



REGULAR MEETING OF THE MADERA PLANNING COMMISSION

205 W. 4th Street, Madera, California 93637

NOTICE AND AGENDA

Tuesday, June 14, 2022
6:00 p.m.

Council Chambers
City Hall

The Council Chambers will be open to the public. This meeting will also be available for public viewing and participation through Zoom. Members of the public may comment on agenda items at the meeting or remotely through an electronic meeting via phone by dialing (669) 900-6833 enter ID: 86829913248# followed by *9 on your phone when prompted to signal you would like to speak, or by computer at <https://www.zoom.us/j/86829913248>. Comments will also be accepted via email at planningcommissionpubliccomment@madera.gov or by regular mail at 205 W. 4th Street, Madera, CA 93637.

CALL TO ORDER:

ROLL CALL:

Commissioner Robert Gran Jr.
Commissioner Ramon Lopez-Maciel
Commissioner Rohi Zacharia
Commissioner Khubaib Sheikh
Commissioner Balwinder Singh
Commissioner Saim Mohammad
Commissioner Jose Chavez Garcia

INTRODUCTION OF STAFF:

RECOGNITION:

INTRODUCTION OF NEW PLANNING COMMISSIONER APPOINTEES:

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES: None

PUBLIC COMMENT:

The first 15 minutes of the meeting are reserved for members of the public to address the Commission on items which are within the subject matter jurisdiction of the Commission. Speakers shall be limited to

three minutes. Comments on items listed as a Public Hearing on the Agenda should be held until the hearing is opened.

PUBLIC HEARINGS:

1. Conditional Use Permit 2022-03 & SPR 2022-09 – Tear Down and Rebuild of Cell Tower

Recommendation:

- A. Conduct a public hearing and make the necessary findings.
- B. Adopt a resolution adopting findings of a Categorical Exemption pursuant to CEQA Guidelines Section 15332 for the project and approving Conditional Use Permit 2022-03 and Site Plan Review 2022-09 to allow for the removal of an existing monopole and placement of a new faux Italian Cypress pole and generator. The site is located at 1501 E. Yosemite Ave. (APN: 008-143-032).

The project has been determined to be categorically exempt from the preparation of environmental documents pursuant to Section 15301 of the State California Environmental Quality Act (CEQA) Guidelines.

2. Precise Plan 2022-03 – Crown Tozer 1

Recommendation:

- A. Conduct a public hearing and make the necessary findings.
- B. Adopt a Resolution approving Precise Plan 2022-03 for a 134-lot subdivision on a 25.75-acre parcel and a minor deviation of setbacks to allow 10% of lots to reduce the rear setback by 20%, or three (3) feet. The site is located on the northwest corner of Tozer St. and Sunrise Ave., approximately one mile east of State Route 99.

An Initial Study/Negative Declaration (IS/ND) was prepared and adopted at the Planning Commission hearing on April 9, 2019. The proposed precise plan is consistent with the previously approved development analyzed by the prior Negative Declaration with no substantial changes to the project site or its surrounding that would warrant additional environmental review. Therefore, no additional environmental analysis is required.

3. Conditional Use Permit 2015-31 MOD – Los Girasoles

Recommendation:

Staff is requesting this item be continued to the July 12, 2022, Planning Commission meeting.

APPOINTMENT OF CHAIR AND VICE CHAIR:

ADMINISTRATIVE REPORTS:

COMMISSIONER REPORTS:

ADJOURNMENT:

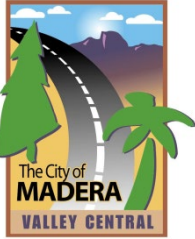
In compliance with the Americans with Disabilities Act, the meeting room is accessible to the physically disabled and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices or translators needed to assist participation 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.



REPORT TO THE PLANNING COMMISSION

Prepared by:

Kira Noguera, Contract Planner

Meeting of: June 14, 2022

Agenda Item: 1

SUBJECT:

Conditional Use Permit 2022-03, Site Plan Review 2022-09, and related Categorical Exemption for 1501 East Yosemite Avenue cell tower replacement and equipment upgrades, and standby / emergency generator filed by Crown Castle on behalf of T-Mobile.

RECOMMENDATION:

Conduct a public hearing and:

1. Adopt a resolution adopting a Finding of Categorical Exemption pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (Small Facilities) and Section 15332 (In-fill Development) and approving Conditional Use Permit 2022-03 and Site Plan Review 2022-09, subject to the findings and conditions of approval.

PROPOSAL:

A request for a conditional use permit (CUP) and site plan review (SPR) for consideration to allow for wireless upgrades that include the removal and replacement of an existing 77 foot (ft) tall monopole with an 89 ft high faux cypress wireless tower and other equipment improvements at a developed cellular communication site located 1501 East Yosemite Avenue (Assessor’s Parcel Number (APN) 008-143-032) approximately 350 feet east of East Cleveland Avenue (refer to Attachment 1). The new tower will be five feet taller than the existing tower, plus an additional 6 feet of faux Italian cypress screening for a total height of 89 feet. The applicant is also requesting to extend the enclosed cellular communication site lease area approximately 16 square feet.

In addition, the applicant is requesting consideration to allow the installation of a new 25-kilowatt (kW) standby / emergency diesel generator to be located approximately 100 feet outside the enclosed cellular communication site (APN 008-143-032). The standby generator would be placed in an enclosed 10 ft by 15 ft leased area.

Table 1: Project Overview	
<i>Project Number:</i>	CUP 2022-03, SPR 2022-09
<i>Applicant:</i>	Crown Castle on behalf of T-Mobile
<i>Property Owner:</i>	Chalybeate Associates
<i>Location:</i>	1501 E Yosemite Avenue (APNs 008-143-030 & -032)
<i>Project Area:</i>	1.27 acres

<i>Plan Land Use:</i>	C (Commercial) (Refer to Attachment 2)
<i>Zoning District:</i>	C1 (Light Commercial) (Refer to Attachment 3)
<i>Site Characteristics</i>	The subject property is located at the northeast corner of East Yosemite Avenue and Cleveland Avenue. The project site has street access from both East Yosemite Avenue and Cleveland Avenue. The site is currently developed with a service station, minimart, commercial strip mall, fast food restaurant, and existing communication monopole.

SUMMARY:

The applicant has requested a use permit (CUP 2022-03) and site plan review (SPR 2022-09) to allow for wireless upgrades that include the removal and replacement of an existing 77 ft high monopole with an 89 ft high faux cypress wireless tower and the installation of a new 25-kilowatt (kW) standby / emergency diesel generator to be located approximately 100 feet outside the enclosed cellular communication site at a developed cellular communication site located 1501 East Yosemite Avenue. The City General Plan Land Use Map designates the subject site Use C (Commercial) and the site is zoned C1 (Light Commercial) as shown in Attachments 3 and 4, respectively.

Existing pole mounted T-Mobile antennas and antenna equipment, along ground mounted global positioning system (GPS) antenna, outdoor equipment cabinets, diplexers, ice bridge, cable trays and coaxial cable leading from the pole mounted antenna equipment and ground equipment would be removed. The existing 200-amp electrical panel and battery cabinet positioned inside the enclosure would be relocated from the front of the enclosure to the rear of the enclosure. The existing 200-amp electrical panel would be relocated from its northern position on the westerly concrete masonry unit (CMU) wall to a more southerly position on the same wall. An existing lamp and post would remain affixed to the westerly wall facing east and into the enclosure. The northwesterly corner of the cellular site’s six-foot-high (CMU) wall enclosure would be removed and extended for the purpose of expanding the enclosure area an additional 16 ft. (Refer to Attachment 4)

New ground equipment to be installed within the enclosure include a 200-amp generator intersect, GPS antenna, outdoor equipment cabinets, cable trays and a 48 ft diameter caisson to mount the 89 ft tall faux Italian Cypress monopole. The applicant proposes to install 8 new antennas and 8 remote radio heads (RRHs) also commonly refer to as remote radio units (RRUs) onto the pole using collar mounts. The new antennas and RRUs are to be positioned at an elevation of approximately 64 ft, 71 ft and 77 ft above grade. The co-location communication monopole allows for a future set of antennas to be mounted at an elevation of approximately 55 feet above grade. (Refer to Attachment 4)

In addition to the cellular tower removal and replacement, and the ground equipment improvements, the applicant proposes to install a new 25-kW standby / emergency diesel generator, fuel cell and other improvements in what appears to be an abandoned equipment enclosure approximately 100 feet southeast of the enclosed cellular communication site. The abandoned equipment enclosure interior area would be expanded to 10 ft by 15 ft and improved to include an 8-foot-high CMU walls on three sides with an access gate facing west. The standby generator would be housed in an all-weather enclosure affixed to the pavement or concrete pad. A 200-amp automatic transfer switch would be mounted to the interior of the CMU wall. Power from the emergency generator would be extended underground via conduit from the generator enclosure to the cellular communication site.

Wireless communication towers are allowed in Commercial zones provided a use permit is first acquired. Madera Municipal Code (MMC) Section 10-3.419(D)(3)(c)(1) requires communication towers to be

setback a distance equal to the height of the tower, including antennas, plus 20 feet from any off-site residential structure. The nearest residential structure is approximately 150 feet southeast of the proposed new faux cellular tower.

PRIOR ACTIONS:

SPR 2015-13, approved April 2015, allowed for the removal and replacement of 6 pole mounted panel antennas on current cellular monopole and for the installation of a new supporting ground equipment.

SPR 2021-18 sought to install an emergency / standby generator to provide back-up power to the existing cellular equipment at the same location now being considered. The SPR 2021-18 application was withdrawn by T-Mobile.

SURROUNDING LAND USES:

Table 2: Bordering Site Information			
<i>Direction</i>	<i>Existing Use</i>	<i>General Plan Designation</i>	<i>Zone District</i>
<i>North</i>	Fresno River	RC	RCO – Resource Conservation and Open Space
<i>East</i>	Auto-oriented Light Commercial	County	County
<i>South</i>	Auto-oriented Light Commercial	C	C1 – Commercial
<i>West</i>	Single-Family Residence (existing non-conforming)	C	C1 – Commercial

ANALYSIS:

Site Plan Review

MMC § 10-3.4.0102 Site Plan Review Applicability

A site plan review is required for all projects which require a use permit, including a change of use where no on-site construction is proposed. If the Commission cannot make the appropriate findings, the development should be denied. Conditions may be attached to the approval of the site plan to ensure compatibility. Project design may be altered and on- or off-site improvements required in order to make the project compatible with nearby uses.

Conditional Use Permit

MMC § 10-3.1301 – MMC § 10.3.1311 Use Permits

MMC § 10-3.419 (D) Required Approvals (3) Use Permits

The Municipal Code states that towers or antennas not permitted pursuant to administrative approvals subsections (1) and (2) shall be subject to approval of a use permit. The City’s Zoning Ordinance allows for the granting of a use permit by the Planning Commission subject to 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 even after imposing appropriate conditions, the use permit should be denied. Conditions may be attached to the approval of the use permit to ensure compatibility. In

addition, the application may be subject to further review, modification, or revocation by the Commission as necessary.

Potential Impacts

The continuous impacts of this use on surrounding properties will be minimal and there are few discrete impacts. Both the continuous and discrete impacts are less than significant.

The only continuous impact is no more or less than the existing tower. Maintenance visits will be consistent with the current operation of the existing tower. The extension of the cellular tower enclosure and lease space would not affect the drive aisle immediately adjacent to and north of the cellular tower enclosure space. Adequate width of the drive aisle would remain and would not impede on parking or emergency vehicle access to the rear of the existing buildings on the property.

Implementation of the emergency / standby generator would not result in the loss of parking or landscape. Nor would the proposed emergency generator interfere with on-site circulation.

The discrete impacts are also consistent with current operation of the existing tower. The new tower will not introduce additional impacts.

Justification

The proposed upgrades will enhance the wireless coverage and capacity to the community and emergency services.

ENVIRONMENTAL REVIEW:

Staff performed a preliminary environmental assessment and determined that the project is exempt under Section 15303 (Small Facilities) and Section 15332 (In-fill Development) of the California Environmental Quality Act (CEQA) Guidelines because the project would be in an area that is substantially urbanized within the City limits, would be less than five acres in size, and would not have any value to an at-risk plant or animal species, and would not result in any potential environmental impacts under CEQA. Further, none of the exceptions under Section 15300.2 of the CEQA Guidelines are applicable to this project.

COMMISSION ACTION:

The Commission will be acting on CUP 2022-03 and SPR 2022-09. Staff recommends that the Commission:

1. Move to adopt a resolution of the Planning Commission adopting a Findings of Categorical Exemption from CEQA pursuant to CEQA Guidelines Sections 15303 and 15332 for the project and approving Conditional Use Permit 2022-03 and Site Plan Review 2022-09, based on the and subject to the findings and conditions of approval.

ALTERNATIVES:

As an alternative, the Commission may elect to:

1. Move to continue the public hearing to the July 12, 2022, Planning Commission hearing with direction to staff to return with an updated resolution with appropriate findings modifying the conditions of approval for the following reasons: (Specify – Planning Commission should articulate reasons for modifications to findings and conditions of approval).

2. Move to continue the public hearing to July 12, 2022, 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).

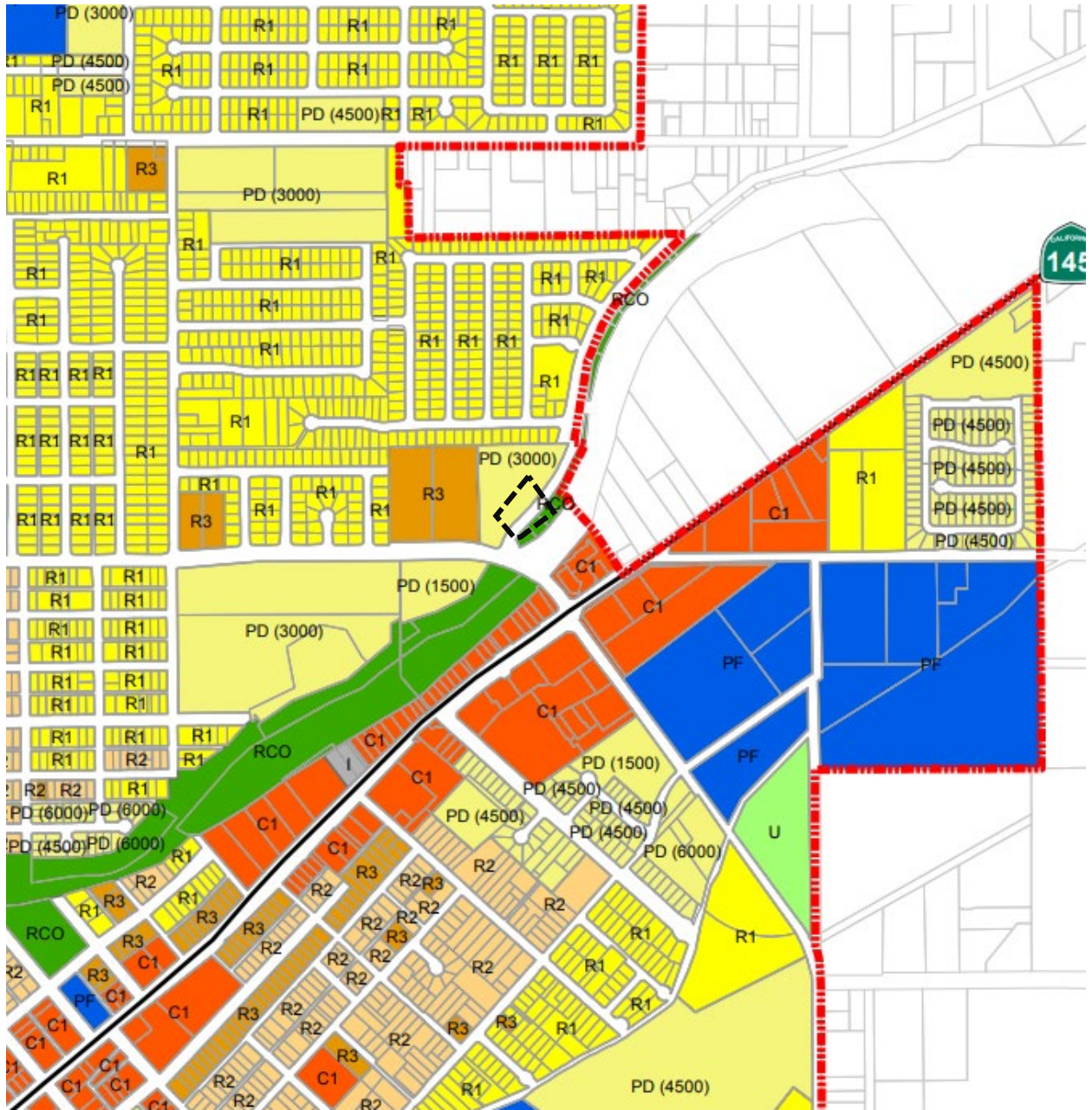
ATTACHMENTS:


1. Aerial Photo
2. General Plan Land Use Map
3. Zoning Map
4. Site Plan and Elevations
5. Photo Representations
6. Planning Commission Resolution

Attachment 1: Aerial Photo

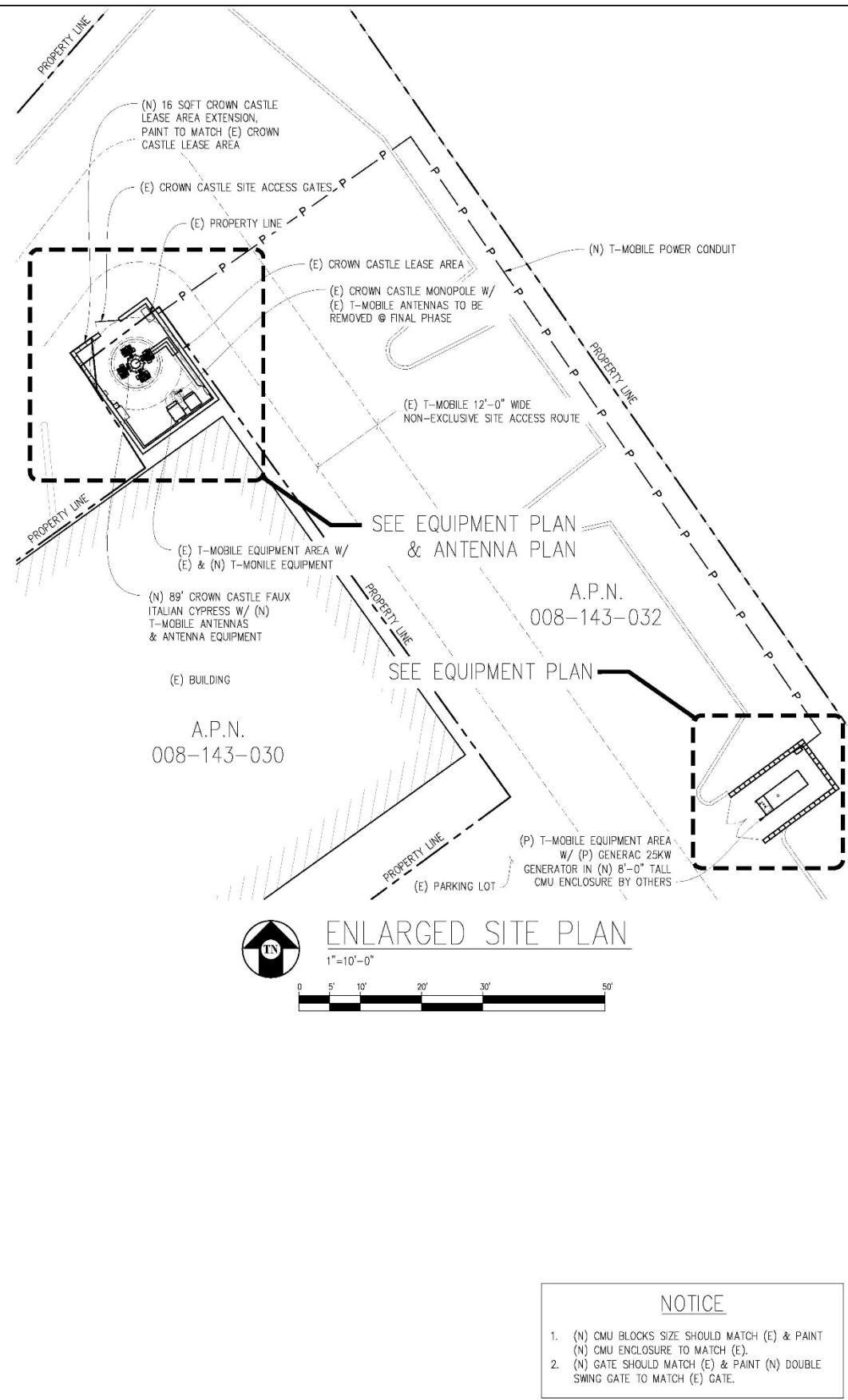
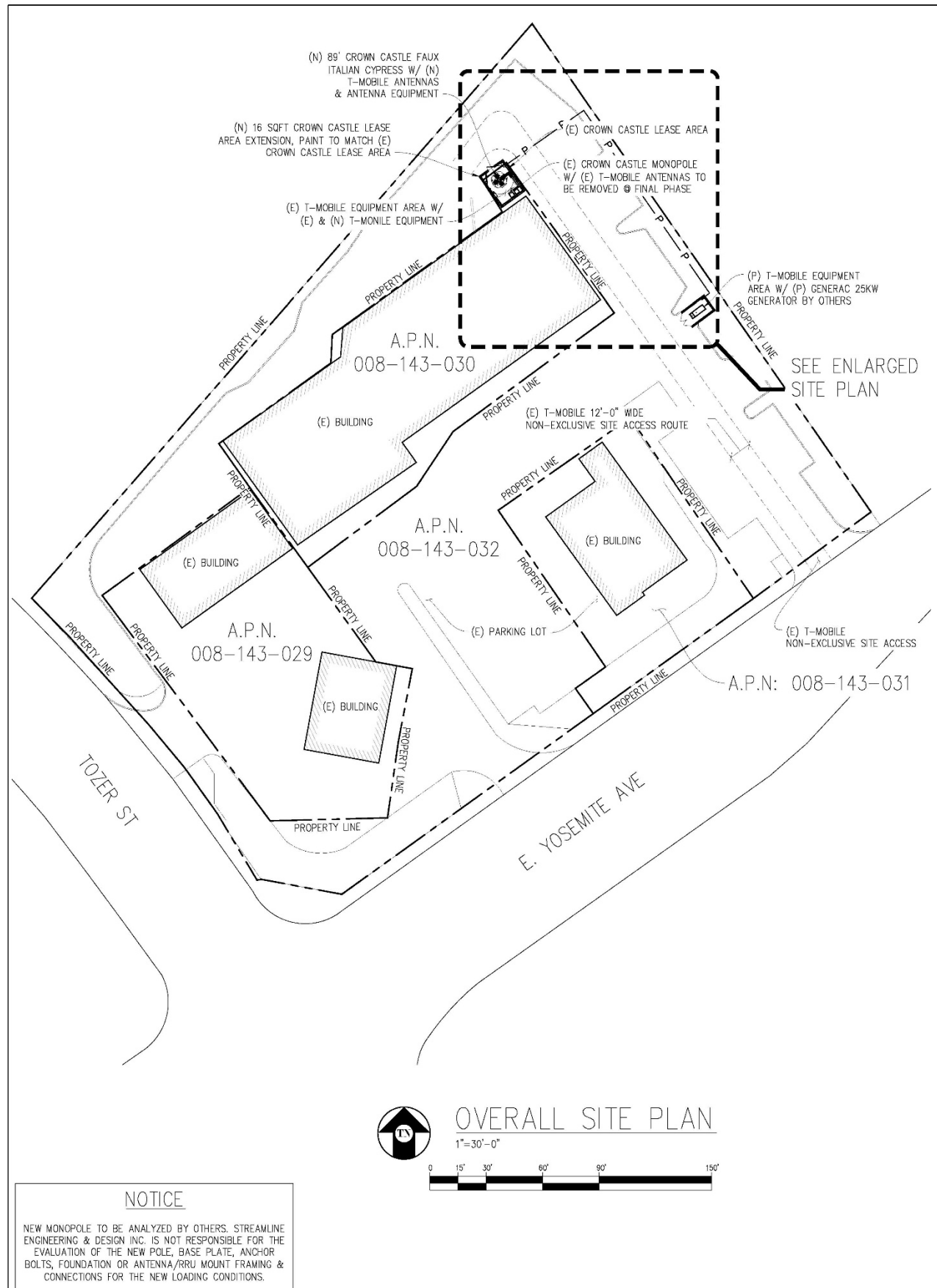


Attachment 2: Zoning Map



 Project Site

Attachment 3: Site Plan and Elevations



NOTICE

NEW MONOPOLE TO BE ANALYZED BY OTHERS. STREAMLINE ENGINEERING & DESIGN INC. IS NOT RESPONSIBLE FOR THE EVALUATION OF THE NEW POLE, BASE PLATE, ANCHOR BOLTS, FOUNDATION OR ANTENNA/RRU MOUNT FRAMING & CONNECTIONS FOR THE NEW LOADING CONDITIONS.

