



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

**CITY HALL – COUNCIL CHAMBERS  
TUESDAY  
June 8, 2021  
6:00 pm**

This meeting will be conducted pursuant to the provisions of the Governor’s Executive Order which suspends certain requirements of the Ralph M. Brown Act. Members of the public may participate in the meeting remotely through an electronic meeting in the following ways: via phone by dialing (669) 900-6833 enter ID: [93562280998#](tel:93562280998) followed by \*9 on your phone when prompted to signal you would like to speak, or by computer at <https://www.zoom.us/j/93562280998>. Public comment will also be accepted via email at [planningcommissionpubliccomment@madera.gov](mailto:planningcommissionpubliccomment@madera.gov).

**CALL TO ORDER**

**ROLL CALL**

Commissioner Robert Gran Jr. (Chairperson)  
Commissioner Alex Salazar (Vice Chairperson)  
Commissioner Ryan Cerioni  
Commissioner Ramon Lopez-Maciel  
Commissioner Rohi Zacharia  
Commissioner Khubaib Sheikh  
Commissioner Balwinder Singh

**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

**PUBLIC HEARING ITEMS:**

**1. PPL 2021-01 & SPR 2021-07 – Tierra Vista Apartments**

A noticed public hearing to consider a request for a precise plan and site plan review that would allow construction of a 102-unit multi-family residential development to include one- and two-bedroom apartments, a community center, management office, swimming pool, and park area. The one- and two-bedroom apartment buildings will be three-story buildings and the management office will be a one-story building. The site is located at the northeast corner of Emily Way and Gary Lane in the PD-1500 (Planned Development) Zone District with an HD (High Density) General Plan land use designation.

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA) guidelines, Section 15332 (In-Fill Development Projects).

**2. CUP 2020-12 & SPR 2020-15 – Fast Track Car Wash – Country Club Dr.**

A noticed public hearing to consider a request for a conditional use permit and site plan review to allow construction of a ±4,278 sq. ft. drive-through car wash facility including a ±2,016 sq. ft. solar panel canopy area which will provide covering for self-serve vacuum stations on a ±52,514 sq. ft. vacant lot located on the northeast corner of Country Club Drive and Clark Street (439 W. Clark St.) in the C1 (Light Commercial) Zone District with a C (Commercial) General Plan land use designation.

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA) guidelines, Section 15332 (In-Fill Development Projects).

**3. Fiscal Year 2021/22 to 2025/26 Capital Improvement Program Determination of Conformity to the City of Madera General Plan**

A noticed public hearing to consider a resolution finding the Fiscal Year 2021/22 to 2025/26 Capital Improvement Program in conformance with the General Plan and Specific Plans of the City of Madera pursuant to Government Code Section 65401.

The project has been determined to be exempt under the California Environmental Quality Act (CEQA) guidelines, Section 15061(b)(3) (Review for Exemption).

**NON-PUBLIC HEARING ITEMS:** None

**ADMINISTRATIVE REPORTS:**

**COMMISSIONER REPORTS:**

**ADJOURNMENT:**

The next regular meeting will be held on July 13, 2021.

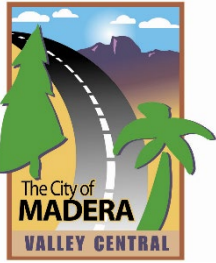
In compliance with the Americans with Disabilities Act, the meeting room is accessible to the physically disabled and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices or translators needed to assist participation 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: Tierra Vista Apartments PPL 2021-01 & SPR 2021-07 Item # 1 – June 8, 2021

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**PROPOSAL:** An application for a precise plan (PPL 2021-01) and site plan review (SPR 2021-07) for the development of a 102-unit apartment complex on an existing 4.38-acre vacant lot. The development will include one- and two-bedroom apartments, a community center, management office, swimming pool, and park area. The one- and two-bedroom apartment buildings will be three-story buildings and the management office will be a one-story building. PPL 2021-01 is also requesting a deviation in parking requirements from 214 required parking spaces to 190 parking spaces.

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**APPLICANT:** Tierra Vista Apartments, LLC  
3385 W. Beechwood Ave., Suite 106  
Fresno, CA 93711

**OWNER:** Pestorich Holdings, LLC/Tarlton  
Residential, LLC  
3385 W. Beechwood Ave., Suite 106  
Fresno, CA 93711

**SITE ADDRESS:** No address assigned  
Northeast corner of Gary Lane and  
Emily Way

**APN:** 012-253-001

**APPLICATIONS:** PPL 2021-01 & SPR 2021-07

**CEQA:** Categorical Exemption – Section 15332

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**LOCATION:** The project site is a vacant lot (no address available) located at the northeast corner of Gary Lane and Emily Way.

**STREET ACCESS:** The project site has street access from Gary Lane and Emily Way.

**PROJECT SIZE:** The project site is a 4.38-acre lot.

**GENERAL PLAN DESIGNATION:** HDR (High Density Residential)

**ZONING DISTRICT:** PD -1500 (*Planned Development, one unit for each 1,500 sq. ft. of site area*)

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**SITE CHARACTERISTICS:** The project will occupy a vacant 4.38-acre parcel. Surrounding uses include vacant land to the north and east, a storm water ponding basin to the south, and an existing single-family residential development to the west.

**ENVIRONMENTAL REVIEW:** The project has been determined to be categorically exempt from the preparation of environmental documents pursuant to Section 15332 of the State California Environmental Quality Act (CEQA) Guidelines.

**SUMMARY:** The applicant, Tierra Vista Apartments, LLC, proposes the development of a 102-unit apartment complex on an existing 4.38-acre vacant lot. The development will include one- and two-bedroom apartments, a community center, management office, swimming pool, and park area. The one- and two-bedroom apartment buildings will be three-stories and the management office will be a one-story building. PPL 2021-01 is also requesting a deviation in parking requirements from 214 required parking spaces to 190 parking spaces. The proposed use is consistent with the current HDR (High Density Residential) zone district. After review of the proposed project, the 102-unit apartment complex is anticipated to be compatible with surrounding land uses. Conditions, as appropriate, have been recommended for PPL 2021-01 and SPR 2021-07 to ensure consistency with the Zoning Ordinance and General Plan and other applicable City plans and policies.

**SURROUNDING LAND USES**

Surrounding existing uses include a vacant land to the north and east of the project site, a storm water ponding basin to the south across Gary Lane, and an existing single-family residential development to the west of the project site across Emily Way.

**Table 1. Existing Uses, General Plan Designations, and Zone Districts of Surrounding Properties**

Direction from Project Site	Existing Use	General Plan Designation	Zone District
North	Vacant	High Density Residential	PD-1500
East	Vacant	Medium Density Residential	PD-3000
South	Storm water ponding basin	Medium Density Residential	PD-3000
West	Single-Family Residential Development	Medium Density Residential	PD-3000
PD-1500 (Planned Development, one unit for each 1,500 sq. ft. of site area) PD-3000 (Planned Development, one unit for each 3,000 sq. ft. of site area)			

**ANALYSIS**

The Madera Municipal Code (MMC) establishes procedures for the review and approval of site plan reviews (Section 10-3.4.01). Sections 10-3-4.101 through 10-3-4.107 of the MMC establishes standards specific to development within the PD (Planned Development) zone district. Sections 10-3.501 through 10-513 of the MMC establishes standards specific to development within the R (Residential) zone district. Additional development standards identified in the MMC, such as parking requirements, also apply.

The project is proposing the development of a 102-unit apartment complex on an existing 4.38-acre vacant lot. The development will include one- and two-bedroom apartments, a community center, management office, swimming pool, and park area. The one- and two-bedroom apartment buildings will be three-stories and the management office will be a one-story building.

Requested Deviations

PPL 2021-01 is requesting a deviation to the fence standard along Emily Way and parking requirements from 214 total required parking spaces to 190 total parking spaces. The PPL allows the use of special

design criteria such as, in this case, deviations in fence standards and parking requirements without requiring approval of a variance application.

*Fence Standard.* The code requires that fences be limited to 3 feet in height within the required setback area. Gary Lane has a 10-foot setback required and Emily Way has a 15-foot setback required. The project proposes a 6-foot fence set back 10 feet from the property line along Gary Lane and Emily Way. The fence along Gary Lane meets the setback and height requirements; however, the fence along Emily Way would be required to either be 3 feet in height or be set back 15 feet from property line. However, as noted above, the PPL allows for deviations from development standards and staff is in support of allowing a 6-foot fence set back 10 feet from the property line along Emily Way. The fence shall be wrought iron, tubular steel, or other visually-superior material, as reflected in the conditions of approval.

*Parking Requirement.* The 102 proposed units consist of 30 one-bedroom units and 72 two-bedroom units. Section 10-3.12 of the MMC establishes parking space requirements of 1.5 spaces (1 covered) per one-bedroom units and 2 spaces (1 covered) per two or more-bedroom units. Guest parking is also required at a rate of 1 parking space for each group of four units. Therefore, a total of 214 parking spaces (102 covered) would be required. Under the PPL provisions in the Zoning Ordinance, the project is given the allowance to deviate from the standards, including parking requirements. The applicant is requesting a reduction in the parking spaces required from 214 total spaces (102 covered) to 190 total spaces (103 covered). The number of parking spaces will still be provided at just over 1.5 parking spaces for all units (165 parking spaces for 102 units) in addition to still providing the number of guest parking spaces required per code (25 parking spaces). The number of covered parking spaces will also remain consistent with the code requirements. Staff is in support of this reduction in parking spaces.

The proposed use is an allowed use in the PD (1500) zone district. The site plan and elevations have been reviewed in accordance with the applicable development standards of the MMC, including but not limited to setbacks, height limits, parking, access, and landscaping requirements. The proposed development has also been evaluated against the applicable General Plan policies. The proposed development, as conditioned, is consistent with the requirements of the MMC and the General Plan, except for those deviations as described above.

Development of the project site will not put additional stress on the City of Madera's public infrastructure and utilities systems. The necessary water, wastewater, storm drainage, and roadway improvements to serve the project site have been reflected in the conditions of approval for PPL 2021-01 and SPR 2021-07.

#### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

The proposed project has been reviewed for compliance with CEQA. The project has been determined to be categorically exempt from the preparation of environmental documents pursuant to Section 15332 (In-fill Development Projects) of the State California Environmental Quality Act (CEQA) Guidelines.

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

A continuation of the City's planned growth for residential land uses, as proposed by PPL 2021-01 and SPR 2021-07, supports the vision for Well Planned Neighborhoods and Housing. These principles recognize that the provision of housing opportunities is a key component in the implementation of the City's General Plan and vision for the community.

## RECOMMENDATION

The information presented in this report provides support for the adoption of a resolution recommending conditional approval of PPL 2021-01 and SPR 2021-07 by the Planning Commission. It is recommended that the Commission consider the information in this report, as well as testimony received at the public hearing, and make a determination on the Precise Plan 2021-01 and Site Plan Review 2021-07, subject to the findings and conditions of approval.

## PLANNING COMMISSION ACTION

The Commission will be acting on the Categorical Exemption, Precise Plan 2021-01, and Site Plan Review 2021-07 and determining to either:

- Adopt a resolution adopting a Finding of a Categorical Exemption pursuant to CEQA Guidelines Section 15332 for the project, and approving Precise Plan 2021-01 and Site Plan Review 2021-07 as conditioned (Motion 1); or
- Continue the hearing to July 13, 2021, with direction to staff to return with an updated resolution with appropriate findings modifying the conditions of approval for the following reasons: (Specify – Planning Commission should articulate reasons for modifications to findings and conditions of approval) (Motion 2); or
- Move to continue the application for Precise Plan 2021-01 and Site Plan Review 2021-07 to the July 13, 2021 Planning Commission hearing with direction to staff to return with an updated resolution with appropriate findings for denial for the following reasons: (Specify – Planning Commission should articulate reasons for denial.) (Motion 3).

**Motion 1:** Move to adopt a resolution of the Planning Commission of the City of Madera adopting a Finding of a Categorical Exemption pursuant to CEQA Guidelines Section 15332 (In-fill Development Projects), and approving Precise Plan 2021-01 and Site Plan Review 2021-07, based on and subject to the findings and conditions of approval as follows:

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

The property is zoned PD-1500 (*Planned Development, one unit for each 1,500 sq. ft. of site area*), which is consistent with the existing General Plan land use designation of HDR (High Density Residential). The project proposes a deviation in the setback standard for fencing and a reduction in the required spaces of 214 to 190, as allowed under the provisions of the PPL provisions. Parking is adequate for the site and the reduction is consistent with the Zoning Ordinance under the PPL provisions. PPL 2021-01 and SPR 2021-07 are consistent with the purpose and intent of the PD -1500 zone district and does not conflict with City standards or other provisions of the Code.

*Finding b: The proposal is consistent with any applicable specific plans.*

The project site is not subject to any specific plans.

*Finding c: The proposed project includes facilities and improvements; vehicular and pedestrian ingress, egress, and internal circulation; and location of structures, services, walls, landscaping, and drainage that are so arranged that traffic congestion is avoided, pedestrian and vehicular*

*safety and welfare are protected, there will be no adverse effects on surrounding property, light is deflected away from adjoining properties and public streets, and environmental impacts are reduced to acceptable levels.*

PPL 2021-01 and SPR 2021-07 have been reviewed and are consistent with surrounding uses and with all applicable requirements for development in the PD-1500 zone district, including provisions for access to and from the site, parking and loading facilities, drainage, and lighting. Although the project proposes a reduction in the required parking spaces, the reduced parking spaces are adequate for the number of units proposed and would not have an adverse effect on surrounding properties.

*Finding d: The proposed project is consistent with established legislative policies relating to traffic safety, street dedications, street improvements, and environmental quality.*

PPL 2021-01 and SPR 2021-07 will be required to install street improvements in accordance with City standards. Related infrastructure improvements will also be required for storm drainage in conformance with City standards. The project site has access to Gary Lane and Emily Way, which can accommodate traffic generated from the proposed project. Based on the preliminary environmental analysis prepared, the project will not have a significant impact on traffic or the environment.

**(OR)**

**Motion 2:** Move to continue the public hearing on PPL 2021-01 and SPR 2021-07 to the July 13, 2021 with direction to staff to return with an updated resolution with appropriate findings modifying the conditions of approval for the following reasons: (Specify – Planning Commission should articulate reasons for modifications to findings and conditions of approval)

**(OR)**

**Motion 3:** Move to continue the application for PPL 2021-01 and SPR 2021-07 to the July 13, 2021 Planning Commission hearing with direction to staff to return with an updated resolution with appropriate findings for denial for the following reasons: (Specify – Planning Commission should articulate reasons for denial.)

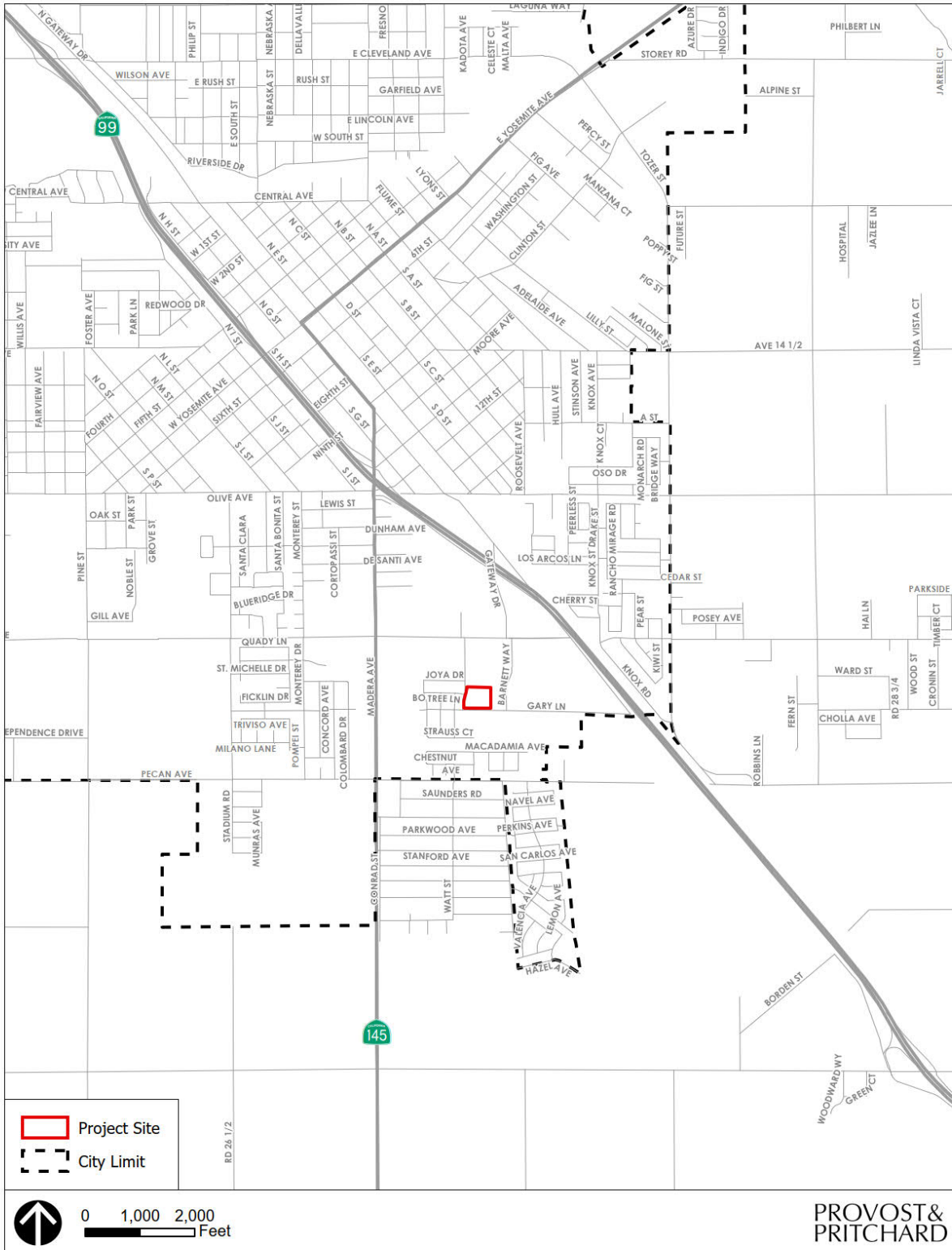
## **ATTACHMENTS**

- Attachment 1: Vicinity Map
- Attachment 2: Aerial Photo
- Attachment 3: General Plan Land Use Map
- Attachment 4: Zoning Map
- Attachment 5: Exhibit A, Site Plan (Dimensioned)
- Attachment 6: Exhibit B, Site Plan (Noted)
- Attachment 7: Exhibit C, Site Plan (Detail)
- Attachment 8: Exhibit D, Site Plan (BBQ)
- Attachment 9: Exhibit E, Floor Plan (Building A)
- Attachment 10: Exhibit F, Floor Plan (Building B – Ground Level)
- Attachment 11: Exhibit G, Floor Plan (Building B – Second/Third Level)
- Attachment 12: Exhibit H, Floor Plan (Building C – Ground Level)



- Attachment 13: Exhibit I, Floor Plan (Building C Second/Third Level)
- Attachment 14: Exhibit J, Floor Plan (Building D Ground Level)
- Attachment 15: Exhibit K, Floor Plan (Building D Second/Third Level)
- Attachment 16: Exhibit L, Floor Plan (Building E Ground Level)
- Attachment 17: Exhibit M, Floor Plan (Building E Second/Third Level)
- Attachment 18: Exhibit N, Elevations (Building A)
- Attachment 19: Exhibit O, Elevations (Building B)
- Attachment 20: Exhibit P, Elevations (Building C)
- Attachment 21: Exhibit Q, Elevations (Building C & D)
- Attachment 22: Exhibit R, Elevations (Building E)
- Attachment 23: Categorical Exemption – Section 15332 for PPL 2021-01 and SPR 2021-07
- Attachment 24: Planning Commission Resolution for PPL 2021-01 and SPR 2021-07

