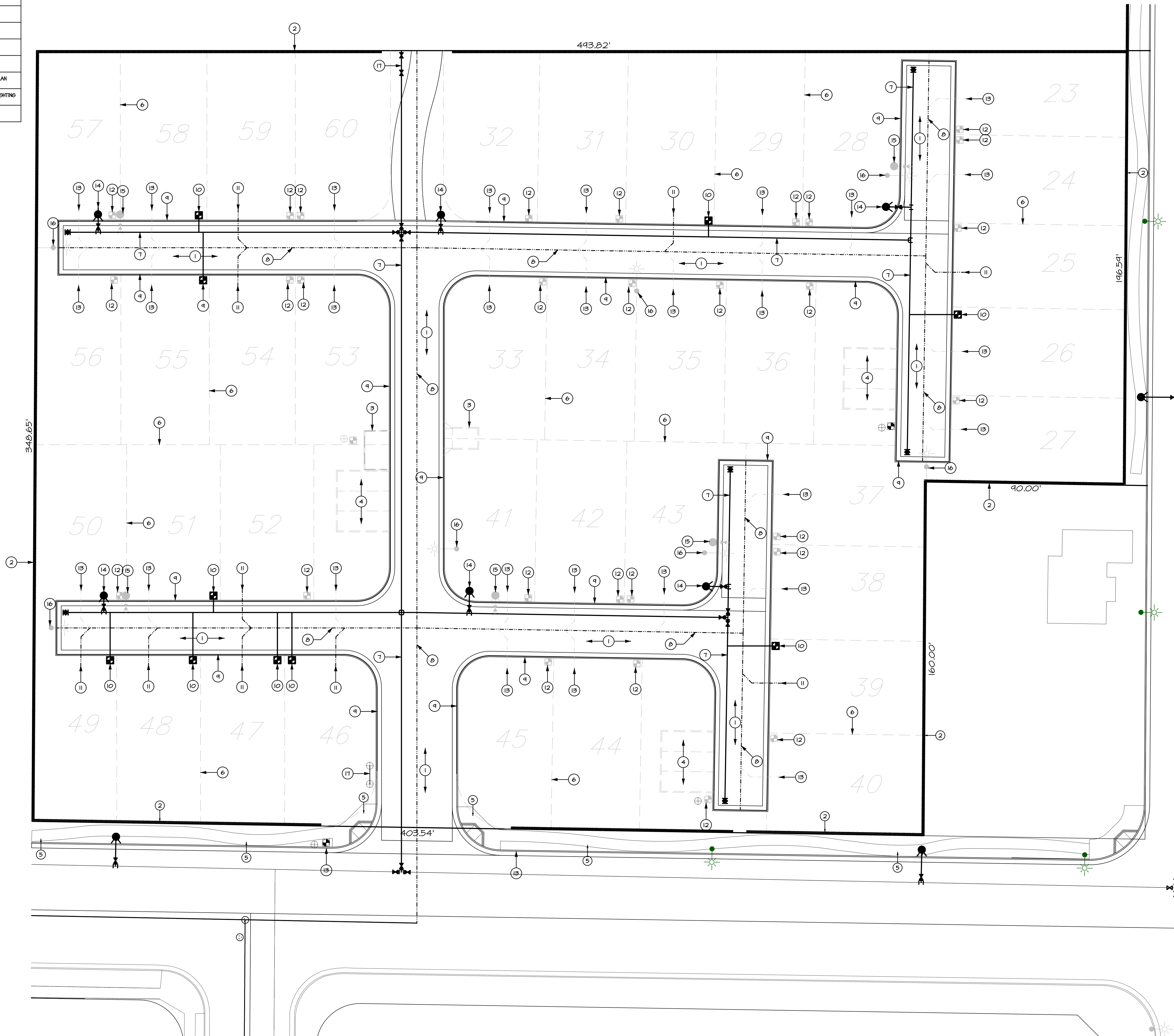
Site Open Space Plan

SCALE: 1" = 20'-0"



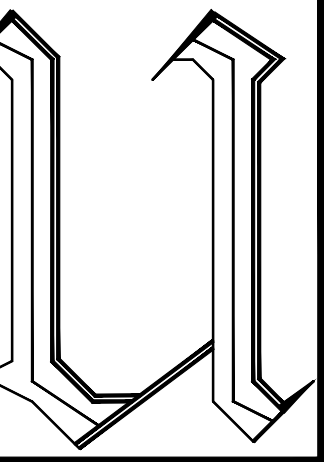
NOTES:

- 1 EXISTING PRIVATE STREETS & DRIVEWAYS TO REMAIN AS EXISTING PER CITY STANDARDS
- 2 EXISTING 6FT H BLOCK WALL TO REMAIN AS EXISTING
- 3 EXISTING TRASH ENCLOSURE TO BE REMOVED & RELOCATED PER SITE PLAN
- 4 EXISTING GUEST PARKING TO BE REMOVED & RELOCATED PER SITE PLAN
- 5 EXISTING 4FT WIDE MIN. CONCRETE WALKWAY PER 2016 CBC TO REMAIN AS EXISTING PER SITE PLAN
- 6 EXISTING INTERIOR LOT LINE TO BE REMOVED PER SITE PLAN
- 7 EXISTING WATER MAIN TO REMAIN AS EXISTING (TO BE ENGINEERED AND VERIFIED PER CIVIL ENGINEER)
- 8 EXISTING SEWER MAIN TO REMAIN AS EXISTING (TO BE ENGINEERED AND VERIFIED PER CIVIL ENGINEER)
- 9 EXISTING ROLLING CURB & GUTTER TO REMAIN AS EXISTING (TO BE ENGINEERED AND VERIFIED PER CIVIL ENGINEER)
- 10 EXISTING WATER CONNECTION TO REMAIN AS EXISTING (TO BE ENGINEERED AND VERIFIED PER CIVIL ENGINEER)
- 11 EXISTING SEWER CONNECTION TO REMAIN AS EXISTING (TO BE ENGINEERED AND VERIFIED PER CIVIL ENGINEER)
- 12 EXISTING WATER CONNECTION TO BE CAPPED AND/OR REMOVED (TO BE ENGINEERED AND VERIFIED PER CIVIL ENGINEER)
- 13 EXISTING SEWER CONNECTION TO BE CAPPED AND/OR REMOVED (TO BE ENGINEERED AND VERIFIED PER CIVIL ENGINEER)
- 14 EXISTING/PROPOSED FIRE HYDRANT TO REMAIN AS EXISTING (TO BE ENGINEERED AND VERIFIED PER CIVIL ENGINEER)
- 15 EXISTING FIRE HYDRANT TO BE RELOCATED PER PROPOSED SITE PLAN (TO BE ENGINEERED AND VERIFIED PER CIVIL ENGINEER)
- 16 EXISTING STREET LIGHT TO BE CAPPED AND REPLACED PER SITE LIGHTING (TO BE DESIGNED AND ENGINEERED PER ELECTRICAL ENGINEER)
- 17 EXISTING WATER SHUT-OFF VALVE TO REMAIN AS EXISTING (TO BE ENGINEERED AND VERIFIED PER CIVIL ENGINEER)



Utilities ☐ lan

SCALE: 1" = 20'-0"



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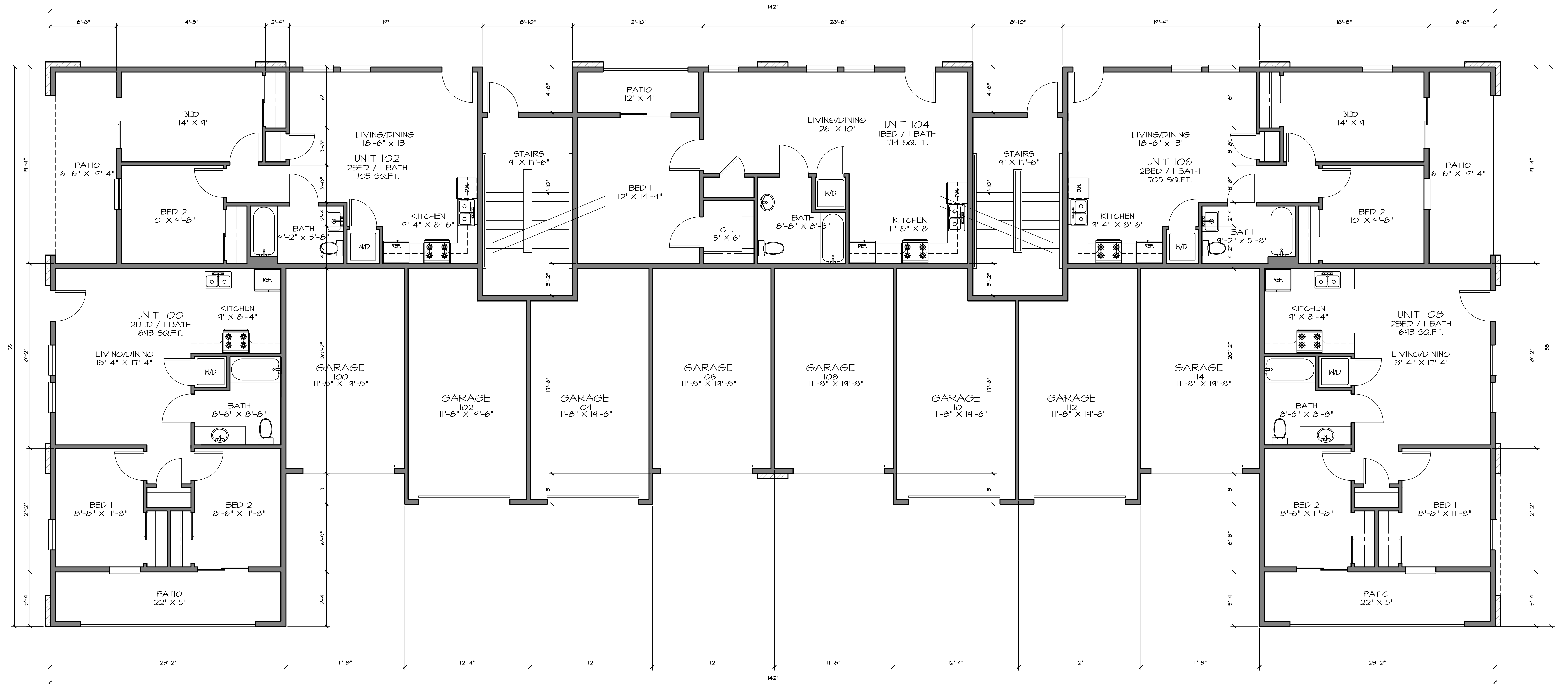
REVISIONS:

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DATE: 6/1/2019  
SCALE: 1" = 20'-0"  
JOINT: EAGLE MEADOWS  
SHEET

**A2.3**





1st Floor Area:

UNIT 100 LIVING SPACE:	693 sq. ft.
UNIT 100 PATIO:	124 sq. ft.
UNIT 102 LIVING SPACE:	705 sq. ft.
UNIT 102 PATIO:	126 sq. ft.
UNIT 104 LIVING SPACE:	714 sq. ft.
UNIT 104 PATIO:	56 sq. ft.
UNIT 106 LIVING SPACE:	693 sq. ft.
UNIT 106 PATIO:	124 sq. ft.
UNIT 108 LIVING SPACE:	705 sq. ft.
UNIT 108 PATIO:	126 sq. ft.
1ST FLR. LIVING AREA:	3,510 sq. ft.
1ST FLR. PRIVATE AREA:	556 sq. ft.
GARAGE 100:	243 sq. ft.
GARAGE 102:	212 sq. ft.
GARAGE 104:	212 sq. ft.
GARAGE 106:	242 sq. ft.
GARAGE 108:	242 sq. ft.
GARAGE 110:	212 sq. ft.
GARAGE 112:	212 sq. ft.
GARAGE 114:	243 sq. ft.
PRIVATE GARAGE AREA:	2,416 sq. ft.
1ST FLOOR STAIRS AREA:	318 sq. ft.
1ST FLOOR COMMON AREA:	80 sq. ft.
1ST FLR. LIVING AREA:	3,510 sq. ft.
TOTAL 1ST FLOOR AREA:	6,880 sq. ft.

2nd Floor Area:

UNIT 200 LIVING SPACE:	720 sq. ft.
UNIT 200 BALCONY:	130 sq. ft.
UNIT 202 LIVING SPACE:	560 sq. ft.
UNIT 202 BALCONY:	130 sq. ft.
UNIT 204 LIVING SPACE:	698 sq. ft.
UNIT 204 BALCONY:	97 sq. ft.
UNIT 206 LIVING SPACE:	698 sq. ft.
UNIT 206 BALCONY:	97 sq. ft.
UNIT 208 LIVING SPACE:	560 sq. ft.
UNIT 208 BALCONY:	130 sq. ft.
UNIT 210 LIVING SPACE:	720 sq. ft.
UNIT 210 BALCONY:	130 sq. ft.
2ND FLR. LIVING AREA:	3,956 sq. ft.
2ND FLR. PRIVATE AREA:	714 sq. ft.
2ND FLR. MECHANICAL RMS:	106 sq. ft.
2ND FLOOR STAIRS AREA:	342 sq. ft.
2ND FLOOR COMMON AREA:	561 sq. ft.
2ND FLR. LIVING AREA:	3,956 sq. ft.
TOTAL 2ND FLOOR AREA:	5,619 sq. ft.

3rd Floor Area:

UNIT 300 LIVING SPACE:	720 sq. ft.
UNIT 300 BALCONY:	130 sq. ft.
UNIT 302 LIVING SPACE:	560 sq. ft.
UNIT 302 BALCONY:	130 sq. ft.
UNIT 304 LIVING SPACE:	698 sq. ft.
UNIT 304 BALCONY:	97 sq. ft.
UNIT 306 LIVING SPACE:	698 sq. ft.
UNIT 306 BALCONY:	97 sq. ft.
UNIT 308 LIVING SPACE:	560 sq. ft.
UNIT 308 BALCONY:	130 sq. ft.
UNIT 310 LIVING SPACE:	720 sq. ft.
UNIT 310 BALCONY:	130 sq. ft.
3RD FLR. LIVING AREA:	3,956 sq. ft.
3RD FLR. PRIVATE AREA:	714 sq. ft.
3RD FLR. MECHANICAL RMS:	106 sq. ft.
3RD FLOOR STAIRS AREA:	342 sq. ft.
3RD FLOOR COMMON AREA:	561 sq. ft.
3RD FLR. LIVING AREA:	3,956 sq. ft.
TOTAL 3RD FLOOR AREA:	5,619 sq. ft.

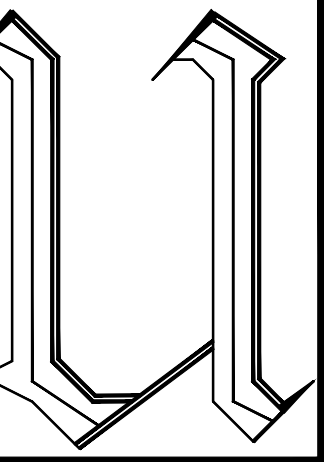
Total Building Area:

TOTAL 1ST FLOOR AREA:	6,880 sq. ft.
TOTAL 2ND FLOOR AREA:	5,619 sq. ft.
TOTAL 3RD FLOOR AREA:	5,619 sq. ft.
TOTAL BUILDING AREA:	18,118 sq. ft.

1st Floor Plan

SEE DETAILED FLOOR PLANS SHEETS A3.1 & A3.21

SCALE: 1/4" = 1'-0"



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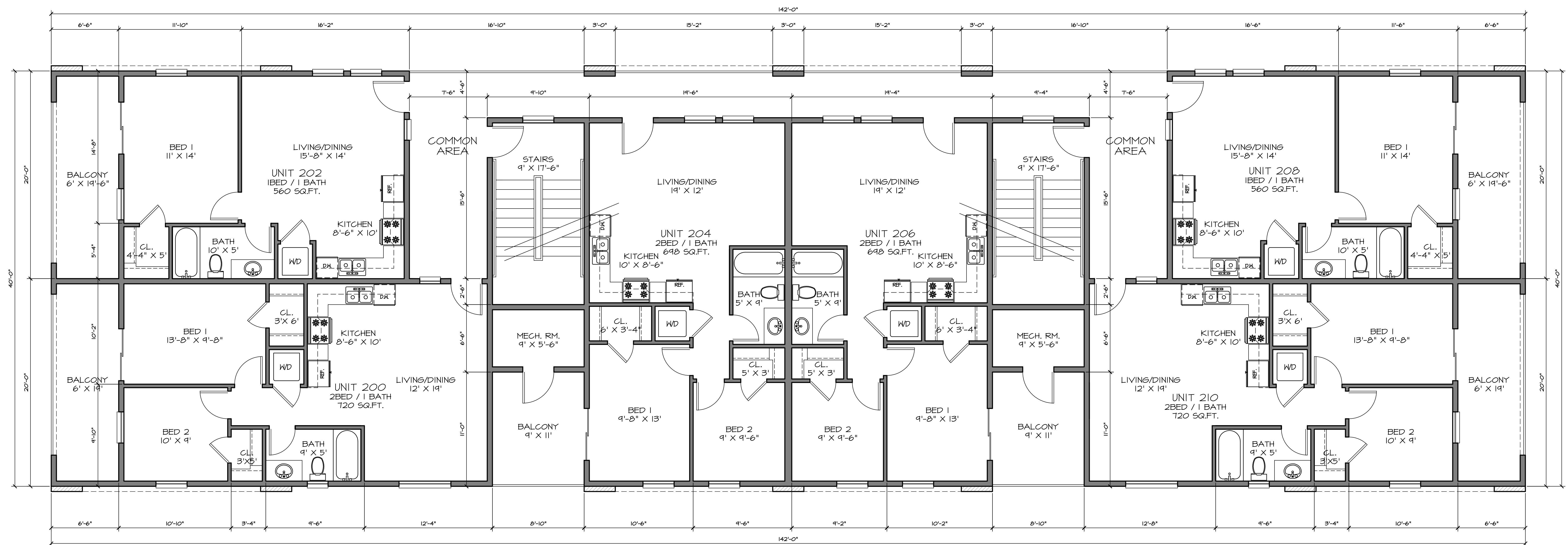
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DATE  
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JOB NO.  
EAGLE MEADOWS  
SHEET

**A3.1**



### 1st Floor Area:

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UNIT 104 PATIO:	56 sq. ft.
UNIT 106 LIVING SPACE:	693 sq. ft.
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1ST FLOOR COMMON AREA:	80 sq. ft.
1ST FLR. LIVING AREA:	3,510 sq. ft.
TOTAL 1ST FLOOR AREA:	6,880 sq. ft.

### 2nd Floor Area:

UNIT 200 LIVING SPACE:	720 sq. ft.
UNIT 200 BALCONY:	130 sq. ft.
UNIT 202 LIVING SPACE:	560 sq. ft.
UNIT 202 BALCONY:	130 sq. ft.
UNIT 204 LIVING SPACE:	698 sq. ft.
UNIT 204 BALCONY:	97 sq. ft.
UNIT 206 LIVING SPACE:	698 sq. ft.
UNIT 206 BALCONY:	97 sq. ft.
UNIT 208 LIVING SPACE:	560 sq. ft.
UNIT 208 BALCONY:	130 sq. ft.
UNIT 210 LIVING SPACE:	720 sq. ft.
UNIT 210 BALCONY:	130 sq. ft.
2ND FLR. LIVING AREA:	3,956 sq. ft.
2ND FLR. PRIVATE AREA:	714 sq. ft.
2ND FLR. MECHANICAL RMS:	106 sq. ft.
2ND FLOOR STAIRS AREA:	342 sq. ft.
2ND FLOOR COMMON AREA:	561 sq. ft.
2ND FLR. LIVING AREA:	3,956 sq. ft.
TOTAL 2ND FLOOR AREA:	5,679 sq. ft.

2ND FLR. MECHANICAL RMS:	106 sq. ft.
2ND FLOOR STAIRS AREA:	342 sq. ft.
2ND FLOOR COMMON AREA:	561 sq. ft.
2ND FLR. LIVING AREA:	3,956 sq. ft.
TOTAL 2ND FLOOR AREA:	5,679 sq. ft.

### 3rd Floor Area:

UNIT 300 LIVING SPACE:	720 sq. ft.
UNIT 300 BALCONY:	130 sq. ft.
UNIT 302 LIVING SPACE:	560 sq. ft.
UNIT 302 BALCONY:	130 sq. ft.
UNIT 304 LIVING SPACE:	698 sq. ft.
UNIT 304 BALCONY:	97 sq. ft.
UNIT 306 LIVING SPACE:	698 sq. ft.
UNIT 306 BALCONY:	97 sq. ft.
UNIT 308 LIVING SPACE:	560 sq. ft.
UNIT 308 BALCONY:	130 sq. ft.
UNIT 310 LIVING SPACE:	720 sq. ft.
UNIT 310 BALCONY:	130 sq. ft.
3RD FLR. LIVING AREA:	3,956 sq. ft.
3RD FLR. PRIVATE AREA:	714 sq. ft.
3RD FLR. MECHANICAL RMS:	106 sq. ft.
3RD FLOOR STAIRS AREA:	342 sq. ft.
3RD FLOOR COMMON AREA:	561 sq. ft.
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TOTAL 3RD FLOOR AREA:	5,679 sq. ft.

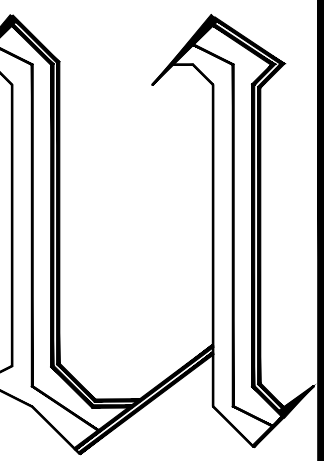
3RD FLR. MECHANICAL RMS:	106 sq. ft.
3RD FLOOR STAIRS AREA:	342 sq. ft.
3RD FLOOR COMMON AREA:	561 sq. ft.
3RD FLR. LIVING AREA:	3,956 sq. ft.
TOTAL 3RD FLOOR AREA:	5,679 sq. ft.

### Total Building Area:

TOTAL 1ST FLOOR AREA:	6,880 sq. ft.
TOTAL 2ND FLOOR AREA:	5,679 sq. ft.
TOTAL 3RD FLOOR AREA:	5,679 sq. ft.
TOTAL BUILDING AREA:	18,238 sq. ft.

## 2nd Floor Plan

SCALE: 1/4" = 1'-0"



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

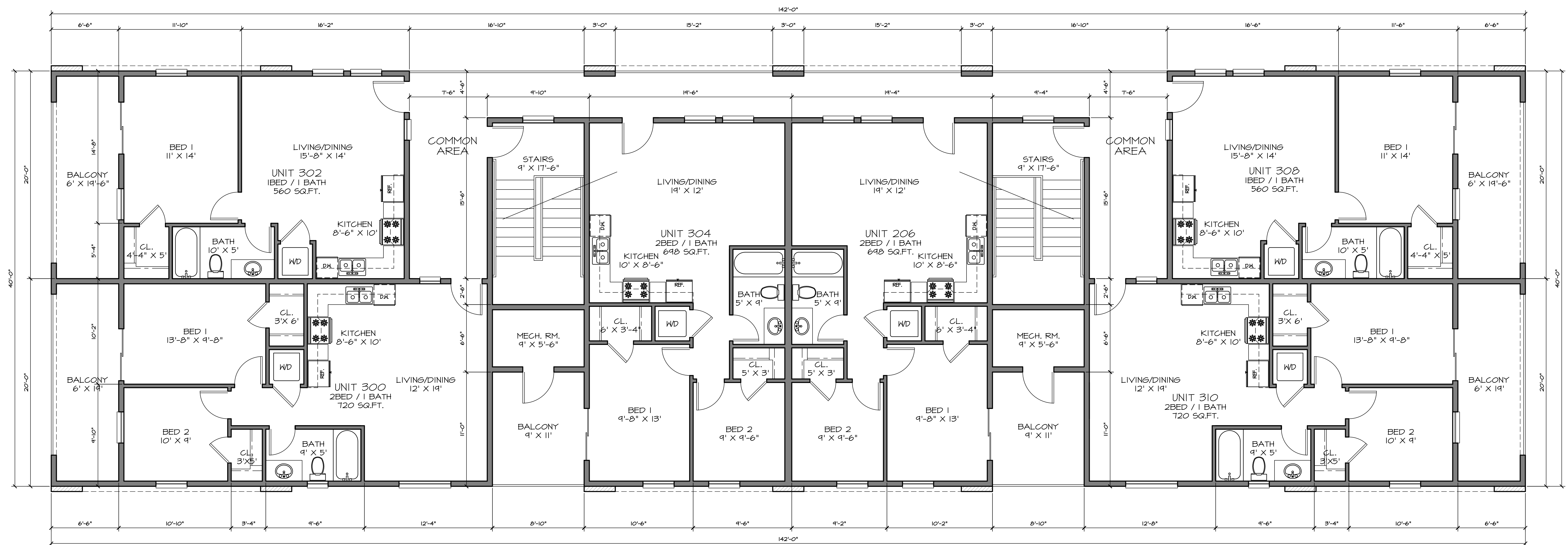


REVISIONS:

**OWNER:**  
**Oak Park Properties Inc.**  
Phone: (530)304-2071  
Lic # 891780  
EMAIL: nbhanda@mac.com

**DATE**  
6/1/2019  
**SCALE**  
1/4" = 1'-0"  
**JOB NO.**  
EAGLE MEADOWS  
**SHEET**

**A3.2**



#### 1st Floor Area:

UNIT 100 LIVING SPACE:	693 sq. ft.
UNIT 100 PATIO:	124 sq. ft.
UNIT 102 LIVING SPACE:	705 sq. ft.
UNIT 102 PATIO:	126 sq. ft.
UNIT 104 LIVING SPACE:	714 sq. ft.
UNIT 104 PATIO:	56 sq. ft.
UNIT 106 LIVING SPACE:	693 sq. ft.
UNIT 106 PATIO:	124 sq. ft.
UNIT 108 LIVING SPACE:	705 sq. ft.
UNIT 108 PATIO:	126 sq. ft.
1ST FLR. LIVING AREA:	3510 sq. ft.
1ST FLR. PRIVATE AREA:	556 sq. ft.
GARAGE 100:	243 sq. ft.
GARAGE 102:	272 sq. ft.
GARAGE 104:	272 sq. ft.
GARAGE 106:	242 sq. ft.
GARAGE 108:	242 sq. ft.
GARAGE 110:	272 sq. ft.
GARAGE 112:	272 sq. ft.
GARAGE 114:	243 sq. ft.
PRIVATE GARAGE AREA:	2,416 sq. ft.
1ST FLOOR STAIRS AREA:	318 sq. ft.
1ST FLOOR COMMON AREA:	80 sq. ft.
1ST FLR. LIVING AREA:	3510 sq. ft.
TOTAL 1ST FLOOR AREA:	6,880 sq. ft.

#### 2nd Floor Area:

UNIT 200 LIVING SPACE:	720 sq. ft.
UNIT 200 BALCONY:	130 sq. ft.
UNIT 202 LIVING SPACE:	560 sq. ft.
UNIT 202 BALCONY:	130 sq. ft.
UNIT 204 LIVING SPACE:	698 sq. ft.
UNIT 204 BALCONY:	97 sq. ft.
UNIT 206 LIVING SPACE:	698 sq. ft.
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#### 3rd Floor Area:

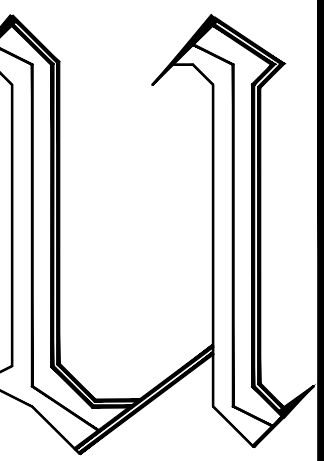
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UNIT 300 BALCONY:	130 sq. ft.
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UNIT 306 BALCONY:	97 sq. ft.
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UNIT 308 BALCONY:	130 sq. ft.
UNIT 310 LIVING SPACE:	720 sq. ft.
UNIT 310 BALCONY:	130 sq. ft.
3RD FLR. LIVING AREA:	3,956 sq. ft.
3RD FLR. PRIVATE AREA:	714 sq. ft.
3RD FLR. MECHANICAL RMS:	106 sq. ft.
3RD FLOOR STAIRS AREA:	342 sq. ft.
3RD FLOOR COMMON AREA:	561 sq. ft.
3RD FLR. LIVING AREA:	3,956 sq. ft.
TOTAL 3RD FLOOR AREA:	5,679 sq. ft.

#### Total Building Area:

TOTAL 1ST FLOOR AREA:	6,880 sq. ft.
TOTAL 2ND FLOOR AREA:	5,679 sq. ft.
TOTAL 3RD FLOOR AREA:	5,679 sq. ft.
TOTAL BUILDING AREA:	18,238 sq. ft.

## 3rd Floor Plan

SCALE: 1/4" = 1'-0"



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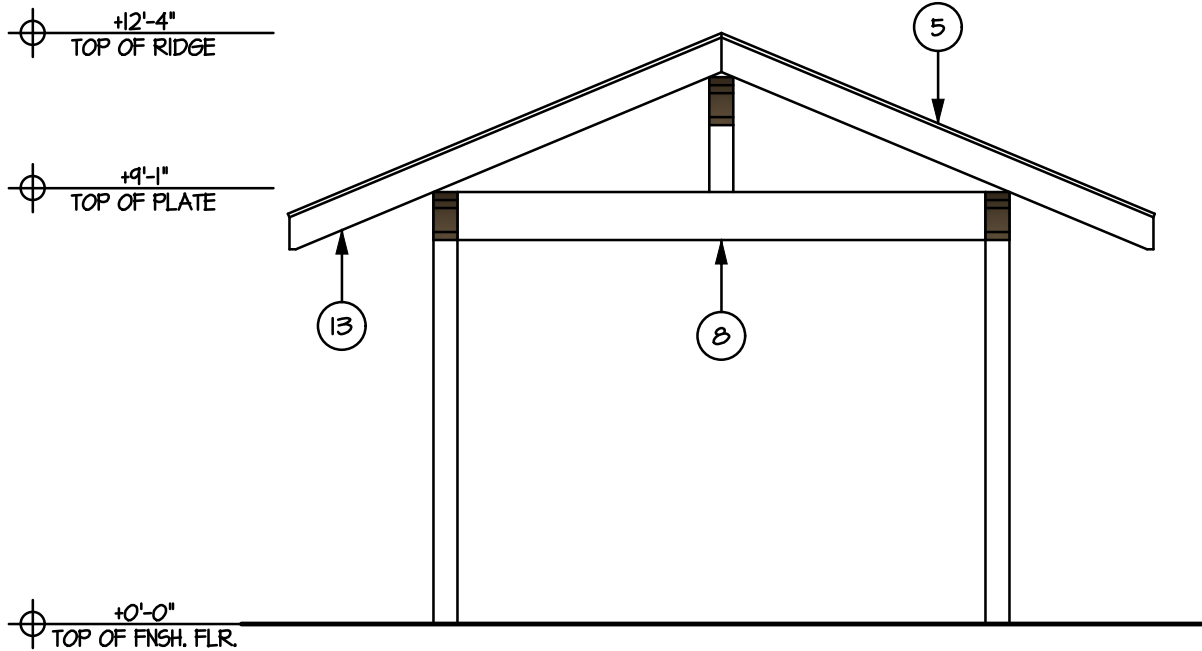
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1/4" = 1'-0"  
JOB NO.  
EAGLE MEADOWS  
SHEET

**A3.3**

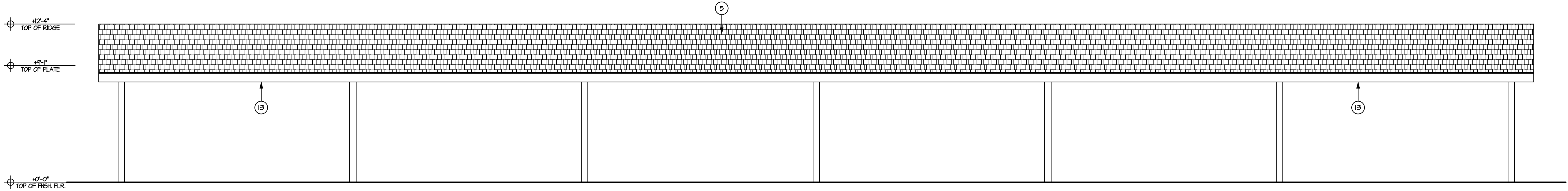


EXTERIOR FINISH SCHEDULE

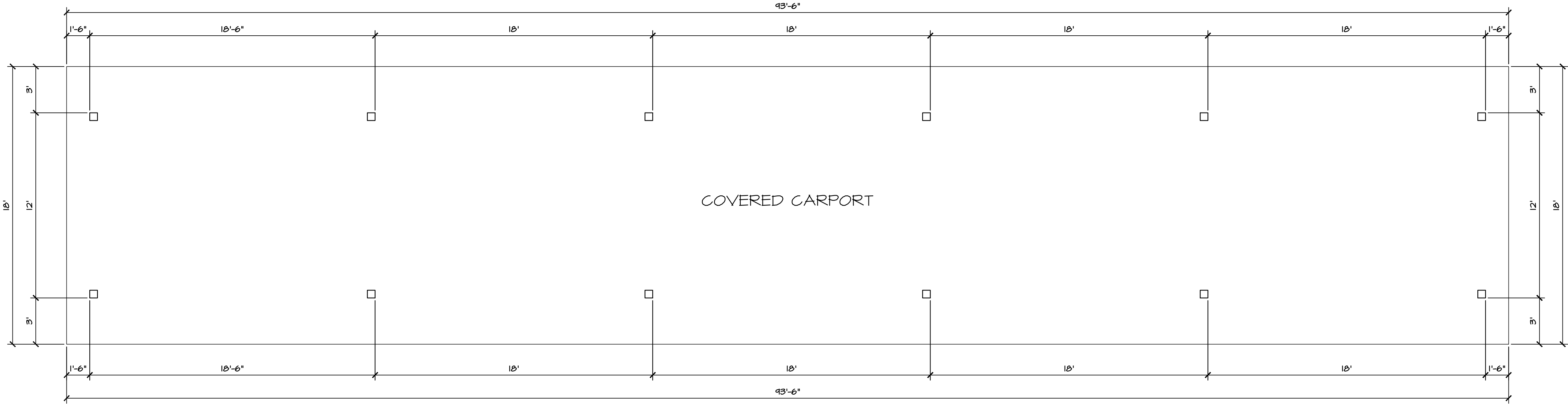
	MATERIAL	DESCRIPTION / COLOR			
1	EXTERIOR DOORS	MATERIAL: FIBERGLASS COLOR: SHERWIN-WILLIAMS 6103 TEA CHEST	11	DECORATIVE TERRACOTTA VENT	MATERIAL: FIBERGLASS COLOR: TERRACOTTA CLAY
2	MISCELLANEOUS METALS DOWNSPOUT, RAILING, VENTS, ETC.	26 GA. GALVANIZED SHEET METAL, PAINTED; COLOR TO MATCH ADJACENT SURFACE	12	DECORATIVE COACH LIGHT	MATERIAL: METALLIC COLOR: DARK BROWN
3	BUILDING ADDRESS SIGN	INTER LIGHT ADDRESS SIGN w/ 12" HIGH WHITE NUMBERS ON A GRAY BACKGROUND	13	WOOD FASCIA	MATERIAL: WOOD COLOR: SHERWIN-WILLIAMS 6103 TEA CHEST
4	DECORATIVE RAILING	MATERIAL: WROUGHT IRON COLOR: SHERWIN-WILLIAMS 6104 KAFEE	14	GARAGE DOORS	MATERIAL: HOLLOW METAL COLOR: SHERWIN-WILLIAMS 6123 BAGUETTE
5	ASPHALT SHINGLE ROOFING	MATERIAL: ASPHALT SHINGLES COLOR: GREY	15		
6	DECORATIVE STUCCO TRIM	MATERIAL: STUCCO FOAM COLOR: SHERWIN-WILLIAMS 6104 KAFEE	16		
7	STUCCO WALLS	MATERIAL: CONCRETE STUCCO COLOR: SHERWIN-WILLIAMS 6101 SOUNDS OF TIME	17		
8	WOOD BEAM	MATERIAL: WOOD COLOR: SHERWIN-WILLIAMS 6103 TEA CHEST	18		
9	VINYL WINDOW	MATERIAL: VINYL WINDOW COLOR: WHITE FRAME	19		
10	CONCRETE STEPS	MATERIAL: CONCRETE COLOR: NATURAL	20		



SIDE ELEVATION



FRONT & REAR ELEVATION

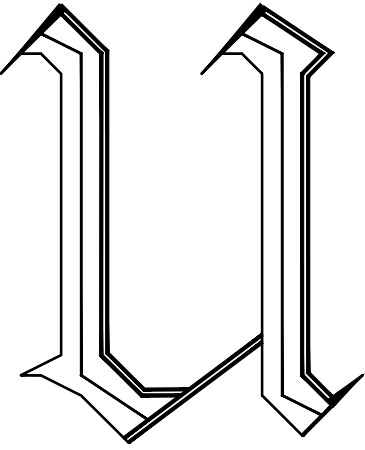


TYPICAL CARPORT FLOOR PLAN

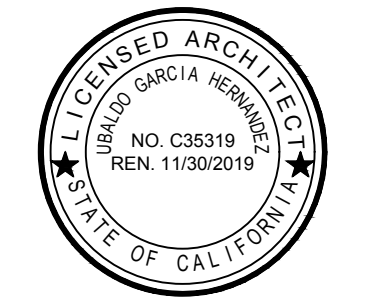
Carport Area:  
CARPORT AREA: 1,683 sq. ft.  
TOTAL BUILDING AREA: 1,683 sq. ft.

Total Carport Plan

SCALE: 1/4" = 1'-0"



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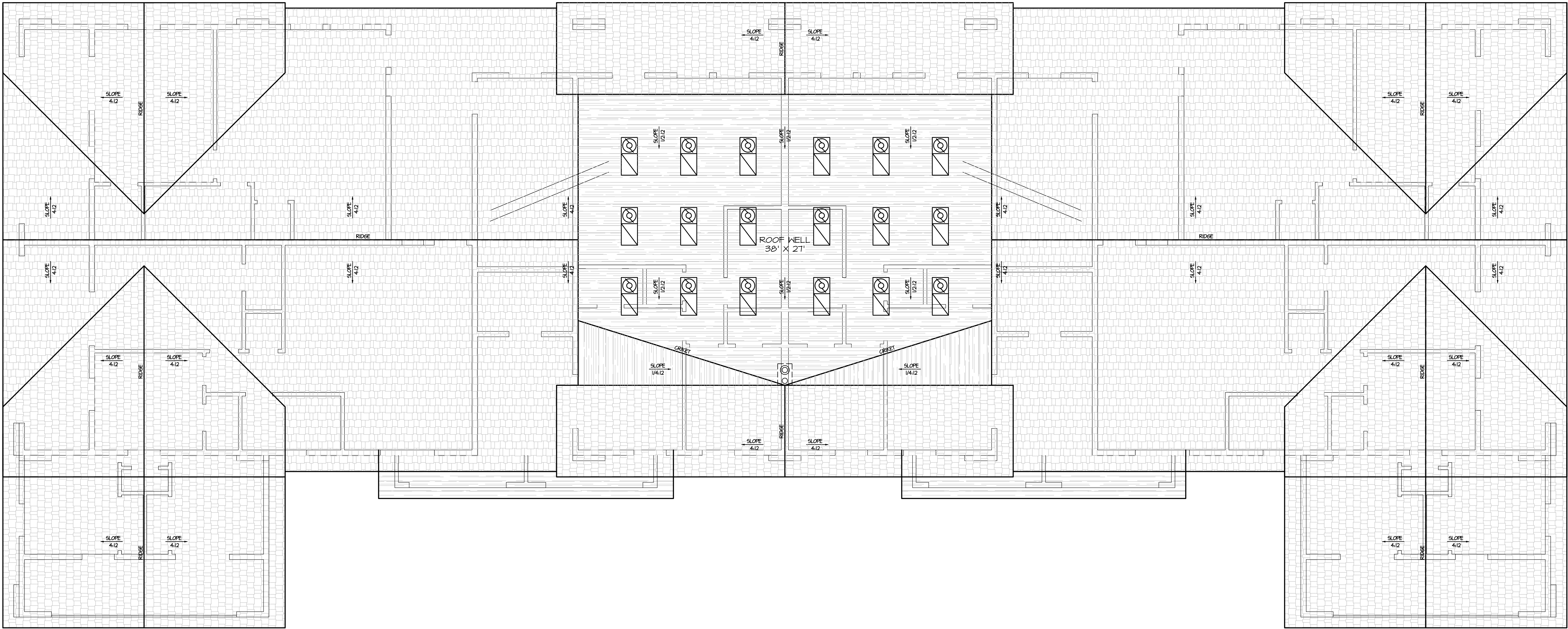
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SCALE: 1/4" = 1'-0"  
JOB NO: EAGLE MEADOWS  
SHEET

**A3.5**



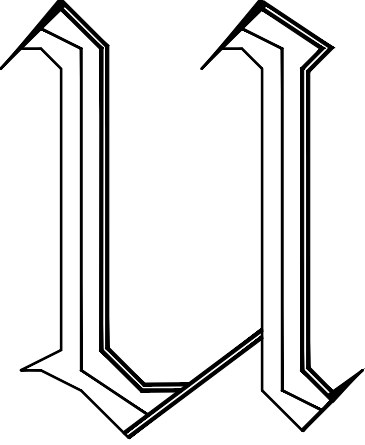
- GENERAL NOTES:**
- DRAWINGS ARE NOT TO BE SCALED, DIMENSIONS GOVERN.
  - BUILDING TO BE SPRINKLERED PER 2016 CBC.
  - DRAFT STOPS SHALL BE INSTALLED IN THE ATTICS, MASARDS OVERHANGS, FALSE FRONTS SET OUT FROM THE WALLS AND SIMILAR CONCEALED SPACES OF BUILDINGS CONTAINING MORE THAN ONE DWELLING UNIT AND IN HOTELS. SUCH DRAFT STOPS SHALL BE ABOVE AND IN LINE WITH THE WALLS SEPARATING INDIVIDUAL DWELLING UNITS AND GUEST ROOMS FROM EACH OTHER AND FROM OTHER USES, PER SECT. 108.3.1.2.1. EXCEPTION, WHERE APPROVED SPRINKLERS ARE INSTALLED, DRAFT STOPS MAY BE AS SPECIFIED IN THE EXCEPTION 108.3.1.2.2.
  - DRAFT STOP MATERIALS SHALL NOT BE LESS THAN 1/2 INCH GYPSUM BOARD, 3/8 INCH HOOD STRUCTURAL PANEL, 3/8 INCH TYPE 2-M PARTICLE BOARD OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED, PER 2016 CBC.
  - OPENINGS IN THE DRAFTSTOPS SHALL BE PROTECTED BY SELF-CLOSING DOORS WITH AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR PARTITIONS.
  - FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD HALLS AND PARTITIONS, INCLUDING PURSED SPACES AT CEILINGS AND FLOOR LEVELS AND AT 10 FT. INTERVALS BOTH VERTICAL AND HORIZONTAL FIREBLOCKING SHALL BE CONSTRUCTED PER 2016 CBC CHAPTER 15 SECTION 1209.
  - PER CBC 2016 SECTION 1505.1 ATTIC ACCESS, DRAFTSTOPS THE OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES AND SHALL BE LOCATED IN A CORRIDOR, HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. 30 INCH MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT OR ABOVE THE ACCESS OPENING.
  - PER CBC 2016 SECTION 1505.3 VENTILATION  
EXCEPTION: 1 THE OPENING AREA MAY BE 1/300 OF THE AREA OF SPACE VENTILATED PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVES OR CORNER VENTS WITH THE BALANCE PROVIDED BY THE EAVES AND CORNER OPENINGS FOR VENTILATION SHALL BE COVERED WITH CORROSION RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4 INCH IN DIM.
  - TRUSS NOTES: DEFERRED SUBMITTAL  
TRUSS CALCS AND DETAILS SHALL BE PREPARED BY AN ENGINEER REGISTERED IN THE STATE OF CALIFORNIA. SEE NOTES SHT. A54.01
  - APPROVED TRUSS DRAWINGS MUST BE ON JOB SITE FOR INSPECTION PURPOSES.

- SYMBOLS**
1. ROOF ACCESS  
30"x36" ROOF ACCESS. SEE DET.
  2. DRAFT STOPS BETWEEN ATTIC SPACE  
4 UNITS, UNIT TO UNIT, AND UNIT 4 OTHER USES.  
PROVIDE: RAKE WALL 2x4 STUDS AT 16" o.c.  
w/ (1) LAYER OF 5/8" TYPE SHEET ROCK  
APPLIED PERPENDICULAR TO STUDS AT EA. SIDE
  3. FRAMED OPENING  
IN ROOF SHEATHING BELOW  
TO VENTILATE GABLE
  4. PLYCO SOFFIT  
VENT MODEL #3224-S (22-1/2" LENGTHS)  
PROVIDES 55 SQ. IN.
  5. 5' WIDE X 5'-6" LONG MECH. PLATFORM  
SCREENED PER ELEVATIONS
  6. DORMER VENT MODEL "PLAT"  
PROVIDES 91.2 IN. SQ.
  7. GABLE END VENT MODEL #SLP614246  
PROVIDES 141 IN. SQ.
  8. 2X SOLID BLOCKING BETWEEN TRUSSES  
AT END OF PARTY WALLS
  9. SOLID ROOF SHEATHING UNDER CALIFORNIA FILL  
w/ NO CROSS VENTILATION OPENINGS ALLOWED  
OR NON-FIRE RATED OPENINGS ALLOWED
  10. ROOF MOUNT HVAC UNIT  
PER MANUFACTURER'S SPECS.
  11. ASPHALT ROOF SHINGLES  
PER MANUFACTURER'S SPECS.



ROOF PLAN

SCALE: 1/4" = 1'-0"



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REVISIONS:

**OWNER:**  
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Phone: (530)304-2071  
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EMAIL: nbhandal@mac.com  
3209 MIKE WALDRON DR.  
SACRAMENTO, CA 95835

DATE  
6/1/2019  
SCALE  
1/4" = 1'-0"  
JOB NO.  
EAGLE MEADOWS  
SHEET

**A4.0**



EXTERIOR FINISH SCHEDULE

	MATERIAL	DESCRIPTION / COLOR		MATERIAL	DESCRIPTION / COLOR
1	EXTERIOR DOORS	MATERIAL: FIBERGLASS SOLID CORE COLOR: PER COLOR RENDERINGS	11	VINYL WINDOW	MATERIAL: VINYL WINDOW FRAME COLOR: PER COLOR RENDERINGS
2	MISCELLANEOUS METALS DOWNSPOUT, RAILINGS, VENTS, ETC.	26 GA. GALVANIZED SHEET METAL PAINTED: COLOR TO MATCH ADJACENT SURFACE	12	VINYL SLIDER	MATERIAL: VINYL SLIDER FRAME COLOR: PER COLOR RENDERINGS
3	ASPHALT SHINGLES	MATERIAL: OWENS CORNING ASPHALT SHINGLES COLOR: PER COLOR RENDERINGS	13	48" HIGH METAL RAILING	MATERIAL: WROUGHT IRON COLOR: PER COLOR RENDERINGS
4	DECORATIVE METAL AWNING	MATERIAL: FABRICATED METAL COLOR: PER COLOR RENDERINGS	14	DECORATIVE COACH LIGHT	MATERIAL: METALLIC COLOR: DARK BROWN
5	STUCCO WALLS	MATERIAL: CONCRETE STUCCO COLOR: PER COLOR RENDERINGS	15	ROLL-UP GARAGE DOOR	MATERIAL: METALLIC COLOR: PER COLOR RENDERINGS
6	STUCCO WALLS	MATERIAL: CONCRETE STUCCO COLOR: PER COLOR RENDERINGS	16	STONE VENEER	MATERIAL: EL DORADO LEDGE STONE COLOR: PER COLOR RENDERINGS
7	STUCCO TRIM & MOLDING	MATERIAL: CONCRETE STUCCO COLOR: PER COLOR RENDERINGS			
8	CEMENT SIDING WALLS	MATERIAL: CEMENT SIDING COLOR: PER COLOR RENDERINGS			
9	CEMENT SIDING WALLS	MATERIAL: CEMENT SIDING COLOR: PER COLOR RENDERINGS			
10	CEMENT SIDING WALLS	MATERIAL: CEMENT SIDING COLOR: PER COLOR RENDERINGS			



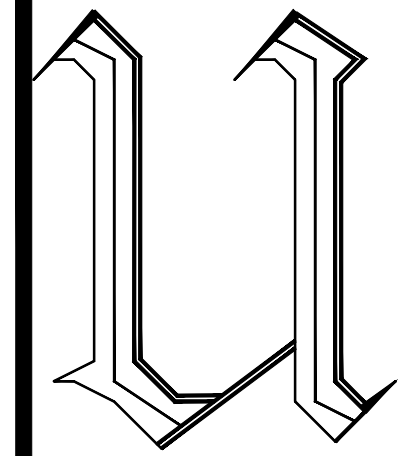
Front Elevation



Rear Elevation

Front & Rear Exterior Elevations

SCALE: 1/4" = 1'-0"



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SACRAMENTO, CA 95835

DATE: 6/1/2019  
SCALE: 1/4" = 1'-0"  
JOB NO: EAGLE MEADOWS  
SHEET

A5.0



EXTERIOR FINISH SCHEDULE			
MATERIAL	DESCRIPTION / COLOR	MATERIAL	DESCRIPTION / COLOR
1	EXTERIOR DOORS	11	VINYL WINDOW
2	MISCELLANEOUS METALS DOWNSPOUT, RAILINGS, VENTS, ETC.	12	VINYL SLIDER
3	ASPHALT SHINGLES	13	48" HIGH METAL RAILING
4	DECORATIVE METAL AWNING	14	DECORATIVE COACH LIGHT
5	STUCCO WALLS	15	ROLL-UP GARAGE DOOR
6	STUCCO WALLS	16	STONE VENEER
7	STUCCO TRIM & MOLDING		
8	CEMENT SIDING WALLS		
9	CEMENT SIDING WALLS		
10	CEMENT SIDING WALLS		



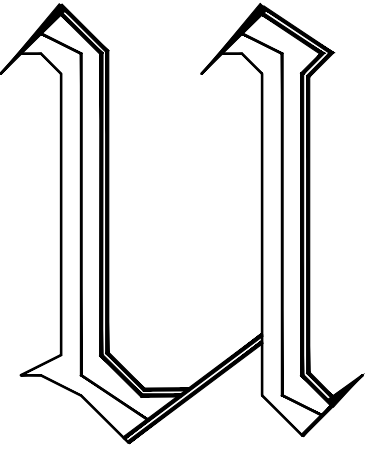
Right Side Elevation



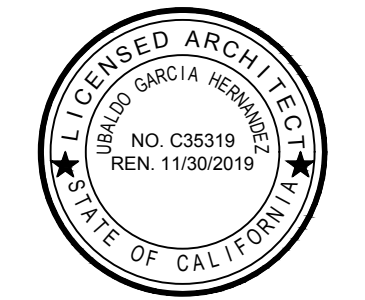
Left Side Elevation

Right & Left Side Exterior Elevations

SCALE: 1/4" = 1'-0"



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SACRAMENTO, CA 95835

DATE: 6/1/2019  
SCALE: 1/4" = 1'-0"  
JOB NO: EAGLE MEADOWS  
SHEET

A5.1



**From:** Ubaldo García  
**Sent:** Monday, January 13, 2020 4:54 PM  
**To:** Jesus Orozco

**Cc:** Brandi Garcia  
**Subject:** RE: PPL 2019-06 VAR 2019-05 Eagle Meadows Apartments

Good afternoon Jesus,

I've been trying to reach you because I wanted to know if it was possible to make a small change to the Eagle Meadows exhibits. After going back and forth with the solar companies, I am finding out that we're going to need to incorporate solar carports on all the apartment projects that we are proposing in order to meet the new 2019 California Energy Code Standards. The solar carports will look like the one shown in the photo below. I know this is not what the planning commission would like to see but, we just don't have enough roof area facing south to meet the requirements. Please let me know if this is too much to ask at this point or if this is something that you can help us with internally after the approval.



Warm Regards,

*Ubaldo Garcia Hernandez*

**Licensed Architect**

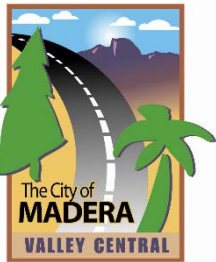
*Villa Di Ubaldo*

**Architecture, Engineering & Development**

**PO Box 925, Madera, CA 93639**

**Phone: (559) 871-5534**

**Email: [villadiubaldo@hotmail.com](mailto:villadiubaldo@hotmail.com)**



## CITY OF MADERA PLANNING COMMISSION

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

### Staff Report: Vallarta Supermarket Alcohol Off Sale General License CUP 2020-01 & Environmental Determination Item #2 – February 11, 2020

---

**PROPOSAL:** An application for a conditional use permit (CUP) to allow for the off-site sale of beer, wine, and liquor as a component of a super market.

---

<b>APPLICANT:</b>	Vallarta Food Enterprises, Inc.	<b>OWNER:</b>	BayKur Madera Partners, Inc
<b>ADDRESS:</b>	1467 Country Club Dr	<b>APN:</b>	003-210-018
<b>APPLICATION:</b>	CUP 2020-01	<b>CEQA:</b>	Categorical Exemption

---

**LOCATION:** Southeast corner of Country Club Drive and West Clark Street (1467 Country Club Drive).

**STREET ACCESS:** Country Club Drive and West Clark Street

**PARCEL SIZE:** 221,847 square feet (5.0929 acres)

**GENERAL PLAN DESIGNATION:** Commercial

**ZONING DISTRICT:** C-1 Light Commercial

---

**SITE CHARACTERISTICS:** The 5.09-acre property is developed with an existing 60,654-square foot commercial building (proposed supermarket) with paved parking and loading dock. Commercially developed properties are located to the west and south, with rural residential to the north and multiple-family residential to the east.

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

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**SUMMARY:** The subject site is developed with a commercial building which was designed for a general merchandising retail store and was used for that purpose (Mervyn's Department Store). However, the building was vacated and has remained vacant for several years. It is now proposed for extensive renovation including exterior façade improvements and interior remodeling to accommodate the facilities and equipment necessary to support the operation of a supermarket including the sale of packaged alcohol products including beer, wine and spirits. The applicant proposes to transfer a State of California Department of Alcoholic Beverage Control (ABC) Type 21 license, which was acquired from an owner

located outside of Madera County. The Type 21 license would allow for the sale of packaged beer, wine and distilled spirits for off-site consumption only.

The City's General Plan Land Use Element map designates the property for C (Commercial) uses and the property is zoned C1 (Light Commercial). Allowed uses specified by the Zoning Ordinance include a range of commercial and retail sales activities including food stores (groceries, fruits, and vegetables), bakeries (retail), meat markets or delicatessens, and restaurants and cafes. Approval of a Use Permit (conditional use permit / CUP) is required for any establishment where liquor is served or sold for consumption on or off the premises.

#### **APPLICABLE CODES AND PROCEDURES**

MMC § 10-3.405(B) Use permit required for establishment where liquor is sold.

MMC § 10-3.802(C)(16) Light Commercial Zone, Use Permit, Liquor Stores.

MMC § 10-3.1301 Use Permits (application, public hearing, appeals et al).

The City's Zoning Ordinance allows for the granting of a use permit by the Planning Commission subject to the Commission being able to make findings that the establishment, maintenance or operation of the use or building will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of the use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.

If the Commission cannot make the appropriate findings, the use should be denied. Conditions may be attached to the approval of the use permit to ensure compatibility. Project design may be altered and on or off-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 property was previously approved for, and used by, a retail sales department store as provided by the property's C-1 Light Commercial Zone District. However, with changing economic conditions for major retail business operators the store was closed and has remained vacant for several years.

#### **ANALYSIS**

##### Operations

The subject property was previously developed for a large single-user commercial retailer with vehicular access to both Country Club Drive (west side) and Clark Street (north side). With the proposed remodeling of the building for supermarket use, the applicant is proposing to make substantial modifications to improve the building's exterior appearance and primary access points on the west side of the building. Major modifications to the building's interior are proposed to accommodate the sale of a full spectrum of items common to larger supermarkets and along with freshly prepared food items, which may be consumed onsite. Vallarta Food Enterprises is also proposing the retail sale of beer, wine and distilled alcohol for off-site consumption, which will necessitate obtaining a Type 21 Off-Sale General License for this site from the California State Department of Alcoholic Beverage Control (ABC).

The applicant's operational statement indicates the store's business hours will be 6:00 a.m. to 11:30 p.m. seven days per week. The customer entrances are located on the west side of the store, while the beer

cooler will be located in the northeast portion of the store. Beer and wine will also be displayed in a center located cold beverage aisle. Beer display cases will total seventy-two (72) feet in length and eighty-nine (89) inches high. A twenty-four (24) foot long, two-sided, wine gondola will display wine. A centrally located liquor aisle will display distilled spirits in secured cases which will total thirty (30) feet in length and seven (7) feet in height. A photo of a prototype display for liquor was provided by the applicant.

#### Site Characteristics

The project site is an approximately 60,000 square foot commercial building located on a developed 5.093-acre commercial shopping center property. The site is developed with substantial onsite parking to accommodate customers and employees with several access drives to the adjacent major streets (Country Club Drive/arterial and West Clark Street/collector). The existing commercial building is located within a large commercial center area which buffers the site from potential sensitive uses. This commercial center area extends to the south with several larger multi-tenant buildings together with smaller satellite commercial buildings. One of the larger commercial spaces located to the south now accommodates a supermarket, which also has an off-sale alcohol permit. A multiple family residential development exists to the east of the subject property with a property line block wall separating the properties.

#### Type 21 License Analysis Background

The use permit application proposes the display and sale of beer, wine and distilled spirits (liquor) for off-site consumption which requires a Type 21 permit issued by the Department of Alcohol Beverage Control. A license has been acquired from an owner located outside of Madera County and an application to transfer to the subject site processed with Department. The Type 21 license is not subject to the moratorium established by the Department effective January 1, 1998, which applies to Type 20 licenses for the sale of beer and wine for off-site consumption. The population of Census Tract 6.04 has been identified to be 5,467 residents and the State ABC staff indicates this allows for a maximum of five (5) Type 21 licenses for the sale of beer, wine and distilled spirits for off-site consumption. There are presently four (4) Type 21 license holders within this tract.