NOTICE

- (N) CMU BLOCKS SIZE SHOULD MATCH (E) & PAINT (N) CMU ENCLOSURE TO MATCH (E).
- (N) GATE SHOULD MATCH (E) & PAINT (N) DOUBLE SWING GATE TO MATCH (E) GATE.

**CC544
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AVE**

823001
1501 E. YOSEMITE AVE
MADIRA, CA 93637

ISSUE STATUS

DATE	DESCRIPTION	BY
06/25/21	CD 95%	A.A.
07/21/21	CLIENT REV	S.V.
12/02/21	CLIENT REV	A.A.
12/20/21	CLIENT REV	A.A.
02/10/22	CLIENT REV	D.H.
02/24/22	CD 95% REV 1	D.H.

DRAWN BY: A. ARIA
CHECKED BY: S. SAVIG
APPROVED BY: -
DATE: 02/24/22

Streamline Engineering
and Design, Inc.

8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Kevin Sorensen Phone: 916-680-1930
E-Mail: kevin@streamlineeng.com Fax: 916-680-1941

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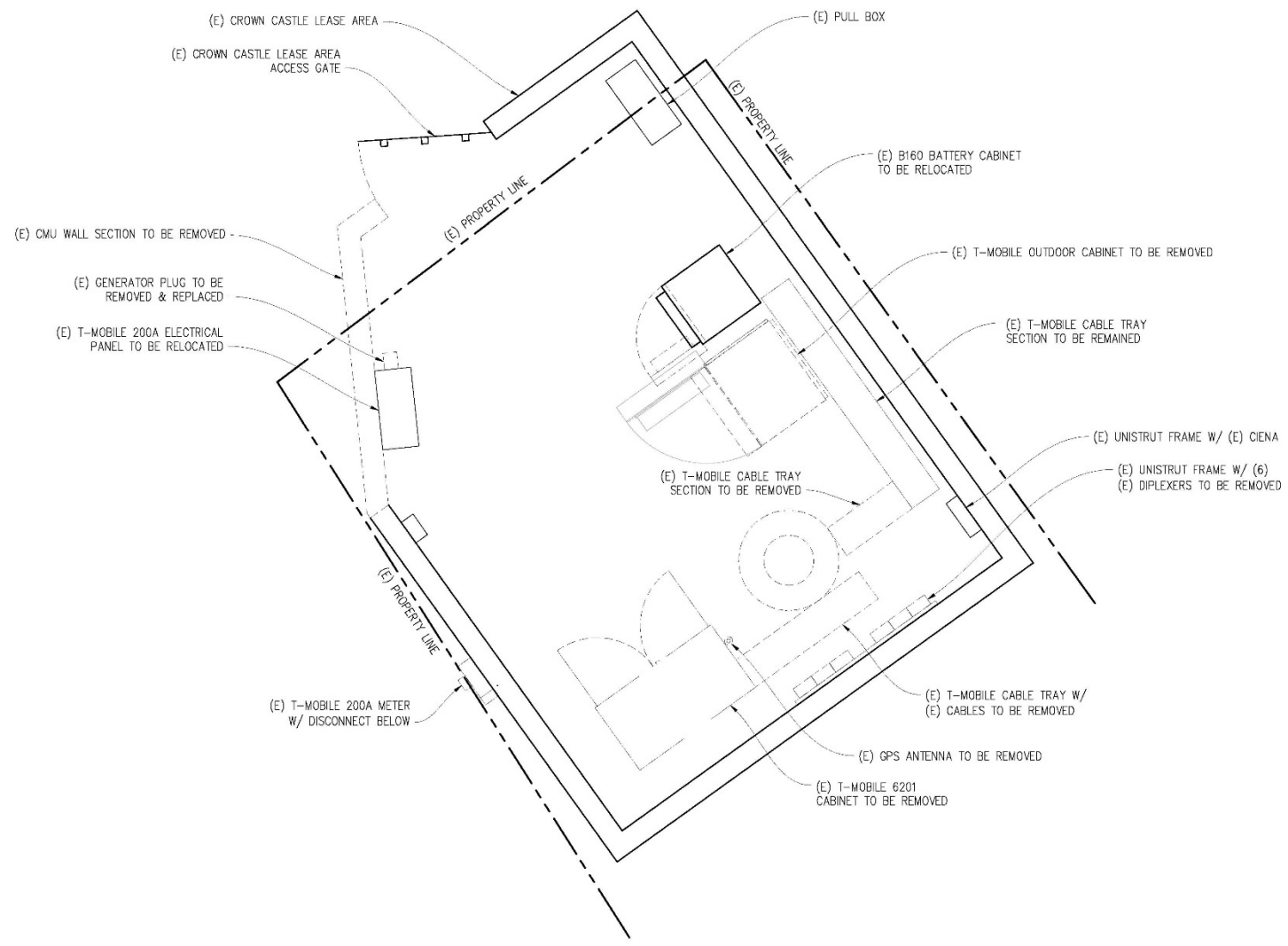
KEVIN R. SORENSEN
54469

**CROWN
CASTLE**

ONE PARK PLACE, SUITE 300
DUBLIN, CA 94568

SHEET TITLE:
**OVERALL SITE PLAN
& ENLARGED SITE PLAN**

SHEET NUMBER:
A-1



(E) EQUIPMENT PLAN
 1/2" = 1'-0"
 0 1' 2' 3' 4' 5' 6' 7' 8' 9' 10'

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 AVE**
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 1501 E. YOSEMITE AVE
 MADIRA, CA 95637

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DRAWN BY: A. ARIA
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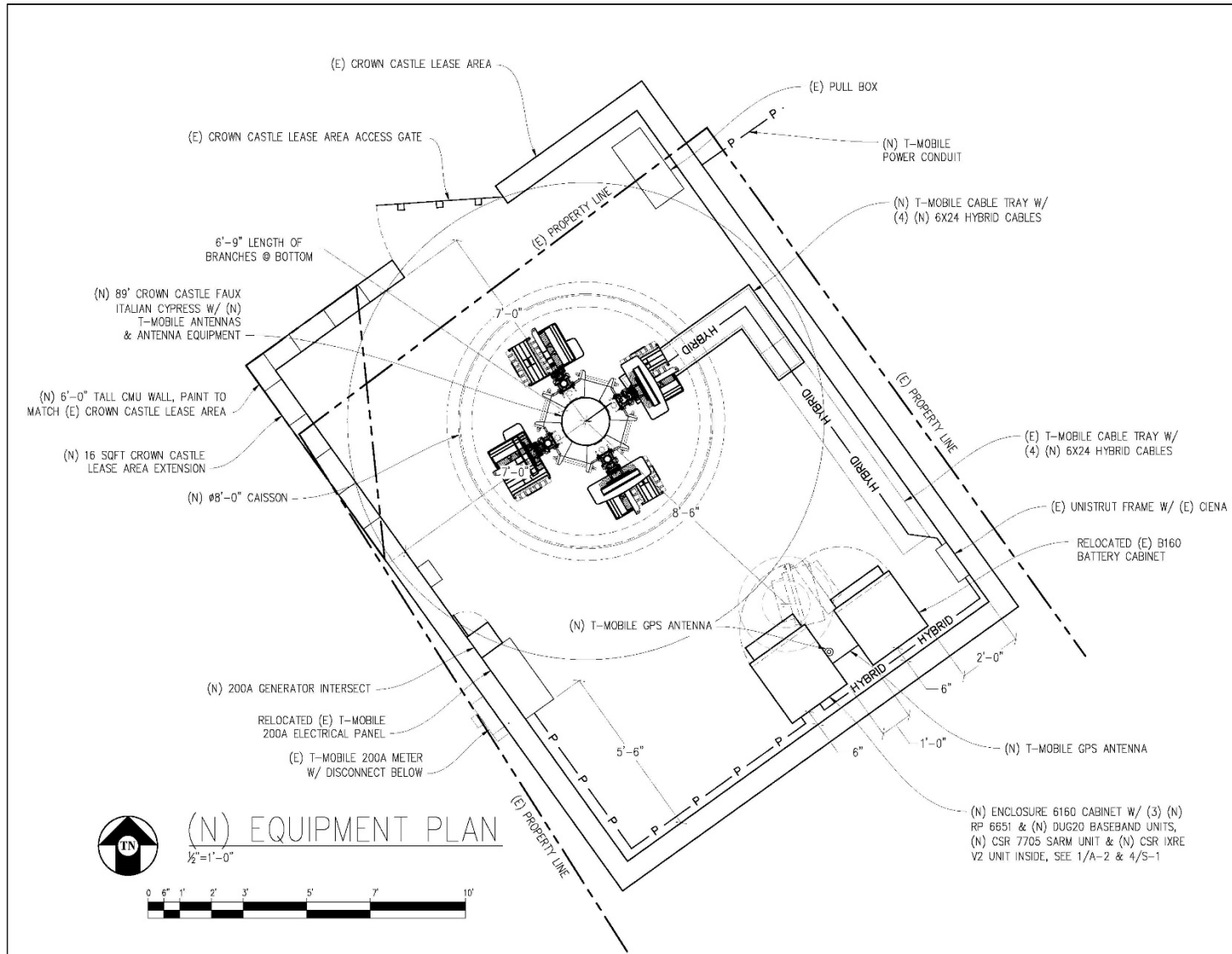
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 Contact: Kevin Sorensen Phone: 916-660-1930
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 KEVIN R. SORENSEN
 S4469

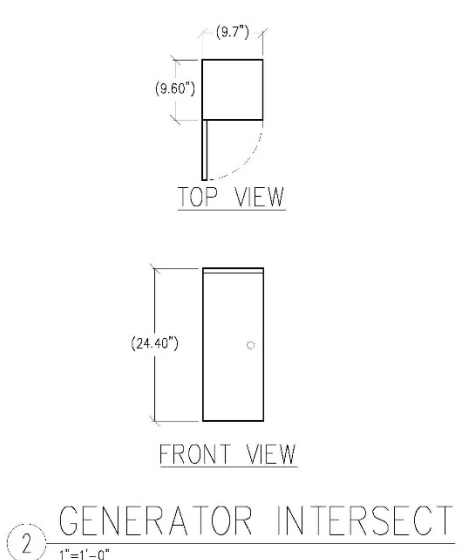
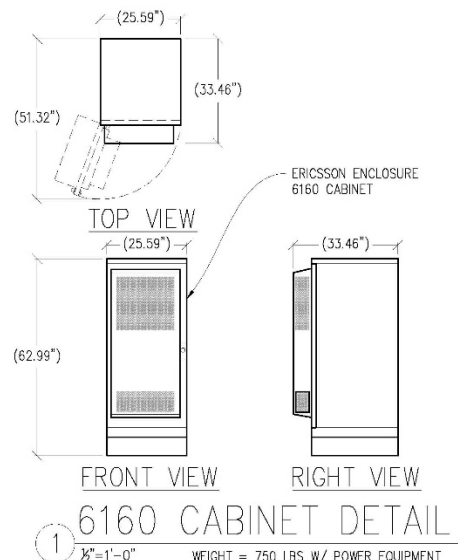
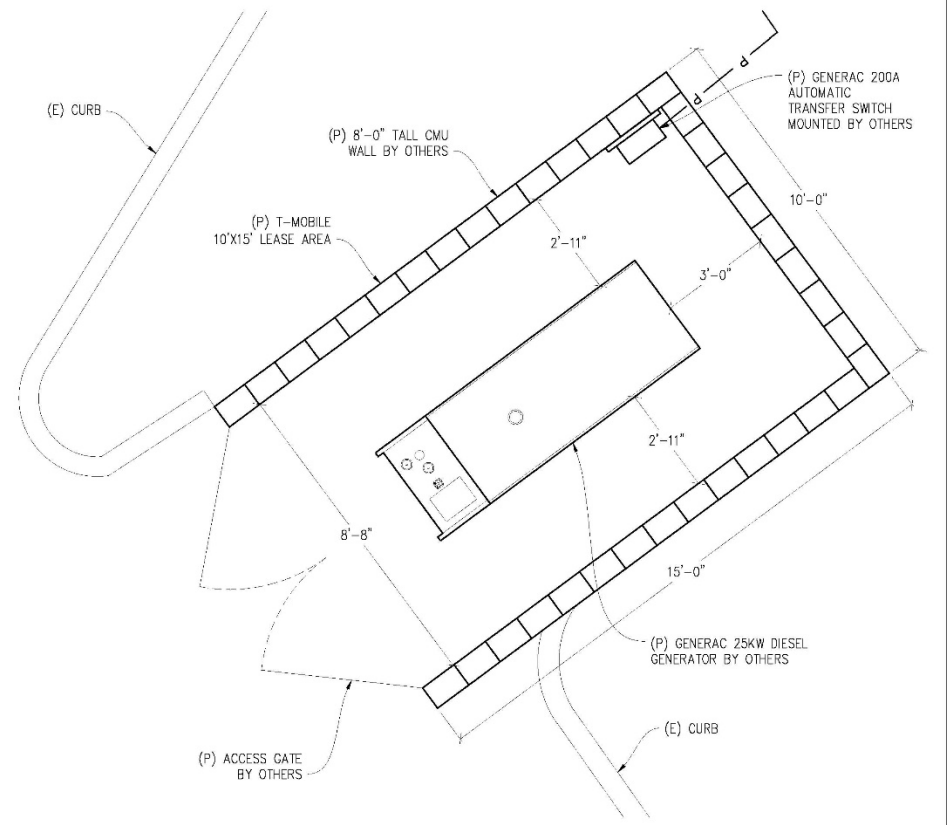
**CROWN
 CASTLE**
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 DUBLIN, CA 94568

SHEET TITLE:
 EQUIPMENT PLAN
 SHEET NUMBER:
A-2.1



NOTICE

- (N) CMU BLOCKS SIZE SHOULD MATCH (E) & PAINT (N) CMU ENCLOSURE TO MATCH (E).
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DRAWN BY: A. ARIA
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S4469

CROWN CASTLE

ONE PARK PLACE SUITE 300
DUBLIN, CA 94568

SHEET TITLE:
EQUIPMENT PLAN
& DETAILS
SHEET NUMBER:
A-2.2

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1501 E. YOSEMITE AVE
MADERA, CA 93637

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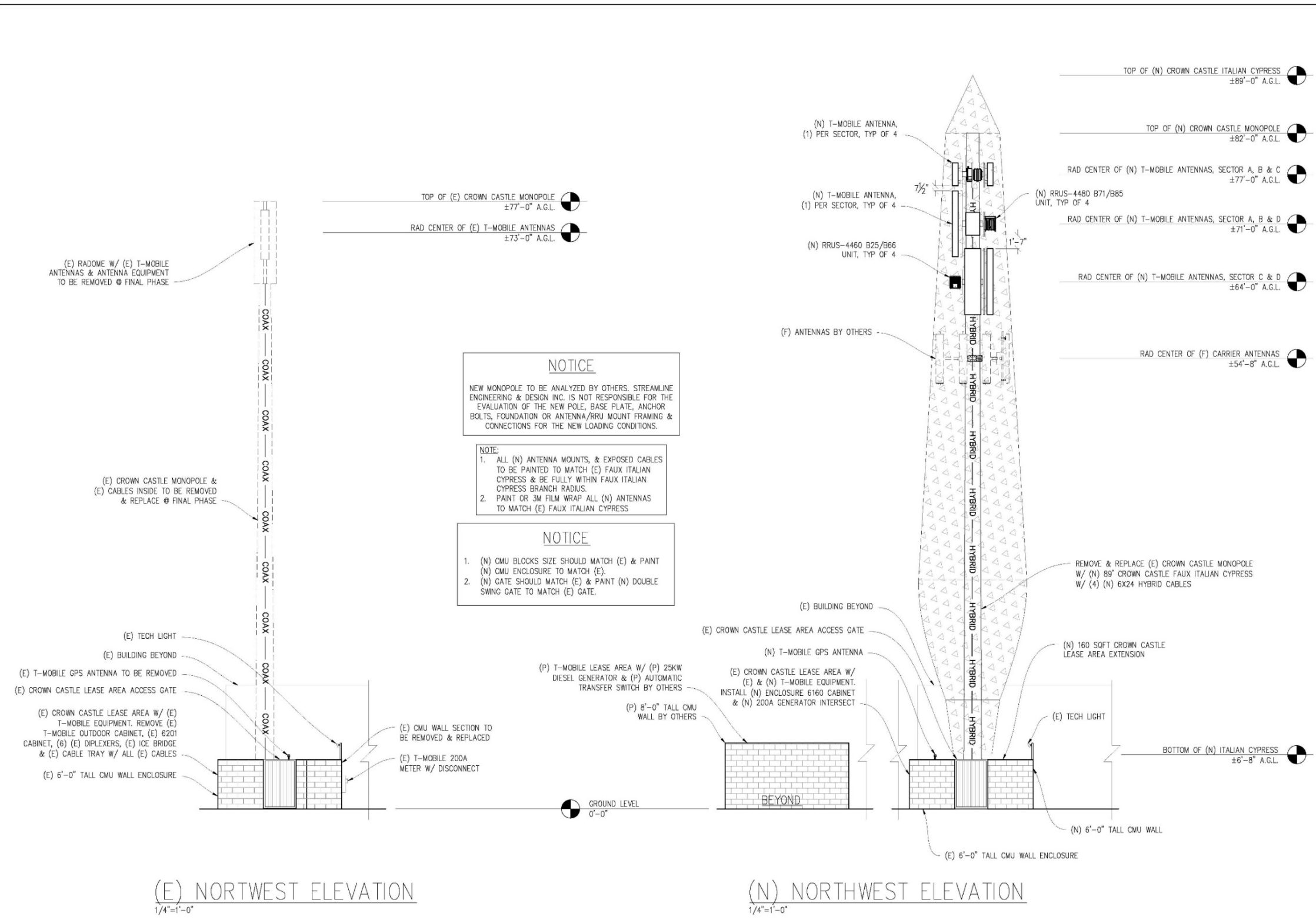
ONE PARK PLACE, SUITE 300
DUBLIN, CA 94568

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-4



Attachment 4: Photo Representations





Existing



proposed antennas

Proposed

Attachment 6: Planning Commission Resolution

RESOLUTION NO. 1920

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MADERA
APPROVING CONDITIONAL USE PERMIT 2022-03 AND SITE PLAN REVIEW 2022-
09, SUBJECT TO CONDITIONS, AND FINDING THE PROJECT IS CATEGORICALLY
EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTION 15303 (SMALL
FACILITIES) and 15332 (IN-FILL DEVELOPMENT PROJECTS)**

WHEREAS, Chalybeate Associates (“Owner”) owns APN 008-143-032 in Madera, California (“site”) and has authorized Crown Castle on behalf of T-Mobile (“Applicant”) to submit applications for development on the site; and

WHEREAS, the 1.27-acre site is a previously developed commercial site with a gas station, commercial strip mall, and fast-food restaurant and is planned C (Commercial) and zoned C-1 (Light Commercial) for commercial land uses; and

WHEREAS, the Applicant is seeking Conditional Use Permit (CUP) 2022-09 to allow for wireless upgrades that include the removal and replacement of an existing monopole with a faux cypress wireless tower; and

WHEREAS, the Applicant is seeking Site Plan Review (SPR) 2022-09 to allow for wireless upgrades that include the removal and replacement of an existing monopole with a faux cypress wireless tower, ground equipment and an emergency / standby generator; and

WHEREAS, the site will remain as it is currently developed except for the existing monopole will be demolished and removed to allow for the new wireless tower to be installed; 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 15303 for small structures as well as 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 site plan reviews and conditional use permits on behalf of the City; and

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

WHEREAS, the Planning Commission received and reviewed CUP 2022-03 and SPR 2022-09 at a duly noticed meeting on June 14, 2022; and

WHEREAS, at the June 14, 2022, Planning Commission hearing, 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 adopt a Class 3 and Class 32 Categorical Exemption per the California Environmental Quality Act and approve CUP 2022-03 and SPR 2022-09, 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 3 Categorical Exemption as the project qualifies as a small structure as set forth in the CEQA Guidelines Section 15303 as well as a 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. As described in further detail below, the project is consistent with the General Plan and its policies, as well as with the applicable zoning designation and regulations. The proposed development occurs within City limits on a project site of approximately 1.27 acres, which is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare, or threatened species, and would not result in any significant effect relating to traffic, noise, air quality, or water quality. Additionally, the site can adequately be served by all required utilities and public services. Furthermore, none of the exceptions to Categorical Exemptions set forth 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 15202 (Small structures) and Section 15332 (In-Fill Development Projects) for this project.