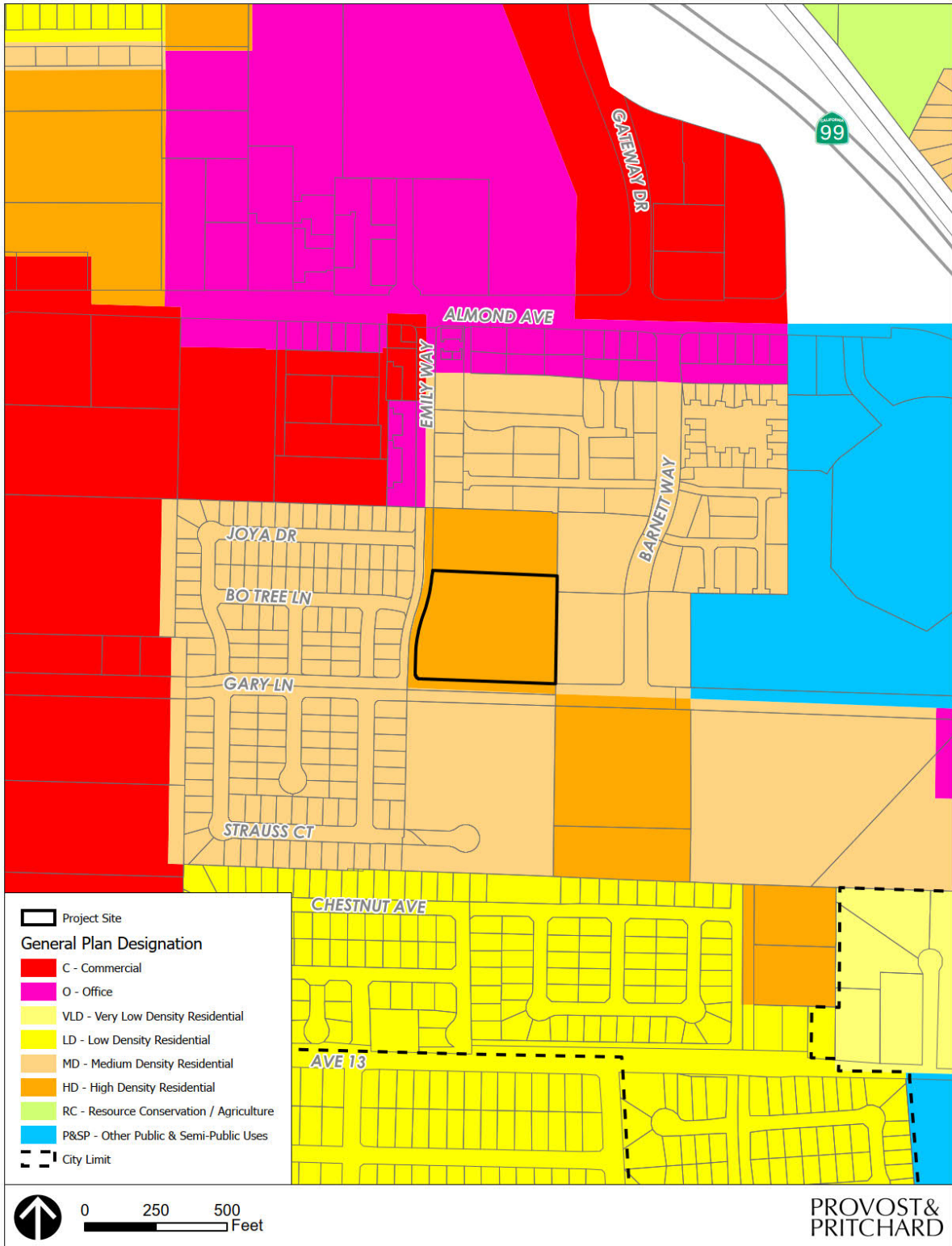
# Attachment 1: Vicinity Map



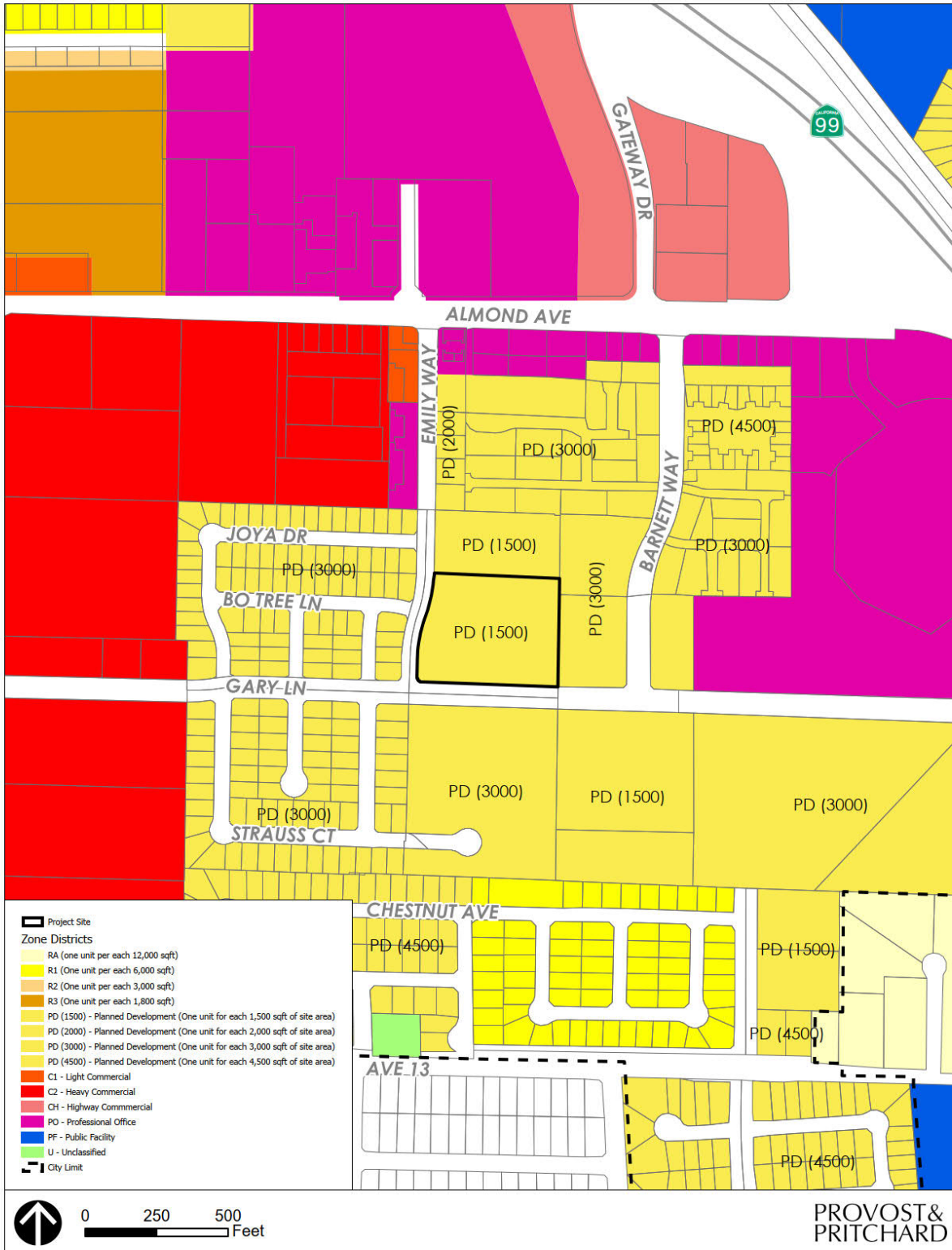
# Attachment 2: Aerial Photo



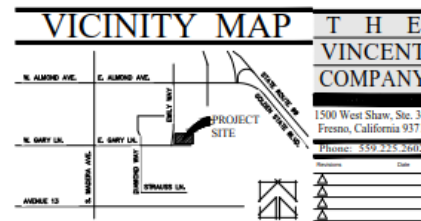
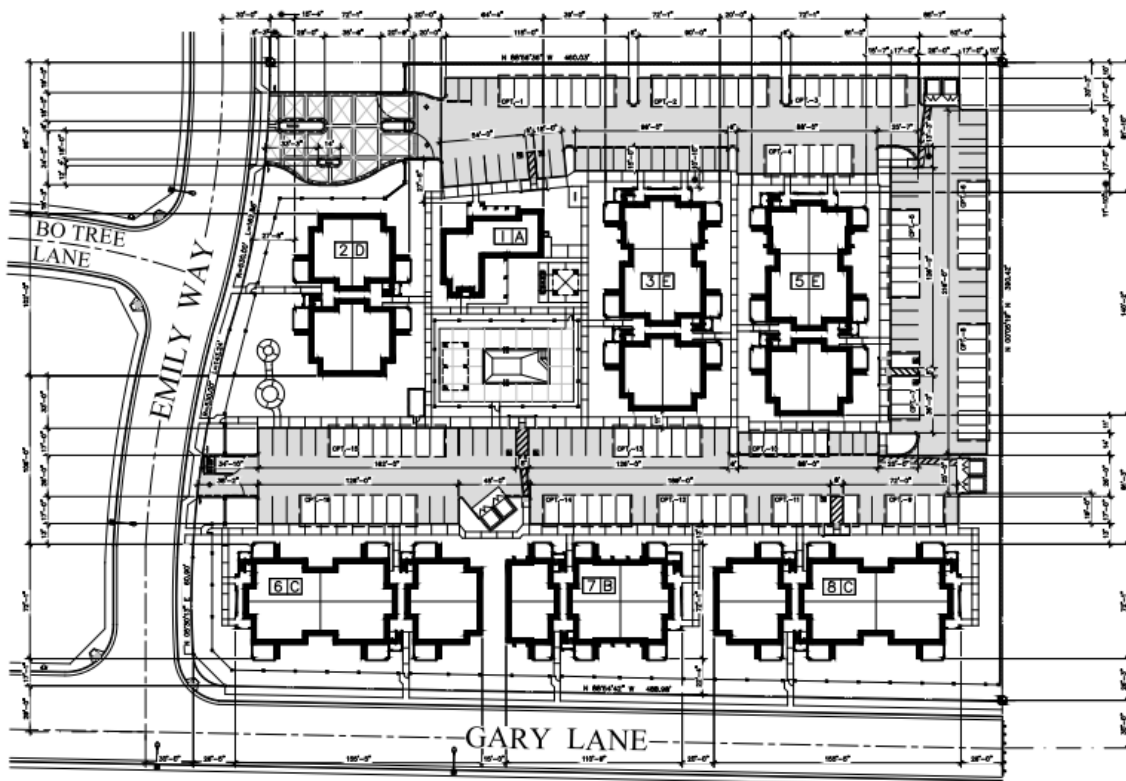
### Attachment 3: General Plan Land Use Map



# Attachment 4: Zoning Map



# Attachment 5: Exhibit A, Site Plan (Dimensioned)



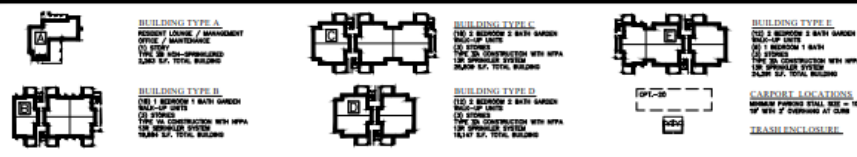
## STATISTICS

PROJECT PROPOSAL	102 UNITS OF MULTI-FAMILY RESIDENTIAL DEVELOPMENT
PROJECT LOCATION	402 EAST GARY LANE AND EMILY WAY, FRESNO, CALIFORNIA
ASSESSORS PARCEL(S)	010-003-001
CURRENT ZONING	PD-100
TOTAL SITE AREA	160,780 SF. (3.68 ACRES)
SITE DIMENSIONS	137' UNITS
A. ASSESSED UNITS	102 UNITS
B. PROPOSED UNITS	102 UNITS
C. UNITS PER PARCEL	102 UNITS
SITE COVERAGE	26,700 SF. (16.6%)
P.P.P. RATIO	0.166
NET STALLS	144 STALLS
A. REQUIRED BY 100% UNITS	144 STALLS
B. REQUIRED BY 100% UNITS	144 STALLS
C. REQUIRED BY 100% UNITS	144 STALLS
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**TERRA VISTA APARTMENTS**  
 1500 WEST STAW, STE. 304  
 FRESNO, CALIFORNIA 93711  
 PHONE: 559.235.3602

## DIMENSIONED SITE PLAN

### BUILDING LEGEND



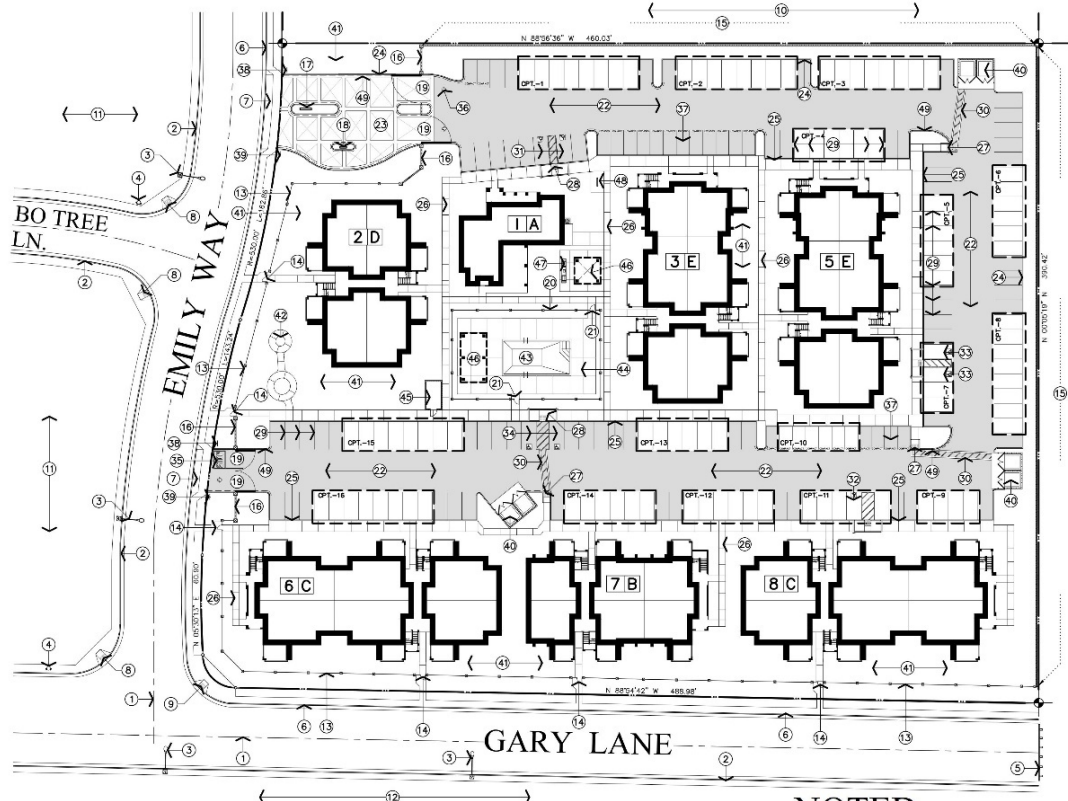
DESIGN REVIEW  
 PLAN CHECK  
 FIELD CHECK  
 PERMITS  
 CONSTRUCTION  
 OTHER

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or distributed without written consent of the architect.

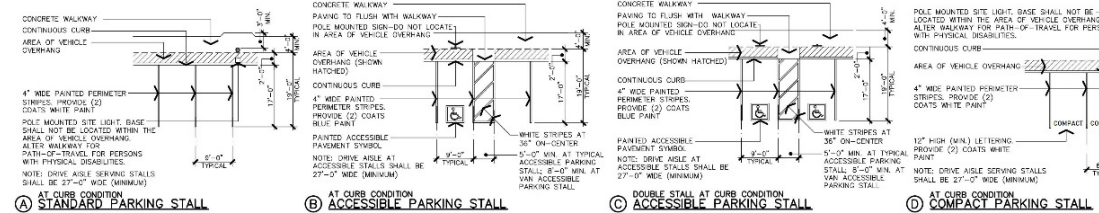
PROJECT NUMBER: 18122  
 SHEET NUMBER: 18122-01  
 DATE: 08/20/18

**PAI**  
 PROFESSIONAL ARCHITECTS

# Attachment 6: Exhibit B, Site Plan (Noted)



## NOTED SITE PLAN 1" = 30'-0"



**(A) STANDARD PARKING STALL**  
**(1) TYPICAL PARKING STALL DIMENSIONS**

**(B) AT CURB CONDITION ACCESSIBLE PARKING STALL**

**(C) DOUBLE STALL AT CURB CONDITION ACCESSIBLE PARKING STALL**

**(D) AT CURB CONDITION COMPACT PARKING STALL**

- ### KEYNOTES
- 1 INDICATES CENTER LINE OF STREET
  - 2 INDICATES THE LOCATION OF THE EXISTING CURB, GUTTER AND WALK INSTALLED PER CITY OF MADIRA PUBLIC WORKS STANDARDS TO REMAIN. FUTURE IMPROVEMENTS TO BE INSTALLED PER CITY OF MADIRA PUBLIC WORKS STANDARDS
  - 3 INDICATES THE LOCATION OF EXISTING STREET FURNISHINGS INSTALLED PER CITY OF MADIRA PUBLIC WORKS STANDARDS
  - 4 INDICATES THE LOCATION OF TRAFFIC BARRICADE AT END OF STREET, PER CITY OF MADIRA PUBLIC WORKS STANDARDS
  - 5 INDICATES RIGHT-OF-WAY IMPROVEMENTS ALONG THE STREET FRONTAGE INCLUDING CONCRETE CURB, GUTTER, 6\"/>
  - 6 INDICATES THE LOCATION OF IMPROVED SINGLE FAMILY RESIDENTIAL BUILDINGS
  - 7 INDICATES LOCATION OF IMPROVED SINGLE FAMILY RESIDENTIAL BUILDINGS EXISTING POSITIVE BOUND TO REMAIN
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  - 78 INDICATES LOCATION OF 6'-0\"/>
  - 79 INDICATES LOCATION OF 6'-0\"/>
  - 80 INDICATES LOCATION OF 6'-0\"/>
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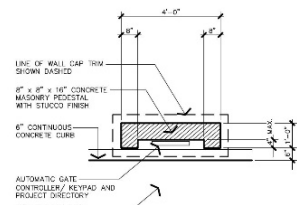
**T H E VINCENT COMPANY**  
 ARCHITECTS, INC.  
 1500 West Shaw, Ste. 304  
 Fresno, California 93711  
 Phone: 559.225.2602

**TERRA VISTA APARTMENTS**  
 PROJECT MANAGER: COMPTON LOR  
 SUEC EAST GARY LANE & EMILY WAY  
 MADIRA, CALIFORNIA

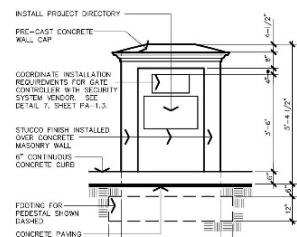
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PA2

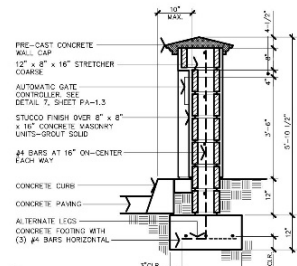
# Attachment 7: Exhibit C, Site Plan (Detail)



6 PLAN VIEW

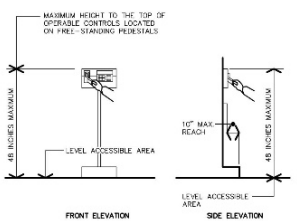


6 ELEVATION

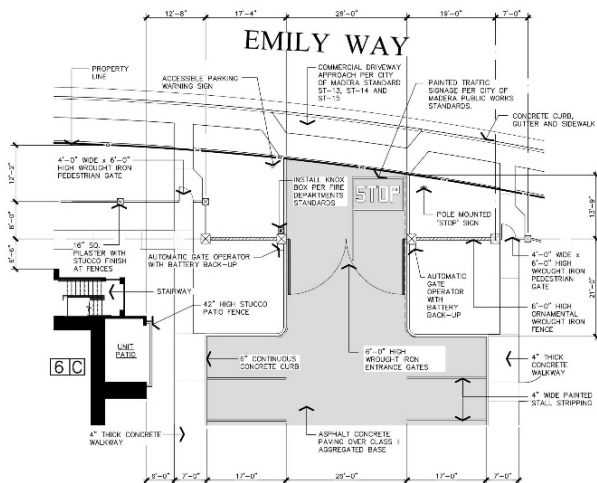


6 SECTION

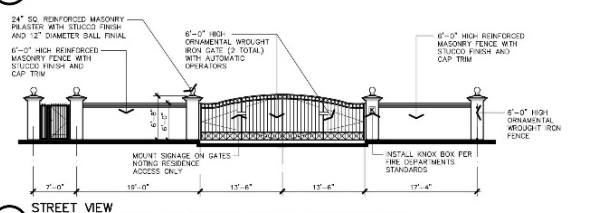
6 GATE CONTROLLER PEDESTAL



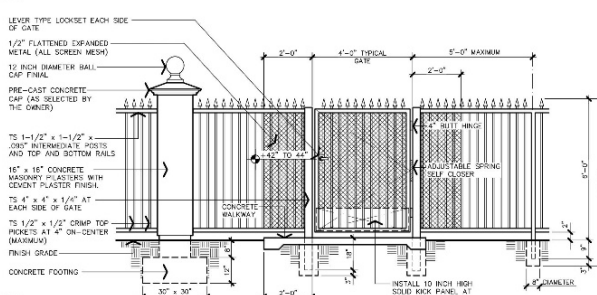
7 AUTOMATIC GATE CONTROLLER



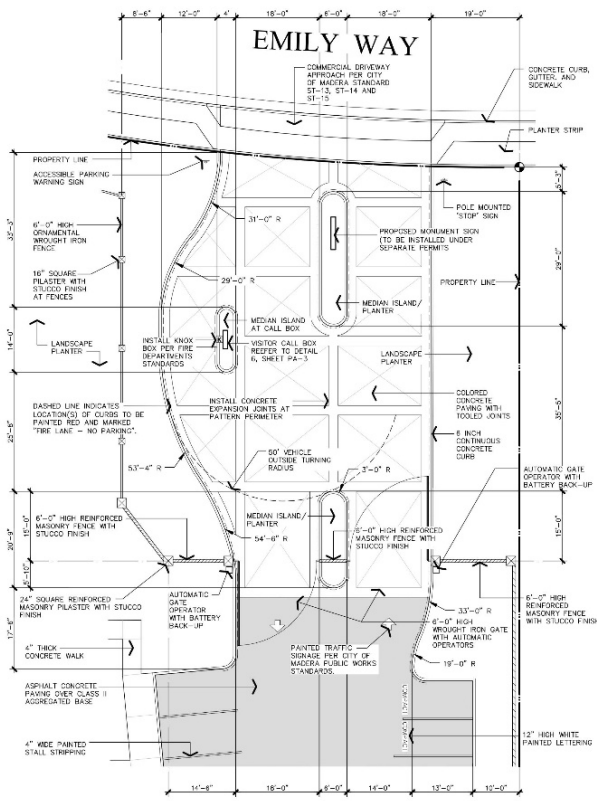
3 RESIDENCE ACCESS GATED ENTRY-PLAN VIEW 3/32" = 1'-0"



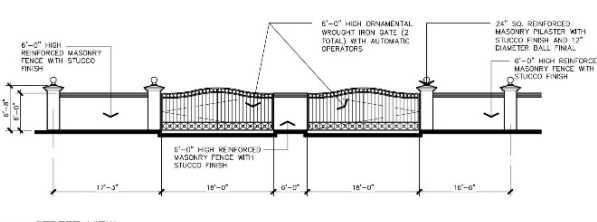
4 STREET VIEW SITE TENANT ACCESS GATE-ELEVATION 1/8" = 1'-0"



5 STREET FRONTAGE FENCE-ELEVATION



1 PUBLIC ACCESS GATE ENTRY PLAN VIEW 3/32" = 1'-0"



2 STREET VIEW SITE TENANT ACCESS GATE-ELEVATION 1/8" = 1'-0"

**THE VINCENT COMPANY**  
**ARCHITECTS INC.**  
 1500 West Shaw, Ste. 304  
 Fresno, California 93711  
 Phone: 559.225.2602

Revisions:  
 1  
 2  
 3  
 4  
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 8  
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 11  
 12

**TERRA VISTA APARTMENTS**  
 PROPOSED APARTMENT COMPLEX FOR:  
 16' EAST GARY LANE & EMILY WAY  
 MADERA, CALIFORNIA



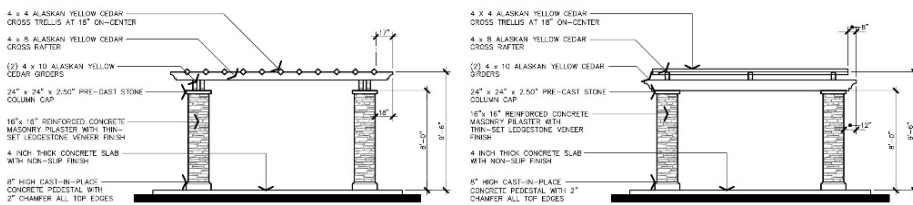
Revision: \_\_\_\_\_ Date: \_\_\_\_\_  
 DESIGN REVIEW  
 PLAN CHECK  
 CHECK CHECK  
 PERMITS  
 CONSTRUCTION  
 AS-BUILT

All drawings and written material separating hereon constitute original work of the architect and may not be duplicated, used, or disposed without written consent of the architect.  
 Reference Mark:  
 1/8"  
 1/4"  
 1/2"  
 3/4"  
 1"  
 1 1/2"  
 2"  
 3"  
 4"  
 6"  
 8"  
 12"  
 18"  
 24"  
 36"  
 48"  
 60"  
 72"  
 96"  
 120"  
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 720"  
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 768"  
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 816"  
 840"  
 864"  
 888"  
 912"  
 936"  
 960"  
 984"  
 1008"  
 1032"  
 1056"  
 1080"  
 1104"  
 1128"  
 1152"  
 1176"  
 1200"  
 1224"  
 1248"  
 1272"  
 1296"  
 1320"  
 1344"  
 1368"  
 1392"  
 1416"  
 1440"  
 1464"  
 1488"  
 1512"  
 1536"  
 1560"  
 1584"  
 1608"  
 1632"  
 1656"  
 1680"  
 1704"  
 1728"  
 1752"  
 1776"  
 1800"  
 1824"  
 1848"  
 1872"  
 1896"  
 1920"  
 1944"  
 1968"  
 1992"  
 2016"  
 2040"  
 2064"  
 2088"  
 2112"  
 2136"  
 2160"  
 2184"  
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 2352"  
 2376"  
 2400"

**PA3**

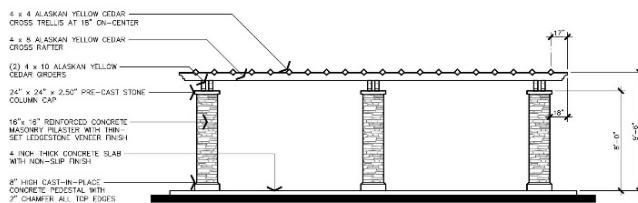


# Attachment 8: Exhibit D, Site Plan (BBQ)

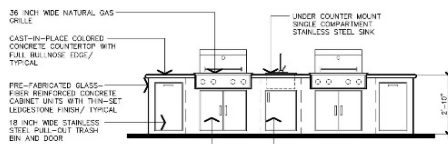


8 RESIDENT BAR-B-QUE ARBOR FRONT / REAR ELEVATION 1/4" = 1'-0"

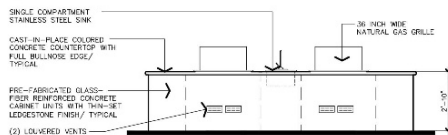
5 RESIDENT BAR-B-QUE ARBOR END ELEVATION 1/4" = 1'-0"



6 POOL AREA ARBOR FRONT / REAR ELEVATION 1/4" = 1'-0"

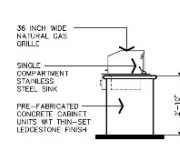


A FRONT ELEVATION

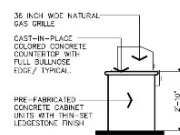


B REAR ELEVATION

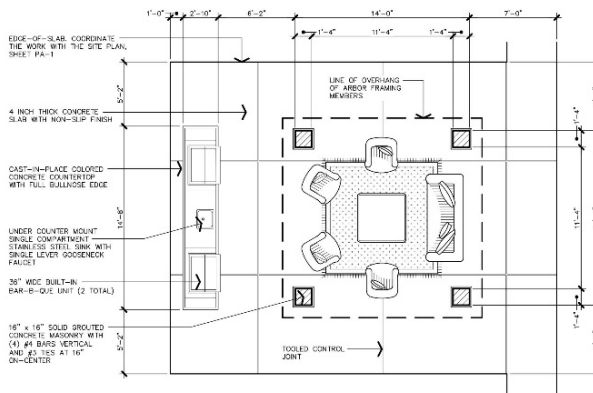
7 RESIDENT BAR-B-QUE DETAILS 3/8" = 1'-0"



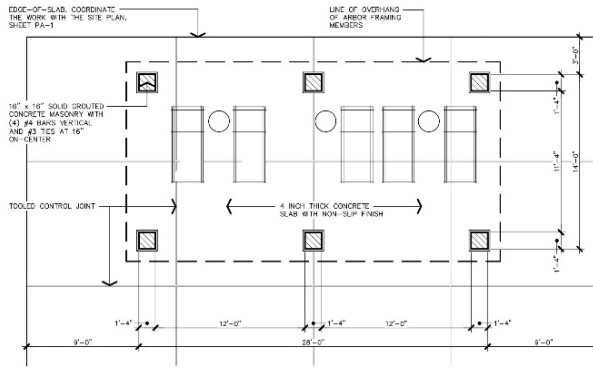
C RIGHT ELEVATION



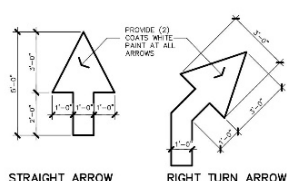
D LEFT ELEVATION



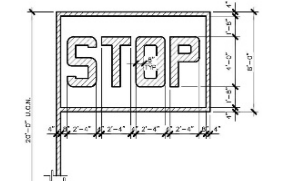
1 RESIDENT BAR-B-QUE ARBOR FLOOR PLAN 1/4" = 1'-0"