The applicant's operational statement indicates the intention to apply for approval of a transfer of a Type 21 Off-Sale General License to the proposed supermarket. The license was acquired from Alpha Beta Company, DBA Ralphs and the transfer is subject to approval by the California State Department of Alcoholic Beverage Control (ABC) in accordance with applicable laws and regulations administered by that Department. The application further states that the type of license acquired is referred to as a "riot license" by ABC which can be transferred elsewhere in California.

The application site (1467 Country Club Drive) is located within Census Tract No. 6.04 which is the geographic boundary used by ABC to evaluate and regulate the number of alcohol sales establishments. City planning staff has verbally consulted with staff of ABC who stated that this census tract may be allowed five (5) off-sale permits and that four (4) presently exist. The ABC Department staff did not indicate concerns with respect to the issuance of a permit at the subject site. A copy of the Application for Alcoholic Beverage License, which was provided by the applicants representative and is attached, did indicate a previous violation with respect to provisions of the Alcoholic Beverage Control Act. The applicant also provided ABC license application information, which indicated several license-related disciplinary actions including two suspensions. Those actions were not recent and are now closed. Staff has no further information regarding the location or nature of violations which may have occurred at another site.

Previous applications for alcohol sales use permits within Census Tract 6.04 have referenced reported law enforcement incidents related to the use of alcohol. These noted 27 and 20 incidents within two

consecutive years. Madera Police Department representatives have not indicated that notable changes or increases have occurred in these annual rates over the past two years.

#### Other Department and Agency Comments

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

#### **CONSISTENCY WITH THE VISION MADERA 2025 PLAN**

Though approval of the off-site consumption of beer and wine in conjunction with a retail food store are not specifically addressed in the vision or action plans, the overall project does indirectly support **Action 115.2** – *As a component of the General Plan Update, increase retail outlets and promote Shop Madera ...*;

#### **RECOMMENDATION**

The information presented in this report supports conditional approval of the use permit request.

#### **PLANNING COMMISSION ACTION**

The Commission will be taking action regarding Conditional Use Permit 2020-01 to either:

- approve the application with or without conditions
- continue the hearing, or
- deny the applications

Any action by the Commission denying or approving the application is subject to appeal to the City Council within 15 calendar days of the Commission's action.

Motion 1: Move to approve Conditional Use Permit 2020-01, based on and subject to the findings and conditions of approval as listed:

#### Findings

- This project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA) guidelines, Section 15301 (Existing Facilities).
- The sale of alcoholic beverages for off-site consumption is consistent with the purposes of the C (Commercial) General Plan designation and the C1 (Light Commercial) Zone District which provide for the use, subject to the issuance of a conditional use permit.
- The proposed commercial facility will adequately accommodate the proposed display and sale of beer, wine and distilled spirits in a well supervised manner with proper oversight and monitoring by employees of the commercial facility.
- The proposed site is developed in a manner which will accommodate access and vehicle parking of customers wishing to patronize the proposed retail commercial business.
- The applicant proposes to purchase a Type 21 ABC License from another location located outside of Madera County. However, the California Bureau of Alcohol Beverage Control has determined



that the subject property is located within Census Tract 6.04 which can accommodate five (5) Type 21 permits, and whereas presently there are four (4) Type 21 permits, it determined that one additional or fifth permit may be accommodate in accordance with applicable laws and guidelines.

- The proposed use will not conflict with or exacerbate the circumstances which necessitated the Countywide moratorium on Type 20 ABC licenses.
- As conditioned, the establishment, maintenance or operation of the use will not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or general welfare of the city. The use is deemed to be a compatible use that is consistent with the zoning for the site.

### **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 thirty days of the date of approval for this use permit.
2. All conditions of approval shall be the sole financial responsibility of the applicant/owner, except where specified in the conditions of approval listed herein or mandated by statutes.
3. The applicant's failure to utilize this use permit within one year following the date of this approval shall render the conditional use permit null and void unless a written request for extension has been submitted to and approved by the Planning Commission.
4. CUP 2020-01 may be made null and void without any additional public notice or hearing at any time upon both the benefactors of the use permit and owners of the property voluntarily submitting to the City a written request to permanently extinguish the conditional use permit.
5. CUP 2020-01 and previously approved SPR 2019-31 shall be subject to periodic reviews and inspection by the City to determine compliance with the conditions of approval and applicable codes. If at any time, the use is determined by Staff to be in violation of the conditions, Staff may schedule a public hearing before the Planning Commission within 45 days of the violation to revoke the permit or modify the conditions of approval.
6. It shall be the responsibility of the property owner and management to ensure that any required permits, inspections and approvals from any regulatory agency shall be obtained from the concerned agency prior to establishment of the use.
7. Except as noted herein, all on- and off-site improvements shall be made prior to the issuance of a Type 21 Alcoholic Beverage Control license for the retail food store.

## **Building Department**

8. Additional items identified as not complying with current codes and ordinances, which require correction or attention, may be identified. Any item not in conformance with current codes and ordinances shall be corrected prior to final occupancy.

## **Engineering Department**

### General

No requirements.

### **Water**

9. Existing water service connection(s) shall be upgraded to current City standards (if applicable), including an Automatic Meter Reading (AMR) water meter installed within the City's right-of-way or public utility easement and backflow prevention device located within private property.

## **Fire Department**

10. All improvements to the property will require a building permit. Changes to any fire protection system (fire sprinklers, fire alarm and kitchen hood and duct suppression systems), will also require building permits for fire approval
11. Fire access shall comply with the CFC including the updating of fire access roads, signage to identify fire lanes and the placement of a Knox Box.
12. Fire extinguishers shall be provided in accordance with the CFC. A minimum of one 2A10BC rated fire extinguisher is required for each 3,000 square feet or fraction thereof and the travel distance shall not exceed 75 feet from any point in the structure to reach a fire extinguisher.

## **Planning Department**

### General

13. Vandalism and graffiti shall be corrected per the Madera Municipal Code.
14. The applicant shall operate in a manner that does not generate noise, odor, blight or vibration that adversely affects any adjacent properties.
15. The applicant shall comply with all federal, state and local laws. Material violation of any of those laws concerning the use will be cause for revocation of this permit.
16. The property owner, operator and manager shall keep the property clear of all trash, rubbish and debris at all times; and dumping of refuse shall be restricted to the dumpster and refuse containers owned by the property owner.

### Beer, Wine and Distilled Spirits Sales

17. Conditional Use Permit 2020-01 allows for the sale of beer, wine and distilled spirits in association with the operation of a retail food store. This entitlement requires a Type 21 Alcohol Beverage

- Control license to be obtained from another entity located outside of Madera County and approval of transfer by the State of California Department of Alcoholic Beverage Control.
18. The display and sale of beer, wine and distilled spirits shall be in accordance with the application operational statement submitted with Use Permit No. 2020-01.
  19. In accordance application documents the display space dedicated for the sale of beer, wine and distilled spirits shall be limited to the areas, size and characteristics of display described in the applicant's operational statement attached hereto and incorporated by reference. Additional lineal feet and/or future cooler or shelf storage may require amendment to Conditional Use Permit 2020-019.
    - The sale of beer and malt beverages shall be in quantities of no less than a factory six-pack.
    - The sale of wine shall be in containers of at least seven-hundred fifty (750) milliliters (ml).
    - Wine coolers, whether made from wine or malt products, shall not be sold in quantities of less than factory packs of four.
    - Beer shall be displayed in not more the seven (7) beer cases totaling not more than 72 feet in length and 89 inches high pursuant to applicant's operational statement.
    - Wine shall be displayed in shelving provided by a two-sided 24-foot wine gondola (24x2=48 feet total) pursuant to operational statement.
    - Distilled spirits shall be displayed in 10 lockable glass front liquor cases totaling 30 feet in length and seven feet in height in accordance with applicant's operational statement and supplemental information.
  20. Signage shall be installed per the approval of the Police Department informing patrons that no alcoholic beverages are to be consumed on the premises.
  21. Signage shall be installed per the approval of the Police Department informing patrons that no loitering shall be allowed on the premises.
  22. No outdoor consumption of alcoholic beverages shall be allowed.
  23. No sale or distribution of alcoholic beverages shall be made from a drive-up or walk-up window.
  24. The applicant shall implement an alcohol sales training program to train all employees regarding the responsible retailing of alcoholic beverages.
  25. The sale of alcoholic beverages shall be restricted to off-site consumption only. If the sale of alcoholic beverages for on-site consumption is proposed in the future, amendment to Conditional Use Permit 2020-01 shall be required.
  26. There shall be no allowance for the outdoor display and/or storage of goods, merchandise and/or materials without approval of a separate conditional use permit granted by the Planning Commission.
  27. There shall be no allowance for the sale of tobacco without approval of a separate conditional use permit granted by the Planning Commission.

#### Landscaping

28. The property owner shall maintain all landscaping in a healthy and well-manicured appearance. This includes, but is not limited to, ensuring properly operating irrigation equipment at all times, trimming and pruning of trees and shrubs, and replacing dead or unhealthy vegetation with drought-tolerant plantings.

#### Signage

29. All signage shall be in compliance with Master Sign Permit Criteria of the unified shopping center at all times. All signage is required to have an approved Sign Permit issued by the Planning Department per MMC § 10-6.
30. No alcoholic beverage sales related signs shall be displayed such that they can be visible from the exterior of the business.

**(OR)**

Motion 2: Move to continue the public hearing on CUP 2020-01 to the March 10, 2020 Planning Commission hearing, for the following reasons: (specify)

**(OR)**

Motion 3: Move to deny the application for CUP 2020-01, based on the following findings: (specify)

#### **ATTACHMENTS**

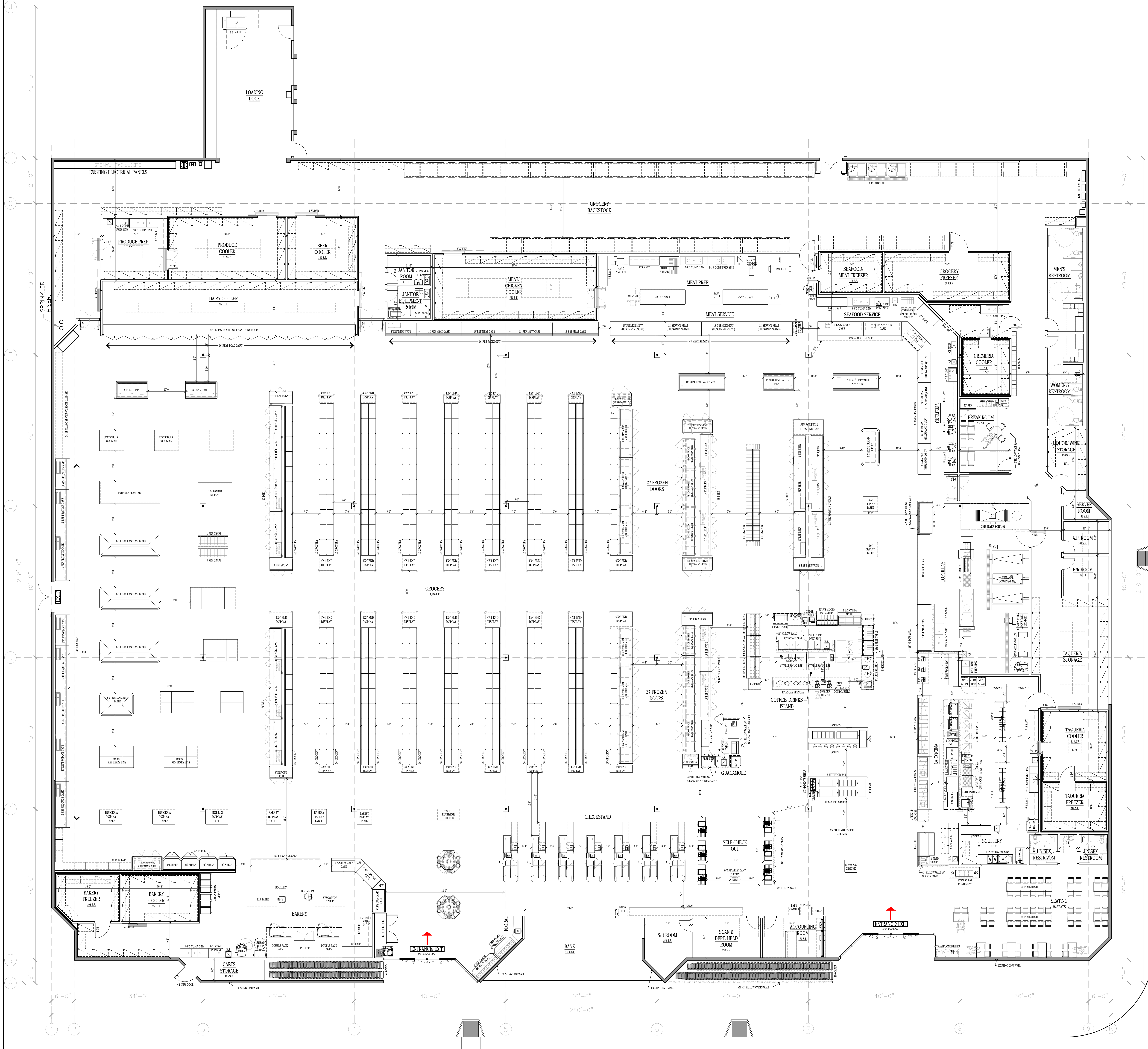
1. Aerial Photo
2. Floor Plan
3. Operational Statement (3 pages)
4. ABC License Notice and Application Information (2 pages)
5. List of Alcohol Sales Licenses Issued by County (2 pages)
6. List and Map – DUI/Alcohol Related Incidents (3 pages)

Attachment 1: Aerial Photo



## **Attachment 2: Floor Plan**





SQUARE FOOTAGE	
GROUND	±50,730 S.F.
MEZZANINE	
TOTAL	

ISSUE	DATE
△ Prelim	09-16-19
△ Rev. BOH	10-03-19
△ BOH Rev	10-28-19
△ Iso, BOH Rev	11-08-19
△ Rev	11-18-19

LINEAR FT.	CATEGORY
GROCERY	
1216'	TOTAL GROCERY (endcaps not included)
76'	DELI CASES
57'	GROCERY FREEZER DOORS
34'	SPICES
DAIRY	
66'	DAIRY (FRONT LOAD)
PRODUCE	
88'	PRODUCE WETRACKS (HIGH REF)
MEAT	
48'	F/S MEAT
56'	MEAT PREPACK
20'	MEAT DUAL TEMP
3'	MEAT FROZEN DOOR
SEAFOOD	
22'	F/S SEAFOOD
6'	CENICHE
12'	SEAFOOD DUAL TEMP
2'	SEAFOOD FROZEN DOOR
CREMERIA	
32'	CREMERIA CASES
10'	CHEESE ISLAND DISPLAY
24'	SLICED DELI & CHEESE CASES
TORTILLERIA	
18'	TORTILLAS
12'	REF MASSA CASE
6'	PREP TABLE
DULCERIA	
27'	DULCERIA
COCINA	
8'	REGISTER COUNTER
16'	HENNY PENNY
14'	STEAM CASES
6'	SUSHI
16'	COLD FOOD BAR
16'	FOOD BAR (TAMALES, SOUPS, WINGS)
24'	GRAB & GO REF
4'	GUACAMOLE PREP TABLE
ISLA	
10'	REF FRUIT/VEGGIES
4'	JUICE STATION
11'	AGUAS FRESCAS
	CHAMPURRADOS
121.89'	F/S ICE CREAM W/ DOORS
5'	REGISTER COUNTER
5'	CORN
WINE	
48'	LOW WINE
64'	BEER
BAKERY	
18'	S/S LOW CAKE CASE
18'	F/S CAKE CASE
106 SHELF	PAN DULCE
3 DOOR	FROZEN CASE
FLORAL	
14'	REF FLORAL

VALLARTA SUPERMARKETS  
1467 Country Club Drive  
Madera, CA

0 1 2 3 4 5 6 7 8 9 10  
Date 08-12-19

SUBMITTALS:

Sheet Title  
PRELIMINARY  
FIXTURE PLAN

Sheet Number

F-1  
1/8" = 1'-0"



### **Attachment 3: Operational Statement**



**1. Nature of the operation – What do you propose to do? PLEASE DESCRIBE IN DETAIL:**

- a. Vallarta Supermarkets plans on operating a full-service grocery store. Like any supermarket, we will have cashier lines for check out and purchasable goods in certain departments (i.e. deli, hot foods, Agua Frescas, meat department, fish department). Our service departments will include: Full and self-service meat department, seafood department, bakery department, tortilla department, hot food and to go food department, deli, produce, Agua Fresca/Drinks department, Cremeria department, health and beauty care, alcohol beverage department (off-sale only) and specialty foods from Mexico, Central America, and South America. Each department caters to specific needs of our cliental. We currently own 50 stores throughout California that all operate in the same fashion as this proposed location. Vallarta Supermarkets will offer a wide variety of Latin foods and products which could only be found at its store: meat cut to order Latin style (ranchera, diesmillo, lomo de res), spices, hot foods ready to eat, sweet breads made daily, and fresh produce in addition to everything else you would expect from a traditional grocery store. We want to be able to provide our Latin American products to the Madera area and its citizens.

**2. What products will be produced by the operation?**

- a. Full- and Self-Service Meat (Carniceria) - Wide variety of beef, pork and chicken
- b. Seafood
- c. Freshly made Tortillas (Tortilleria)
- d. Mexican Kitchen (Taqueria) - Hot Foods with in-store dining area
- e. Bakery (Panaderia)
- f. La Isla (The Island) - Aguas Frescas/Drinks, Ice Cream. Juice Bar/Jugos Frescos/Atoles y Champurrados
- g. Cremeria (Salsas, yogurts, Latin style cheeses, store prepared "chorizo") Sliced deli meats
- h. Deli
- i. Produce
- j. Health & Beauty Care and General Merchandise
- k. Grocery
- l. Specialty foods from Mexico, Central & South America

**3. What is the existing use of your property?**

- a. The location used to be a Mervyn's department store.

**4. What is the surrounding land uses on the North, South, East and West?**

- a. North: 5-6 homes, open land, tractor supply company
- b. South: Residents (Sherwood Pointe Apartments, Country Club Apartments), Department stores (99 cents store, DD's Discounts, Save mart, CVS), retail businesses (Barbershop, O'Reilly auto parts) Wells Fargo Bank, restaurants (Burger King, Jack in the Box, Country Waffles, Carl's Jr.)
- c. East: Residents (Arbor point Apartments), Churches (Pentecostal Church of God, Bethel Southern Baptist Church).
- d. West: Madera Chevrolet, Madera Toyota, Mann's #2, AutoZone, Madera Kidney Center, The Madera Marketplace, Home Depot, residents.

**5. List the hours of operation:**

- a. 7 days a week 6:00am-11:30pm

- 6. Number of Customers or Visitors per day: Maximum per Day: During what hours will customers visit your property?**
- 2700
  - 3000
  - 6:00am-11:30pm
- 7. Number of current employees: Future employees: Will any live on site?**
- 200
  - 250 (including the current 200 employees)
  - NO
- 8. Are any goods to be sold on site? If yes, are these goods grown or produced on site or at some other location? Describe products being offered for sale:**
- Yes
  - Other location
  - Tortillas, baked goods, meat, fish, poultry, produce (vegetables and fruits), juice, hot foods, deli items
- 9. Number and type of service or delivery vehicles:**
- The store will not be doing deliveries.
  - We receive deliveries from our vendors, the vehicles used to deliver our products to us are vans, box trucks, and 18-wheel trucks. Deliveries are daily.
- 10. What equipment is used? If appropriate, provide pictures or a brochure.**
- n/a
- 11. Will the operation or equipment used generate noise above existing levels in the area? YES / NO**
- NO
- 12. Describe the supplies or materials used and how they will be stored:**
- Supplies:
    - Push carts will be locked and stored at the front entrance.
    - Shelves, plastic bags, paper bags, display cases, containers, shopping baskets, display lighting, serving spoons and forks, utensils, bread baskets, hot food trays, food warmers, take out containers, freezers, fridges, and ovens, these items will be stored inside the store and the store will be locked during non-business hours.
- 13. Will hazardous materials or waste be produced as part of this business?**
- NO
- 14. Will the existing buildings be used, or will a new building be constructed?**
- The existing building will be used.
- 15. Explain which building(s) or what portion of the building(s) will be used in your operation (floorplan attached):**
- Southwest: Scullery, public bathrooms, dining area, entrance/exit
  - South: Tortillas, H/R room, server room, Taqueria storage, taqueria cooler/freezer
  - West: Entrance/exit, floral department, bank, check stands
  - South East: Employee bathrooms, Cremeria Cooler, Break Room, Lockers, Liquor and wine storage
  - East: Janitor room, equipment room, Meat and Poultry Cooler, meat and poultry case, Butcher
  - North West: Bakery
  - North East: Produce prep, produce cooler, beer cooler, dairy cooler
  - North: Dry and wet Produce

- i. Center: Grocery aisles for packaged items, coffee/island drinks, hot food bar, cold food bar, Frozen aisle, cold beverage aisle (beer and wine), liquor aisle

**16. Please include any other information that will provide a clear understanding of your business or operation:**

- a. This is a full-service supermarket that will have alcohol sales for retail only. We are procuring the type 21 Off Sale General License from Alpha Beta Company, DBA Ralphs. The license number is 21-62904 (attached) and this license is coming from 11922 S Vermont Ave. Los Angeles CA 90044. We are purchasing the license for a value of \$106,000.00 and have prepared the necessary ABC application (attached) to file with the local ABC office. This license is known by the Alcohol Beverage Control (ABC) as a "riot license". These "riot licenses" have the authority from Alcohol Beverage Control to be transferred anywhere in the state of California. This can and has been confirmed and approved by the Alcohol Beverage Control. The type of license we are purchasing is known as a type 21 Off Sale General license which allows the sale of full liquor (beer, wine and spirits) for off sale retail only; there will be no on-site consumption of alcohol at our supermarket.

Our beer and wine will be stored in shelves on the south east portion of the supermarket. The shelving dimensions for the beer is 7 Beer cases for a total of 72 feet that are 89 inches high. Shelves in the cases are 48 inches x 24 inches. (4-12-foot cases and 3-8-foot cases). The dimensions for the wine shelving are a two-sided wine gondola which is 24' x s totaling 48 feet.

The liquor is situated in between both entrances/exits on the south part of the supermarket. The liquor is adjacent to the managers desk. The shelving for the liquor is 10- Hard liquor cases for a total of 30 feet long that are 7 feet high. (10-3-foot Cases with locks).

**Attachment 4:**  
**ABC License Notice and Application Information**

**APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE(S)**

ABC 211 (6/99)

**TO:** Department of Alcoholic Beverage Control  
1330 B EAST SHAW AVE  
FRESNO, CA 93710-7902  
(559) 225-6334

File Number: **614011**  
Receipt Number: **2619602**  
Geographical Code: **2002**  
Copies Mailed Date: **January 3, 2020**  
Issued Date: **240244**

**RECEIVED**  
**JAN 08 2020**  
**CITY PLANNING DEPARTMENT**

**DISTRICT SERVING LOCATION: FRESNO****First Owner: VALLARTA FOOD ENTERPRISES INC****Name of Business: VALLARTA SUPERMARKETS****Location of Business: 1467 COUNTRY CLUB DR  
MADERA, CA 93638-1553****County: MADERA****Is Premises inside city limits? Yes****Census Tract: 0006.04****Mailing Address:(If different  
from  
premises address) 12881 BRADLEY AVE  
SYLMAR, CA 91342-3828****Type of license(s): 21****Dropping Partner: Yes ☐ No ☒****Transferor's license/name: 62904 / ALPHA BETA COMPANY**

<u>License Type</u>	<u>Transaction Type</u>	<u>Master</u>	<u>Secondary LT And Count</u>			
21 - Off-Sale General	PER/PRM	Y				
<u>License Type</u>	<u>Transaction Description</u>	<u>Fee Code</u>	<u>Dup</u>	<u>Date</u>	<u>Fee</u>	
Application Fee <b>24070.2</b>	DBL TRF: PREMISES AND PERSON	NA	0	01/03/20	\$1,250.00	
21 - Off-Sale General	ANNUAL FEE	NA	0	01/03/20	\$814.00	
<b>Total</b>					<b>\$2,064.00</b>	

**Have you ever been convicted of a felony? No****Have you ever violated any provisions of the Alcoholic Beverage Control Act, or regulations of the  
Department pertaining to the Act? Yes****STATE OF CALIFORNIA County of MADERA****Date: January 3, 2020****Applicant Name(s)****VALLARTA FOOD ENTERPRISES INC**

Department of Alcoholic Beverage Control  
**APPLICATION QUESTIONNAIRE**

State of California  
Gavin Newsom, Governor

*Please read instructions, which includes Privacy Notice, before completing form.*

1. APPLICANT'S NAME(S) (If an individual, first name, middle name, last name. Name of entity if corporation, limited partnership or limited liability company.)

**VALLARTA FOOD ENTERPRISES, INC.**

P-12 LICENSEE  
☒ Yes ☐ No  
(If yes, complete form ABC-811)

2. LICENSE TYPE(S) (Check appropriate items)

☐ 20 Off-Sale Beer & Wine  
☒ 21 Off-Sale General  
☐ 40 On-Sale Beer  
☐ 41 On-Sale Beer & Wine Eating Place  
☐ 42 On-Sale Beer & Wine Public Premises  
☐ 47 On-Sale General Eating Place  
☐ 48 On-Sale General Public Premises  
☐ Other

3. TRANSACTION TYPE (Check appropriate item)

☐ Original (New)  
☒ Person-to-Person Transfer (check appropriate section):  
☐ Section 24071 (Surviving spouse, corporations, fiduciaries, etc.)  
☐ Section 24071.1 (Corporate Stock/Limited Partnership)  
☐ Section 24071.2 (Limited Liability Company)  
☒ Premises-to-Premises Transfer  
☐ Exchange  
☐ Other

4. TEMPORARY PERMIT REQUESTED (Person-to-Person transfers only)

☐ Yes ☒ No

5. PREMISES ADDRESS (Where license to be issued) (Street number and name, city, zip code)

**1467 COUNTRY CLUB DR., MADERA, CA. 93638**

County

**LOS ANGELES**

6. PREMISES TELEPHONE NUMBER

( ) TO FOLLOW

7. PREMISES ARE INSIDE CITY LIMITS

☒ Yes ☐ No

8. BUSINESS NAME (DBA) YOU WILL USE

**VALLARTA SUPERMARKETS**

9. BUSINESS MAILING ADDRESS (Street number and name, city, state, zip code)

**12881 BRADLEY AVE., SYLMAR, CA. 91342**

10. MAILING ADDRESS

☒ Permanent ☐ Temporary

11. ABC LICENSE COST (Item #33e on reverse)

12. SUBTOTAL (Item #33f on reverse)

13. HAS THE APPLICANT(S) EVER BEEN  
CONVICTED OF A FELONY?

☐ Yes ☒ No

14. HAS THE APPLICANT(S) EVER VIOLATED ANY OF THE PROVISIONS OF THE ALCOHOLIC BEVERAGE CONTROL ACT OR REGULATIONS  
OF THE DEPARTMENT PERTAINING TO THE ACT?

☒ Yes ☐ No

15. IF YES TO ITEM 13 OR 14, PLEASE EXPLAIN

**P-12 APPLICANT; VIOLATIONS ON RECORD IN BASE FILE**

16. TRANSFEROR'S NAME (If an individual, last, first, middle. Name of entity if corporation, limited partnership or limited liability company)

**ALPHA BETA COMPANY**

17. ABC LICENSE NUMBER

**21-62904**

18. TRANSFEROR'S PREMISES ADDRESS (Where license is now issued) (Street number and name, city, zip code)

**11922 S. VERMONT AVENUE, LOS ANGELES, CA. 90044**

19. PREMISES UNDER CONSTRUCTION

☒ Yes ☐ No

IF YES, LIST ESTIMATED COMPLETION DATE

20. FRANCHISE

☐ Yes ☒ No

21. NAME OF PERSON WE MAY CONTACT (For the applicant)

22. TITLE OF CONTACT PERSON

**CONSULTANT**

23. CONTACT TELEPHONE NUMBER

24. CONTACT E-MAIL ADDRESS

25. PREMISES IS CURRENTLY LICENSED

☐ Yes ☒ No

IF YES, TYPE OF LICENSE

26. CURRENT LICENSE IS OPERATING

☐ Yes ☐ No

IF NO, DATE CLOSED

**FINANCIAL INFORMATION**

27. ESCROW COMPANY'S NAME

**ABC ESCROW**

ESCROW COMPANY'S ADDRESS

**2222 DAMON STREET, LOS ANGELES, CA. 90021**

TELEPHONE NUMBER

**( 800 ) 222-5777**

28. BOOKKEEPER/ACCOUNTANT'S NAME

**IN HOUSE**

BOOKKEEPER/ACCOUNTANT'S ADDRESS

**12881 Bradley Ave., Sylmar, CA 91342**

TELEPHONE NUMBER

**( 818 ) 898-0088**

29. LANDLORD'S NAME

LANDLORD'S ADDRESS

TELEPHONE NUMBER

30. MONTHLY RENT

31. LEASE EXPIRATION DATE

**5/31/40**

32. INDICATE WHETHER LEASE OR RENTAL AGREEMENT INCLUDES FURNITURE OR FIXTURES

☐ All ☐ Some ☒ None

**Attachment 5:**  
**List of Alcohol License Sales by County**

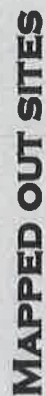
\* DUPLICATE LICENSE

Area	20	21	40	41	42	43	44	45	47	47*	48	48*	49	50	51	52	53	54	55	56	57	57*
ALAMEDA	468	561	19	1323	56				646	53	151	13		2	29		1	8	1		6	
ALPINE	4	3		7					9	2			1		1							
AMADOR	35	16	3	48	8				32	2	5		1		1	1						
BUTTE	125	90	12	158	10				87	8	24	4			11	1						
CALAVERAS	32	19	1	60	3				23	3	6				3	3						
COLUSA	18	16	3	16	3				10	1	4				2							
CONTRA COSTA	310	334	10	664	41			1	392	28	59	1			24	3		1			7	1
DEL NORTE	18	15		26	1				16	1	4				1	2						
EL DORADO	90	74	7	222	13			1	83	14	11				8	4		5			1	
FRESNO	523	392	43	444	24				295	17	62	5	2		15	2					1	
GLENN	18	16	4	18	1				10	1	3				4							
HUMBOLDT	86	73	10	166	6				60	5	29	3			6	4		1			1	
IMPERIAL	86	71	7	67	8				40	5	10				7	3					3	
INYO	21	16	2	31					18	2	4		1		1	2					1	
KERN	466	355	22	395	26				303	17	61	4		1	21	15					2	
KINGS	70	60	4	51	6				27	1	9				3						1	
LAKE	60	27		50	4				37	3	6		1		7	1		1				
LASSEN	20	19		11	1				10	1	3	1			1	2						
LOS ANGELES	2866	3432	218	5211	302		10	2	3450	389	528	51		15	125	69	1	42	8	7	53	7
MADERA	88	63	6	65	7				40	3	10				3	2						
MARIN	124	105	5	315	25				128	7	18	1		2	18			7			4	
MARIPOSA	15	9	1	24	2				9	1	1					1						
MENDOCINO	112	53	2	146	10				47	3	18	1			2		1					
MERCED	131	109	4	118	4				51	3	22			1	6	3					1	
MODOC	7	15	2	12					8		3				1	1						
MONO	29	16	2	45	1				46	7			2									
MONTEREY	262	171	15	398	41			5	220	22	13	2		2	14	7					3	2
NAPA	676	56	6	133	30				88	19	6				4	1	1				1	
NEVADA	52	39	2	118	11				45	2	9	1	1		9	2					1	2
ORANGE	852	1034	32	2126	104		8	15	1376	122	149	10		1	34	10		29	1		27	8
PLACER	139	153	12	387	27				172	18	17	1		1	8	2		1			6	1
PLUMAS	25	26	3	40	2				29	1	9		1		4						1	
RIVERSIDE	706	678	44	961	50				842	108	71	12		1	50	24			1		23	6
SACRAMENTO	448	513	35	982	33				577	45	86	5			22	9		2	1		5	
SAN BENITO	22	23		42	6				19	3	4			1		2						
SAN BERNARDINO	721	798	35	838	39			1	620	40	102	4		1	39	30		2	1		4	1
SAN DIEGO	935	1128	27	2144	123		11	17	1367	186	209	17		2	41	34		26	2	6	20	4
SAN FRANCISCO	173	592	21	1706	71			2	712	111	339	47		5	23	1		47		2	9	1
SAN JOAQUIN	326	292	18	365	24				213	7	48	1		1	25	6					4	2
SAN LUIS OBISPO	212	112	6	466	38				131	12	18				13	5		4			2	
SAN MATEO	230	245	11	767	35				353	20	54	3		2	36	3		2	4		5	
SANTA BARBARA	268	181	19	464	42		1	3	198	29	36	6		2	18	5		4			5	1
SANTA CLARA	417	582	28	1480	45				850	55	102	8	1	2	37	4					9	
SANTA CRUZ	139	99	10	272	12			4	126	7	22	1		1	5	3		1			2	
SHASTA	124	75	11	129	10				71	2	19	2	1		7	5					1	
SIERRA	4	6		9	1				5		3		2									
SISKIYOU	33	43	5	47	1				31	1	11				4	1					1	
SOLANO	154	160	5	232	9				120	7	39	1		1	15	4						
SONOMA	587	202	11	586	29	7			215	37	42	1			10	2					5	1
STANISLAUS	274	221	23	289	20				168	2	46	3		1	9	4	1					
SUTTER	58	39	3	54					39	1	6				1							
TEHAMA	50	25	2	37	5				21	4	6				2	1					2	
TRINITY	25	7	3	19	3				10	1	4		3		1							
TULARE	274	188	20	192	10				126	6	16			1	7	2					5	
TUOLUMNE	41	26	2	61	6				31	5	9		1		3	1						
VENTURA	282	331	17	479	35		2	5	358	23	33	1			21	5	1	9			8	5
YOLO	94	82	6	158	7	1			78	8	9				6	4		3			1	
YUBA	40	33	3	34	2				13	3	12				4	1					1	
Grand Total	14465	14119	822	25708	1433	8	32	56	15101	1484	2600	210	18	46	772	297	6	195	19	15	232	42



59	60	61	62	63	64	67	69	70	71	72	75	76	78	80	83	85	86	87	Total
			2	6		1	14									7	33		3400
						2								1					27
					2	1		2									7		155
					2									1		1			542
																			157
																			73
					3			2								6	25		1912
											1						1		86
	1					2		3			3			5		3	6		556
			1		2		9			1						3	15		1856
																			75
	1				2			2						5		1	2		463
				1				1									2		311
2																	1		102
	2	1						5						1			26		1723
																	1		233
1						2								1					201
																			69
		8	5	6	11	2	3	42		14				3	1	32	182		17095
x	1				1	1		1									2		293
				1	4	5		4			2				1	9	24		809
								1									1		65
1					2	10		2			1			2		1	2		416
		1			2			1			1						2		460
																			49
3	2					3											1		157
				3		9		7						2		1	6		1205
					1	31		8	1	27			1	4	1	18	12		1125
1					2			5			1			1			2		306
1	6			3	6			33			5			1		12	94		6099
1				2	4	2		5			21					4	23		1007
2	2										1								146
				1	1	5	1	22			2			6		2	56		3673
1	1			1	4			12			2			4		8	40		2836
					1									1					124
				1	2			19			1			1		4	20		3324
				1	12	4		41			17	1		3	1	14	162		6555
				3	3	14	1	13	5		19					16	34	7	3977
				2	1			6						1		2	9		1353
3	1				1	6		24			8			12		5	10		1089
				5	4	3		13						1	1	8	29		1834
				2	5	8		13			3			2		5	22		1342
				3	2		2	18			6				1	6	41		3699
					2	5		1						1			6		719
				1	2	1		4						1			6		472
																			30
1						2											1		182
					3			4								2	8		764
2				1	4	19		7		19				4	1	16	21		1829
					3			3									11		1078
								1									3		205
								1									1		157
1																			77
		1			2		1	2									4		857
					1	1											2		190
					1	1		5								4	15		1642
					1	1		1	2							1	8		471
																	1		147
20	17	11	8	42	112	130	9	358	5	1	155	1	1	64	7	191	980	7	79799

**Attachment 6:**  
**DUI and Alcohol Related Incidents**



## DUI/ DISORDERLY CONDUCT -ALCOHOL RELATED INCIDENTS

01/01/2018 - 12/31/2019





# DUI/ DISORDERLY CONDUCT -ALCOHOL RELATED INCIDENTS

01/01/2018 - 12/31/2019

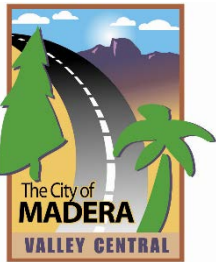
CRIME TYPE	DATE	TIME	ADDRESS OF CRIME	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	1/13/2018	23:48	1124 Davis St	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	2/7/2018	16:08	703 Sherwood Wy	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	2/13/2018	15:13	1475 Country Club Dr	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	2/16/2018	20:28	317 Cleveland Av W	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	3/15/2018	15:16	1311 Country Club Dr	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	3/30/2018	22:20	712 Green Wy	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	4/1/2018	23:42	317 Cleveland Av W	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	4/2/2018	16:49	808 Sherwood Wy	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	4/23/2018	19:10	712 Green Wy	Madera, CA
Dui Alcohol/008 Percent	4/24/2018	17:04	1129 Sonora St	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	5/24/2018	23:30	813 James Wy	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	5/28/2018	0:02	1110 Dellavalle Av	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	7/14/2018	20:09	1305 Country Club Dr	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	7/21/2018	13:03	408 Cleveland Av E	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	7/29/2018	15:55	500 Ashlan Wy	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	8/10/2018	20:01	1334 Lucia Wy	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	8/11/2018	21:41	1333 Country Club Dr	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	8/27/2018	21:01	1100 Nebraska Av	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	9/17/2018	20:25	703 Sherwood Wy	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	9/21/2018	4:35	1300 Country Club Dr	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	9/25/2018	19:46	1128 Owens St	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	10/7/2018	0:07	1327 D St N	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	10/7/2018	17:13	1124 Owens St	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	10/20/2018	17:44	408 Cleveland Av E	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	10/21/2018	13:53	408 Cleveland Av E	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	10/27/2018	19:22	1108 D St N	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	12/11/2018	19:11	1100 D St N	Madera, CA



# DUI/ DISORDERLY CONDUCT-ALCOHOL RELATED INCIDENTS

01/01/2018 - 12/31/2019

CRIME TYPE	DATE	TIME	ADDRESS OF CRIME	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	1/6/2018	20:19	1565 Country Club Dr	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	12/24/2018	14:49	1305 Country Club Dr	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	12/30/2018	17:56	408 Cleveland Av E	Madera, CA
Dui Alcohol/008 Percent	1/5/2019	1:16	1103 Country Club Dr	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	1/20/2019	16:13	1467 Country Club Dr	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	2/3/2019	23:49	338 Sherwood Way W	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	2/6/2019	19:34	1100 D St N	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	2/9/2019	10:28	408 Cleveland Av E	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	2/10/2019	2:51	1225 D St N	Madera, CA
Dui Alcohol/008 Percent	3/18/2019	15:28	1125 Owens St	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	4/9/2019	20:50	1143 Country Club Dr	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	4/10/2019	18:48	120 Adell St W	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	4/30/2019	23:21	717 Green Wy	Madera, CA
Dui Alcohol/008 Percent	5/12/2019	0:45	1117 D St N	Madera, CA
Dui Alcohol/008 Percent	6/20/2019	19:55	1144 Country Club Dr	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	6/27/2019	15:26	1130 Country Club Dr	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	7/15/2019	11:01	408 Cleveland Av E	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	7/28/2019	6:18	1143 Country Club Dr	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	8/19/2019	16:52	1103 Country Club Dr	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	9/16/2019	2:43	1125 Toronado Dr	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	10/3/2019	14:33	338 Sherwood Way W	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	11/8/2019	20:33	1149 Country Club Dr	Madera, CA
Dui Alcohol/008 Percent	11/15/2019	23:25	1305 Country Club Dr	Madera, CA
Disorderly Conduct:intox Drug With Alcohol	12/16/2019	21:32	716 Green Wy	Madera, CA



## CITY OF MADERA PLANNING COMMISSION

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

### Staff Report: Rancho Santa Fe (KB Homes) PPL 2020-01 & Environmental Determination Item # 3 – February 11, 2020

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**PROPOSAL:** Consideration of a request for a precise plan (PPL) that will allow for the development of seven floor plans on a 182-lot single family subdivision.

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<b>APPLICANT:</b>	KB Homes (Zach Gomes)	<b>OWNER:</b>	BP Investments LLC
<b>ADDRESS:</b>	No Address Currently Assigned	<b>APN:</b>	006-380-027 & 028
<b>APPLICATION:</b>	PPL 2019-05 & VAR 2019-04	<b>CEQA:</b>	Negative Declaration

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**LOCATION:** The project site is located approximately 2,000 feet west of the intersection of North Westberry Boulevard and West Cleveland Avenue.

**STREET ACCESS:** Homes will be accessed via nine (9) newly created streets that will provide direct access to West Cleveland Avenue, a future subdivision to the east, the Melanie Meadows subdivision to the south and a future collector street to the west.

**PARCEL SIZE:** The project site currently consists of two (2) parcels encompassing approximately 39.33 acres. Once the associate subdivision map is finalized, parcel sizes will range from 4,250 to 13,778 square feet, with the average lot size being 6,350 square feet.

**GENERAL PLAN DESIGNATION:** LD (Low Density)

**ZONING DISTRICT:** PD-6000 (Planned Development)

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**SITE CHARACTERISTICS:** The project site is generally surrounded by vacant land. Adjacent land to the east and south is zoned for low-density residential, land to the north is zoned for industrial and open space, and the land to the west is outside the current City limits.

**ENVIRONMENTAL REVIEW:** A negative declaration was certified by the Planning Commission (Commission) for the Rancho Santa Fe Subdivision on November 13, 2018. The precise plan is consistent with the development anticipated within the adopted negative declaration.

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**SUMMARY:** The precise plan will include seven floor plans with three different elevations (Craftsman, French Cottage, Tuscan) for each floor plan. The proposed models provide for garage subordinate designs and varying exterior architecture. Homes on lots with street-side yards will have side elevations consistent with the front elevation. Cumulatively, the precise plan conditions of approval provide for conformance with the goals and policies of the General Plan. Staff is supportive of an approval of the precise plan.

## APPLICABLE CODES AND PROCEDURES

MMC § 10-3-4.101 Planned Development Zones

MMC § 10-3.4.104, Precise Plan

California Public Resources Code §21000, California Environmental Quality Act

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

The City's Zoning Ordinance allows for the granting of a precise plan by the Commission subject to the Commission being able to make findings that the establishment, maintenance or operation of the development will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of the development, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

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

## PRIOR ACTION

The project site was rezoned from a PD-8000 (Planned Development) to a PD-6000 (Planned Development) zone district as part of Rezone 2018-02 in conjunction with Tentative Subdivision Map (TSM) 2018-04 on November 13, 2018. A subsequent amendment to the tentative map was approved on October 24, 2019.

## ANALYSIS

### Precise Plan

The applicant is requesting approval of seven floor plans for construction on the 182-lot single-family subdivision. Floor areas will range between 1,384 square feet and 2,148 square feet with three elevational options for each floor plan (see Attachment 5). The proposed models are as follows:

FLOOR PLAN	BED/BATH	GARAGE	BUILDABLE LOTS
1,384 SQ. FT.	3 bed/2 bath	Subordinate	100%
1,449 SQ. FT.	3 bed/2 bath	Dominant	±95%
1,557 SQ. FT.	3 bed/2 bath	Subordinate	±95%
1,773 SQ. FT.	4 bed/2 bath	Neutral	±55%
1,860 SQ. FT.	4 bed/2 bath	Subordinate	±55%
1,996 SQ. FT.	4 bed/2 bath	Subordinate	±55%
2,148 SQ. FT.	3 bed/2 bath	Subordinate	±55%



### Model Elevations

Each floor model will be offered in a Craftsman, French Cottage, and Tuscan elevation style. Each of the elevation styles incorporates distinct architectural treatments, roofing materials and varied roof lines as to differentiate amongst the individual architectural styles. All floor models will include a two-car garage and a front porch which is “encouraged” features as stated in General Plan policy CD-35. In addition, models will include varied architectural treatments including stone, rock and brick wainscoting, wall sconces, varying window shutters, decorative gables and hatched window treatments. The developer is proposing concrete tile roofing with natural material designs. All floor plans will include an option rear yard patio and some of the floor plans will include a front courtyard as an optional feature.

Architectural quality is generally consistent with the General Plan’s goals and policies. However, it is recommended that the following floor plans and elevations include additional architectural features as to cumulatively produce the highest architectural design and enhance visual interest to the streetscape.

FLOOR PLAN	ELEVATION	RECOMMENDATION
1449	Tuscan	half arch window shutters
1773	Craftsman	brick wainscoting on living space façade
1996	Craftsman	brick wainscoting on living space façade
2148	Craftsman	brick wainscoting on living space façade

Floor plan 1449, Tuscan elevation is a 16-foot garage dominant model with the garage door being the focal point. The recommended window shutters will add visual attention to the living space and detract attention from the floor plans dominant feature creating a balanced appearance.

Floor Plan 1773, Craftsman elevation is a garage neutral model with the garage door the front porch being the focal point of the elevation. The living space façade has an unproportionate window creating an unbalanced view of the overall elevation. The recommended wainscoting will serve as a balance feature across the elevation and eliminate the unproportionate view of the undersized window.

Floor plan 1996, Craftsman elevation is a garage subordinate model with the living space being the focal point of the elevation. The recommended wainscoting will serve as a balance feature across the elevation and eliminate the unproportionate view of the undersized window.

Floor plan 2148, Craftsman elevation is a garage subordinate model with the living space being the focal point of the elevation. The recommended wainscoting will serve as a balance feature across the elevation and eliminate the unproportionate view of the undersized window.

Cumulatively, these features “reflect attention to detail as necessary to produce high architectural design and construction” (CD-34 and “provide visual interest to the streetscape” to the subdivision through a varied and articulate residential exterior (CD-33).

### Garage Subordinate Design

General Plan policy CD- 32 states that “Garages for new single-family houses, duplexes, and townhouses should be subordinate in visual importance to the house itself, especially the entry. This may be achieved in a number of ways, such as by locating garages toward the back of the properties, construction alleys,



building garages as separate structures from the house, requiring garages to be set back from the front façade of the house and encouraging the orientation of garage doors at 90 degrees to the street”. Five of the seven floor plans fully satisfy CD\_32. The General Plan mandates that garage subordinate designs be a prevalent feature within the neighborhood, and, with staggered setbacks alongside a mix of garage subordinate homes, the overall “exterior of residential buildings [will] be varied and articulated to provide visual interest of the streetscape” (CD-33). The two other floor plans (garage dominant and neutral) will add additional variation to the overall setback dynamics within the subdivision. It is recommended that the two non-garage subordinate floor plans incorporate architectural embellishment as to detract the garage from being the focal point.

#### Side-Yard Elevations

In addition to providing a varied primary elevation, the General Plan requires that where side and/or exterior elevations are visible from the right-of-way, architectural treatments be incorporated in keeping with the front (primary) elevation (CD-34). For the number of lots that will have exterior elevations visible from the public right-of-way, it is recommended that the side and/or rear elevations be enhanced to provide architectural features consistent with the primary elevation.

#### Varied Setbacks

General Plan policy CD-31 requires that “residential building setbacks from the street should be varied when possible in all areas of Madera”. Precise plan conditions of approval require the front structural setback to vary from the minimum 12 feet to a maximum of 20 feet to living space, with at least a two-foot variation amongst any two adjacent lots, and a five-foot variation over any three consecutive lots, regardless of floor models. In all cases, a 20-foot setback to the garage should be provided.

#### Landscaping

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

#### 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 is “A Well-Planned City.” The Commission, considering how the project 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.”

### **RECOMMENDATION**

The information presented in this report provides support for the approval of the precise plan. It is recommended that the Commission consider the information in this report, as well as testimony from the public hearing, and make a determination on PPL 2020-01, subject to the findings and conditions of approval.

## **PLANNING COMMISSION ACTION**

The Commission will be acting on PPL 2020-01 and determine to either:

- Approve the applications with or without conditions
- Continue the hearing, or
- Deny the application

Any action by the Commission approving or denying the applications is subject to appeal to the City Council within fifteen calendar days of the Commission's action.

**Motion 1:** Move to approve Precise Plan PPL 2020-01, subject to the findings and conditions of approval as listed;

### **Findings**

- A negative declaration was adopted by the Planning Commission for the Rancho Santa Fe subdivision on November 13, 2020. The precise plan is consistent with the development anticipated within the adopted negative declaration.
- PPL 2020-01 is consistent with the purpose and intent of the PD (Planned Development) Zone District and does not conflict with City standards or other provisions of the Madera Municipal Code (MMC).
- PPL 2020-01 is consistent with the requirements for precise plans per Madera Municipal Code (MMC) Section 10-3.4.104.
- PPL 2020-01 is consistent with the goals and policies of the General Plan.
- PPL 2020-01 is compatible with the neighborhood and is not expected to be detrimental to the health, safety, peace, comfort or general welfare of the neighborhood or the City.

## **CONDITIONS OF APPROVAL**

### **General Conditions**

1. Project approval is conditioned upon acceptance of the conditions of approval contained herein, as evidenced by receipt in the Planning Department of the applicant's signature upon an Acknowledgement and Acceptance of Conditions within thirty days of the date of approval for PPL 2020-01.
2. All conditions applicable to the approved TSM 2018-04MOD and subsequent subdivision agreement(s) shall remain in effect, 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 any building permit final issuance.

5. Any minor deviation from the approved elevations and floor plans or any condition contained herein shall require, at a minimum, a written request by the applicant and approval by the Planning Manager.
6. Minor modifications to the approved plans necessary to meet regulatory or engineering constraints may be made with the approval of the Planning Manager/City Engineer. All on- and off-site improvements shall be completed in advance of any request for building permit final inspection.
7. It shall be the responsibility of the property owner/developer to ensure that any required permits, inspections and approvals from all applicable regulatory agencies are obtained prior to issuance of a building permit.
8. 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.

#### **Building Department**

9. At the time of submittal for building permit plan check, a minimum of three (3) sets of the following plans to the Building Department is required. Plans shall be prepared by an individual licensed to practice architecture and include the following required drawings drawn to an appropriate scale:
  - a) Site plan bearing City approval or a plan incorporating all site-related conditions.
  - b) Grading plan prepared by an individual licensed to practice land surveying, civil engineering or architecture.
  - c) Floor plan - The uses of all rooms and activity areas shall be identified on the plans.
  - d) All exterior elevations.
  - e) Site utility plan showing on-site sanitary sewer, water, storm sewer, water meters, backflow prevention devices, roof drains, etc., and the connections to off-site utilities.
10. Current State of California and federal accessibility requirements shall apply to the entire site and all structures and parking thereon. Compliance shall be checked at the permit stage, shall be confirmed at final inspection, and shall apply to proposed and future development.

#### **Engineering Department**

11. The developer shall comply with all the conditions of approval as stated in the Rancho Santa Fe Subdivision Map (TSM 2018-04MOD), approved on October 24, 2019, and any subsequent subdivision agreement(s).

#### **Fire Department**

12. A minimum of two points of fire access shall be provided prior to the commencement of any construction. The first point of access shall be from West Cleveland Avenue. The second point of access shall be provided through the review and approval of the Fire Marshal.

13. All fire suppression infrastructure shall be in place prior to bringing any combustibles onto the site. This means that fire mains shall be installed and tested and approved. Roads shall be constructed and capable of supporting the imposed loads of fire apparatus.
14. All homes shall be equipped with residential fire sprinklers in accordance with the California Residential Code 2019 Edition.
15. The addresses for all homes shall be posted during the construction phase and shall be permanent in nature at the time of final inspection.

## Planning Department

### General

16. On-site vandalism and graffiti on walls, fences and/or homes shall be corrected pursuant to the MMC.

### Precise Plan

17. Seven floor plans are approved as part of Precise Plan 2020-01. The homes shall be constructed upon the 182 lots encompassed within the Rancho Santa Fe subdivision. The home models are as follows:

FLOOR AREA	BED/BATH	GARAGE
<b>1,384 SQ. FT.</b>	3 bed/2 bath	Subordinate
<b>1,449 SQ. FT.</b>	3 bed/2 bath	Dominant
<b>1,557 SQ. FT.</b>	3 bed/2 bath	Subordinate
<b>1,773 SQ. FT.</b>	4 bed/2 bath	Neutral
<b>1,860 SQ. FT.</b>	4 bed/2 bath	Subordinate
<b>1,996 SQ. FT.</b>	4 bed/2 bath	Subordinate
<b>2,148 SQ. FT.</b>	3 bed/2 bath	Subordinate

18. Each floor plan shall be constructed consistent with the approved elevations. The following elevation shall provide additional architectural features as follows:

FLOOR PLAN	ELEVATION	ARCHITECTURAL FEATURES
<b>1449</b>	Tuscan	half arch window shutters
<b>1773</b>	Craftsman	brick wainscoting on living space façade
<b>1996</b>	Craftsman	brick wainscoting on living space façade
<b>2148</b>	Craftsman	brick wainscoting on living space façade

19. Any deviation from the above floor plans or addition to the home models shall require an amendment to the PPL 2020-01.

20. All standards for the location and design of a building (including accessory structures) and fences that are not specifically included in PPL 2020-01 shall conform to R1 (Residential) Zone District standards.
21. Except otherwise conditioned herein, all driveways and encroachments shall conform to City standards regarding setbacks from adjacent property lines, and near intersections. All approaches shall conform to City standards.
22. The floor plans of all units shall be reversible and driveway approaches on corner lots shall be located on the interior side of the property.
23. The appearance of a home is affected by at least three primary features, which are; the floor plan, elevation style, and color scheme. Homes built on side-by-side lots shall not repeat more than one of these primary home features. The model floor plans shall not be repeated on more than two consecutive lots.
24. The minimum structural setbacks for all lots shall be:
  - Front yard: Twelve feet to living space, twenty feet to garage
  - Interior side yard: Five feet
  - Exterior side yard: Ten feet
  - Reverse corner side yard: Ten feet (to both structure and fence)
  - Rear yard: Fifteen feet
25. The front setback shall vary from the minimum of twelve feet to living space to a maximum of twenty feet to living space, with at least a two-foot variation amongst any two adjacent lots, and five-foot variation over any consecutive lots, regardless of floor plan. Garages shall be setback a minimum of twenty-feet at all times.
26. A ten percent minor variation for rear yard setbacks may be granted by the approval of the Planning Manager when deemed necessary.

#### Building Colors, Materials and Lighting Considerations

27. The developer shall construct all homes consistent with the approved color and materials board as a component of the precise plan. Final approval of the color and materials board shall be determined by the Planning Manager.
28. All lots where the side and/or rear exterior elevations of residential buildings are visible from any street or public right-of-way shall incorporate architectural treatments in keeping with the front (primary) elevation.
29. 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.
30. The specifications and types of exterior lighting fixtures to be installed throughout the subdivision shall be submitted to and approved by the Planning Manager as part of the building permit process.

#### Construction Trailer and Sales Center

31. The placement of any temporary construction trailer(s), materials storage yard and/or model home sales center on any lot within the subdivision shall require the approval of a Zoning Administrator Permit.

#### Fences and Walls

32. Along all side and rear property lines, wood fencing shall be required for all single-family homes. Any retaining walls greater than eighteen inches in height shall be split-block masonry. Residential fencing shall have a gate that will allow for easy access by an automated solid waste container provided by the City. The width of the gate shall be a minimum of 35 inches.

#### HVAC and PG&E Utility Placement Considerations/Screening Requirements

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

#### Landscaping

35. A detailed landscaping and irrigation plan shall be prepared by a licensed landscape architect and submitted to and approved by the Planning Department prior to issuance of building permits. The plan shall include:
  - Demonstration of compliance with the State of California Model Water Efficient Landscape Ordinance.
  - Areas throughout the project shall be planted so as to provide a minimum of 70% vegetative cover upon maturity.
  - Landscaped areas shall be developed along all street frontages and within parking fields.
  - Shade trees shall be planted throughout the parking lot, with a minimum of one tree per five parking spaces.
  - Landscaped areas are to be provided with permanent automatic irrigation systems.
  - A detailed planting list for landscaping, with the number, size, spacing (where applicable) and species of all plantings shall be included as part of the approved landscaping plan prepared by a licensed landscape architect.
36. The property owner(s) shall maintain all landscaping in a healthy and well-manicured appearance to achieve and maintain the landscaping design that was approved by the City. This includes, but is not limited to, ensuring properly operating irrigation equipment at all times, trimming and pruning of trees and shrubs, mowing lawns consistent with industry standards, and replacing dead or unhealthy vegetation.