3. Findings for CUP 2022-03 and SPR 2022-09: The Planning Commission finds and determines that there is substantial evidence in the administrative record to support the approval of CUP 2022-03 and SPR 2022-09, as conditioned. With conditions, the project is consistent with the requirements of the Municipal Code, including Section 10-3.13 (Use Permits) and Section 10-3.4.01 (Site Plan Review). The Planning Commission further approves, accepts as its own, incorporates as if set forth in full herein, and makes each and every one of the findings, based on the evidence in the record, as follows:

Findings to Approve a Conditional Use Permit

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

The property is zoned C-1 (Light Commercial), which is consistent with the existing General Plan land use designation of C (Commercial). CUP 2022-03 and SPR 2022-09 are consistent with the purpose and intent of the C-1 (Light Commercial) zoning district and do not conflict with City standards or other provisions of the Code.

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

The property is located in a commercial zone which will minimize any potential impacts which will need to be mitigated. Additionally, as conditioned, all impacts to surrounding properties have been mitigated such that the use is compatible with surrounding uses.

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

As discussed above, the proposed use is compatible with surrounding properties and will not have a significant, adverse environmental impact. The request will not result in a detriment

to the health, safety, peace, morals, comfort, or general welfare of people residing or working in the neighborhood.

Findings to Approve a Site Plan Review

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

The property is zoned C-1 (Light Commercial), which is consistent with the existing General Plan land use designation of C (Commercial). CUP 2022-03 and SPR 2022-09 are consistent with the purpose and intent of the C-1 (Light Commercial) zoning district and do not conflict with City standards or other provisions of the Code.

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

The property is not located within the boundary of a specific plan.

- *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.*

Site Plan Review 2022-09 has been reviewed and, as conditioned, is consistent with surrounding uses and with all applicable requirements for development in the C1 zone district including provisions for access to and from the site, drainage, and lighting. As conditioned, the project will not generate significant amounts of additional noise, light, or traffic.

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

SPR 2022-09 requires no street dedications as it is located in a developed area. Based on the project's preliminary environmental review, the project will not have a significant impact on traffic or the environment.

4. Approval of CUP 2022-03 and SPR 2022-09: Given that all findings can be made, the Planning Commission hereby approves CUP 2022-03 and SPR 2022-09 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 14th day of June 2022, 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 CUP 2022-03 and SPR 2022-09

EXHIBIT "A"
CUP 2022-03 & SPR 2022-09
CONDITIONS OF APPROVAL
June 14, 2022

Notice to Applicant

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

IMPORTANT: PLEASE READ CAREFULLY

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

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

Approval of this permit may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this permit, the zoning ordinance, and all City standards and specifications. This permit is granted, and the conditions imposed, based upon the application submittal provided by the applicant, including any operational statement. The application is material to the issuance of this permit. Unless the conditions of approval specifically require operation inconsistent with the application, a new or revised permit is required if the operation of this establishment changes or becomes inconsistent with the application. Failure to operate in accordance with the conditions and requirements imposed may result in revocation of the 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 SPR 2022-09 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 2022-03 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, 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 specified in the conditions of approval listed herein 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 to the City of Madera Planning Department no later than three (3) days following action on SPR 2022-09.**
3. CUP 2022-03 shall expire 12 months from date of issuance, unless positive action to utilize the CUP or a written request for extension has been submitted to the Planning Commission before the expiration of the CUP (MMC Section 10-3.1311, Termination and Revocation).
4. SPR 2022-09 shall expire one year from date of issuance, 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 the expiration date (MMC Section 10-3.4.0114, Lapse of Site Plan 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. Development of the project shall conform to the plans submitted dated February 24, 2022, subject to the conditions noted herein. Minor modifications to the approved plans necessary to meet regulatory, engineering, or similar constraints may at the discretion of the Planning Manager without an amendment to CUP 2022-03 and/or SPR 2022-09. However, should the Planning Manager determine that modifications are substantive, he/she may require that an amendment to CUP 2022-03 and/or SPR 2022-09 be filed for review and approval through the applicable City process.
7. Deferrals are not permitted for any condition included herein, unless otherwise stated or unless approved by the City Council, through a separate deferral process.

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 CUP 2022-03 and SPR 2022-09 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

11. Approval of this application shall be considered null and void in the event of failure by the applicant and/or the authorized representative to disclose and delineate all facts and information relating to the subject property and proposed uses.
12. Approval of SPR 2022-09 extinguishes SPR 2015-13 and renders SPR 2015-13 null and void.

13. CUP 2022-03 and SPR 2022-09 approval is not an authorization to commence construction. On- and off-site improvements, building construction, sign erection or occupancy shall not be permitted without prior approval of the City through issuance of any required grading or building permits.
14. The applicant shall comply with all federal, state and local laws. Material violations of any of those laws concerning the use(s) may be cause for revocation of CUP 2022-03. Such conditions that constitute such violation include, but are not limited to:
 - The commission of three or more violent felonies (crimes against the person) and/or narcotic or dangerous drug sales within the subject premises or in the area immediately adjacent thereto.
 - The arrest of the owner and/or an employee for violations occurring within the subject premises, or in the area immediately adjacent thereto, which violations can be found to be reasonably related to the operation of the business.
 - The failure by the owner or other person responsible for the operation of the premises to take reasonable steps to correct objectionable conditions after having been placed on notice by the official of the City that such conditions exist. Such official may include, but not be limited to the: Code Enforcement Officer, Police Chief, Fire Marshall or City Attorney. Objectionable conditions may include, but not be limited to, disturbance of the peace, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, loitering, public urination, lewd conduct, drug trafficking or excessive loud noise. Such conduct shall be attributable to the subject premises whether occurring within the subject premises or in the area immediately adjacent thereto.
15. Project site shall be subject to periodic review and inspection by the City to determine compliance with the conditions of approval. If, at any time, the use is determined by staff to be in violation of the conditions, the property owner and/or operator may be subject to corrective action.
16. All on- and off-site improvements shall be completed prior to final building inspection and shall be completed in conformance with CUP 2022-03 and SPR 2022-09 Conditions of Approval to the satisfaction of the City of Madera prior to issuance of a certificate of completion, occupancy permit and/or issuance of a business license.
17. Vandalism and graffiti shall be corrected in accordance with the provisions of the Madera Municipal Code.
18. The property owner, operator and/or manager shall operate in a manner that does not generate excessive noise, odor, blight, or vibration that is demonstrated to adversely affect-adjacent properties.
19. The property owner, operator and/or manager shall keep the property clear of all trash, rubbish, and debris at all times, and disposal of refuse shall be restricted to the dumpster on the site.
20. Installation of any structure, equipment and/or other on- or off-site improvements shall not impinge upon or restrict the use of any adjacent property, including, but not limited to, excavations, installation of underground utilities or other improvements, or installation of storm water retention facilities which would be permitted or conditionally permitted by land use regulations.

21. No signage is approved as a component of this entitlement. Any 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, is required to have an approved Sign Permit issued by the Planning Department per Madera Municipal Code Section 10-6.
22. Applicant shall repair / replace broken landscape irrigation improvements and replace damaged landscape improvements, including, but not limited to, turf, shrubs, trees and asphalt resulting from the implementation of the new emergency / standby generator, related equipment, enclosure and /or of undergrounding of electrical equipment to current City and ADA standards. Limits of repairs and replacement shall be established by the City Planning Manager and City Engineer.
23. Applicant shall repair / replace broken landscape irrigation improvements and replace damaged landscape improvements, including, but not limited to, turf, shrubs, trees and asphalt resulting from the removal and replacement of the existing cellular site monopole, aerial and ground equipment and / or expansion of the enclosure to current City and ADA standards. Limits of repairs and replacement shall be established by the City Planning Manager and City Engineer.

Lighting

24. Security lighting associated with the ground equipment enclosure equipment and other improvements shall be down-shielded to keep light within the boundaries of the ground equipment enclosure and prescribed surroundings. In no instances shall lighting pose a concern to public safety or unreasonably affect surrounding.
25. Nuisance on-site lighting shall be redirected as requested by the City within 48 hours of notification.
26. The project proponent shall contact the City Engineer when all site lighting is operational. Additional light screening may be required to ensure compliance with City standards and conditions of approval.
27. The monopole fixture shall not be illuminated beyond what is required by law for public and aircraft safety.

Fencing

28. The use of Concertina wire (razor wire) as a component of any fencing is not allowed.

CUP 2022-03 Wireless Communication Tower

29. The owner, operator and/or successors-in-interest of the communication monopole and ground equipment lease space shall accept reasonable co-location requests from communication companies to place their antennas on the existing monopole and ground-based support equipment at this facility. In the event of conflict between whether a request is reasonable or not, a determination shall be made by the Planning Department based on information provided by the requester and the current owner of the monopole. Appeal to this decision may be made to the Planning Commission to be considered in a public hearing.
30. Height of the faux Italian Cypress cellular monopole shall not exceed 89 feet measured from grade.

BUILDING DEPARTMENT

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

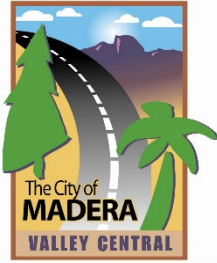
FIRE DEPARTMENT

33. A Knox box or Knox padlock is required for access to the generator enclosure.
34. Changes to the antennas or other equipment requires structural analysis as applicable. Calculations shall be provided with the Building Plans.
35. Fire extinguishers are required. An additional 3A40BC rated fire extinguisher is required for the generator in the generator enclosure.

SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT (SJVAPCD)

36. Applicant shall obtain all applicable San Joaquin Valley Air Pollution Control District (SJVAPCD) approvals and permits (i.e., Authority to Construct (ATC) permit) and shall be submitted to the Planning and Building Departments prior to issuance of any building
37. The applicant shall comply with the rules and regulations of the San Joaquin Valley Air Pollution Control District.

- END OF CONDITIONS-



REPORT TO PLANNING COMMISSION

Prepared by:

Robert Smith, Contract Senior Planner

Meeting of: June 14, 2022

Agenda Item: 2

SUBJECT:

Crown Tozer I Precise Plan (PPL 2022-03)

RECOMMENDATION:

Adopt a resolution approving Precise Plan PPL 2022-03 by the Planning Commission, subject to the findings and conditions of approval.

PROPOSAL:

An application for Precise Plan (PPL 2022-03) for a 134-lot single-family residential subdivision (Crown Tozer I) on approximately 25.75-acres.

Table 1: Project Overview	
<i>Project Number:</i>	Precise Plan (PPL) 2022-03
<i>Applicant/Owner:</i>	Joseph Crown
<i>Location:</i>	Existing vacant parcel northwest corner of Tozer Street and Sunrise Avenue.
<i>Project Area:</i>	25.75-acres, for a 134-lot subdivision
<i>Plan Land Use:</i>	LD – Low Density Residential
<i>Zoning District:</i>	PD 4,500 (Planned Development, one unit per 4,500 square feet of site area).
<i>Site Characteristics</i>	The subject property contains a graded vacant lot with no existing structures or formal site access on-site.

SUMMARY:

The applicant, Joseph Crown, has previously received City approval on 25.75-acres, for a Rezone (REZ 2019-01) application to PD (4,500) – Planned Development (One Unit for each 4,500 square feet of site area) and a Tentative Subdivision Map (TSM 2019-02) to facilitate the development of a 134-lot residential subdivision (Crown Tozer I). The Planning Commission approved TSM 2019-02 on April 9, 2019 contingent on City Council approving REZ 2019-01. REZ 2019-01 was adopted by City Council on May 15, 2019. The applicant proposes to create a precise plan for the development of residential buildings on these lots. The Planning Commission adopted a Negative Declaration as part of the proposed Rezone and Tentative Subdivision Map project.

The Final map for this property was recorded in January 2021.

SURROUNDING LAND USES:

Table 1. Existing Uses, General Plan Designations, Zone Districts of Surrounding Properties			
Direction from Project site	Existing Use	General Plan Designation	Zone District
North	Vacant	MD – Medium Density Residential P&SP – Other Public and Semi Public Uses	PD-4500 – Planned Development (One unit for each 4,500 sf of site area) PF – Public Facility
East	Residential	LD – Low Density Residential	Outside City Limit
South	Educational	MD – Medium Density Residential	PF – Public Facility
West	Residential and Educational	HD – High Density Residential LD – Low Density Residential	R3 – High Density Residential R1 – Low Density Residential

Surrounding land uses include vacant open land to the north. To the west is a residential subdivision and the Martin Luther King Middle School. To the south is the Madera Technical Exploration Center, and education facility for eighth graders, and to the east is the City Limits with predominantly single-family residences on larger lots with occasional vacant parcels.

ANALYSIS:

Precise plans address the relationship to neighboring properties, project building, landscape design, aesthetics, fencing, walls, public infrastructure, services, circulation, parking, and open space. No construction, grading or new development activity may commence in any P-D Zone prior to the approval of a precise plan. Precise plans are subject to the approval of the Planning Commission, and in the case of residential subdivision projects, remain valid so long as the approved tentative map remains valid. Once the subdivision is recorded, the precise plan remains valid until such time that it is amended or repealed.

Site Plans

The applicant is requesting approval of four residential model types and associated floor plans for construction on the 134-lot single-family subdivision. Floor areas will range between 1300 square feet (sf) and 1777 sf, with additional floor area allocated for two-car garages (418 – 456 sf), and three-car garages (690 – 728 sf). Porch’s will add between 59-77 sf to the site plan coverage. With a proposed maximum lot coverage of 50%. The minimum lot size required to accommodate the maximum site plan would be 5,164 sf (see applicant Matrix). The main limitation on the floor plan type available on each lot is the width of the proposed building models in relation to the width of the lot.

Table 2: Floor plan total SF				
Model	Floor Area (sf)	Bed/Bath	Garage	Buildable Lots
Piccola 1300 (min)	1777	3 bed/2 bath	2 spaces	100%
Piccola 1300 (max)	2049	3 bed/2 bath	3 spaces	13%
Regatta 1400 (min)	1874	3 bed/2 bath	2 spaces	92%
Regatta 1400 (max)	2072	3 bed/2 bath	3 spaces	91%
Abbey 1616 (min)	2153	3 bed/2 bath	2 spaces	93%
Abbey 1616 (max)	2425	3 bed/2 bath	3 spaces	14%
Sienna 1777 (min)	2310	4 bed/2 bath	2 spaces	91%
Sienna 1777 (max)	2582	4 bed/2 bath	3 spaces	10%

Development Standards

Precise plans are utilized within the P-D (Planned Development) Zoning District to establish the proposed project's specific development and improvement standards, consistent with sections 10-3-4.101 through 10-3-4.107 of the Madera Municipal Code (MMC). Sections 10-3.501 through 10-3.513 of the MMC establishes standards specific to the development within the R (Residential) zoning districts. Additional development standards identified in the MMC, such as parking requirements also apply. The following table (Table 3) sets out the development standards for this proposed subdivision.

Table 3: Development Standard Comparison			
Development Standard	Typical R-1 Standard	Proposed Standard	Deviation
Minimum Site Area	4500 sf (interior) 5000 (exterior)	4500 sf	-
Minimum Dimensions	80' deep 50' width (interior) 60' width (exterior)	80' 40' (interior) 55' (interior)	- 10' (interior) 5' (interior)
Front yard setback	15' living areas 12' porch 20' garages	15' living space 12' porch 20' garages	- - -
Side yard	5' (interior) 10' (exterior) 20' (exterior facing garage)	5' (interior) 10' (exterior) 20' (exterior facing garage)	- - -
Rear Yard	15' (with windows, 1 st floor) 10' (no rear facing windows) 10' Patio Cover, Balcony, Deck Accessory Structures by MMC	15' and 12' for 10% of lots - 10' Patio Cover, Balcony, Deck Accessory Structures by MMC	- 3' for 10% of lots - - -
Parking	1 covered stall 1 uncovered stall	1 covered stall and 1 uncovered stall	- -
Minimum Open Space	750 sf	750 sf	-
Street Tree	City Street Tree standards	1 street tree per interior lot 3 street trees per exterior lot.	-
Minimum front landscaping	450 sf	450sf	-

The application is proposing reductions of typical development standards for minimum lot width dimension, and rear yard setback. Each deviation from development standard will be discussed below.

Minimum Site Dimension

The applicant is requesting a reduction to the exterior and interior (corner) lot width by five (5') feet and ten (10') feet respectively. When the site was rezoned to PD 4500, the intention was the density of development would be higher due to the lower required overall lot size from the R-1 standard. The reduction in required width for these smaller lots is expected and acceptable. The lot width would typically be 45', to accommodate a small number of reduced width lots. The proposed final map lot configuration

results in approximately five lots which are under the standard 50' lot width. Rezoning the property to PD 4,500 is anticipated to result in smaller lot sizes and by design, reduce the individual lot dimensions. In this instance, given unique shape of the subdivision parcel, the constrained nature of the site and resulting lots, the limited number of lots below the required 50' and overall smaller lot size all provides justification for this deviation.

Rear Yard Setback

The reduction in the rear yard setback of three (3') feet, for 10 % of the lots is proposed due to the unusual shape of the overall subdivision. The reconfiguration of certain lots within the subdivision, as conditions of approval of TSM 2019-02, subjected exterior (corner) lots and cul-de-sacs to improve fire access and turnaround resulted in some unusually shaped lots. For the lots affected by the reconfiguration, a number of factors inhibit the ability to be able to maximize the residential model floor space to the extent that other lots within the surroundings are able to do. Given the very specific site circumstances and challenges that these lots bring, relaxing the rear yard setback for a very small overall number of lots (13) would avoid the practical difficulties, unnecessary hardships of placing the proposed model types upon these lots. This percentage is high enough to allow sufficient lot optimization while also ensuring minimal impact the quality of the overall development.

Architecture

Policy CD-33 states, "The exterior of residential buildings shall be varied and articulated to provide visual interest to the streetscape." Each floor plan type comes with four elevational options (Attachment 5). The proposed models are set out in Table 2. The model types are offered as 1,300, 1,400, 1616, and 1777. All models include a two-car garage, front porch and rear patio. Roof material, stucco color and window style and treatment are the main variation between model types.

Side Yard Elevations

In addition to providing a varied primary elevation, the General Plan requires exterior side and or rear elevations visible from a right of way to provide architectural treatments consistent with the front (primary) elevation. A condition of approval is included to ensure compliance.

Varied setbacks

The design document prepared by the applicant identifies the requirement to create variation in the front elevations with a variation from the required front setback to twenty feet (25') with no two adjoining lots having not less than two feet variation between the front setbacks. That variation will be at least five feet over three lots. All garages will have a minimum twenty feet (20') setback. The variation will apply to the entire front elevation of the property, with each elevation element subject to its own setback requirement.

Garage subordinate design

All model types exhibit a subordinate garage design that ensures the prominent elevation is that of the living space rather than the garage. Varying depths of garage, porch and living space provide character to the neighborhood and architectural articulation of the front elevations.

Landscape

Landscape plans are required as an element of the precise plan. Attention to detail and aesthetic design is necessary to satisfy Goal 4 of the General Plan Community Design Element. Goal 4 requires "[A] attractive streetscapes in all areas of Madera." Staff has required landscape and irrigation plans through the conditions of approval, in addition to the requirement for each lot to contain at least one street tree within the front yard.

Open Space

Policy LU-22 states, "Single-family developments need to provide functional outdoor recreational space." Through conditions of approval for the tentative subdivision map, the Project will be required to pay the necessary park impact fees, as well as parkland acquisition fees to provide for the park and recreational needs of residents, thereby satisfying Policy LU-22. The park impact and parkland acquisition fees collected will be expended solely for the acquisition, development, and/or rehabilitation of parkland or improvements. Individual properties will be required to provide open space for each dwelling at 750 sf minimum with minimum dimensions of ten feet (10') in any direction.

ENVIRONMENTAL REVIEW:

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study/Negative Declaration (IS/ND) has been prepared, describing the potential environmental impacts of the proposed Project. The City has assessed the potential environmental impacts of this Project and has determined that they are less than significant. Planning Commission adopted the environmental documents at the meeting on April 9, 2019. Therefore, the adopted negative declaration is still valid. There have been no changes of circumstances which require subsequent environmental analysis under State CEQA Guidelines Section 15162. Therefore, no further environmental review is required.

RECOMMENDED ACTION:

The Commission will be acting on the Precise Plan PPL 2022-03. Staff recommends that the Commission:

1. Move to adopt a resolution of the Planning Commission approving Precise Plan PPL 2022-03, based on and subject to the findings and conditions of approval as contained in the resolution and associated Exhibit A.

The Commission's action is final unless appealed for consideration by the City Council.