2 POOL AREA ARBOR FLOOR PLAN 1/4" = 1'-0"



4 PAINTED TRAFFIC ARROWS



3 PAINTED PAVEMENT SIGNAGE

**THE VINCENT COMPANY**  
ARCHITECTS  
1500 West Shaw, Ste. 304  
Fresno, California 93711  
Phone: 559.225.2602

**TERRA VISTA APARTMENTS**  
1500 WEST SHAW AND VIA WAY  
MADERA, CALIFORNIA



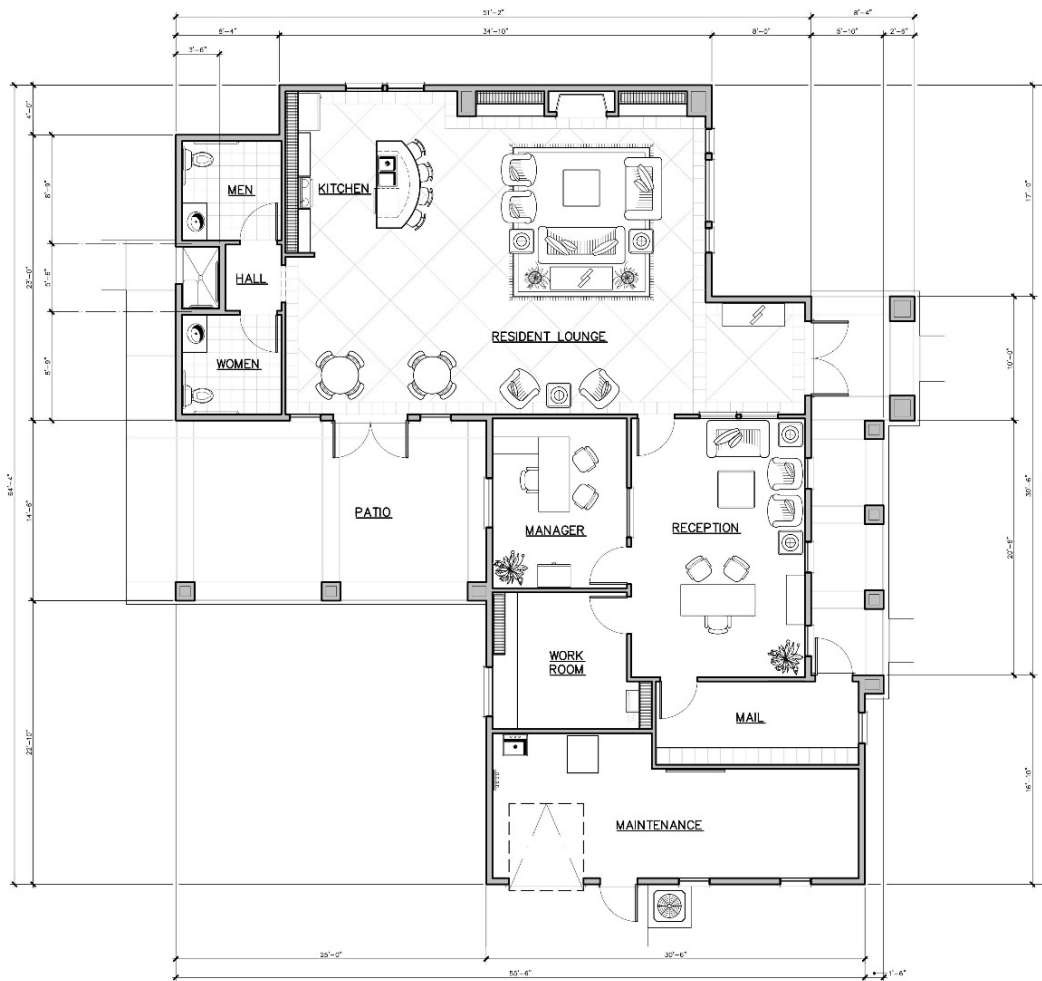
Revisions: \_\_\_\_\_ Date: \_\_\_\_\_  
 DESIGN REVIEW  
 PLAN CHECK  
 BACK CHECK  
 PERMITS  
 CONSTRUCTION  
 AS-BUILT

All drawings and written notations appearing herein constitute original work of the architect and may not be reproduced, used, or modified without written consent of the architect.  
 Scale: AS NOTED  
 Project Name: TERRA VISTA  
 MADERA, CALIFORNIA  
 Project Number: 19103  
 Plot Date: 06.26.21  
 Sheet Number: \_\_\_\_\_

**PA4**

2:28PM 04/12/21 The Vincent Company 1500 West Shaw, Ste. 304, Fresno, CA 93711 559.225.2602

### Attachment 9: Exhibit E, Floor Plan (Building A)



2:00PM 11/20/2012 1:15:00 PM 11/20/2012 1:15:00 PM 11/20/2012 1:15:00 PM 11/20/2012 1:15:00 PM

BUILDING STATISTICS		THE VINCENT COMPANY	
PROPOSED USE:		MANAGEMENT / RESIDENT COMMUNITY CENTER	
OCCUPANCY GROUP:			
A. LOBBY / RECEPTION / MANAGER OFFICE	R		
B. RESIDENT LOUNGE / DINING ROOM	A-3		
C. TOILET / RESTROOMS / HALL	F-2		
WORK ROOM / MAIL			
CONSTRUCTION TYPE:		V R	
AREA CALCULATIONS:			
A. RECEPTION / MANAGER / WORK ROOM	371 S.F.		
B. KITCHEN	286 S.F.		
C. RESIDENT LOUNGE / DINING	891 S.F.		
D. MAIL ROOM	142 S.F.		
E. LOBBY / RECEPTION / HALL	421 S.F.		
F. COVERED PORCH / PATIO	373 S.F.		
G. TOTAL BUILDING AREA	2,465 S.F.		
FIRE RESISTANCE REQUIREMENTS:			
A. EXTERIOR WALLS	NON-RATED		
B. INTERIOR PARTING WALLS	NON-RATED		
C. PLASTER NON-BEARING WALLS	NON-RATED		
D. CEILING / ROOF ASSEMBLY	NON-RATED		
E. EXTERIOR DOORWAYS	NON-RATED		
OCCUPANCY SEPARATION:			
A. R TO S-2 OCCUPANCY GROUPS	NONE REQUIRED PER USC SECTION 903.2.4 AND 903.3		

PROPOSED PARAPETMENT COMPLETION:  
**TERRA VISTA APARTMENTS**  
 1500 WEST SHAW, STE. 304  
 FRESNO, CALIFORNIA 93711  
 1500 EAST GARY LANE & FAMILY WAY  
 MADERA, CALIFORNIA



Revision: \_\_\_\_\_ Date: \_\_\_\_\_  
 DESIGN REVIEW  
 PLAN CHECK  
 CHECK CHECK  
 COMMENTS  
 CONSTRUCTION  
 AS BUILT

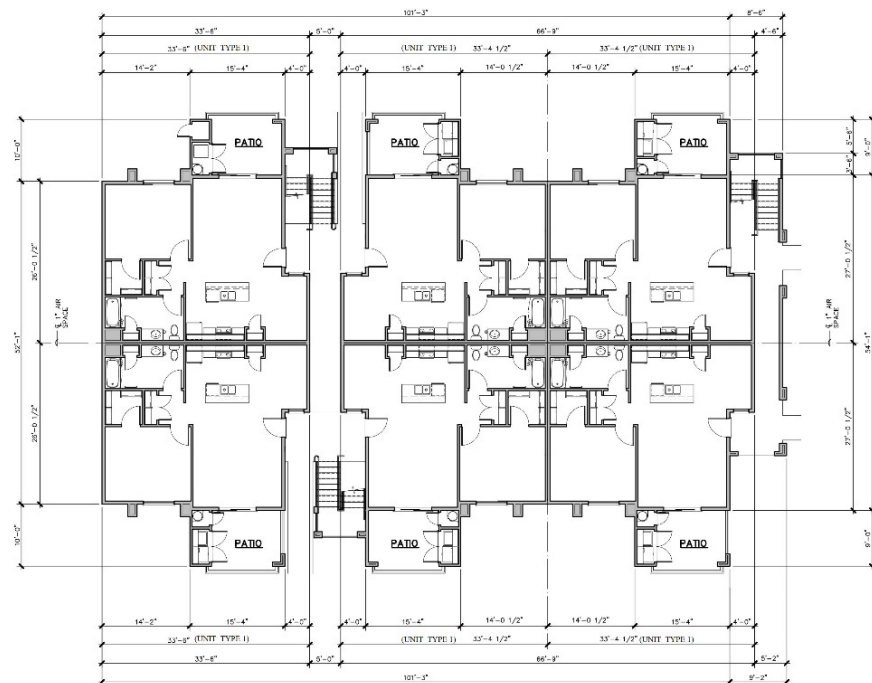
All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.  
 Author or User: \_\_\_\_\_  
 Scale: 1/4" = 1'-0"  
 Project Name: TERRA VISTA  
 MADERA, CALIFORNIA  
 Project Number: 101102  
 Plot Date: 02/04/11  
 Sheet Number: \_\_\_\_\_

# PA5

1/4" = 1'-0"

## BUILDING 'A' FLOOR PLAN

# Attachment 10: Exhibit F, Floor Plan (Building B – Ground Level)



## GROUND

### BUILDING STATISTICS

<b>BUILDING UNIT MIX</b>	(15) UNIT TYPE "1" 1-BEDROOM (1) BATHROOM BULK-LIP UNIT 825 SQ. FT./UNIT
<b>OCCUPANCY GROUP</b>	R-2
<b>CONSTRUCTION TYPE</b>	III-A PER UFGA 13R AUTOMATIC FIRE SPRINKLER SYSTEM
<b>FITTING AREA</b>	
a. GROUND FLOOR	
1. RESIDENTIAL UNITS	4,892 SQ. FT.
2. COVERED PATIOS	828 SQ. FT.
3. STAIRS / WALKWAY	892 SQ. FT.
b. SECOND FLOOR	
1. RESIDENTIAL UNITS	4,892 SQ. FT.
2. COVERED PATIOS	828 SQ. FT.
3. STAIRS / WALKWAY	892 SQ. FT.
c. THIRD FLOOR	
1. RESIDENTIAL UNITS	4,162 SQ. FT.
2. COVERED PATIOS	828 SQ. FT.
3. STAIRS / WALKWAY	892 SQ. FT.
<b>TOTAL BUILDING AREA</b>	15,884 SQ. FT.
<b>FIRE RESISTANT REQUIREMENTS</b>	
a. EXTERIOR WALLS	ONE HOUR RATED (ASSEMBLY 14-1.3 & 15-1.3 PER CRC TABLE 720 (2))
b. INTERIOR BEARING WALLS	ONE HOUR RATED (ASSEMBLY 14-1.3 PER CRC TABLE 720 (2))
c. INTERIOR NON-BEARING WALLS	ONE HOUR RATED (ASSEMBLY 14-1.3 PER CRC TABLE 720 (2))
d. CEILING/ROOF ASSEMBLY	ONE HOUR RATED (C.A. FILE NO. RC-2802)
e. FLOOR/CILING ASSEMBLY	TSC/ROA 60-0 ONE HOUR RATED FLOOR/CILING PER AS.M. 1.119/PA 232
f. UNIT COMMON WALLS	ONE HOUR RATED (C.A. FILE NO. SP-0008) STC RATING = 16 TO 59
g. SHaft ENCLOSURES	MINIC ENCL. NON-4430
h. EXTERIOR OPENINGS	NON-4430

## BUILDING 'B' COMPOSITE PLANS

1/8" = 1'-0"

**THE VINCENT COMPANY**  
**ARCHITECTS INC.**  
 1500 West Shaw, Ste. 304  
 Fresno, California 93711  
 Phone: 559.225.2602

Date: \_\_\_\_\_

Revisions:

- △
- △
- △
- △
- △

PROVIDED FOR THE PROJECT BY:  
**TERRA VISTA APARTMENTS**  
 1100 EAST GARY LANE & EMILY WAY  
 MADRERA, CALIFORNIA

PROJECT NO. 0000

REGISTERED ARCHITECT  
 VINCENT COMPANY  
 ARCHITECTS INC.  
 No. C-12265

Revised: \_\_\_\_\_ Date: \_\_\_\_\_

- DESIGN REVIEW
- PLAN CHECK
- CHECK CHECK
- PERMITS
- CONSTRUCTION
- AS-BUILT

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

Reference Mark:

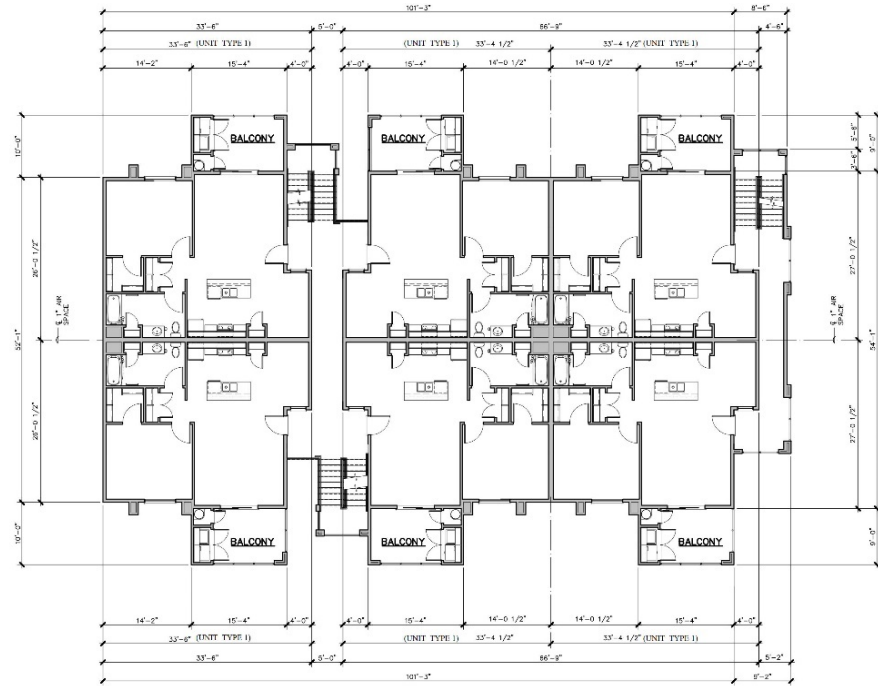
Scale: 1/8" = 1'-0"

Project Name: TERRA VISTA APARTMENTS  
 MADRERA, CALIFORNIA  
 Project Number: 191123  
 Plot Date: 08/08/21  
 Sheet Number: \_\_\_\_\_

**PA6**

18 08/08/21

Attachment 11: Exhibit G, Floor Plan (Building B – Second/Third Level)



**SECOND/ THIRD**

**THE VINCENT COMPANY**  
ARCHITECTS

1500 West Shaw, Ste. 304  
Fresno, California 93711  
Phone: 559.225.2602

Revisions	Date

PROCESSED APARTMENT COMPLEX FOR:  
**TERRA VISTA APARTMENTS**  
NINEEAST GARY LANE & LINDA WAY  
MADERA, CALIFORNIA



- Drawn: \_\_\_\_\_ Date: \_\_\_\_\_
- DESIGN REVIEW
  - PLAN CHECK
  - BACK CHECK
  - PERMITS
  - CONSTRUCTION
  - AS-BUILT

All drawings and written notations appearing herein constitute original work of the architect and may not be reproduced, used, or disclosed without written consent of the architect.

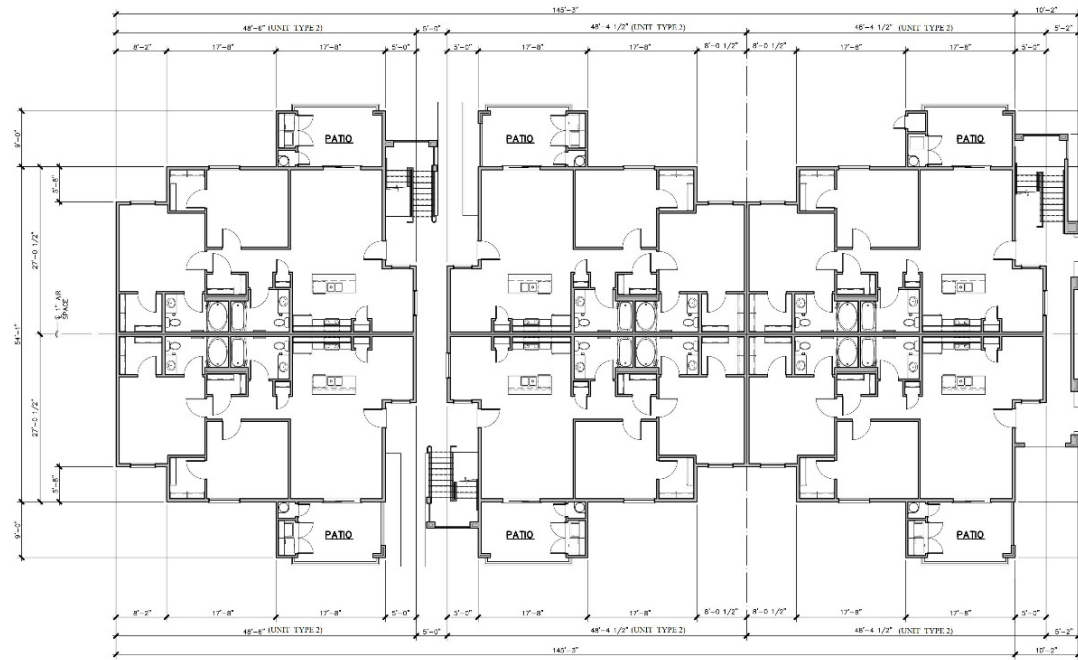
Reference Note:  
 Scale: 1/8" = 1'-0"  
 Project Name: TERRA VISTA  
 Project Number: 19193  
 File Date: 09.04.21  
 Sheet Number: \_\_\_\_\_

**BUILDING 'B'  
COMPOSITE PLANS**

**PA6.1**  
 1/8" = 1'-0"  
 Date: \_\_\_\_\_

2:00PM 11/15/21 7:44 AM 10/15/2021 10:11 AM 10/15/2021 10:11 AM 10/15/2021 10:11 AM 10/15/2021 10:11 AM 10/15/2021 10:11 AM

# Attachment 12: Exhibit H, Floor Plan (Building C – Ground Level)



**GROUND**

## BUILDING STATISTICS

<b>BUILDING UNIT MIX</b>	130 2B13 TYPE 2 BEDROOMS 5 3B17/3C8S MALL-UP UNIT 1,083 SQ. FT./UNIT
<b>OCCUPANCY GROUP</b>	R-2
<b>CONSTRUCTION TYPE</b>	VI-A WITH NFPA 13R AUTOMATIC FIRE SPRINKLER SYSTEM
<b>BUILDING AREA</b>	
G. GROUND FLOOR	
1. RESIDENTIAL UNITS	7,258 SQ. FT.
2. COVERED PATIO	854 SQ. FT.
3. STAIRS/ HALLWAY	912 SQ. FT.
K. SECOND FLOOR	
1. RESIDENTIAL UNITS	7,258 SQ. FT.
2. COVERED PATIO	854 SQ. FT.
3. STAIRS/ HALLWAY	912 SQ. FT.
C. THIRD FLOOR	
1. RESIDENTIAL UNITS	7,258 SQ. FT.
2. COVERED PATIO	854 SQ. FT.
3. STAIRS/ HALLWAY	912 SQ. FT.
TOTAL BUILDING AREA	75,800 SQ. FT.
<b>FIRE RESISTANCE REQUIREMENTS</b>	
a. EXTERIOR WALLS	ONE HOUR RATED (ASSEMBLY 14-1.3 & 15-1.3 PER CBC TABLE 703.5(1))
b. INTERIOR BEARING WALLS	ONE HOUR RATED (ASSEMBLY 14-1.3 PER CBC TABLE 703.5(2))
c. INTERIOR NON-BEARING WALLS	ONE HOUR RATED (ASSEMBLY 14-1.3 PER CBC TABLE 703.5(2))
d. CEILING/ROOF ASSEMBLY	ONE HOUR RATED (C.A. F.I.F. NO. RB-2000)
e. FLOOR/CILING ASSEMBLY	1/2" Gypsum 5/8" ONE HOUR RATED FLOOR/CILING PER ASTM 1191/NFPA 253
f. UNIT COMMON WALLS	ONE HOUR RATED (C.A. F.I.F. NO. RB-2000) 2 1/2" RATING = 50-10-50
g. SHMT ENCLOSURES	NONE OCCUR
h. EXTERIOR OPENINGS	NON-RATED

**THE VINCENT COMPANY**  
**ARCHITECTS INC.**  
 1500 West Shaw, Ste. 304  
 Fresno, California 93711  
 Phone: 559.225.2602

Revisions	Date

**TERRA VISTA APARTMENTS**  
 NEUCED AVENUE AND FAMILY WAY  
 MADERA, CALIFORNIA



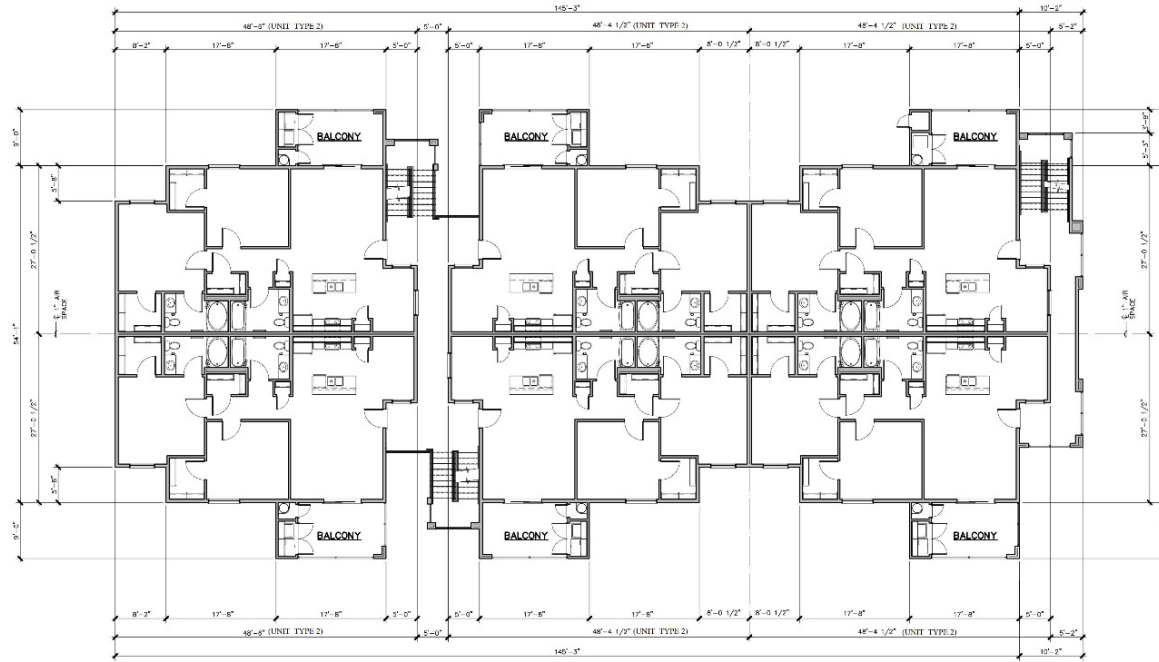
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<input type="checkbox"/> CONSTRUCTION	
<input type="checkbox"/> AS-BUILT	
All drawings and written materials appearing herein constitute original work of the architect; one may not be duplicated, used, or disclosed without written consent of the architect.	
Terra Vista North	
Scale: 1/8" = 1'-0"	
Project Name	TERRA VISTA
Location	MADERA, CALIFORNIA
Project Number	151122
File Date	08-24-11
Sheet Number	
<b>PA7</b>	

# BUILDING 'C' COMPOSITE PLANS

1/8" = 1'-0"

2:00PM 03/22/11 74.71.70m\pwwpwork\2011\03\11\151122\151122.dwg

Attachment 13: Exhibit I, Floor Plan (Building C Second/Third Level)



**SECOND/ THIRD**

**BUILDING 'C'  
COMPOSITE PLANS**

1/8" = 1'-0"

**THE VINCENT COMPANY**  
MULTIFAMILY DIV.  
1500 West Shaw, Ste. 304  
Fresno, California 93711  
Phone: 559.225.2602

Revisions	Date

PROPOSED APARTMENT COMPLEX FOR:  
**TERRA VISTA APARTMENTS**  
1101 EAST GARY LANE & 11TH AVE  
MADERA, CALIFORNIA



- Project Architect: \_\_\_\_\_ Date: \_\_\_\_\_
- DESIGN REVIEW
  - PLAN CHECK
  - SNACK CHECK
  - PERMITS
  - CONSTRUCTION
  - AS BUILT

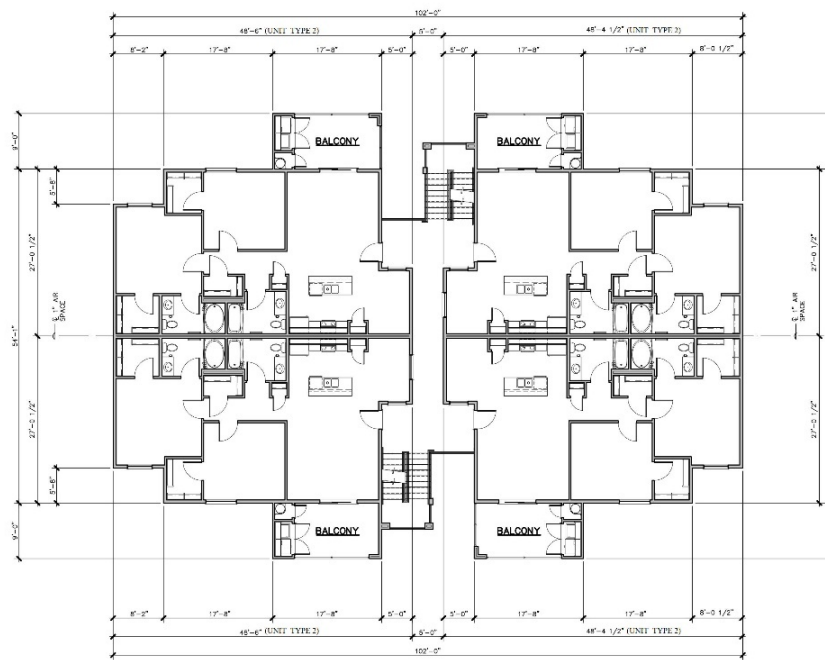
All drawings and written materials appearing herein constitute original work of the architect and may not be reproduced, used, or disclosed without written consent of the architect.