**San Joaquin Valley Air Pollution Control District**

37. The applicant shall comply with the rules and regulations of the San Joaquin Valley Air Pollution Control District.

**(OR)**

Motion 2: Move to continue the public hearing on PPL 2019-05 and VAR 2019-04 to the December 10, 2019 Commission hearing, for the following reasons: (specify)

**(OR)**

Motion 3: Move to deny the application for PPL 2019-05 and VAR 2019-04, based on the following findings: (specify)

**ATTACHMENTS**

- Attachment 1: Aerial Map
- Attachment 2: Materials Matrix
- Attachment 3: Colors and Materials Board
- Attachment 4: Setback Exhibit
- Attachment 5: Floor Plan & Elevations

## Attachment 1: Aerial Map





## **Attachment 2: Materials Matrix**

# Rancho Santa Fe

Central California Division

Project #625740

December 12, 2019



CRAFTSMAN 'B' ELEVATIONS				
MATERIAL	MFR	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO	SHERWIN-WILLIAMS	Worldly Gray (SW 7043)	Chatroom (SW 6171)	Roycroft Suede (SW 2842)
SIDING	SHERWIN-WILLIAMS	Pewter Tankard (SW 0023)	Hardware (SW 6172)	Roycroft Brass (SW 2843)
FASCIA / TRIM	SHERWIN-WILLIAMS	Urbane Bronze (SW 7048)	Natural Choice (SW 7011)	Casa Blanca (SW 7571)
WOOD POSTS	SHERWIN-WILLIAMS	Urbane Bronze (SW 7048)	Natural Choice (SW 7011)	Weathered Shingle (SW 2841)
FRONT ENTRY / SHUTTERS	SHERWIN-WILLIAMS	Rookwood Red (SW 2802)	Palm Leaf (SW 7735)	Sea Serpent (SW 7615)
GABLE END	SHERWIN-WILLIAMS	Anonymous (SW 7046)	Natural Choice (SW 7011)	Casa Blanca (SW 7571)
GARAGE	SHERWIN-WILLIAMS	Anonymous (SW 7046)	Muddled Basil (SW 7745)	Weathered Shingle (SW 2841)
ROOF	BORAL ROOFING	Brown Blend	Cedar Blend	Shadow Brown
	SHAKE	1 FBCF 3233	1 FBCF 3293	1 FBCF 3214
BRICK	CULTURED BRICK	SPECIAL USED BRICK Antique Red	SPECIAL USED BRICK High Desert	HANDMADE BRICK Rustic Manor

FRENCH COUNTRY 'D' ELEVATIONS				
MATERIAL	MFR	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO	SHERWIN-WILLIAMS	Analytical Gray (SW 7051)	Latte (SW 6108)	Keystone Gray (SW 7504)
FASCIA	SHERWIN-WILLIAMS	Enduring Bronze (SW 7055)	Van Dyke Brown (SW 7041)	Canvas Tan (SW 7531)
TRIM	SHERWIN-WILLIAMS	Nuance (SW 7049)	China Doll (SW 7517)	Canvas Tan (SW 7531)
GABLE END	SHERWIN-WILLIAMS	Enduring Bronze (SW 7055)	Van Dyke Brown (SW 7041)	Canvas Tan (SW 7531)
WOOD POSTS	SHERWIN-WILLIAMS	Nuance (SW 7049)	China Doll (SW 7517)	Canvas Tan (SW 7531)
FRONT ENTRY / SHUTTERS	SHERWIN-WILLIAMS	Bitter Chocolate (SW 6013)	Peppercorn (SW 7674)	Dark Knight (SW 6237)
GARAGE	SHERWIN-WILLIAMS	Plantation Shutters (SW 7520)	Burnished Brandy (SW 7523)	Windsor Greige (SW 7528)
ROOF	BORAL ROOFING	Charcoal Blend	Desert Sage	Charcoal Brown Blend
	SLATE	1 FACS 1430	1 FACS 0024	1 FACS 1132
STONE	CULTURED STONE	COUNTRY LEDGESTONE	COUNTRY LEDGESTONE	COUNTRY LEDGESTONE
		Wolf Creek	Hudson Bay	Grand Mesa

TUSCAN 'E' ELEVATIONS				
MATERIAL	MFR	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO	SHERWIN-WILLIAMS	Baguette (SW 6123)	Tatami Tan (SW 6116)	Basket Beige (SW 6143)
STUCCO HIGHLIGHT	SHERWIN-WILLIAMS	Cardboard (SW 6124)	Smokey Topaz (SW 6117)	Dapper Tan (SW 6144)
FASCIA	SHERWIN-WILLIAMS	Foothills (SW 7514)	Thatch Brown (SW 6145)	Well-Bred Brown (SW 7027)
TRIM	SHERWIN-WILLIAMS	Wool Skein (SW 6148)	Macadamia (SW 6142)	Brainstorm Bronze (SW 7033)
FRONT ENTRY / SHUTTERS	SHERWIN-WILLIAMS	Still Water (SW 6223)	Forestwood (SW 7730)	Rookwood Red (SW 2802)
GARAGE	SHERWIN-WILLIAMS	Craft Paper (SW 7520)	Homestead Brown (SW 7515)	Van Dyke Brown (SW 7041)
ROOF	BORAL ROOFING	California Mission Blend	Brown Blend	Apple Bark
	BARCELONA	1 HBCS 6464	1 HBCS 3233	1 HBCS 0431

### **Attachment 3: Colors and Materials Board**



# Rancho Santa Fe

Central California Division

Project # 625740

December 12, 2019



## CRAFTSMAN 'B' ELEVATIONS

**SCHEME 1**

**STUCCO**  
Worldly Gray (SW 7043)

**FRONT ENTRY / SHUTTERS**  
Rookwood Red (SW 2802)

**FASCIA / TRIM / WOOD POSTS**  
Urbane Bronze (SW 7048)

**GARAGE / GABLE END**  
Anonymous (SW 7046)

**SIDING**  
Pewter Tankard (SW 0023)

**BRICK**  
SPECIAL USED BRICK  
Antique Red

**SCHEME 2**

**STUCCO**  
Chatroom (SW 6171)

**FRONT ENTRY / SHUTTERS**  
Palm Leaf (SW 7735)

**FASCIA / TRIM / GABLE END / WOOD POSTS**  
Natural Choice (SW 7011)

**GARAGE**  
Muddled Basil (SW 7745)

**SIDING**  
Hardware (SW 6172)

**BRICK**  
USED BRICK  
High Desert

**SCHEME 3**

**STUCCO**  
Roycroft Suede (SW 2842)

**FRONT ENTRY / SHUTTERS**  
Sea Serpent (SW 7615)

**FASCIA / TRIM / GABLE END**  
Casa Blanca (SW 7571)

**GARAGE / WOOD POSTS**  
Weathered Shingle (SW 2841)

**SIDING**  
Roycroft Brass (SW 2843)

**BRICK**  
HANDMADE BRICK  
Rustic Manor

## FRENCH COUNTRY 'D' ELEVATIONS

**SCHEME 4**

**STUCCO**  
Analytical Gray (SW 7051)

**FRONT ENTRY / SHUTTERS**  
Bitter Chocolate (SW 6013)

**FASCIA / GABLE END**  
Enduring Bronze (SW 7055)

**GARAGE**  
Plantation Shutters (SW 7520)

**TRIM / WOOD POSTS**  
Nuance (SW 7049)

**STONE**  
COUNTRY LEDGESTONE  
Wolf Creek

**SCHEME 5**

**STUCCO**  
Latte (SW 6108)

**FRONT ENTRY / SHUTTERS**  
Peppercorn (SW 7674)

**FASCIA / GABLE END**  
Van Dyke Brown (SW 7041)

**GARAGE**  
Burnished Brandy (SW 7523)

**TRIM / WOOD POSTS**  
China Doll (SW 7617)

**STONE**  
COUNTRY LEDGESTONE  
Hudson Bay

**SCHEME 6**

**STUCCO**  
Keystone Gray (SW 7504)

**FRONT ENTRY / SHUTTERS**  
Dark Night (SW 6237)

**FASCIA / TRIM / WOOD POSTS / GABLE END**  
Canvas Tan (SW 7531)

**GARAGE**  
Windsor Greige (SW 7528)

**STONE**  
COUNTRY LEDGESTONE  
Grand Mesa

## TUSCAN 'E' ELEVATIONS

**SCHEME 7**

**STUCCO**  
Baguette (SW 6123)

**FRONT ENTRY / SHUTTERS**  
Still Water (SW 6223)

**FASCIA**  
Foothills (SW 7514)

**GARAGE**  
Craft Paper (SW 6125)

**TRIM**  
Wool Skein (SW 6148)

**STUCCO HIGHLIGHT**  
Cardboard (SW 6124)

**SCHEME 8**

**STUCCO**  
Tatami Tan (SW 6116)

**FRONT ENTRY / SHUTTERS**  
Forestwood (SW 7730)

**FASCIA**  
Thatch Brown (SW 6145)

**GARAGE**  
Homestead Brown (SW 7515)

**TRIM**  
Macadamia (SW 6142)

**STUCCO HIGHLIGHT**  
Smokey Topaz (SW 6117)

**SCHEME 9**

**STUCCO**  
Basket Beige (SW 6143)

**FRONT ENTRY / SHUTTERS**  
Rookwood Red (SW 2802)

**FASCIA**  
Well-Bred Brown (SW 7027)

**GARAGE**  
Van Dyke Brown (SW 7041)

**TRIM**  
Brainstorm Bronze (SW 7033)

**STUCCO HIGHLIGHT**  
Dapper Tan (SW 6144)

#### **Attachment 4: Setback Exhibit**

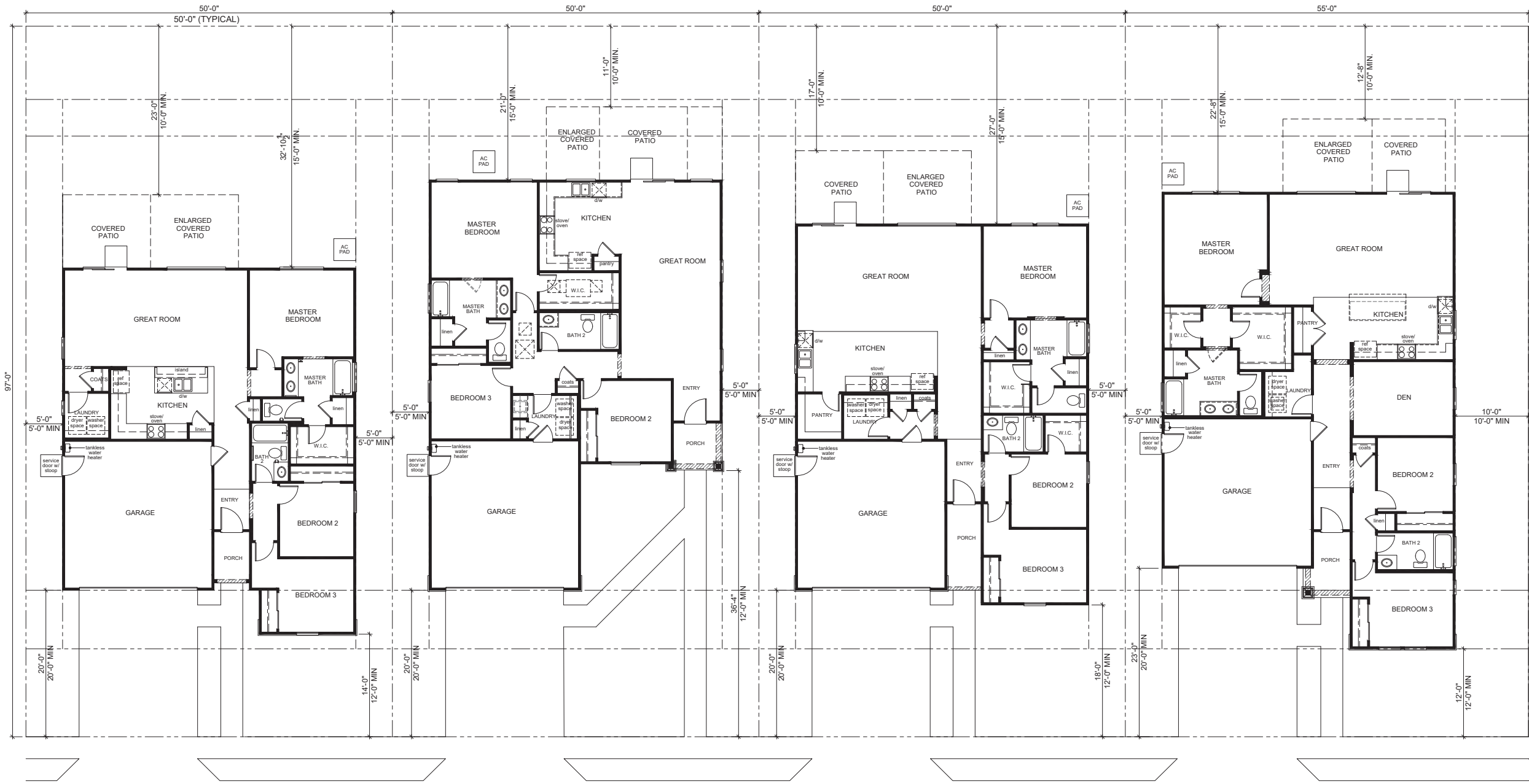


140.1384

140.1449

140.1557

140.1769



Setback Exhibit

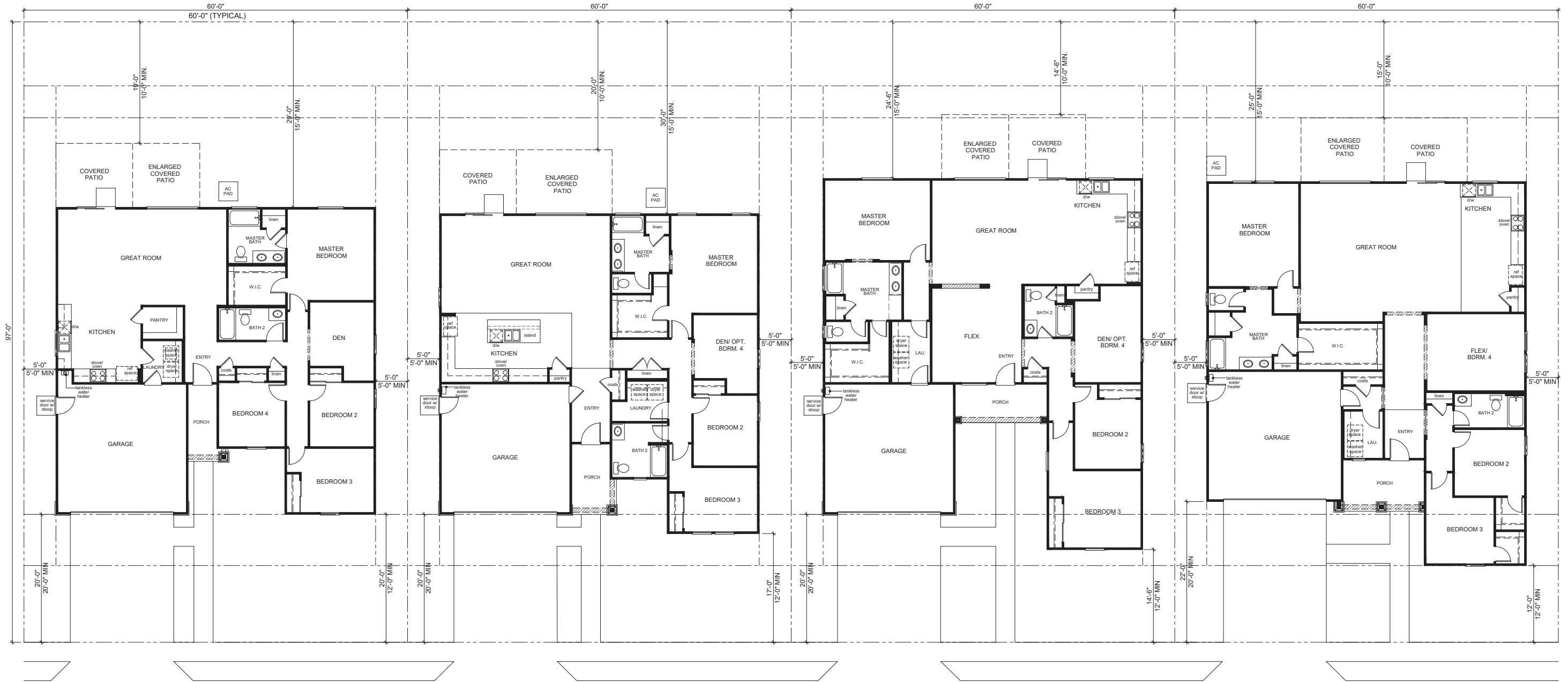
RANCHO SANTA FE  
40' PLANS

150.1773

150.1860

150.1996

150.2148



Setback Exhibit

RANCHO SANTA FE  
50' PLANS



KB Home South Bay  
5000 Executive Parkway Suite 125  
San Ramon, CA 94583  
(925) 983-4500  
CITY OF MADERA

PLAN No. :  
JOB No. :  
STORY: 1-STORY  
January 06, 2020

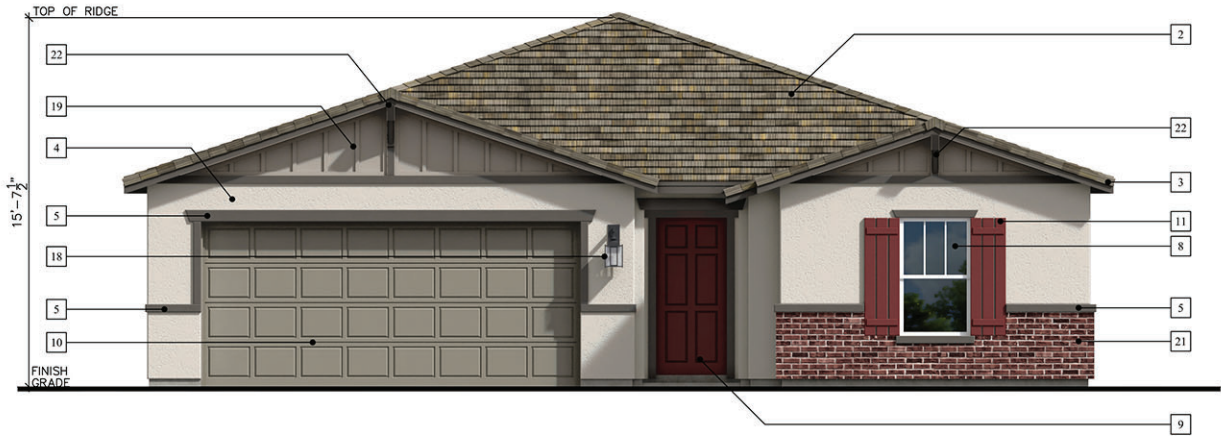
Setback Exhibit  
625740

## **Attachment 5: Floor Plan & Elevations**

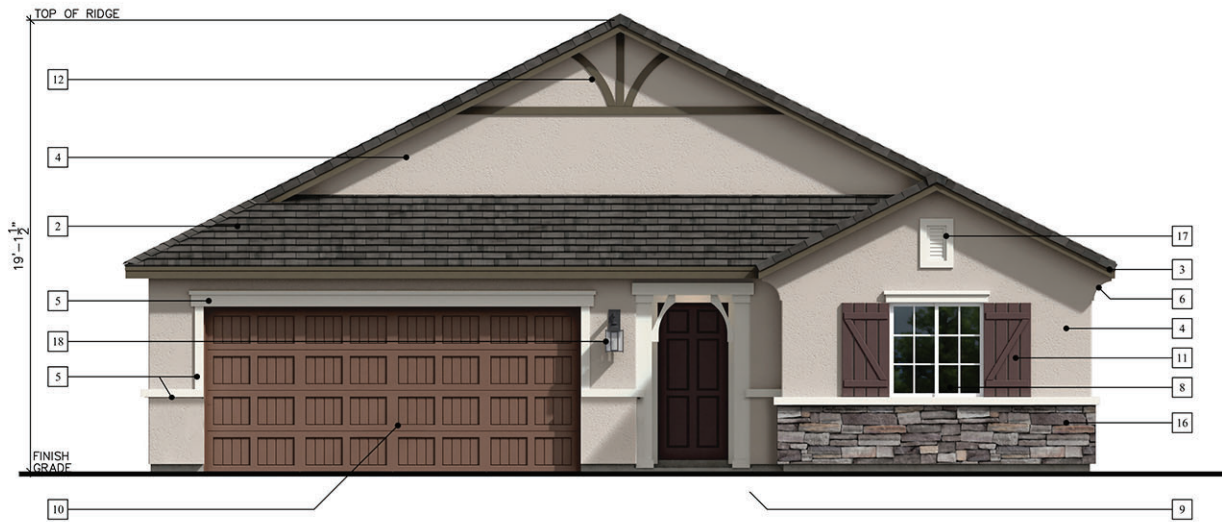


ELEVATION LEGEND

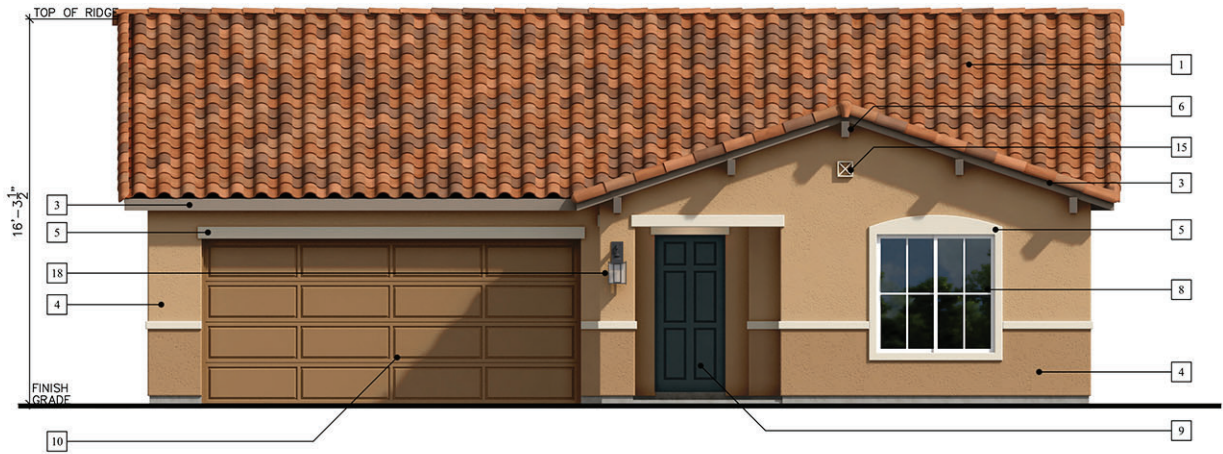
- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH
- 5 STUCCO OVER FOAM TRIM
- 6 STUCCO OVER FOAM CORBELS
- 7 DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING)
- 8 PRE-FAB WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL ROLL-UP GARAGE DOOR
- 11 DECORATIVE FOAM SHUTTERS
- 12 STUCCO OVER SHAPED FOAM TRIM
- 13 DECORATIVE STUCCO RECESS
- 14 WOOD SIDING
- 15 DECORATIVE ACCENT
- 16 STONE VENEER
- 17 DECORATIVE FOAM VENTS
- 18 COACH LIGHT
- 19 DECORATIVE BOARD & BATTEN
- 20 WOOD POST
- 21 BRICK VENEER
- 22 DECORATIVE OUTLOOKER WITH KNEEBRACE



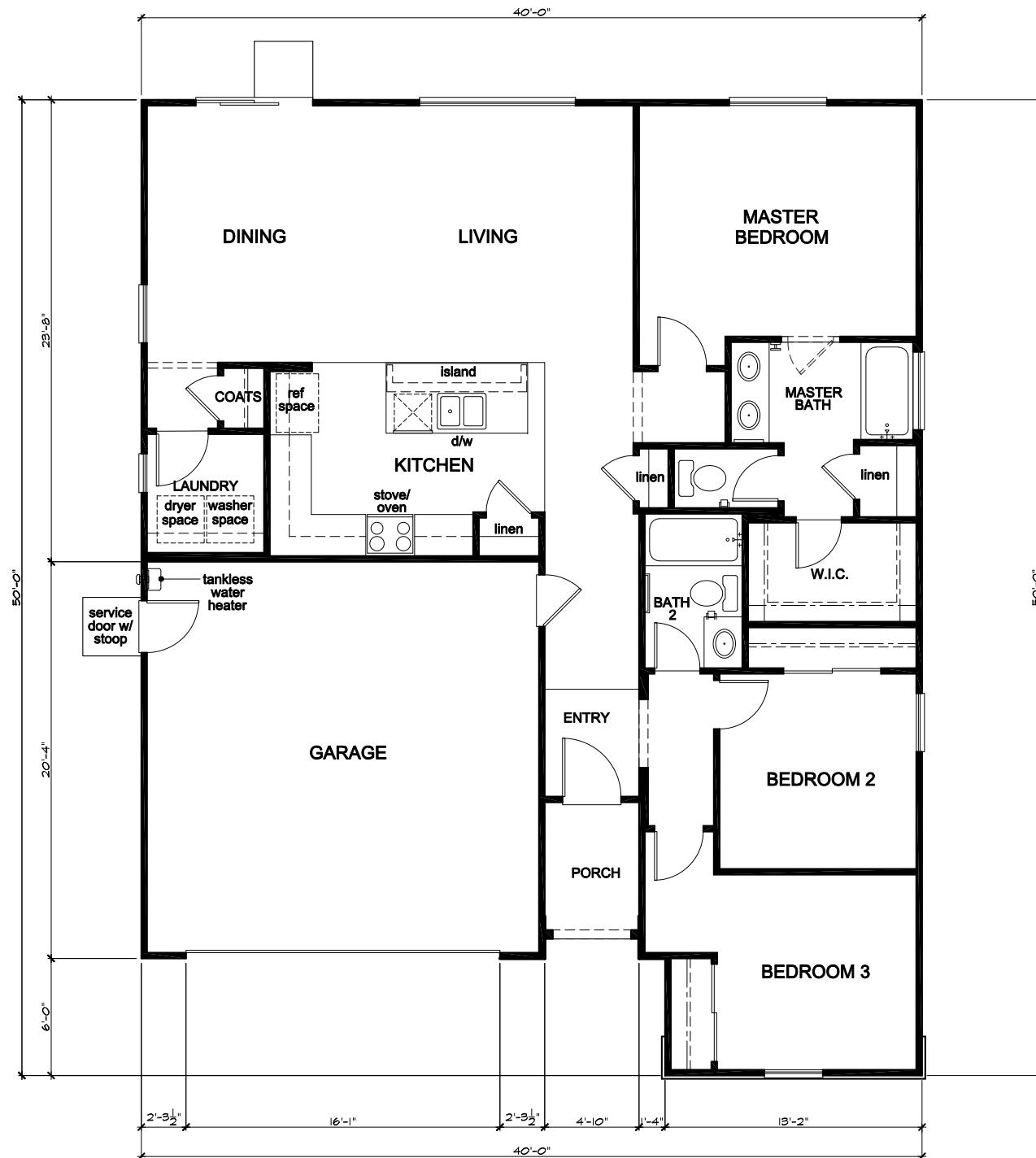
Elevation 'B' - Craftsman



Elevation 'D' - French Cottage



Elevation 'E' - Tuscan



Floor Plan 'B'

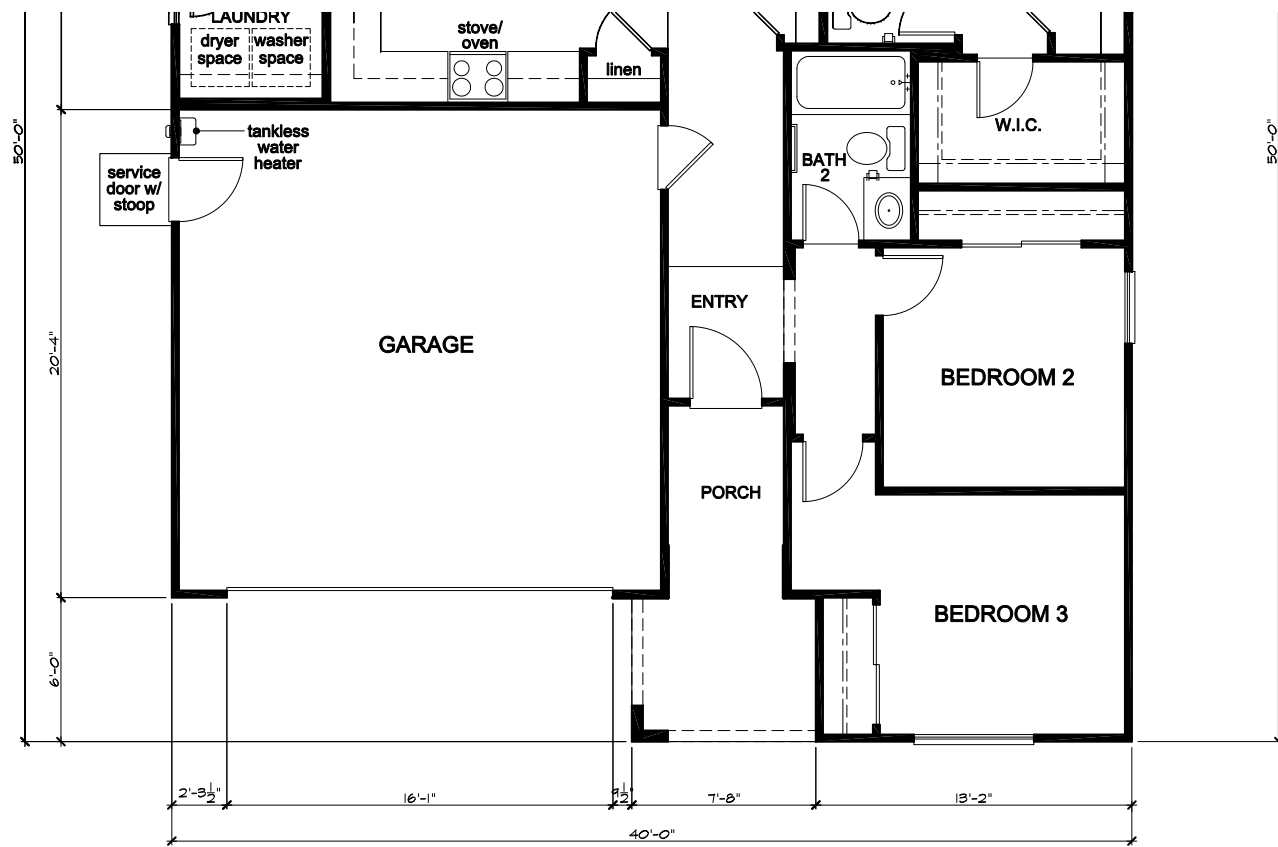
SQUARE FOOTAGE			
PLAN 140.1384			
FLOOR AREA	1384	SQ. FT.	
TOTAL AREA	1384	SQ. FT.	
GARAGE AREA	417	SQ. FT.	
PORCH AREA(S)	34	SQ. FT.	
ELEVATION 'B'	34	SQ. FT.	
ELEVATION 'D'	34	SQ. FT.	
ELEVATION 'E'	85	SQ. FT.	
OPTIONS:			
COVERED PATIO	120	SQ. FT.	
ENL. COVERED PATIO	240	SQ. FT.	



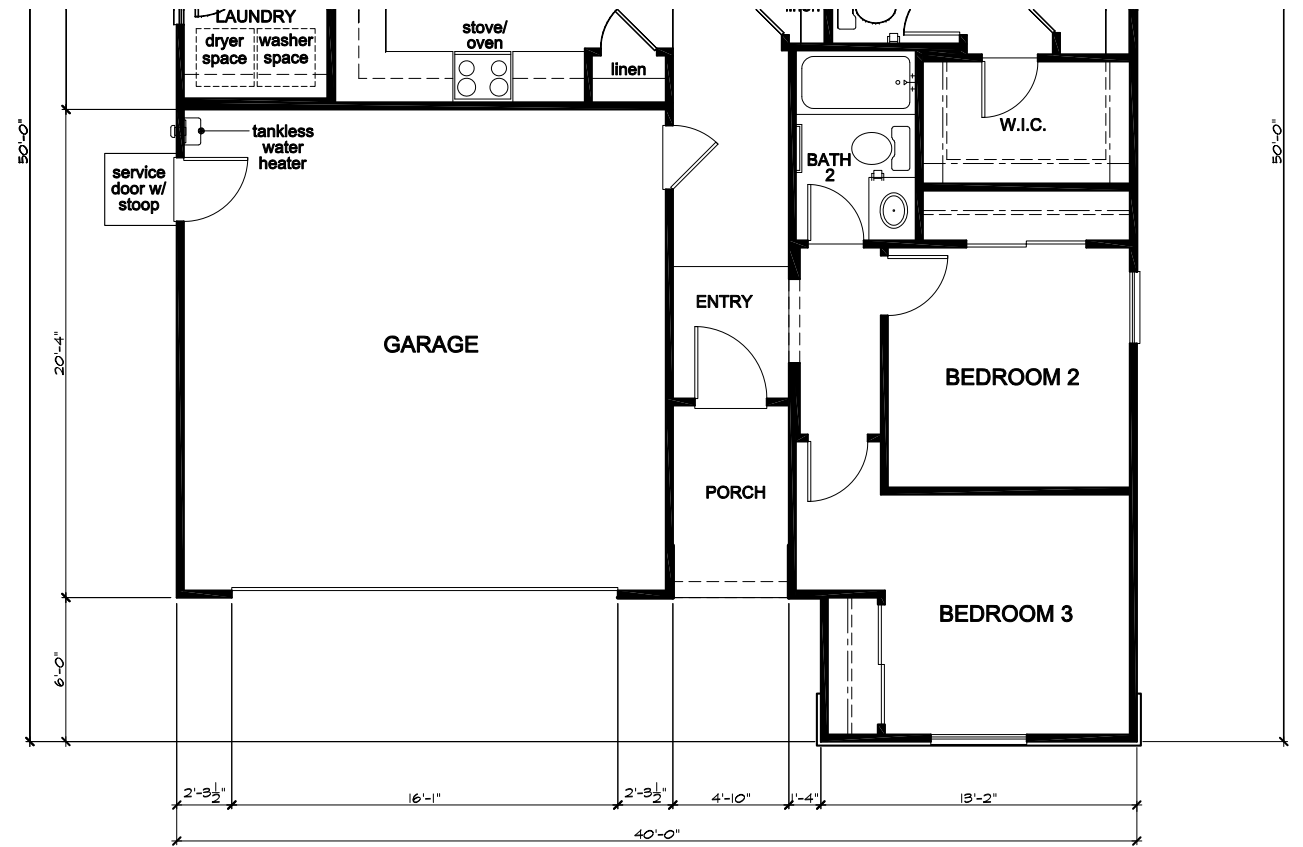
KB Home South Bay  
5000 Executive Parkway Suite 125  
San Ramon, CA 94583  
(925) 983-4500  
CITY OF MADERA

RANCHO SANTA FE

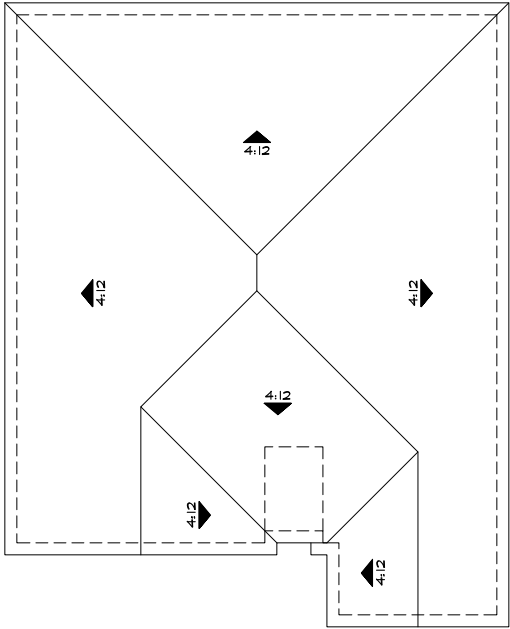
PLAN No. : 140.1384  
JOB No. : 625740  
STORY: 1-STORY  
January 16, 2020



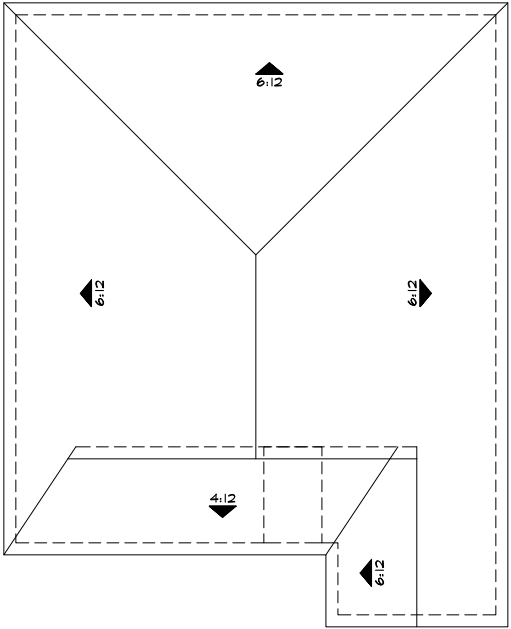
Floor Plan 'E'



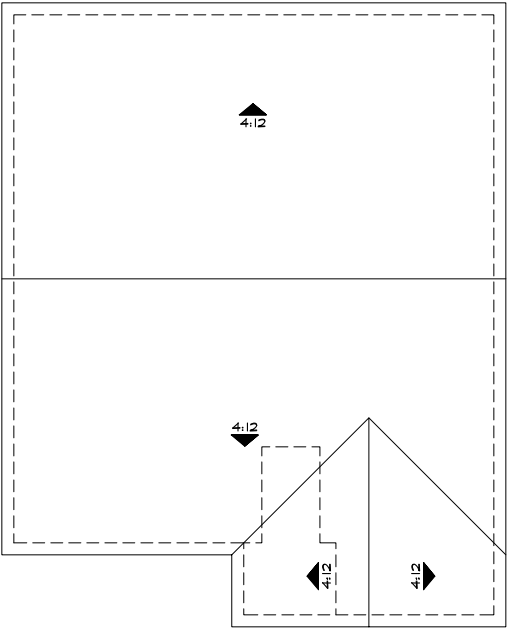
Floor Plan 'D'



'B'



'D'



'E'

Roof Plans

RANCHO SANTA FE



KB Home South Bay  
5000 Executive Parkway Suite 125  
San Ramon, CA 94583  
(925) 983-4500  
CITY OF MADERA

PLAN No. : 140.1384  
JOB No. : 625740  
STORY: 1-STORY  
January 16, 2020





Left Elevation 'B'



Front Elevation 'B' - Craftsman



Right Elevation 'B'



Rear Elevation 'B'



KB Home South Bay  
5000 Executive Parkway Suite 125  
San Ramon, CA 94583  
(925) 983-4500  
CITY OF MADERA

RANCHO SANTA FE

PLAN No. : 140.1384  
JOB No. : 625740  
STORY: 1-STORY  
January 16, 2020

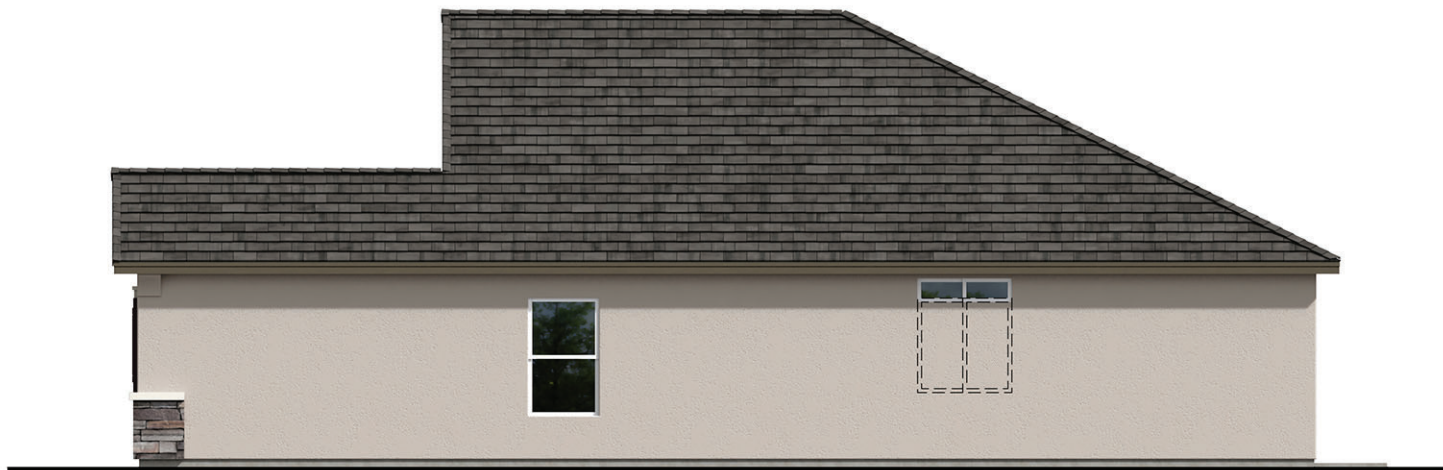




Left Elevation 'D'



Front Elevation 'D' - French Cottage



Right Elevation 'D'



Rear Elevation 'D'





Left Elevation 'E'



Front Elevation 'E' - Tuscan



Right Elevation 'E'



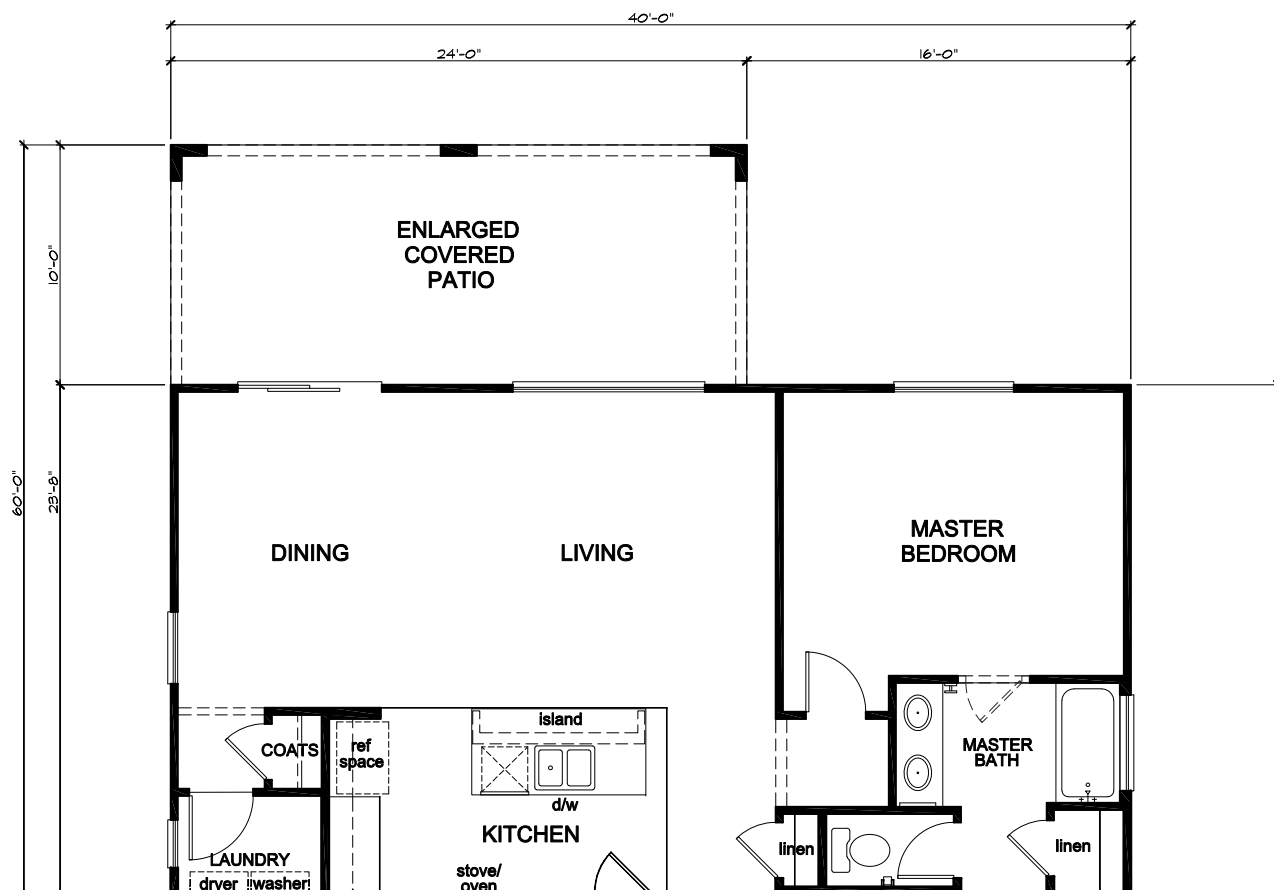
Rear Elevation 'E'



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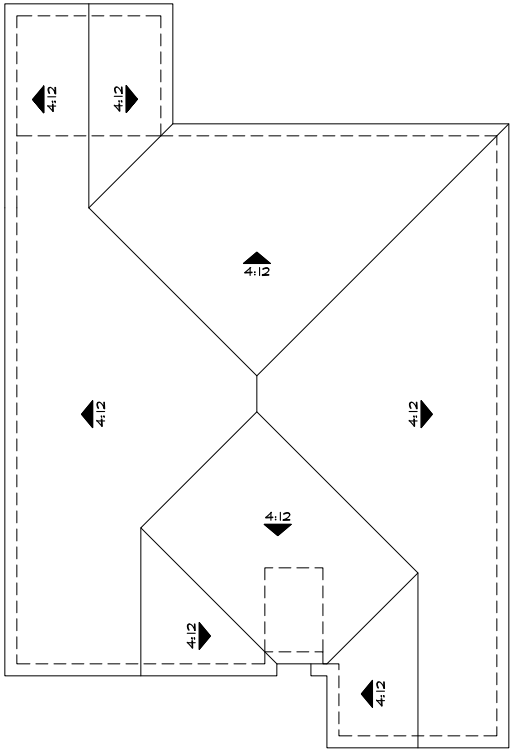


Floor Plan at Enlarged Covered Patio Option

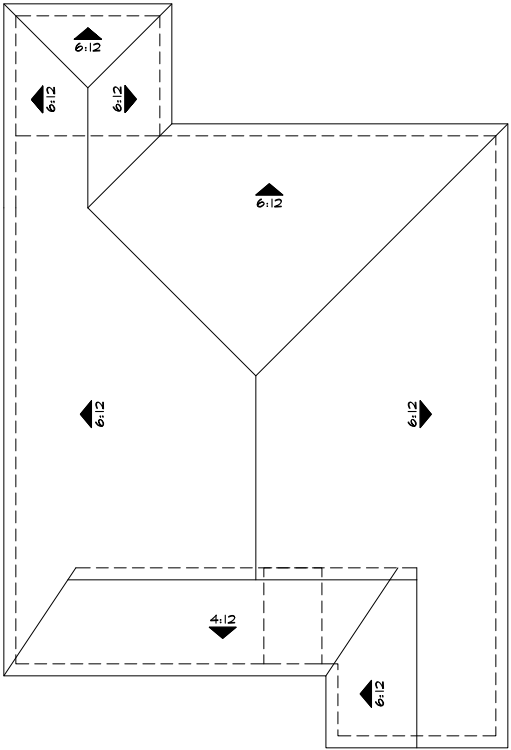


Floor Plan at Covered Patio Floor Plan Option

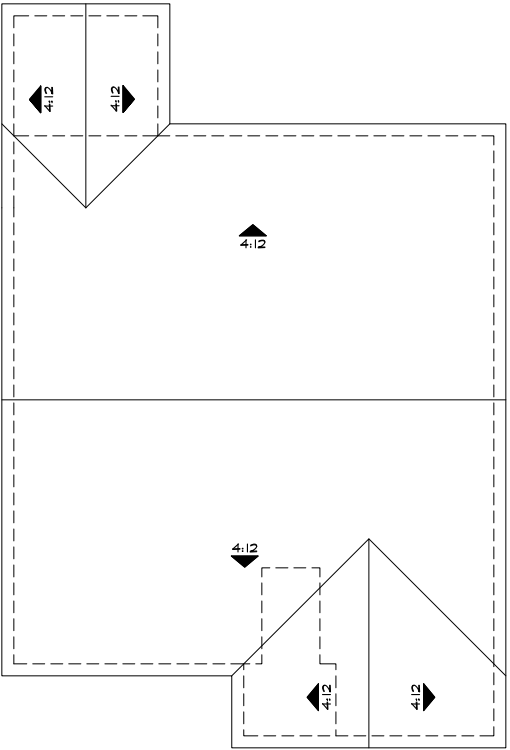




'B'



'D'



'E'

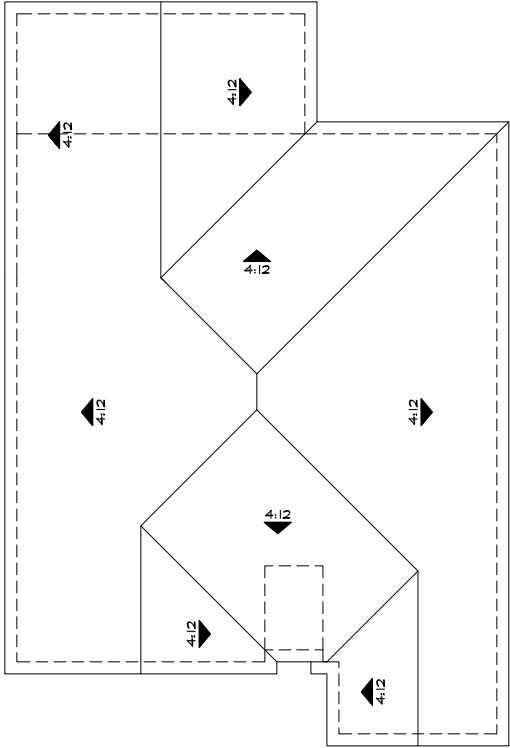
Roof Plans at Covered Patio Options



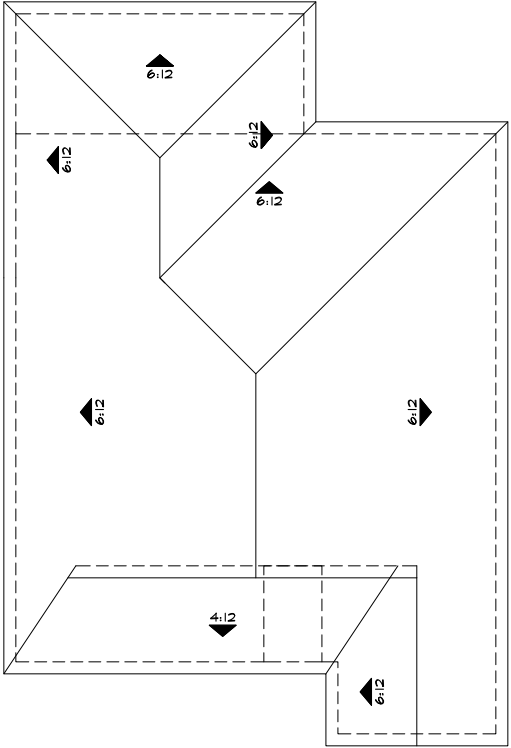
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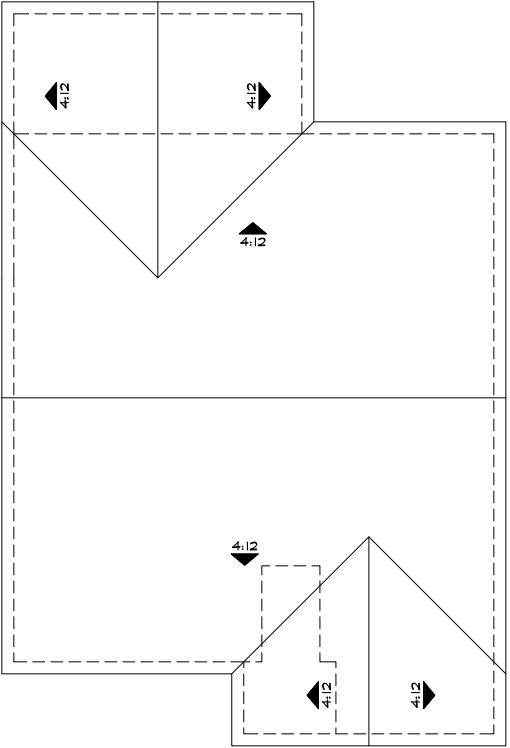
PLAN No. : 140.1384  
JOB No. : 625740  
STORY: 1-STORY  
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'B'



'D'



'E'

Roof Plans at Enlarged Covered Patio Option



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Rear Elevation 'B'

FENCE LOCATION & MATERIAL  
TO MATCH EXISTING APPROVED  
PLANS - REFER TO LANDSCAPE  
PLANS



Right Elevation 'B'



Left Elevation 'B'

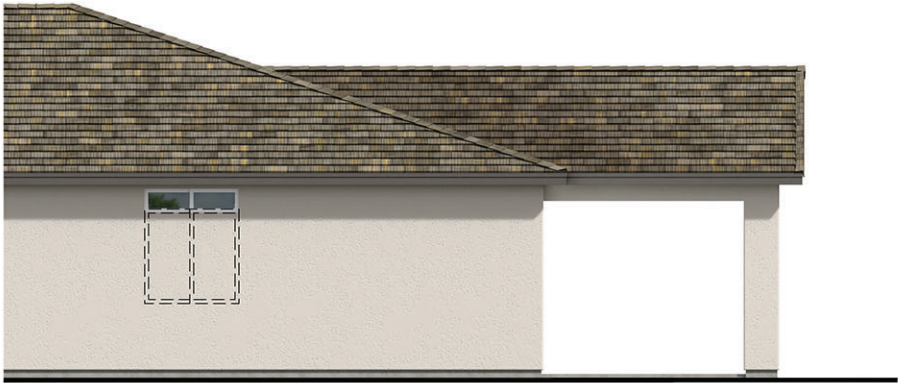
Optional Covered Patio

RANCHO SANTA FE



Rear Elevation 'B'

FENCE LOCATION & MATERIAL  
TO MATCH EXISTING APPROVED  
PLANS - REFER TO LANDSCAPE  
PLANS



Right Elevation 'B'



Left Elevation 'B'

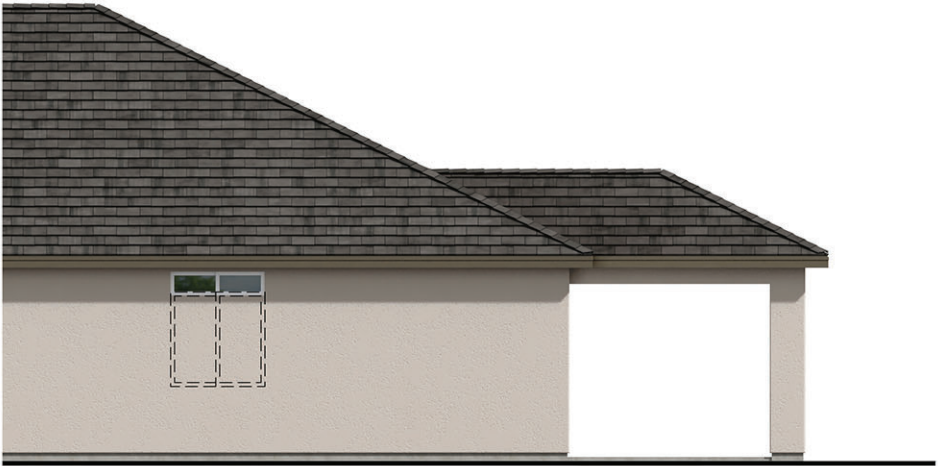
Optional Enlarged Covered Patio

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Rear Elevation 'D'

FENCE LOCATION & MATERIAL  
TO MATCH EXISTING APPROVED  
PLANS - REFER TO LANDSCAPE  
PLANS



Right Elevation 'D'



Left Elevation 'D'

Optional Covered Patio

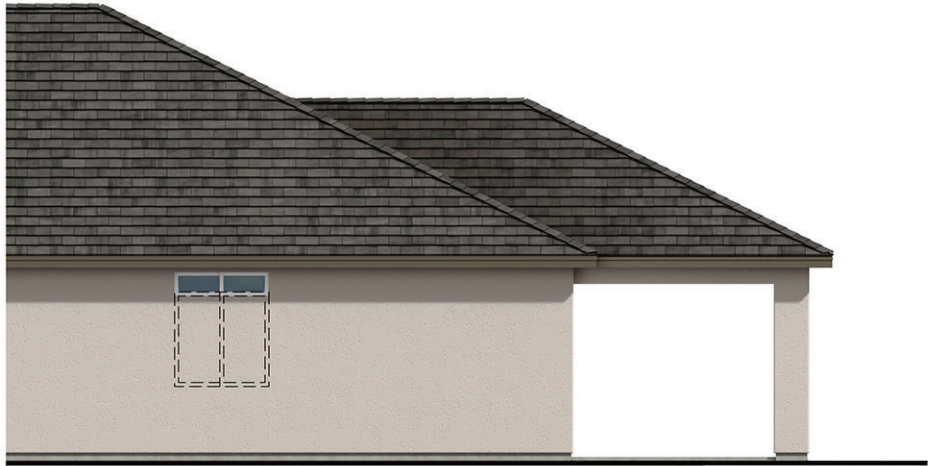
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Rear Elevation 'D'

FENCE LOCATION & MATERIAL  
TO MATCH EXISTING APPROVED  
PLANS - REFER TO LANDSCAPE  
PLANS



Right Elevation 'D'



Left Elevation 'D'

Optional Enlarged Covered Patio

RANCHO SANTA FE



Rear Elevation 'E'

FENCE LOCATION & MATERIAL  
TO MATCH EXISTING APPROVED  
PLANS - REFER TO LANDSCAPE  
PLANS



Right Elevation 'E'



Left Elevation 'E'

Optional Covered Patio

RANCHO SANTA FE



Rear Elevation 'E'

FENCE LOCATION & MATERIAL  
TO MATCH EXISTING APPROVED  
PLANS - REFER TO LANDSCAPE  
PLANS



Right Elevation 'E'



Left Elevation 'E'

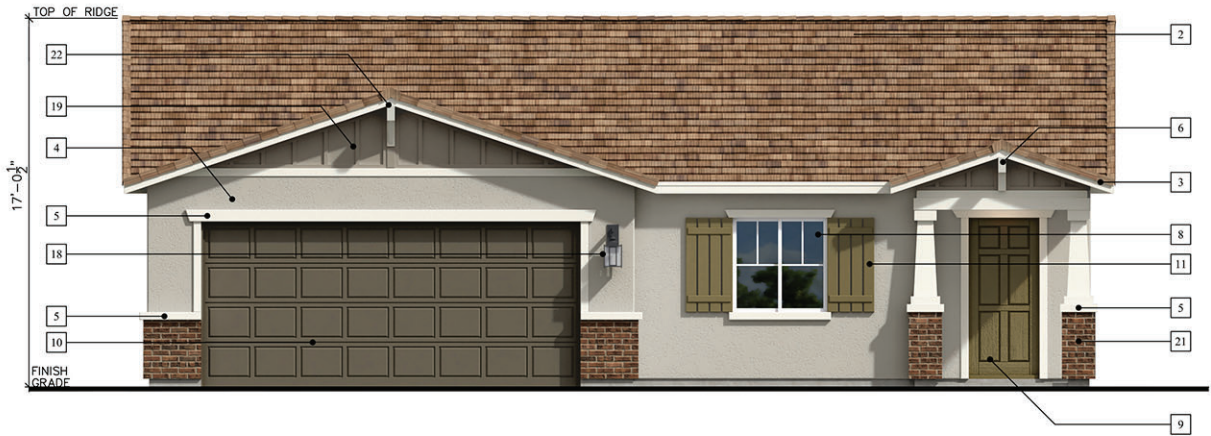
Optional Enlarged Covered Patio

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ELEVATION LEGEND

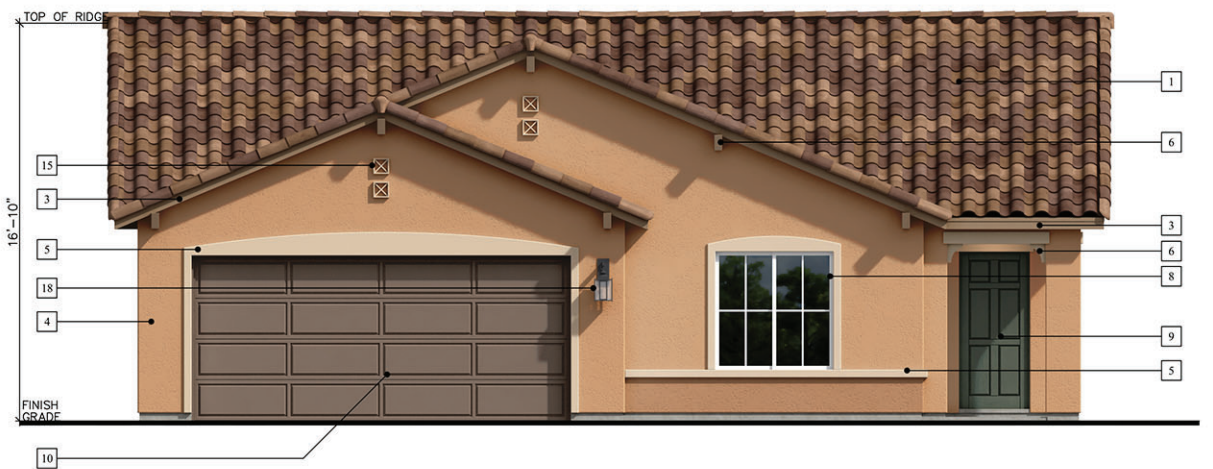
- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH
- 5 STUCCO OVER FOAM TRIM
- 6 STUCCO OVER FOAM CORBELS
- 7 DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING)
- 8 PRE-FAB WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL ROLL-UP GARAGE DOOR
- 11 DECORATIVE FOAM SHUTTERS
- 12 STUCCO OVER SHAPED FOAM TRIM
- 13 DECORATIVE STUCCO RECESS
- 14 WOOD SIDING
- 15 DECORATIVE ACCENT
- 16 STONE VENEER
- 17 DECORATIVE FOAM VENTS
- 18 COACH LIGHT
- 19 DECORATIVE BOARD & BATTEN
- 20 WOOD POST
- 21 BRICK VENEER
- 22 DECORATIVE OUTLOOKER WITH KNEEBRACE



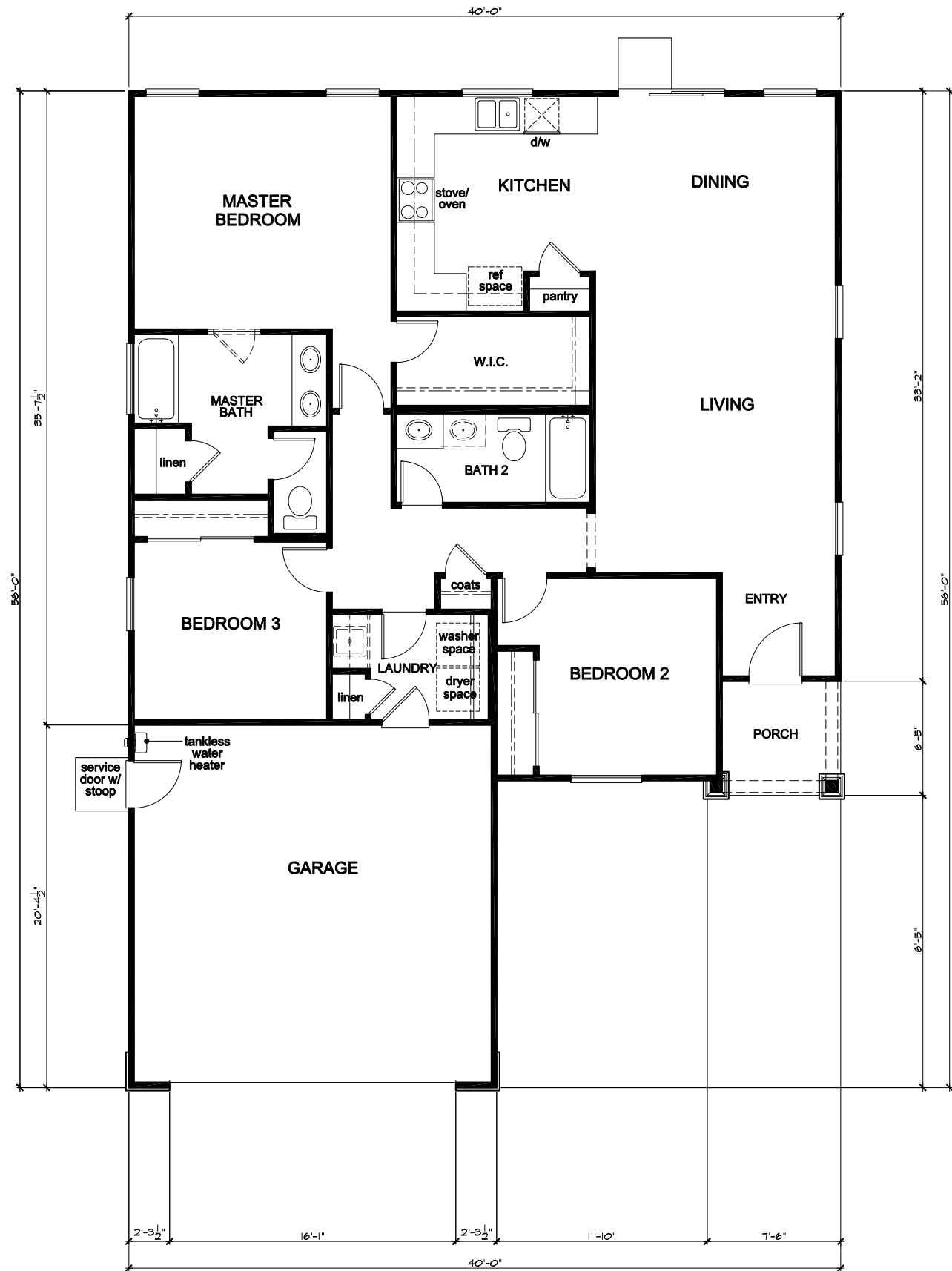
Elevation 'B' - Craftsman



Elevation 'D' - French Cottage



Elevation 'E' - Tuscan



Floor Plan 'B'

SQUARE FOOTAGE			
PLAN 140.1449			
FIRST FLOOR AREA		1444	SQ. FT.
TOTAL AREA		1444	SQ. FT.
GARAGE AREA		420	SQ. FT.
PORCH AREA(S)	ELEVATION 'B'	42	SQ. FT.
	ELEVATION 'D'	37	SQ. FT.
	ELEVATION 'E'	31	SQ. FT.
PATIO OPTIONS:			
COVERED PATIO		120	SQ. FT.
EXT. COV. PATIO		240	SQ. FT.