ALTERNATIVES:

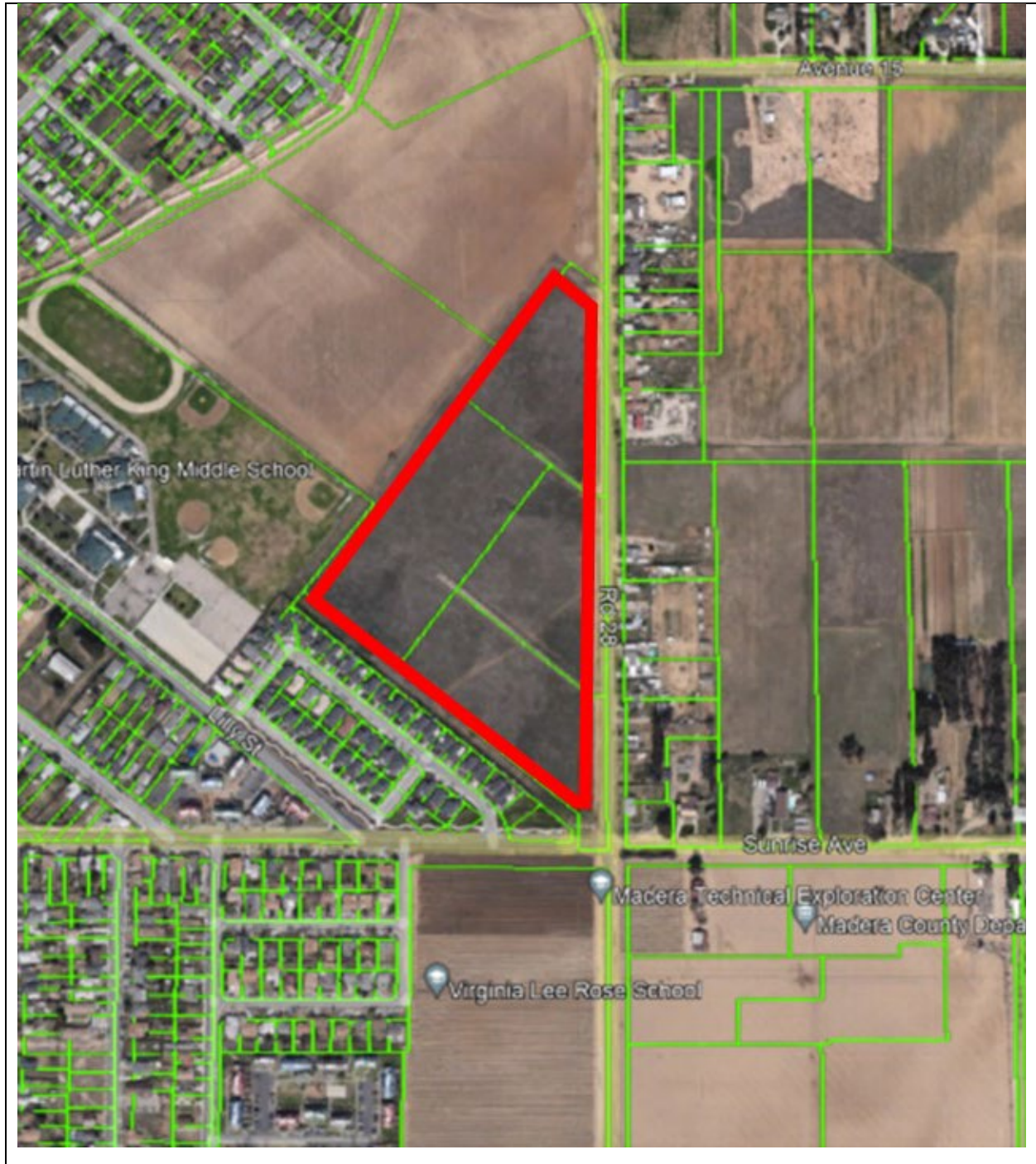
As an alternative, the Commission may elect to:

1. Move to continue the application for PPL 2022-03 to the July 12, 2022, Planning Commission hearing with direction to staff to return with an updated resolution with appropriate findings modifying the conditions of approval for the following reasons: (Specify – Planning Commission should articulate reasons for modifications to findings and conditions of approval).
2. Move to continue the application for PPL 2022-03 to the July 12, 2022, Planning Commission hearing with direction to staff with an updated resolution with appropriate findings for denial for the following reasons: (Specify – Planning Commission should articulate reasons for denial).

ATTACHMENTS:

1. Vicinity Map
2. Aerial Photo
3. General Plan Land Use Map
4. Zoning Map
5. Model Plans, Material and Color Options
6. Planning Commission Resolution for PPL 2022-03

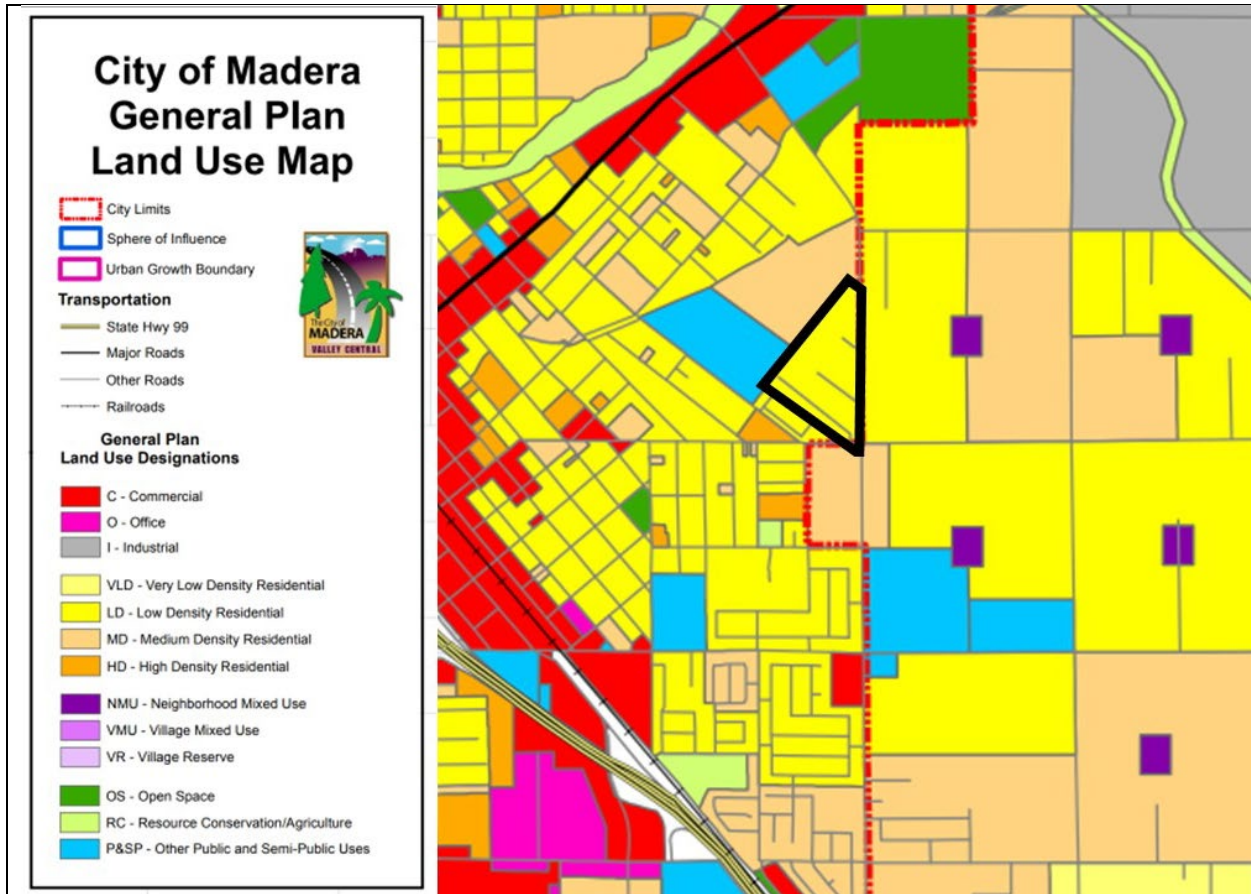
Attachment 1: Vicinity Map



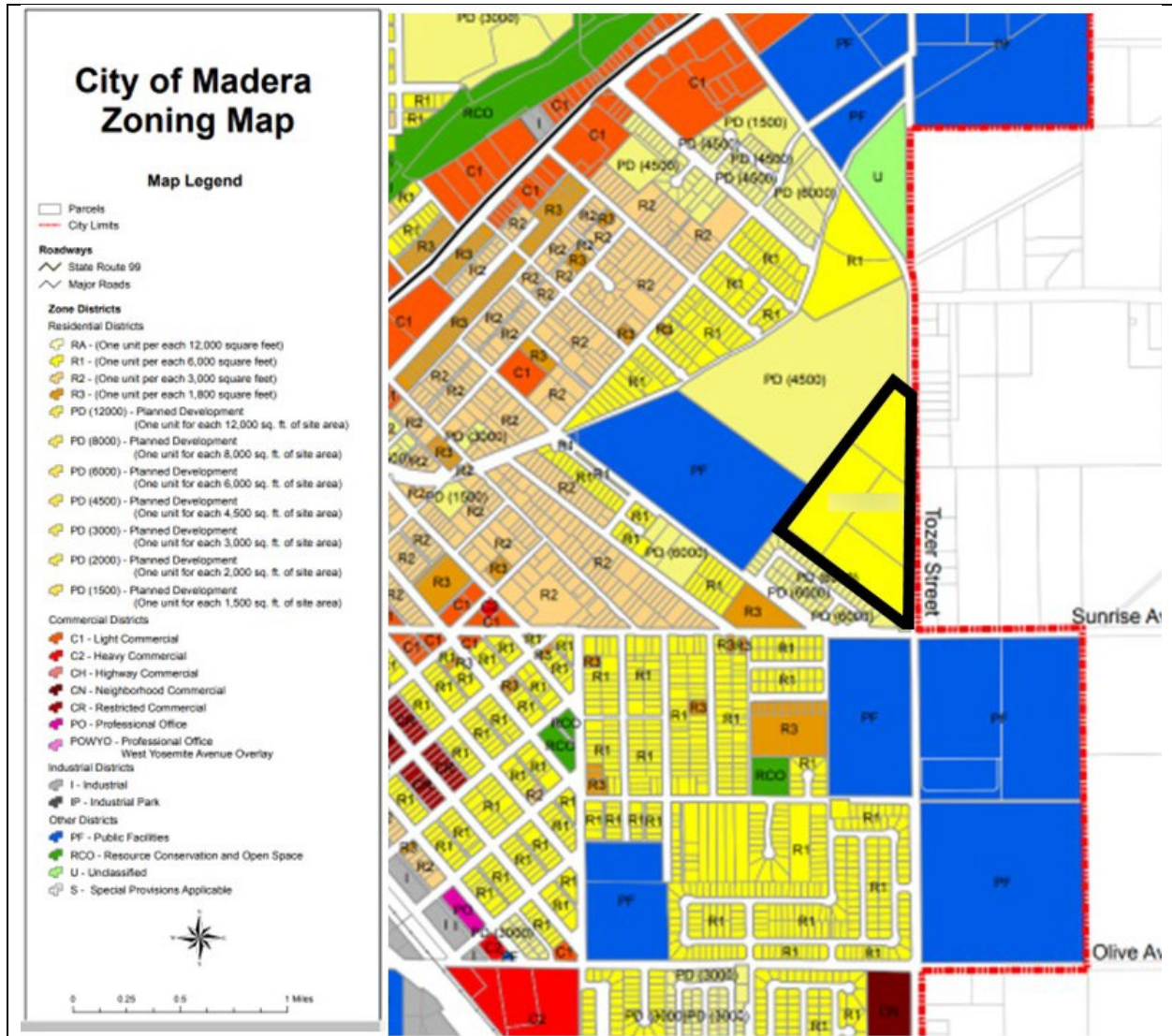
Attachment 2: Aerial Photograph



Attachment 3: General Plan Land Use Map



Attachment 4: Zoning Map



Attachment 5: Model Plans, Colors and Materials

Project Description and Design Standards for Tozer I Subdivision

Plan Models

1. Three models are submitted as part of Tozer I Subdivision. The homes will be constructed upon the 134 lots encompassed within the Subdivision. The home models are as follows:

MODEL NAME	FLOOR AREA	BED/BATH
Piccola	1,300 sq. ft.	3 bed/2 bath
Regatta	1,400 sq. ft.	3 bed/2 bath
Abbey	1,616 sq. ft.	3 bed/2 bath
Sienna	1,777 sq. ft.	4 bed/2 bath

2. Each proposed model will be constructed consistent with either of three elevations, A Gable Roof Lines, B Hip Roof Lines, C Gable Roof Line with Siding Embellishments. Each elevation of each model will have at least five different three-color paint schemes with roof tile variations such as Spanish or flat.

3. All standards for the location and design of buildings (including accessory structures) and fences which are not specified will conform to PD 4500 (Residential) Zone District standards.

4. All driveways and encroachments will conform to City standards regarding setbacks from adjacent property lines, and near intersections. All approaches will conform to City standards.

5. The floor plans of all units will be reversible and driveway approaches on corner lots will be located on the interior side of the property.

6. The appearance of the home is affected by at least three primary features, which are the home model, alternative elevations for each plan, and color. Homes built on side-by-side lots will not repeat more than two of these primary home features. The model floor plans will not be repeated on more than two consecutive lots.

7. The minimums for all lots will be:

Minimum Lot Area: 4,500 sq.ft.

Minimum Corner Lot Area: 5,000 sq.ft.

Maximum Lot Coverage: 50%

Minimum Landscape Area (Front Yard) 450 sq.ft.

Minimum Interior Lot Width: 40ft

Minimum Exterior Lot Width: 55ft

Minimum Lot Depth: 80ft

Maximum Building Height: 35ft

Minimum Curved Frontage: 35ft

Minimum Yard Setbacks: As Follows:

Front Setback – Porch, Balcony, Deck 12ft

Front Setback – Living Space 15ft

Front Setback – Front gate, per Madera Municipal Code Standards

Street Side Setback 10ft

Interior Side Setback 5ft

Rear Setback – Patio Cover, Balcony Deck 10ft

Rear Setback – Living Space 15ft (a 20% rear setback reduction may be applied to a maximum of 10% of the subdivision lots)

Accessory structures: Per Madera Municipal Code Section 10-3.513

Required parking spaces: Minimum 1 covered space and 1 uncovered space on driveway.

Minimum usable open space: For each residential unit in a planned residential development there shall be provided a minimum 750 square feet of open space exclusive of drives and off-street parking areas.

Reduced rear setback justification: The Madera Municipal Code requires a minimum rear yard setback for living space of 15ft with rear facing windows, or 10ft without rear facing windows. The MMC also specifies a requirement to have garage subordinate designs and requires staggering the front yard setbacks with at least a two-foot variation amongst any 2 adjacent lots, and a five-foot variation over any 3 consecutive lots, regardless of home model. The addition of these two design features enhance the streetscape and provide welcomed articulation to an otherwise bland street. However, with the implementation of these two additional design features amongst 3 or more consecutive lots, it's been found to render the 4th lot unsuitable for a home larger than 1,700 sq.ft. due to the limitations of the MMC standard setbacks & the cumulative front yard setback amongst 5 consecutive. Therefore, in order to satisfy the staggering front yard setback and garage subordinate design features, we must reduce the living space rear yard setback as noted above while maintaining a minimum 20ft setback to garage and providing a minimum of 750 sq.ft. of usable open space as required by the MMC.

8. The front setback will vary from the minimum of twelve feet to a maximum of twenty-five feet, with at least a two-foot variation amongst any 2 adjacent lots, and a five-foot variation over any 3 consecutive lots, regardless of home model. Garages will be setback a minimum of twenty feet.

9. Any variation to the development standards proposed will be granted with approval by the Planning Manager when deemed necessary.

Building Colors, Materials and Lighting Considerations

11. The color and materials presentation board will be approved by the Planning Manager and will be included in the precise plan approval.

12. The construction of buildings approved as a component of the precise plan will be consistent with the approved color and materials presentation board, as reviewed and approved by the Planning Department. Any alteration will require, at a minimum, approval by the Planning Manager.

13. All lots where side and/or rear exterior elevations of residential buildings are visible from any street or public rights-of-way will incorporate architectural treatments in keeping with the front (primary) elevation. Such architectural treatments shall consist of installing window trim stucco molding and window grids to match the front of the home.

14. All exterior lighting will be down-shielded and directed in such a way as to not interfere with the driving safety of vehicular traffic. Exposed bulbs will not be permitted.

15. The specifications and types of exterior lighting fixtures to be installed in the subdivision area will be submitted to and approved by the Planning Department prior to issuance of any building permit(s).

Construction Trailer and Sales Center

16. We will apply for a Zoning Administrator Permit for the development of any temporary construction trailer, materials storage yard and/or model home sales center.

Fences and Walls

17. Along all side and rear property lines, six-foot wood fencing will be required for all single-family homes. Within the required front yard setback for main living areas, a maximum fence height of 3'-6" will be allowed. Any retaining walls greater than eighteen inches in height will be split-block masonry. Residential fencing will have a gate that will allow for easy access by an automated solid waste container provided by the City. The width of the gate will be a minimum of 36 inches.

18. Street side yard fencing will be set back no less than five feet.

HVAC and PG&E Utility Placement Considerations/Screening Requirements

19. Heating ventilation and air-conditioning (HVAC) units will be ground-mounted. All ground-mounted HVAC equipment will be located in the interior side or rear yards behind six-foot tall fencing.

20. No fireplaces will be used in Iveywood I Subdivision.

Landscaping and Open Space

21. A detailed landscaping and irrigation plan will be prepared by a licensed landscape architect, stamped and submitted as part of the submittals for a building permit plan check. Each home model will have its own landscape and irrigation plan. Landscape and irrigation plans will be approved by the Planning Department prior to issuance of building permits. Standard and Typical landscape and irrigation plans will be designed for front yards for the entire subdivision as a whole. Installation will be completed in conjunction with occupancy of the individual homes. At least one (1) tree of a minimum 15 gallon or 24" box must be permanently in place within each residential lot front yard. Any change to the position or species of tree shall be reviewed for approval by the Planning Manager. The plans will:

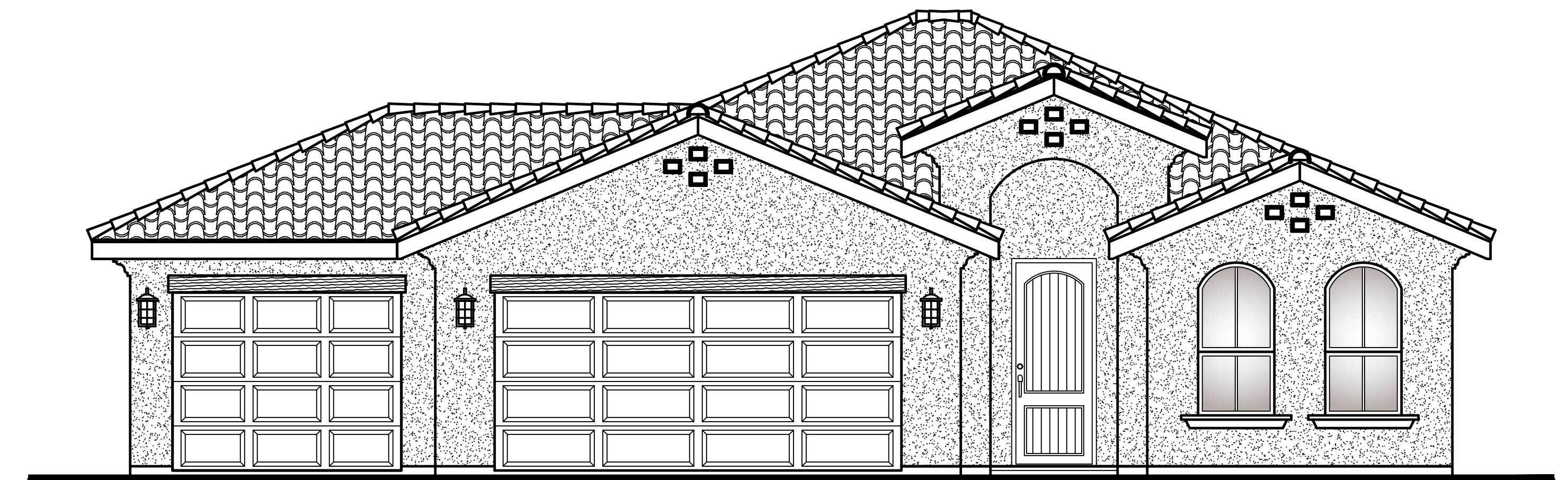
- Demonstrate compliance with the State of California's Model Water Efficient Landscape Ordinance (MWELO);
- Landscaped areas will be provided with permanent automatic irrigation systems;
- At least one City-approved Street tree will be planted in each front yard. Trees will be carefully selected and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

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

The Piccola 1300 Standard Plan



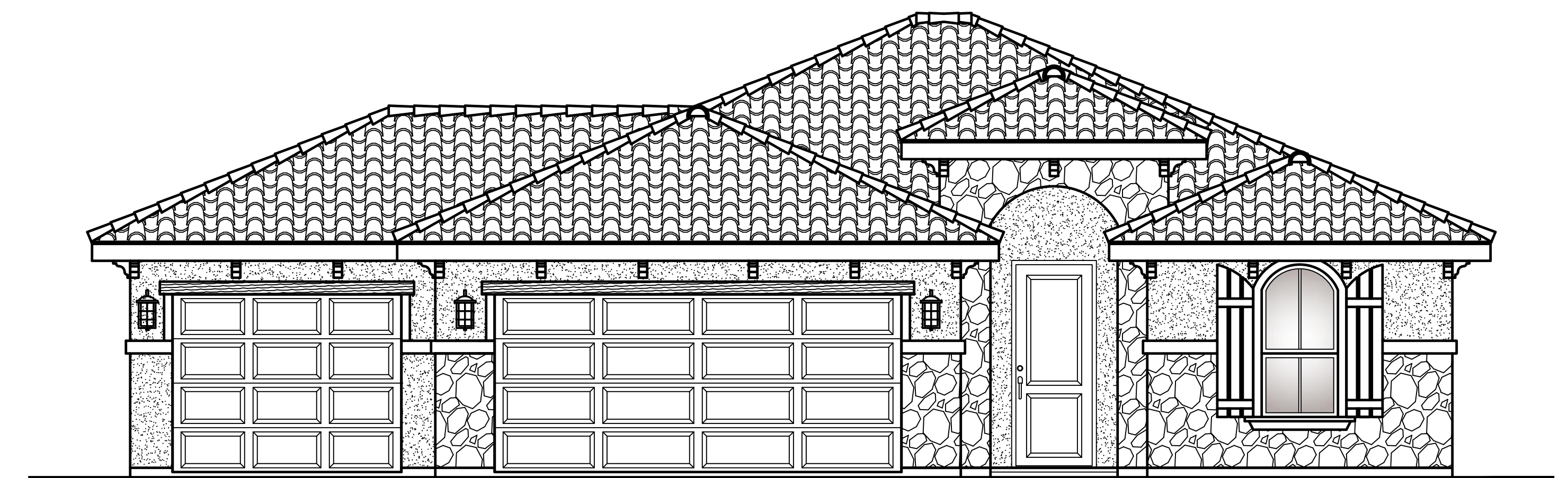
Standard Elevation 'A'