Reference Mark:  
  
Scale: 1/8" = 1'-0"  
Project Name: TERRA VISTA  
MADERA, CALIFORNIA  
Project Number: 10110  
Plot Date: 01.06.21  
Sheet Number:  
**PA7.1**

Z:\2020\1327 - Terra Vista Apartments\02 - DESIGN\PROVIDED\02 - DESIGN\1327 - Terra Vista Apartments.dwg, 2/11/2021 10:48:11 AM



### Attachment 15: Exhibit K, Floor Plan (Building D Second/Third Level)



**SECOND/ THIRD**

**THE VINCENT COMPANY ARCHITECTS, INC.**  
 1500 West Shaw, Ste. 304  
 Fresno, California 93711  
 Phone: 559.225.2602

Revisions	Date

PROPOSED APARTMENT COMPLEX FOR  
**TERRA VISTA APARTMENTS**  
 3100 EAST CANYON PARKWAY  
 MADRERA, CALIFORNIA



Inspector	Date
<input type="radio"/> DESIGN REVIEW	
<input type="radio"/> PLAN CHECK	
<input type="radio"/> AS BUILT	

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

**Notes:**  
 Scale: 1/8" = 1'-0"  
 Project Name: TERRA VISTA  
 Location: MADRERA, CALIFORNIA  
 Project Number: 191122  
 Revision: 08.06.21  
**PA8.1**

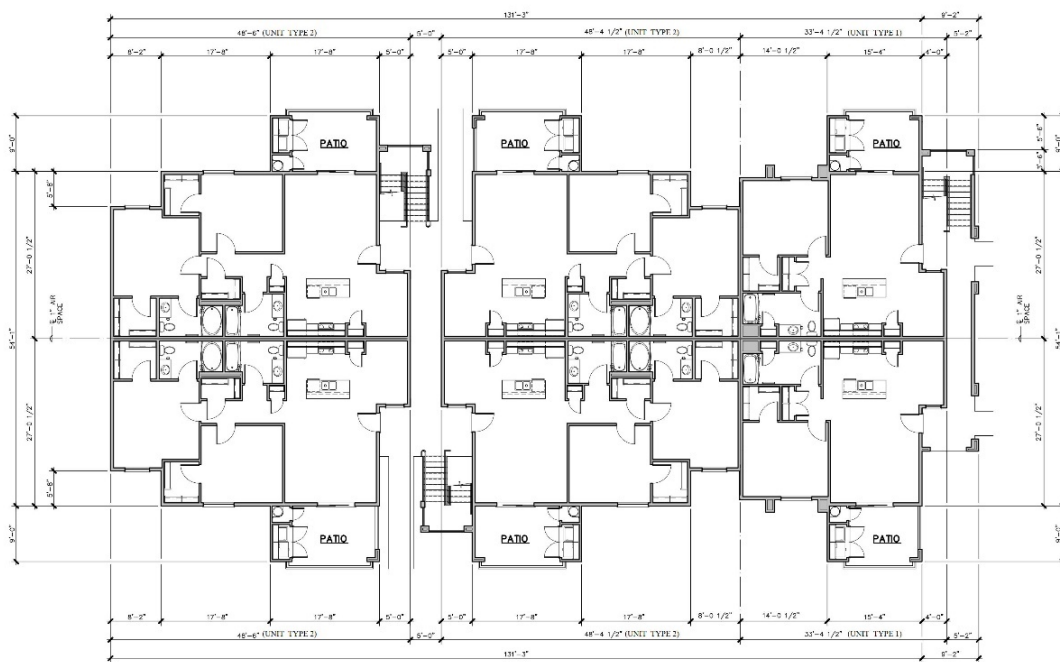
**BUILDING 'D'  
 COMPOSITE PLANS**

1/8" = 1'-0"

2:00PM 10/1/22 - Plan: Terra Vista Apartments (3100 Canyon Parkway) - 3100 Canyon Parkway - 3100 Canyon Parkway - 3100 Canyon Parkway



# Attachment 16: Exhibit L, Floor Plan (Building E Ground Level)



**GROUND**

## BUILDING STATISTICS

BUILDING UNIT MIX	(6) UNITS TYPE "1" 1 BEDROOM 1 BATHROOM 644-648 UNIT 625 SQ. FT./UNIT
1 (2) UNITS TYPE "2" 2 BEDROOMS 2 BATHROOM 844-848 UNIT 1,183 SQ. FT./UNIT	
<b>OCCUPANCY GROUP</b>	R-2
<b>CONSTRUCTION TYPE</b>	III-A PER IBC 1301 AUTOMATIC FIRE SPRINKLER SYSTEM
<b>BUILDING AREA</b>	
a. GROUND FLOOR	6,382 SQ. FT.
1. RESIDENTIAL UNITS	912 SQ. FT.
2. COVERED PATIO	891 SQ. FT.
3. STAIRS/HALLWAY	891 SQ. FT.
b. SECOND FLOOR	6,382 SQ. FT.
1. RESIDENTIAL UNITS	912 SQ. FT.
2. COVERED PATIO	891 SQ. FT.
3. STAIRS/HALLWAY	891 SQ. FT.
c. THIRD FLOOR	6,382 SQ. FT.
1. RESIDENTIAL UNITS	912 SQ. FT.
2. COVERED PATIO	891 SQ. FT.
3. STAIRS/HALLWAY	891 SQ. FT.
<b>TOTAL BUILDING AREA</b>	19,146 SQ. FT.
<b>FIRE RESISTANCE REQUIREMENTS</b>	
a. EXTERIOR WALLS	ONE HOUR RATED (ASSEMBLY 14-1.3 R-10-1.3 PER IRC TABLE 703.1(2))
b. INTERIOR BEARING WALLS	ONE HOUR RATED (ASSEMBLY 14-1.3 PER IRC TABLE 703.1(2))
c. INTERIOR NON-BEARING WALLS	ONE HOUR RATED (ASSEMBLY 14-1.3 PER IRC TABLE 703.1(2))
d. CEILING/ROOF ASSEMBLY	ONE HOUR RATED (6.8, 7.1.2, NO. RC-2003)
e. FLOORING/ROOF ASSEMBLY	750 PER 6.2-01 ONE HOUR RATED FLOORING PER ASTM E 1191/IFPA 531
f. UNIT COMMON WALLS	ONE HOUR RATED (6.8, 7.1.2, NO. RC-2003) STC RATING = 35 TO 59
g. SHAFT ENCLOSURES	NOTED OCCAS.
h. EXTERIOR OPENINGS	NOTED

**THE VINCENT COMPANY**  
ARCHITECTS, INC.  
1500 West Shaw, Ste. 304  
Fresno, California 93711  
Phone: 559.225.2602

Revisions	Date

**TERRA VISTA APARTMENTS**  
1100 EAST CAROLAN BLVD. UNIT 101  
MADERA, CALIFORNIA



**PROJECT INFORMATION**

Project Name: TERRA VISTA  
Project Number: 191122  
Site Address: 1100 EAST CAROLAN BLVD., MADERA, CALIFORNIA  
Date: 02/21/22

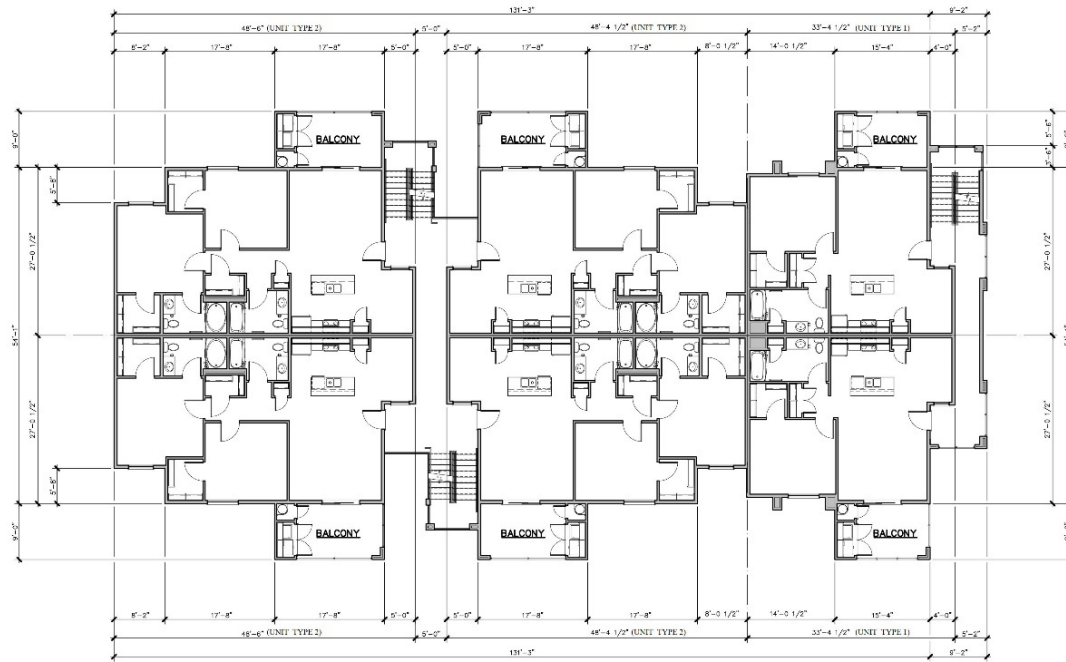
**PA9**

# BUILDING 'E' COMPOSITE PLANS

1/8" = 1'-0"

2:00PM 01/22/22 7410 1100 East Carolan Blvd. Madera, CA 95301 214 46 116 116

Attachment 17: Exhibit M, Floor Plan (Building E Second/Third Level)



SECOND/ THIRD

BUILDING 'E'  
COMPOSITE PLANS

**T H E  
VINCENT  
COMPANY**  
ARCHITECTS, INC.  
1500 West Shaw, Ste. 304  
Fresno, California 93711  
Phone: 559.225.2602

Revisions	Date

PROPOSED MARINI COMPLEX FOR:  
**TERRA VISTA  
APARTMENTS**  
NE. CORNER GARY LANE & EMILY WAY  
MADERA, CALIFORNIA



- Author: \_\_\_\_\_ Date: \_\_\_\_\_
- DESIGN REVIEW
  - PLAN CHECK
  - BACK CHECK
  - PREPARED
  - CONSTRUCTION
  - AS BUILT

All drawings and written materials appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.



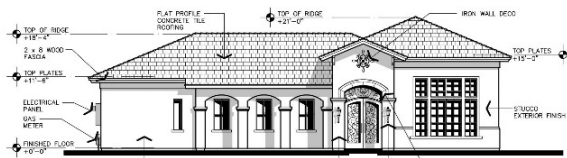
Scale: 1/8" = 1'-0"  
Project Name: TERRA VISTA  
MADERA, CALIFORNIA

Project Number: 151122  
Plot Date: 10.08.21  
Sheet Number: \_\_\_\_\_

**PA9.1**

2:200901122 - Terra Vista Apartments (2018) (PROVISIONAL) VLS, CIVIL & ARCHITECTURE, Inc. 2018.08.21 10:54 AM

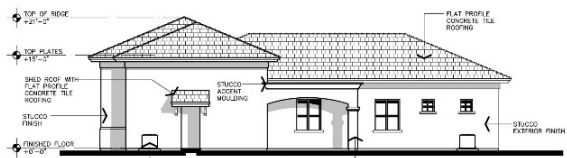
## Attachment 18: Exhibit N, Elevations (Building A)



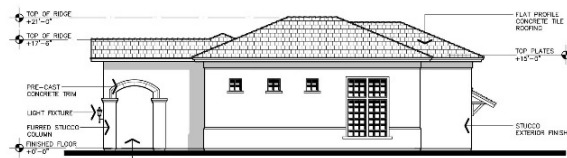
**BUILDING 'A' - FRONT**



**BUILDING 'A' - LEFT**



**BUILDING 'A' - REAR**

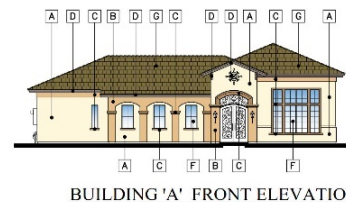
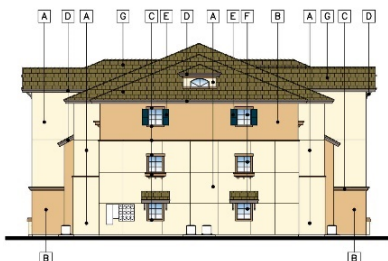


**BUILDING 'A' - RIGHT**

## EXTERIOR ELEVATIONS

1/8" = 1'-0"

## TYPICAL EXTERIOR COLORS



**BUILDING 'A' FRONT ELEVATION**

### COLOR SCHEDULE

SYMBOL	KEY	DESCRIPTION	SYMBOL	KEY	DESCRIPTION
[Yellow]	A	STUCCO - BASE WALL COLOR COLOR TO MATCH: SUPER WILLIAMS WOODRIFE 3057 2A 6142	[Dark Green]	E	DOORS & VINYL SHUTTERS COLOR TO MATCH: SUPER WILLIAMS 3058A 6142 OR 6150
[Orange]	B	STUCCO - ACCENT WALL COLOR TO MATCH: SUPER WILLIAMS MACOMBE 4 129 6142	[White]	F	VINYL WINDOWS FACTORY BRIGHT WHITE
[Brown]	C	DOOR & WINDOW TRIMS, PLANTER BOXES, ACCENT FIRMS & RAINS COLOR TO MATCH: SUPER WILLIAMS MACOMBE 4 129 6142	[Dark Green]	G	FLAT PROFILE TILE ROOF FAZEP ROOFING PRODUCTS "RH" 414" 3058A, COLOR NO. 4052 "MAGNOLIA"
[Grey]	D	FASCIA, KNEE BRACES, RAILINGS, FLASHING & DOWNSPOUTS COLOR TO MATCH: SUPER WILLIAMS "LORAIN BROWN" 53 7048			

**THE VINCENT COMPANY**  
ARCHITECTS, INC.  
1500 West Shaw, Ste. 304  
Fresno, California 93711  
Phone: 559.225.2602

Revisions

Revisions	Date

PROPOSED APARTMENT COMPLEX EXHIBIT  
**TERRA VISTA APARTMENTS**  
 1500 WEST SHAW, SAN JOSE, CALIFORNIA



Project No. \_\_\_\_\_ Date \_\_\_\_\_

DESIGN REVIEW  
 PLAN CHECK  
 CHECK CHECK  
 COMMENTS  
 CONSTRUCTION  
 AS BUILT

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.



Scale: 1/8" = 1'-0"

Project Name: TERRA VISTA  
MADERA, CALIFORNIA

Project Number: 191122  
Plot Date: 08.08.24  
Sheet Number: \_\_\_\_\_

PA10

2:00PM 07/22/24 - 24 hrs. 15 mins. 40 sec. 2024/07/22 10:15:41 AM 191122\_18\_01\_01.dwg - Madera - 4/24/24 - 191122\_18\_01\_01.dwg



### Attachment 20: Exhibit P, Elevations (Building C)



BUILDING 'C' - FRONT



BUILDING 'C' - REAR

2025 RELEASED UNDER THE CALIFORNIA PUBLIC INFORMATION ACT

THE  
VINCENT  
COMPANY  
ARCHITECTS, INC.  
1500 West Shaw, Ste. 304  
Fresno, California 93711  
Phone: 559.225.2602

TERRA VISTA  
APARTMENTS  
N. EL ESTEBAN BLVD. & LAND AVE.  
MADERA, CALIFORNIA



Revised: \_\_\_\_\_ Date: \_\_\_\_\_

DESIGN REVIEW

PLAN CHECK

MARK CHECK

PERMITS

CONSTRUCTION

AS BUILT

All drawings and written materials appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

Scale: 1/8" = 1'-0"

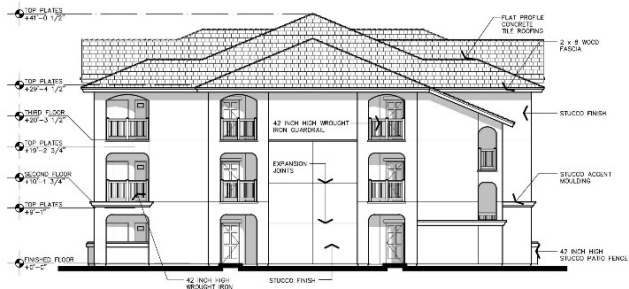
Project Name: TERRA VISTA  
MADERA, CALIFORNIA

Project Number: 01102  
File Date: 02.26.21  
Sheet Number: PA12

EXTERIOR  
ELEVATIONS

1/8" = 1'-0"

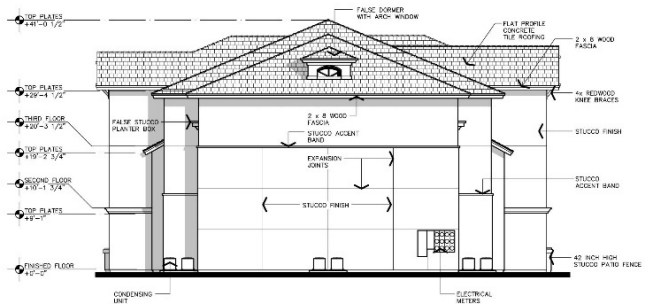
# Attachment 21: Exhibit Q, Elevations (Building C & D)



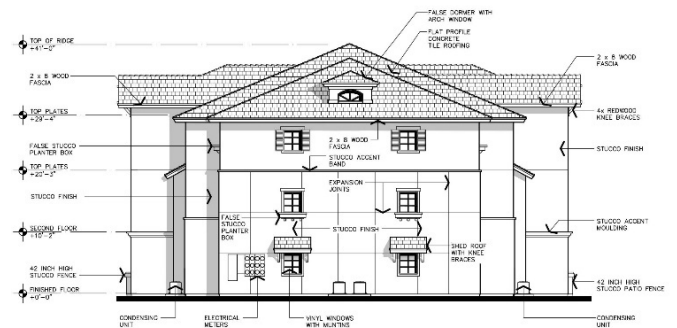
**BUILDING 'C' - LEFT**



**BUILDING 'D' - FRONT / REAR**



**BUILDING 'C' - RIGHT**



**BUILDING 'D' - END**

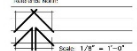
**THE VINCENT COMPANY**  
**ARCHITECTS, INC.**  
 1500 West Shaw, Ste. 304  
 Fresno, California 93711  
 Phone: 559.225.2602

**TERRA VISTA APARTMENTS**  
 1500 WEST SHAW & EAST WAY  
 MADERA, CALIFORNIA



- Revised: \_\_\_\_\_ Date: \_\_\_\_\_
- DESIGN REVIEW
  - PLAN CHECK
  - BRUSH CHECK
  - PERMITS
  - CONSTRUCTION
  - AS BUILT

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.



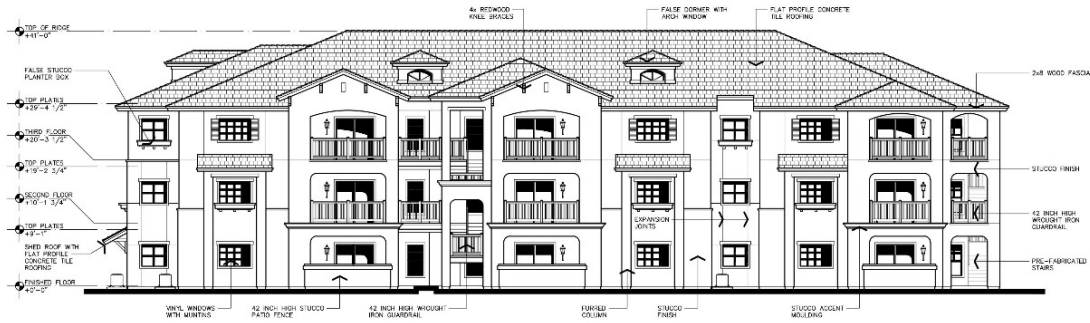
Scale: 1/8" = 1'-0"  
 Project Name: TERRA VISTA  
 MADERA, CALIFORNIA  
 Project Number: 99112  
 Plot Date: 02/28/21  
 Sheet Number: **PA13**

**EXTERIOR ELEVATIONS**

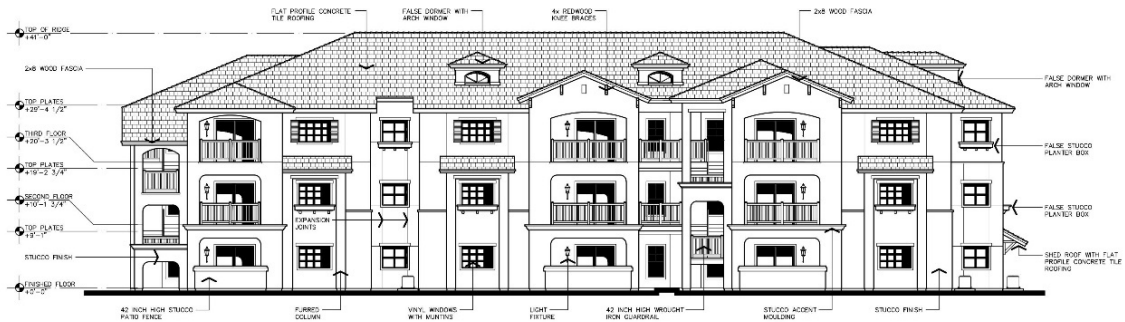
1/8" = 1'-0"

20250312-11-TERRA VISTA APARTMENTS EXTERIOR ELEVATIONS (BUILDING C & D) (REVISED) (02/28/21) (1/8" = 1'-0")

# Attachment 22: Exhibit R, Elevations (Building E)



**BUILDING 'E' - FRONT**



**BUILDING 'E' - REAR**



**BUILDING 'E' - END**

## EXTERIOR ELEVATIONS

**THE VINCENT COMPANY**

1500 West Shaw, Ste. 304  
Fresno, California 93711

Phone: 559.225.2602

Revisions	Date

PROPOSED APARTMENT COMPLEX FOR:  
**TERRA VISTA APARTMENTS**  
 N.E. EAST GARY LANE & EMILY WAY  
 MADERA, CALIFORNIA



Revisions	Date
<input type="checkbox"/> DESIGN REVIEW	
<input type="checkbox"/> PLAN CHECK	
<input type="checkbox"/> BLOCK CHECK	
<input type="checkbox"/> DETAILS	
<input type="checkbox"/> CONSTRUCTION	
<input type="checkbox"/> AS BUILT	

All drawings and written material appearing herein constitute original work of the architect and shall not be duplicated, used, or disclosed without written consent of the architect.

Scale: 1/8" = 1'-0"  
Project Name: TERRA VISTA  
MADERA, CALIFORNIA  
Project Number: 101102  
Plot Date: 02/09/21  
Sheet Number:

**PA14**

2:00PM 1/13/21 - Terra Vista Apartments (PROPOSED) SHEET PA14 OF 14 (PA14) (1)

**Attachment 23: Categorical Exemption**





City of Madera Planning Department  
205 W. 4<sup>th</sup> Street  
Madera, CA 93637  
(559) 661-5430  
[www.madera.gov](http://www.madera.gov)

## CITY OF MADERA CATEGORICAL EXEMPTION PPL 2021-01 and SPR 2021-07

THE PROJECT DESCRIBED HEREIN IS DETERMINED TO BE CATEGORICALLY EXEMPT FROM THE PREPARATION OF ENVIRONMENTAL DOCUMENTS PURSUANT TO ARTICLE 19 OF THE STATE CEQA GUIDELINES

**Applicant:** Tierra Vista Apartments, LLC

**Project Location:** Northeast corner of Gary Lane and Emily Way, Madera CA 93637 (APN 012-253-001), City of Madera, County of Madera

**Project Description:** Precise Plan No. 2021-01 and Site Plan Review No. 2021-07 proposes the development of a 102-unit apartment complex on an approximately 4.38-acre site. The site is currently vacant and is designated HD (High Density Residential) by the Madera General Plan and zoned PD(1500) (*Planned Development, one unit for each 1,500 sq. ft. of site area*).