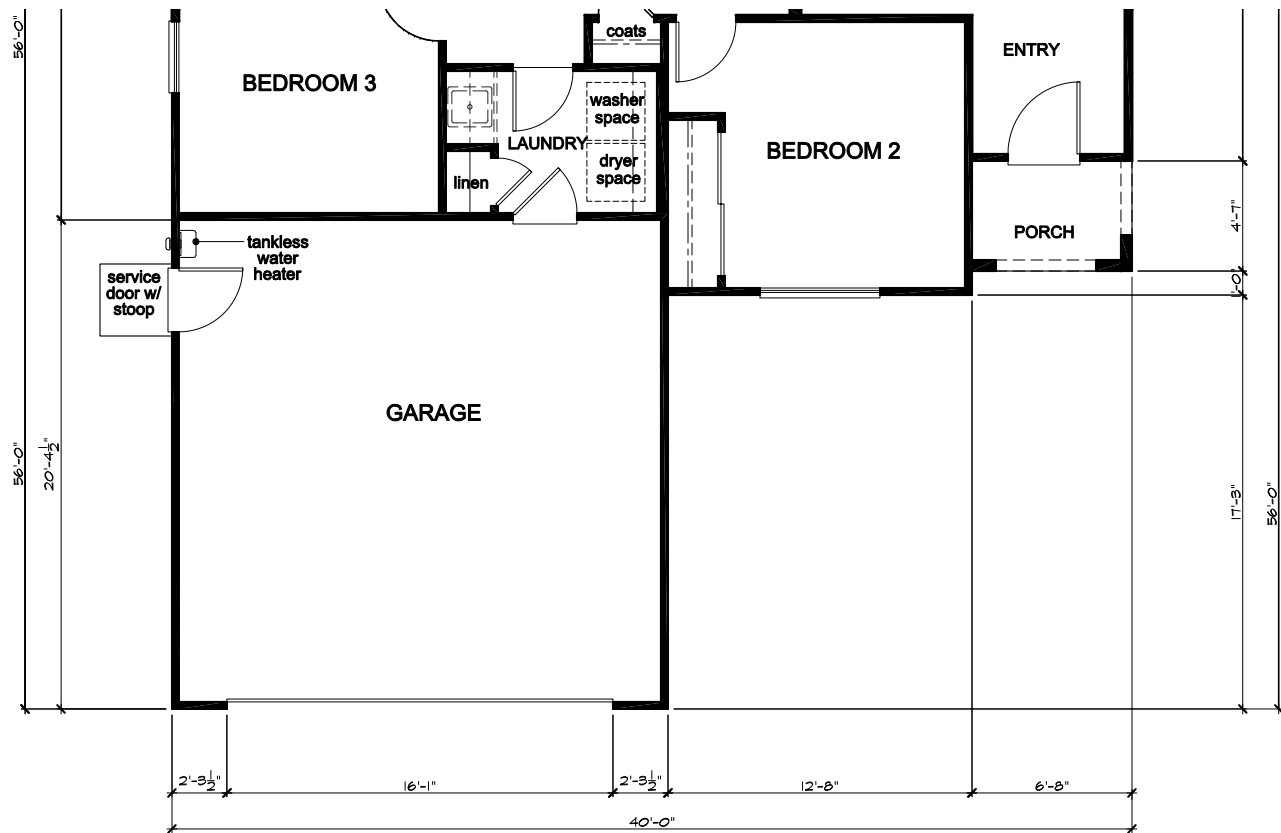


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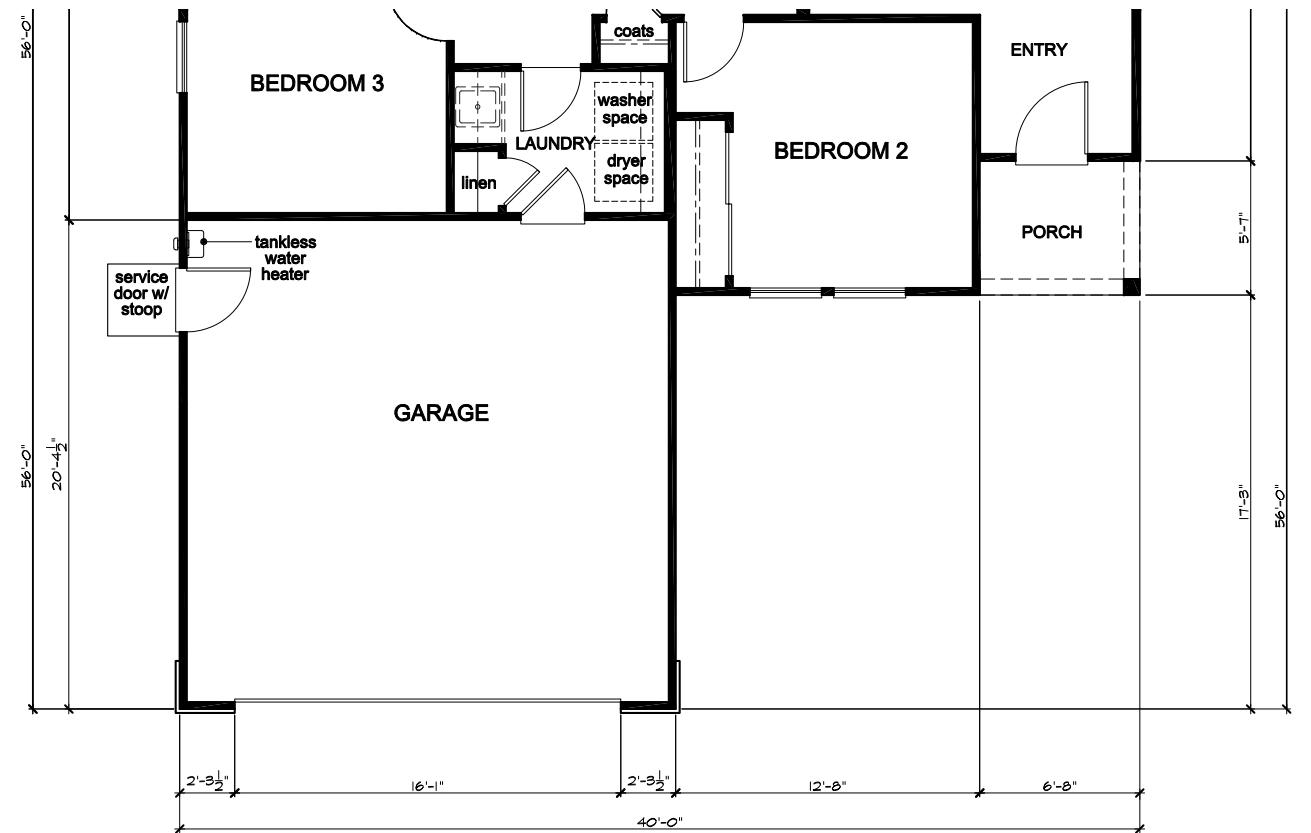
CITY OF MADERA

RANCHO SANTA FE

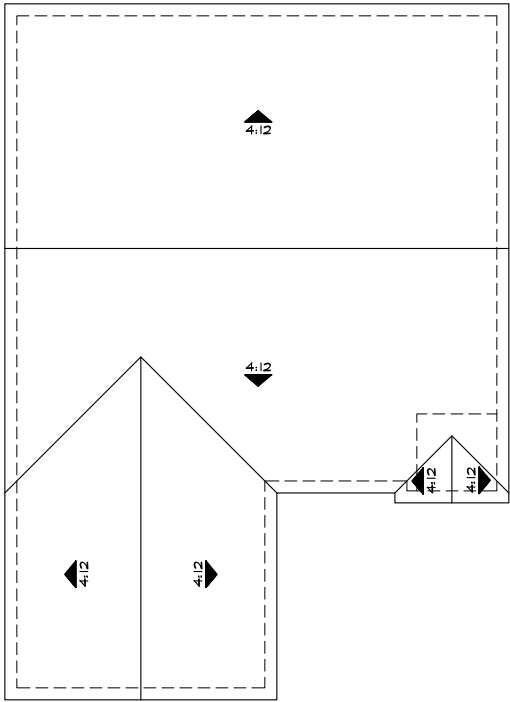
PLAN No. : 140.1449  
JOB No. : 625740  
STORY: 1-STORY  
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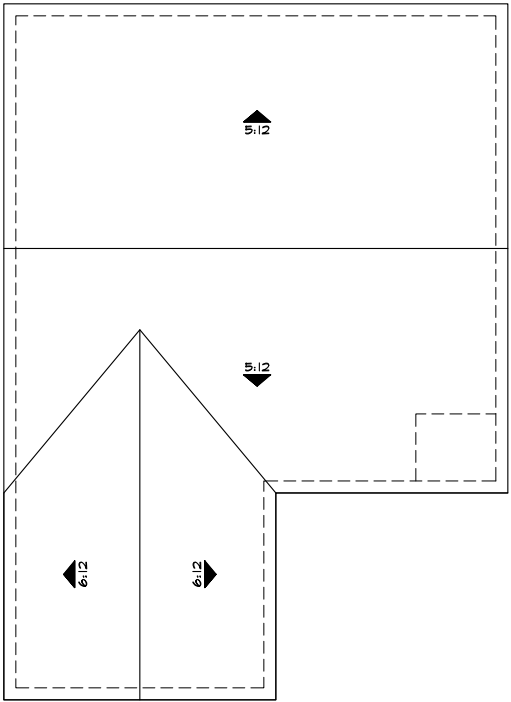
Floor Plan 'E'



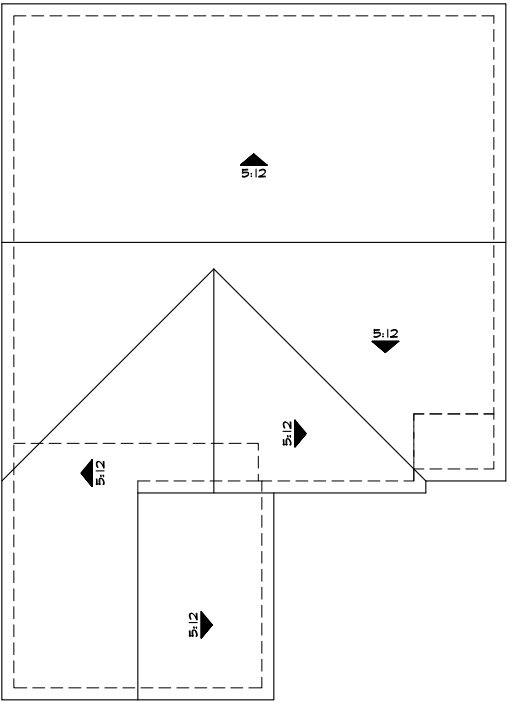
Floor Plan 'D'



'B'



'D'



'E'

Roof Plans

RANCHO SANTA FE



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Left Elevation 'B'



Front Elevation 'B' - Craftsman



Right Elevation 'B'



Rear Elevation 'B'



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Left Elevation 'D'



Front Elevation 'D' - French Cottage

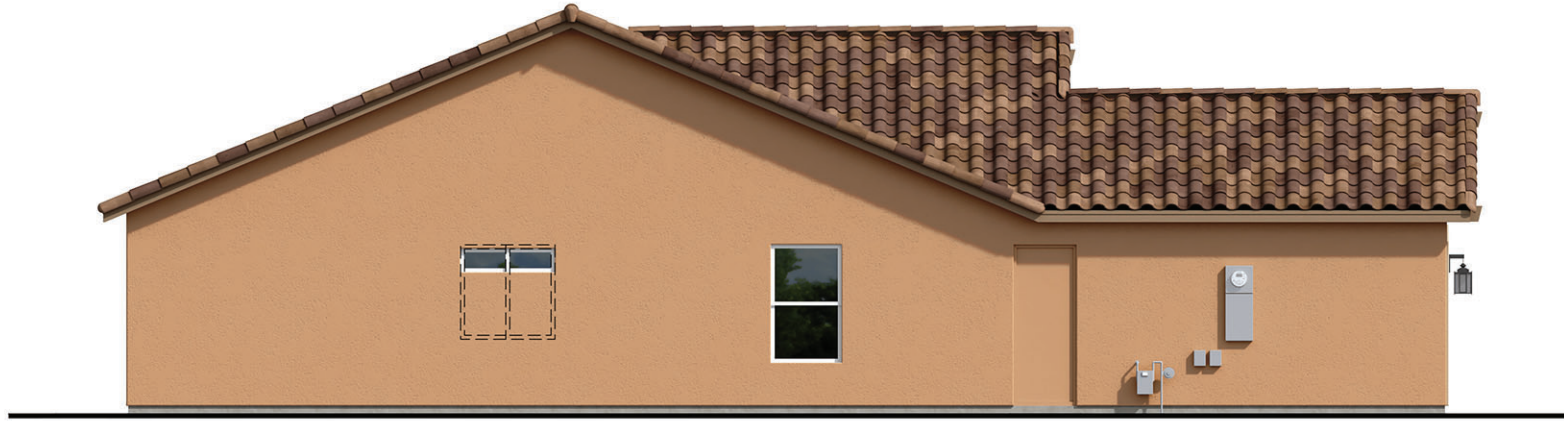


Right Elevation 'D'



Rear Elevation 'D'





Left Elevation 'E'



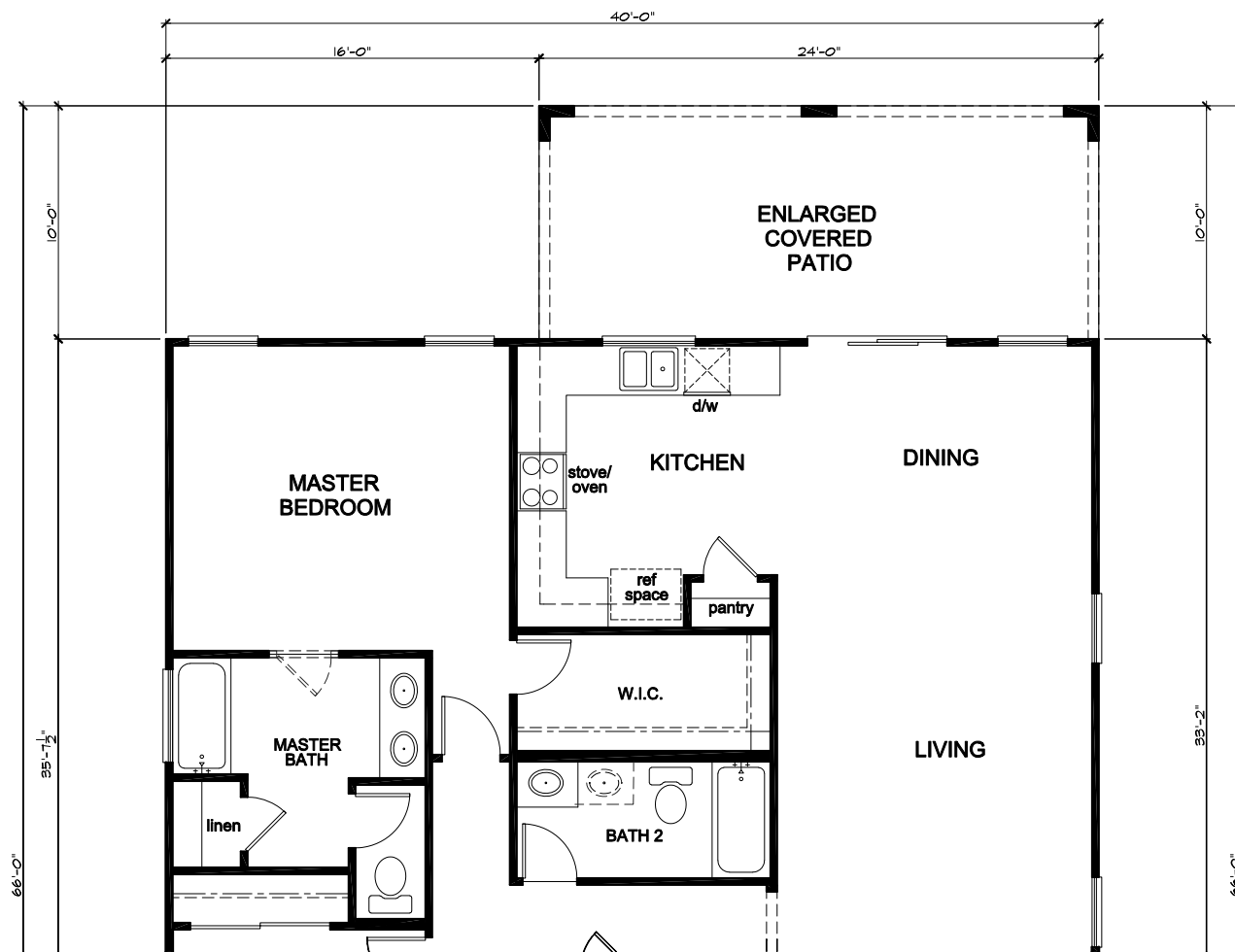
Front Elevation 'E' - Tuscan



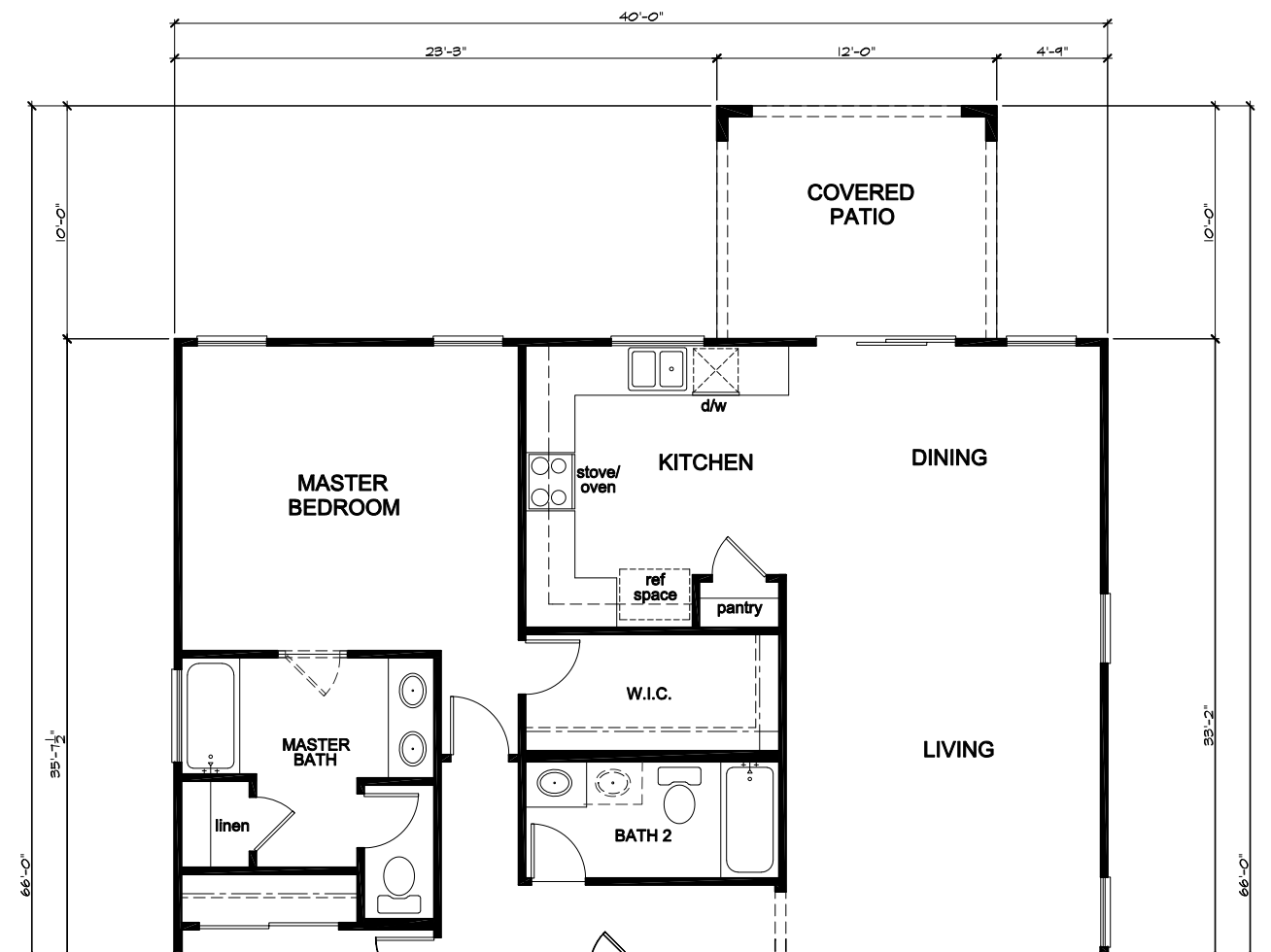
Right Elevation 'E'



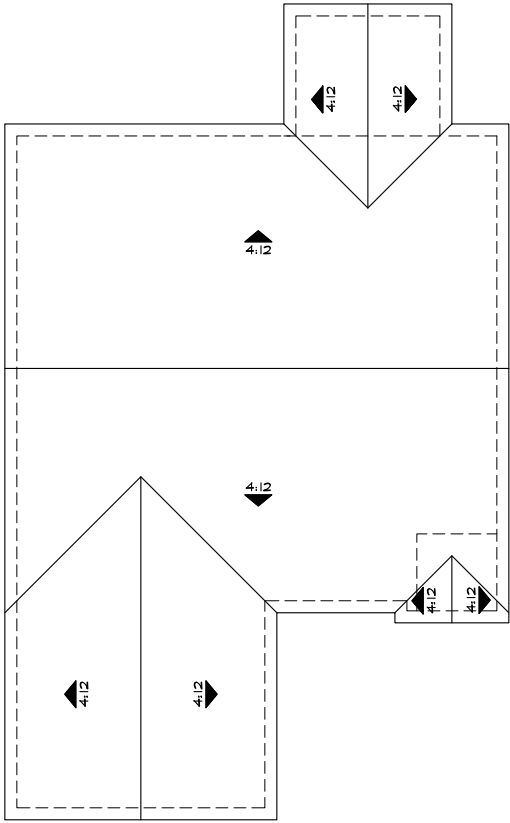
Rear Elevation 'E'



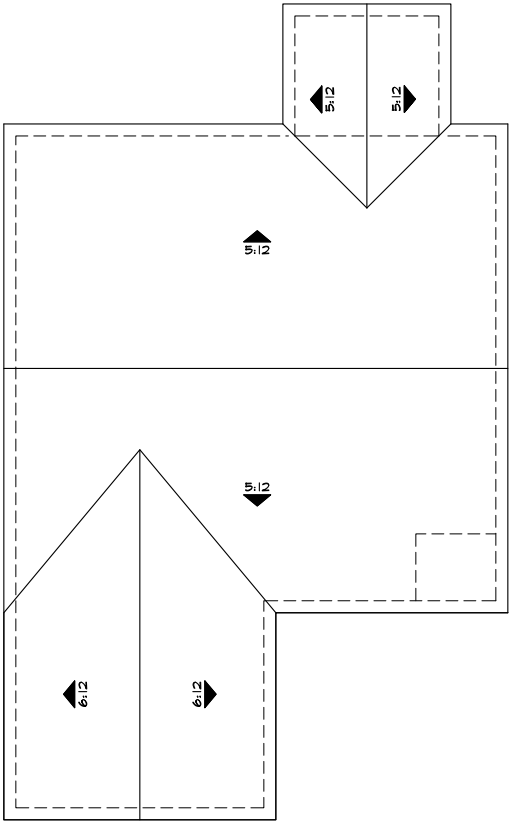
Floor Plan at Enlarged Covered Patio Option



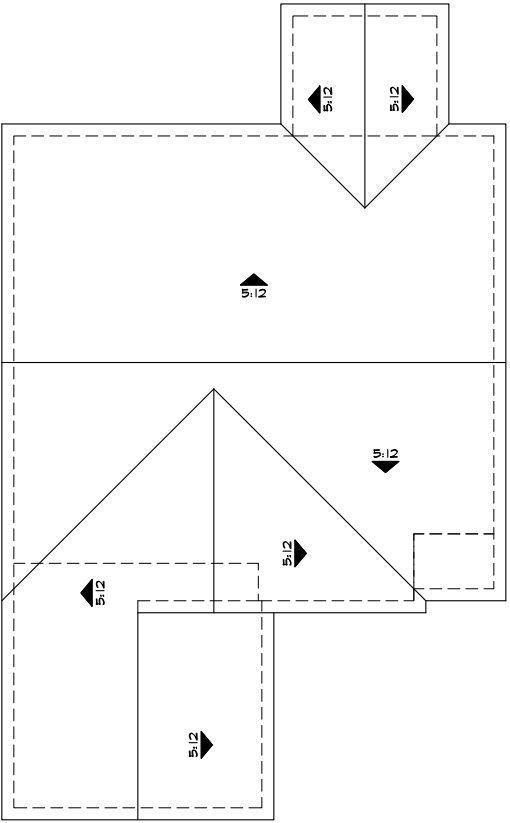
Floor Plan at Covered Patio Floor Plan Option



'B'



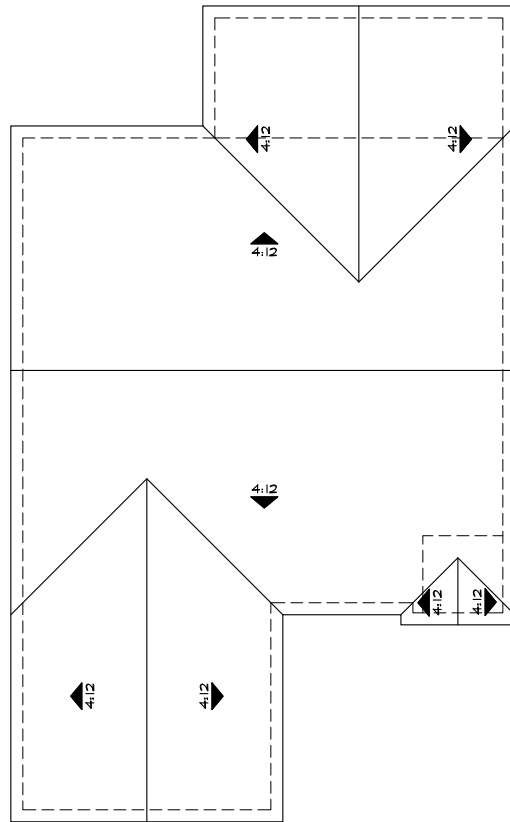
'D'



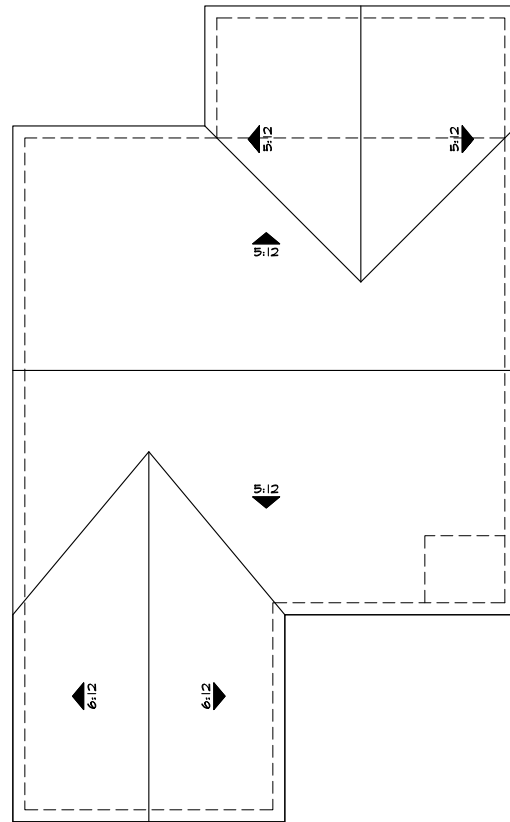
'E'

Roof Plans at Covered Patio Options

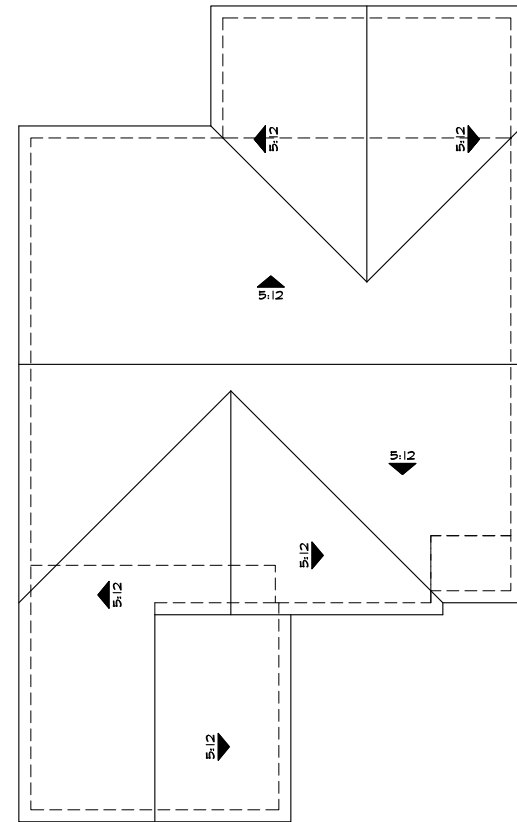




'B'



'D'



'E'

Roof Plans at Enlarged Covered Patio Option



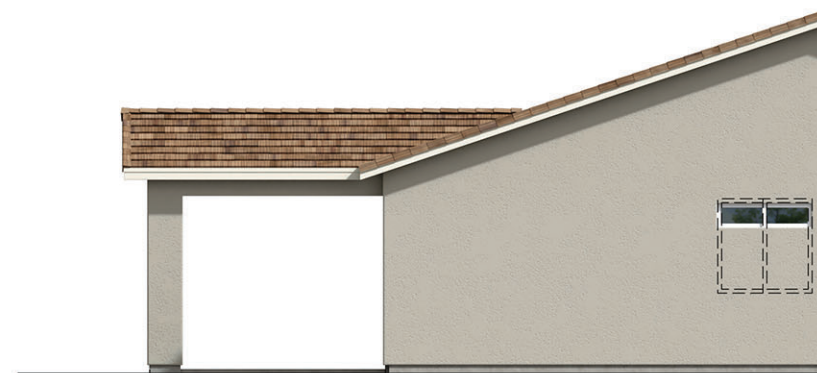


Rear Elevation 'B'

FENCE LOCATION & MATERIAL  
TO MATCH EXISTING APPROVED  
PLANS - REFER TO LANDSCAPE  
PLANS



Right Elevation 'B'



Left Elevation 'B'

Optional Covered Patio

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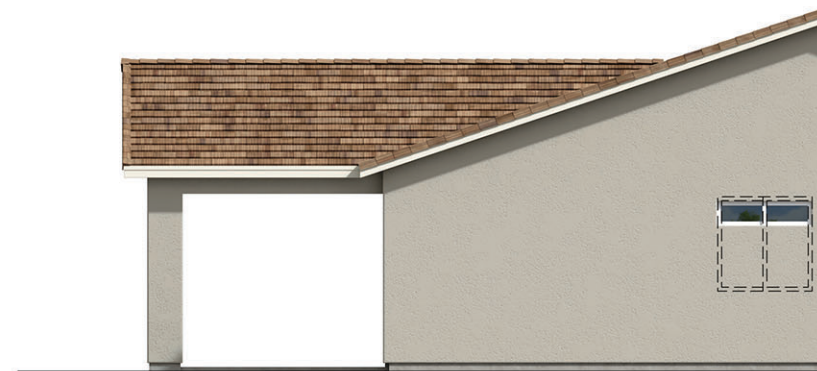


Rear Elevation 'B'

FENCE LOCATION & MATERIAL  
TO MATCH EXISTING APPROVED  
PLANS - REFER TO LANDSCAPE  
PLANS



Right Elevation 'B'



Left Elevation 'B'

Optional Enlarged Covered Patio

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Rear Elevation 'D'

FENCE LOCATION & MATERIAL  
TO MATCH EXISTING APPROVED  
PLANS - REFER TO LANDSCAPE  
PLANS



Right Elevation 'D'



Left Elevation 'D'

Optional Covered Patio

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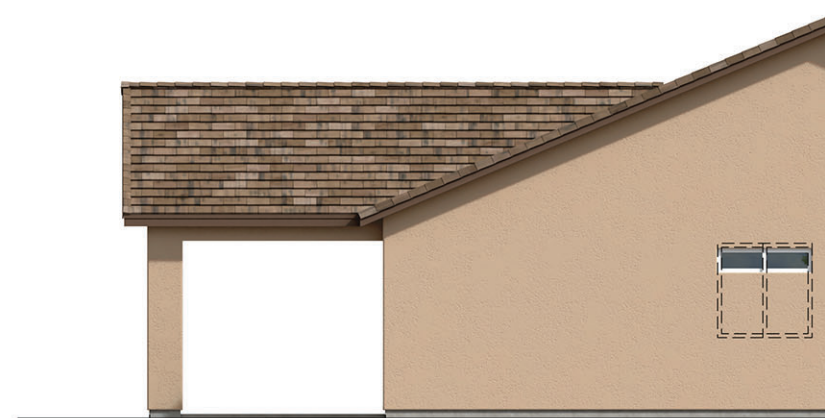


Rear Elevation 'D'

FENCE LOCATION & MATERIAL  
TO MATCH EXISTING APPROVED  
PLANS - REFER TO LANDSCAPE  
PLANS



Right Elevation 'D'



Left Elevation 'D'

Optional Enlarged Covered Patio

## RANCHO SANTA FE



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Rear Elevation 'E'

FENCE LOCATION & MATERIAL  
TO MATCH EXISTING APPROVED  
PLANS - REFER TO LANDSCAPE  
PLANS



Right Elevation 'E'



Left Elevation 'E'

Optional Covered Patio

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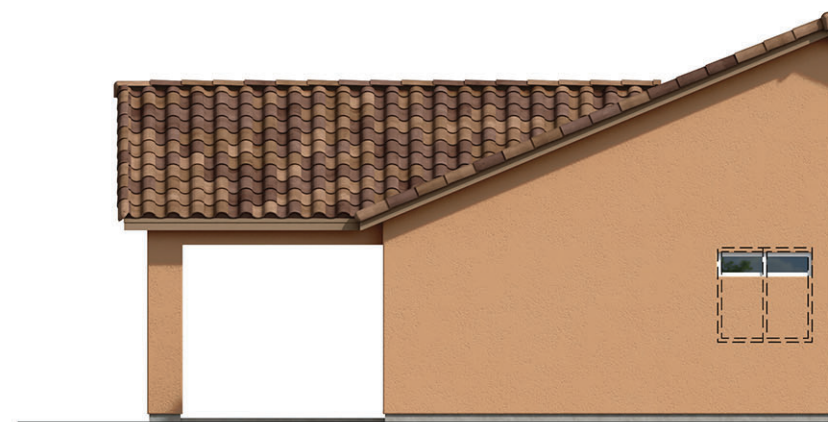


Rear Elevation 'E'

FENCE LOCATION & MATERIAL  
TO MATCH EXISTING APPROVED  
PLANS - REFER TO LANDSCAPE  
PLANS



Right Elevation 'E'



Left Elevation 'E'

Optional Enlarged Covered Patio

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ELEVATION LEGEND

- 1

CONCRETE 'S' TILE ROOFING
- 2

CONCRETE FLAT TILE ROOFING
- 3

WOOD FASCIA BOARD
- 4

STUCCO FINISH
- 5

STUCCO OVER FOAM TRIM
- 6

STUCCO OVER FOAM CORBELS
- 7

DECORATIVE STUCCO COLUMNS  
(STUCCO OVER WOOD FRAMING)
- 8

PRE-FAB WINDOW SYSTEM
- 9

COMPOSITE ENTRY DOOR
- 10

METAL ROLL-UP GARAGE DOOR
- 11

DECORATIVE FOAM SHUTTERS
- 12

STUCCO OVER SHAPED  
FOAM TRIM
- 13

DECORATIVE STUCCO RECESS
- 14

WOOD SIDING
- 15

DECORATIVE ACCENT
- 16

STONE VENEER
- 17

DECORATIVE FOAM VENTS
- 18

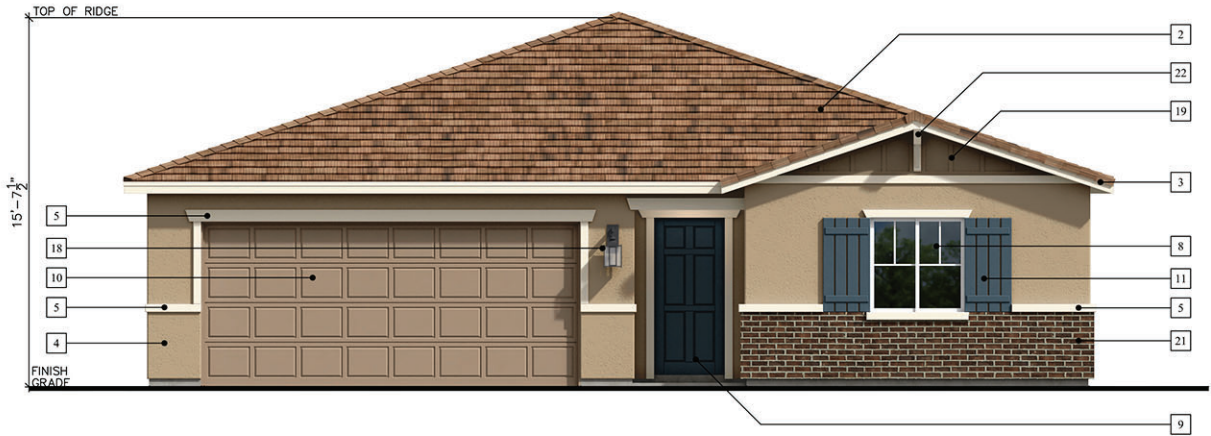
COACH LIGHT
- 19

DECORATIVE BOARD & BATTEN
- 20

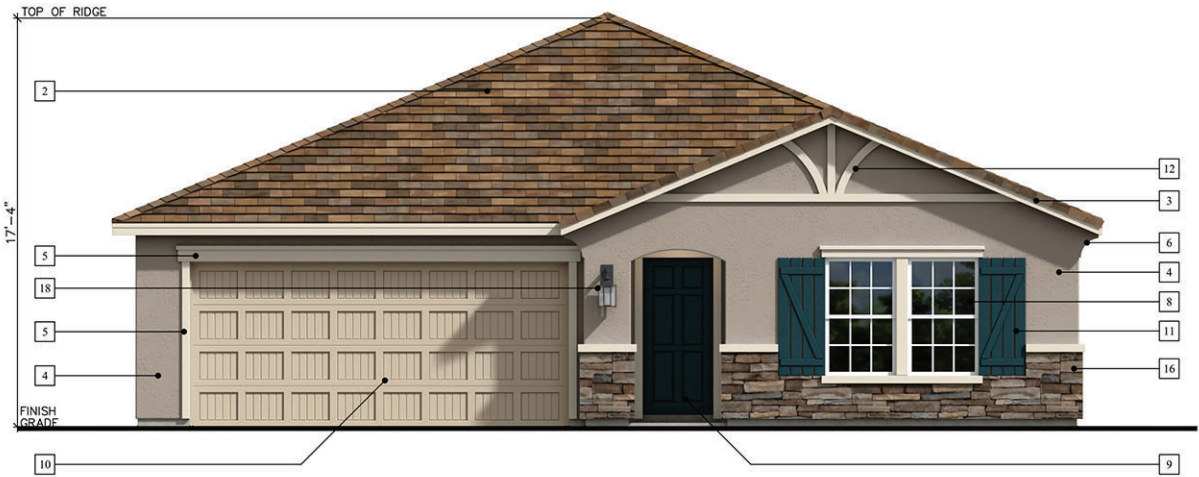
WOOD POST
- 21

BRICK VENEER
- 22

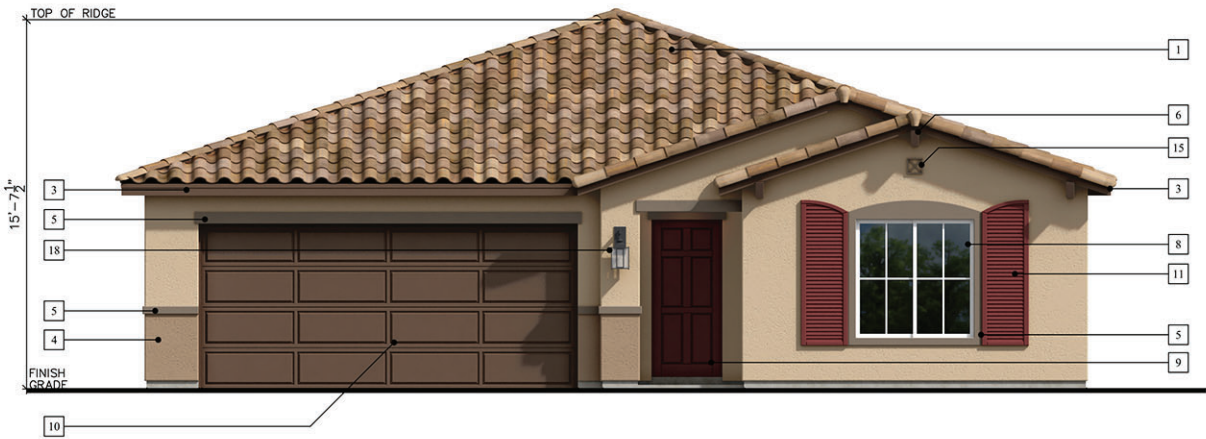
DECORATIVE OUTLOOKER  
WITH KNEEBRACE



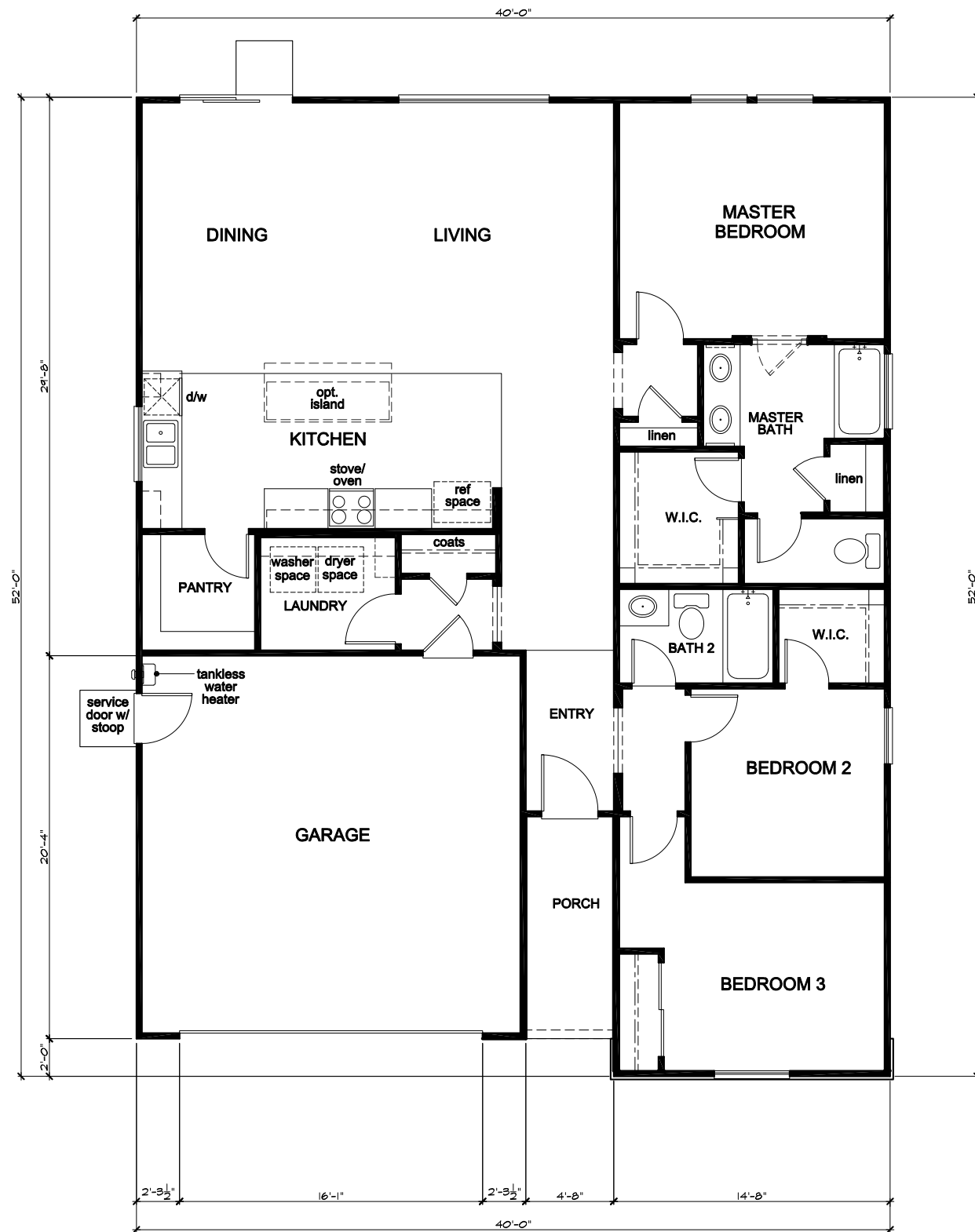
Elevation 'B' - Craftsman



Elevation 'D' - French Cottage



Elevation 'E' - Tuscan



Floor Plan 'B'

SQUARE FOOTAGE			
PLAN 140.1557			
FLOOR AREA		1557	SQ. FT.
TOTAL AREA		1557	SQ. FT.
GARAGE AREA		418	SQ. FT.
PORCH AREA(S)	ELEVATION 'B'	55	SQ. FT.
	ELEVATION 'D'	64	SQ. FT.
	ELEVATION 'E'	60	SQ. FT.
OPTIONS:			
COVERED PATIO		120	SQ. FT.
EXT. COVERED PATIO		240	SQ. FT.