Upgraded Elevation 'A'
w/ OPTIONAL 3RD CAR GARAGE



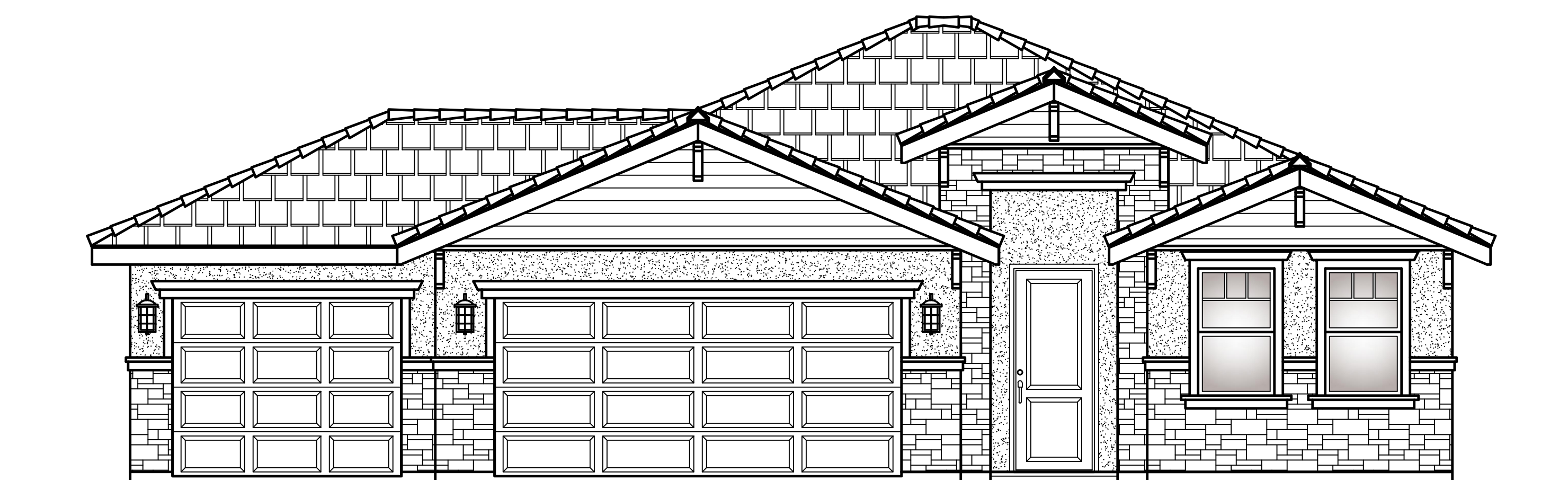
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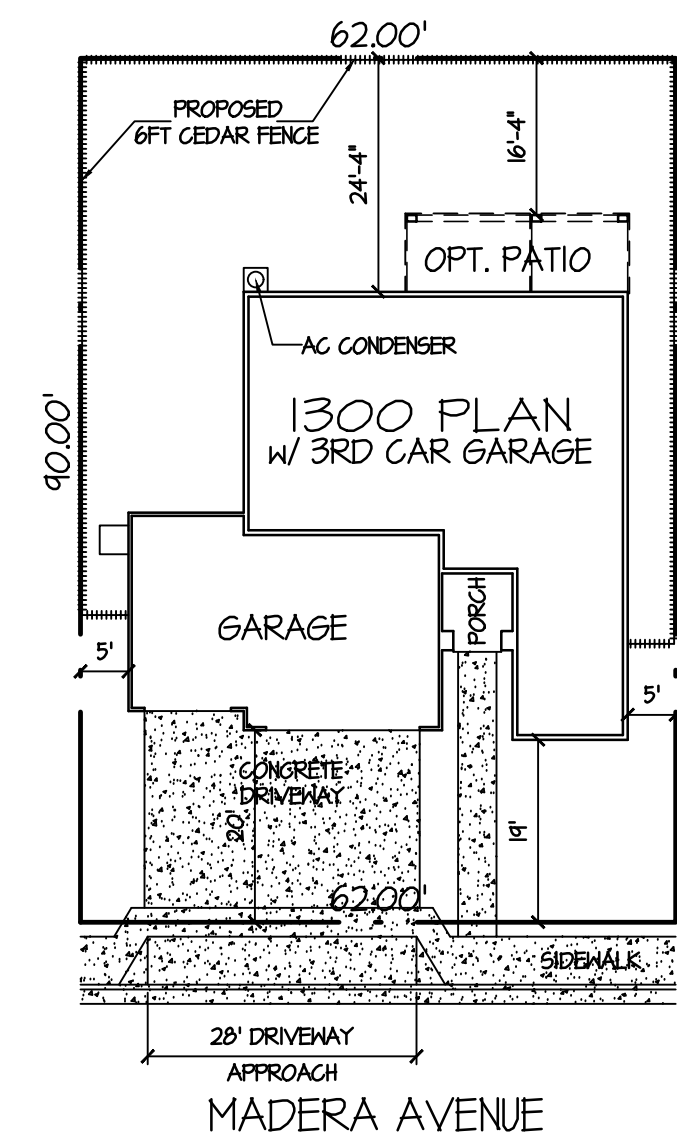
Upgraded Elevation 'B'
w/ OPTIONAL 3RD CAR GARAGE & STONE VENEER



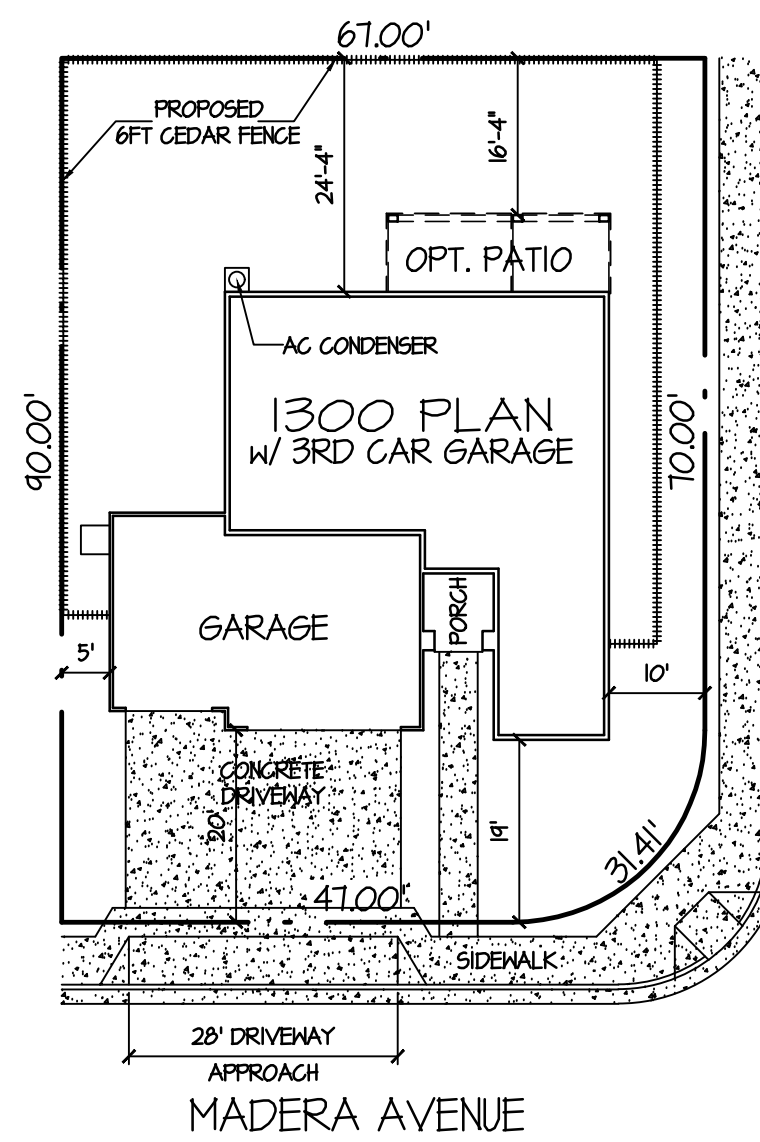
Standard Elevation 'C'



Upgraded Elevation 'C'
w/ OPTIONAL 3RD CAR GARAGE & STONE VENEER



TYPICAL INTERIOR LOT
PLOT PLAN
3RD CAR GAR. OPT.
SCALE: 1" = 20'-0"

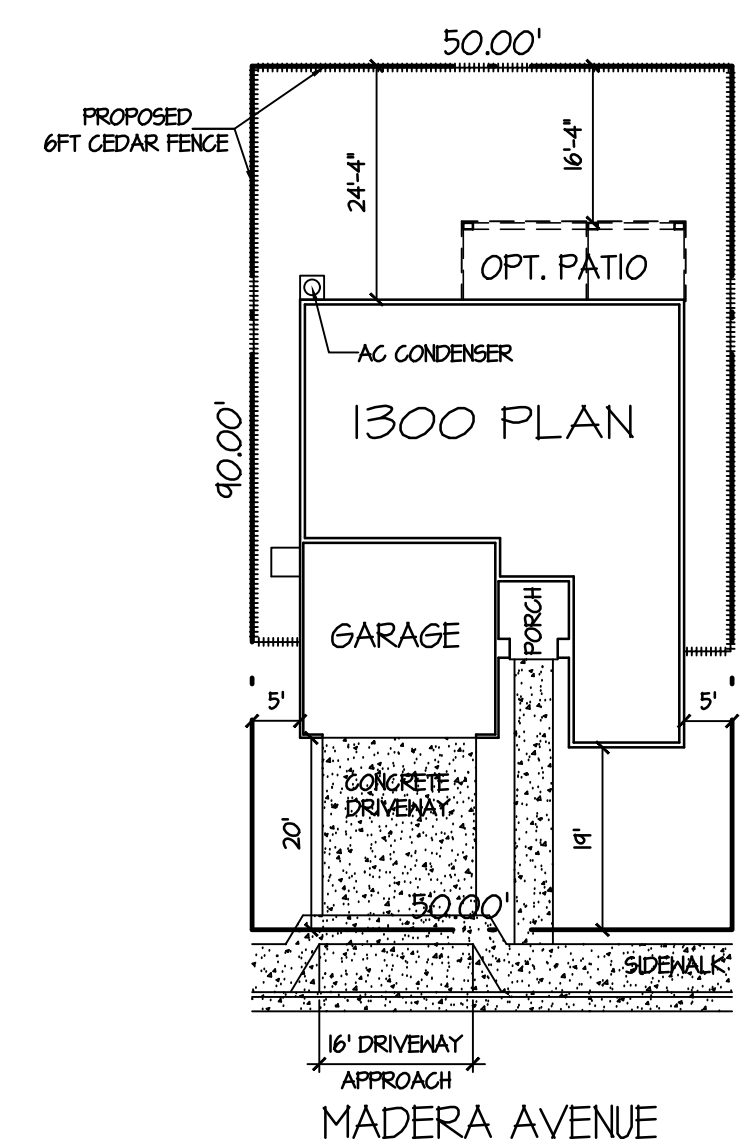


TYPICAL CORNER LOT
PLOT PLAN
3RD CAR GAR. OPT.
SCALE: 1" = 20'-0"

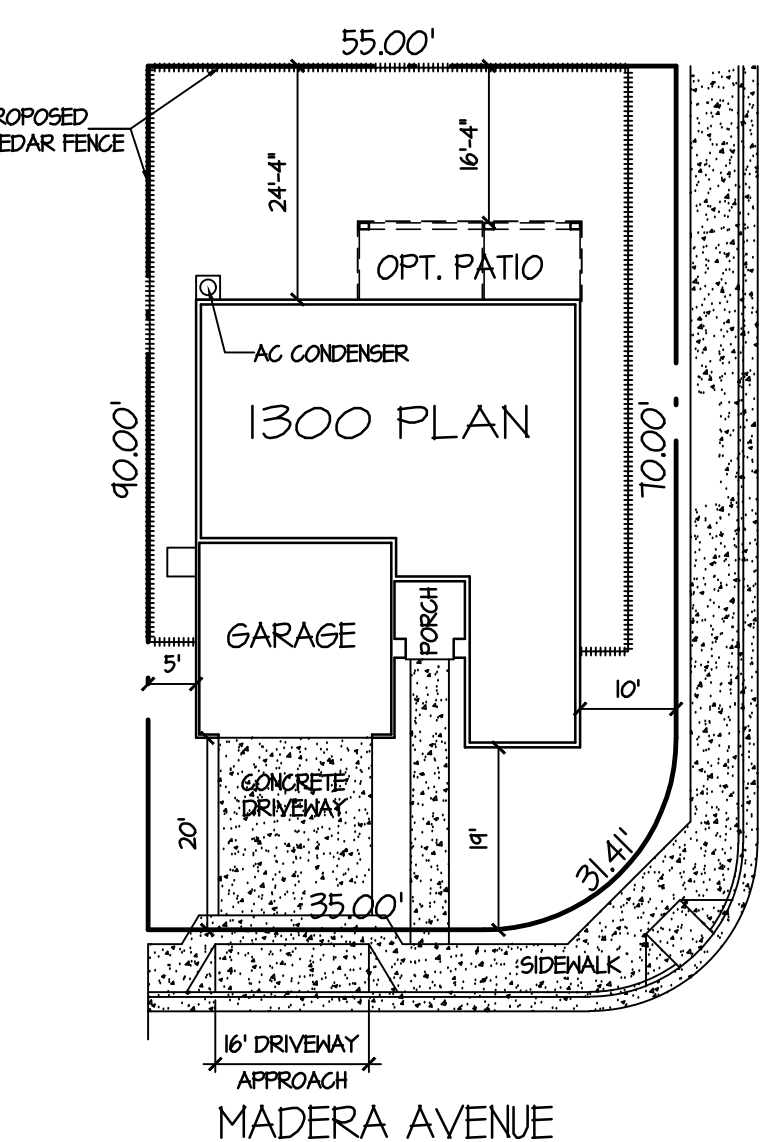
Area:

3RD CAR GARAGE OPTION

LIVING SPACE:	1,300 sq. ft.
GARAGE:	418 sq. ft.
3RD CAR GARAGE:	272 sq. ft.
OPT. 1 PATIO:	80 sq. ft.
OPT. 2 PATIO:	184 sq. ft.
PORCH:	54 sq. ft.
TOTAL LIVING:	1,300 sq. ft.
TOTAL:	2,233 sq. ft.



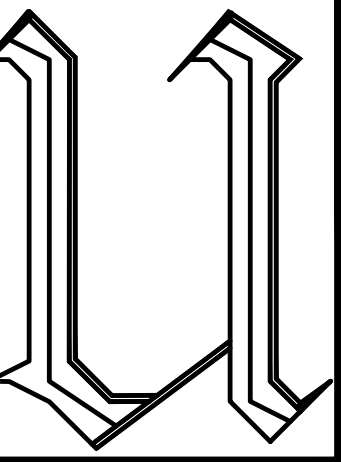
TYPICAL INTERIOR LOT
PLOT PLAN
SCALE: 1" = 20'-0"



TYPICAL CORNER LOT
PLOT PLAN
SCALE: 1" = 20'-0"

Area:

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GARAGE:	418 sq. ft.
OPT. 1 PATIO:	80 sq. ft.
OPT. 2 PATIO:	184 sq. ft.
PORCH:	54 sq. ft.
TOTAL LIVING:	1,300 sq. ft.
TOTAL:	1,961 sq. ft.



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Email: uhabaldog@hotmail.com

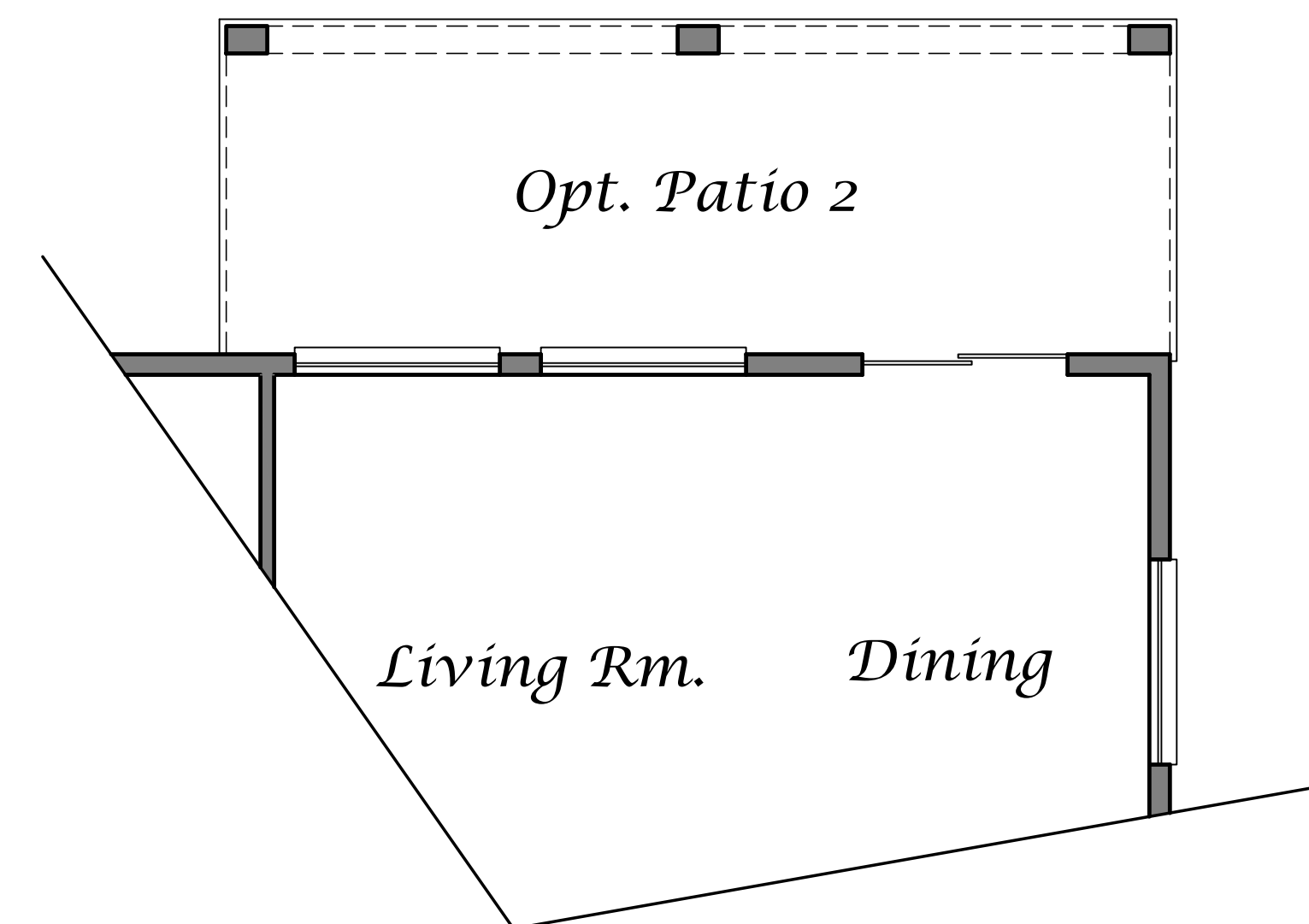


Dreywood

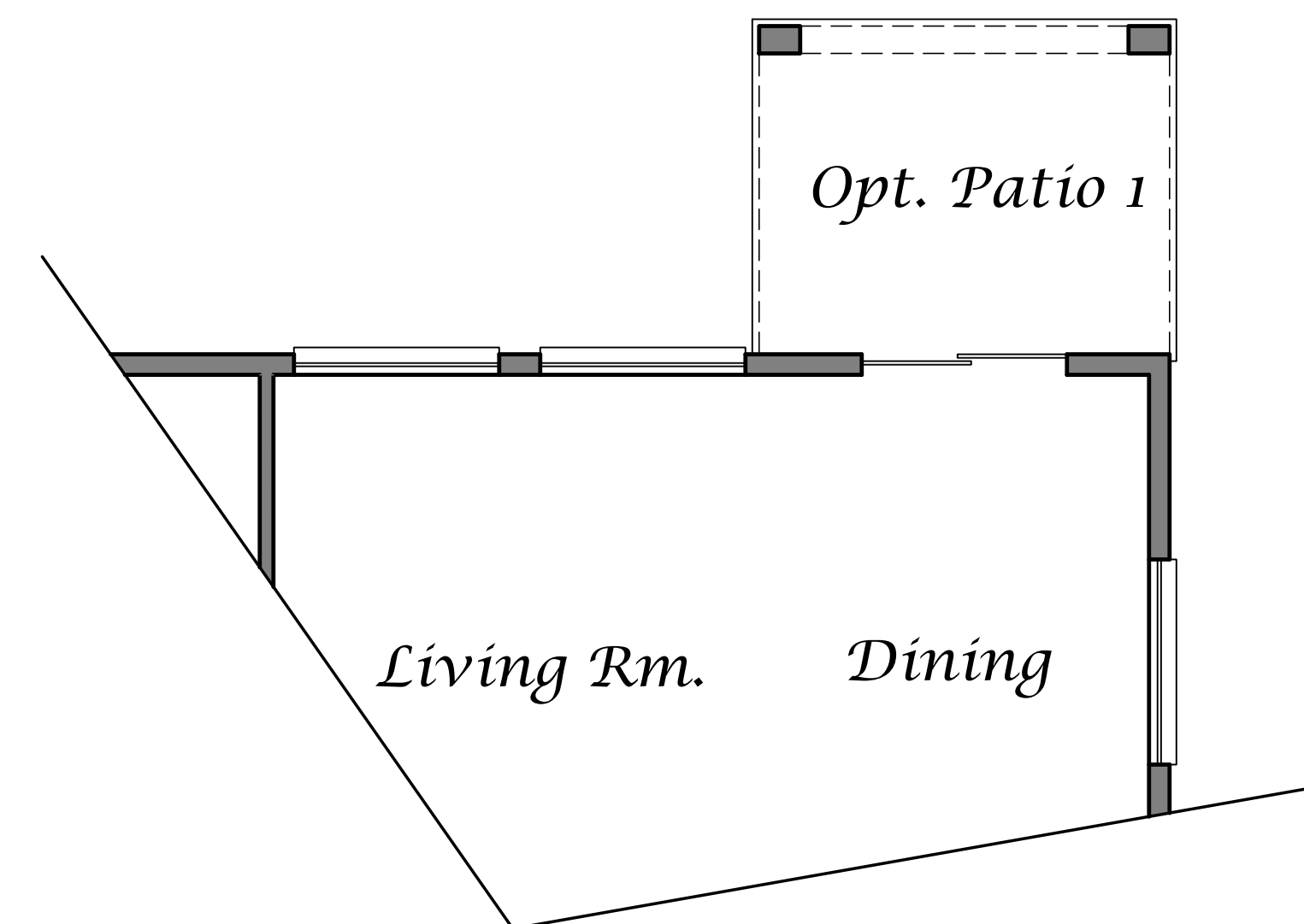
JOSEPH CROWN
CONSTRUCTION & DEVELOPMENT, INC.
5320 E. PINE AVENUE
FRESNO, CA 93727
Phone: (559) 275-5200
Email: jcrowncrownliving.com