**Name of Public Agency Approving the Project:** City of Madera

### **This project is exempt under Section 15332 of the State CEQA Guidelines.**

**Section 15332 In-fill Development Projects:** Class 32 consists of projects characterized as in-fill development meeting the following conditions: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and, (e) The site can be adequately served by all required utilities and public services

The proposed 102-unit apartment complex will include one- and two-bedroom apartments configured into three-story buildings. A community center, management office, swimming pool, and park will be included in the proposal. The proposal is consistent with the applicable general plan designation, all general plan policies, and applicable zoning designation and regulations. The proposed development is located on a lot less than five acres and it is surrounded by substantial urban uses within the city limits of Madera. According to the Recorded Occurrence of Special-status Species map within the City of Madera General Plan Update Draft EIR, the proposed development is not located in an area determined to be a habitat for endangered, rare, or threatened species. According to comments from the appropriate agencies, the proposed development will not result in any significant effects relating to traffic, noise, air quality, or water quality and can be adequately served by all required utilities and public services. The project site does not meet any of the exceptions of Section 15300.2 of the State CEQA Guidelines that would prevent the proposed project from qualifying for a Class 32 categorical exemption. Therefore, the proposed project is determined to be exempt under Section 15332 of the State CEQA Guidelines.

Date: April 22, 2021

Submitted By: Ryan McKelvey, Contract Planner

\_\_\_\_\_  
Gary Conte, Planning Manager  
(559) 661-5433

\_\_\_\_\_  
Date

**Attachment 24: Planning Commission Resolution**

**RESOLUTION NO. 1884**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MADERA  
APPROVING PRECISE PLAN 2021-01 AND SITE PLAN REVIEW 2021-07  
(Tierra Vista Apartments)**

**WHEREAS**, Pestorich Holdings, LLC/Tarleton Residential, LLC (“Owner”) owns APN 012-253-001 in Madera, California (“site”); and

**WHEREAS**, the 4.38-acre site is vacant and is planned High Density Residential and zoned PD(1500) (*Planned development, one unit for each 1,500 sq. ft. of site area*) for residential land uses; and

**WHEREAS**, the Owner is seeking a precise plan (PPL) and site plan review (SPR) to allow for development of a 102-unit apartment complex on the 4.38-acre vacant lot. The development will include one- and two-bedroom apartments, a community center, management office, swimming pool, and park area. The one- and two-bedroom apartment buildings will be three-stories and the management office will be a one-story building, The development will deviate from the parking requirements from 214 required parking spaces to 190 parking spaces, as proposed by PPL 2021-01 and SPR 2021-07; and

**WHEREAS**, the City performed a preliminary environmental assessment of this project and has determined that it falls within the Categorical Exemption set forth in section 15332 of the California Environmental Quality Act (CEQA) Guidelines as the project is characterized as in-fill development; and

**WHEREAS**, under the City’s Municipal Code, the Planning Commission is authorized to review and approve precise plans and site plan reviews on behalf of the City; and

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

**WHEREAS**, the Planning Commission received and reviewed PPL 2021-01 and SPR 2021-07 at a duly noticed meeting on June 8, 2021; and

**WHEREAS**, a public hearing was held, the public was provided an opportunity to comment, and evidence, both written and oral, was considered by the Planning Commission; and

**WHEREAS**, the Planning Commission now desires to approve PPL 2021-01 and SPR 2021-07, with conditions.

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

1. Recitals: The above recitals are true and correct and are incorporated herein.

2. CEQA: A preliminary environmental assessment was prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA). The Planning Commission finds and determines that the project falls within the Class 32 Categorical Exemption set forth in CEQA Guidelines Section 15332 as the project is characterized as in-fill development and meets the required conditions described in said Section. Furthermore, none of the exceptions to Categorical Exemptions set forth in in CEQA Guidelines section 15300.2 apply to this project. As such, the Planning

Commission adopts a finding of a Categorical Exemption under CEQA Guidelines section 15332 (In-Fill Development Projects) for this project.

3. Findings for PPL 2021-01 and SPR 2021-07: The Planning Commission finds and determines that there is substantial evidence in the administrative record to support the approval of PPL 2021-01 and SPR 2021-07, as conditioned. With conditions, the project is consistent with the requirements of the Municipal Code, including Sections 10-3.4 and Sections 10-3.1001 through 10-3.1004. The Planning Commission further approves, accepts as its own, incorporates as if set forth in full herein, and makes each and every one of the findings, based on the evidence in the record, as follows:

- a. *The proposal is consistent with the General Plan and Zoning Ordinance.*

The property is zoned PD-1500 (*Planned Development, one unit for each 1,500 sq. ft. of site area*), which is consistent with the existing General Plan land use designation of HDR (High Density Residential). The project proposes a deviation in the setback standard for fencing and a reduction in the required spaces of 214 to 190, as allowed under the provisions of the PPL. Parking is adequate for the site and the reduction is consistent with the Zoning Ordinance under the PPL provisions. PPL 2021-01 and SPR 2021-07 are consistent with the purpose and intent of the PD-1500 zone district and does not conflict with City standards or other provisions of the Code.

- b. *The proposal is consistent with any applicable specific plans.*

The project site is not subject to any specific plans.

- c. *The proposed project includes facilities and improvements; vehicular and pedestrian ingress, egress, and internal circulation; and location of structures, services, walls, landscaping, and drainage that are so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, there will be no adverse effects on surrounding property, light is deflected away from adjoining properties and public streets, and environmental impacts are reduced to acceptable levels.*

PPL 21-01 and SPR 2021-07 have been reviewed and are consistent with surrounding uses and with all applicable requirements for development in the PD-1500 zone district, including provisions for access to and from the site, parking and loading facilities, drainage, and lighting. Although the project proposes a reduction in the required parking spaces, the reduced parking spaces are adequate for the number of units proposed and would not have an adverse effect on surrounding properties.

- d. *The proposed project is consistent with established legislative policies relating to traffic safety, street dedications, street improvements, and environmental quality.*

PPL 21-01 and SPR 2021-07 will be required to install street improvements in accordance with City standards. Related infrastructure improvements will also be required for storm drainage in conformance with City standards. The project site has access to E. Gary Lane and Emily Way, which can accommodate traffic generated from the proposed project. Based on the environmental analysis prepared, the project will not have a significant impact on traffic or the environment.

4. Approval of PPL 2021-01 and SPR 2021-07: Given that all findings can be made, the Planning Commission hereby approves PPL 2021-01 and SPR 2021-07 as conditioned as set forth in the Conditions of Approval attached as Exhibit "A."

5. Effective Date: This resolution is effective immediately.

\* \* \* \* \*

Passed and adopted by the Planning Commission of the City of Madera this 8<sup>th</sup> day of June 2021, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

\_\_\_\_\_  
Robert Gran Jr.  
Planning Commission Chairperson

Attest:

\_\_\_\_\_  
Gary Conte, AICP  
Planning Manager

Exhibit "A" – Conditions of Approval for PPL 2021-01 and SPR 2021-07

**EXHIBIT "A"**  
**PPL 2021-01 & SPR 2021-07 TIERRA VISTA APARTMENTS**  
**CONDITIONS OF APPROVAL**  
**June 8<sup>th</sup>, 2021**

**Notice to Applicant**

In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within ninety (90) calendar days after the date of imposition of fees, dedications, reservation, or exactions imposed on the development project. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.

**IMPORTANT: PLEASE READ CAREFULLY**

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

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

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

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

All discretionary conditions of approval for PPL 2021-01 will ultimately be deemed mandatory unless appealed by the applicant to the City Council within fifteen (15) days after the decision by the Planning

Commission. All discretionary conditions of approval for SPR 2021-07 will ultimately be deemed mandatory unless appealed by the applicant to the City Council within ten (10) days after the decision by the Planning Commission. In the event you wish to appeal the Planning Commission's decision or discretionary conditions of approval, you may do so by filing a written appeal with the City Clerk. The appeal shall state the grounds for the appeal and wherein the Commission failed to conform to the requirements of the zoning ordinance. This should include identification of the decision or action appealed and specific reasons why you believe the decision or action appealed should not be upheld.

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

#### **GENERAL CONDITIONS**

1. All conditions of approval shall be the sole financial responsibility of the applicant/owner, except where specifically noted in the conditions or mandated by statutes.
2. The applicant shall submit to the City of Madera Planning Department a check in the amount necessary to file a Notice of Exemption at the Madera County Clerk. This amount shall equal the Madera County filing fee in effect at the time of filing. Such check shall be made payable to the Madera County Clerk and submitted no later than three (3) days following action on PPL 2021-01 and SPR 2021-07.
3. Project approval is conditioned upon acceptance of the conditions of approval contained herein, as evidenced by the applicant's signature on the Acknowledgement and Acceptance of Conditions of Approval.
4. PPL 2021-01 will expire twelve (12) months from the effective date, and SPR 2021-07 will expire one (1) year from the effective date, unless a building permit is issued by the Building Official and construction is commenced and diligently pursued toward completion of the site or structures which were the subject of the site plan or the required action is taken to extend the approval before expiration date [Municipal Code Section 10-3.4.0114, Lapse of Site Plan Approval, and Section 10-3-4.103, Planning Commission Approval].
5. It shall be the responsibility of the property owner, operator, and/or management to ensure that any required permits, inspections, and approvals from any regulatory agency be obtained from the applicable agency prior to issuance of a building permit and/or the issuance of a certificate of completion, as determined appropriate by the City of Madera Planning Department.
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 City-wide Community Facilities District No. 2005-01, and shall pay all applicable fees.
7. Development of the project shall conform to the plans designated by the City as Exhibits A through R, subject to the conditions noted herein.
8. All construction shall cease, and the Planning Manager and City Engineer shall be notified immediately if any prehistoric, archaeological, or fossil artifact or resource is uncovered during construction. All construction shall immediately stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained, at the applicant's and/or successors-in-interest's expense, to evaluate the find(s) and recommend appropriate action according to Section 15064.5 of the California Environmental Quality Act (CEQA) Guidelines. If avoidance is infeasible, other appropriate measures would be instituted. Work may proceed on other parts of the project

subject to direction of the archaeologist while assessment of historic resources or unique archaeological resources is being carried out.

9. All construction shall cease if any human remains are uncovered, and the Planning Manager, City Engineer and County of Madera Coroner shall be notified in accordance to Section 7050.5 of the California Health and Safety Code. If human remains are determined to be those of a Native American or has reason to believe that they are those of a Native American, the Native American Heritage Commission shall be contacted, and the procedures outlined in CEQA Section 15064.5(e) shall be followed.
10. Approval of this project is for the benefit of the applicant. The submittal of applications by the applicant for this project was a voluntary act on the part of the applicant not required by the City. Therefore, as a condition of approval of this project, the applicant agrees to defend, indemnify, and hold harmless the City of Madera and its agents, officers, consultants, independent contractors, and employees (“City”) from any and all claims, actions, or proceedings against the City to attack, set aside, void, or annul an approval by the City concerning the project, including any challenges to associated environmental review, and for any and all costs, attorneys’ fees, and damages arising therefrom (collectively “claim”).

The City shall promptly notify the applicant of any claim and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

Nothing in this condition shall obligate the City to defend any claim and the City shall not be required to pay or perform any settlement arising from any such claim not defended by the City, unless the City approves the settlement in writing. Nor shall the City be prohibited from independently defending any claim, and if the City does decide to independently defend a claim, the applicant shall be responsible for City’s attorneys’ fees, expenses of litigation, and costs for that independent defense, including the costs of preparing any required administrative record. Should the City decide to independently defend any claim, the applicant shall not be required to pay or perform any settlement arising from any such claim unless the applicant approves the settlement.

## **PLANNING DEPARTMENT**

### **General Conditions**

11. The project site shall be developed in conformance with the site plan as reviewed and approved under PPL 2021-01 and SPR 2021-07. Minor modifications to the site plan, which are necessary to meet regulatory, engineering, or similar constraints or requirements may be made at the discretion of the Planning Manager without an amendment to PPL 2021-01 or SPR 2021-07. However, should the Planning Manager determine that modifications are substantive, he/she may require that an amendment to PPL 2021-01 and/or SPR 2021-07 be filed for review and approval through the applicable City process.
12. All on-site improvements shall be completed prior to final building inspection and shall be completed in conformance with PPL 2021-01 and SPR 2021-07 to the satisfaction of the City of Madera prior to issuance of a certificate of completion.
13. The project site 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, the property owner, operator, and/or manager may be subject to corrective action.



14. Vandalism and graffiti shall be corrected in accordance with the provisions of the Madera Municipal Code.
15. The property owner, operator, and/or manager shall operate the site in a manner that does not generate noise, odor, blight, or vibration that adversely affects adjacent properties.
16. The property owner, operator, and/or manager shall keep the property clear of all trash, rubbish, and debris at all times.

#### **Parking Requirements**

17. As approved under PPL 2021-01 and shown on the Exhibit A, Site Plan (Dimensioned), a minimum of 190 total parking spaces, 103 of which are covered, shall be required. The required number of ADA compliant parking spaces shall be provided in accordance with the Building Code.
18. Off-street parking areas shall be paved and maintained so as to eliminate dust or mud and shall be so graded and drained as to dispose of all surface water. In no case shall such drainage be allowed to cross sidewalks, unless approved by the City Engineer.
19. Each off-street parking space shall have a width of not less than nine feet and a length of not less than 19 feet except that up to 25% of the required parking spaces may be designated for compact car use.
20. Parking spaces shall be easily accessible by standard-size automobiles, shall be so designed as to be accessible from a public street or alley, and shall be located so that sufficient area is available for maneuvering purposes.
21. Plans of the proposed parking area shall be submitted to the Building Department at the time of an application for a building permit for any building to which the parking area is accessory. The plans shall clearly indicate the proposed development, including the location, size, shape, design, curb cuts, lighting, landscaping, and other features and appurtenances of the proposed parking lot.

#### **Fencing**

22. All fences shall be properly maintained so as not to create a hazard, public nuisance or blight in the surrounding neighborhood.
23. Fencing materials shall conform to those listed on Exhibit B, Site Plan (Noted).
24. The six-foot fencing along Gary Lane and Emily Way shall be setback 10 feet from the property line, as depicted on Exhibit A, Site Plan (Dimensioned).

#### **Landscaping**

25. A landscape and irrigation plan shall be prepared by a licensed Landscape Architect and submitted as part of the submittals for a building permit. Landscape and irrigation plans shall be approved by the Planning Department prior to issuance of building permits. The plans shall:
  - a) Demonstrate compliance with the State of California's Model Water Efficient Landscape Ordinance (MWELO);
  - b) Provide permanent automatic irrigation systems for all landscaped areas;
  - c) Provide vegetative matter coverage of a minimum of 75 percent of all landscaped areas;
  - d) Locate landscape material in such a way that it does not interfere with utilities above or below ground; and

- e) Provide detailed planting lists for all landscaping, with the number, size, spacing (where applicable) and species of all plant life and groundcover, as well as soil preparation techniques for all landscaped areas.
- 26. The property owner, operator, and/or manager shall develop and submit to the Planning Department for review and approval, prior to issuance of a building permit, a landscape maintenance and irrigation program for the first three years to ensure that streetscapes and landscaped areas are installed and maintained as approved under PPL 2021-01 and SPR 2021-07.
- 27. 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.
- 28. A maintenance agreement is required for all landscaping located within the public right-of-way. Such agreement shall be entered into prior to issuance of a certificate of completion.

#### **Signage**

- 29. All signage shall be in compliance with the Sign Ordinance of the Madera Municipal Code Section 10-6. All permanent signage, with the exception of required signs in accordance with City standards for Gary Lane or Emily Way, is required to have an approved Sign Permit issued by the Planning Department per Madera Municipal Code Section 10-6.

### **ENGINEERING**

#### **General Conditions**

- 30. Deferrals are not permitted for any condition included herein, unless otherwise stated.
- 31. Nuisance onsite lighting shall be redirected as requested by City Engineer within 48 hours of notification.
- 32. Development impact fees shall be paid at time of building permit issuance.
- 33. 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.
- 34. Improvement plans sealed by an engineer shall be submitted to the Engineering Division according to the Engineering Plan Review Submittal Sheet and Civil Plan Submittal Checklist.
- 35. The improvement plans for the project shall include the most recent version of the City's General Notes.
- 36. Prior to the construction of improvements within the City right-of-way, an Encroachment Permit will be required from the Engineering Division.
- 37. All off-site improvements shall be completed prior to issuance of final occupancy.
- 38. The developer shall coordinate with the United States Post Office relative to the proposed location of the postal boxes for the project.

#### **Water**

- 39. New or existing 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. Each parcel shall have a separate domestic water service.

40. A separate water meter and backflow prevention device will be required for landscaped areas.
41. The water system shall be designed for the apartment complex to meet the required fire flow for this type of development and shall be approved by the fire department and shall be operational prior to any framing construction on-site. Fire flows shall be determined by Uniform Fire Code appendix III-A.
42. Existing water service connections that will not be used for the project shall be abandoned at the mains per City of Madera standards.
43. The developer shall reimburse its fair share cost to the city for the previously constructed water main along the entire Emily Way and Gary Lane project frontages.
44. Existing wells, if any, shall be abandoned as directed and permitted by City of Madera for compliance with State standards, prior to issuance of building permits or any activities in which the well to be abandoned may be further damaged resulting in potential contamination to the aquifer below.
45. The developer shall install fire hydrants along Emily Way and Gary Lane in accordance with current City standards. Fire hydrant locations shall be approved by the Fire Marshal.

#### **Sewer**

46. New or existing sewer service connection(s) shall be constructed or upgraded to current City standards. Each parcel shall have a separate sewer service.
47. Existing sewer service connections that will not be used for the project shall be abandoned at the mains per current City of Madera standards.
48. Sewer main connections 6" and larger in diameter shall require manhole installation.
49. The developer shall reimburse its fair share cost to the City for the previously constructed sewer main along the entire Emily Way and Gary Lane project frontages.
50. 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**

51. Support calculations shall be provided that prove the existing storm drain facilities in Emily Way and Gary Lane are capable of intercepting runoff in accordance with the provisions of the Storm Drainage System Master Plan. A detailed drainage study shall be provided to support the chosen path of conveyance and design of any necessary conveyance facilities required to provide appropriate drainage along adjacent street frontages.
52. Storm runoff from this project site is planned to go to Abshire Basin located south of this project. Runoff volume calculations shall be provided, and the Developer shall excavate the basin to an amount equivalent to this project's impact on the basin.
53. 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 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**

54. The east half of Emily Way along the entire project parcel frontage shall be improved to a 60-foot residential street per City of Madera standards. The fronting half of the street shall include but not be limited to curb and gutter, sidewalk, park strip landscaping and irrigation, streetlights, signage, and fire hydrants.
55. The north half of Gary Lane along the entire project frontage shall be improved to an 80-foot collector street per City of Madera standards. The fronting half of the street shall include but not be limited to curb and gutter, sidewalk, park strip landscaping and irrigation, streetlights, signage, and fire hydrants.
56. The developer shall reimburse its fair share cost to the City for the previously constructed road improvements on Emily Way in compliance with the associated subdivision agreement.
57. The developer shall install a curb ramp on the northeast corner of Emily Way and Gary Lane in accordance with City and ADA standards.
58. For any proposed driveway location, the potential for driveway conflicts must be addressed. Driveways/roadways on opposite sides of the street shall be aligned, or separated a minimum of 100 feet (edge to edge). Driveways/roadways on the same side of the street shall be separated a minimum of 100 feet or a distance equivalent to the left turn storage required for both driveways. All drive approaches shall be constructed to current City standards.
59. The driveway approach shall have a minimum throat length of 30 feet from face of curb. The throat length shall be justified based on anticipated operation of the complex and the ability to ensure vehicle queues do not extend into the public right-of-way.
60. The developer shall determine the peak hour trips generated by the project. A traffic impact study shall be required if the project generates over 100 peak hour trips.
61. "No Parking" signs shall be installed along the Gary Lane project parcel frontage per City Standards.
62. The developer shall dedicate a Public Utility Easement 10-feet wide along the entire project parcel frontage on Emily Way and Gary Lane. A \$466 fee or the fee in effect at that time for grant easement or deed acceptance shall be paid with the Engineering Department.
63. The developer shall annex into and execute such required documents that may be required to participate in Landscape Maintenance District Zone 40 for the purposes of participating in the cost of maintaining landscape improvements within said zone.
64. All existing and proposed public utilities (electric, telephone, cable, etc.) shall be undergrounded, except transformers, which may be mounted on pads. Public utility easements shall be dedicated outside and adjacent to all streets rights-of-way. All public utilities within the project property and adjacent to the project property frontage on peripheral streets (on the development side of the street centerline) shall be placed underground except those facilities exempted by the Public Utilities Commission Regulations or operating at 70,000 volts or greater.

### **BUILDING DEPARTMENT**

65. Submit full sets of plans (5) for review and approval prior to obtaining all required permits for construction of project.
66. A building permit is required for all construction on the site.

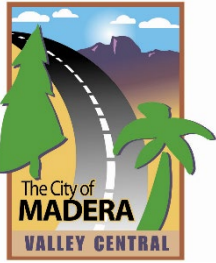
**FIRE DEPARTMENT**

67. All buildings shall be equipped with fire sprinklers. Fire Department Connections shall be placed at fire lanes and near fire hydrants. FDC's shall be labeled to indicate which building they serve.
68. Fire access gates shall be a minimum of 16 feet wide where the approach is direct and 22 feet wide where a turning movement is required. Fire access shall comply with CFC Appendix D.
69. All fire lanes shall be properly posted.
70. On site fire hydrants shall be provide in accordance with CFC Appendices B & C.
71. A Knox box will be provided for access. Powered gates shall prove a Knox override switch.
72. Building setbacks, and exterior wall protection shall comply with the CBC.
73. 2A10BC rated fire extinguishers shall be provided for each building in accordance with the CFC.

**SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT**

74. The applicant shall consult with and shall comply with the requirements of the San Joaquin Valley Air Pollution Control District, including but not limited to compliance with Regulation VIII (Fugitive PM10 Prohibitions) and Rule 9510 (Indirect Source Review), as referenced in the attached letter from the San Joaquin Valley Air Pollution Control District, dated April 27, 2021.

-END OF CONDITIONS-



# CITY OF MADERA PLANNING COMMISSION

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

## Staff Report: Fast Track Car Wash – Country Club Drive CUP 2020-12 & SPR 2020-15 Item #2 – June 8, 2021

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**PROPOSAL:** Consideration of a conditional use permit and a site plan review to allow construction of a ±4,278 square foot (sq. ft.) drive-through car wash facility including a ±2,016 sq. ft. solar panel canopy area which will provide covering for self-serve vacuum stations on a ±52,514 sq. ft. vacant lot located on the northeast corner of Country Club Drive and Clark Street.

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<b>APPLICANT:</b>	Michael Alves 200 East Glenwood Ave Turlock, CA 95380	<b>OWNER:</b>	Michael Alves 200 East Glenwood Ave Turlock, CA 95380
<b>SITE ADDRESS:</b>	439 W Clark Street	<b>APN:</b>	003-250-028
<b>APPLICATIONS:</b>	CUP 2020-12 & SPR 2020-15	<b>CEQA:</b>	Categorical Exemption

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**LOCATION:** The property is located at the northeast corner of the intersection of Country Club Drive and Clark Street.

**STREET ACCESS:** The site will have access from Clark Street.

**PROJECT SIZE:** Approximately 1.20 acres (52,514 sq. ft.)

**GENERAL PLAN DESIGNATION:** C (Commercial)

**ZONING DISTRICT:** C1 (Light Commercial)

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**SITE CHARACTERISTICS:** The property is currently vacant land surrounded generally by developed commercial land uses. The Vallarta Shopping center is south of the property across Clark Street and Tractor Supply Co is north of the property across a vacant lot along Country Club Drive. To the west are commercial retail stores and east of the site is large lot rural residential properties. There are mature trees in an alignment on what appears to be an old driveway serving a rear property prior to the recent lot line adjustment. Utility poles exist along the southern property line, adjacent to Clark Street.

**ENVIRONMENTAL REVIEW:** The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA) guidelines, Section 15332 (In-Fill Development Projects).

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**SUMMARY:** The applicant proposes a drive-through car wash facility with vacuum canopies at the corner of Country Club Drive and Clark Street. The proposed car wash will operate seven days a week and between the hours of 7 a.m. to 8 p.m. Total employees expected to assist in daily operations will be 5 with future expansion to potential of 10 employees. The only services offered at the site will be express car wash and vacuum stations with no retail proposed to be sold on site. The applicant states this site will operate the same as the Fast Track Car Wash operation located at the intersection of Pine Street and Howard Road. The proposed project site is vacant and unimproved along Clark Street, which conditions will require the developer to install off-site improvements to City Standards to serve this project. The site is zoned C-1 (Light Commercial) with a General Plan land use designation of Commercial (C). The proposed establishment of a car wash is consistent with the General Plan land use and the zone district through approval of a Conditional Use Permit and Site Plan Review.