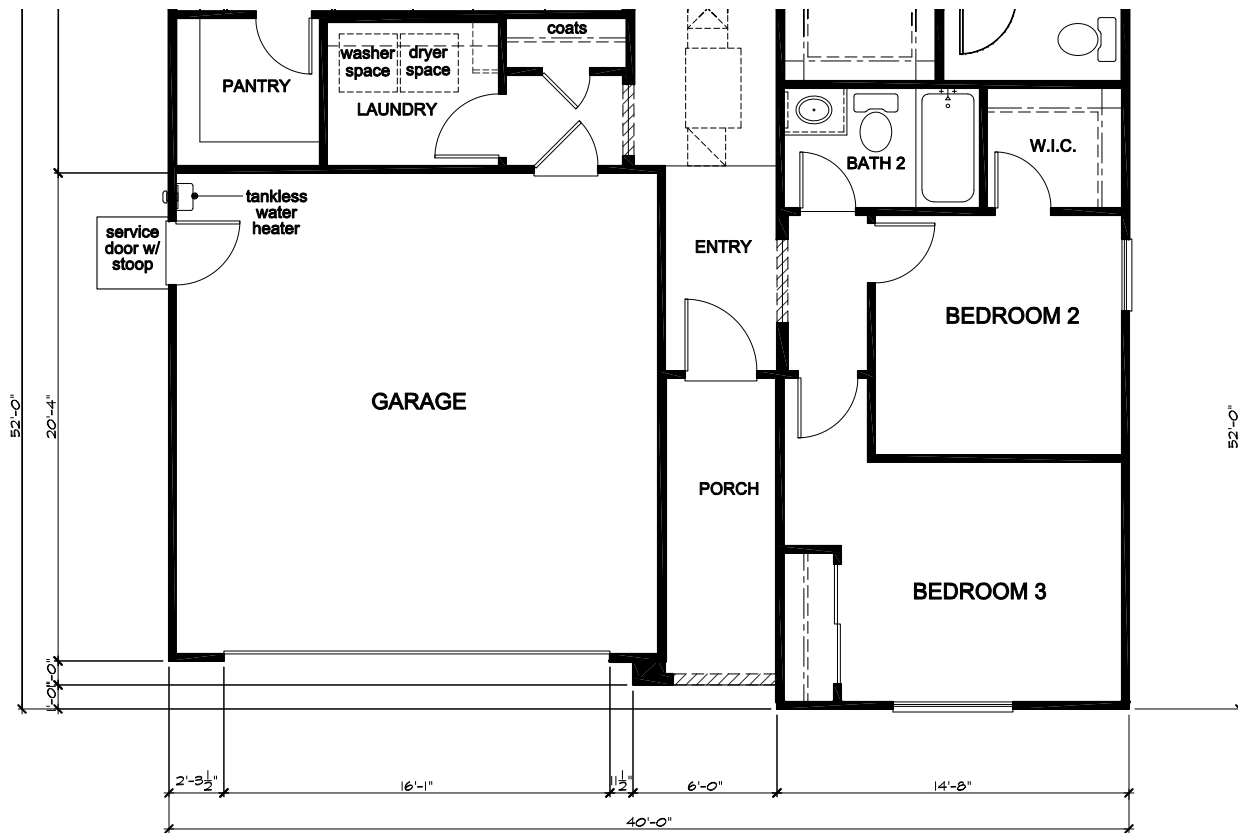


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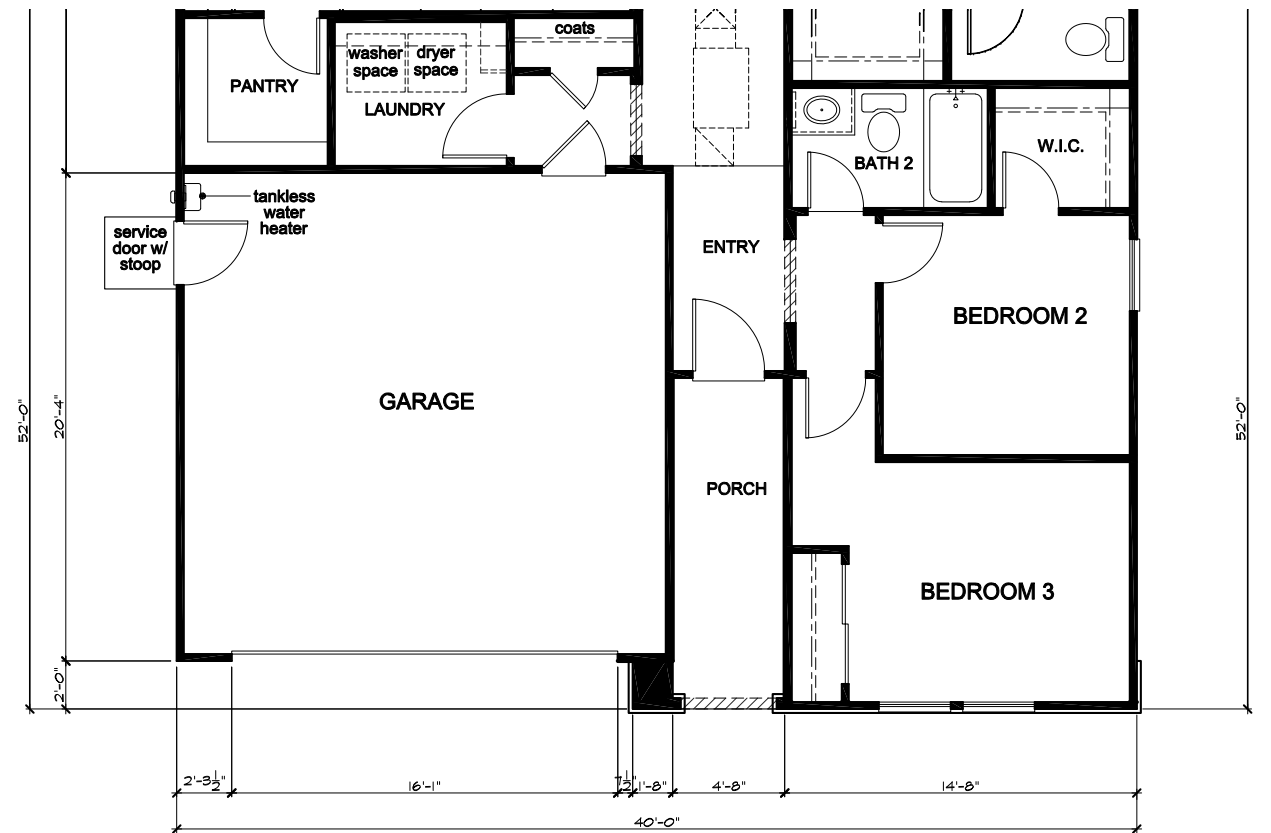
CITY OF MADERA

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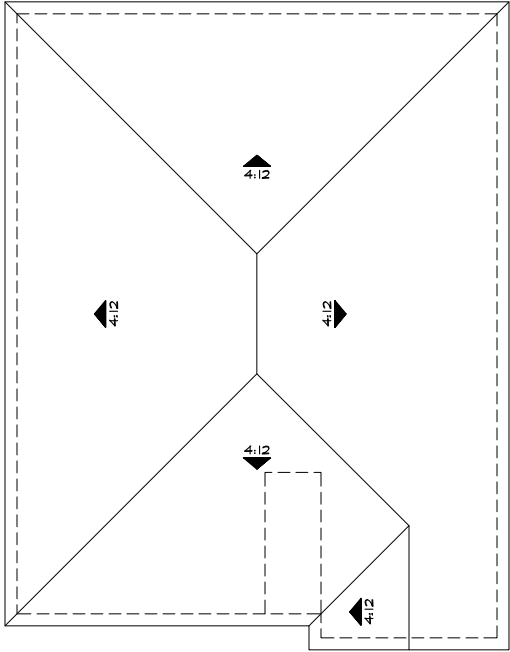
PLAN No. : 140.1557  
JOB No. : 625740  
STORY: 1-STORY  
January 16, 2020



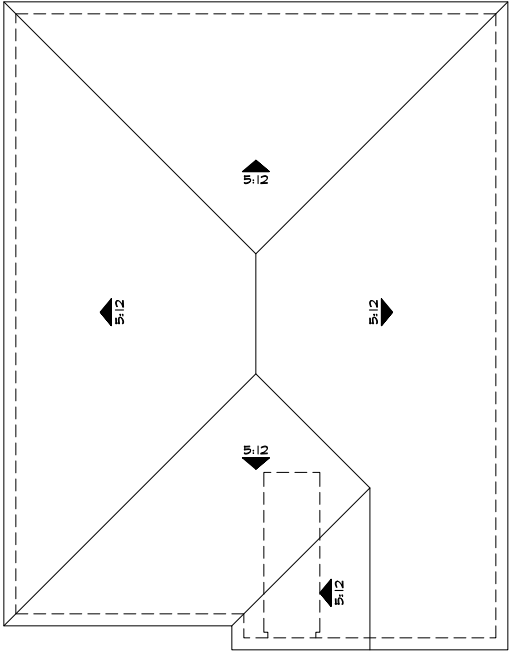
Floor Plan 'E'



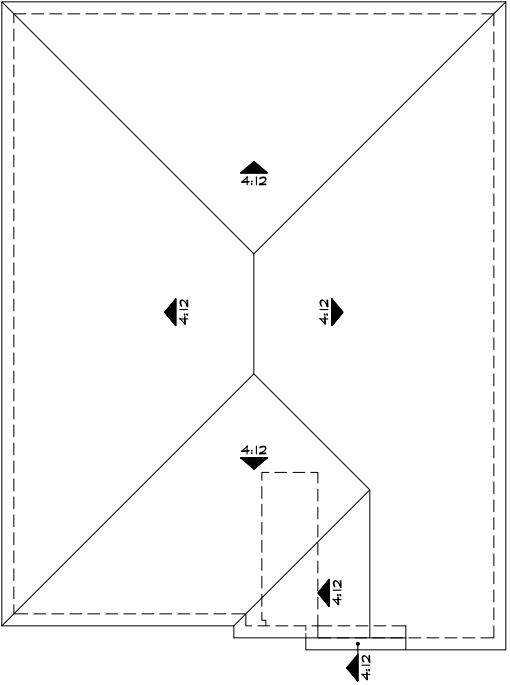
Floor Plan 'D'



'B'



'D'



'E'

Roof Plans

RANCHO SANTA FE



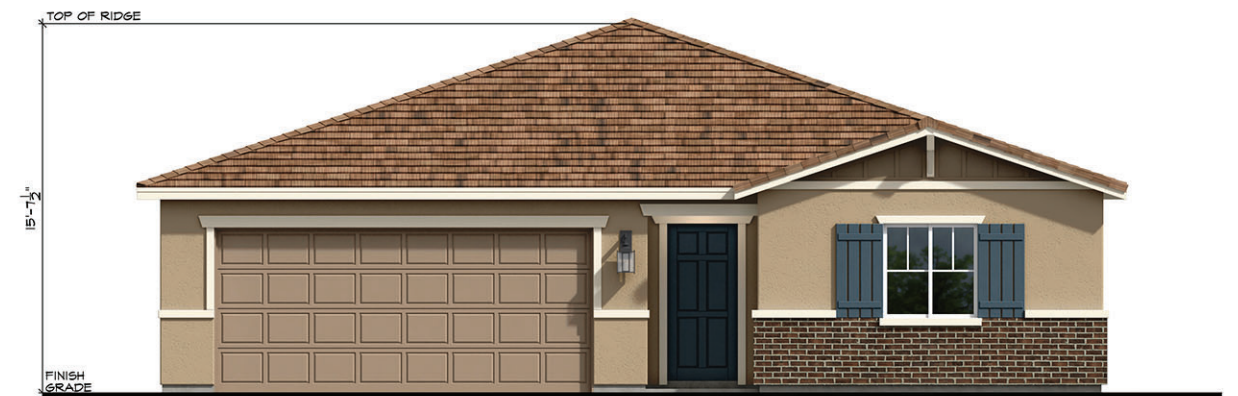
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PLAN No. : 140.1557  
JOB No. : 625740  
STORY: 1-STORY  
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Left Elevation 'B'



Front Elevation 'B' - Craftsman



Right Elevation 'B'



Rear Elevation 'B'



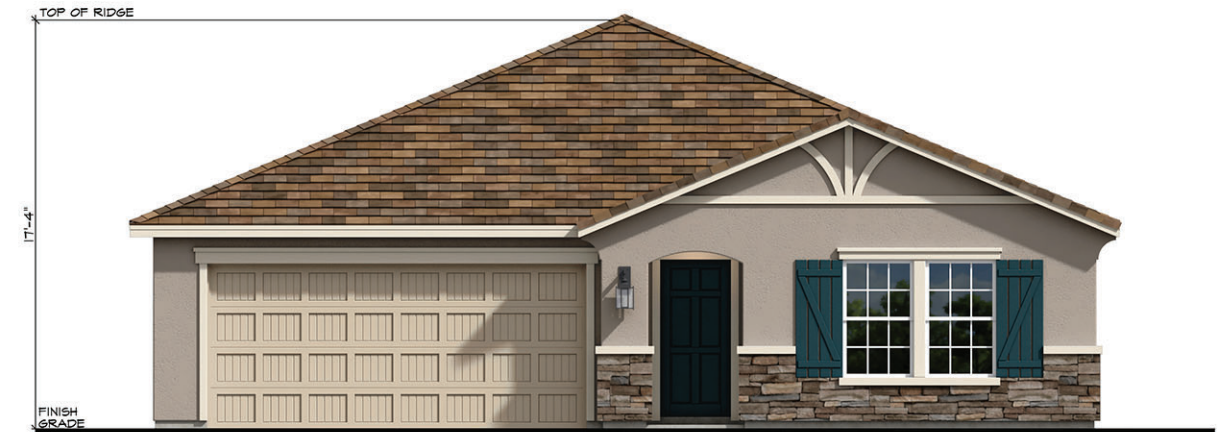
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Left Elevation 'D'



Front Elevation 'D' - French Cottage



Right Elevation 'D'



Rear Elevation 'D'





Left Elevation 'E'



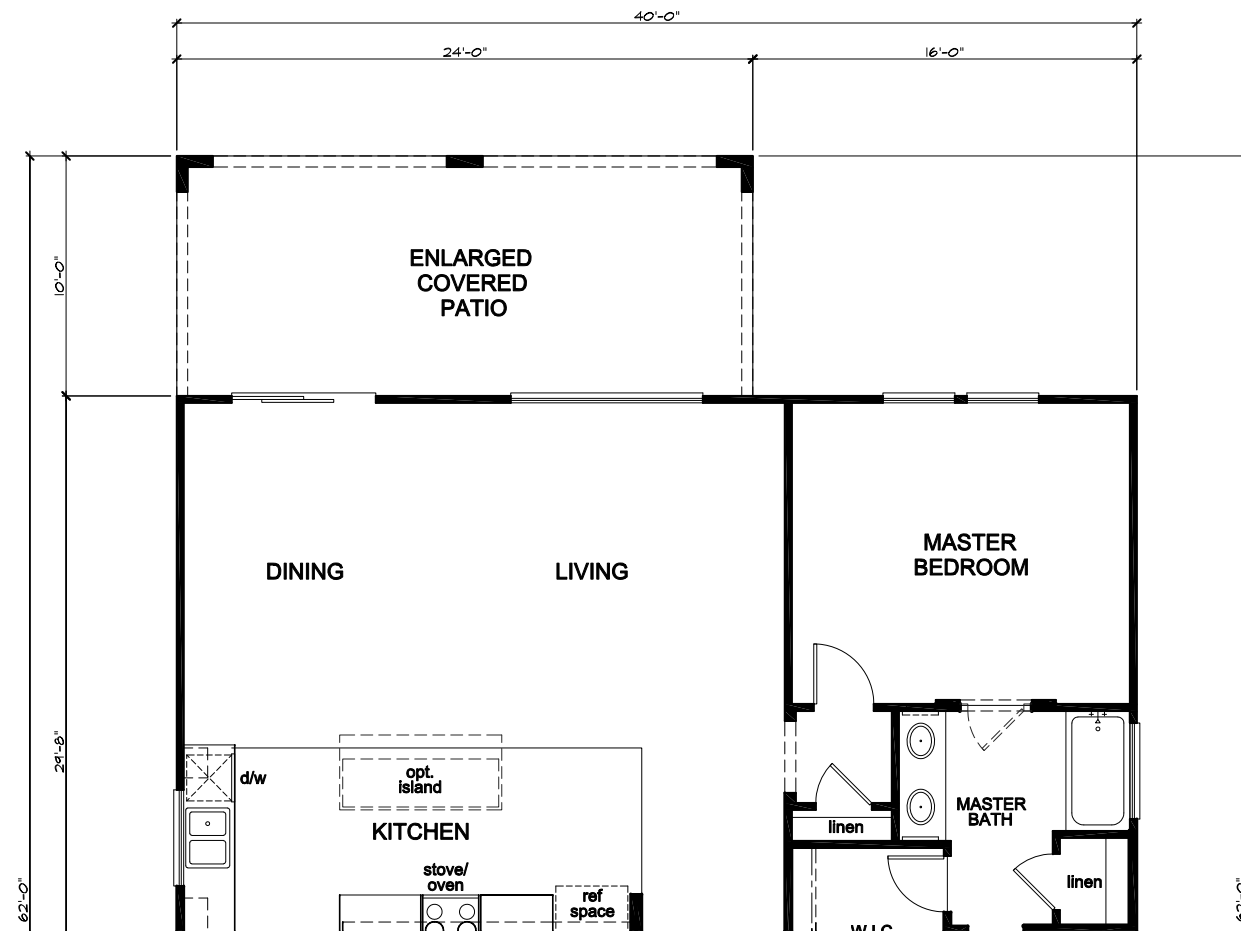
Front Elevation 'E' - Tuscan



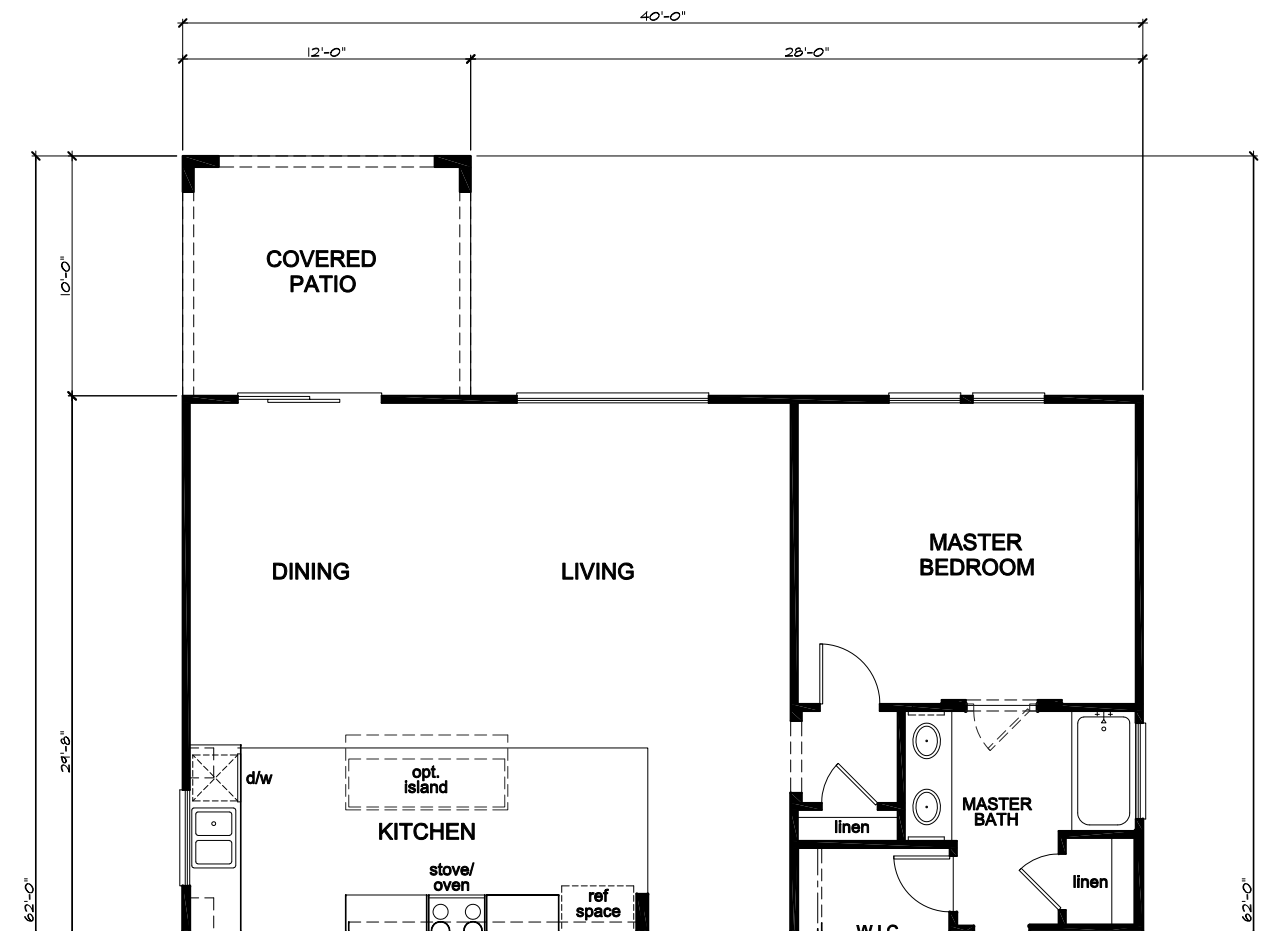
Right Elevation 'E'



Rear Elevation 'E'

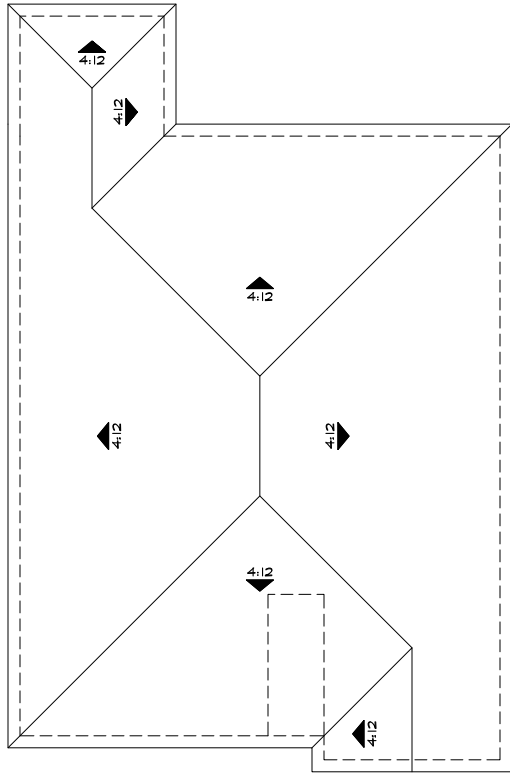


Floor Plan at Enlarged Covered Patio Option

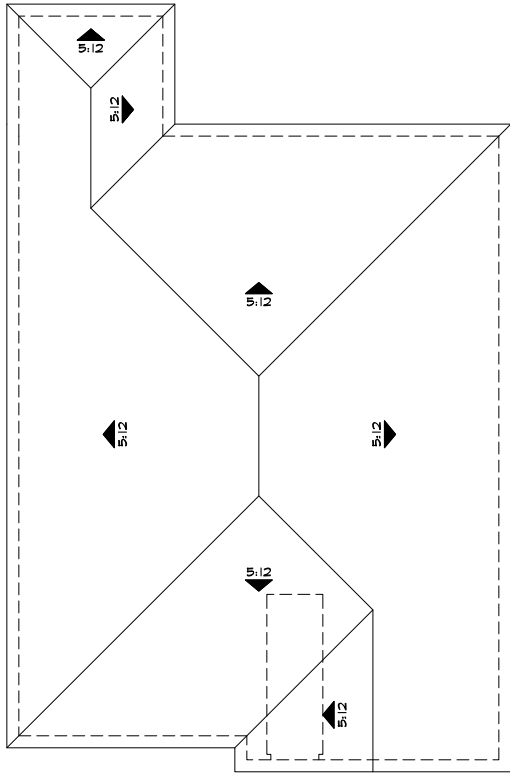


Floor Plan at Covered Patio Floor Plan Option

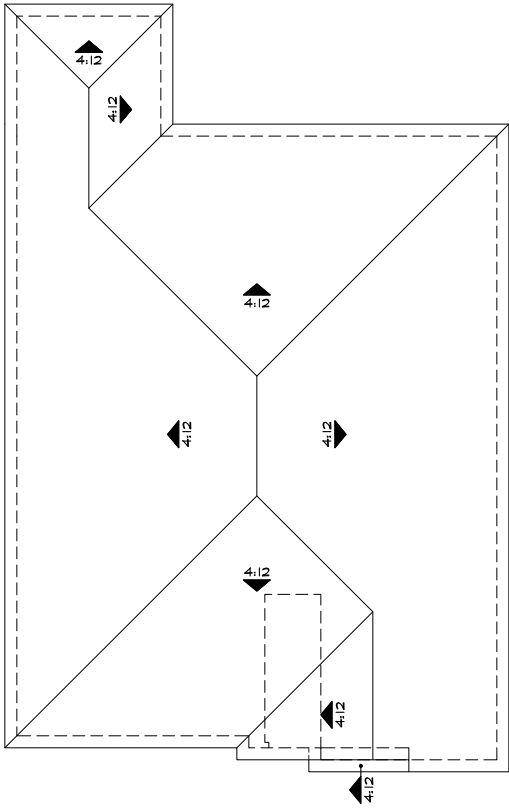




'B'



'D'

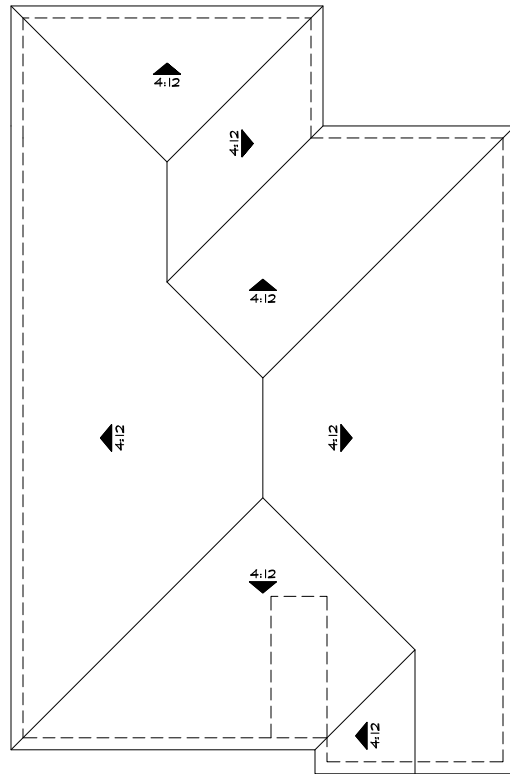


'E'

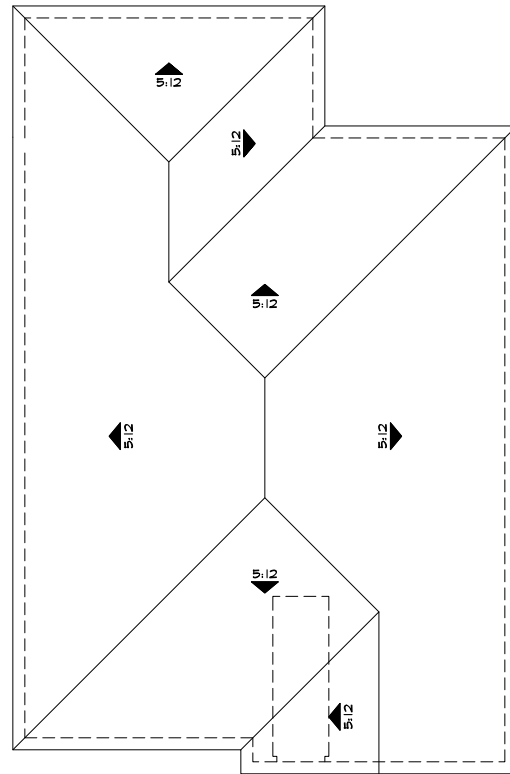
Roof Plans at Covered Patio Options



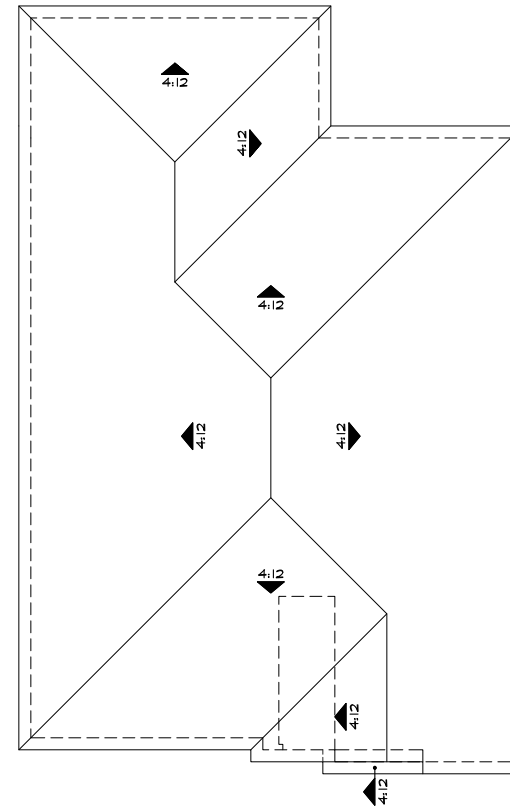




'B'



'D'



'E'

Roof Plans at Enlarged Covered Patio Option



Rear Elevation 'B'

FENCE LOCATION & MATERIAL  
TO MATCH EXISTING APPROVED  
PLANS - REFER TO LANDSCAPE  
PLANS



Right Elevation 'B'



Left Elevation 'B'

Optional Covered Patio



KB Home South Bay  
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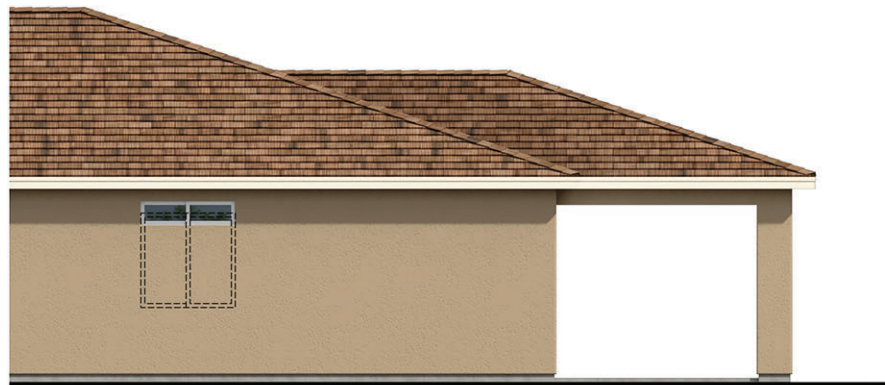
RANCHO SANTA FE

PLAN No. : 140.1557  
JOB No. : 625740  
STORY: 1-STORY  
January 16, 2020



Rear Elevation 'B'

FENCE LOCATION & MATERIAL  
TO MATCH EXISTING APPROVED  
PLANS - REFER TO LANDSCAPE  
PLANS



Right Elevation 'B'



Left Elevation 'B'

Optional Enlarged Covered Patio

RANCHO SANTA FE



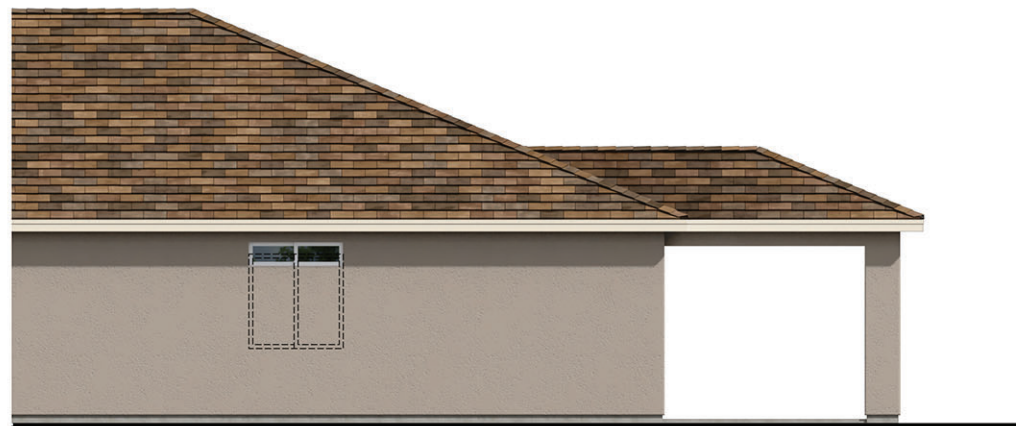
KB Home South Bay  
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PLAN No. : 140.1557  
JOB No. : 625740  
STORY: 1-STORY  
January 16, 2020



Rear Elevation 'D'

FENCE LOCATION & MATERIAL  
TO MATCH EXISTING APPROVED  
PLANS - REFER TO LANDSCAPE  
PLANS



Right Elevation 'D'



Left Elevation 'D'

Optional Covered Patio

RANCHO SANTA FE



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PLAN No. : 140.1557  
JOB No. : 625740  
STORY: 1-STORY  
January 16, 2020





Rear Elevation 'D'

FENCE LOCATION & MATERIAL  
TO MATCH EXISTING APPROVED  
PLANS - REFER TO LANDSCAPE  
PLANS



Right Elevation 'D'



Left Elevation 'D'

Optional Enlarged Covered Patio



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RANCHO SANTA FE

PLAN No. : 140.1557  
JOB No. : 625740  
STORY: 1-STORY  
January 16, 2020





Rear Elevation 'E'

FENCE LOCATION & MATERIAL  
TO MATCH EXISTING APPROVED  
PLANS - REFER TO LANDSCAPE  
PLANS



Right Elevation 'E'



Left Elevation 'E'

Optional Covered Patio

RANCHO SANTA FE



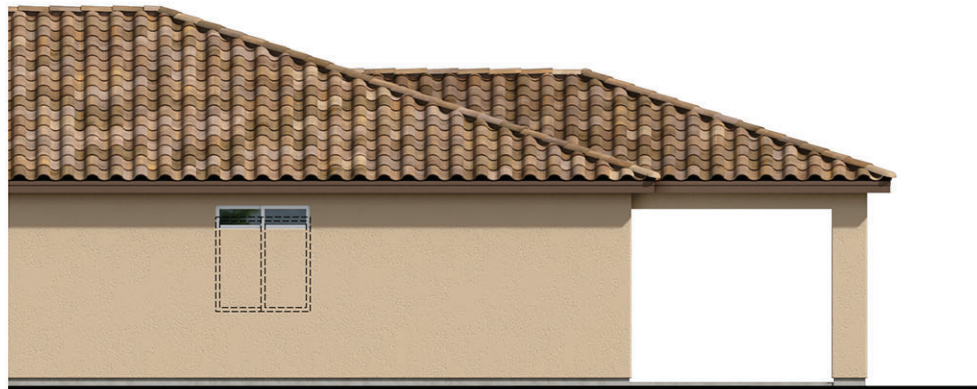
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PLAN No. : 140.1557  
JOB No. : 625740  
STORY: 1-STORY  
January 16, 2020



Rear Elevation 'E'

FENCE LOCATION & MATERIAL  
TO MATCH EXISTING APPROVED  
PLANS - REFER TO LANDSCAPE  
PLANS



Right Elevation 'E'



Left Elevation 'E'

Optional Enlarged Covered Patio

RANCHO SANTA FE



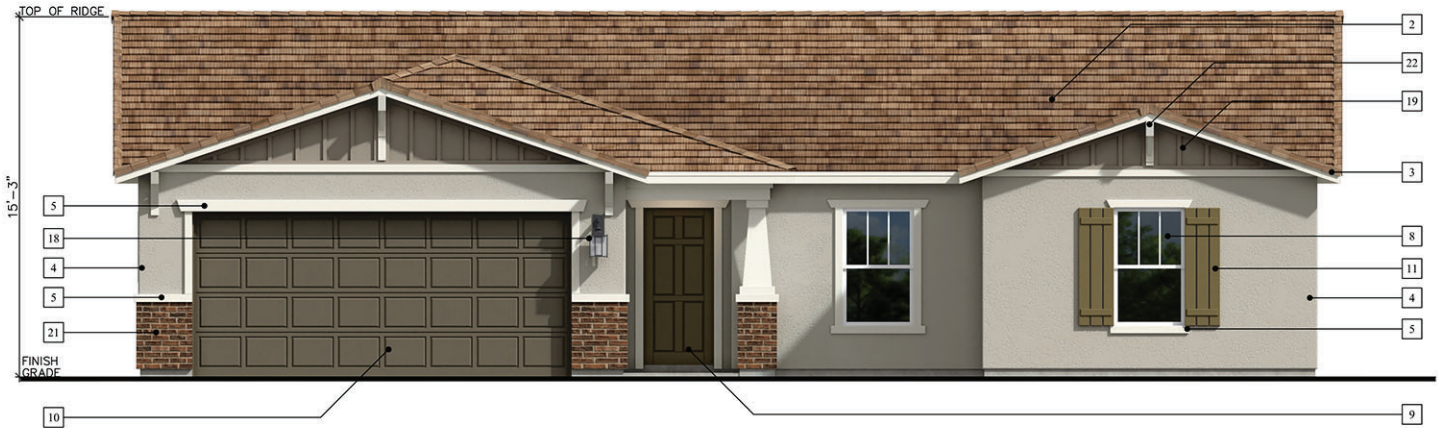
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PLAN No. : 140.1557  
JOB No. : 625740  
STORY: 1-STORY  
January 16, 2020

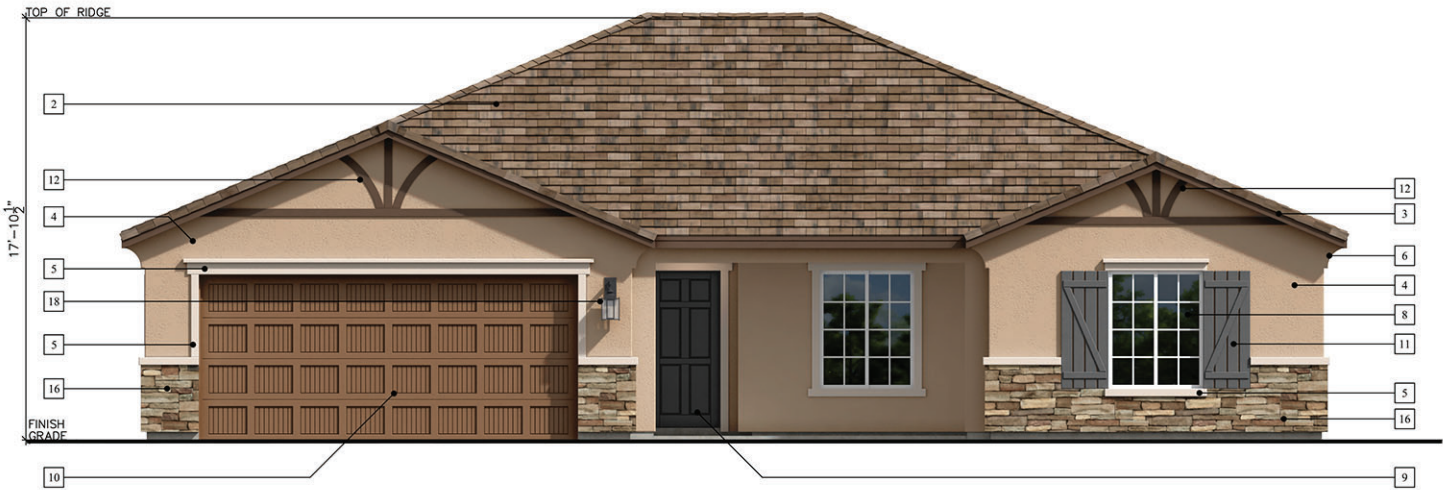


ELEVATION LEGEND

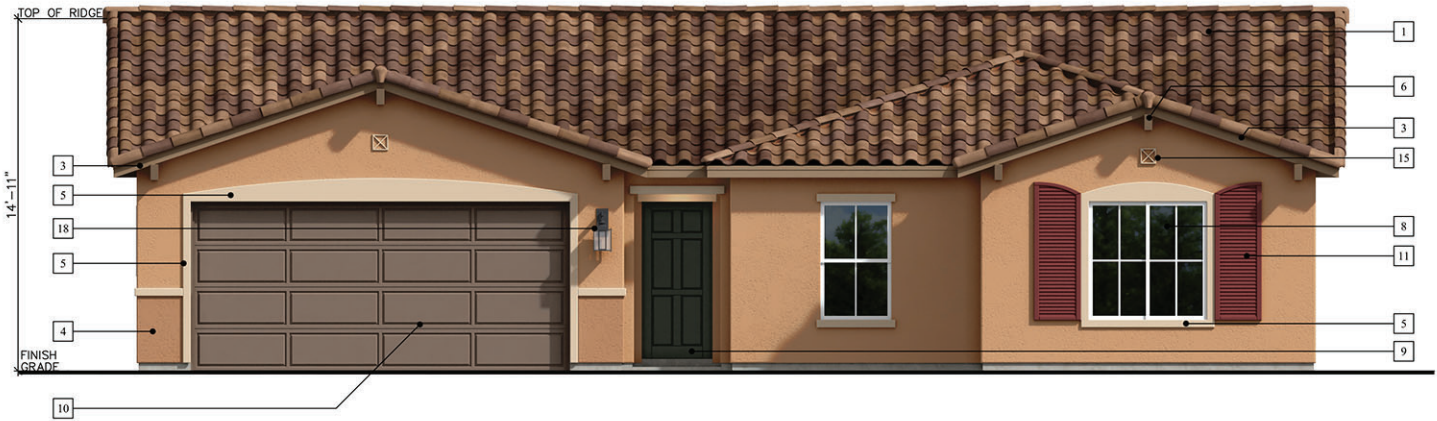
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- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH
- 5 STUCCO OVER FOAM TRIM
- 6 STUCCO OVER FOAM CORBELS
- 7 DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING)
- 8 PRE-FAB WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL ROLL-UP GARAGE DOOR
- 11 DECORATIVE FOAM SHUTTERS
- 12 STUCCO OVER SHAPED FOAM TRIM
- 13 DECORATIVE STUCCO RECESS
- 14 WOOD SIDING
- 15 DECORATIVE ACCENT
- 16 STONE VENEER
- 17 DECORATIVE FOAM VENTS
- 18 COACH LIGHT
- 19 DECORATIVE BOARD & BATTEN
- 20 WOOD POST
- 21 BRICK VENEER
- 22 DECORATIVE OUTLOOKER WITH KNEEBRACE



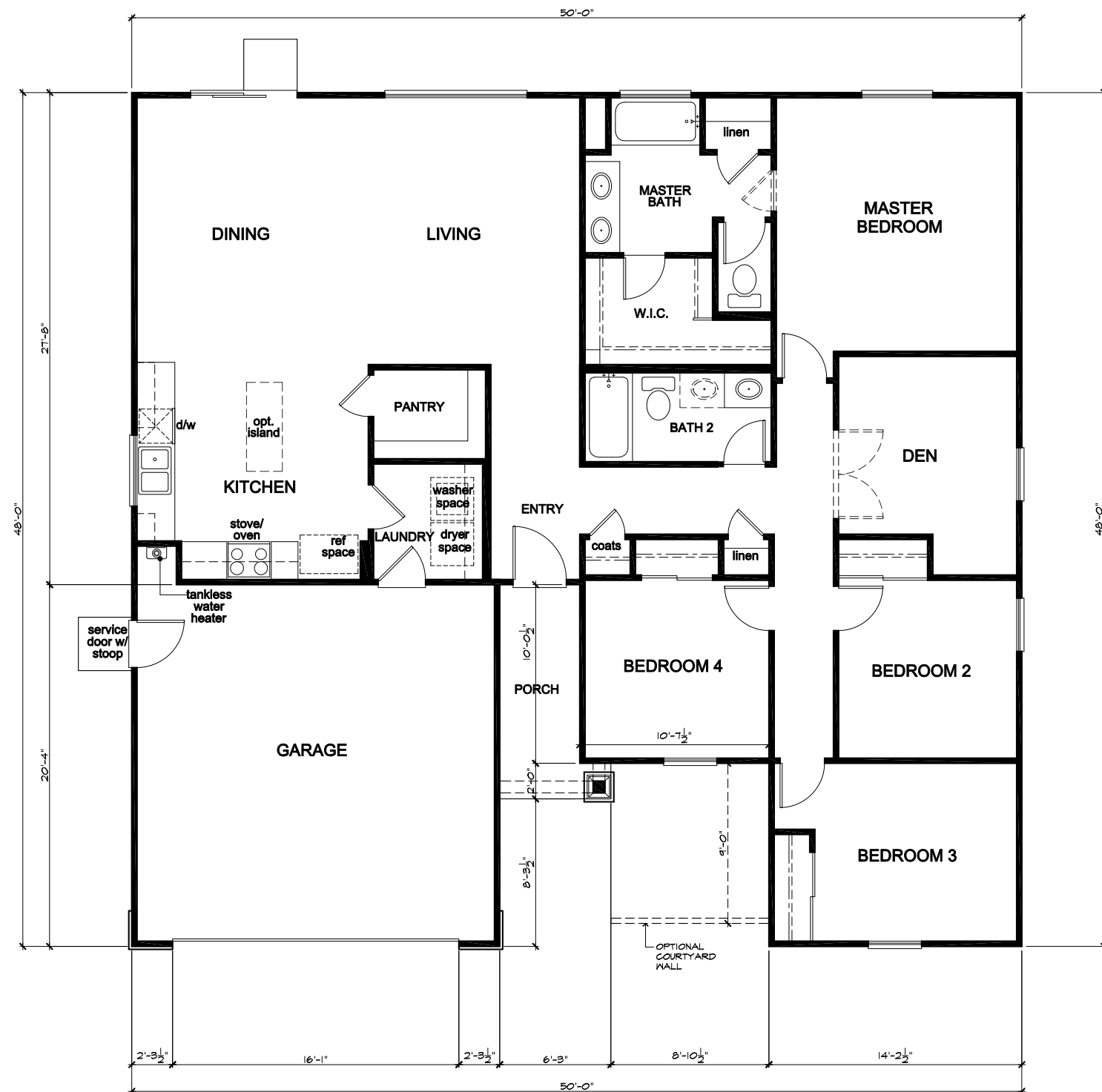
Elevation 'B' - Craftsman



Elevation 'D' - French Cottage



Elevation 'E' - Tuscan



Floor Plan 'B'

SQUARE FOOTAGE			
PLAN # 150.1773			
FLOOR AREA		1773	SQ. FT.
TOTAL AREA		1773	SQ. FT.
GARAGE AREA		426	SQ. FT.
PORCH AREA	ELEVATION 'B'	54	SQ. FT.
	ELEVATION 'D'	121	SQ. FT.
	ELEVATION 'E'	36	SQ. FT.
PATIO AREAS			
COVERED PATIO		120	SQ. FT.
EXT. COVERED PATIO		225	SQ. FT.

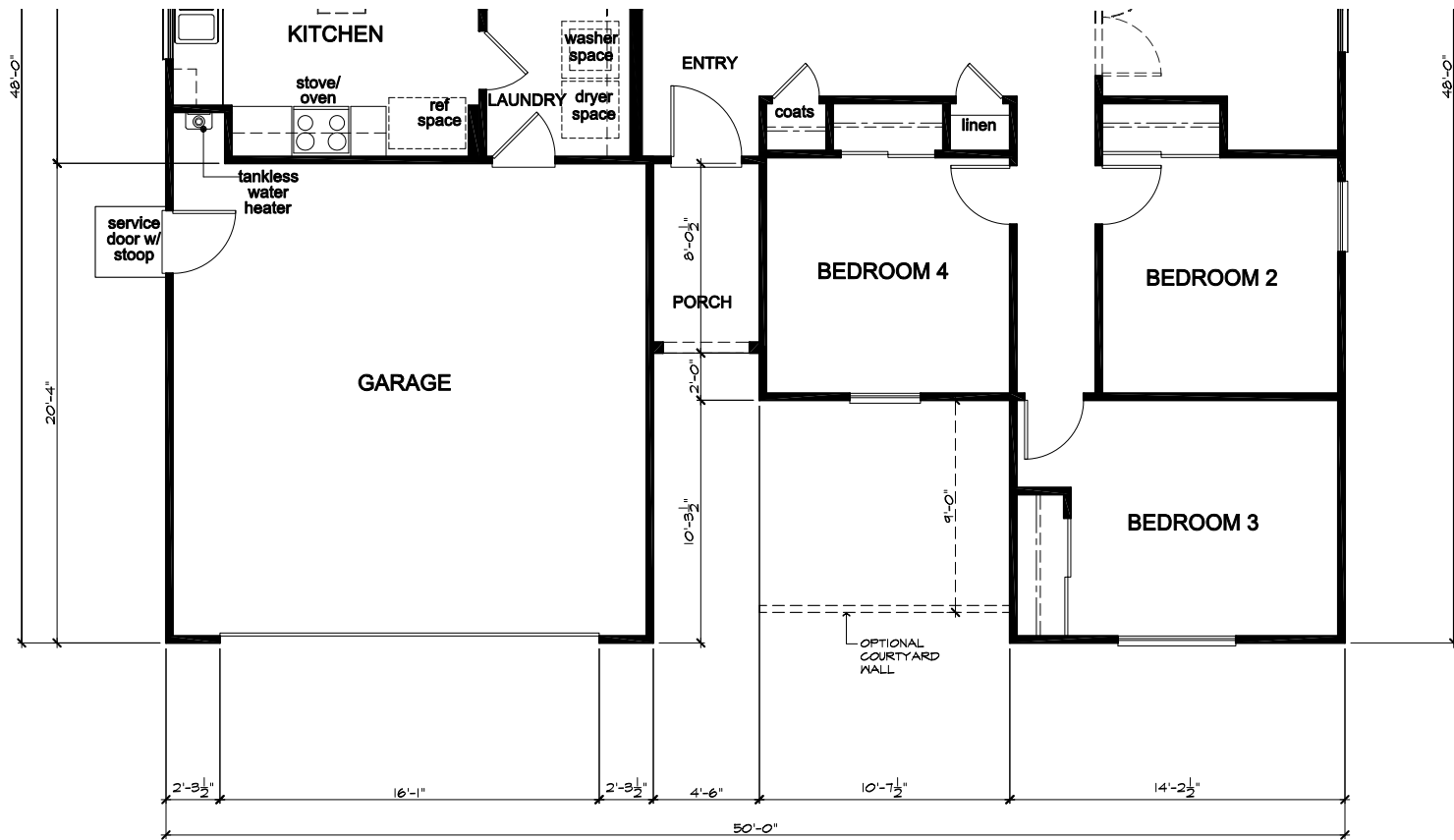


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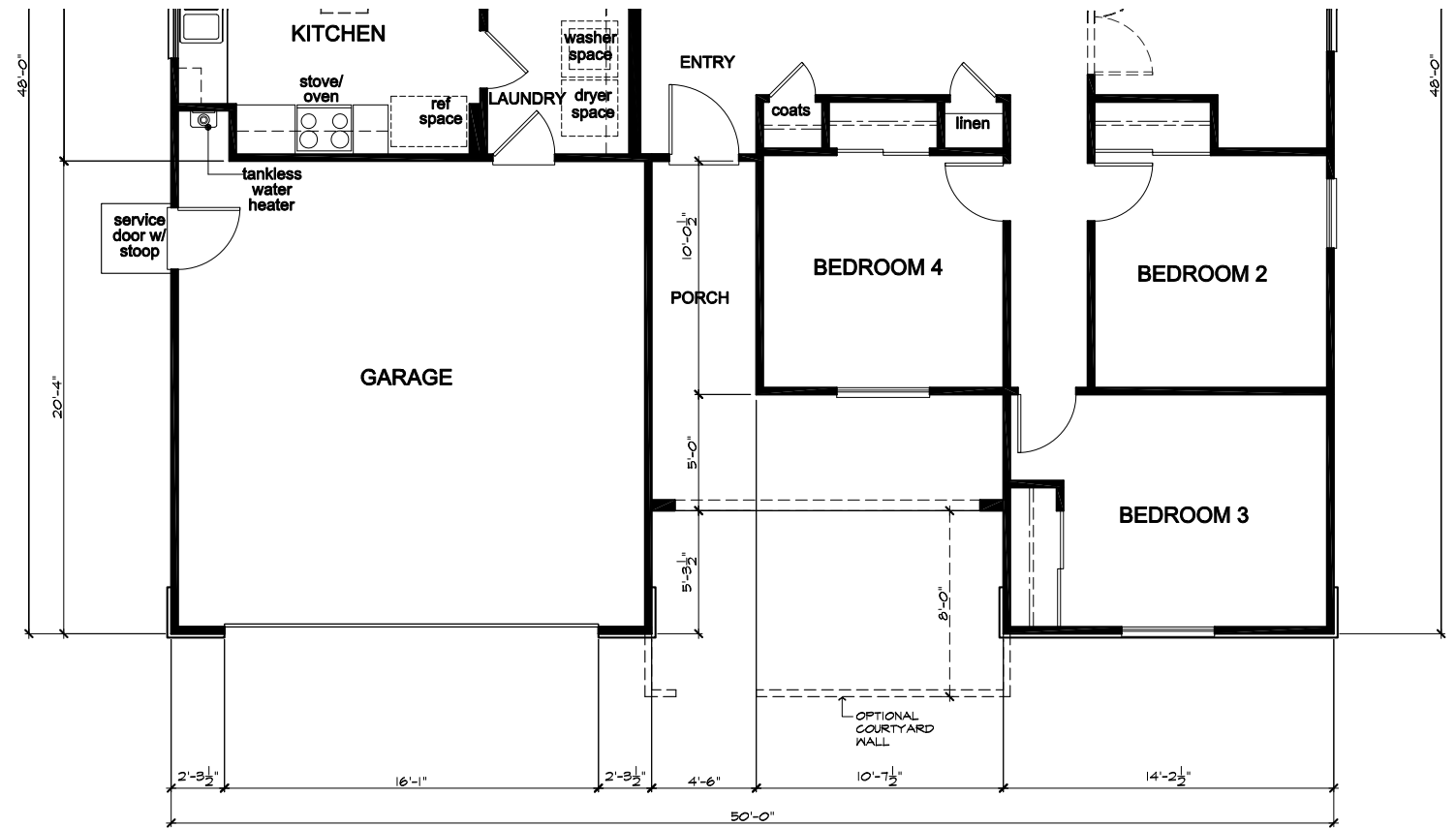
CITY OF MADERA

## RANCHO SANTA FE

PLAN No. : 150.1773  
JOB No. : 625740  
STORY: 1-STORY  
January 16, 2020



Floor Plan 'E'



Floor Plan 'D'



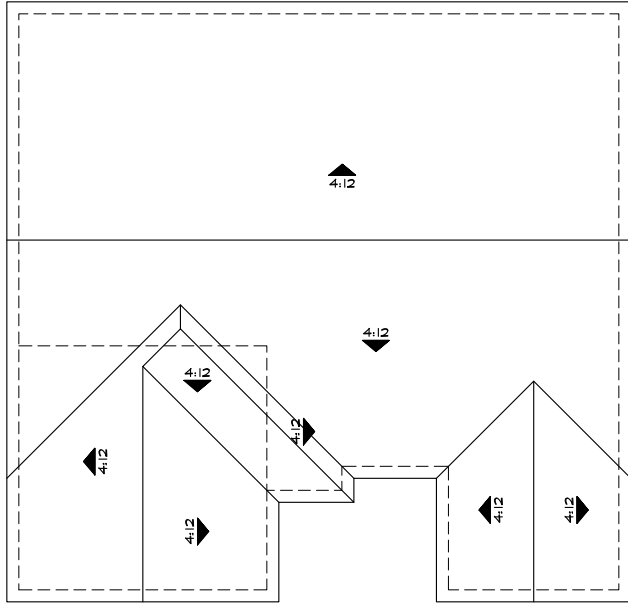
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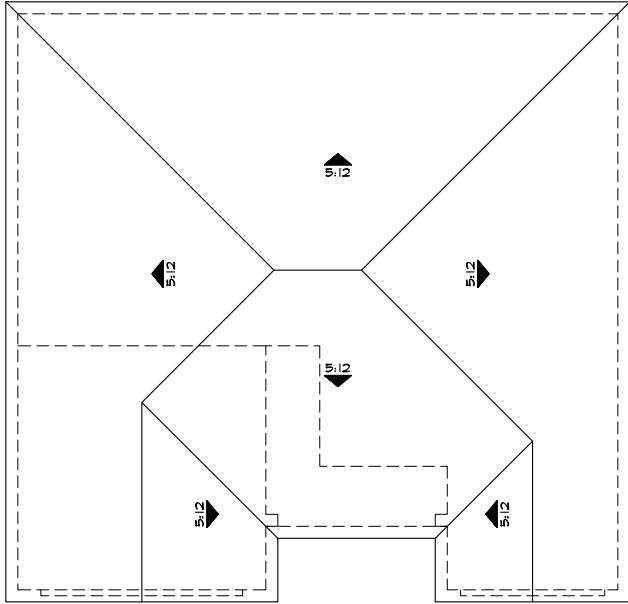
RANCHO SANTA FE

PLAN No. : 150.1773  
JOB No. : 625740  
STORY: 1-STORY  
January 16, 2020

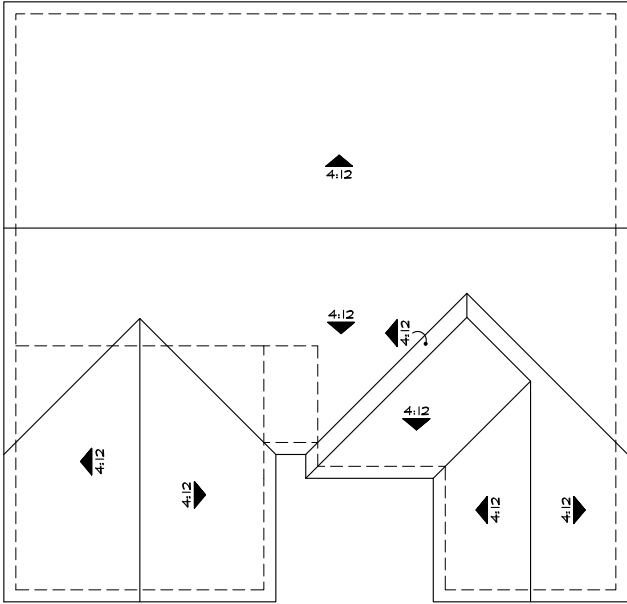




'B'



'D'



'E'

Roof Plans

RANCHO SANTA FE



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PLAN No. : 150.1773  
JOB No. : 625740  
STORY: 1-STORY  
January 16, 2020



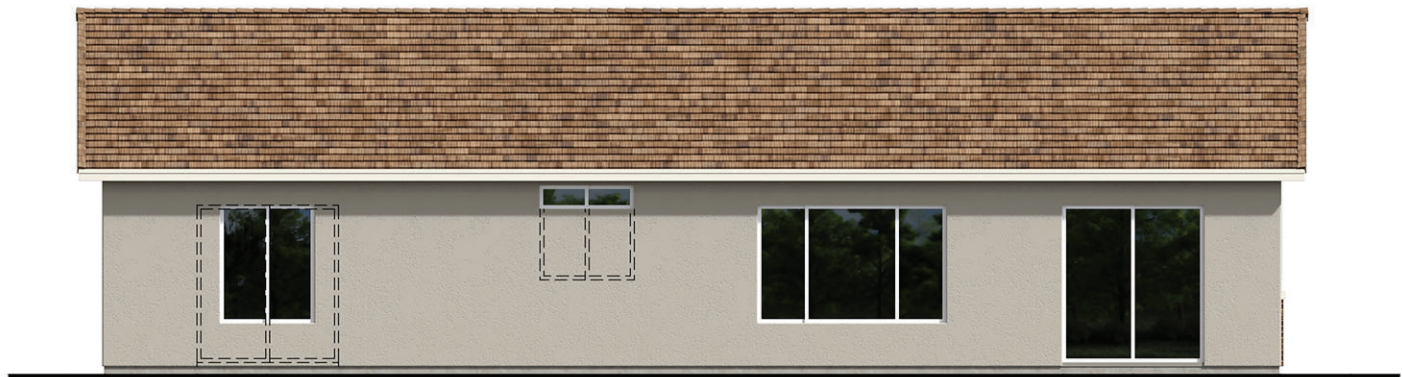
Left Elevation 'B'



Front Elevation 'B' - Craftsman



Right Elevation 'B'



Rear Elevation 'B'





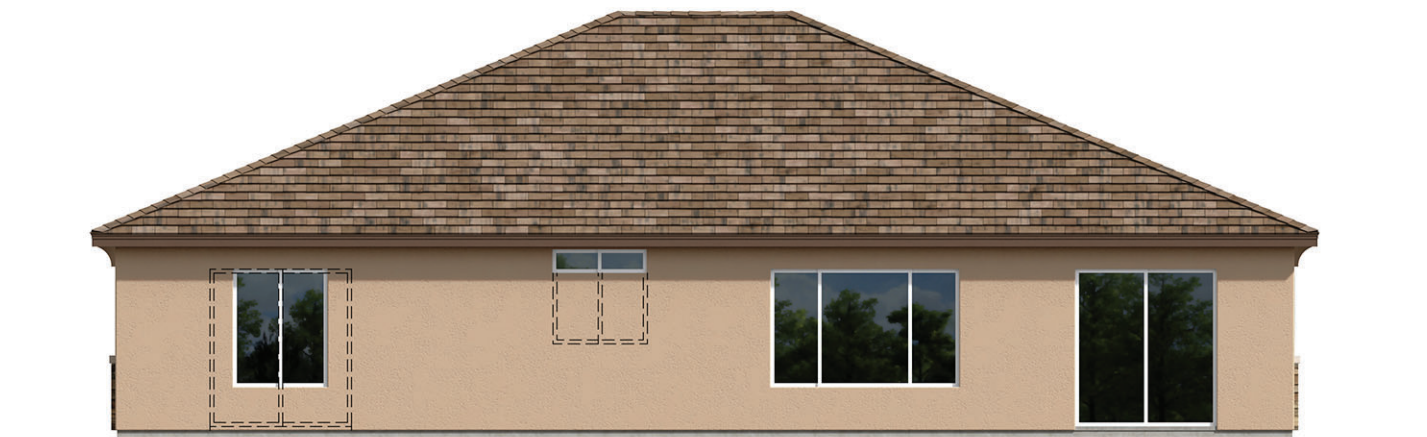
Left Elevation 'D'



Front Elevation 'D' - French Cottage



Right Elevation 'D'



Rear Elevation 'D'





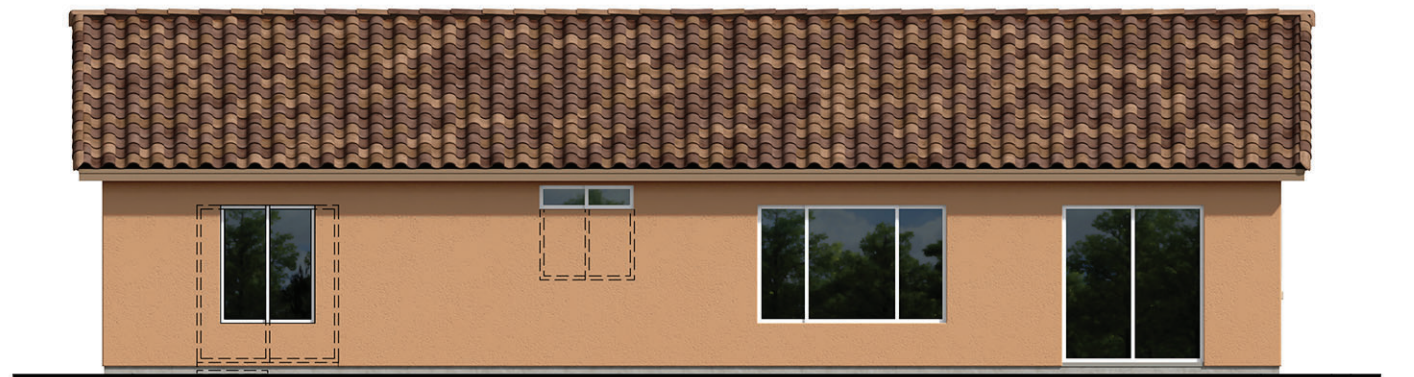
Left Elevation 'E'