DATE: 11/15/2021
SCALE: PER PLAN
JOB NO.: 1300 PLAN MADERA
SHEET

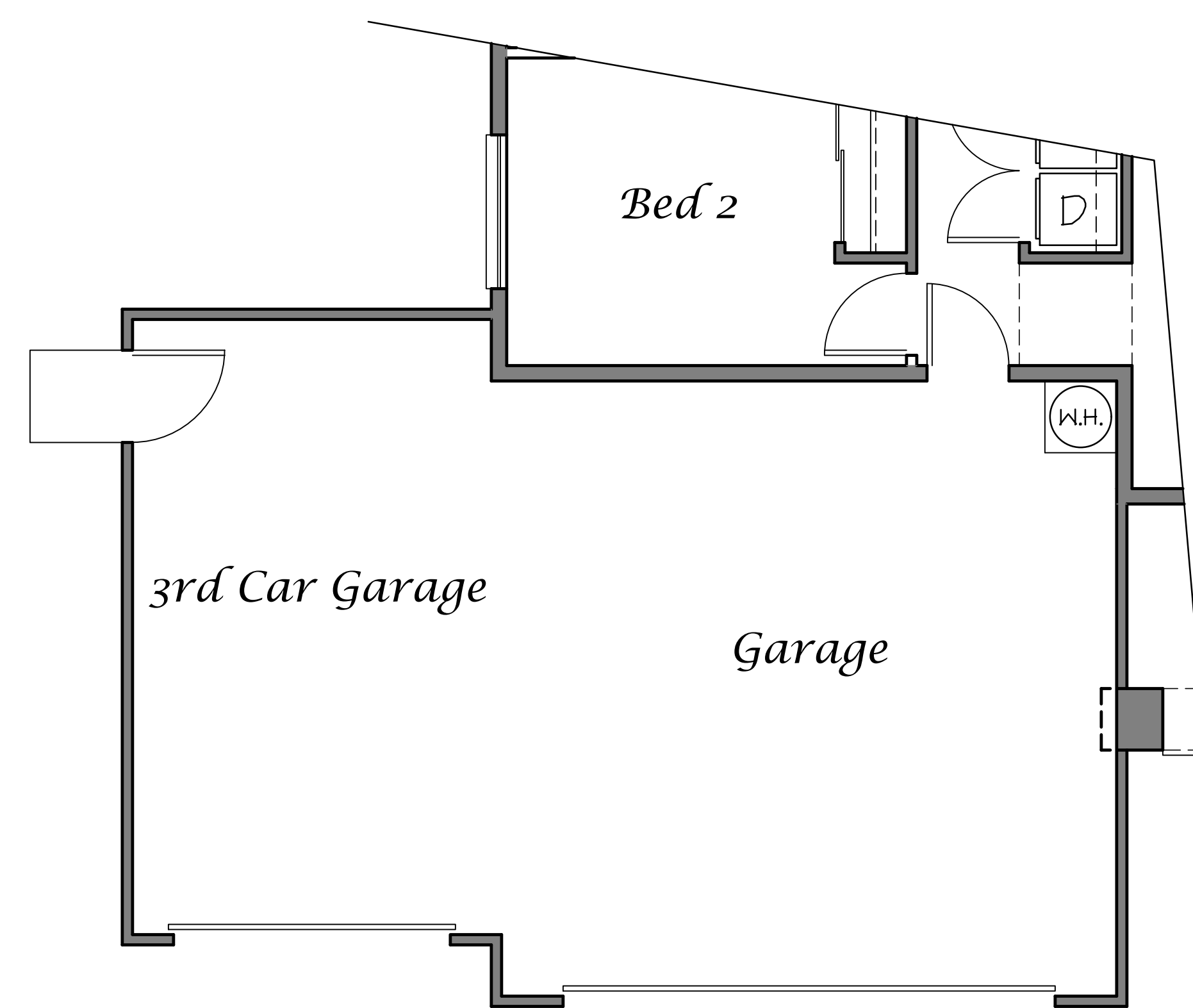
The Piccola 1300 Standard Plan



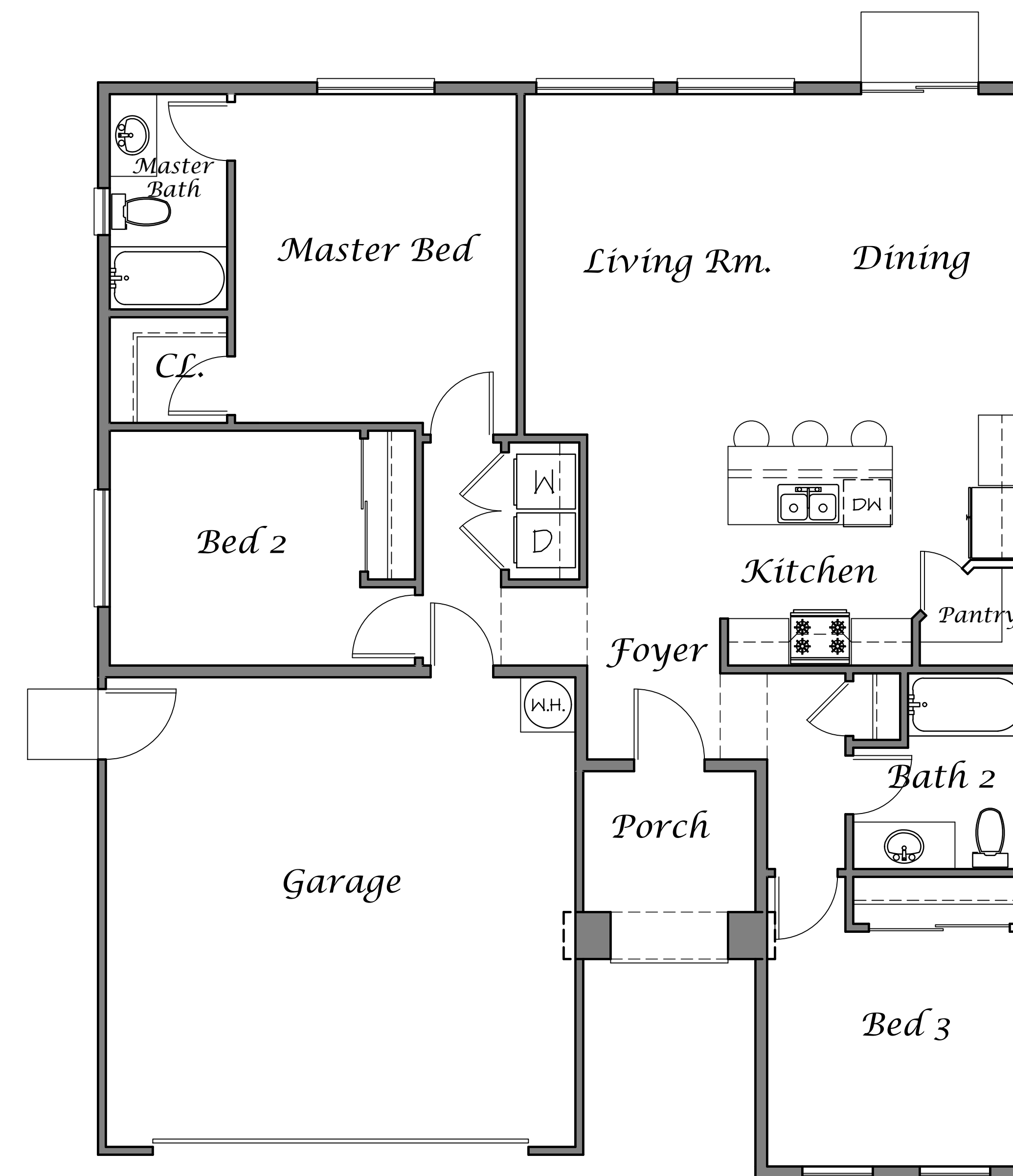
The Piccola 1300 Floor Plan
w/ Optional Patio '2'



The Piccola 1300 Floor Plan
w/ Optional Patio '1'



The Piccola 1300 Floor Plan
w/ Optional 3rd Car Garage



The Piccola 1300 Plan Floor Plan

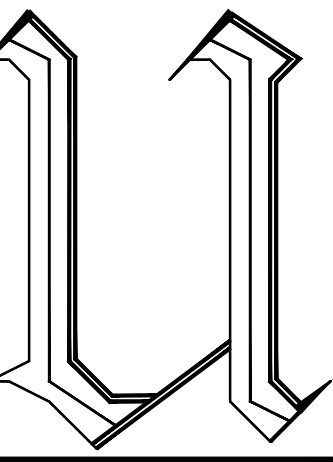
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The Piccola 1300 Plan Floor Plan



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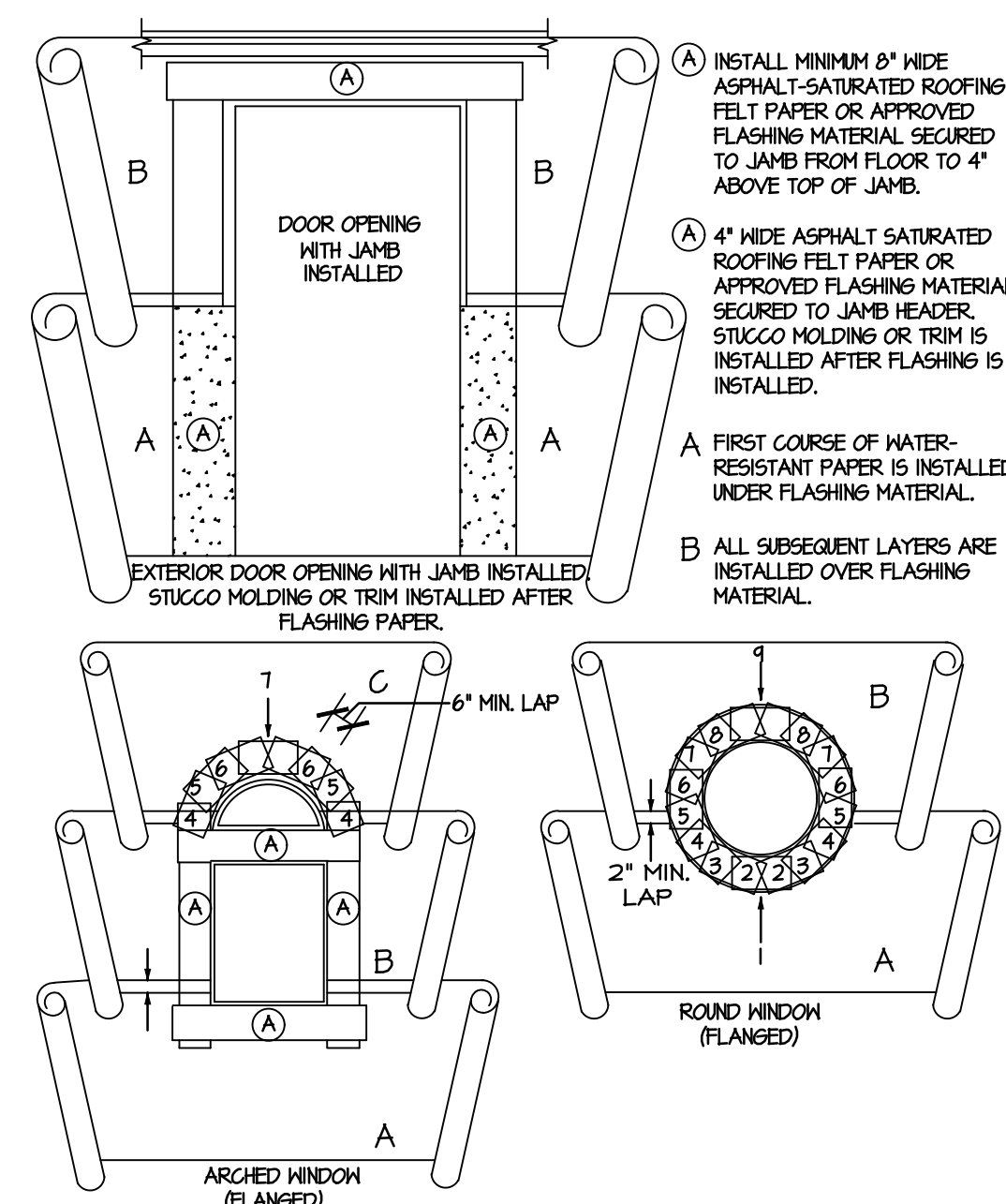


Dreywood

OWNER / BUILDER:
JOSEPH CROWNE
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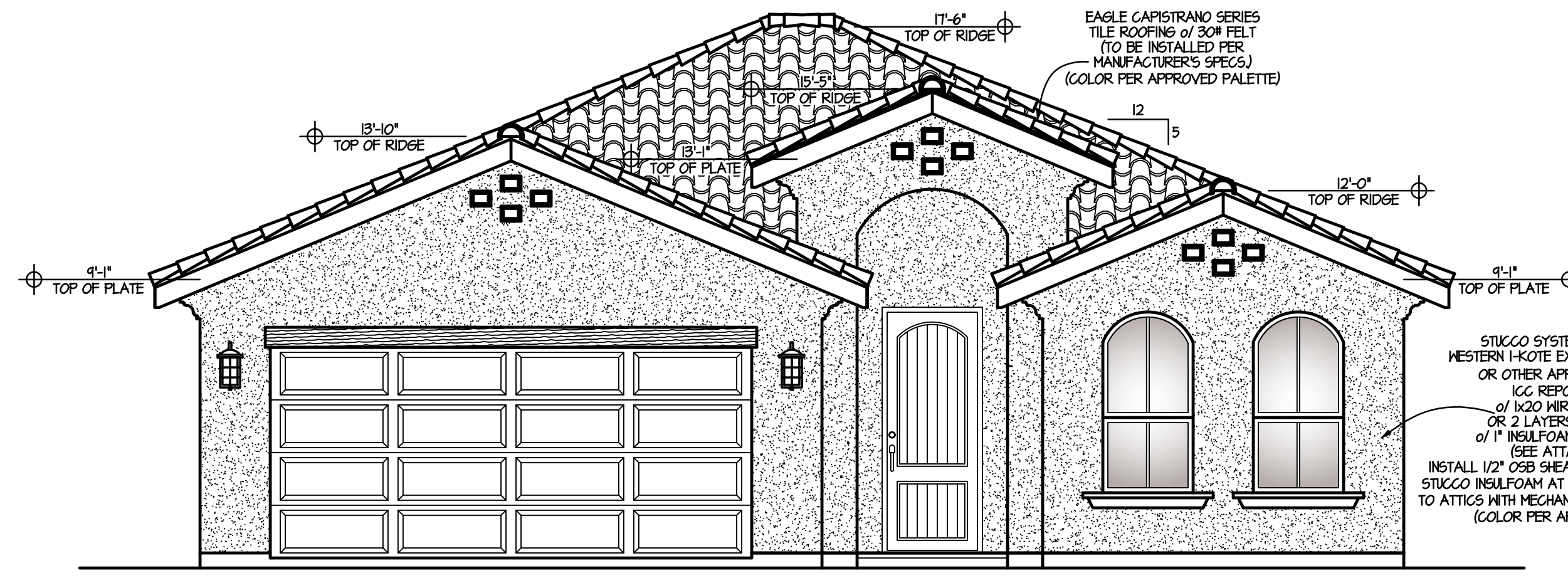
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SHEET

A1



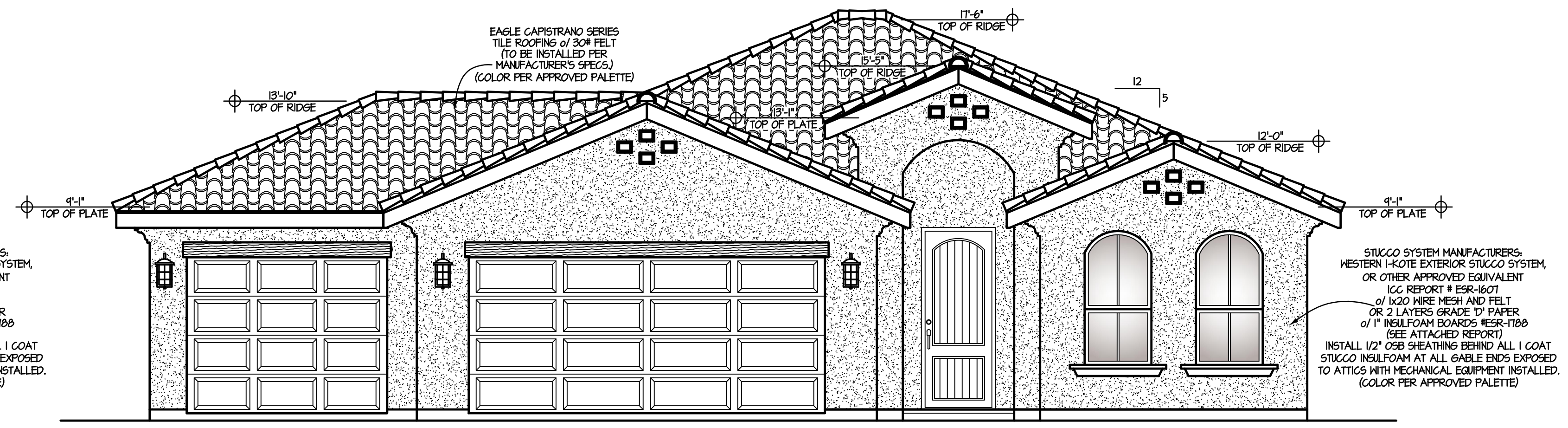
Door & Window Flashing Detail

SOLAR MODULE ZONE NOTES:
 SOLAR NOTE: NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, VENTS, CHIMNEYS, ARCHITECTURAL FEATURES AND ROOF MOUNTED EQUIPMENT, SHALL BE LOCATED IN THE SOLAR ZONE. ANY OBSTRUCTION LOCATED ON THE ROOF OR ANY OTHER PART OF THE BUILDING THAT PROJECTS ABOVE THE SOLAR ZONE SHALL BE LOCATED AT LEAST TWICE THE DISTANCE MEASURED IN THE HORIZONTAL PLANE OF THE HEIGHT DIFFERENCE BETWEEN THE HIGHEST POINT OF THE OBSTRUCTION AND THE HORIZONTAL PROJECTION OF THE NEAREST POINT OF THE SOLAR ZONE, MEASURED IN THE VERTICAL PLANE.



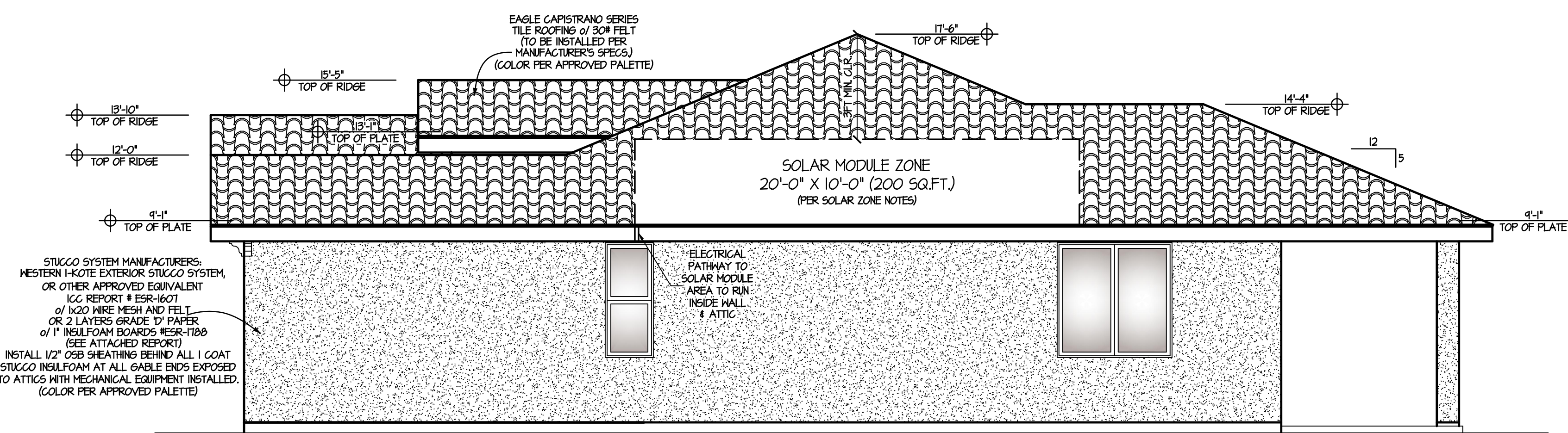
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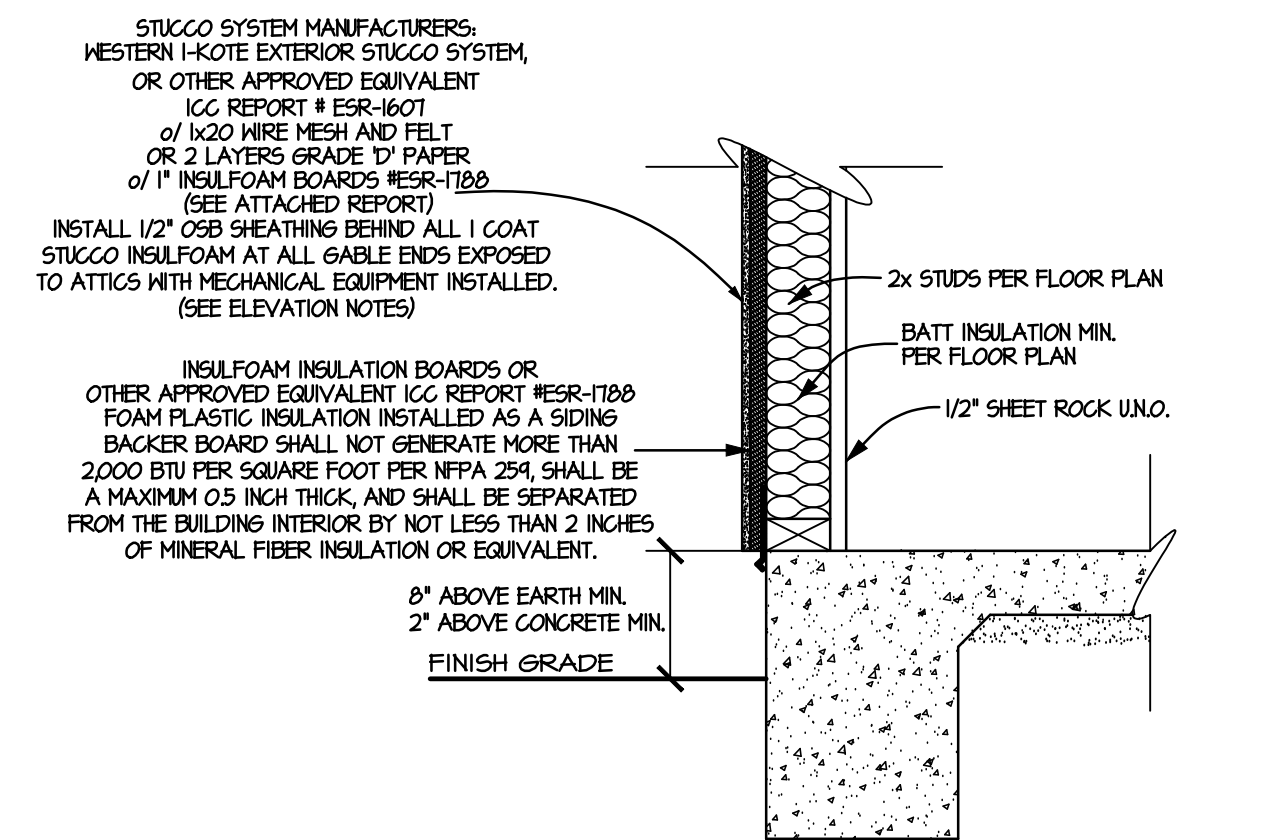
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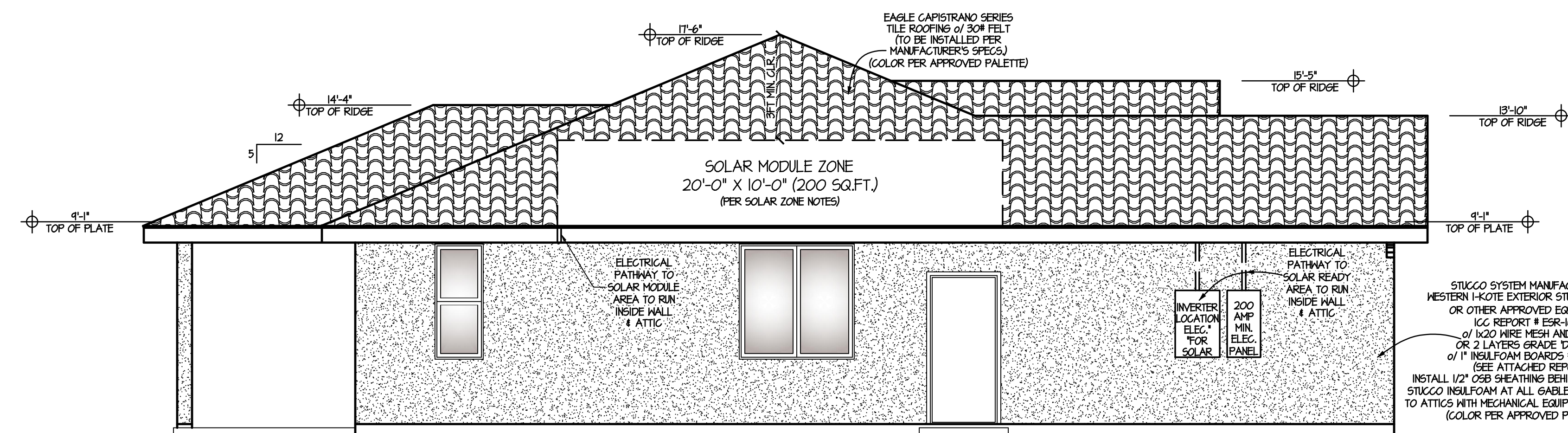
RIGHT SIDE ELEVATION 'A'