### **APPLICABLE CODES AND PROCEDURES**

*Madera Municipal Code §10-3.4.0101 (Site Plan Review)*

*Madera Municipal Code §10-3.1301 (Use Permits)*

*Madera Municipal Code §10-3.801 (Light Commercial Zones)*

The City's Zoning Ordinance allows for the granting of a use permit by the 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 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. The completion of a site plan review is mandated by ordinance as a component of the conditional use permit application.

### **PRIOR ACTION**

The property has been vacant since at least 1998, which is as far back as readily accessible satellite data will show. There is no record of any previous development proposals for the site, or land use entitlements being granted. The Madera General Plan anticipates commercial uses to be developed on the project site.

Prior to receiving an application for the car wash proposal, the applicant applied for a Lot Line Adjustment (LLA 2020-01) on March 10, 2020 to accommodate the development. Property lines of surrounding parcels with different owners were affected as well, which were cooperative to assist in adjusting to suit the car wash facility. After opportunity for review and comments, LLA 2020-01 was conditionally approved on May 27, 2020 and recorded on August 21, 2020.

## **ANALYSIS**

The following analysis for the conditional use permit and site plan review includes a background of the proposal and applicability of the use permit for the operations of a drive-through car wash use to determine consistency with the City's General Plan, Design and Development Guidelines (DDG) and Zoning Ordinance.

### Project Proposal

The applicant on behalf of Fast Track Car Wash is proposing to construct a drive-through car wash building that will occupy approximately 4,278 sq. ft. and a self-service vacuum station area covered by solar canopies will be approximately 2,016 sq. ft. of the total 52,514 sq. ft. property. The services proposed at the site are automated car washes and self-service vacuum stations. A total of 25 vacuum stations are proposed. The applicant is proposing to apply the vacuum stations as a means to meet the project's on-site parking requirements. One of the vacuum bays has been designed to meet the accessibility standards of the Americans with Disabilities Act (ADA). In addition to the 25 vacuum stations, the project includes 7 on-site parking spaces, one of which meets ADA accessibility standards.

Hours of operation will be from 7:00 a.m. to 8:00 p.m., seven days a week. Staffing will consist of five employees with potential to increase up to ten future employees. The applicant indicates it will serve an average of 75 customers per day with a maximum estimation of 100 per day. Equipment and supplies to wash, dry and vacuum vehicles will be housed in the car wash building and beneath vacuum canopies. Soaps for the car wash will be stored in 30-gallon barrels.

The project site is directly north of the Vallarta Shopping Center across Clark Street and south of the existing Tractor Supply Company. A vacant lot separates the proposed car wash and the Tractor Supply Company. The applicant proposes the car wash site be accessed from the south along Clark Street. The landscaped area totals 10,700 sq. ft. with the rest of the site, exclusive of buildings, being paved with concrete cover to about 37,500 sq. ft. The car wash queuing capacity as proposed currently provides capacity for 16 cars, which exceeds the requirement of ten as provided in the DDG for drive-through uses.

Madera Municipal Code §10-3.801 states the uses allowed in light commercial districts. A car wash is a permitted use via a use permit under §10-3.802(C)(13). All site development standards of the C-1 (Light Commercial) zone district have been reviewed and applied to the project either in site design or as conditions of approval.

### General Plan Conformance

The proposed commercial development provides compliance with the General Plan and the C1 (Light Commercial) Zone District development standards by implementing the goals and policies of the General Plan:

Goals:

- CD-1 High quality urban design throughout Madera.
- CD-4 Attractive streetscapes in all areas of Madera.
- CD-11 Design commercial development to enhance the pedestrian environment.
- CD-12 Aesthetically pleasing commercial development.



- *Site Design*

In support of the General Plan goals above, many can be accomplished through careful site design and review of proposals with development that would benefit the community in mind. Policy CD-2 calls for following of adopted Design and Development Guidelines (DDG) to aid in accomplishing General Plan Community Design Element Goals. The DDG, and policy CD-15, encourage enhanced street presence and pedestrian scale to reduce the visual impact of undesirable features, such as parking lots, loading areas, and queuing lanes. These elements of design should be incorporated, as possible, into the site design with an emphasis on the desire to define the street edge and promote an appealing streetscape at the pedestrian level. To accomplish this, the stacking lane entrance and exits should be contained to the interior of the property, and when possible, be located out of public view.

The site design provided by the applicant provides for an enhanced street presence along Country Club Drive and Clark Street accomplished by a visually appealing landscape area due to the car wash building being along the middle of the rear property line. To accomplish the design goals of the DDG and General Plan, staff has made recommendations to the project which incorporate design features of the DDG, where possible. The vacuum canopies should be located to the interior of the property out of sight if possible. Due to site layout constraints with concern around entrance and exits from the stacking lane into the right-of-way, the vacuum station locations presented in the site layout best meets the spirit and intent of the DDG. Staff recommends the stacking lane be to the interior as much as possible and enhanced with perimeter landscaping to provide an appealing streetscape to the pedestrians where cars in queue are visible from the road and sidewalk.

- *Architecture*

The car wash building and solar canopies providing cover for the vacuum stations provide for a contemporary commercial design that is consistent with Policy CD-53. The car wash building will have a predominate stucco plaster finish with accents that break up the massing of building facades. Decorative lighting and trim accents will aid in providing for a visually appealing building from the street. A stone base will surround the building and the entrance of the car wash tunnel will have a curved metal roof with the stone extending up pillars to the roofline. Decorative tubing trellis will further break up the mass of the walls and provide a visually appealing structure.

The solar canopies providing shade for the vacuum stations and a renewable energy source for the operation incorporate similar features into the design. The trash enclosure and vacuum equipment housing have a similar curved roof with a stone base extending three feet from grade.

- *Landscaping*

Landscaping is proposed to enhance and improve the overall appearance of the project site. Landscaping is proposed, per provided site plan, between the public right-of-way and the stacking lane along the property frontage along Country Club Drive and Clark Street. The total landscape area totals ±10,700 sq. ft. which includes street trees along both street frontages and planters along the perimeter of the property. To aid in screening the stacking lane of the car wash from the public viewshed as well as from vehicular traffic, staff recommends a three-foot high decorative wall and planting hedge outline the queueing lane.

### Parking

The City's Off-Street Parking Ordinance (MMC §10-3.1202) does not specify required parking spaces for drive-thru car washes. Where the parking requirements for uses are not specified, the parking requirements for such a use shall be determined by the Commission and that such determination shall be based upon the requirements for the comparable use specified in the Ordinance.

In review of the Off-Street Parking Ordinance and the type of services proposed, it is staff's opinion that the most comparable use is "All other retail stores and personal service establishments, such as barber, beauty, and repair shops." This recommendation is made on the basis that the proposed project is a personal service establishment, being that the car wash is automated, and the vacuum stations are self-serve. While most of the customer volume is expected to be derived from the car wash service, the proposed project also includes self-service vacuum stations that are accessible to use without purchasing a carwash. Off-street parking will be necessary to meet the needs for those who choose to drive and park their vehicles at the proposed vacuum stations for the sole purpose of vacuuming their vehicles. In addition, off-street parking will be necessary to meet the needs of Fast Track Carwash employees.

The parking standard for personal service establishments is one space for every 300 sq. ft. of gross floor area. The site plan provided by the applicant proposes a car wash building of ±4,278 sq. ft. which would require a minimum of 15 spaces. The applicant is proposing a total of 32 off-street parking spaces; 25 vacuum stations with 1 being ADA compliant plus 7 additional on-site parking spaces with 1 being ADA accessible.

### Drive-through

The proposed layout of the site has the stacking lane on-site and not directly into the public right-of-way. Between the vacuum stations and the drive-through stacking lane there is a landscape median. The DDG recommend that the queue support no less than 10 vehicles for drive-through uses. The proposed stacking land can support 12 to 14 vehicles, which surpasses the minimum recommendation of 10 vehicles per DDG.

As the proposed site plan shows, most of the vehicle queuing takes place along the south and west property lines due to the car wash building being along the north property line. In anticipation of vehicles being queued along street frontage, staff recommends the placement of a three-foot high decorative wall and planter hedge along the exterior of the drive-through lane where it parallels Country Club Drive and Clark Street to screen vehicle headlights from traffic traveling Country Club Drive and Clark Street. Enhanced landscaping is also recommended along Country Club Drive and Clark Street to screen any potentially unsightly views from the public.

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

Some of the Madera General Plan's visions are a well-planned city, good jobs and economic opportunities, and a safe, healthy environment. This idea takes into considerations many of the growing needs of a City as it expands. Retail services, such as this car wash, serve the needs of a growing population and increase overall wellbeing and provides for additional amenities the City provides. The infrastructure improvements to be fulfilled with this development will further support our growing population and vision as the City expands northward along County Club Drive.

## RECOMMENDATION

The information presented in this report provides support for the adoption of a resolution recommending adoption of Categorical Exemption for the project by the Planning Commission and conditional approval of Site Plan Review (SPR) 2020-15 and Conditional Use Permit (CUP) 2020-12. It is recommended that the Commission consider the information in this report, as well as testimony received at the public hearing, and make a determination on the Categorical Exemption, SPR 2020-15 and CUP 2020-12, subject to the findings and the recommended conditions of approval.

## PLANNING COMMISSION ACTION

The Commission will be acting on the Categorical Exemption, SPR 2020-15 and CUP 2020-12 and determining to either:

- Adopt a Resolution adopting a finding of a Categorical Exemption pursuant to CEQA Guidelines Section 15332 for the project and conditionally approving CUP 2020-12 and SPR 2020-15 and (Motion 1); or
- Move to adopt a resolution adopting a finding of Categorical Exemption pursuant to CEQA Guidelines Section 15332 for the project and conditionally approving CUP 2020-12 and SPR 2020-15 subject to the following modifications to the findings and/or conditions of approval: (Specify – Planning Commission should articulate reasons for modifications to findings and conditions of approval) (Motion 2); or
- Move to continue the application to the July 13, 2021 Planning Commission hearing with direction to staff to return with an updated resolution with appropriate findings for denial for the following reasons: (Specify – Planning Commission should articulate reasons for denial). (Motion 3).

**Motion 1:** Move to adopt a resolution of the Planning Commission of the City of Madera adopting a finding of a Categorical Exemption pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects), approving Conditional Use Permit 2020-12 and approving Site Plan Review 2020-15 (Fast Track Carwash – Country Club Drive), based on and subject to the findings and conditions of approval as follows:

### Findings to Approve Site Plan Review 2020-15 (Madera Municipal Code §10-3.4.0106)

*Finding a: The proposal is consistent with the General Plan and Municipal Code*

Basis for finding: The property is zoned C1 (Light Commercial), which is consistent with the existing General Plan land use designation of C (Commercial). A drive-through car wash use with self-service vacuum canopies is consistent with the purpose and intent of the C (Commercial) General Plan land use designation and the C1 (Light Commercial) zone district which provide for the use, subject to the issuance of a conditional use permit.

*Finding b: The proposal is consistent with any applicable specific plans.*

Basis for finding: The project site is not subject to any applicable specific plans.

*Finding c: The proposed project includes facilities and improvements; vehicular and pedestrian ingress, egress, and internal circulation; and location of structures, services, walls, landscaping, and drainage that are so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, there will be no adverse effects on surrounding property, light is deflected away from adjoining properties and public streets, and environmental impacts are reduced to acceptable levels.*

Basis for finding: SPR 2020-15 and CUP 2020-12 have been reviewed and, subject to the conditions of approval, have been determined to be designed in such a way that the project is consistent with surrounding development and will not have a negative effect on the surrounding area. The project is located adjacent to established commercial uses and will not generate significant amounts of noise, light, or traffic.

*Finding d: The proposal is consistent with established legislative policies relating to traffic safety, street dedications, street improvements, and environmental quality.*

Basis for finding: SPR 2020-15 and CUP 2020-12, as conditioned, will make all necessary street improvements, including improvements along Country Club Drive and Clark Street consistent with City standards. The project will not have a significant impact on traffic or the environment.

With the conditions imposed, the project will not be detrimental or injurious to property and improvements in the neighborhood or general welfare of the City.

Findings to Approve Conditional Use Permit 2020-12 (Madera Municipal Code §10-3.1307)

*Finding a: The proposal is consistent with the General Plan and Municipal Code*

Basis for finding: As mentioned above, the property is zoned C1 (Light Commercial), which is consistent with the existing General Plan land use designation of C (Commercial). A drive-through car wash use with self-service vacuum canopies is consistent with the purpose and intent of the C (Commercial) General Plan land use designation and the C1 (Light Commercial) zone district which provide for the use, subject to the issuance of a conditional use permit.

*Finding b: The proposal is consistent with any applicable specific plans.*

Basis for finding: The project site is not subject to any applicable specific plans.

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

Basis for finding: As discussed above, the development is compatible with surrounding properties and will not have a significant, adverse environmental impact. With the conditions imposed, the project will not be detrimental or injurious to property and improvements in the neighborhood or general welfare of the City.

**(OR)**

**Motion 2:** Move to adopt a resolution adopting a finding of Categorical Exemption pursuant to CEQA Guidelines Section 15332 for the project and conditionally approving CUP 2020-12 and SPR 2020-15 subject to the following modifications to the findings and/or conditions of approval: (Specify – Planning Commission should articulate reasons for modifications to findings and / conditions of approval)

**(OR)**

**Motion 3:** Move to continue CUP 2020-12 and SPR 2020-15 to the July 13, 2021 Planning Commission meeting with direction to staff to return with an updated resolution with appropriate findings for denial for the following reasons: (Specify – Planning Commission should articulate reasons for denial.)

#### **ATTACHMENTS**

Attachment 1: Aerial Photo

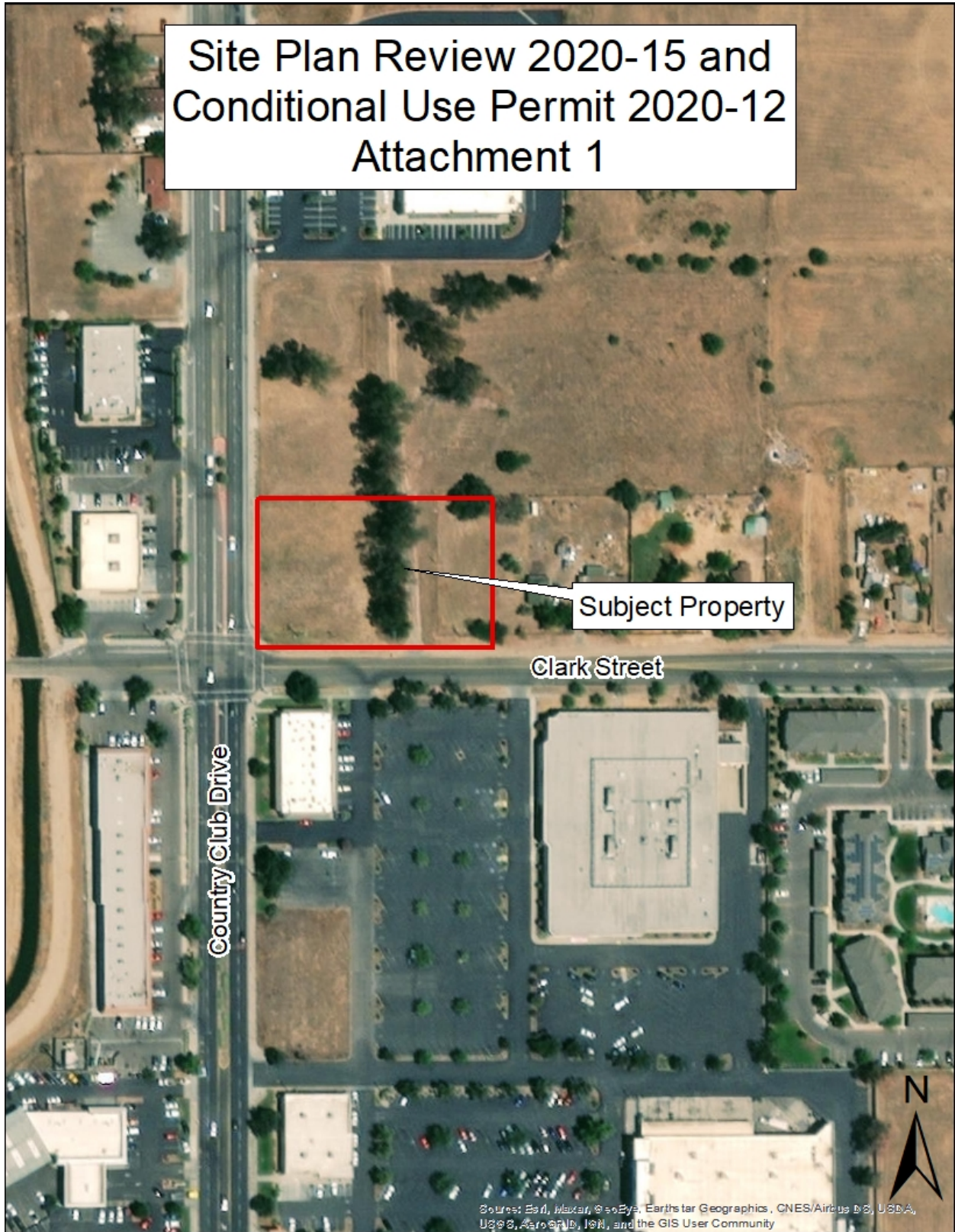
Attachment 2: Proposed Site Plan

Attachment 3: Notice of Exemption

Attachment 4: Planning Commission Resolution for CUP 2020-12 and SPR 2020-15 (Including Conditions of Approval)

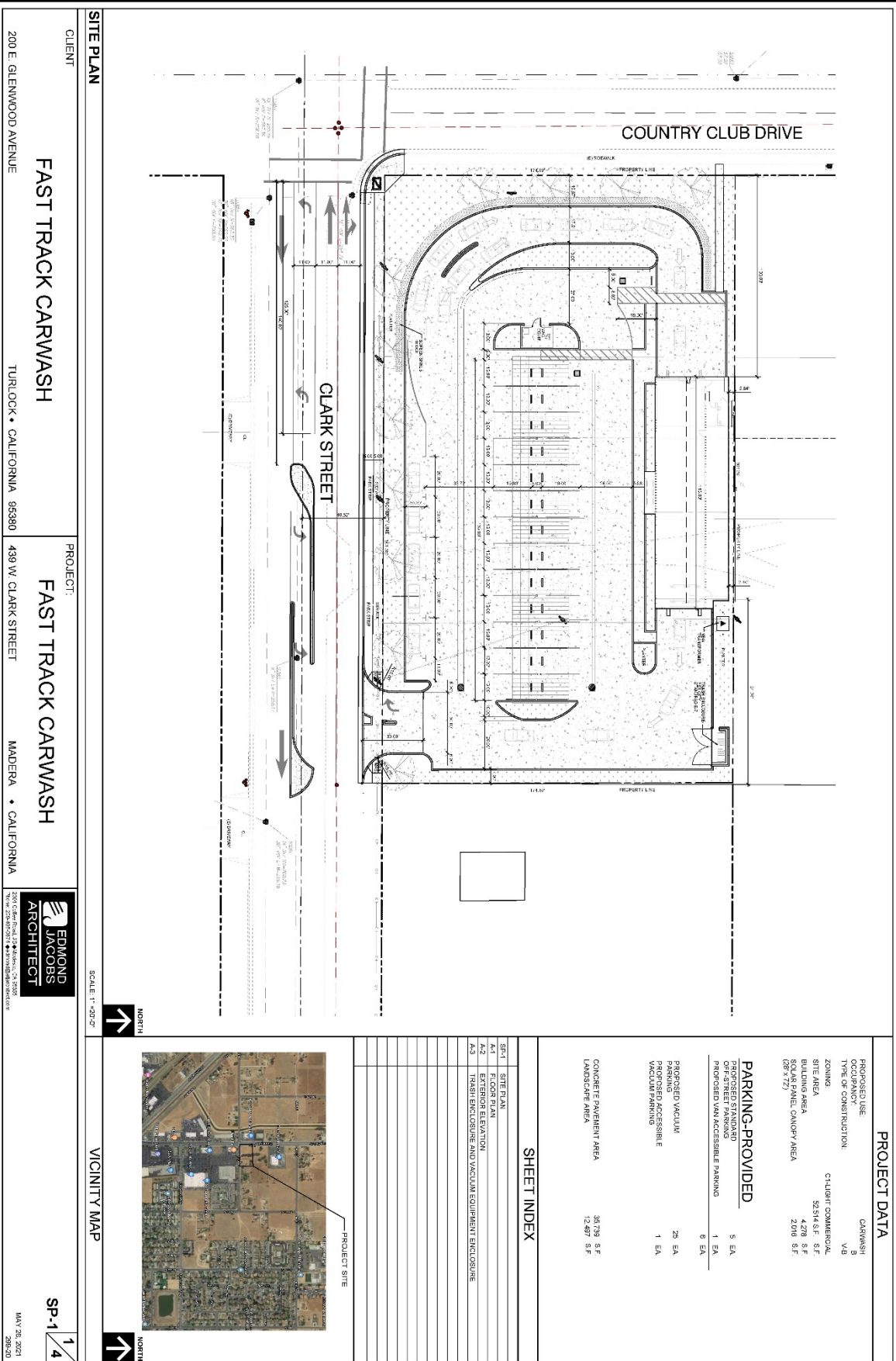
Attachment 1: Aerial Map

Site Plan Review 2020-15 and  
Conditional Use Permit 2020-12  
Attachment 1



Sources: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# Attachment 2: Proposed Site Plan



**SITE PLAN**

CLIENT: **FAST TRACK CARWASH**

200 E. GLENWOOD AVENUE  
TURLOCK • CALIFORNIA 95380

PROJECT: **FAST TRACK CARWASH**

439 W CLARK STREET  
MADERA • CALIFORNIA

EDMOND JACOBS ARCHITECT

SCALE: 1" = 40'-0"

**PROJECT DATA**

PROPOSED USE:	CARWASH
OCCUPANCY:	B
TYPE OF CONSTRUCTION:	V-B
ZONING:	CHURCH COMMERCIAL
SITE AREA:	52,514 S.F. S.F.
BUILDING AREA:	4,278 S.F.
SQUARE PANEL CANOPY AREA:	2,016 S.F.
(8' x 25')	

**PARKING-PROVIDED**

PROPOSED VACUUM OFF-STREET PARKING	5 EA
PROPOSED VAN ACCESSIBLE PARKING	1 EA
PROPOSED VACUUM PARKING	26 EA
VAN ACCESSIBLE VACUUM PARKING	1 EA

CONCRETE PAVEMENT AREA: 35,739 S.F.  
LANDSCAPE AREA: 12,597 S.F.

**SHEET INDEX**

SP-1	SITE PLAN
A-1	FLOOR PLAN
A-2	EXTERIOR ELEVATION
A-3	RASHI ENCLOSURE AND VACUUM EQUIPMENT ENCLOSURE

VICINITY MAP

SP-1/4

MAY 28, 2021  
289-2/3

### Attachment 3: Notice of Exemption

Print Form

#### Notice of Exemption

#### Appendix E

**To:** Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044  
County Clerk  
County of: Madera  
200 W 4th Street  
Madera, CA 93637

**From:** (Public Agency): City of Madera  
205 W 4th Street  
Madera, CA 93637  
(Address)

Project Title: Fast Track Car Wash - Country Club Drive

Project Applicant: Michael Alves

Project Location - Specific:

**Northeast corner of Country Club Drive and Clark Street**

Project Location - City: Madera Project Location - County: Madera

Description of Nature, Purpose and Beneficiaries of Project:

**Construction of a ±4,278 square feet car wash building with ±2,016 square feet of solar canopy area for vacuum stations.**

Name of Public Agency Approving Project: City of Madera

Name of Person or Agency Carrying Out Project: Michael Alves

Exempt Status: **(check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: §15332 (In-Fill Development Projects)
- Statutory Exemptions. State code number: \_\_\_\_\_


Reasons why project is exempt:

The project is consistent with the City of Madera General Plan and its policies, as well as applicable zoning regulations. The project site is less than five acres, substantially surrounded by urban uses, and not a habitat for any sensitive species. It would not result in any significant impacts on noise, traffic, air quality, or water quality. It is able to be served by all required utilities and public services.

Lead Agency  
Contact Person: Derek Sylvester Area Code/Telephone/Extension: (559)661-5436

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 04/13/2021 Title: Associate Planner

▪ Signed by Lead Agency    Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_

Revised 2011

□



## **Attachment 4: Planning Commission Resolution**

**RESOLUTION NO. 1885**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MADERA  
ADOPTING A FINDING OF A CATEGORICAL EXEMPTION PURSUANT TO CEQA  
GUIDELINES SECTIONS 15332 (IN-FILL DEVELOPMENT PROJECTS), APPROVING  
CONDITIONAL USE PERMIT 2020-12 AND APPROVING SITE PLAN REVIEW 2020-  
15 (FAST TRACK CAR WASH – COUNTRY CLUB DRIVE)**

**WHEREAS**, the project site is a vacant 1.20-acre property located at the northeast corner of Country Club Drive and Clark Street; and

**WHEREAS**, the applicant is seeking a site plan review and conditional use permit to construct a drive-through car wash facility including vacuum stations covered by solar canopies; and

**WHEREAS**, the City preformed a preliminary environmental assessment of this project and has determined that it falls within the Categorical Exemption set forth in Section 15332 of the California Environmental Quality Act (CEQA) Guidelines as the project represents an in-fill project; and

**WHEREAS**, under the City's Municipal Code, the Planning Commission is authorized to review and approve site plan reviews, use permits and environmental assessments associated projects on behalf of the City; and

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

**WHEREAS**, the Planning Commission received and reviewed SPR 2020-15 and CUP 2020-12 at a duly noticed meeting on June 8, 2021; and

**WHEREAS**, a public hearing was held, the public was provided an opportunity to comment, and evidence, both written and oral, was considered by the Planning Commission; and

**WHEREAS**, the Planning Commission now desires to approve SPR 2020-15 and CUP 2020-12, with conditions, and adopt a finding of a Categorical Exemption for the project.