Front Elevation 'E' - Tuscan



Right Elevation 'E'



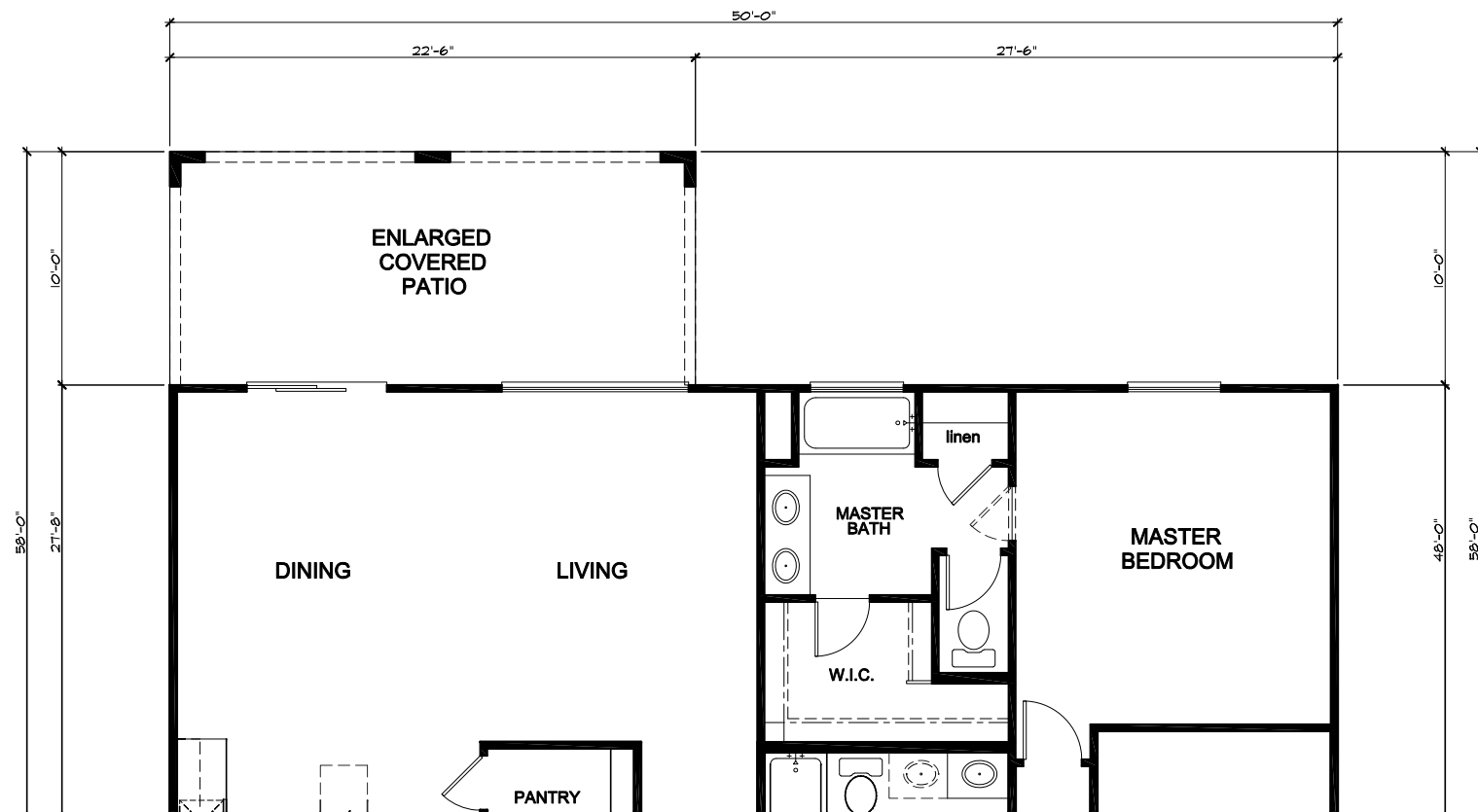
Rear Elevation 'E'



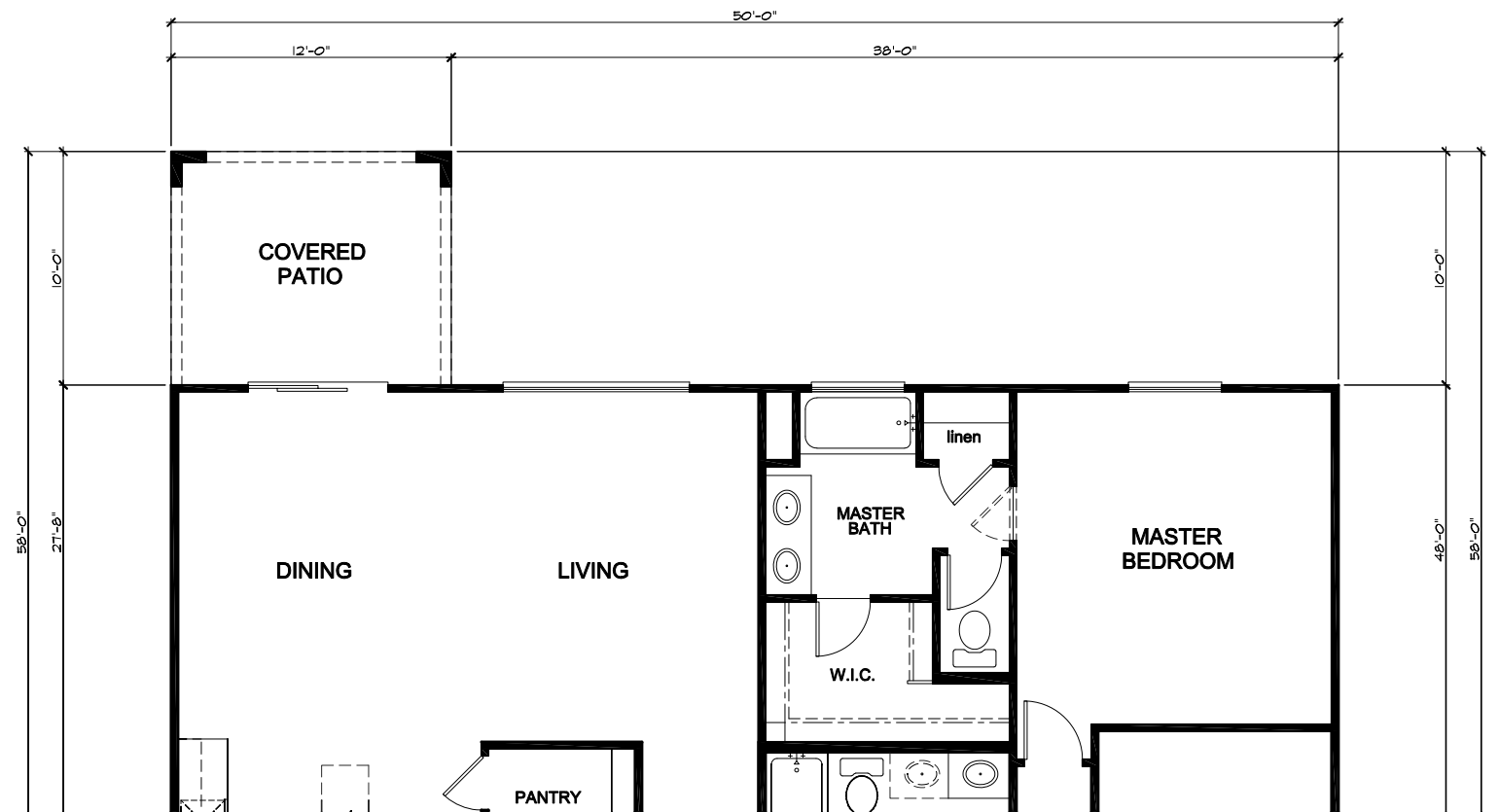
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RANCHO SANTA FE

PLAN No. : 150.1773  
JOB No. : 625740  
STORY: 1-STORY  
January 16, 2020

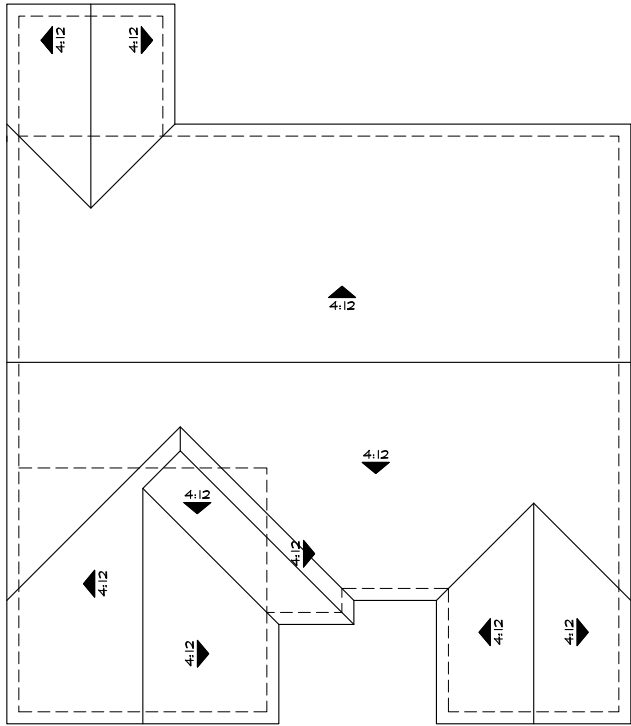


Floor Plan at Enlarged Covered Patio Option

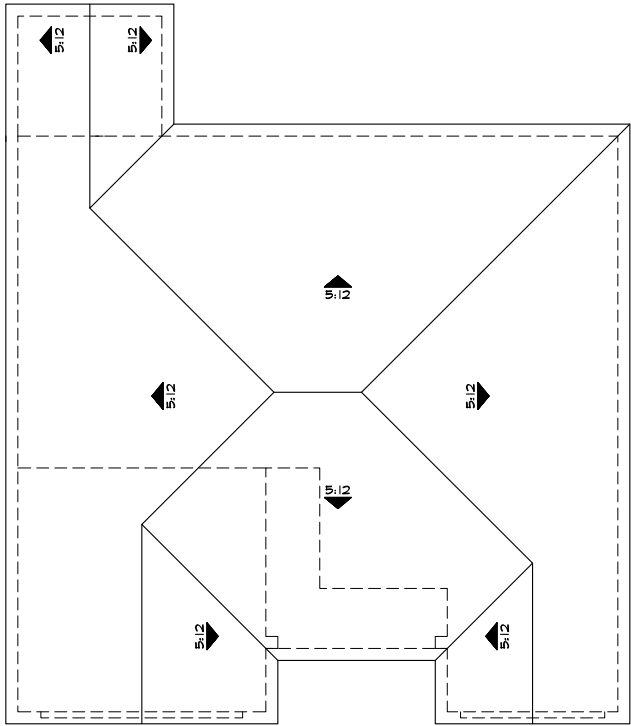


Floor Plan at Covered Patio Floor Plan Option

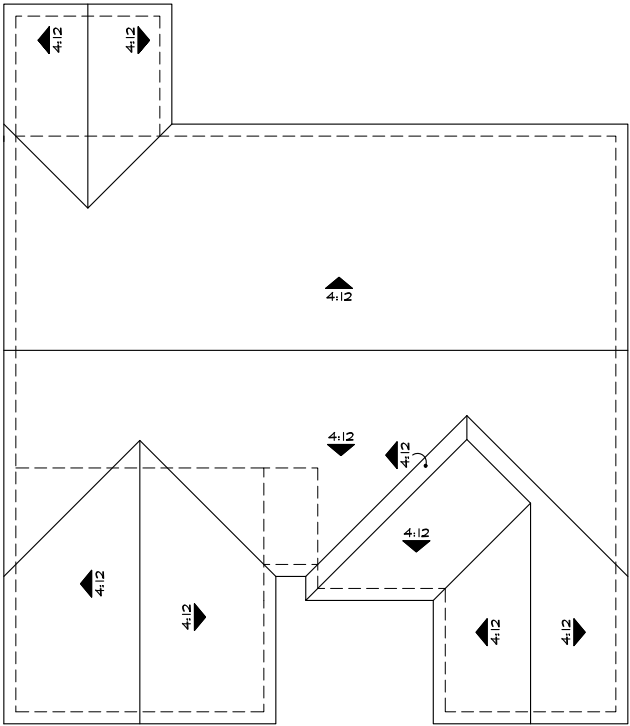




'B'



'D'



'E'

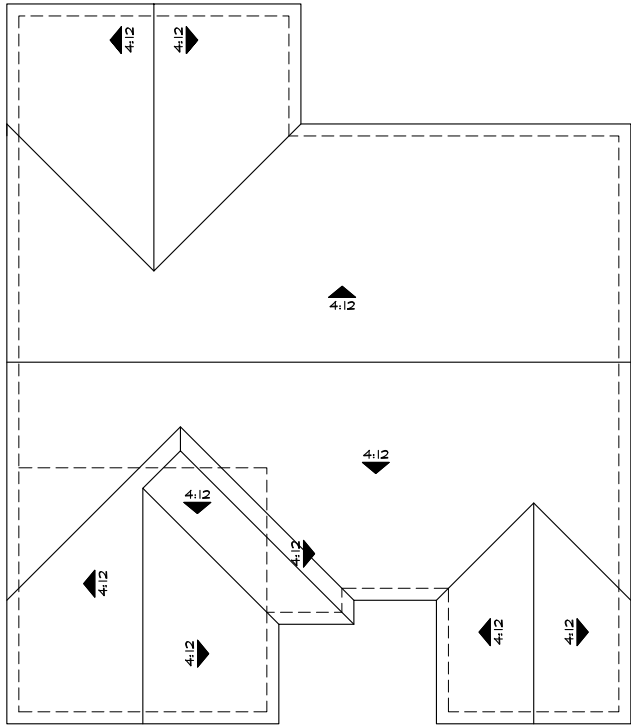
Roof Plans at Covered Patio Options



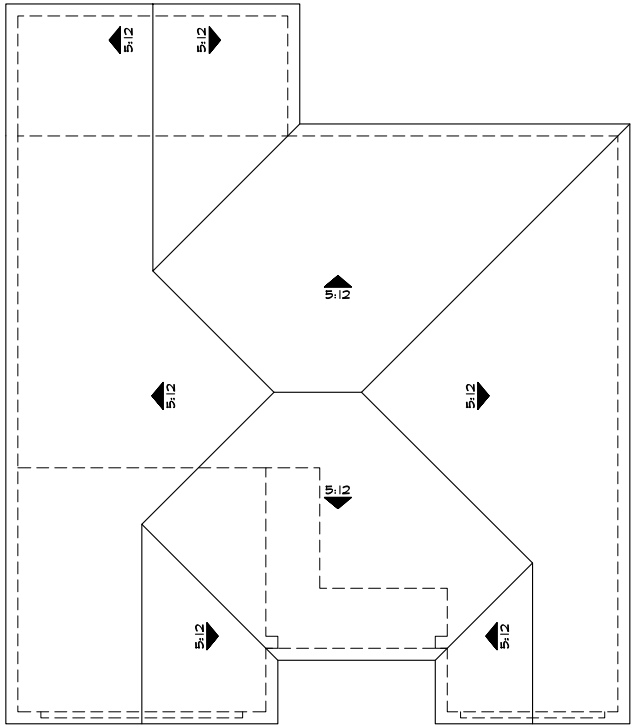
KB Home South Bay  
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RANCHO SANTA FE

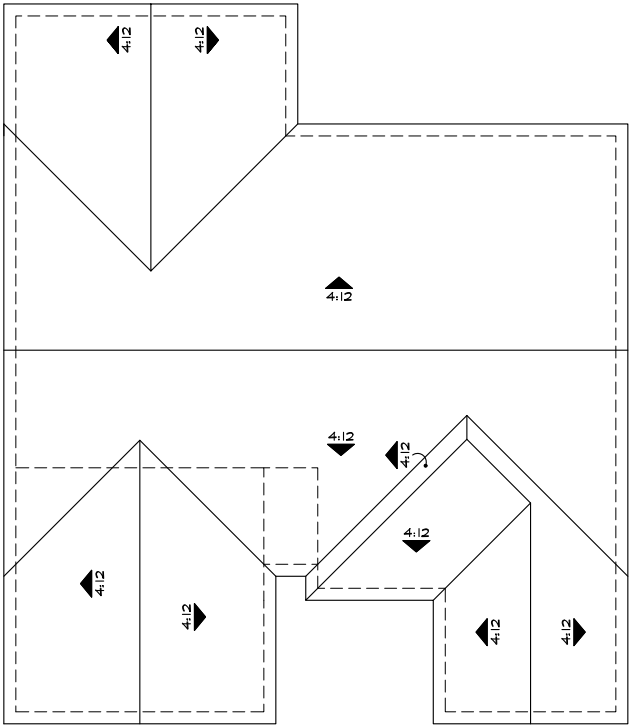
PLAN No. : 150.1773  
JOB No. : 625740  
STORY: 1-STORY  
January 16, 2020



'B'



'D'



'E'

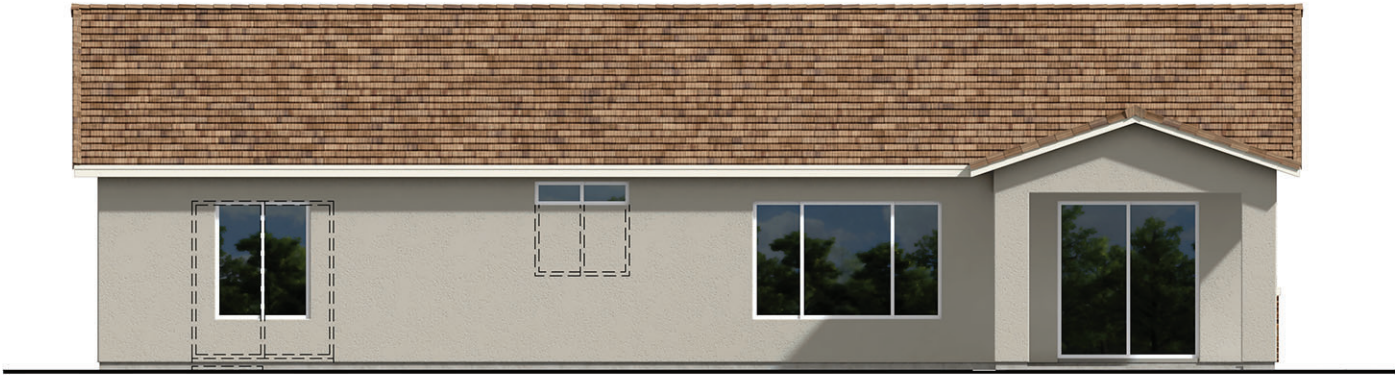
Roof Plans at Enlarged Covered Patio Option



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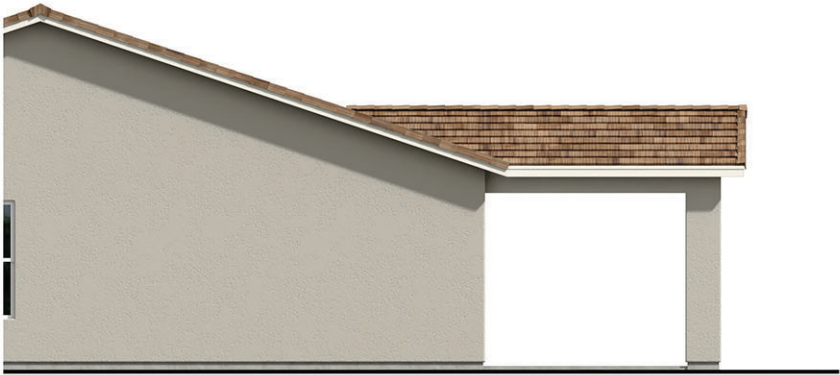
RANCHO SANTA FE

PLAN No. : 150.1773  
JOB No. : 625740  
STORY: 1-STORY  
January 16, 2020

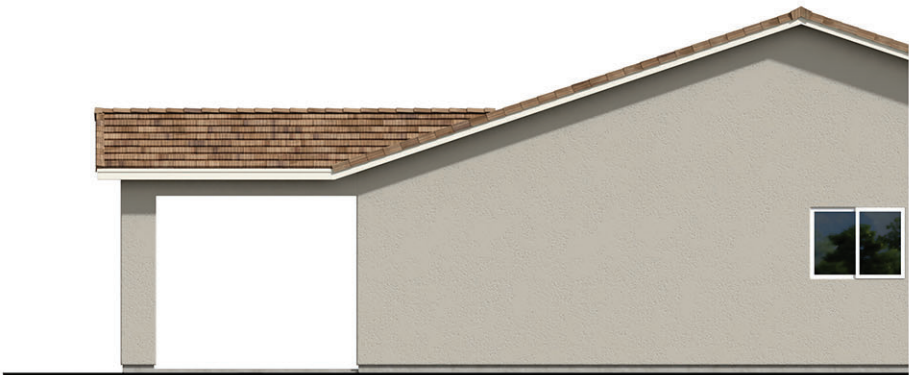


Rear Elevation 'B'

FENCE LOCATION & MATERIAL  
TO MATCH EXISTING APPROVED  
PLANS - REFER TO LANDSCAPE  
PLANS



Right Elevation 'B'



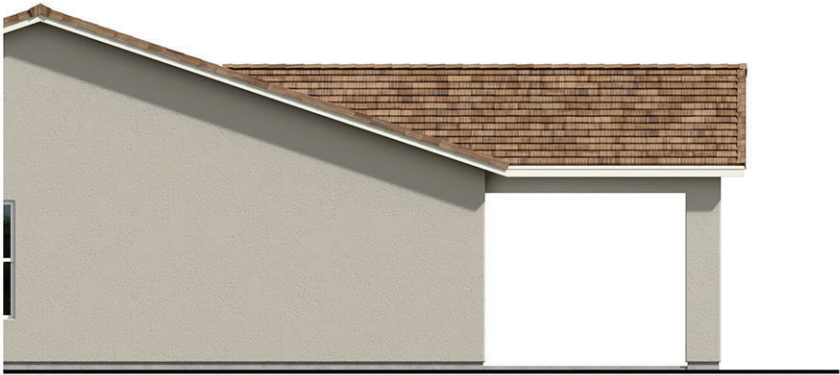
Left Elevation 'B'

Optional Covered Patio

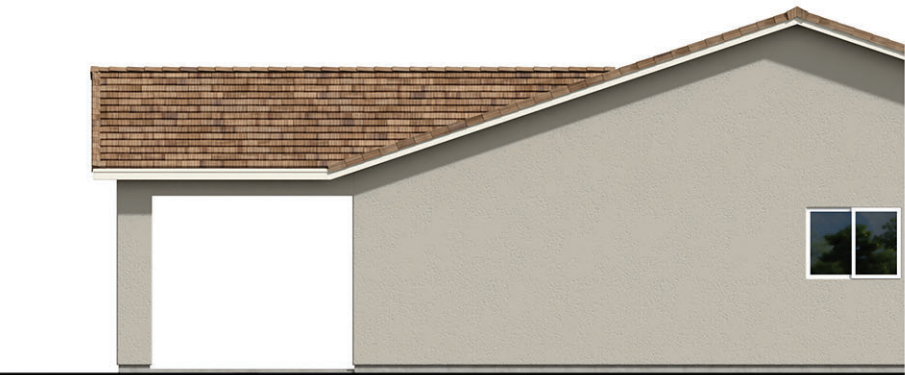


Rear Elevation 'B'

FENCE LOCATION & MATERIAL  
TO MATCH EXISTING APPROVED  
PLANS - REFER TO LANDSCAPE  
PLANS



Right Elevation 'B'

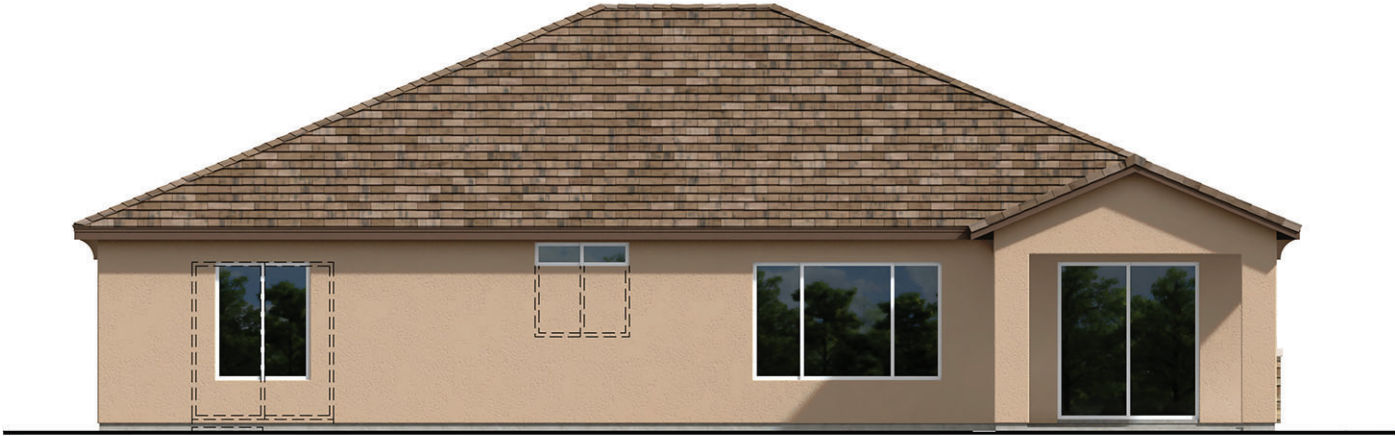


Left Elevation 'B'

Optional Enlarged Covered Patio

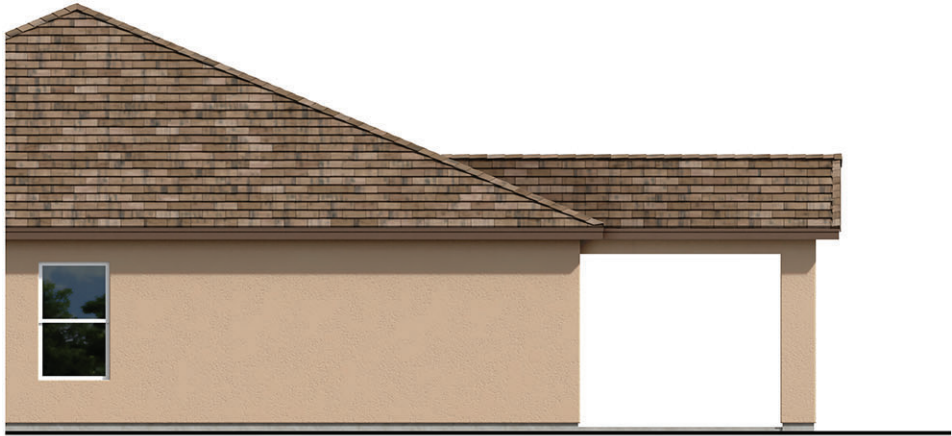
RANCHO SANTA FE





Rear Elevation 'D'

FENCE LOCATION & MATERIAL  
TO MATCH EXISTING APPROVED  
PLANS - REFER TO LANDSCAPE  
PLANS



Right Elevation 'D'



Left Elevation 'D'

Optional Covered Patio

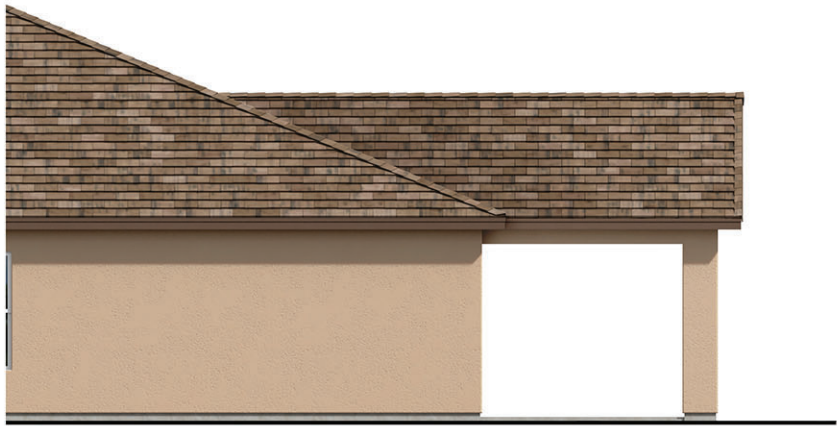
RANCHO SANTA FE





Rear Elevation 'D'

FENCE LOCATION & MATERIAL  
TO MATCH EXISTING APPROVED  
PLANS - REFER TO LANDSCAPE  
PLANS

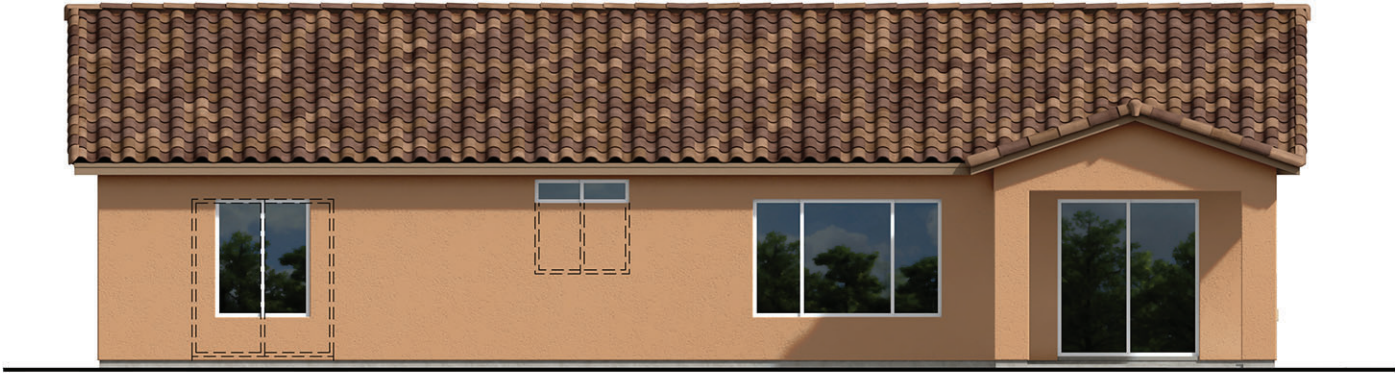


Right Elevation 'D'



Left Elevation 'D'

Optional Enlarged Covered Patio



Rear Elevation 'E'

FENCE LOCATION & MATERIAL  
TO MATCH EXISTING APPROVED  
PLANS - REFER TO LANDSCAPE  
PLANS



Right Elevation 'E'



Left Elevation 'E'

Optional Covered Patio

RANCHO SANTA FE





Rear Elevation 'E'

FENCE LOCATION & MATERIAL  
TO MATCH EXISTING APPROVED  
PLANS - REFER TO LANDSCAPE  
PLANS



Right Elevation 'E'



Left Elevation 'E'

Optional Enlarged Covered Patio

ELEVATION LEGEND

- 1

CONCRETE 'S' TILE ROOFING
- 2

CONCRETE FLAT TILE ROOFING
- 3

WOOD FASCIA BOARD
- 4

STUCCO FINISH
- 5

STUCCO OVER FOAM TRIM
- 6

STUCCO OVER FOAM CORBELS
- 7

DECORATIVE STUCCO COLUMNS  
(STUCCO OVER WOOD FRAMING)
- 8

PRE-FAB WINDOW SYSTEM
- 9

COMPOSITE ENTRY DOOR
- 10

METAL ROLL-UP GARAGE DOOR
- 11

DECORATIVE FOAM SHUTTERS
- 12

STUCCO OVER SHAPED  
FOAM TRIM
- 13

DECORATIVE STUCCO RECESS
- 14

WOOD SIDING
- 15

DECORATIVE ACCENT
- 16

STONE VENEER
- 17

DECORATIVE FOAM VENTS
- 18

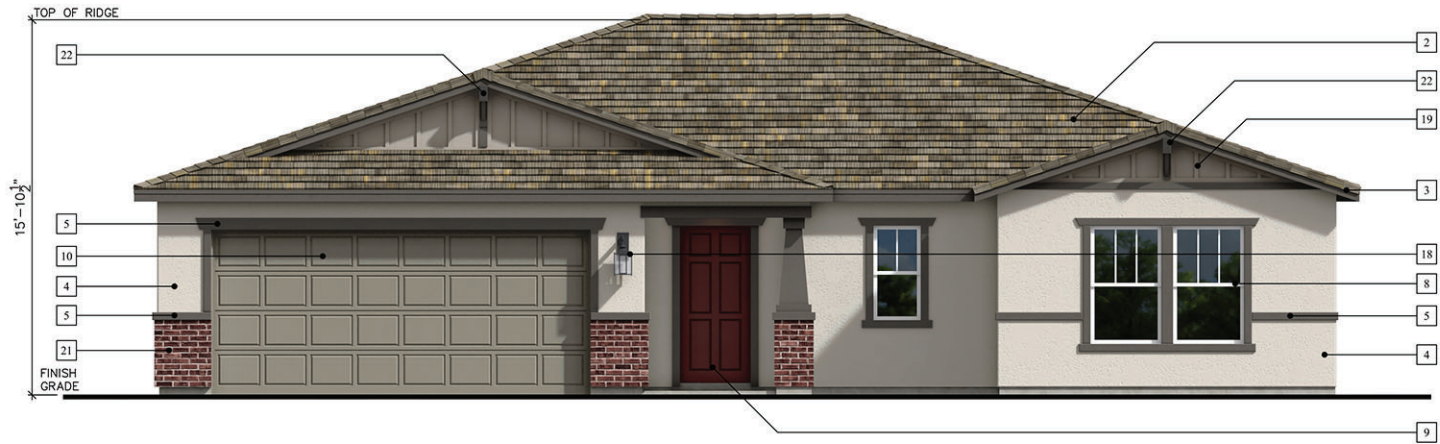
COACH LIGHT
- 19

DECORATIVE BOARD & BATTEN
- 20

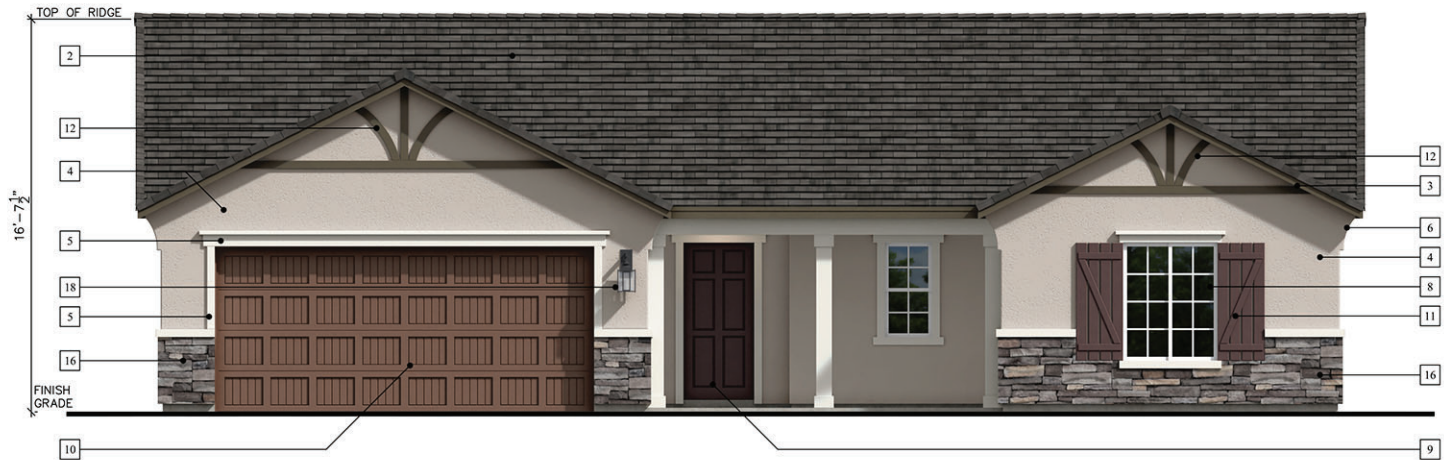
WOOD POST
- 21

BRICK VENEER
- 22

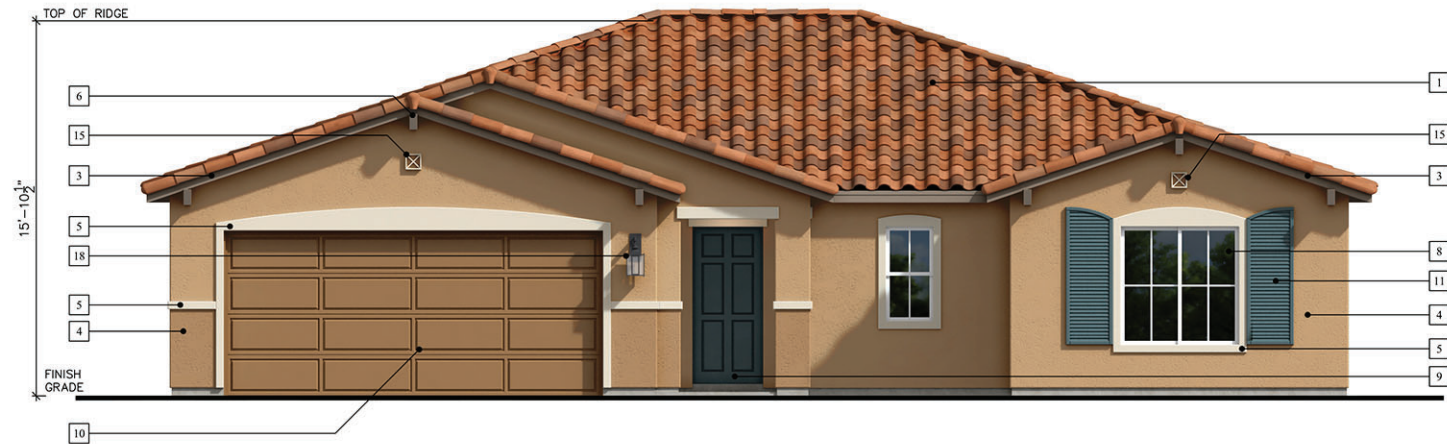
DECORATIVE OUTLOOKER  
WITH KNEEBRACE



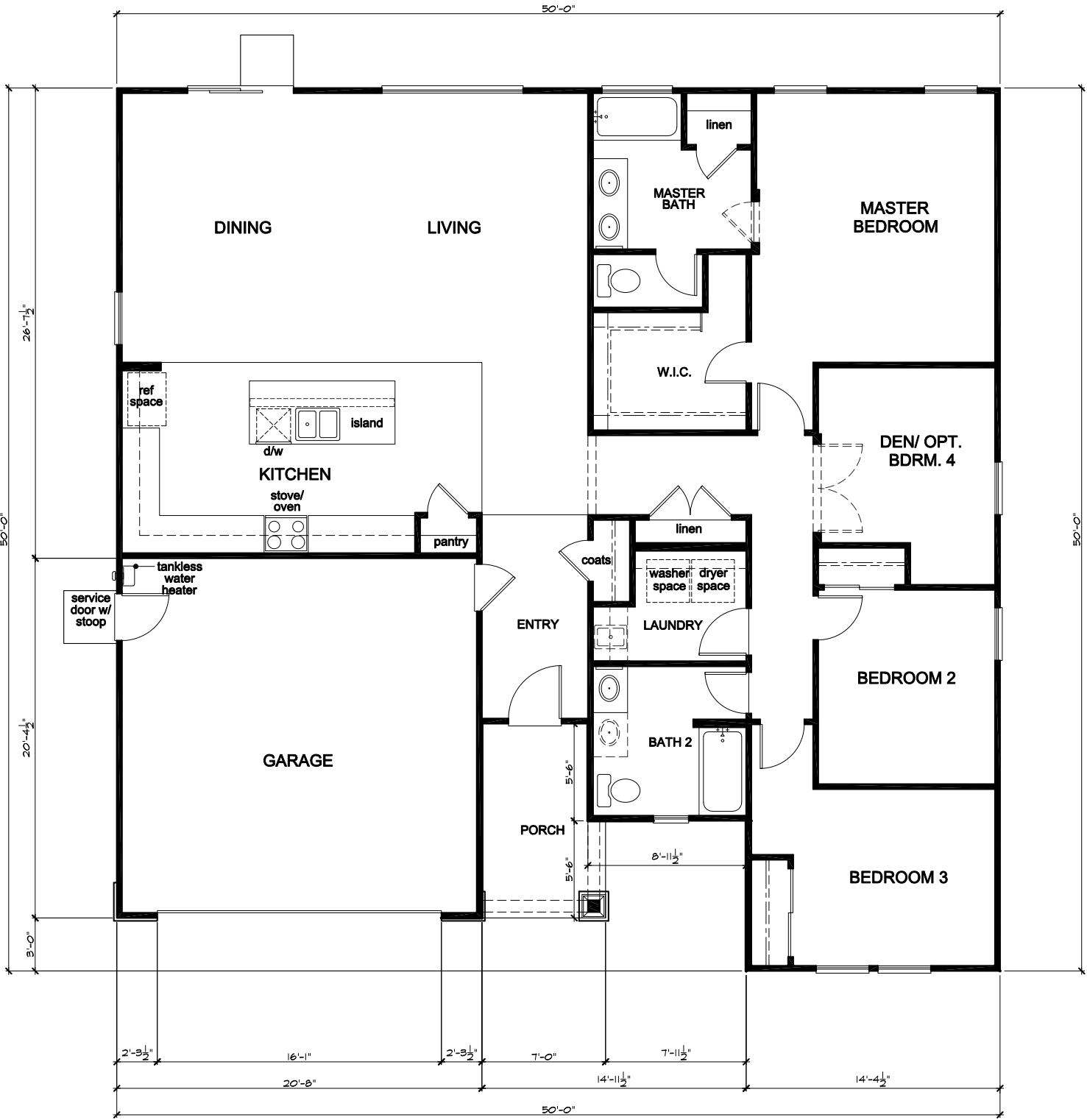
Elevation 'B' - Craftsman



Elevation 'D' - French Cottage



Elevation 'E' - Tuscan



Floor Plan 'B'

SQUARE FOOTAGE			
PLAN 150.1860			
FLOOR AREA		1860	SQ. FT.
TOTAL AREA		1860	SQ. FT.
GARAGE AREA		418	SQ. FT.
PORCH AREA	ELEVATION 'B'	71	SQ. FT.
	ELEVATION 'D'	100	SQ. FT.
	ELEVATION 'E'	62	SQ. FT.
PATIO OPTIONS:			
COVERED PATIO		120	SQ. FT.
EXT. COVERED PATIO		210	SQ. FT.

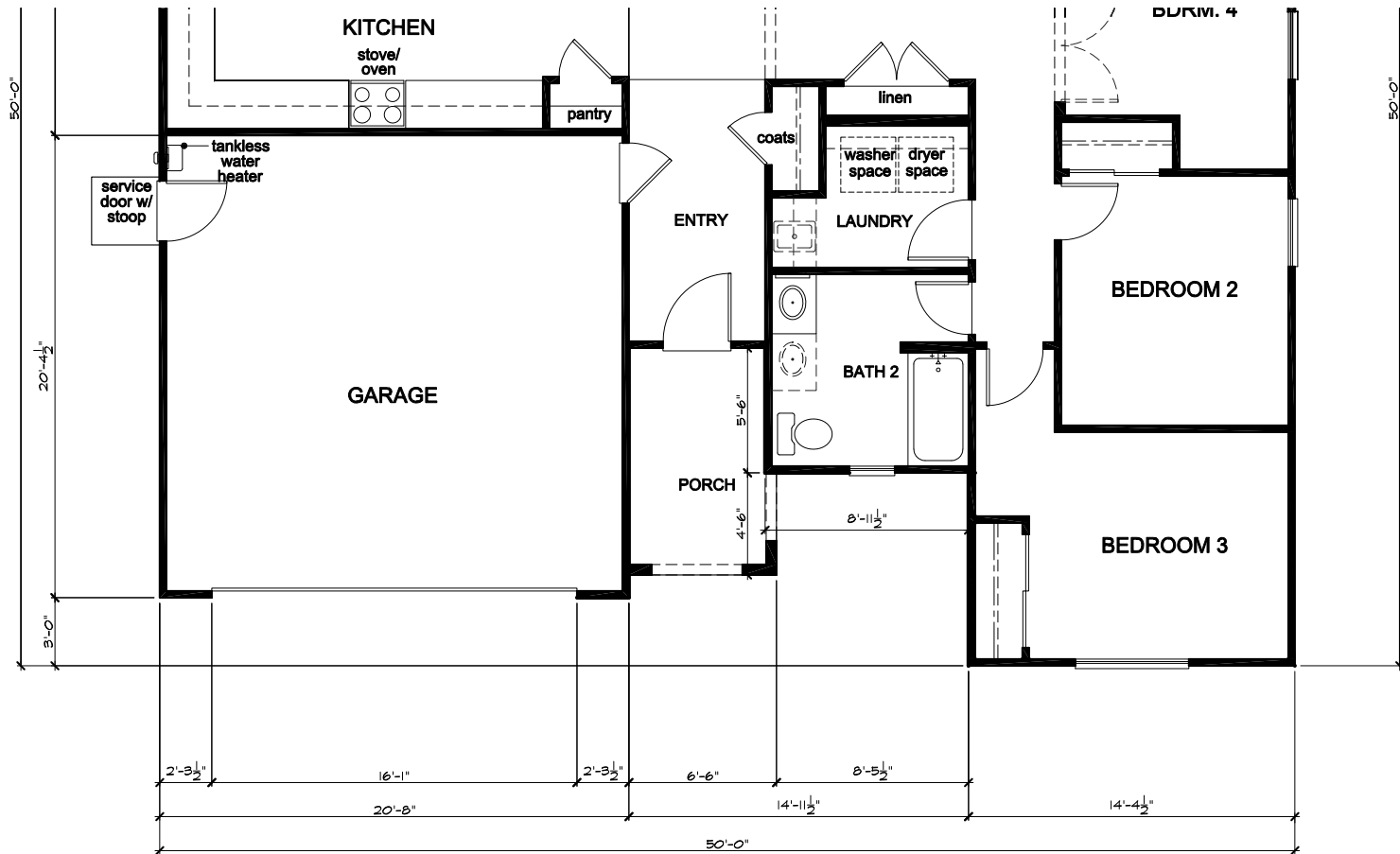


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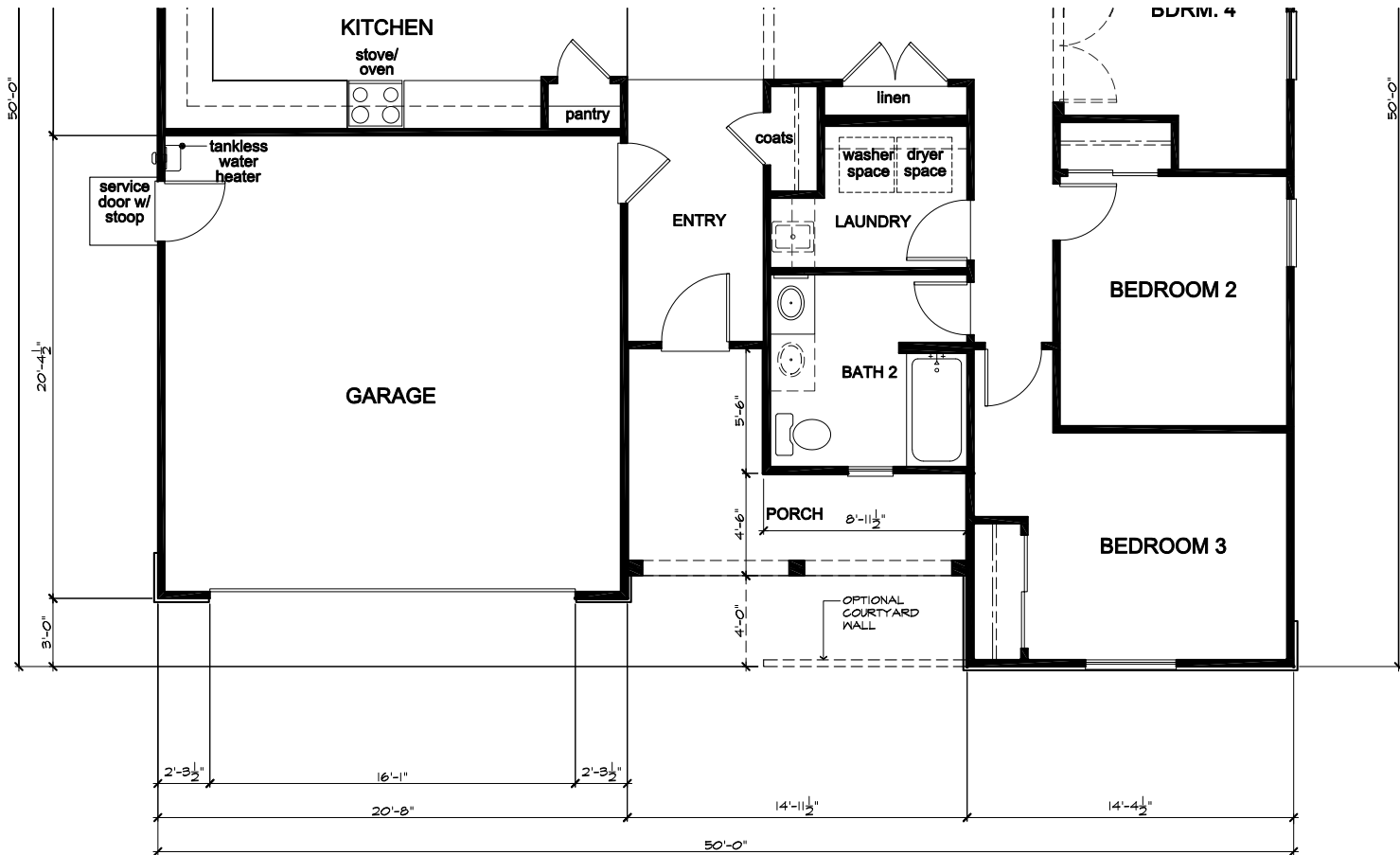
RANCHO SANTA FE

PLAN No. : 150.1860  
JOB No. : 625740  
STORY: 1-STORY  
January 16, 2020



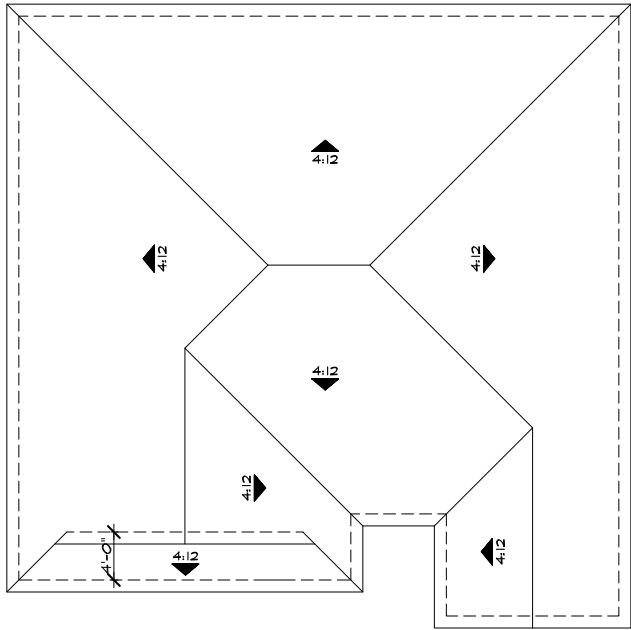


Floor Plan 'E'

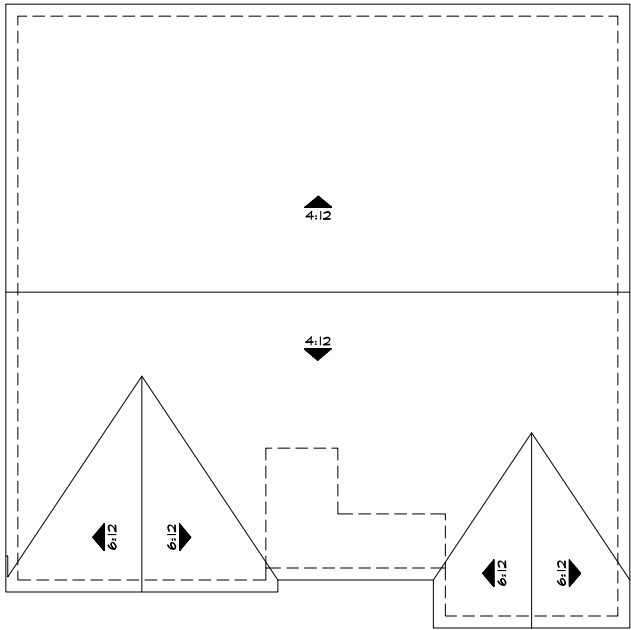


Floor Plan 'D'

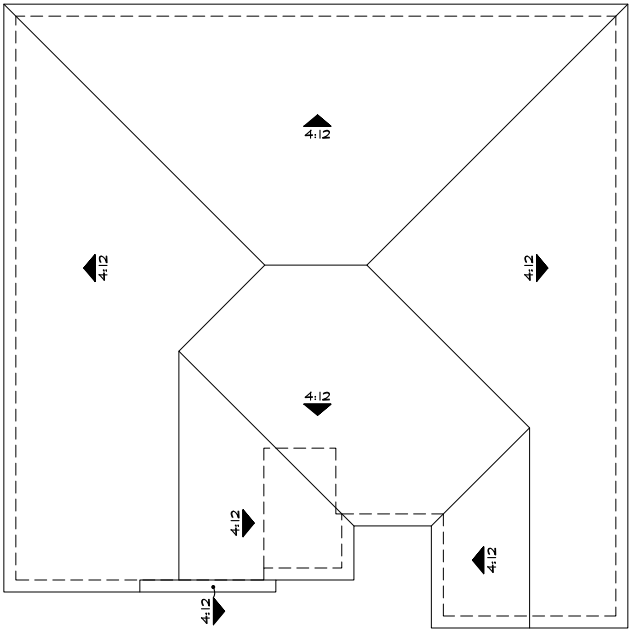




'B'



'D'



'E'

Roof Plans

RANCHO SANTA FE



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PLAN No. : 150.1860  
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Left Elevation 'B'



Front Elevation 'B' - Craftsman



Right Elevation 'B'



Rear Elevation 'B'

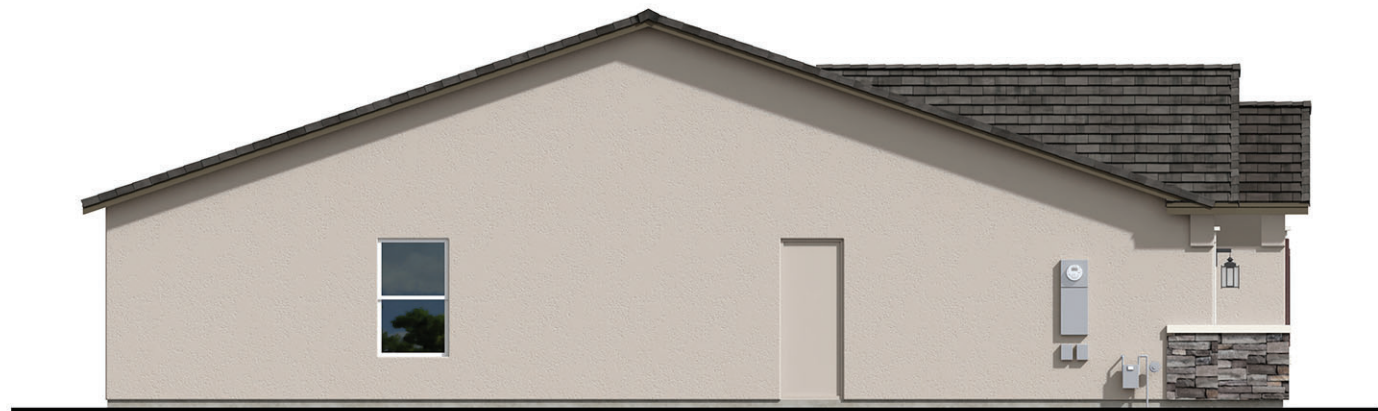


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Left Elevation 'D'



Front Elevation 'D' - French Cottage



Right Elevation 'D'



Rear Elevation 'D'



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RANCHO SANTA FE

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JOB No. : 625740  
STORY: 1-STORY  
January 16, 2020





Left Elevation 'E'



Front Elevation 'E' - Tuscan



Right Elevation 'E'



Rear Elevation 'E'