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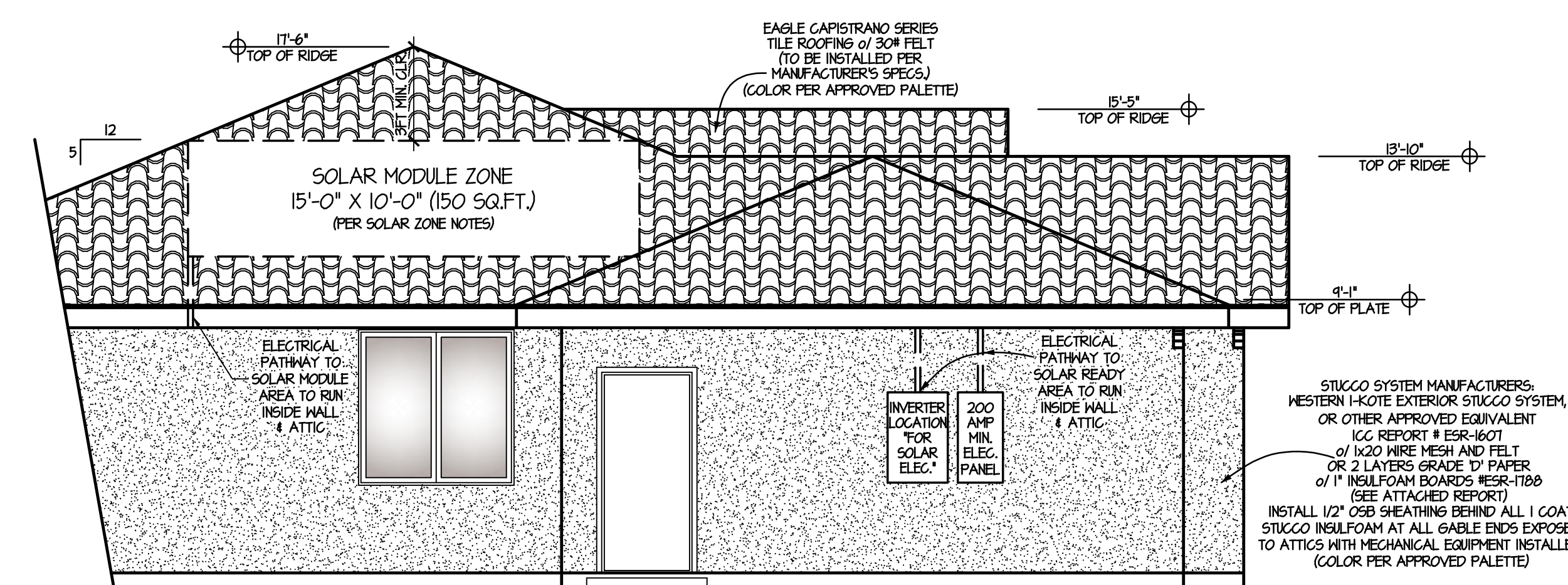
ONE COAT STUCCO DETAIL 'S'

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



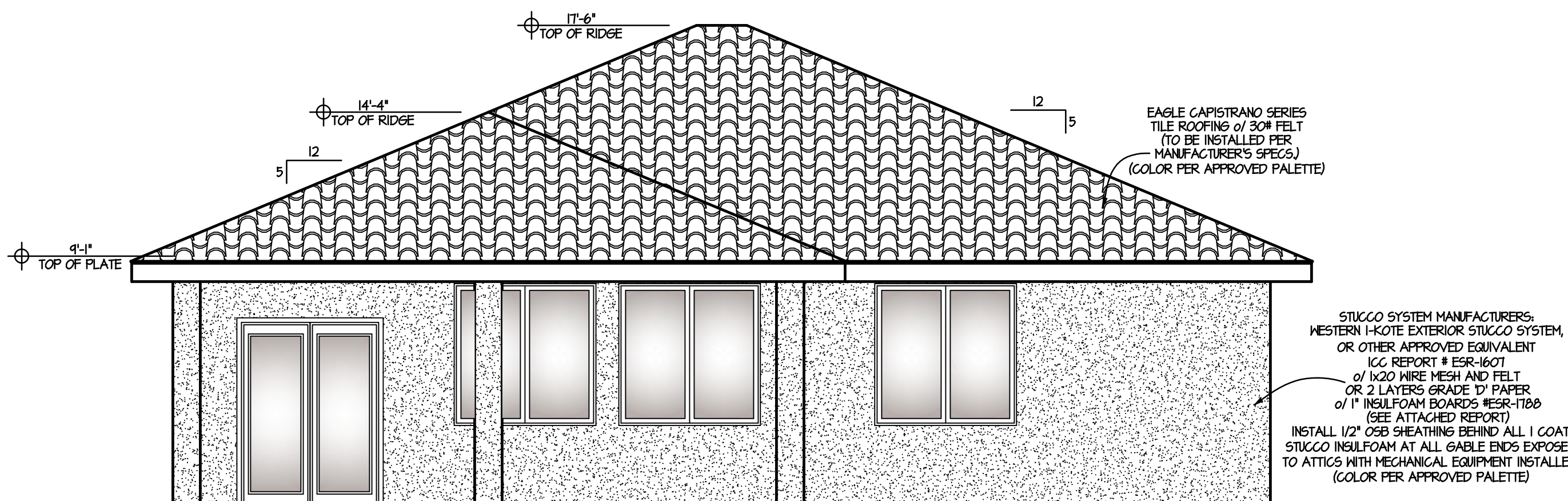
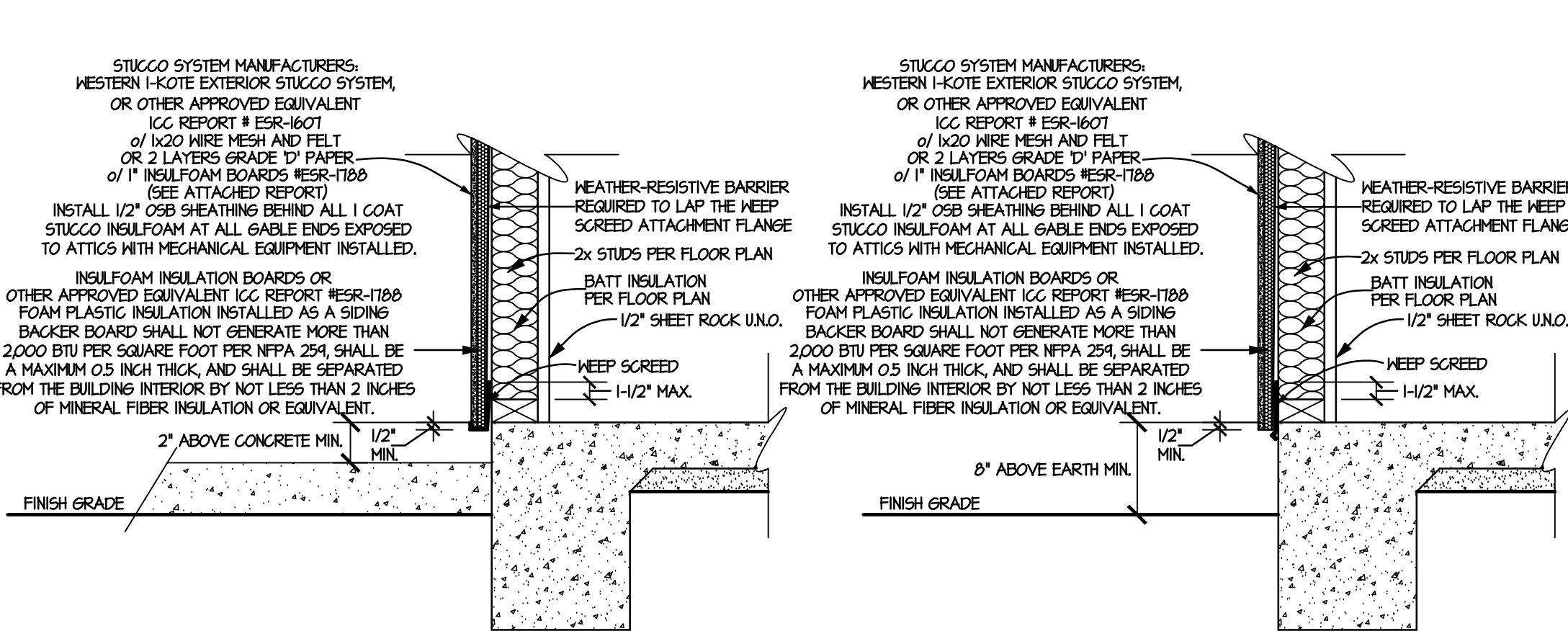
LEFT SIDE ELEVATION 'A'

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



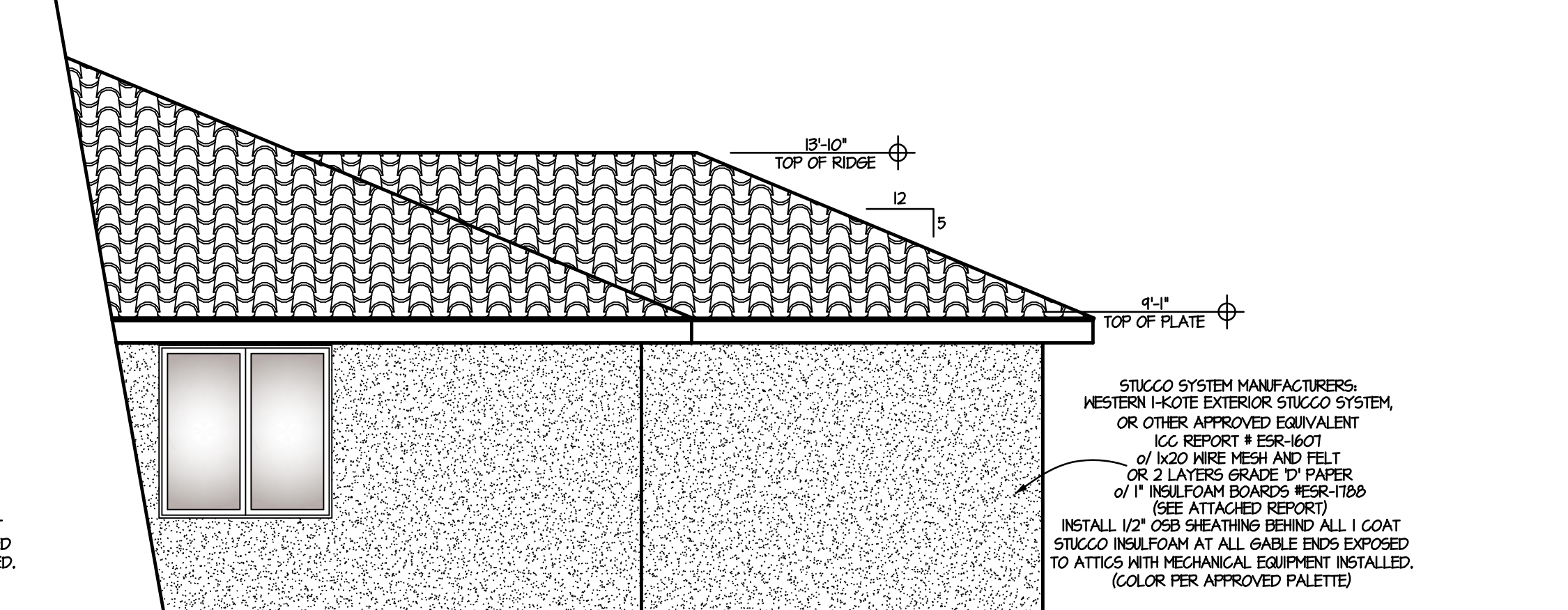
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REAR ELEVATION

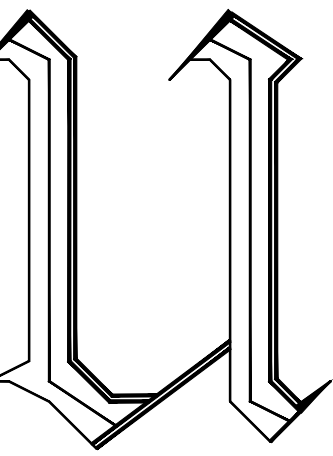
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REAR ELEVATION

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

The Piccola 1300 Plan Exterior Elevations 'A'



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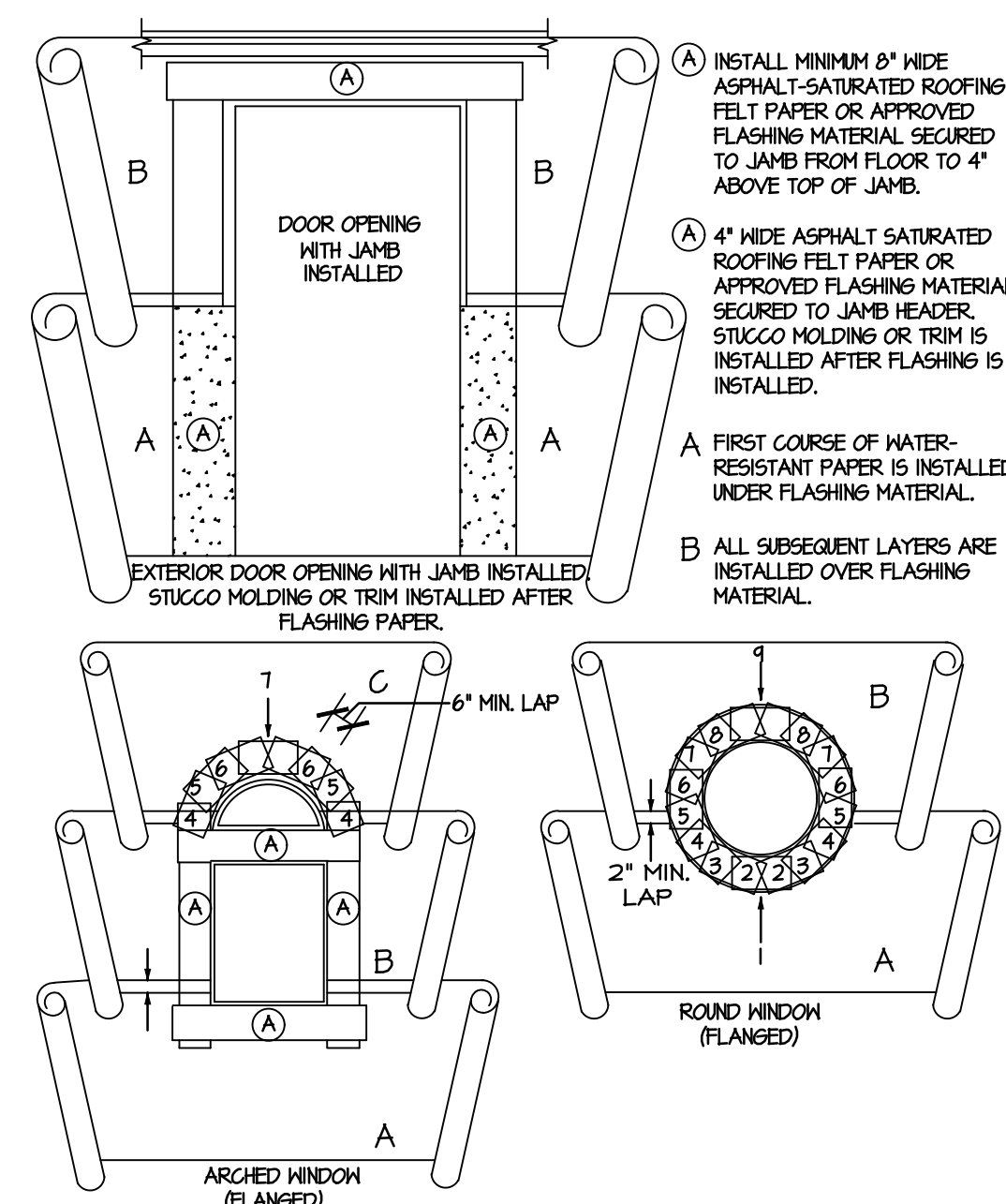


Dreywood

OWNER / BUILDER:
JOSEPHICROWNA
 CONSTRUCTION & DEVELOPMENT, INC.
 5320 E. PINE AVENUE
 Fresno, CA 93727
 Phone: (559) 275-5200
 Email: jcrowndev@comcast.net

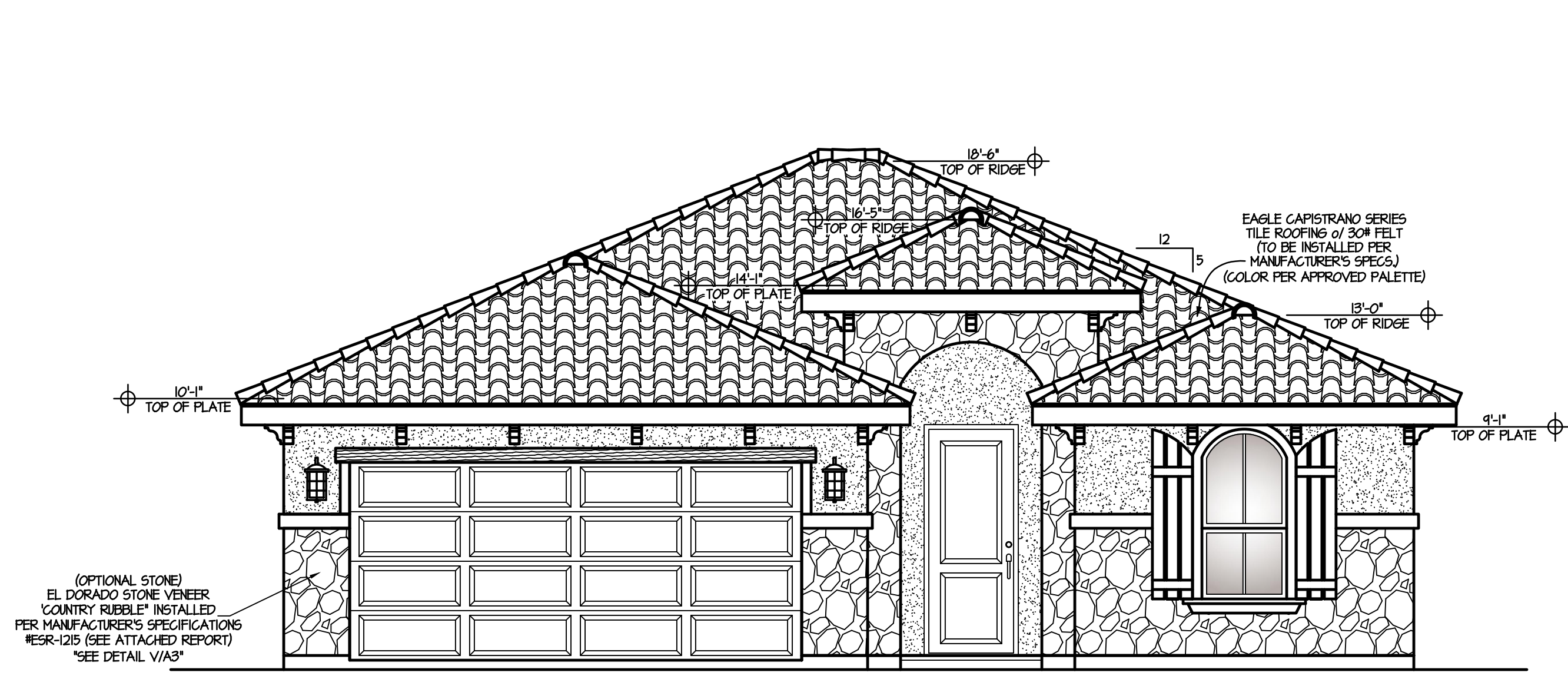
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 SHEET