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

1. Recitals: The above recitals are true and correct and are incorporated herein.
2. CEQA: A preliminary environmental assessment was prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA). The Planning Commission finds and determines that the project falls within the Class 32 Categorical Exemptions set forth in CEQA Guidelines Section 15332(a through e) as the project is consistent with applicable general plan designations and policies, served by all required utilities and services and would not result in any significant effects relating to traffic, noise, air quality, or water quality, and which can be served by all utilities, etc. Further, none of the exceptions to the Categorical Exemption under CEQA Guidelines section 15300.2 is applicable to this project. As such, the Planning Commission adopts a finding of a Categorical Exemption under CEQA Guidelines Sections 15332 (In-Fill Development Projects).

3. Findings for SPR 2020-15: The Planning Commission finds and determines that there is substantial evidence in the administrative record to support the approval of SPR 2020-15, as conditioned. With conditions, the project is consistent with the requirements of the Municipal Code, including Section 10-3.4.0106. The Planning Commission further approves, accepts as its own, incorporates as if set forth in full herein, and makes each and every one of the findings, based on the evidence in the record, as follows:

- a. The proposal is consistent with the General Plan and Municipal Code.

Basis for Finding: The property is zoned C1 (Light Commercial), which is consistent with the existing General Plan land use designation of C (Commercial). A drive-through car wash use with self-service vacuum canopies is consistent with the purpose and intent of the C (Commercial) General Plan land use designation and the C1 (Light Commercial) zone district which provide for the use, subject to the issuance of a conditional use permit.

- b. The proposal is consistent with any applicable specific plans.

Basis for Finding: The project site is not subject to any applicable specific plans.

- c. The proposed project includes facilities and improvements; vehicular and pedestrian ingress, egress, and internal circulation; and location of structures, services, walls, landscaping, and drainage that are so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, there will be no adverse effects on surrounding property, light is deflected away from adjoining properties and public streets, and environmental impacts are reduced to acceptable levels.

Basis for Finding: SPR 2020-15 and CUP 2020-12 have been reviewed and, subject to the conditions of approval, have been determined to be designed in such a way that the project is consistent with surrounding development and will not have a negative effect on the surrounding area. The project is located adjacent to established commercial uses and will not generate significant amounts of noise, light, or traffic.

- d. The proposal is consistent with established legislative policies relating to traffic safety, street dedications, street improvements, and environmental quality.

Basis for Finding: SPR 2020-15 and CUP 2020-12, as conditioned, will make all necessary street improvements, including improvements along Country Club Drive and Clark Street consistent with City standards. The project will not have a significant impact on traffic or the environment. With the conditions imposed, the project will not be detrimental or injurious to property and improvements in the neighborhood or general welfare of the City.

4. Findings for CUP 2020-12: The Planning Commission finds and determines that there is substantial evidence in the administrative record to support the approval of CUP 2020-12, as conditioned. With conditions, the project is consistent with the requirements of the Municipal Code, including Section 10-3.1307. The Planning Commission further approves, accepts as its own, incorporates as if set forth in full herein, and makes each and every one of the findings, based on the evidence in the record, as follows:

- a. The proposal is consistent with the General Plan and Municipal Code.

Basis for Finding: As mentioned above, the property is zoned C1 (Light Commercial), which is consistent with the existing General Plan land use designation of C (Commercial). A drive-through car wash use with self-service vacuum canopies is consistent with the purpose and intent of the C (Commercial) General Plan land use designation and the C1 (Light Commercial) zone district which provide for the use, subject to the issuance of a conditional use permit.

- b. The proposal is consistent with any applicable specific plans.

Basis for Finding: The project site is not subject to any applicable specific plans.

- c. As conditioned, the establishment, maintenance and/or operation of the use will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare or persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or general welfare of the City.

Basis for Finding: As discussed above, the development is compatible with surrounding properties and will not have a significant, adverse environmental impact. With the conditions imposed, the project will not be detrimental or injurious to property and improvements in the neighborhood or general welfare of the City.

5. Approval of SPR 2020-15 and CUP 2020-12: Given that all findings can be made, the Planning Commission hereby approves SPR 2020-15 and CUP 2020-12 as conditioned as set forth in the Conditions of Approval attached as Exhibit "A."

- 6. Effective Date: This resolution is effective immediately.

\* \* \* \* \*

Passed and adopted by the Planning Commission of the City of Madera this 8<sup>th</sup> day of June 2021, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

\_\_\_\_\_  
Robert Gran Jr.  
Chairperson

Attest:

\_\_\_\_\_  
Gary Conte, AICP  
Planning Manager

Exhibit "A" – Conditions of Approval for SPR 2020-15 and CUP 2020-12

**EXHIBIT "A"**  
**CUP 2020-12 AND SPR 2020-15 CONDITIONS OF APPROVAL**  
**June 8<sup>th</sup>, 2021**

**Notice to Applicant**

In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within ninety (90) calendar days after the date of imposition of fees, dedications, reservation, or exactions imposed on the development project. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.

**IMPORTANT: PLEASE READ CAREFULLY**

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

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

All discretionary conditions of approval for SPR 2020-15 will ultimately be deemed mandatory unless appealed by the applicant to the City Council within ten (10) days after the decision by the Planning Commission.

All discretionary conditions of approval for CUP 2020-12 will ultimately be deemed mandatory unless appealed by the applicant to the City Council within fifteen (15) days after the decision by the Planning Commission. In the event you wish to appeal the Planning Commission's decision or discretionary conditions of approval for either entitlement, you may do so by filing a written appeal with the City Clerk. The appeal shall state the grounds for the appeal and wherein the Commission failed to conform to the requirements of the zoning ordinance. This should include identification of the decision or action appealed and specific reasons why you believe the decision or action appealed should not be upheld.

**General Conditions**

1. Approval of this site plan review or conditional use permit shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development.
2. Approval of this site plan review or conditional use permit may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this site plan review, conditional use permit, the zoning ordinance, and all City standards and specifications. This site plan review and or conditional use permit is granted, and the conditions imposed, based upon the application submittal provided by the

applicant, including any operational statement. The application is material to the issuance of this site plan review and or conditional use permit. Unless the conditions of approval specifically require operation inconsistent with the application, a new or revised site plan review or conditional use permit is required if the operation is found to be out of conformance with the application. Failure to operate in accordance with the conditions and requirements imposed may result in revocation of the permit or any other enforcement remedy available under the law. The City shall not assume responsibility for any deletions or omissions resulting from the site plan review process, conditional use permit process, or for additions or alterations to any construction or building plans not specifically submitted and reviewed and approved pursuant to this site plan review or subsequent amendments or revisions. These conditions are conditions imposed solely upon the site plan and or conditional use permit and are not conditions imposed on the City or any third party. Likewise, imposition of conditions to ensure compliance with federal, state, or local laws and regulations does not preclude any other type of compliance enforcement.

3. These conditions are applicable to any person or entity making use of this site plan or conditional use permit, and references to “developer” or “applicant” herein also include any applicant, property owner, owner, lessee, operator, or any other person or entity making use of this site plan or conditional use permit. Furthermore, “project frontage” refers to that frontage along Country Club Drive and Clark Street located within the limits of the full width of APN 003-250-028 as adjusted by Lot Line Adjustment 2020-01. The following conditions apply only to these portions of the subject site, unless specifically noted otherwise.
4. All conditions of approval shall be the sole financial responsibility of the applicant/owner, except where specifically noted in the conditions or mandated by statutes.
5. The applicant shall submit to the City of Madera Planning Department a check in the amount necessary to file a Notice of Exemption at the Madera County Clerk. This amount shall equal the Madera County filing fee in effect at the time of filing. Such check shall be made payable to the Madera County Clerk and submitted no later than three (3) business days following action on SPR 2020-15 and CUP 2020-12.
6. Project approval is conditioned upon acceptance of the conditions of approval contained herein, as evidenced by the applicant’s signature on the Acknowledgement and Acceptance of Conditions of Approval. Please note site plan review approval (SPR 2020-15) will expire one (1) year from the effective date, unless a building permit is issued by the Building Official and construction is commenced and diligently pursued toward completion of the site or structures which were the subject of the site plan or the required action is taken to extend the approval before expiration date (Municipal Code Section 10-3.4.0114, Lapse of Site Plan Approval). Please also note that conditional use permit approval (CUP 2020-12) is conditioned upon the privileges granted being utilized within 12 months after the effective date thereof. Failure to utilize such permit within such 12-month period shall render the permit null and void unless a timely written request for extension is submitted to the Planning Commission prior to the expiration of the permit.
7. It shall be the responsibility of the property owner, operator, and/or management to ensure that any required permits, inspections, and approvals from any regulatory agency be obtained from the applicable agency prior to issuance of a building permit and/or the issuance of a certificate of completion, as determined appropriate by the City of Madera Planning Department.

8. The project site shall be developed in conformance with the site plan and conditional use permit as reviewed and approved under SPR 2020-15 and CUP 2020-12. Minor modifications to the site plan, which are necessary to meet regulatory, engineering, or similar constraints or requirements may be made at the discretion of the Planning Manager without an amendment to SPR 2020-15 or CUP 2020-12. However, should the Planning Manager determine that modifications are substantive, he/she may require that an amendment to SPR 2020-15 and/or to CUP 2020-12 be filed for review and approval through the applicable City process. Any proposed future modifications to the site, including, but not limited to, the building structure exteriors, parking/loading areas, fences, walls, new buildings or landscaping shall require an amendment to SPR 2020-15 and/or CUP 2020-12.
9. The project shall be subject to periodic reviews and inspection by the City to determine compliance with the conditions of approval and applicable codes. If, at any time, the use is determined by staff to be in violation of the conditions of approval, the property owner, operator, and/or manager may be subject to corrective action. Staff may schedule an item before the Commission so that it may determine whether to consider setting a hearing regarding revocation of the permit.
10. All on-site and off-site improvements shall be completed prior to issuance of final occupancy and shall be completed in conformance with SPR 2020-15 and CUP 2020-12 to the satisfaction of the City of Madera prior to issuance of a certificate of completion.
11. The Planning Manager and City Engineer shall be notified immediately if any prehistoric, archaeological, or fossil artifact or resource is uncovered during construction. All construction within 50 feet of the discovery must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained, at the applicant's or developer's expense, to evaluate the finds and recommend appropriate action according to CEQA Guidelines Section 15064.5. If avoidance is infeasible, other appropriate measures would be instituted. Work may proceed on other parts of the project site while assessment of historic resources or unique archaeological resources is being carried out.
12. All construction must stop if any human remains are uncovered, and the Planning Manager, City Engineer and County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed.
13. Vandalism and graffiti shall be corrected in accordance with the provisions of the Madera Municipal Code.
14. The property owner, operator, and/or manager shall operate the site in a manner that does not generate noise, odor, blight, or vibration that adversely affects adjacent properties.
15. The property owner, operator, and/or manager shall keep the property clear of all trash, rubbish, and debris at all times.
16. Approval of this project is for the benefit of the applicant. The submittal of applications by the applicant for this project was a voluntary act on the part of the applicant not required by the City. Therefore, as a condition of approval of this project, the applicant agrees to defend, indemnify, and hold harmless the City of Madera and its agents, officers, consultants, independent contractors, and employees ("City") from any and all claims, actions, or proceedings against the City to attack, set aside, void, or annul an approval by the City

concerning the project, including any challenges to associated environmental review, and for any and all costs, attorneys fees, and damages arising therefrom (collectively "claim").

The City shall promptly notify the applicant of any claim and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

Nothing in this condition shall obligate the City to defend any claim and the City shall not be required to pay or perform any settlement arising from any such claim not defended by the City, unless the City approves the settlement in writing. Nor shall the City be prohibited from independently defending any claim, and if the City does decide to independently defend a claim, the applicant shall be responsible for City's attorneys' fees, expenses of litigation, and costs for that independent defense, including the costs of preparing any required administrative record. Should the City decide to independently defend any claim, the applicant shall not be required to pay or perform any settlement arising from any such claim unless the applicant approves the settlement.

## **Planning Department**

### General

17. Deferrals are not permitted for any condition included herein, unless otherwise stated.
18. Site Plan Review 2020-15 and Conditional Use Permit 2020-12 allows for the construction of a 4,278 square foot car wash building and 2,016 square foot solar canopy area serving as self-serve vacuum stations on a 52,514 square foot property located on the northeast corner of Country Club Drive and Clark Street, APN 003-250-028, subject to the conditional approved site plan. Any substantial alterations, as deemed by the Planning Manager, to the site plan, use permit, or building shall require Planning Commission approval.
19. No additional outdoor storage of goods, materials and/or activities shall be allowed without first securing proper approval from the Planning Manager or, if necessary by Madera Municipal Code, the Planning Commission.
20. Business hours shall be limited to between 7:00 a.m. and 8:00 p.m., seven (7) days a week.
21. Delivery of stock foods, drinks, supplies, etc. shall be received by to 6:00 a.m., seven (7) days a week.
22. The applicant, prior to issuance of building permits, shall submit to the Planning Department a final site plan detailing all requirements and conditions of approval herein to be kept on file with the Planning Department as final record of the development proposal.

### Building Architecture, Materials, Color and Lighting

23. The construction of the buildings approved as part of SPR 2020-15 and CUP 2020-12 shall be consistent with the conditional approved Fast Track Car Wash site plan.
24. The decorative tubing trellis indicated on the north elevation of the building shall also be installed in a similar fashion on the south elevation of the building in the open wall area on both sides of the Fast Track Car Wash signage.
25. Trash enclosure shall be constructed of masonry block consistent with City standards with a finish and color as indicated in the approved site plan.



26. Prior to the submittal of building permits, the Applicant shall submit a color and materials presentation board to the Planning Department for review and approval detailing building, vacuum canopies, and trash enclosure materials and colors.
27. Prior to the submittal of building permits, the Applicant shall submit the type and specifications of exterior lighting fixtures to be installed on the site to the Planning Department for review and approval.
28. All exterior lighting shall be directed away from adjoining properties and not interfere with the driving safety of vehicle traffic.
29. All parking lot lights/lighting shall be incorporated into landscape areas.

#### HVAC & Utility Placement Considerations/Screening Requirements

30. Prior to issuance of building permits, the Applicant shall identify the following information on the final site plan for Planning Department review and approval:
  - a) Location of all natural gas and electrical utility meter locations.
  - b) Location of all heating, ventilation and air conditioning (HVAC) equipment.
  - c) Location of all compressor equipment, and mechanical and electrical equipment.
31. All existing and proposed public utilities (electric, telephone, cable, etc.) shall be undergrounded, except transformers, which may be mounted on pads.
32. All electrical and HVAC equipment shall be screened to the specifications of the Planning Department.
33. Electrical/mechanical equipment shall be located within an electrical/mechanical service room(s).
34. All HVAC equipment shall be roof-mounted and completely screened from view and architecturally integrated into the roof using roof wells or continuous building perimeter fascia screening.
35. Natural gas meter placement shall be screened from public view per Planning Department approval.
36. Future placement of roof-mounted equipment, which is not part of this site plan approval, may require an amendment to this Site Plan Review.
37. All ducts and vents penetrating roofs shall be directed away from the front of public entrance side(s) of the building using methods to minimize their appearance and visibility from the street. Placements are preferred at rear sides of roof ridges. All roof-mounted ducts and vents are to be painted matte black or with a color better suited to minimize their appearance.
38. The utility transformer shall be located out of public view. This may be accomplished by relocating the transformer to the northeast property corner or shielding in the form of adequate height hedges to cover a minimum of the west, south, and east sides of the transformer.

#### Landscaping

39. Landscape and irrigation plan shall be prepared by a licensed Landscape Architect and submitted as part of the submittals for a building permit. Landscape and irrigation plans shall be approved by the Planning Department prior to issuance of building permits. The plans shall:

- d) Demonstrate compliance with the State of California’s Model Water Efficient Landscape Ordinance (MWEL0);
  - e) Permanent automatic irrigation systems for all landscaped areas;
  - f) Provide vegetative matter coverage of a minimum of 75 percent of all landscaped areas;
  - g) Include a hedge with a minimum height of 3-feet along the entire outer edge of the stacking lane.
  - h) Locate landscape material in such a way that it does not interfere with utilities above or below ground; and
  - i) Provide detailed planting lists for all landscaping, with the number, size, spacing (where applicable) and species of all plant life and groundcover, as well as soil preparation techniques for all landscaped areas.
40. The property owner, operator, and/or manager shall develop and submit to the Planning Department for review and approval, prior to issuance of a building permit, a landscape maintenance and irrigation program for the first three years to ensure that streetscapes and landscaped areas are installed and maintained as approved under SPR 2020-15.
41. Street trees shall be installed within the landscape planting strip paralleling the County Club Drive and Clark Street property frontages. The trees shall be of a type and spacing consistent with the City’s standards and shall not infringe upon, or interfere with, vehicle, truck, bicycle or pedestrian traffic. Trees shall be planted in accordance with City standards prior to issuance of a certificate of completion. Trees shall be selected from the adopted City of Madera Master Street Tree List.
42. 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.
43. A maintenance agreement is required for all landscaping located within the public right-of-way. Such agreement shall be entered into prior to issuance of a certificate of completion.
44. Street trees shall be planted in the designated landscape area on the final site plan at a ratio of one for every three parking spaces provided.

Signage

45. All signage, apart from “No Parking” signs along the Country Club Drive and Clark Street property frontage, shall be in compliance with the Sign Ordinance of the Madera Municipal Code Section 10-6.
46. All permanent signage, apart from No Parking signs, is required to have an approved Sign Permit issued by the Planning Department per Madera Municipal Code Section § 10-6 in the advance of installation.
47. The west and east elevations are allowed a maximum on-building sign area of 18.25 square feet each and the south and north elevations allowed a maximum on-building sign area of 57.5 square feet. The combined total square footage of on-building signs shall not exceed the City’s maximum allowable on-building sign coverage of 75 sq. ft.
48. A maximum of one freestanding monument sign is allowed. Any freestanding monument sign installed along Clark Street shall be centered and at a height not greater than 4 feet and contain

a sign face area of no more than 60 square feet. Any freestanding monument sign installed along Country Club Drive shall be centered and at a height not greater than 4 feet and contain a sign face area of no more than 50 square feet.

49. No Parking signs shall be installed along the Country Club Drive and Clark Street property frontage per City standards.

#### Parking

50. All parking and loading areas shall be marked, striped and permanently maintained at all times in conformance with City standards and shall be consistent with the approved final site plan. All modifications in the approved parking layout shall require the approval by the Planning Manager.
51. The final site plan shall clearly indicate which parking spaces meet the standards of the most recent version of the Americans with Disabilities Act (ADA).
52. The parking spaces utilized as required off-street parking per Madera Municipal Code §10-3.1202 shall be installed as detailed in City of Madera Standards & Specifications Drawing E-4.
53. The onsite refuse container enclosure shall be in a position that provides for efficient collection of waste by the solid waste provider for the City. The refuse container enclosure shall be installed as detailed in City of Madera Standards & Specifications Drawing E-7.

#### Drive-Thru

54. The drive-through stacking lane shall be developed consistent with the final site plan designed to queue no less than ten vehicles between the drive-through entry lane and the length of the drive aisle. No vehicle spillover of the drive-through lane is to be permitted into public right-of-way.
55. A three-foot high decorative wall and planter hedge shall installed along the exterior of the drive-through queuing lanes paralleling Country Club Drive and Clark Street for the purpose of shield vehicular headlights from traffic traveling Country Club Drive and Clark Street.

### **Engineering Department**

#### General

56. Nuisance onsite lighting shall be redirected as requested by City Engineer within 48 hours of notification.
57. Impact fees shall be paid at time of building permit issuance.
58. The developer shall pay all required fees for completion of the project. Fees due may include but shall not be limited to the following: plan review, easement acceptance, encroachment permit processing and improvement inspection fees.
59. Improvement plans shall be signed and sealed by an engineer and submitted to the Engineering Division according to the Engineering Plan Review Submittal Sheet and Civil Plan Check Submittal Checklist.
60. The improvement plans for the project shall include the most recent version of the City's General Notes.
61. Prior to the construction of improvements within the City right-of-way, an Encroachment Permit will be required from the Engineering Division.

62. The developer shall coordinate with the United States Post Office relative to the proposed location of the postal boxes for the project.

#### Water

63. New or existing 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.
64. A separate water meter and backflow prevention device will be required for existing or proposed landscape areas.
65. Existing water service connections that will not be used for the project shall be abandoned at the mains per City standards.
66. The developer shall reimburse its fair share cost to the City for the previously constructed water main along the entire project frontage on Country Club Drive and Clark Street.
67. Existing wells, if any, shall be abandoned as directed and permitted by City of Madera for compliance with State standards, prior to issuance of building permits or any activities in which the well to be abandoned may be further damaged resulting in potential contamination to the aquifer below.
68. The drive-through car wash shall have a reclamation or recycling water system.

#### Sewer

69. New or existing sewer service connection(s) shall be constructed or upgraded to current City standards.
70. Existing sewer service connections that will not be used for the project shall be abandoned at the mains per current City of Madera standards.
71. The developer shall reimburse its fair share cost to the City for the previously constructed sewer main along the entire project frontage on Country Club Drive and Clark Street.
72. Sewer main connections 6 inches and larger in diameter shall require manhole installation.
73. 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

74. Storm runoff from this project site is planned to go to the Sherwood Basin located southeast of the proposed project site. The developer shall, as may be necessary, construct sufficient facilities in accordance with criteria in the Storm Drainage Master Plan to convey storm runoff to the existing basin and excavate or expand the basin to an amount equivalent to this project's impact on the basin. A detailed drainage study shall be provided to support the chosen path of conveyance and design of any necessary conveyance facilities.
75. Support calculations shall be provided that prove the existing storm drain facilities are capable of intercepting runoff in accordance with the provisions of the Storm Drainage System Master Plan.
76. 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 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

77. The developer shall install curb, gutter, and sidewalk along the Clark Street project frontage in accordance with City and ADA standards.
78. The developer shall repair or replace all broken or damaged concrete improvements including curb, gutter, and sidewalk, as necessary, to current City and ADA standards.
79. It is recommended that the proposed driveway approach on Clark Street be constructed to a street-type entrance with a minimum face of curb radius of fifteen feet and be constructed in accordance with City and ADA standards.
80. The proposed driveway on Clark Street shall be separated a minimum of 200-feet (edge to edge) from existing driveways on the same side of the street.

For any proposed driveway location, the potential for driveway conflicts must be addressed. These include storage conflicts between the project driveway(s) and driveways on the south side of Clark Street. These also include left turn conflicts between project driveway(s) and driveways on the south side of the street. To that end, driveways located on opposite sides of the street shall be separated a minimum of:

- 100 feet (edge to edge) when the offset results in potential left turn egress conflicts
- The combined required storage for each driveway when the driveways on opposite sides of the street share left turn storage space.

The developer shall provide documentation that vehicular conflicts will not occur with the proposed driveway location, or coordination should occur with the adjacent property to the east to provide a shared driveway between the two properties that is aligned with the eastern driveway on the south side of the street. A shared driveway will require recordation of a Reciprocal Easement Agreement. If the options above are unattainable, the development shall install a median island to prevent vehicular conflicts.

81. The driveway approach shall have a minimum throat length of 30 feet from face of curb. The throat length shall be justified based on anticipated operation of the facility and the ability to ensure vehicle queues do not extend into the public right-of-way.
82. The developer shall provide traffic counts of the existing Fast Track Car Wash facility on Pine Street to confirm that peak hour trips are less than 100. A traffic impact study shall be required if the project generates over 100 peak hour trips.
83. The existing ADA access ramp on the northeast corner of Country Club Drive and Clark Street shall be removed and reconstructed, as necessary, to meet current City and ADA standards.
84. At a minimum, Clark Street shall be improved along the entire project parcel frontage to include one left-turn lane, one through lane, one right-turn lane on the westbound approach to Country Club Drive with one eastbound through lane and a park strip, and sidewalk. A bike lane is recommended, but not required. Adequate lane striping shall be provided that shall include transitional striping east of the project site and west of the intersection of Country Club Drive and Clark Street.