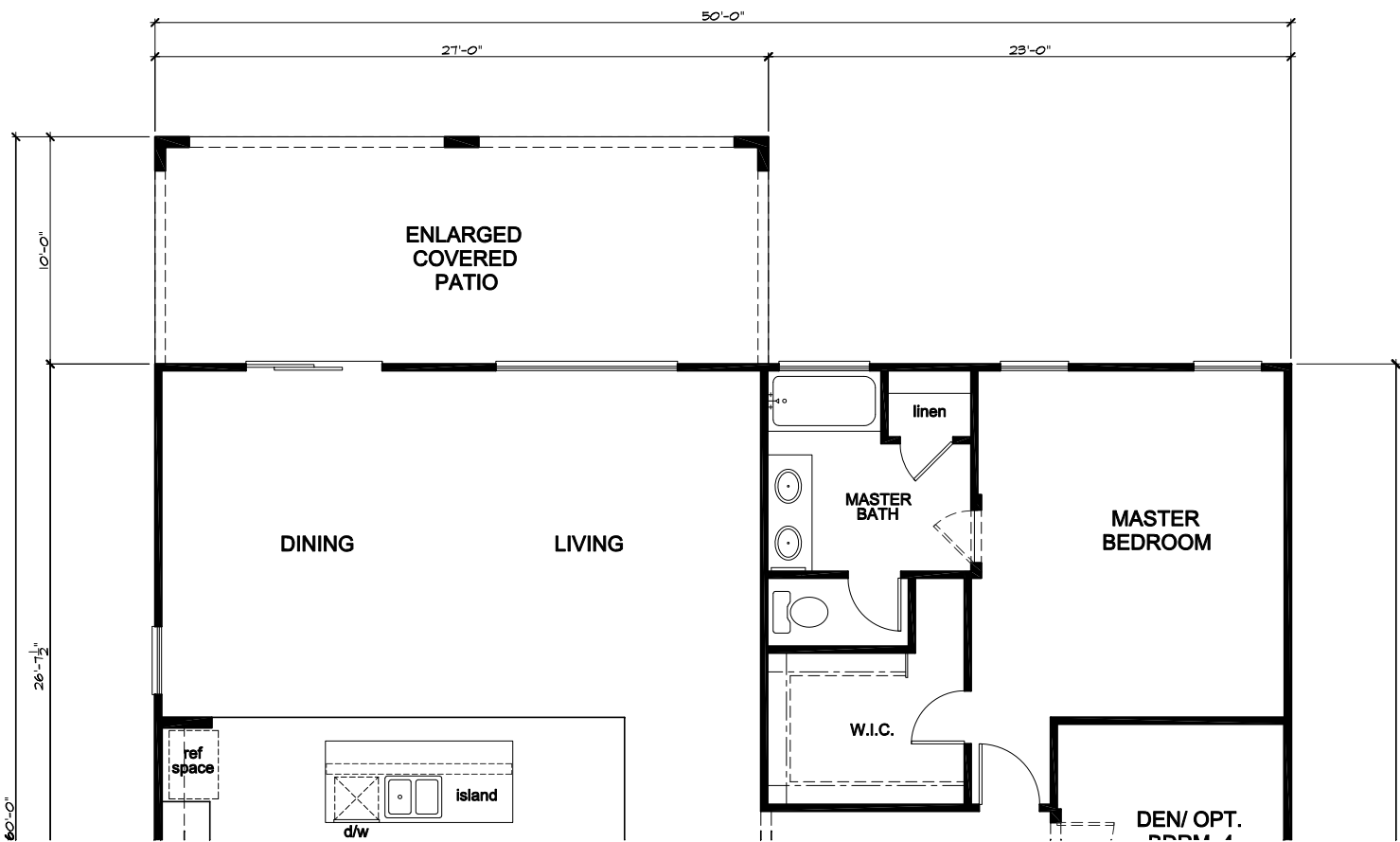


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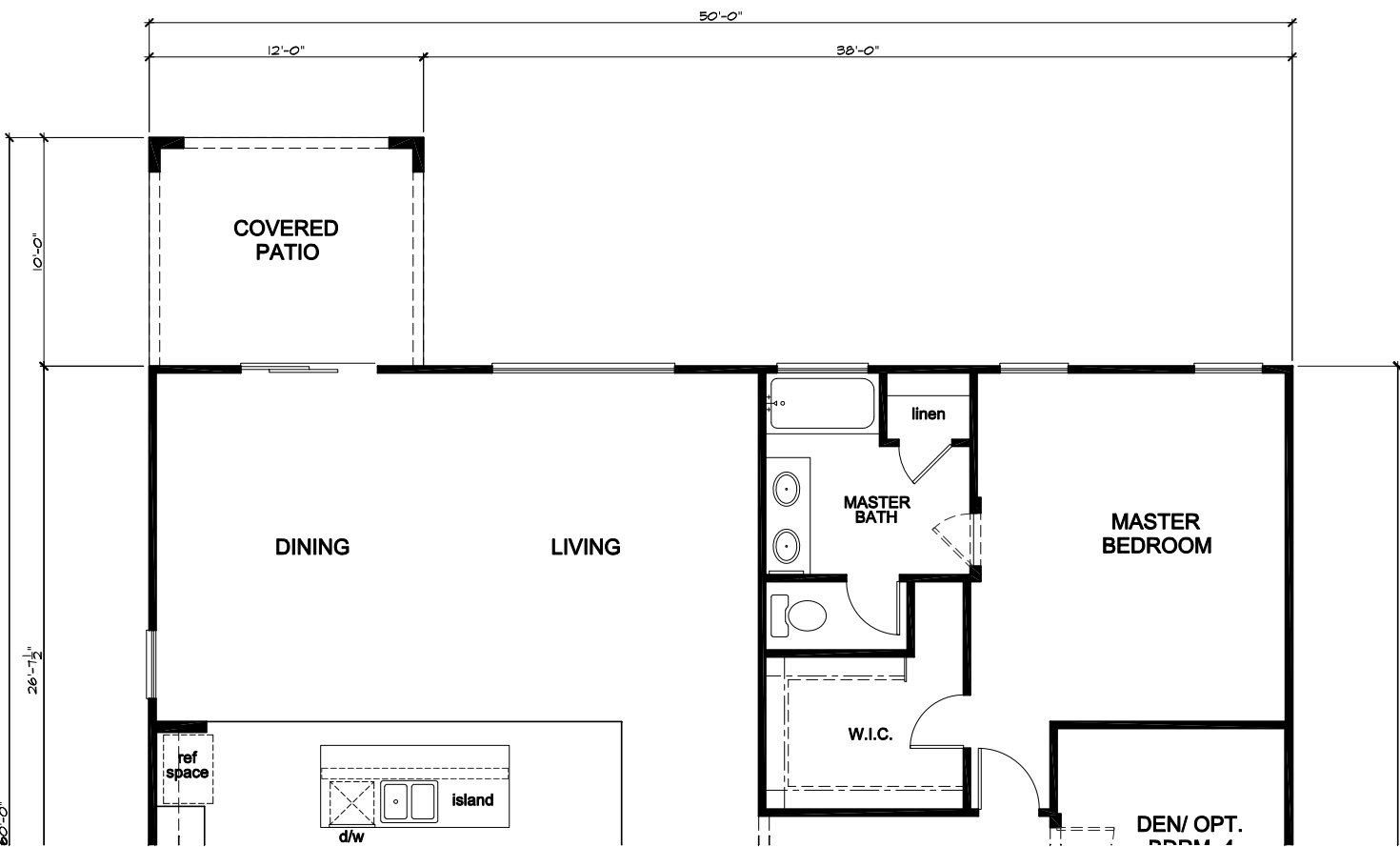
## RANCHO SANTA FE

PLAN No. : 150.1860  
JOB No. : 625740  
STORY: 1-STORY  
January 16, 2020



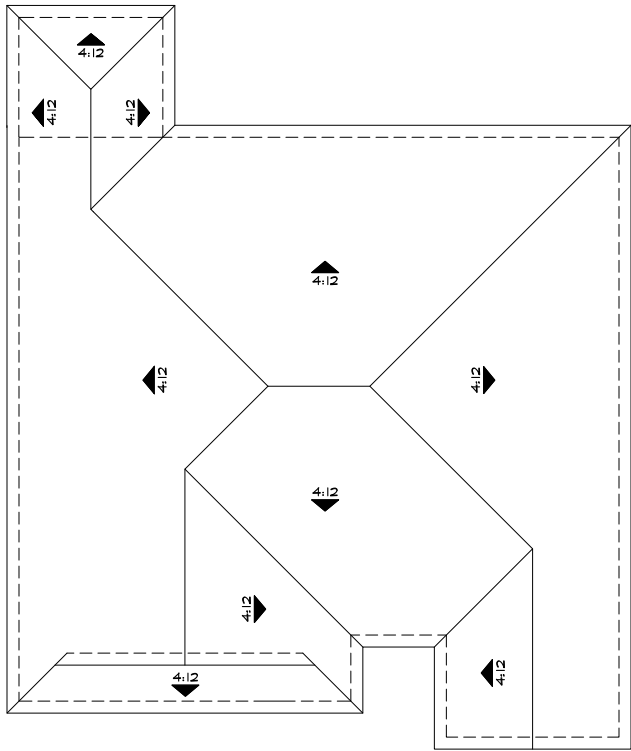


Floor Plan at Enlarged Covered Patio Option

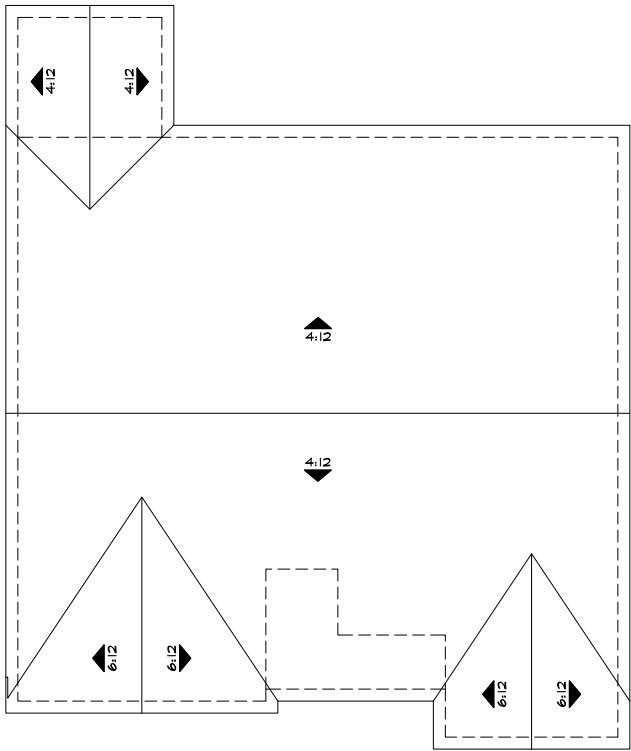


Floor Plan at Covered Patio Floor Plan Option

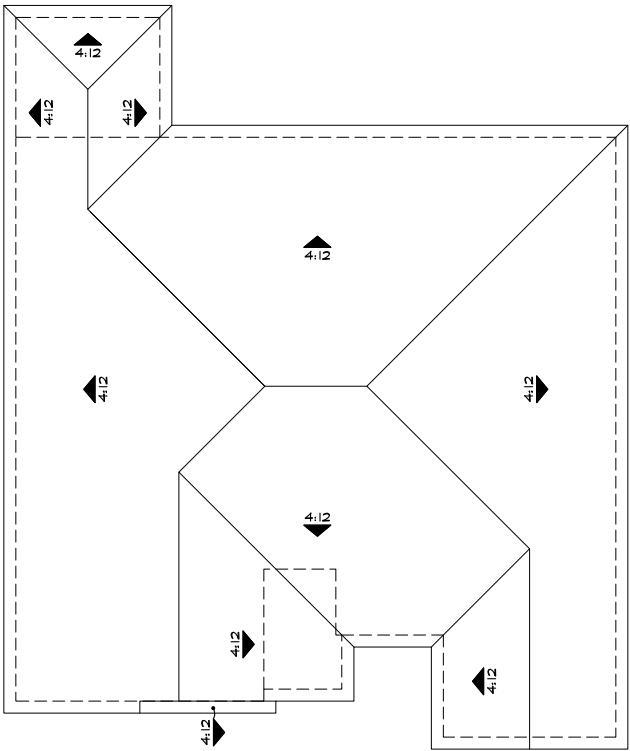




'B'



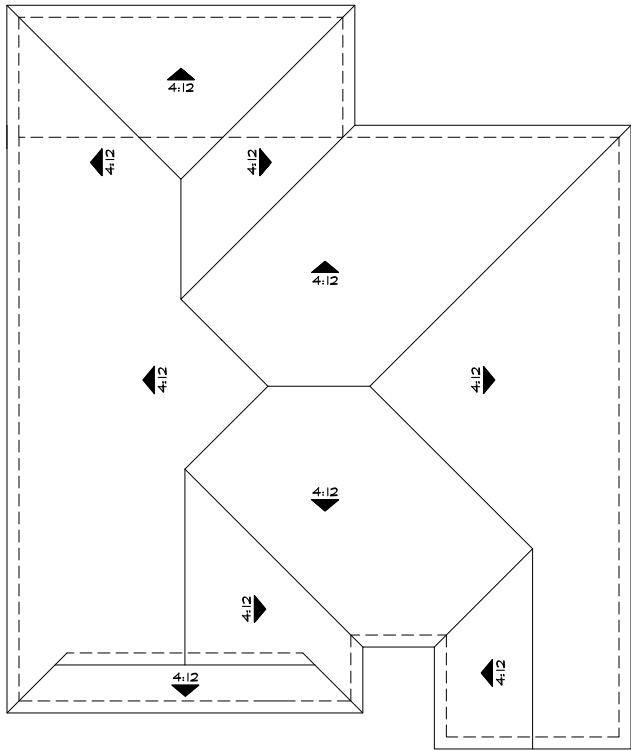
'D'



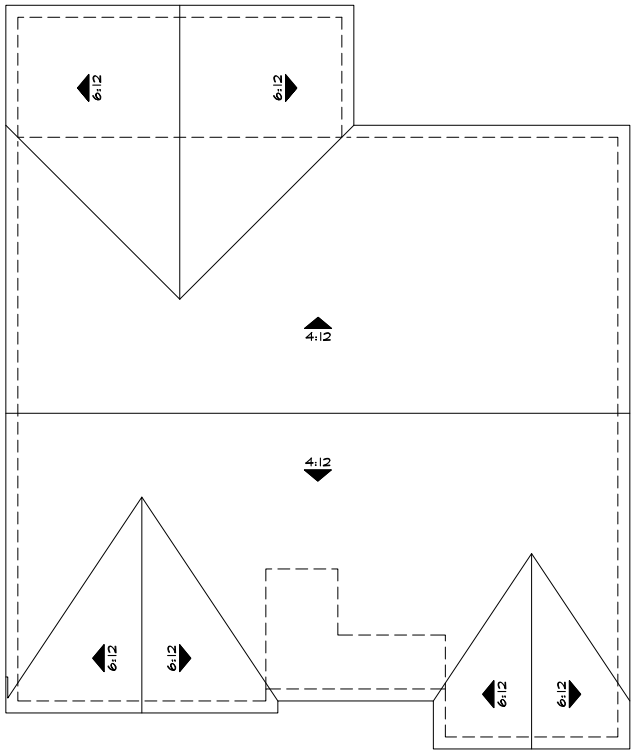
'E'

Roof Plans at Covered Patio Options

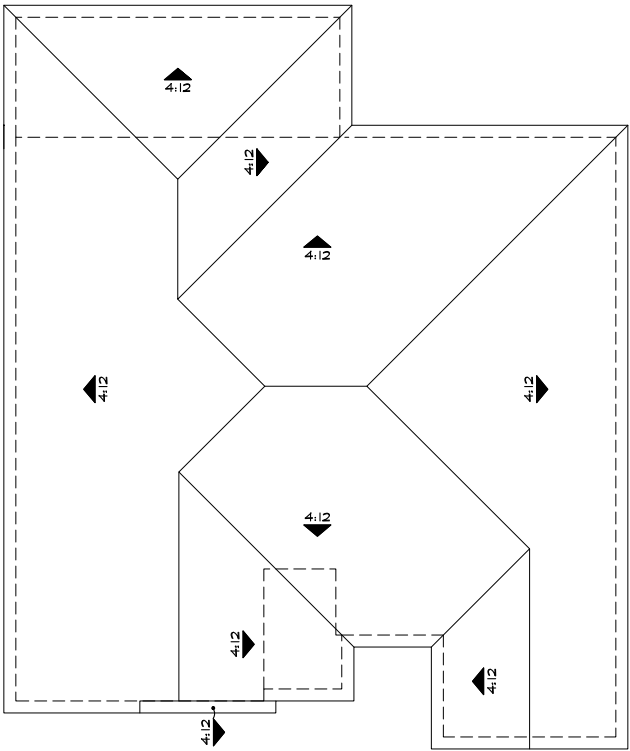




'B'



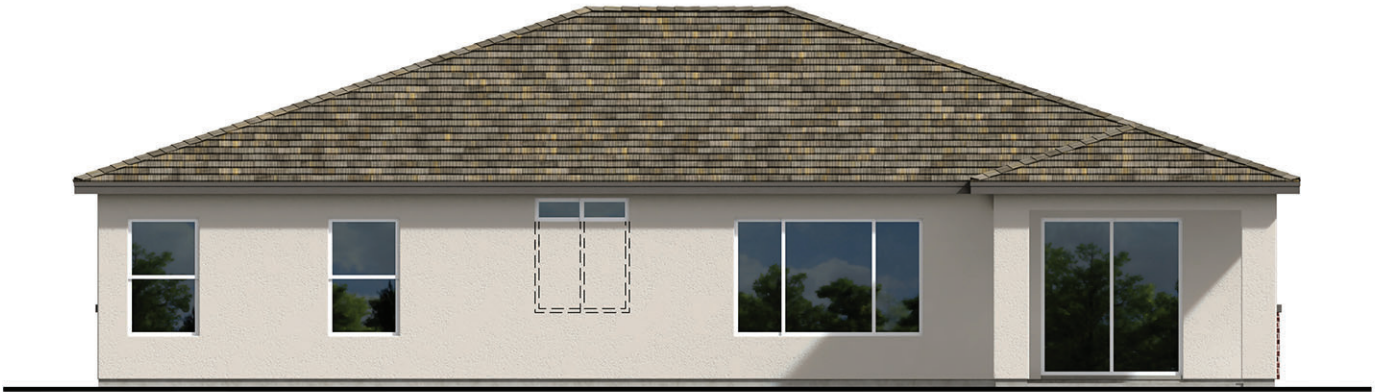
'D'



'E'

Roof Plans at Enlarged Covered Patio Option





Rear Elevation 'B'

FENCE LOCATION & MATERIAL  
TO MATCH EXISTING APPROVED  
PLANS - REFER TO LANDSCAPE  
PLANS



Right Elevation 'B'



Left Elevation 'B'

Optional Covered Patio

RANCHO SANTA FE





Rear Elevation 'E'

FENCE LOCATION & MATERIAL  
TO MATCH EXISTING APPROVED  
PLANS - REFER TO LANDSCAPE  
PLANS



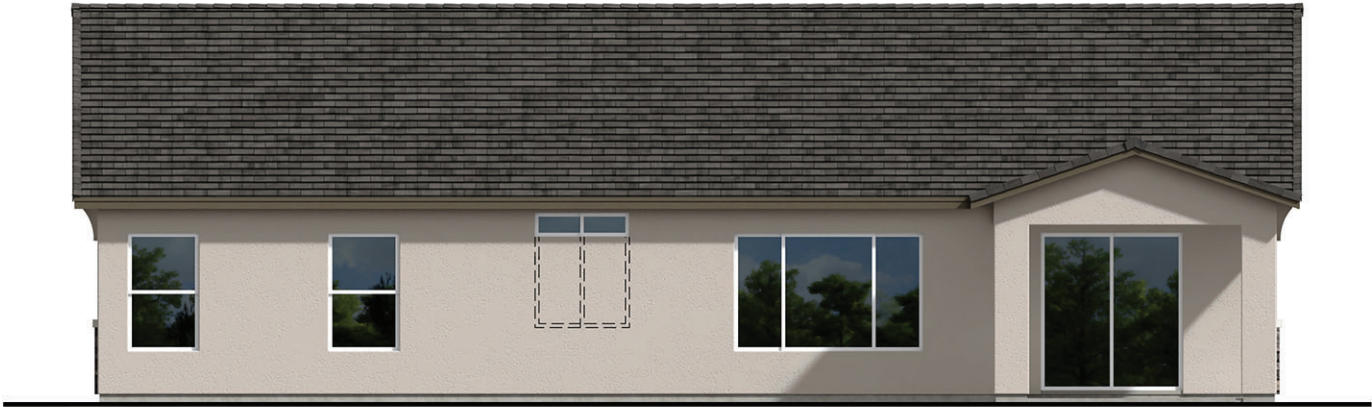
Right Elevation 'E'



Left Elevation 'E'

Optional Enlarged Covered Patio

RANCHO SANTA FE



Rear Elevation 'D'

FENCE LOCATION & MATERIAL  
TO MATCH EXISTING APPROVED  
PLANS - REFER TO LANDSCAPE  
PLANS



Right Elevation 'D'



Left Elevation 'D'

Optional Covered Patio





Rear Elevation 'D'

FENCE LOCATION & MATERIAL  
TO MATCH EXISTING APPROVED  
PLANS - REFER TO LANDSCAPE  
PLANS



Right Elevation 'D'



Left Elevation 'D'

Optional Enlarged Covered Patio

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CITY OF MADERA

PLAN No. : 150.1860  
JOB No. : 625740  
STORY: 1-STORY  
January 16, 2020



Rear Elevation 'E'

FENCE LOCATION & MATERIAL  
TO MATCH EXISTING APPROVED  
PLANS - REFER TO LANDSCAPE  
PLANS



Right Elevation 'E'



Left Elevation 'E'

Optional Covered Patio

RANCHO SANTA FE





Rear Elevation 'E'

FENCE LOCATION & MATERIAL  
TO MATCH EXISTING APPROVED  
PLANS - REFER TO LANDSCAPE  
PLANS



Right Elevation 'E'



Left Elevation 'E'

Optional Enlarged Covered Patio

ELEVATION LEGEND

- 1

CONCRETE 'S' TILE ROOFING
- 2

CONCRETE FLAT TILE ROOFING
- 3

WOOD FASCIA BOARD
- 4

STUCCO FINISH
- 5

STUCCO OVER FOAM TRIM
- 6

STUCCO OVER FOAM CORBELS
- 7

DECORATIVE STUCCO COLUMNS  
(STUCCO OVER WOOD FRAMING)
- 8

PRE-FAB WINDOW SYSTEM
- 9

COMPOSITE ENTRY DOOR
- 10

METAL ROLL-UP GARAGE DOOR
- 11

DECORATIVE FOAM SHUTTERS
- 12

STUCCO OVER SHAPED  
FOAM TRIM
- 13

DECORATIVE STUCCO RECESS
- 14

WOOD SIDING
- 15

DECORATIVE ACCENT
- 16

STONE VENEER
- 17

DECORATIVE FOAM VENTS
- 18

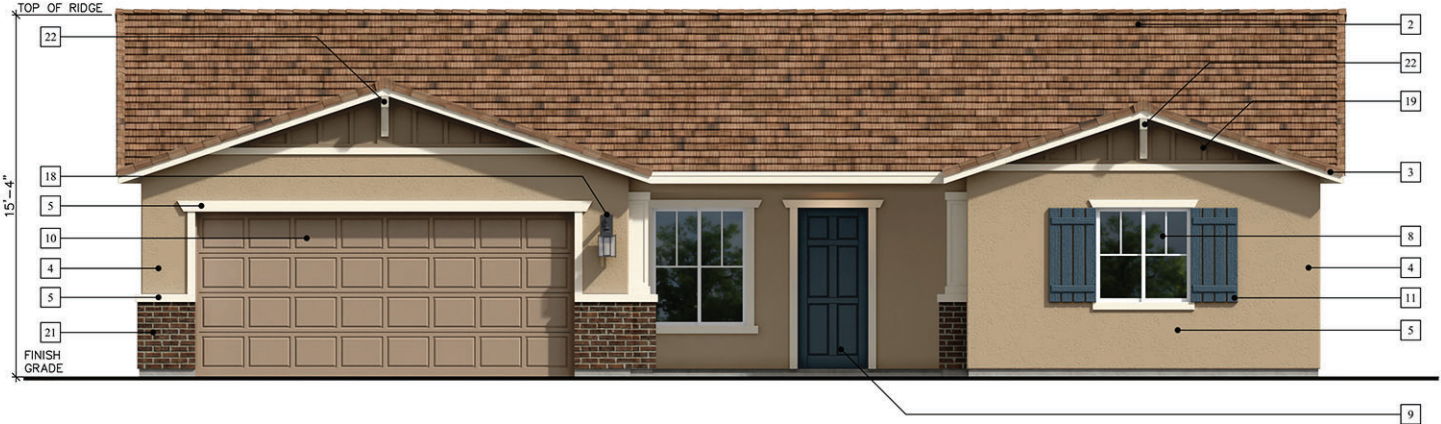
COACH LIGHT
- 19

DECORATIVE BOARD & BATTEN
- 20

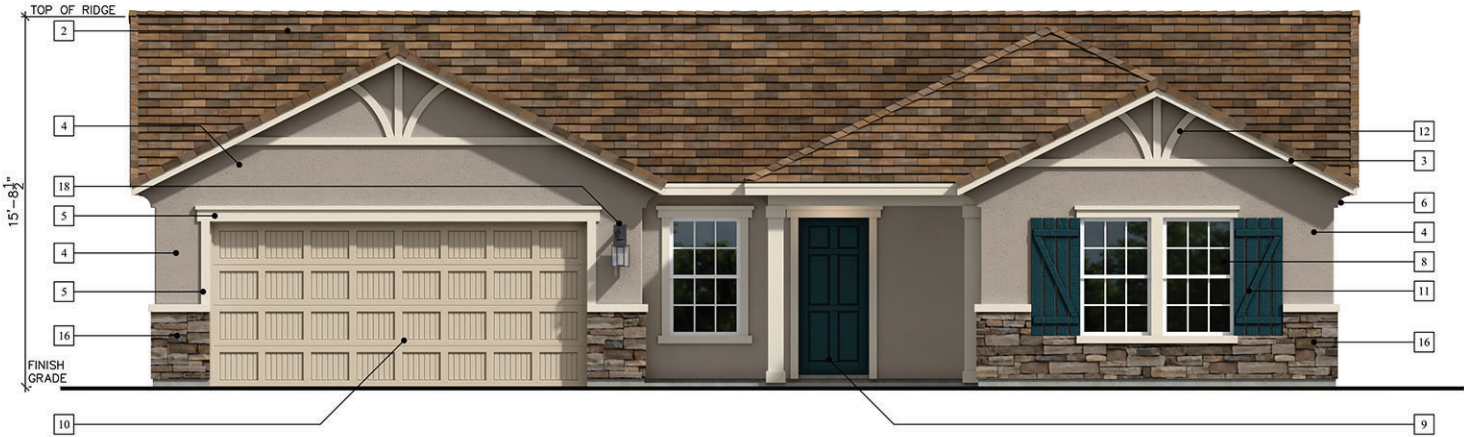
WOOD POST
- 21

BRICK VENEER
- 22

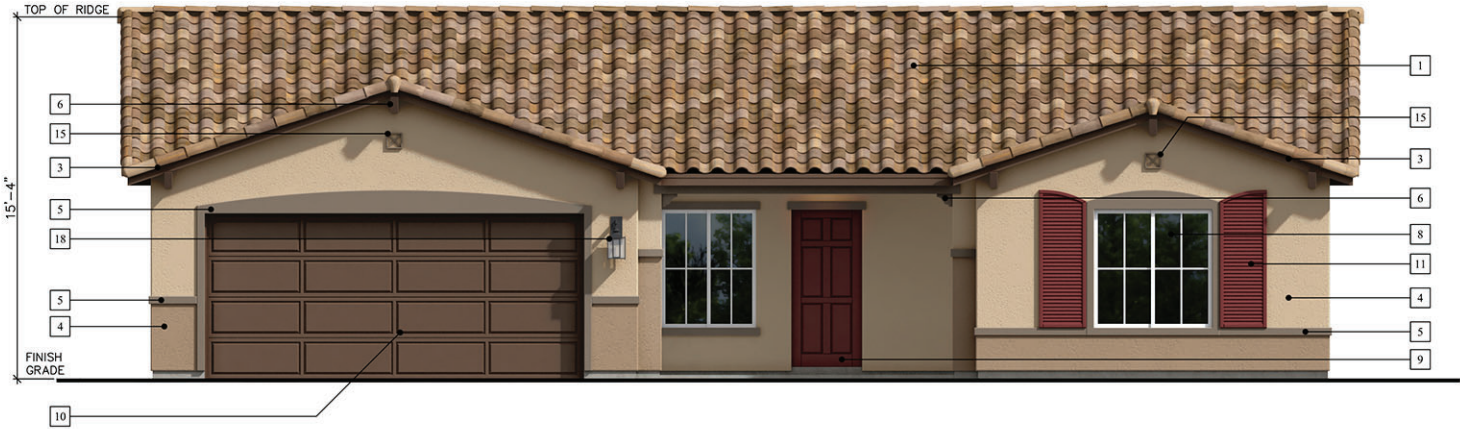
DECORATIVE OUTLOOKER  
WITH KNEEBRACE



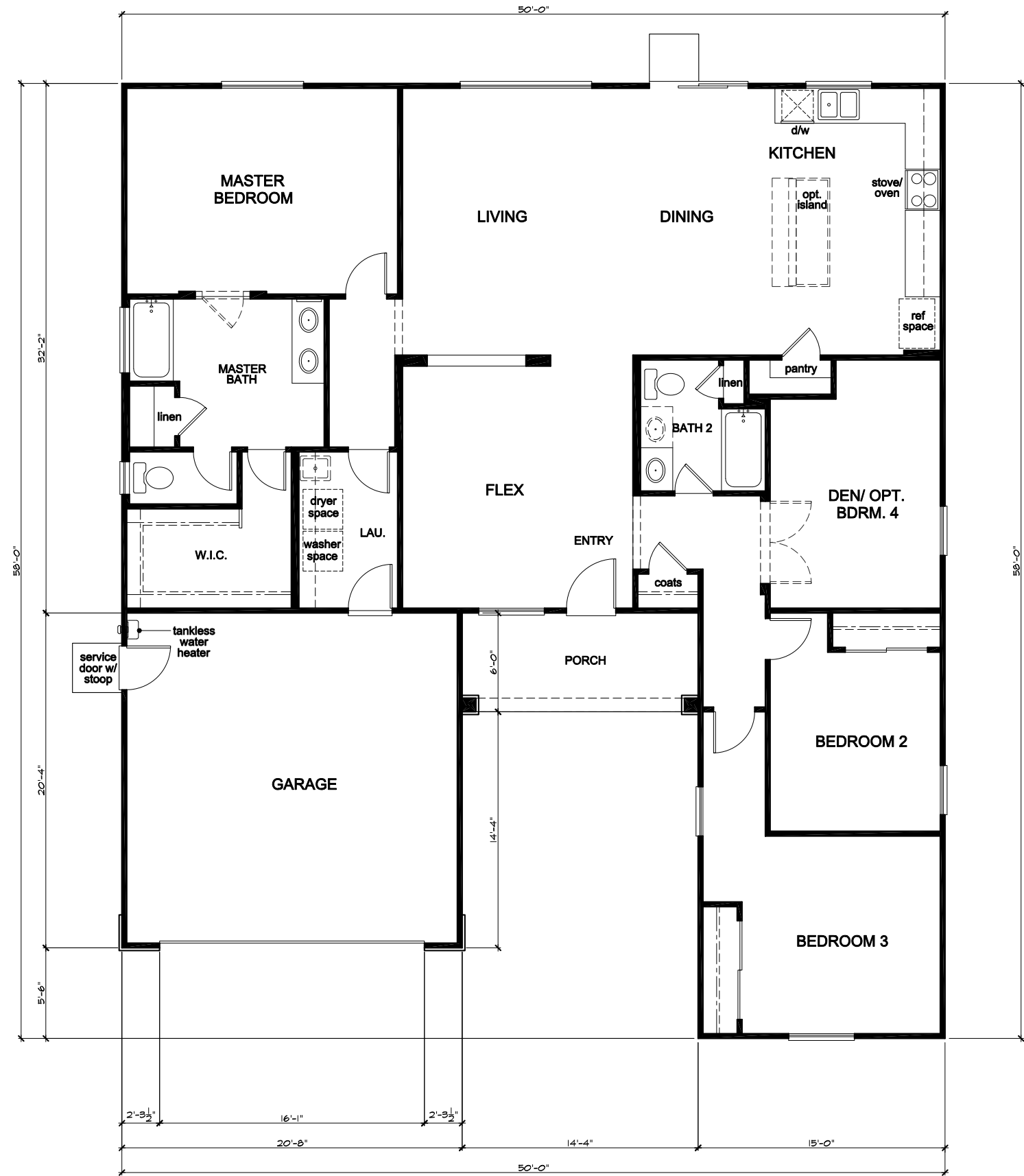
Elevation 'B' - Craftsman



Elevation 'D' - French Cottage



Elevation 'E' - Tuscan



Floor Plan 'B'

SQUARE FOOTAGE			
PLAN # 150.1996			
FLOOR AREA		1996	SQ. FT.
TOTAL AREA		1996	SQ. FT.
GARAGE AREA		420	SQ. FT.
PORCH AREA	ELEVATION 'B'	86	SQ. FT.
	ELEVATION 'D'	86	SQ. FT.
	ELEVATION 'E'	86	SQ. FT.
PATIO OPTIONS:			
COVERED PATIO		120	SQ. FT.
EXT. CVRD. PATIO		225	SQ. FT.



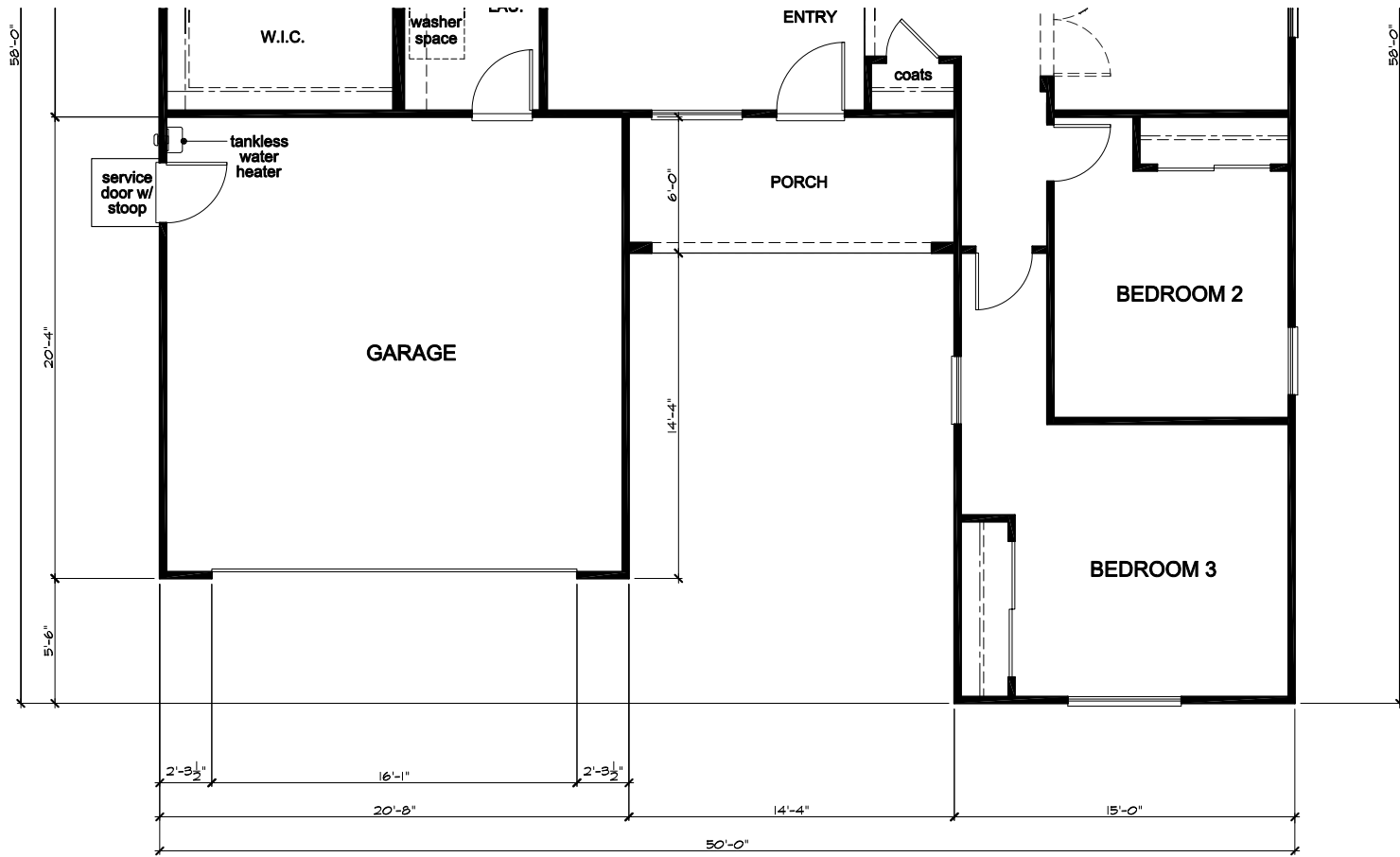
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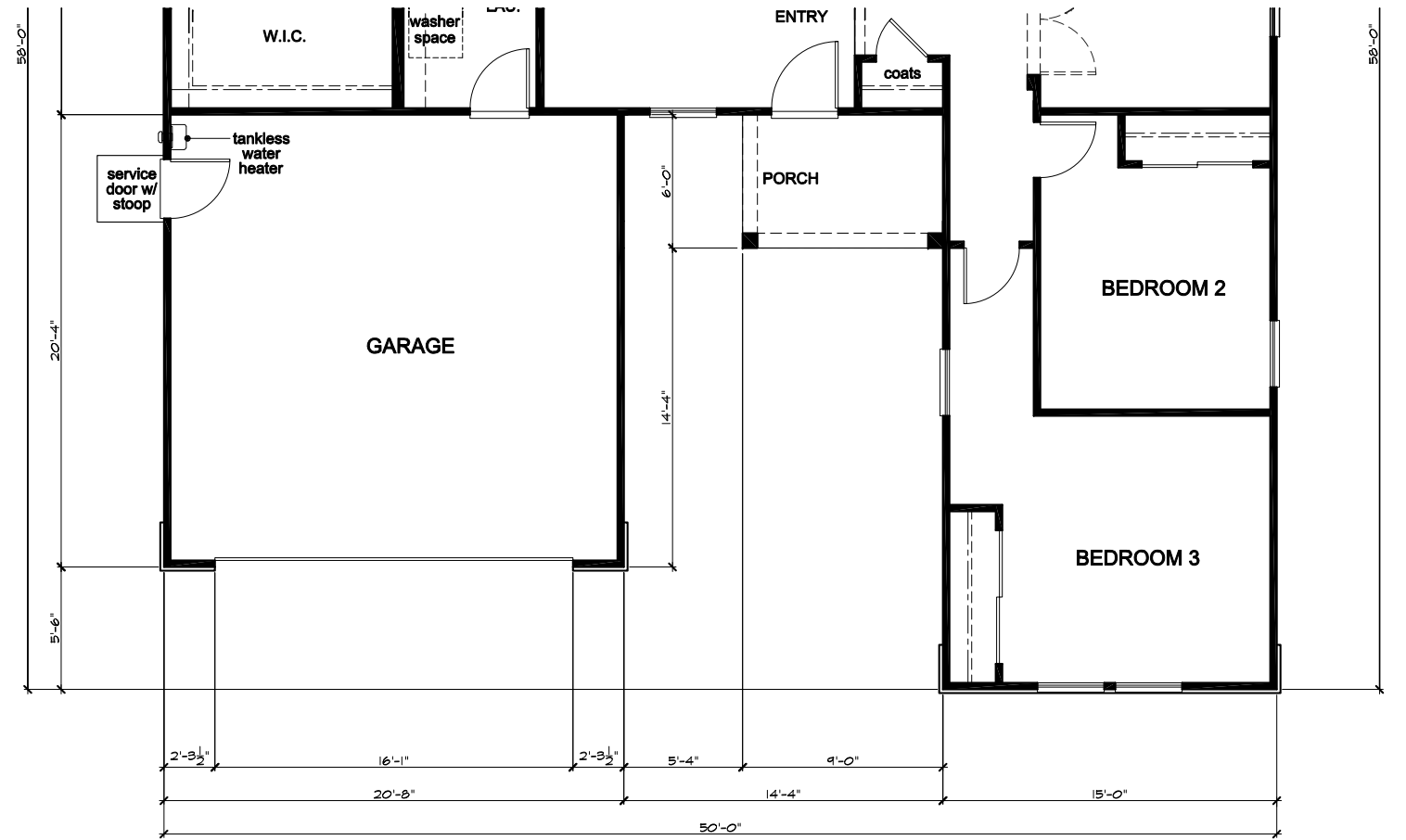
RANCHO SANTA FE

PLAN No. : 150.1996  
JOB No. : 625740  
STORY: 1-STORY  
January 16, 2020





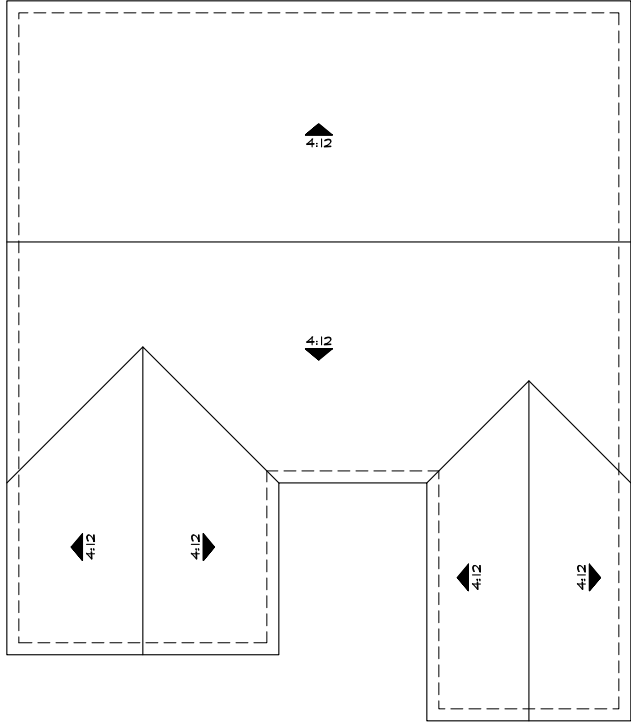
Floor Plan 'E'



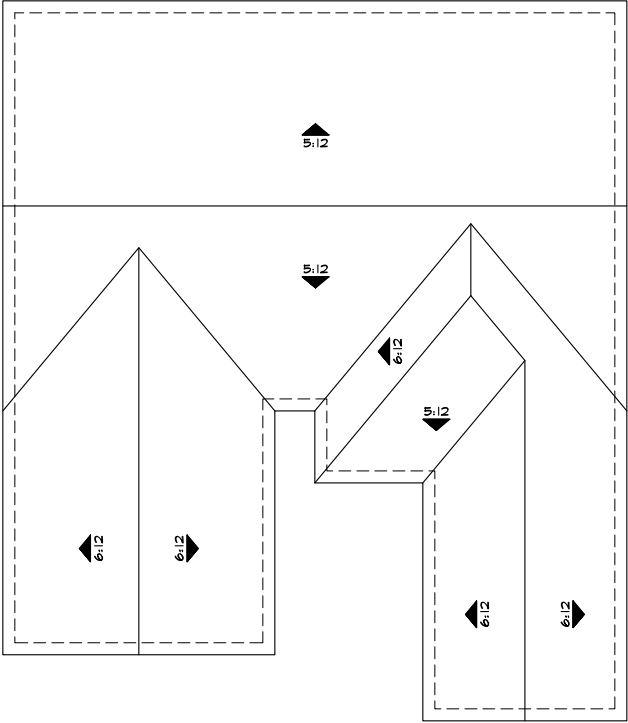
Floor Plan 'D'



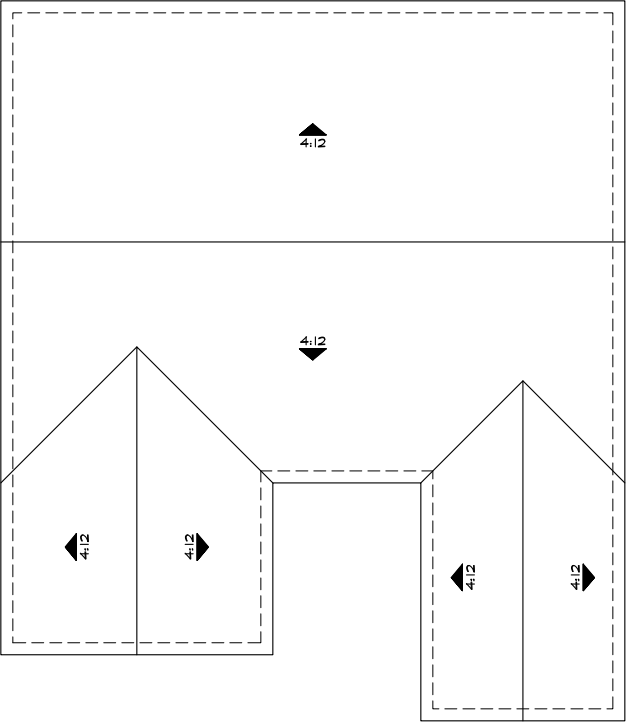




'B'



'D'



'E'

Roof Plans

RANCHO SANTA FE



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JOB No. : 625740  
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Left Elevation 'B'



Front Elevation 'B' - Craftsman



Right Elevation 'B'



Rear Elevation 'B'





Left Elevation 'D'



Front Elevation 'D' - French Cottage



Right Elevation 'D'



Rear Elevation 'D'



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STORY: 1-STORY  
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Left Elevation 'E'



Front Elevation 'E' - Tuscan



Right Elevation 'E'



Rear Elevation 'E'

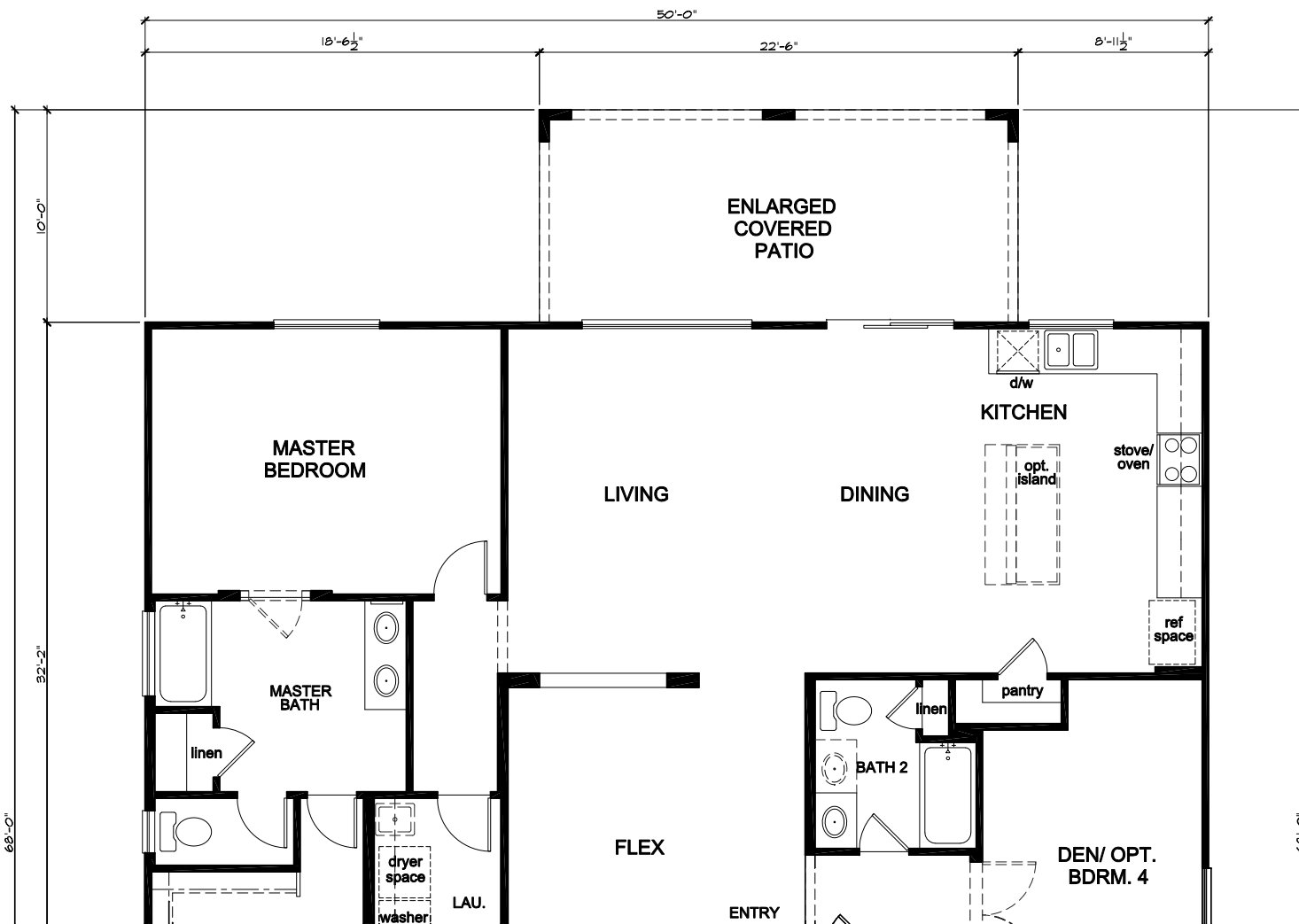


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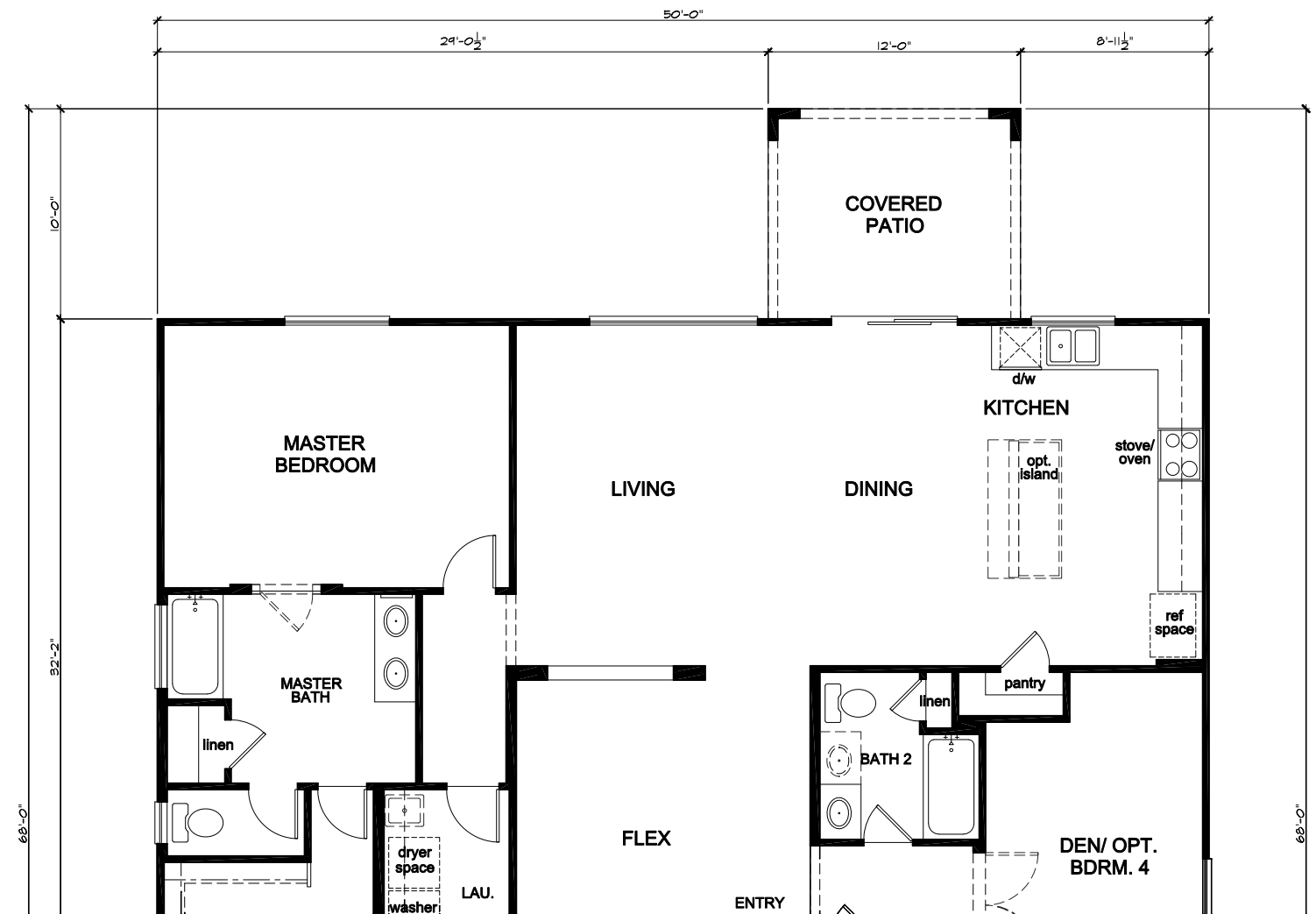
RANCHO SANTA FE

PLAN No. : 150.1996  
JOB No. : 625740  
STORY: 1-STORY  
January 16, 2020

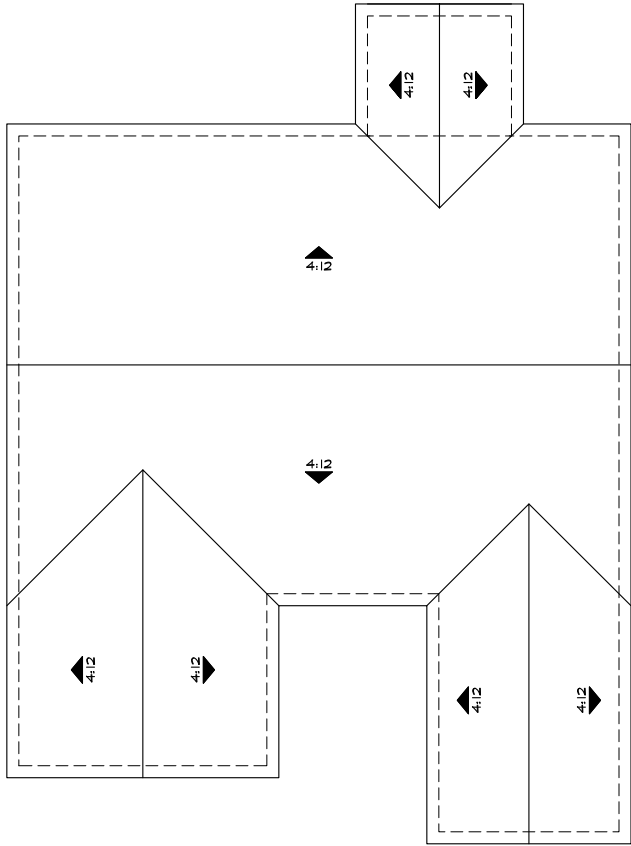




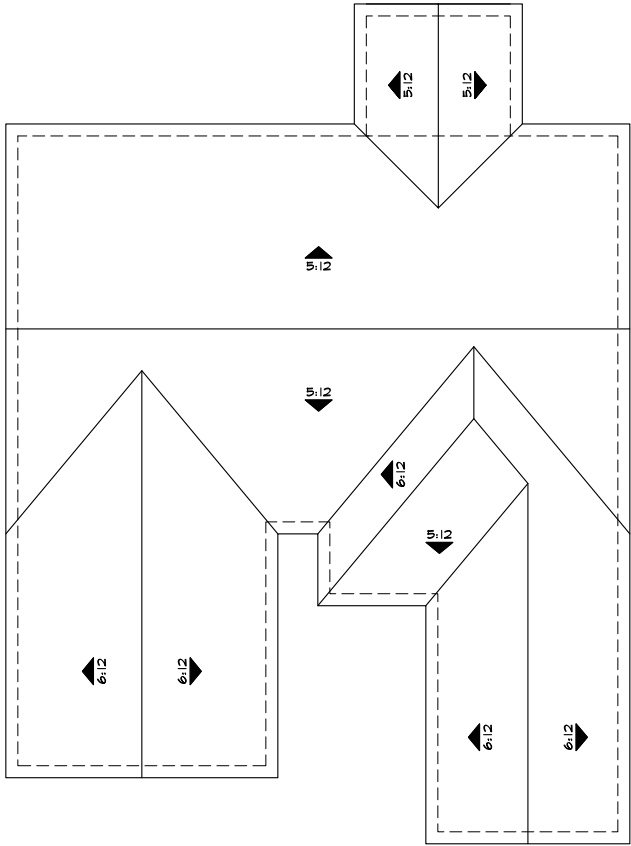
Floor Plan at Enlarged Covered Patio Option



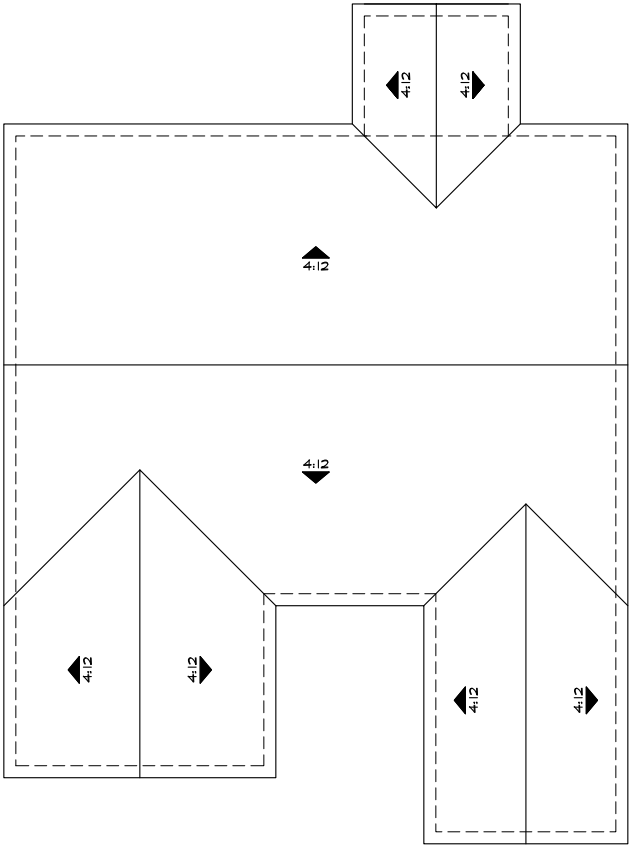
Floor Plan at Covered Patio Floor Plan Option



'B'



'D'



'E'

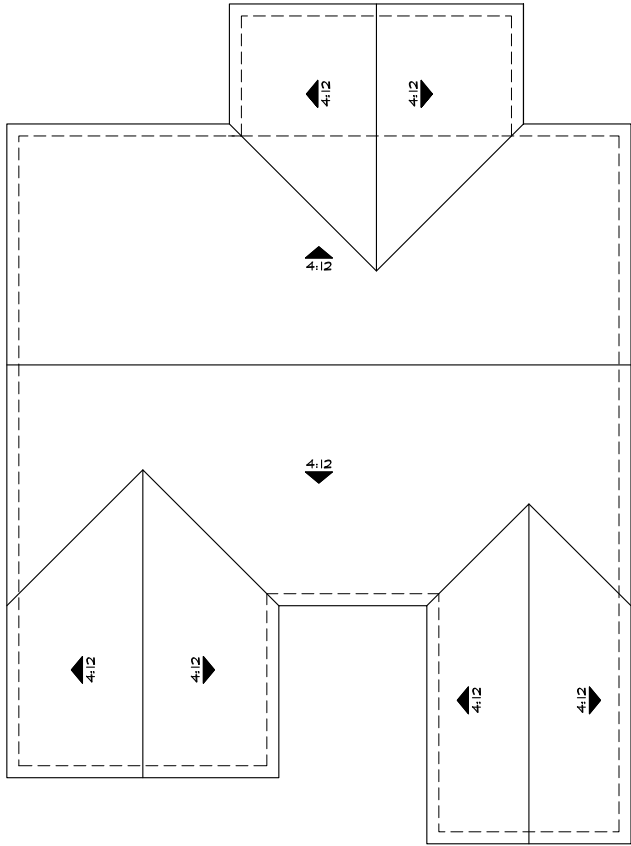
Roof Plans at Covered Patio Options



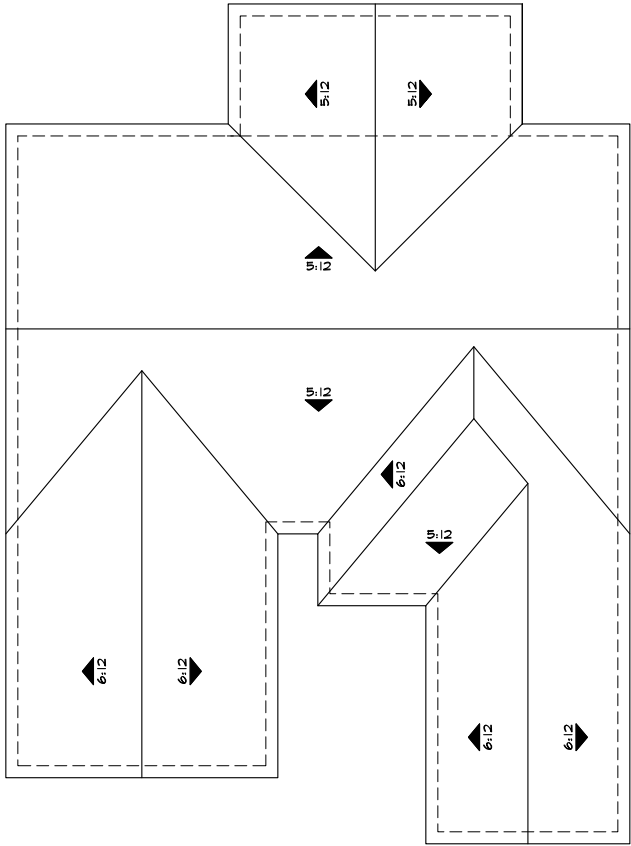
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RANCHO SANTA FE

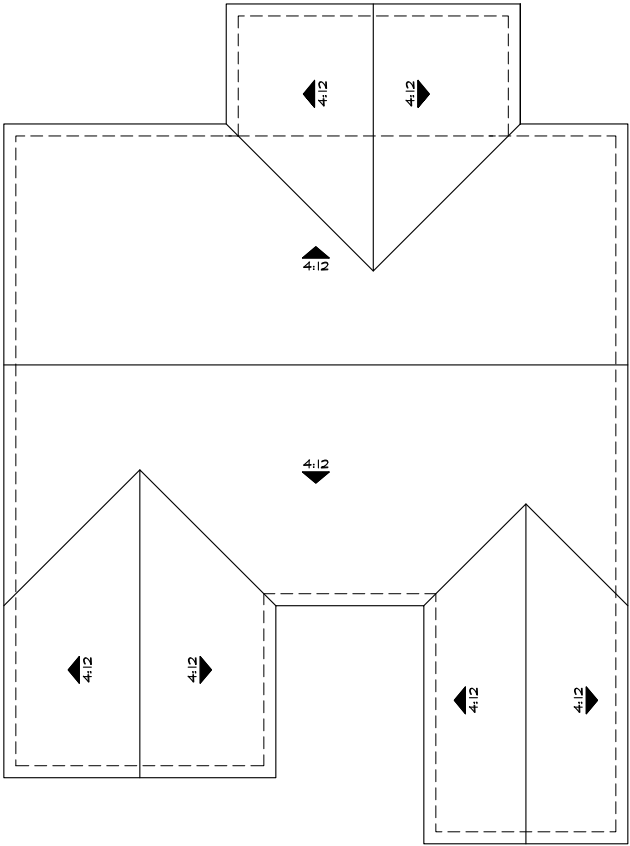
PLAN No. : 150.1996  
JOB No. : 625740  
STORY: 1-STORY  
January 16, 2020



'B'



'D'



'E'

Roof Plans at Enlarged Covered Patio Option



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PLAN No. : 150.1996  
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STORY: 1-STORY  
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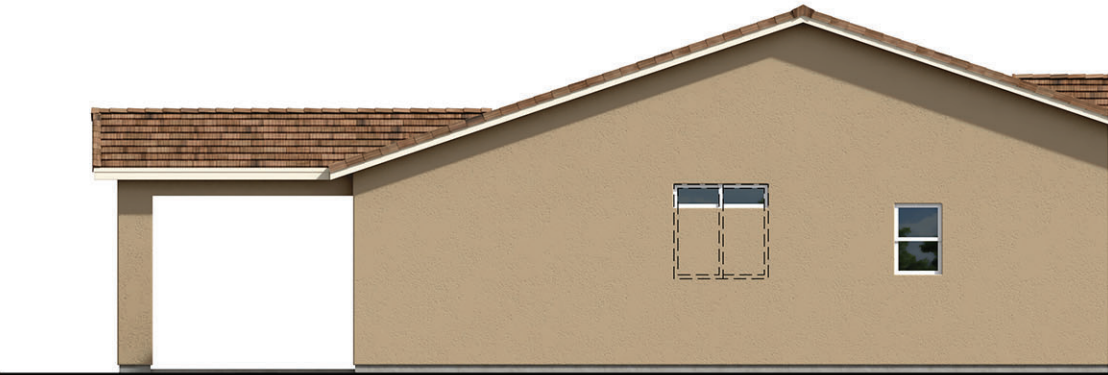


Rear Elevation 'B'

FENCE LOCATION & MATERIAL  
TO MATCH EXISTING APPROVED  
PLANS - REFER TO LANDSCAPE  
PLANS



Right Elevation 'B'



Left Elevation 'B'

Optional Covered Patio



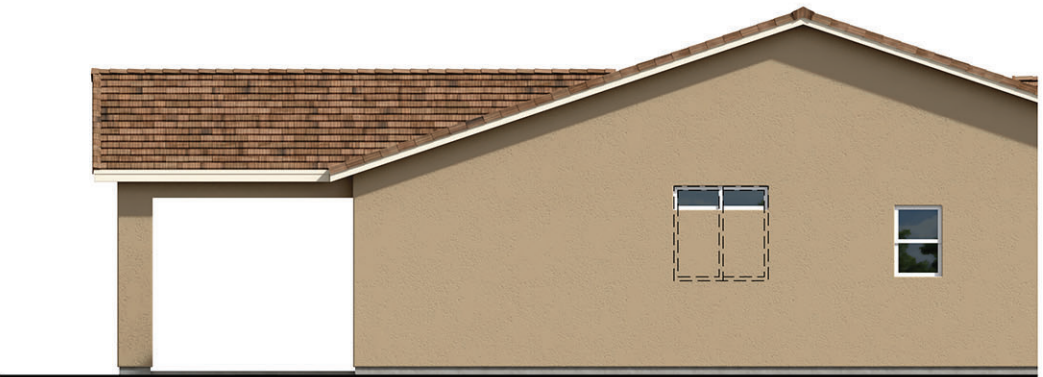


Rear Elevation 'B'

FENCE LOCATION & MATERIAL  
TO MATCH EXISTING APPROVED  
PLANS - REFER TO LANDSCAPE  
PLANS



Right Elevation 'B'



Left Elevation 'B'

Optional Enlarged Covered Patio

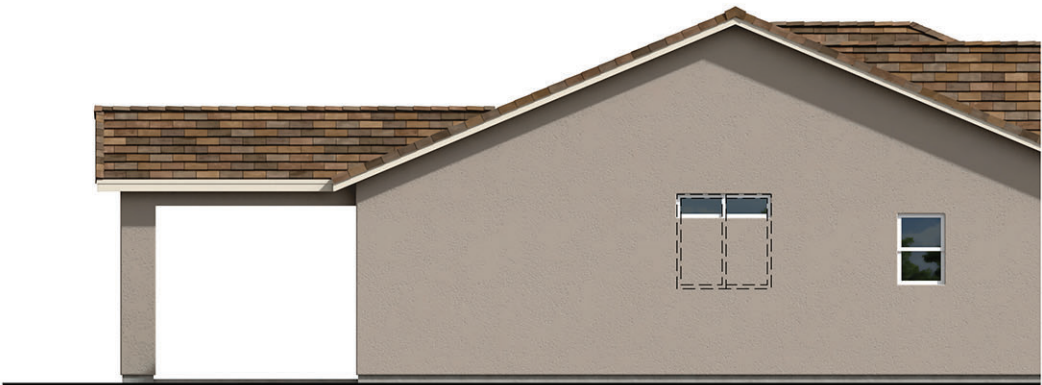


Rear Elevation 'D'

FENCE LOCATION & MATERIAL  
TO MATCH EXISTING APPROVED  
PLANS - REFER TO LANDSCAPE  
PLANS



Right Elevation 'D'



Left Elevation 'D'

Optional Covered Patio



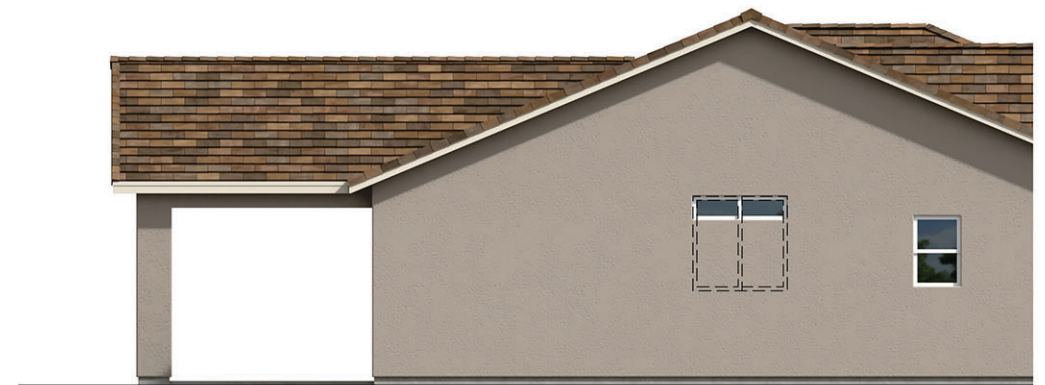


Rear Elevation 'D'

FENCE LOCATION & MATERIAL  
TO MATCH EXISTING APPROVED  
PLANS - REFER TO LANDSCAPE  
PLANS



Right Elevation 'D'



Left Elevation 'D'

Optional Enlarged Covered Patio

## RANCHO SANTA FE



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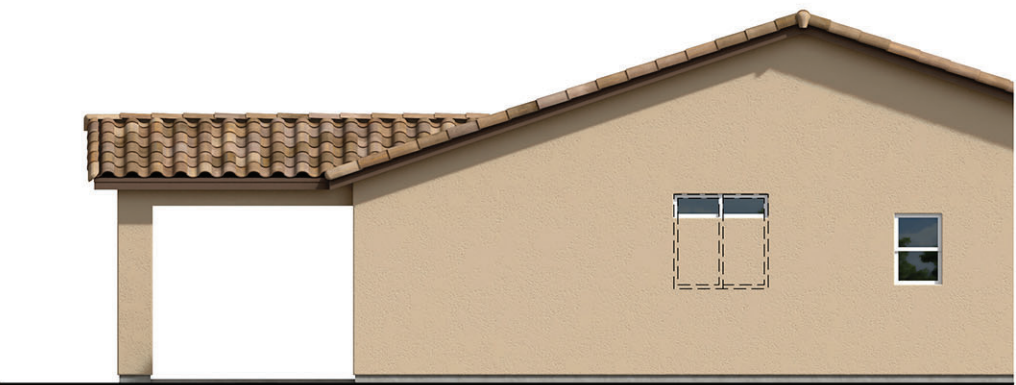


Rear Elevation 'E'

FENCE LOCATION & MATERIAL  
TO MATCH EXISTING APPROVED  
PLANS - REFER TO LANDSCAPE  
PLANS



Right Elevation 'E'



Left Elevation 'E'

Optional Covered Patio

RANCHO SANTA FE



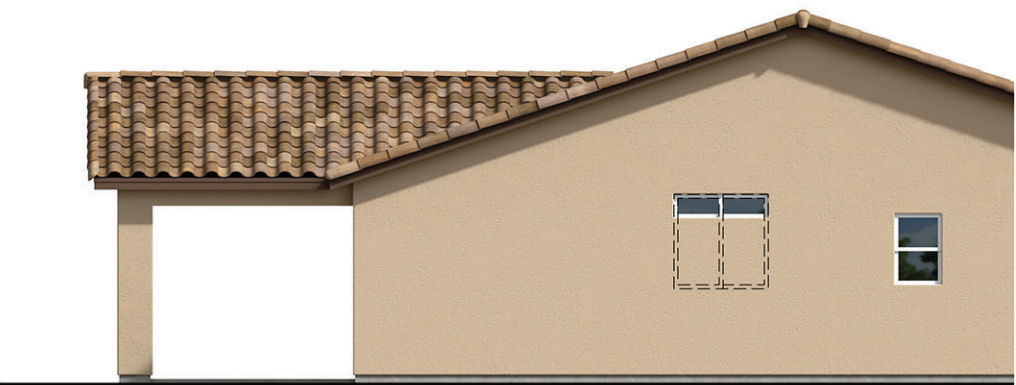


Rear Elevation 'E'

FENCE LOCATION & MATERIAL  
TO MATCH EXISTING APPROVED  
PLANS - REFER TO LANDSCAPE  
PLANS



Right Elevation 'E'



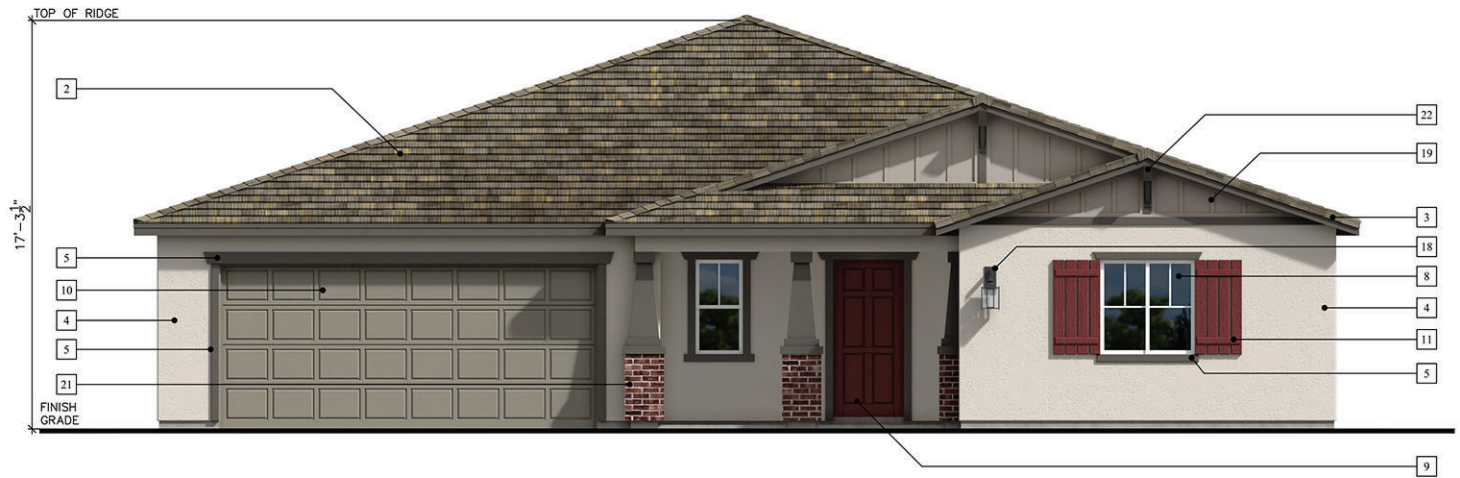
Left Elevation 'E'

Optional Enlarged Covered Patio

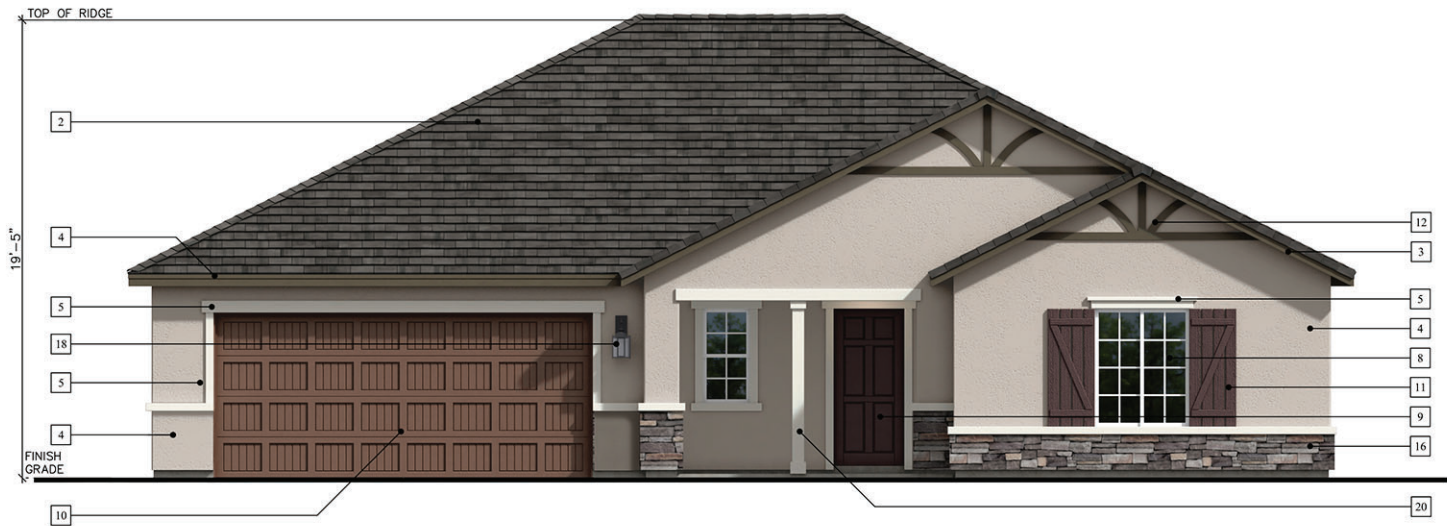
RANCHO SANTA FE

ELEVATION LEGEND

- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH
- 5 STUCCO OVER FOAM TRIM
- 6 STUCCO OVER FOAM CORBELS
- 7 DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING)
- 8 PRE-FAB WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL ROLL-UP GARAGE DOOR
- 11 DECORATIVE FOAM SHUTTERS
- 12 STUCCO OVER SHAPED FOAM TRIM
- 13 DECORATIVE STUCCO RECESS
- 14 WOOD SIDING
- 15 DECORATIVE ACCENT
- 16 STONE VENEER
- 17 DECORATIVE FOAM VENTS
- 18 COACH LIGHT
- 19 DECORATIVE BOARD & BATTEN
- 20 WOOD POST
- 21 BRICK VENEER
- 22 DECORATIVE OUTLOOKER WITH KNEEBRACE



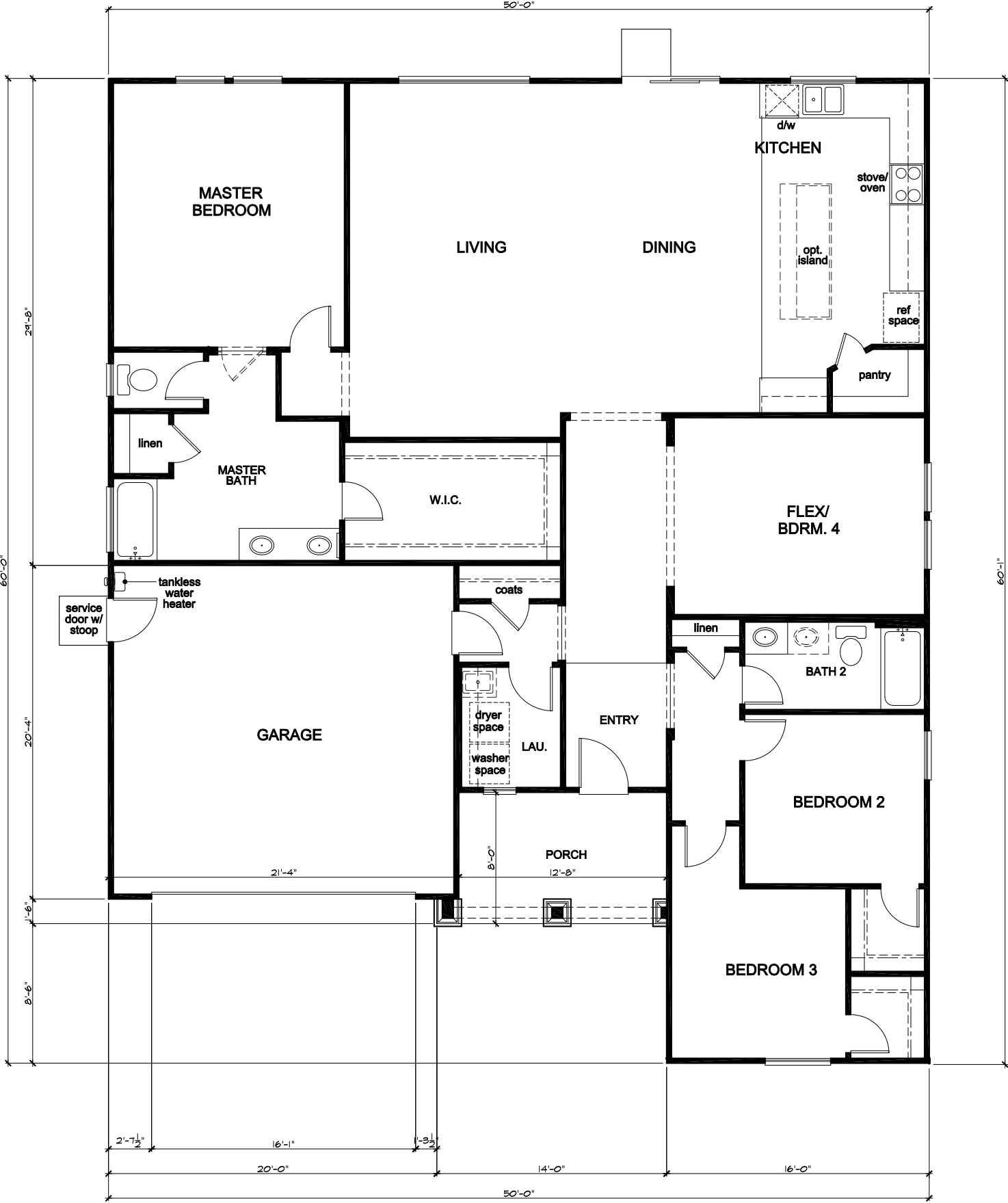
Elevation 'B' - Craftsman



Elevation 'D' - French Cottage



Elevation 'E' - Tuscan



Floor Plan 'B'

SQUARE FOOTAGE			
PLAN # 1502148			
FLOOR AREA	2148	SQ. FT.	
TOTAL AREA	2148	SQ. FT.	
GARAGE AREA	430	SQ. FT.	
PORCH AREA	103	SQ. FT.	
ELEVATION 'B'	63	SQ. FT.	
ELEVATION 'D'	35	SQ. FT.	
ELEVATION 'E'			
PATIO OPTIONS:			
COVERED PATIO	130	SQ. FT.	
EXT. COVD. PATIO	260	SQ. FT.	

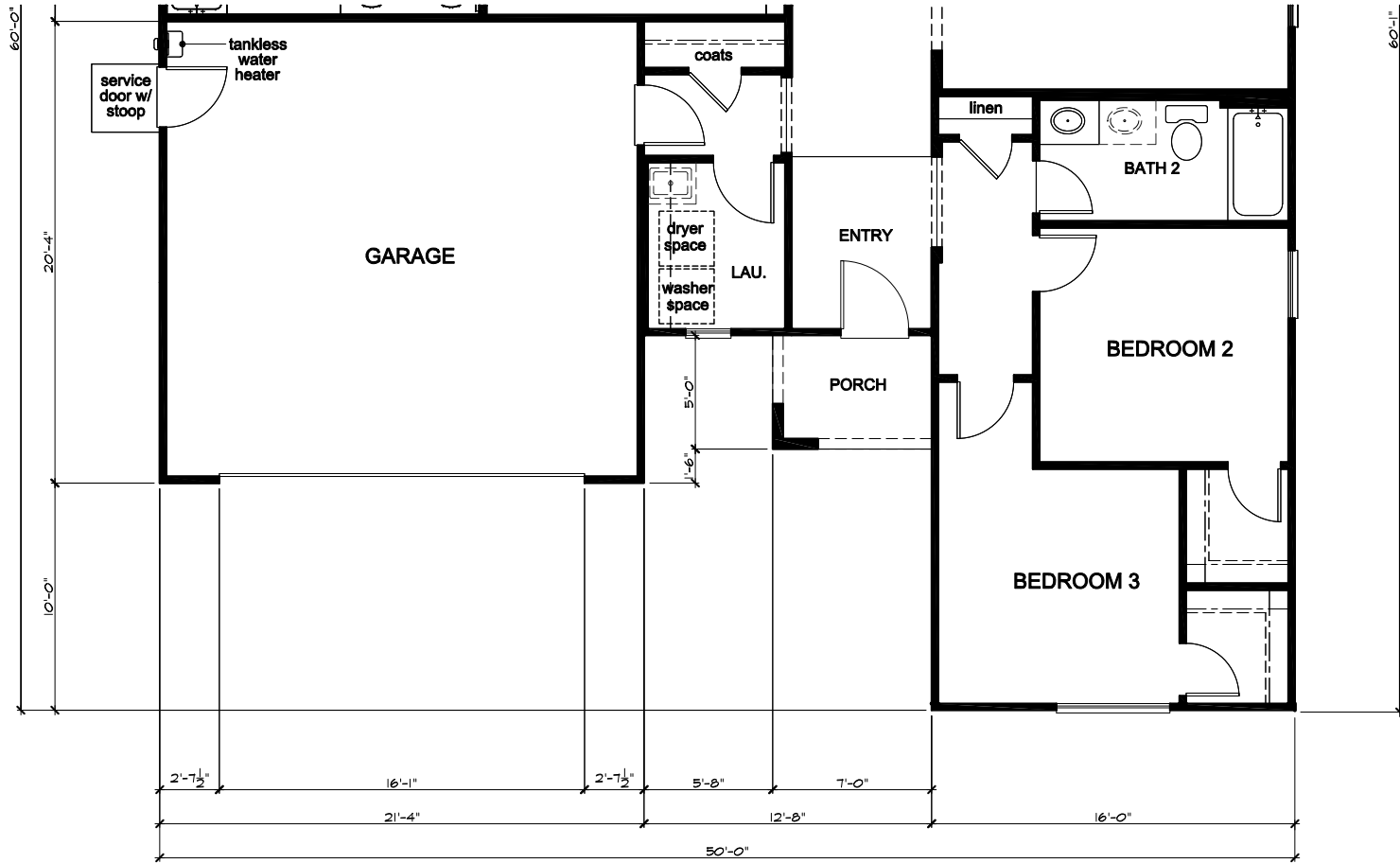


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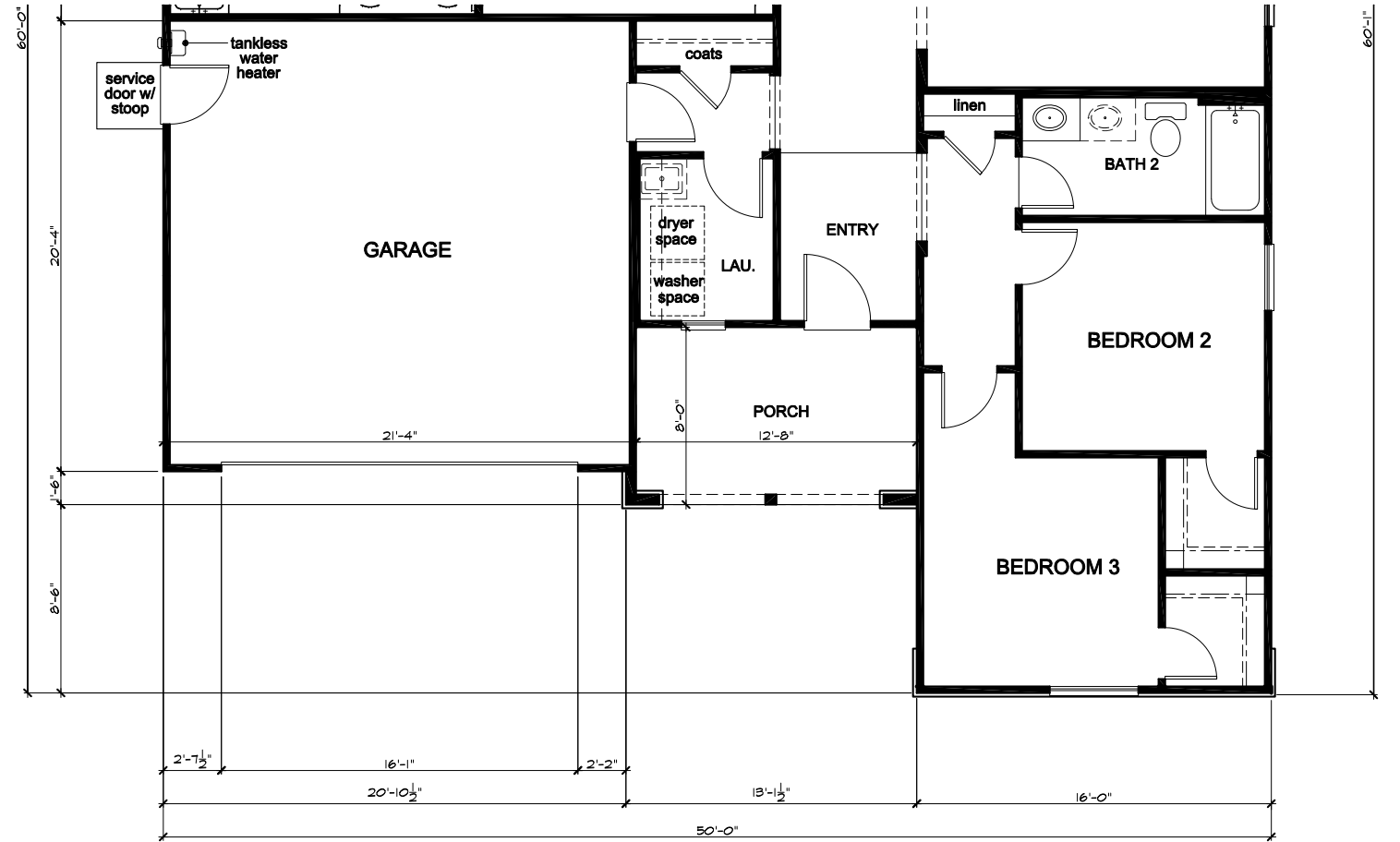
RANCHO SANTA FE

PLAN No. : 150.2148  
JOB No. : 625740  
STORY: 1-STORY  
January 16, 2020





Floor Plan 'E'



Floor Plan 'D'

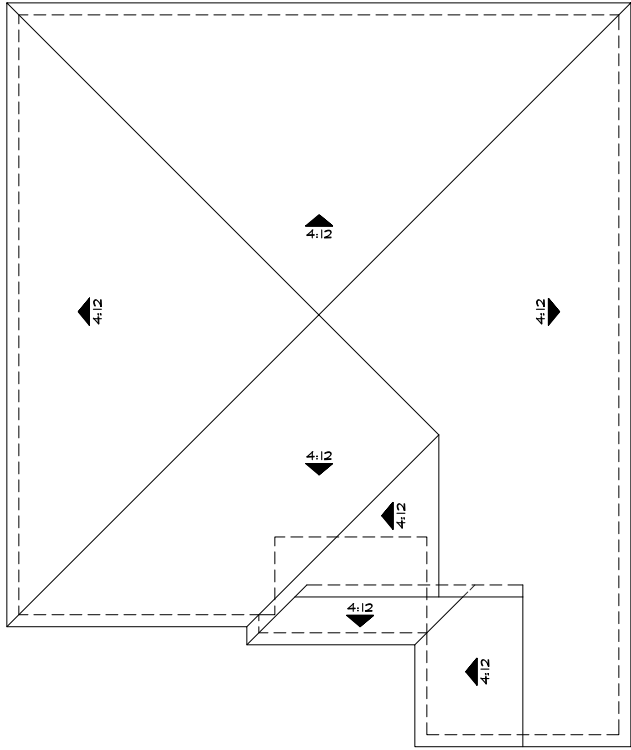


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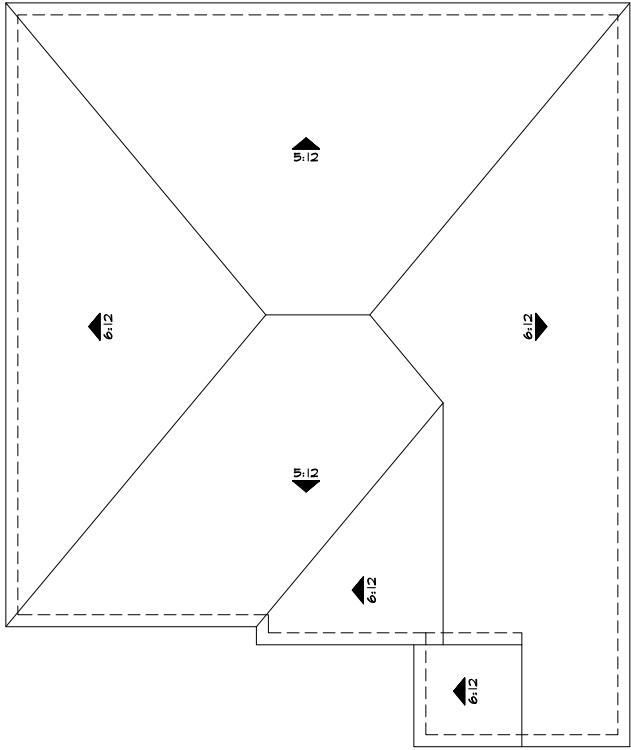
RANCHO SANTA FE

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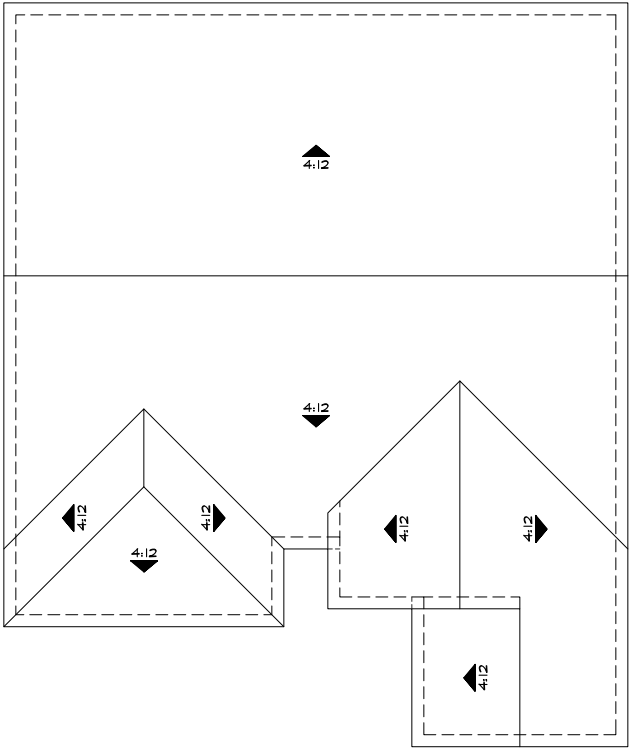




'B'



'D'



'E'

Roof Plans

RANCHO SANTA FE



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STORY: 1-STORY  
January 16, 2020



Left Elevation 'B'



Front Elevation 'B' - Craftsman



Right Elevation 'B'



Rear Elevation 'B'

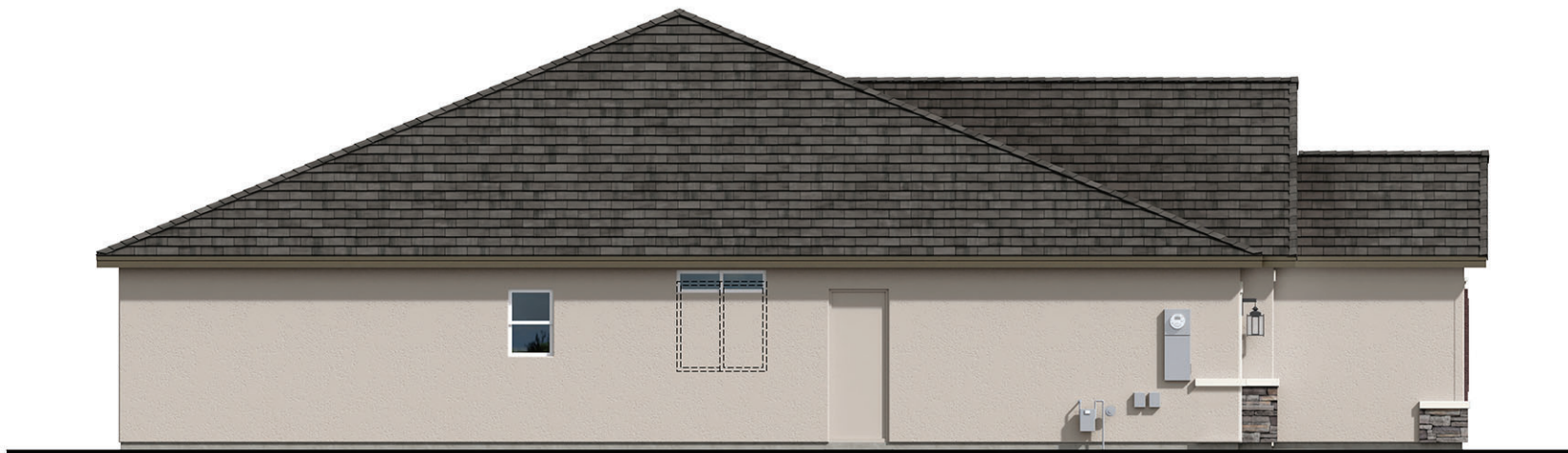


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RANCHO SANTA FE

PLAN No. : 150.2148  
JOB No. : 625740  
STORY: 1-STORY  
January 16, 2020





Left Elevation 'D'



Front Elevation 'D' - French Cottage



Right Elevation 'D'



Rear Elevation 'D'

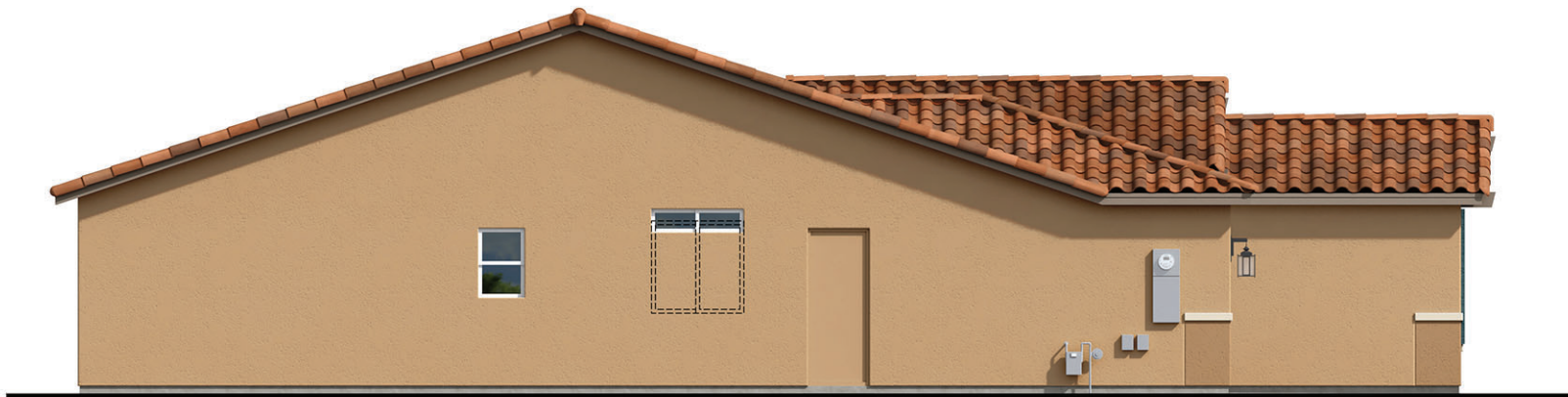


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RANCHO SANTA FE

PLAN No. : 150.2148  
JOB No. : 625740  
STORY: 1-STORY  
January 16, 2020





Left Elevation 'E'



Front Elevation 'E' - Tuscan



Right Elevation 'E'



Rear Elevation 'E'

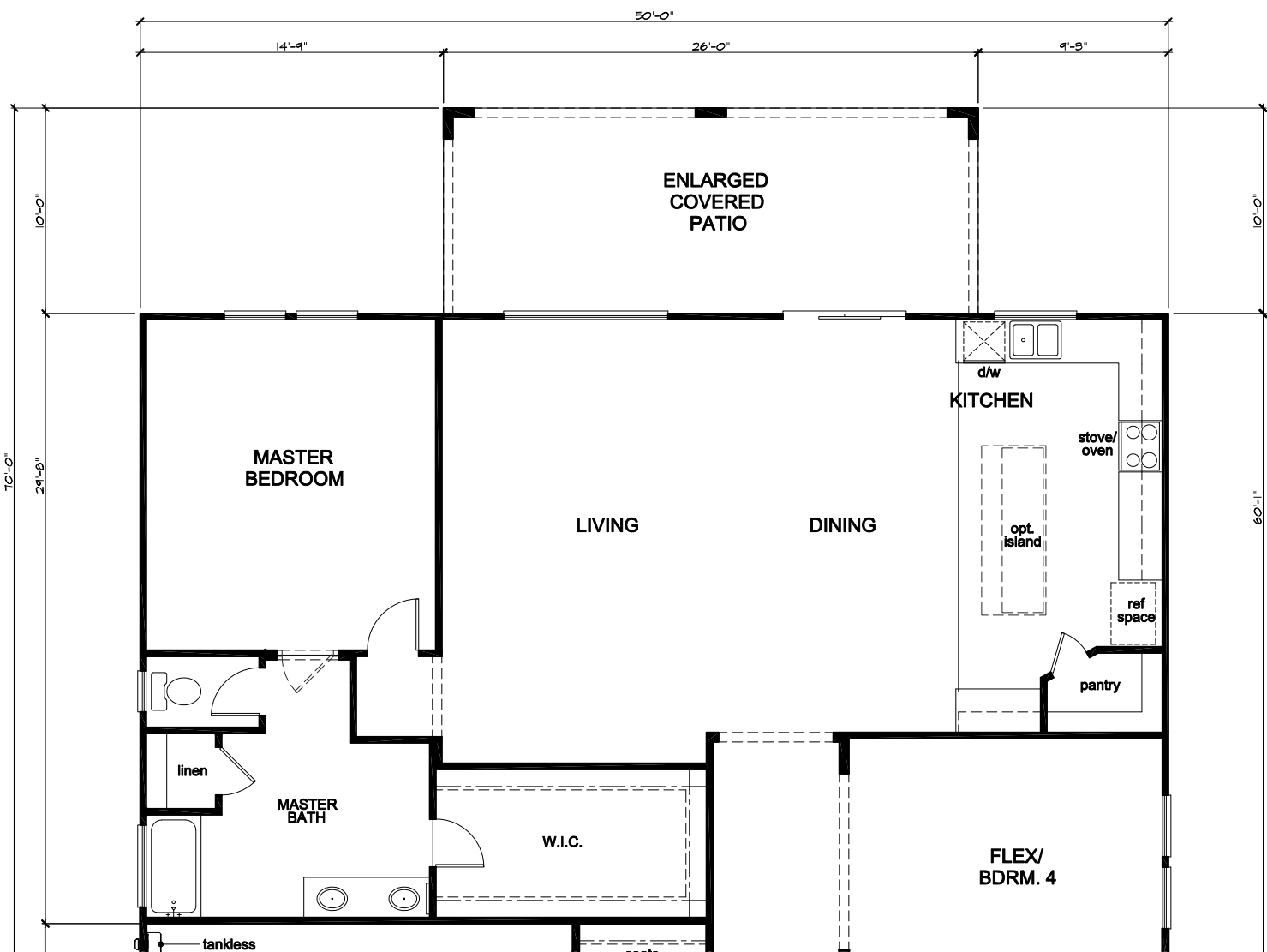


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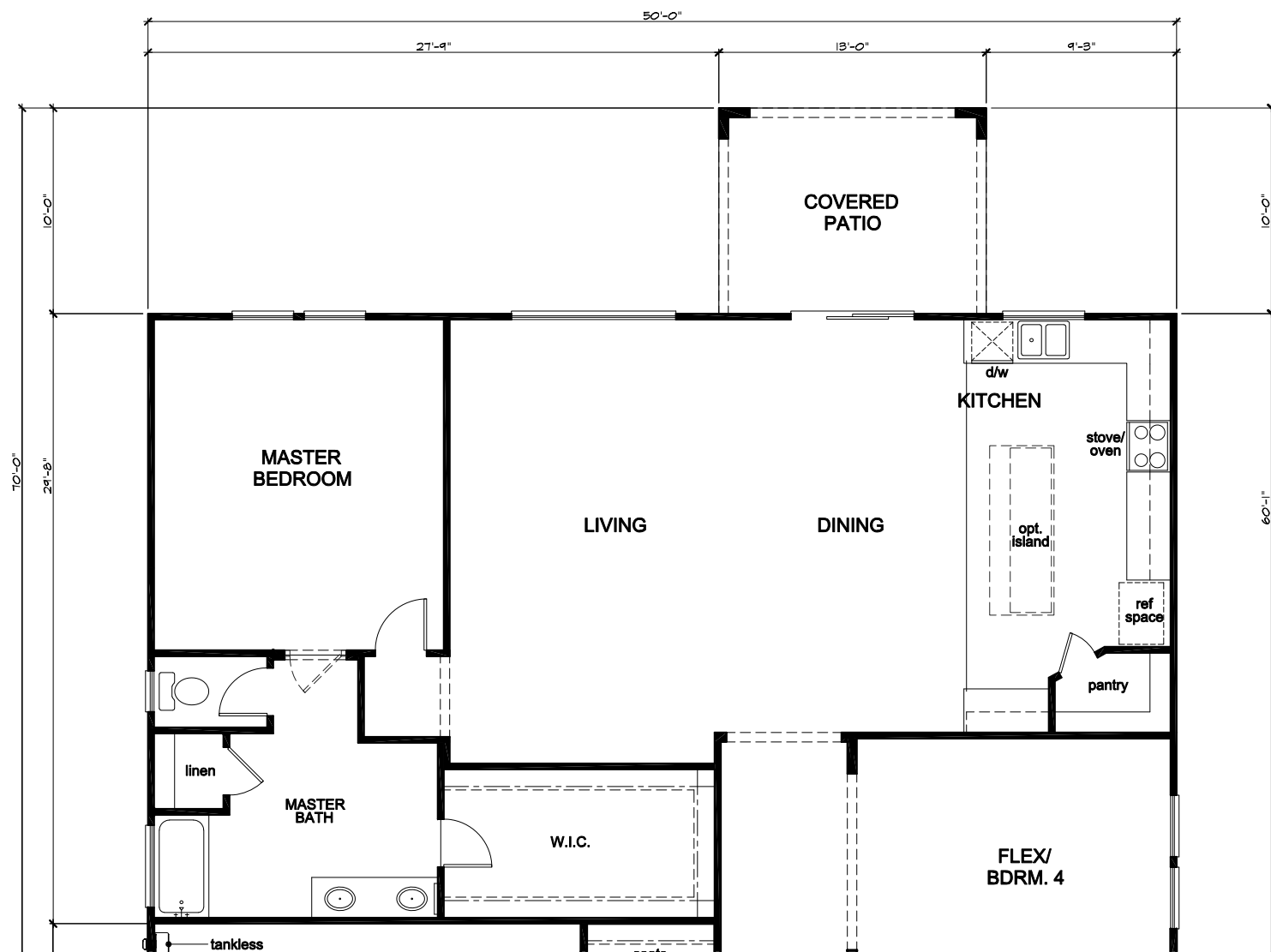
RANCHO SANTA FE

PLAN No. : 150.2148  
JOB No. : 625740  
STORY: 1-STORY  
January 16, 2020



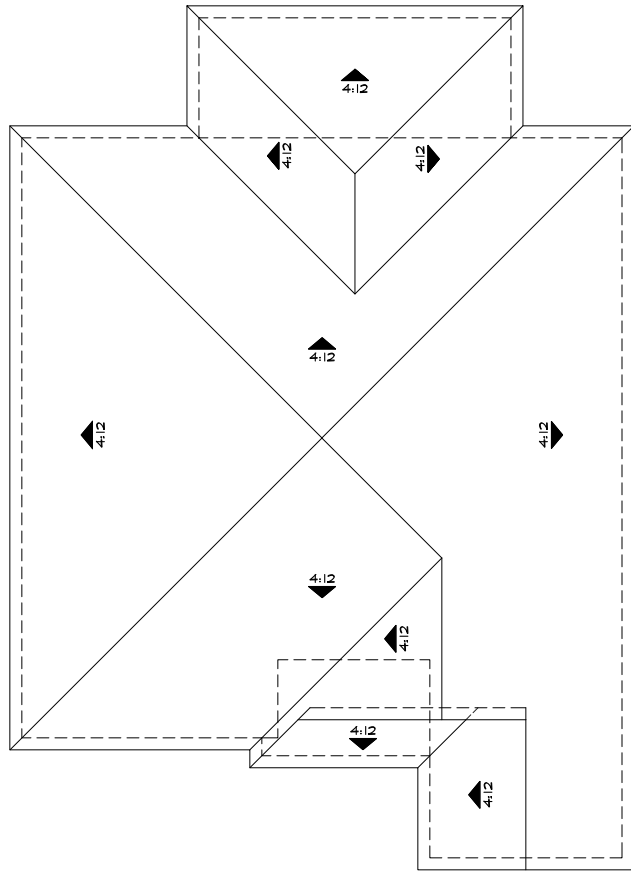


Floor Plan at Enlarged Covered Patio Option

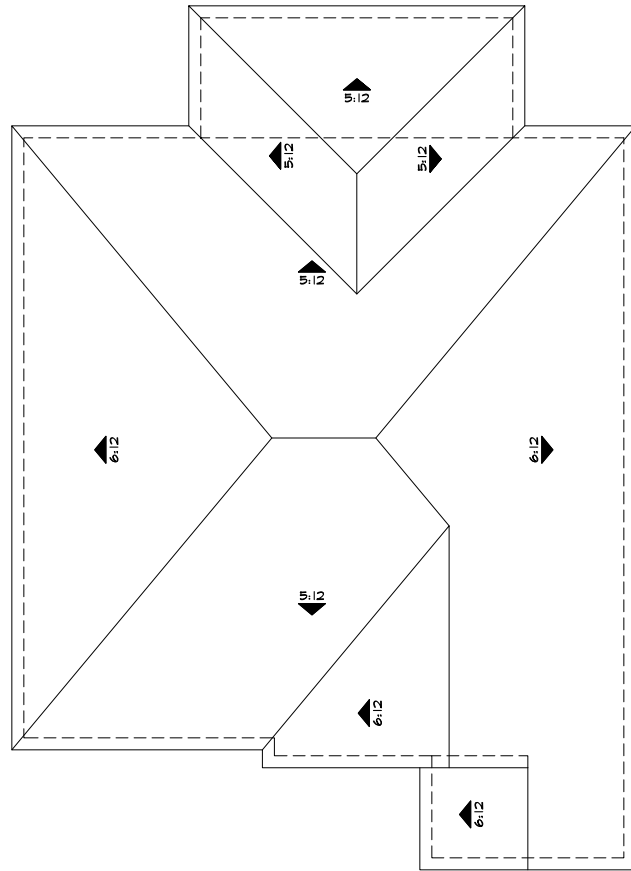


Floor Plan at Covered Patio Floor Plan Option

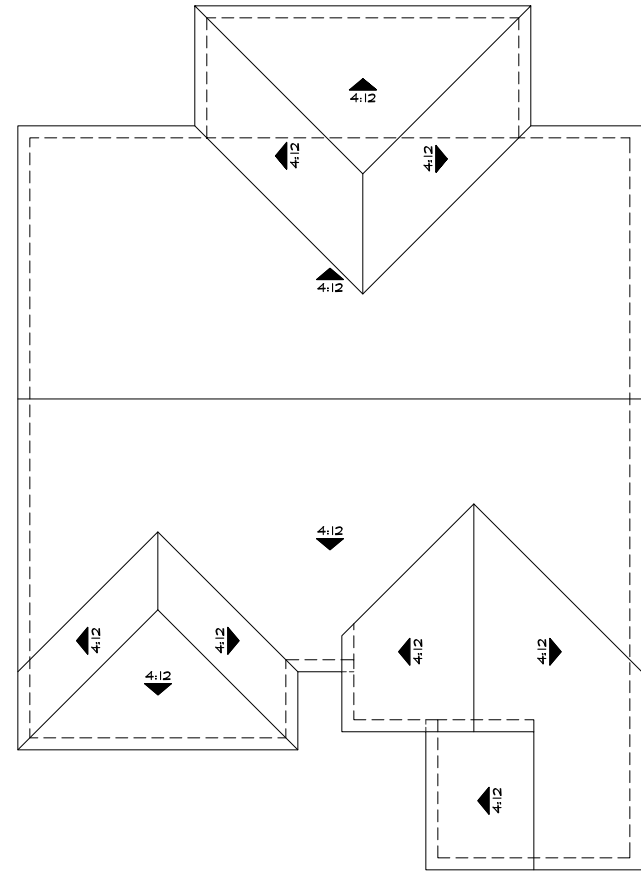




'B'



'D'



'E'

Roof Plans at Enlarged Covered Patio Option



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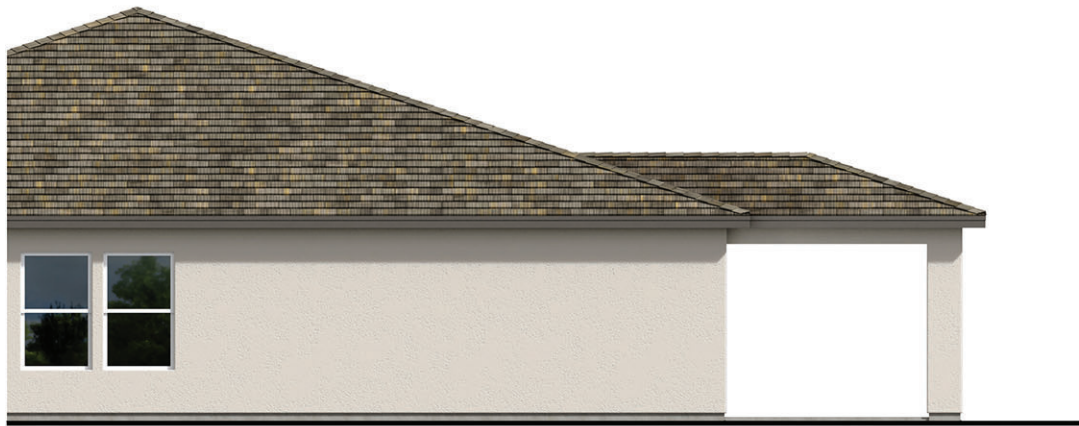
RANCHO SANTA FE

PLAN No. : 150.2148  
JOB No. : 625740  
STORY: 1-STORY  
January 16, 2020



Rear Elevation 'B'

FENCE LOCATION & MATERIAL  
TO MATCH EXISTING APPROVED  
PLANS - REFER TO LANDSCAPE  
PLANS



Right Elevation 'B'



Left Elevation 'B'

Optional Covered Patio





Rear Elevation 'B'

FENCE LOCATION & MATERIAL  
TO MATCH EXISTING APPROVED  
PLANS - REFER TO LANDSCAPE  
PLANS



Right Elevation 'B'



Left Elevation 'B'

Optional Enlarged Covered Patio

RANCHO SANTA FE



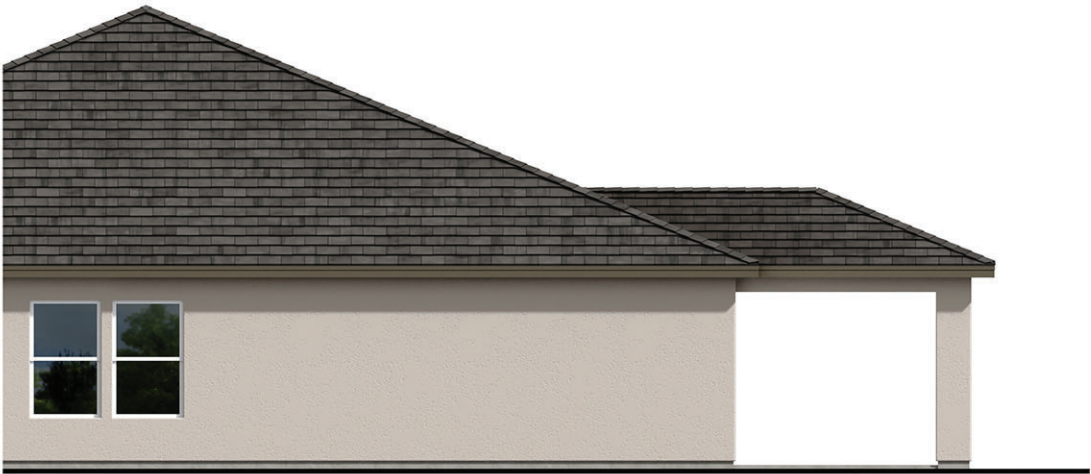
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Rear Elevation 'D'

FENCE LOCATION & MATERIAL  
TO MATCH EXISTING APPROVED  
PLANS - REFER TO LANDSCAPE  
PLANS



Right Elevation 'D'



Left Elevation 'D'

Optional Covered Patio

RANCHO SANTA FE





Rear Elevation 'D'

FENCE LOCATION & MATERIAL  
TO MATCH EXISTING APPROVED  
PLANS - REFER TO LANDSCAPE  
PLANS



Right Elevation 'D'



Left Elevation 'D'

Optional Enlarged Covered Patio



Rear Elevation 'E'

FENCE LOCATION & MATERIAL  
TO MATCH EXISTING APPROVED  
PLANS - REFER TO LANDSCAPE  
PLANS



Right Elevation 'E'



Left Elevation 'E'

Optional Covered Patio

RANCHO SANTA FE





Rear Elevation 'E'

FENCE LOCATION & MATERIAL  
TO MATCH EXISTING APPROVED  
PLANS - REFER TO LANDSCAPE  
PLANS



Right Elevation 'E'



Left Elevation 'E'

Optional Enlarged Covered Patio