85. At a minimum, the north half of Clark Street along the entire project parcel frontage shall be improved to a collector roadway standard. The north half of the street shall include but not be limited to fire hydrants, streetlights, curb and gutter, park strip and five-foot sidewalk. Adequate transitions with the existing improvements relative to grade and alignment shall be provided.
86. "No Parking" signs shall be installed along the Country Club Drive and Clark Street project frontages in accordance with City standards.
87. The developer shall install metered streetlights along the project frontage in accordance with City standards. Streetlights shall be LED using Beta Lighting standards or equal in accordance with City standards.
88. The developer shall dedicate a Public Utility Easement 10-feet wide along the entire project parcel frontage on Country Club Drive and Clark Street. A \$466 fee or the fee in effect at that time for grant easement or deed acceptance shall be paid with the Engineering Department.
89. The developer shall annex into and execute such required documents that may be required to participate in Landscape Maintenance District Zone 51 for the purposes of participating in the cost of maintaining landscape improvements within said zone.

#### Dry Utilities

90. All existing and proposed public utilities (electric, telephone, cable, etc.) shall be undergrounded, except transformers, which may be mounted on pads. Public utility easements shall be dedicated outside and adjacent to all streets rights-of-way. All public utilities within the project property and adjacent to the project property frontage on peripheral streets (on the development side of the street centerline) shall be placed underground except those facilities exempted by the Public Utilities Commission Regulations or operating at 70,000 volts or greater.

#### **Fire Department**

91. 2A10BC rated fire extinguishers must be provided. One fire extinguisher is required for each 3,000 square feet of building or fraction thereof. Fire extinguishers must be mounted in visible and accessible locations within 75 feet of travel distance of all portions of the buildings. One is required for the vacuum canopy and two are required inside the carwash accessory areas.
92. A minimum of two exits are required from the carwash structure.
93. A Knox Box is required for emergency access.
94. The building address must be plainly visible from the street.
95. No openings are permitted along the northern wall of the car wash structure and the wall must be appropriately rated in accordance with the CBC & CFC.
96. Fire access to the roof is required.

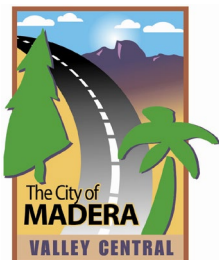
#### **Building Department**

97. A building permit is required prior to the commencement of any and all construction on the site.
98. All plans submitted for on-site construction or building permits shall incorporate and reflect all requirements outlined herein.
99. Current State of California and Federal handicap requirements shall apply to the entire site and all structure(s) and parking thereon. Compliance shall be checked when the building permit is reviewed and confirmed at final inspection.

**San Joaquin Valley Air Pollution Control District**

100. Applicant, property owner and / or successors-in-interest shall comply with all applicable rules, regulations, and fees of the San Joaquin Valley Air Pollution Control District (SJVAPCD).
101. Applicant, property owner and/or successors-in-interest shall submit to, and have approved by, the SJVAPCD an Authority to Construct (ATC) application prior to issuance of a grading or building permit.
102. Applicant, property owner and/or successors-in-interest shall submit to, and have approved by, the SJVAPCD an Air Impact Assessment (AIA) application prior to issuance of a grading or building permit.
103. Applicant, property owner and/or successors-in-interest shall submit to, and have approved by, the SJVAPCD A “Dust Control Plan” prior to issuance of a grading or building permit.

-END OF CONDITIONS-



<b>CITY OF MADERA</b> <b>PLANNING COMMISSION</b>	205 W. Fourth Street Madera CA 93637 (559) 661-5430
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**Staff Report: 2021/2022 to 2025/2026 Capital Improvement Program**  
**General Plan Conformance**  
**Item # 3– June 8, 2021**

**PROPOSAL:** Evaluation of the City of Madera Capital Improvement Program (CIP) for Fiscal Year (FY) 2021/22 through FY 2025/26 to determine conformity with the City of Madera General Plan.

<b>APPLICANT:</b>	City of Madera	<b>OWNER:</b>	N/A
<b>SITE ADDRESS:</b>	Multiple	<b>APN:</b>	Multiple
<b>APPLICATIONS:</b>	N/A	<b>CEQA:</b>	Categorical Exemption

**LOCATION:** City wide

**STREET ACCESS:** N/A

**PROJECT SIZE:** N/A

**GENERAL PLAN DESIGNATION:** N/A

**ZONING DISTRICT:** N/A

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

**ENVIRONMENTAL REVIEW:** The project has been determined to be exempt under the California Environmental Quality Act (CEQA) guidelines, Section 15061(b)(3), which states that a project is exempt from CEQA if “the activity is covered by the general rule that the CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.” The resolution of finding of conformance under review by the Planning Commission (Commission) currently does not have the possibility of having a significant effect on the environment. The individual projects, proposed within the CIP are subject to CEQA analysis individually, on a project-by-project basis.

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



conformance and supporting resolution regarding the CIP for FY 2021/22 through FY 2025/26. The CIP identifies proposed capital improvements and preliminary budgets for capital improvements throughout the City. Projects in the CIP include a range of public works and infrastructure projects to improve the quality of life for residents and visitors alike. It is recommended that the Commission adopt a resolution finding the CIP in conformance with the General Plan and Specific Plans of the City of Madera.

## ANALYSIS

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

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

Airport Operations	7	Projects
Community Development	1	Projects
Alley Improvements	2	Projects
Traffic Signal/Improvements	10	Projects
Streets & Bridges	32	Projects
Park Development	16	Projects
Water System Utility	27	Projects
Sewer System Utility	15	Projects
Drainage System Operations	8	Projects
Police and Fire Department	7	Projects
Successor Agency	4	Projects
Wastewater Treatment Plant	3	Projects
Transit System	2	Projects

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

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

Community Development – The future relocation of City Hall.

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

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

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

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

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

Fire Department – Renovations and updates to stations 56, 57 & 58, as well as creation of a plot plan for a future training site located at station 58.

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

Transit System – Installation of charging station at the new transit center.

A CIP summary is attached to this report.

### **GENERAL PLAN CONFORMITY**

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

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

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

If the Commission finds that the projects are in conformance with the General Plan, the FY 2021/22 to FY 2025/26 CIP will be forwarded on to the Council for final adoption during its consideration of the FY 2021/22 Budget.

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

Consistent with Action 126 and Action 132 of Vision 2025, the projects support the strategy for providing clean attractive streets that are safe and aesthetically pleasing, and connecting Madera's neighborhoods through streets, trails and walkways that promote community interaction. The

requested action is for the improvement of infrastructure and is not in conflict with any of the actions or goals contained in the plan.

### **RECOMMENDATION**

The information presented in this report supports adoption of a resolution finding the FY 2021/22 to FY 2025/26 CIP in conformance with the General Plan and Specific Plans of the City of Madera.

### **PLANNING COMMISSION ACTION**

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

### **ATTACHMENTS**

1. CIP Summary
2. Planning Commission Resolution

**ATTACHMENT 1**

CIP Summary

# City of Madera, California

## Project Details

'21/'22 thru '25/'26

### PROJECTS BY DEPARTMENT

Department	Project #	'21/'22	'22/'23	'23/'24	'24/'25	'25/'26	Total
<b>Airport</b>							
AIP-0028 T-Hangar Development Phase 1	AIP-0028				0		0
AIP-0029 Tee Hangar Development Const-II	AIP-0029	0	0	0	0	0	0
AIP-0031 Apron & Taxiway Drainage	AIP-0031	1,087,000					1,087,000
AIP-0034 Commercial Hangar Develop Extend-III	AIP-0034				0		0
AIP-0040 RUNWAY 12-30 MILL AND FILL	AIP-0040			297,000	3,213,000		3,510,000
AIP-0042 Taxiway Mill & Fill	AIP-0042			297,000			297,000
AIP-0043 Airport Layout Plan	AIP-0043					125,000	125,000
<b>Airport Total</b>		<b>1,087,000</b>	<b>0</b>	<b>594,000</b>	<b>3,213,000</b>	<b>125,000</b>	<b>5,019,000</b>
<b>Community Development</b>							
CD-00001 City Hall Relocation & Expansion	CD-00001					500,000	500,000
<b>Community Development Total</b>						<b>500,000</b>	<b>500,000</b>
<b>Engineering</b>							
ALY-0001 Torres Way Alley Paving	ALY-0001	200,000					200,000
ALY-0003 2021 CMAQ Alley Paving Project	ALY-0003	687,000					687,000
B-000002 Westberry Bridge Construction	B-000002				7,500,000		7,500,000
B-000004 BPMP Rehab/Repair of 3 Bridges	B-000004	212,000					212,000
B-000005 Granada Pedestrian Bridge	B-000005	245,000	185,000	2,070,000			2,500,000
CD-00002 Engineering Front Counter ADA Upgrades	CD-00002	25,000					25,000
ENG A Federal/State-Local Match	ENG A	0	0	80,000	80,000	80,000	240,000
ENG F CIP Engineering	ENG F	543,000	559,000	576,000	593,000	611,000	2,882,000
ENG-000C Traffic Warrants	ENG-000C	25,000	25,000	25,000	25,000	25,000	125,000
ENG-000G Micro-Paver Distress Survey	ENG-000G	20,000	50,000				70,000
MUP-UDII Master Utility Plan Update, II	MUP-UDII			900,000			900,000
R-000010 Olive Ave Widening-Gateway to Knox	R-000010	6,860,000					6,860,000
R-000031 Contingency / Project Administration	R-000031	166,000	170,000	173,000	177,000	180,000	866,000
R-000032 UPPR Crossing - Street Approach	R-000032	80,000	80,000	80,000	80,000	80,000	400,000
R-000037 Raymond Rd Shoulder-n/o Cleveland	R-000037	64,100	256,600	5,700			326,400
R-000038 Gateway/Central/3rd/E St Sidewalks	R-000038	0					0
R-000041 Concrete Projects - Share Program	R-000041	20,000	20,000	20,000	20,000	20,000	100,000
R-000046 Lake St Widening-Fourth to Cleveland	R-000046		100,000			1,350,000	1,450,000
R-000049 Olive Ave Concept Plan	R-000049	12,000					12,000
R-000050 Pine St Reconstr-Howard to Fourth St	R-000050		50,000		540,000		590,000
R-000054 Cleveland Ave Widen-Schnoor to SR99	R-000054				360,000	4,000,000	4,360,000
R-000057 Lake-Fourth-Central Intersection	R-000057	36,000	1,172,000	15,500			1,223,500
R-000058 Schnoor Ave Sidewalk-Sunset to River	R-000058	50,000	223,000				273,000
R-000060 Storey Rd Shoulder Paving	R-000060	4,000	291,000	4,500			299,500
R-000064 ADA Walkability Sidewalks Program	R-000064	60,000	80,000	80,000	80,000	80,000	380,000
R-000067 Pecan Ave Shoulder Paving	R-000067	80,000	530,900				610,900
R-000071 2020-21 City Streets 3R & ADA Project	R-000071	636,000					636,000
R-000072 Ave 17/Sharon Blvd Improvements	R-000072	5,310,910					5,310,910
R-000077 RMRA Seals/Overlays 2019-20	R-000077	150,404					150,404
R-000078 RMRA Seals/Overlays 2020-21	R-000078	1,050,000					1,050,000

Department	Project #	'21/'22	'22/'23	'23/'24	'24/'25	'25/'26	Total
R-000079 RMRA Seals/Overlays 2021-22	R-000079	2,350,000					2,350,000
R-000080 RMRA Seals/Overlays 2022-23	R-000080		2,100,000				2,100,000
R-000081 2022-23 City Streets 3R & ADA Project	R-000081		1,353,000				1,353,000
R-000082 Almond Ave Extension - Pine to Stadium	R-000082	225,000	320,000	4,649,737	1,450,263		6,645,000
R-000084 Pedestrian Facilities, Various Locations	R-000084	402,754	6,135				408,889
R-000085 Lilly St & Vineyard Pedestrian Facilities	R-000085	313,772	44,908				358,680
R-000086 Sidewalk Repairs at Various Locations	R-000086	36,755					36,755
R-000087 Almond/Pine/Stadium Traffic Study	R-000087	120,000					120,000
R-000093 Washington School Sidewalks CMAQ	R-000093	35,000	328,000				363,000
R-000094 Sidewalk Improvements Var Locations	R-000094	250,000	1,415,000	1,158,000			2,823,000
R-0025X Fourth St Tree Replacemt-Pine to K	R-0025X	25,000					25,000
S-000012 Schnoor Ave Trunk Sewer Rehab	S-000012	80,000	500,000				580,000
S-000995 Road 28 Sewer Loan Repayment	S-000995	4,000	4,000	4,000	4,000	4,000	20,000
S-000996 Southeast Quad Sewer Improvement	S-000996					464,000	464,000
S-000997 Northeast Quad Sewer Improvement	S-000997					73,560	73,560
S-000998 Northwest Quad Sewer Improvement	S-000998					250,000	250,000
S-000999 Reimbursements - Sewer Construction	S-000999					100,000	100,000
SD-00014 NW Quad Storm Drain Improvement	SD-00014					7,400,000	7,400,000
SD-00015 SE Quad Storm Drain Improvements	SD-00015					17,500,000	17,500,000
SD-00017 G St Storm Drain Improvements	SD-00017		170,000	1,361,500			1,531,500
SD-13-PX Retention Basin Land Acquisition	SD-13-PX		50,000	40,000	40,000	35,000	165,000
SD-14-P11 Granada Dr/Ave 12.5 Retention Basin	SD-14-P11	100,000					100,000
SD-15-P7 Ellis St/Krohn St Retention Basin	SD-15-P7		100,000				100,000
SD-P18 Sienna Basin	SD-P18	0					0
SS-00000 Engineering Support for Sewer Projects	SS-00000	25,000	25,000	25,000	25,000	25,000	125,000
SS-00006 Fairgrounds Liftstation-VFD	SS-00006	575,582					575,582
SS-00007 Airport Lift Station Force Main Study	SS-00007	20,000					20,000
SS-00008 2018 Sewer Manhole Project	SS-00008	150,000					150,000
SS-00009 2018 Sewer Repairs	SS-00009	1,000,000					1,000,000
SS-00010 Airport Lift Station Pumps Replacement	SS-00010	150,000					150,000
SS-00011 Mainberry Sewer - Howard to Sunset	SS-00011	450,000					450,000
SS-00012 Doubletree Sewer - Westberry to Liberty	SS-00012	325,000					325,000
SS-00013 Pecan Ave Parallel Sewer Main	SS-00013	1,351,061					1,351,061
SS-00014 Avenue 13 Sewer Trunk Main Rehabilitation	SS-00014	5,400,000			2,900,000		8,300,000
SS-00015 SEWER LIFT STATION R&R	SS-00015	50,000	120,000				170,000
S-STDY-1 Sewer System Assess/Rehab	S-STDY-1	140,563					140,563
S-STDY-2 Sewer Asset Mgmt Software	S-STDY-2	75,000					75,000
S-VI-002 Sewer Main Video Inspection	S-VI-002	695,000		150,000	150,000	150,000	1,145,000
TS-00017 Granada Dr/Howard Rd Traffic Signal	TS-00017	59,847					59,847
TS-00022 4th St Traffic Signal Interconnect	TS-00022	16,800					16,800
TS-00023 HOPYQ Intersection Traffic Signals	TS-00023	155,000					155,000
TS-00024 Cleveland/Granada Dr Traffic Signal	TS-00024	67,000	539,000				606,000
TS-00029 Stadium Rd/Gary Ln HAWK Pedestrian Signal	TS-00029	35,560					35,560
TS-00030 Miscellaneous Traffic Safety Items	TS-00030	20,000	20,000	20,000	20,000	20,000	100,000
TS-00032 D St/South St Traffic Signal	TS-00032	67,000	459,000				526,000
TS-00033 Lake St and Adell St Flashing Stop Signs	TS-00033	22,580					22,580
TS-00034 Granada Dr Pedestrian Improvements	TS-00034	126,400					126,400
W-000000 Engineering Support for Water Projects	W-000000	25,000	25,000	25,000	25,000	25,000	125,000
W-000003 Water Main Upgrades - Locations 1-12	W-000003	115,000	835,000				950,000
W-000004 Water Main Upgrades - Locations 13-23	W-000004	135,000	1,380,000				1,515,000
W-000006 H St-Water Main Upgrades	W-000006	30,000		450,000			480,000
W-000008 10th St-Water Main Upgrades	W-000008	30,000		1,090,000			1,120,000
W-000009 Gateway-Riverside River Crossing	W-000009	290,046					290,046
W-000026 Water Tower Demolition	W-000026	512,296					512,296
W-000031 Manual Read Water Meter Replacements/AMR	W-000031	1,130,000	335,000	335,000	335,000	335,000	2,470,000
W-000032 2018-19 New Water Meter Installations	W-000032	1,235,000					1,235,000
W-000033 Residential AMR Water Meter Replacements	W-000033	970,000	530,000	540,000	550,000		2,590,000

Department	Project #	'21/'22	'22/'23	'23/'24	'24/'25	'25/'26	Total
W-000037 Northeast Water Transmission Main	W-000037	430,000	3,025,200				3,455,200
W-000038 Well 27 Rehabilitation	W-000038	30,000	289,107				319,107
W-000039 2022 Year 2 Pipeline Replacements	W-000039		1,100,000				1,100,000
W-000040 2021 Year 1 Pipeline Replacements	W-000040	1,100,000					1,100,000
W-000041 2021 Leak Detection CIP	W-000041	80,000					80,000
W-000999 Reimbursements - Water Mains	W-000999	0					0
W-GW-001 Water Well 37-Install Pump	W-GW-001	50,000	1,070,000				1,120,000
W-GW-0024 Sharon Blvd. S/O Ave 17 - Well	W-GW-0024	0					0
W-GW-003 Water Well 36- SR145/Indigo	W-GW-003	120,000	2,200,000				2,320,000
W-PNE-04 Lake St Water Main-Ellis to Ave 17	W-PNE-04	85,000	615,000				700,000
W-PS-001 Ave 17 & Lake Pump Station/Tank	W-PS-001	462,000	6,270,000				6,732,000
W-PSW-45 Almond Ave Water Main, Pine-Stadium	W-PSW-45		88,000	188,000			276,000
W-STDY-2 Water System Condition Assess/Rehab	W-STDY-2	296,000					296,000
W-STDY-3 Water Asset Mgmt Software	W-STDY-3	150,000					150,000
W-T-0001 Water Storage Tank Installation	W-T-0001	868,000	9,000,000				9,868,000
<b>Engineering Total</b>		<b>39,599,430</b>	<b>38,108,850</b>	<b>14,065,937</b>	<b>14,954,263</b>	<b>32,807,560</b>	<b>139,536,040</b>

<b>Fire Department</b>							
FD-00001 Fire Station 7 - Parking Lot Paving	FD-00001	6,000					6,000
FD-00002 Fire Station Constr, Northwest	FD-00002	0					0
FD-00003 Fire Station 6 Parking Lot	FD-00003	6,000					6,000
FD-00004 Fire station 56 Upgrades & Improvements	FD-00004	250,000					250,000
FD-00005 Fire station 57 Upgrades & Improvements	FD-00005	42,000	100,000				142,000
FD-00006 Fire station 58 Upgrades & Improvements	FD-00006	75,000	75,000				150,000
<b>Fire Department Total</b>		<b>379,000</b>	<b>175,000</b>				<b>554,000</b>

<b>Parks &amp; Community Services</b>							
PK-00001 Ped/Bike Facilities	PK-00001	38,000	39,000	39,000	39,000	40,000	195,000
PK-00013 Sunrise Rotary Sports Complex	PK-00013		80,000	1,510,500			1,590,500
PK-00048 Tulare/Cleveland/Raymond Bike Path	PK-00048	20,000	315,000				335,000
PK-00056 Bike/Ped Path, FRT-Cleveland Ave	PK-00056			45,000	339,000		384,000
PK-00058 FRT-Granada to MID, North Bank	PK-00058				40,000	156,000	196,000
PK-00064 India Park	PK-00064	200,000					200,000
PK-00065 Centennial Park Pool Complex Ammenities	PK-00065		100,000	50,000			150,000
PK-00067 OLIVE PARK	PK-00067	195,000					195,000
PK-00068 North/West Land Acquisition	PK-00068			300,000			300,000
PK-00069 South/East Land Acquisition	PK-00069					300,000	300,000
PK-00070 Sunset Park Development	PK-00070	250,000		300,000			550,000
PK-00071 Town & Country Connectivity Project	PK-00071	684,820					684,820
PK-00072 Town & Country Park Rehabilitation	PK-00072	50,000	0	0	0	0	50,000
PK-00073 McNally Park Rehabilitation	PK-00073				50,000		50,000
PK-00074 Parkwood Park Rehabilitation	PK-00074		100,000				100,000
PK-00075 Rotary Park Road Improvements	PK-00075	55,000					55,000
<b>Parks &amp; Community Services Total</b>		<b>1,492,820</b>	<b>634,000</b>	<b>2,244,500</b>	<b>468,000</b>	<b>496,000</b>	<b>5,335,320</b>

<b>Police Department</b>							
PD-00001 Police Station Parking Lot	PD-00001	300,000					300,000
<b>Police Department Total</b>		<b>300,000</b>					<b>300,000</b>

<b>Public Works</b>							
RM-00001 Rtne Maint City Bridges Fresno RVR	RM-00001	50,000					50,000
W-000022 Water Tower Recoating	W-000022	120,000	1,370,000				1,490,000
W-000029 Downtown Valve Replacement	W-000029	130,000					130,000

Department	Project #	'21/'22	'22/'23	'23/'24	'24/'25	'25/'26	Total
W-000034 South St Water Tower Exterior Rehab	W-000034	265,000					265,000
W-000036 4th/Gateway Line and Valve	W-000036	440,000					440,000
W-000042 Chlorine Analyzers & Generators	W-000042	175,000	175,000	175,000	175,000	175,000	875,000
W-GW-005 Energy Efficient Upgrades at Well Sites	W-GW-005	106,000					106,000
WWTP-0010 Waste Discharge Permit	WWTP-0010	0	0				0
WWTP-0011 Water Treatment Plant Capacity Increase	WWTP-0011		0	200,000	3,560,000	2,340,000	6,100,000
WWTP20-01 WWTP WDR Permit Renewal Project	WWTP20-01	200,000					200,000
<b>Public Works Total</b>		<b>1,486,000</b>	<b>1,545,000</b>	<b>375,000</b>	<b>3,735,000</b>	<b>2,515,000</b>	<b>9,656,000</b>
<b>RDA Successor Agency</b>							
RDA-16-01 Adell St Utility Project	RDA-16-01	1,735,000					1,735,000
RDA-16-07 Adelaide Subdivision	RDA-16-07		1,598,478				1,598,478
RDA-17-02 Yosemite Lot Development	RDA-17-02		550,970				550,970
RDA-18-02 Adell St Interconnect, Kennedy & Adell	RDA-18-02	265,000					265,000
<b>RDA Successor Agency Total</b>		<b>2,000,000</b>	<b>2,149,448</b>				<b>4,149,448</b>
<b>Transit Program</b>							
Trans-10 AHSC Transit Developments	Trans-10	177,000	416,000				593,000
TRANS-11 Transit Center Charging Station Project	TRANS-11	60,118	526,667				586,785
<b>Transit Program Total</b>		<b>237,118</b>	<b>942,667</b>				<b>1,179,785</b>
<b>GRAND TOTAL</b>		<b>46,581,368</b>	<b>43,554,965</b>	<b>17,279,437</b>	<b>22,370,263</b>	<b>36,443,560</b>	<b>166,229,593</b>



**ATTACHMENT 2**

Planning Commission Resolution

**RESOLUTION NO. 1886**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MADERA FINDING THAT THE PROPOSED 2021/22 TO 2025/26 CAPITAL IMPROVEMENT PROGRAM IS IN CONFORMANCE WITH THE GENERAL PLAN AND SPECIFIC PLANS OF THE CITY OF MADERA AS REQUIRED BY SECTION 65401 OF THE GOVERNMENT CODE.**

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

**WHEREAS**, the City Council of the City of Madera reviewed the active and proposed projects in the Fiscal Year (FY) 2021/22 to 2025/26 Capital Improvement Program at their meeting on May 20, 2021; and

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

**WHEREAS**, the City Council of the City of Madera has forwarded the FY 2021/22 to 2025/26 Capital Improvement Program to the Planning Commission for determination of conformance with the City General Plan and Specific Plans pursuant to Government Code Section 65401; and

**WHEREAS**, the Planning Commission reviewed the active and proposed projects in the FY 2021/22 to 2025/26 Capital Improvement Program, evaluated all attached supporting documents and considered testimony received as part of the public hearing process at their meeting on June 8, 2021.

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

1. Recitals: The above recitals are true and correct.
2. CEQA: In the independent judgement of the Planning Commission, and based upon the whole of the record before the Commission, the Commission finds that the resolution of finding of conformance under review by the Commission at this time does not have the possibility of having a significant effect on the environment and has been determined to be exempt under the California Environmental Quality Act (CEQA) guidelines, Section 15061(b)(3), which states that a project is exempt from CEQA when the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.
3. Findings: The Planning Commission hereby finds the updated FY 2021/22 to 2025/26 Capital Improvement Program in conformance with the General Plan and Specific Plans of the City of Madera.
4. Effective Date: This resolution is effective immediately upon adoption.

\* \* \* \* \*

Passed and adopted by the Planning Commission of the City of Madera this 8<sup>th</sup> day of June 2021,  
by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

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Robert Gran Jr., Chairperson  
City Planning Commission

Attest:

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Gary Conte, AICP  
Planning Manager