A2

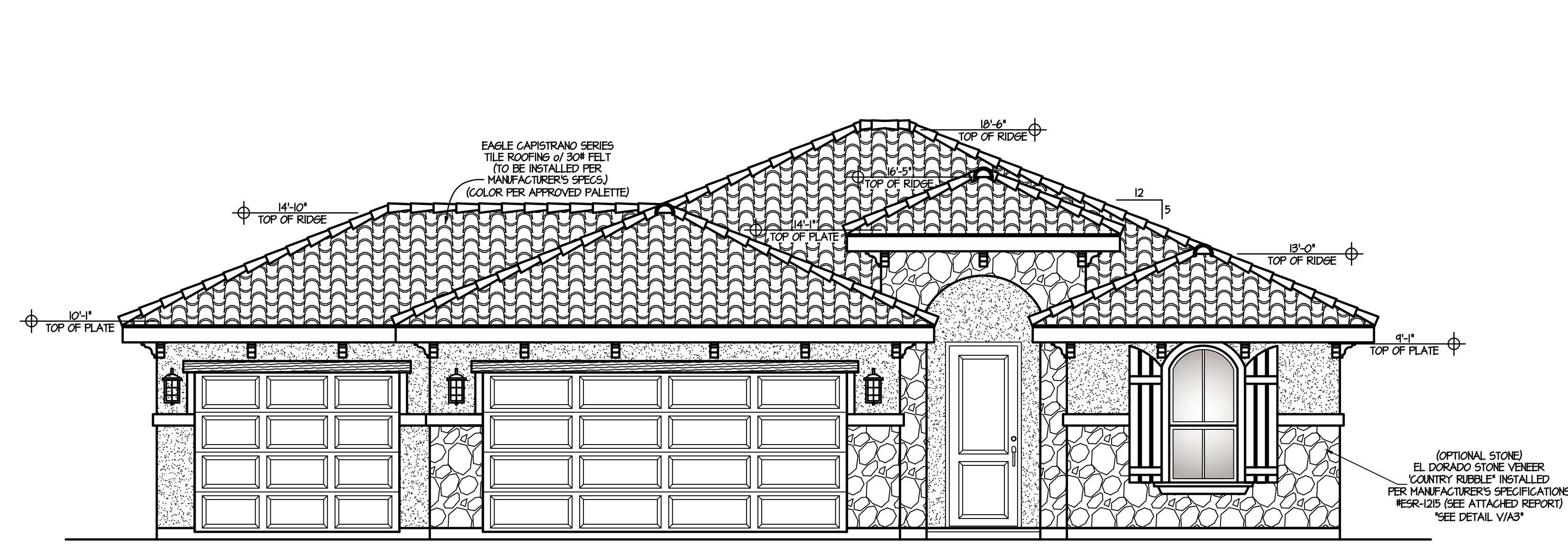


Door & Window Flashing Detail

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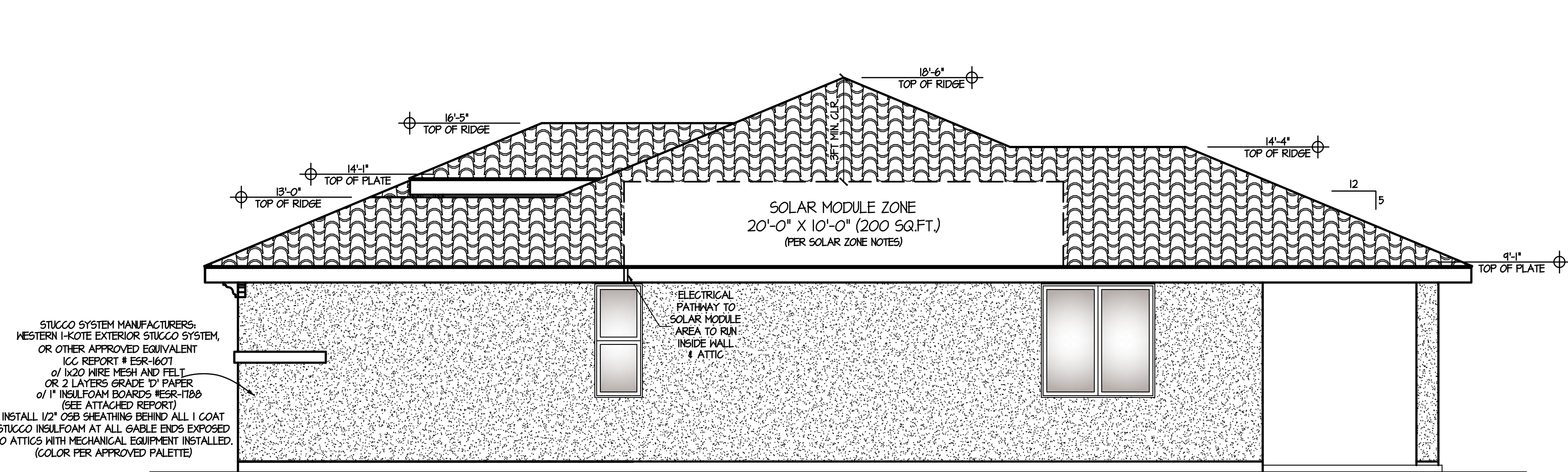


FRONT ELEVATION 'B'
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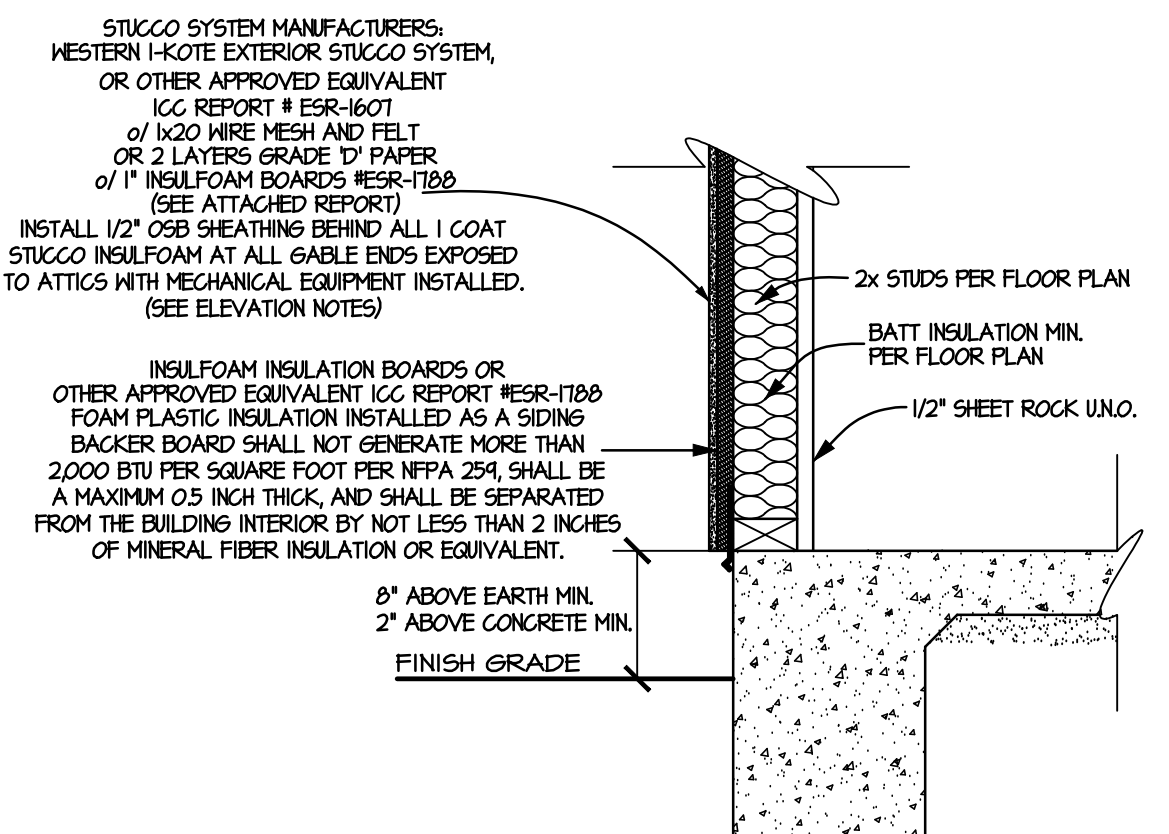


FRONT ELEVATION 'B'
 3RD CAR GARAGE OPTION
 SCALE: 1/4" = 1'-0"

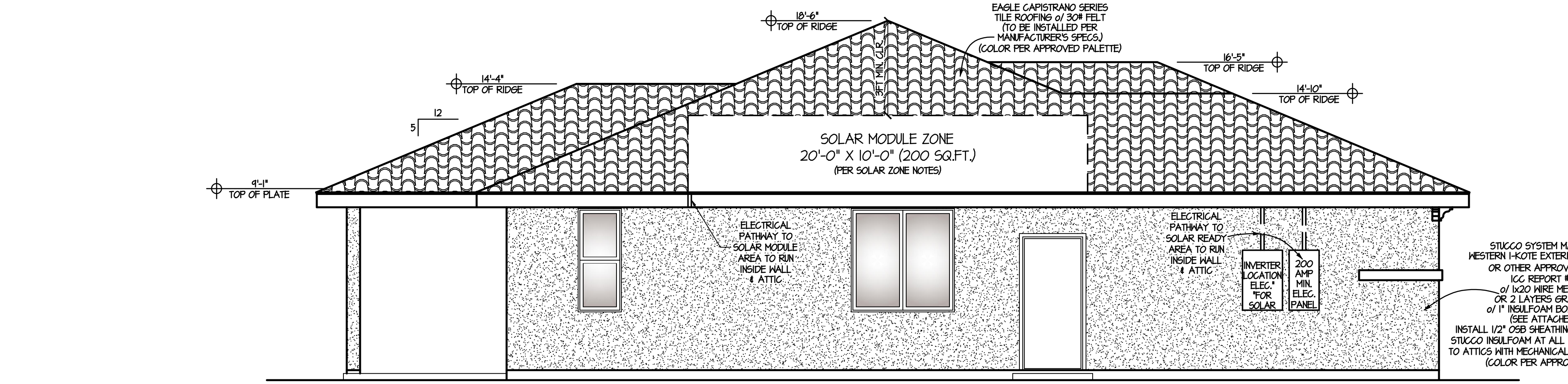
SOLAR MODULE ZONE NOTES:
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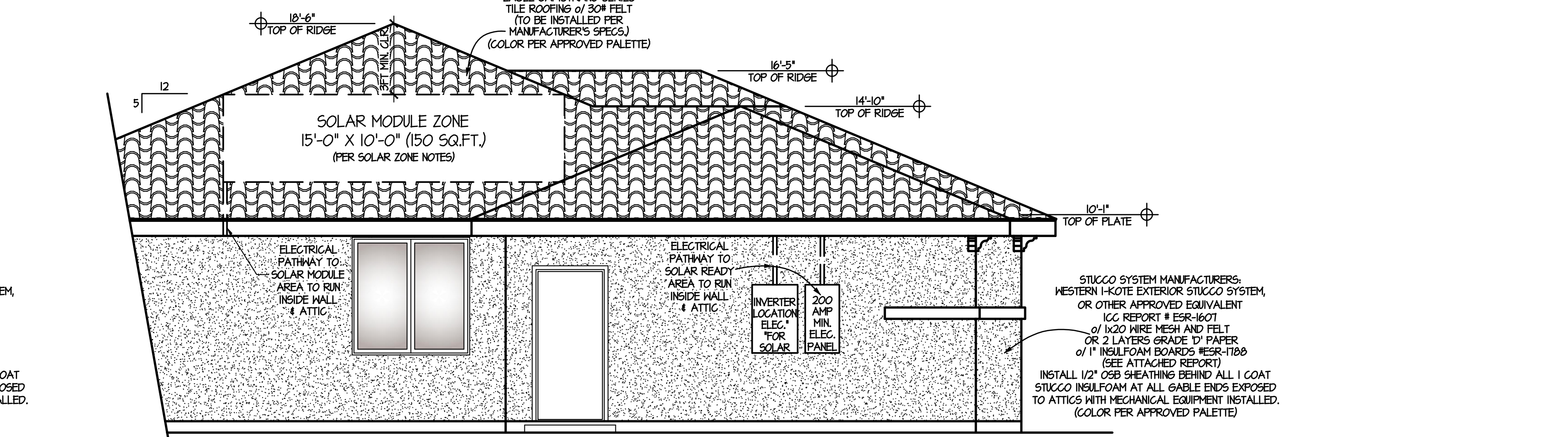
RIGHT SIDE ELEVATION 'B'
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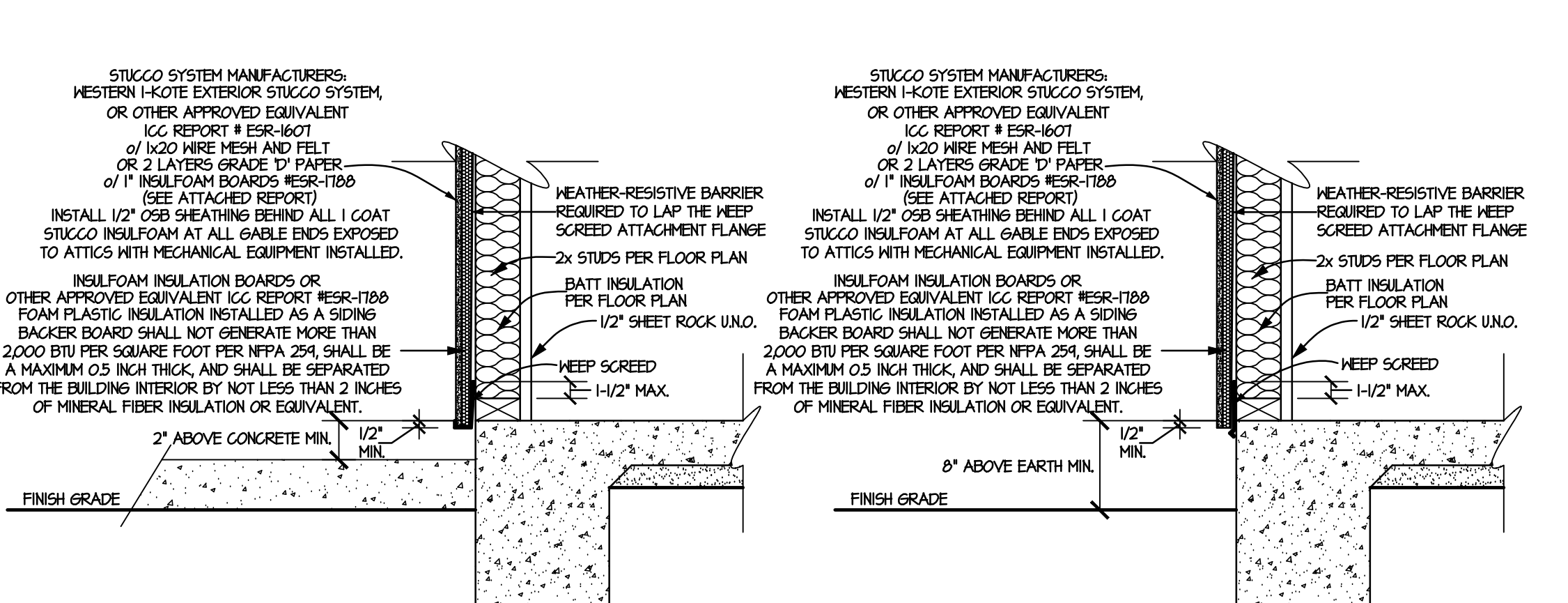
ONE COAT STUCCO DETAIL 'S'



LEFT SIDE ELEVATION 'B'
 SCALE: 1/4" = 1'-0"

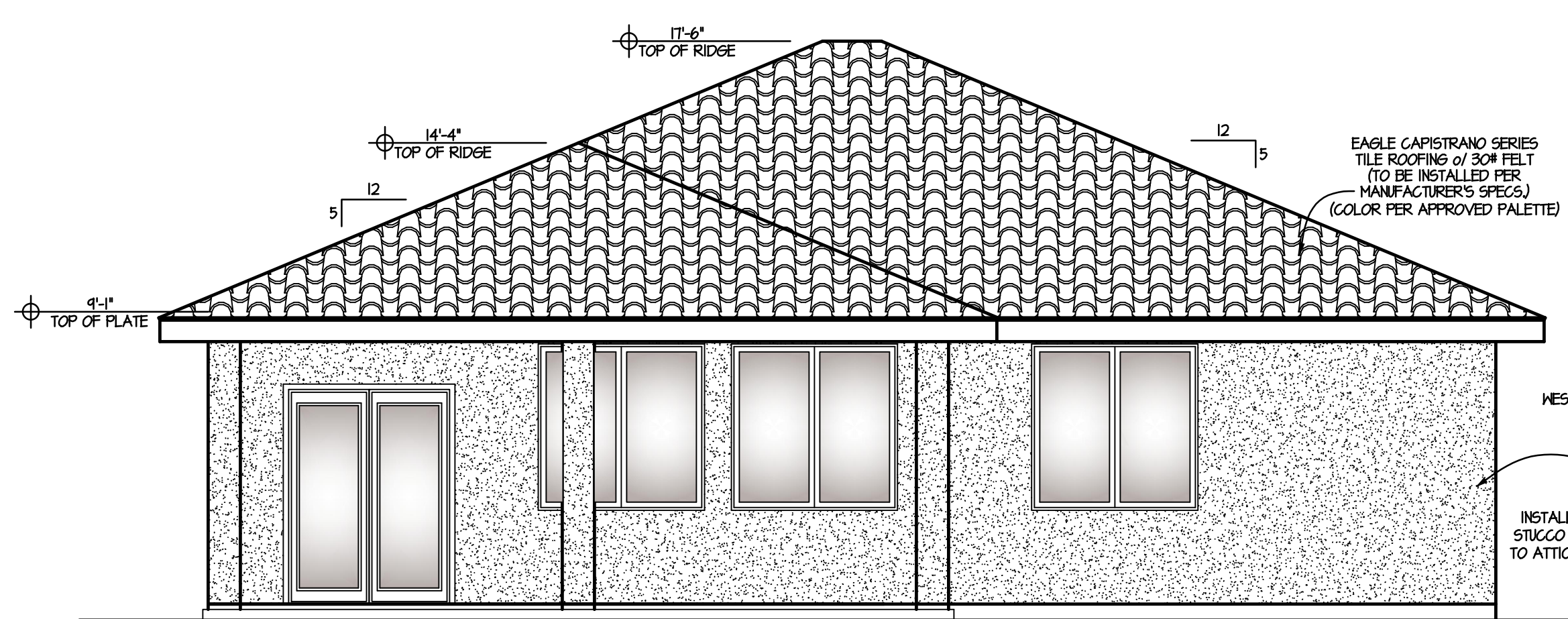


LEFT SIDE ELEVATION 'B'
 3RD CAR GARAGE OPT.
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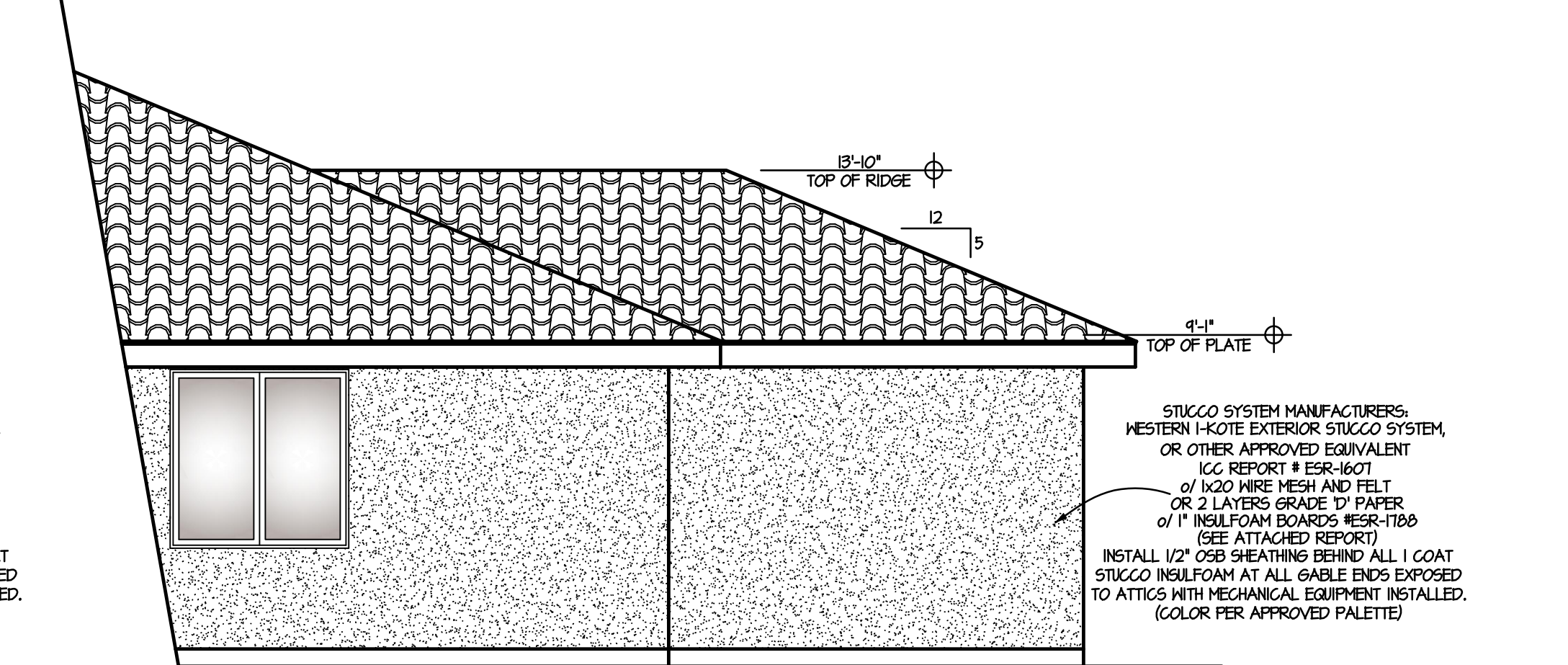


Weep Scream Detail 'A'

Weep Scream Detail 'B'

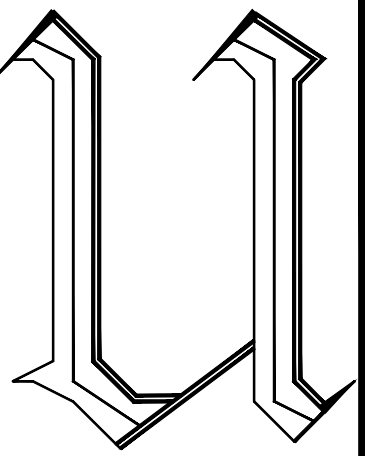


REAR ELEVATION
 SCALE: 1/4" = 1'-0"



REAR ELEVATION
 3RD CAR GARAGE OPT.
 SCALE: 1/4" = 1'-0"

The Piccola 1300 Plan Exterior Elevations 'B'



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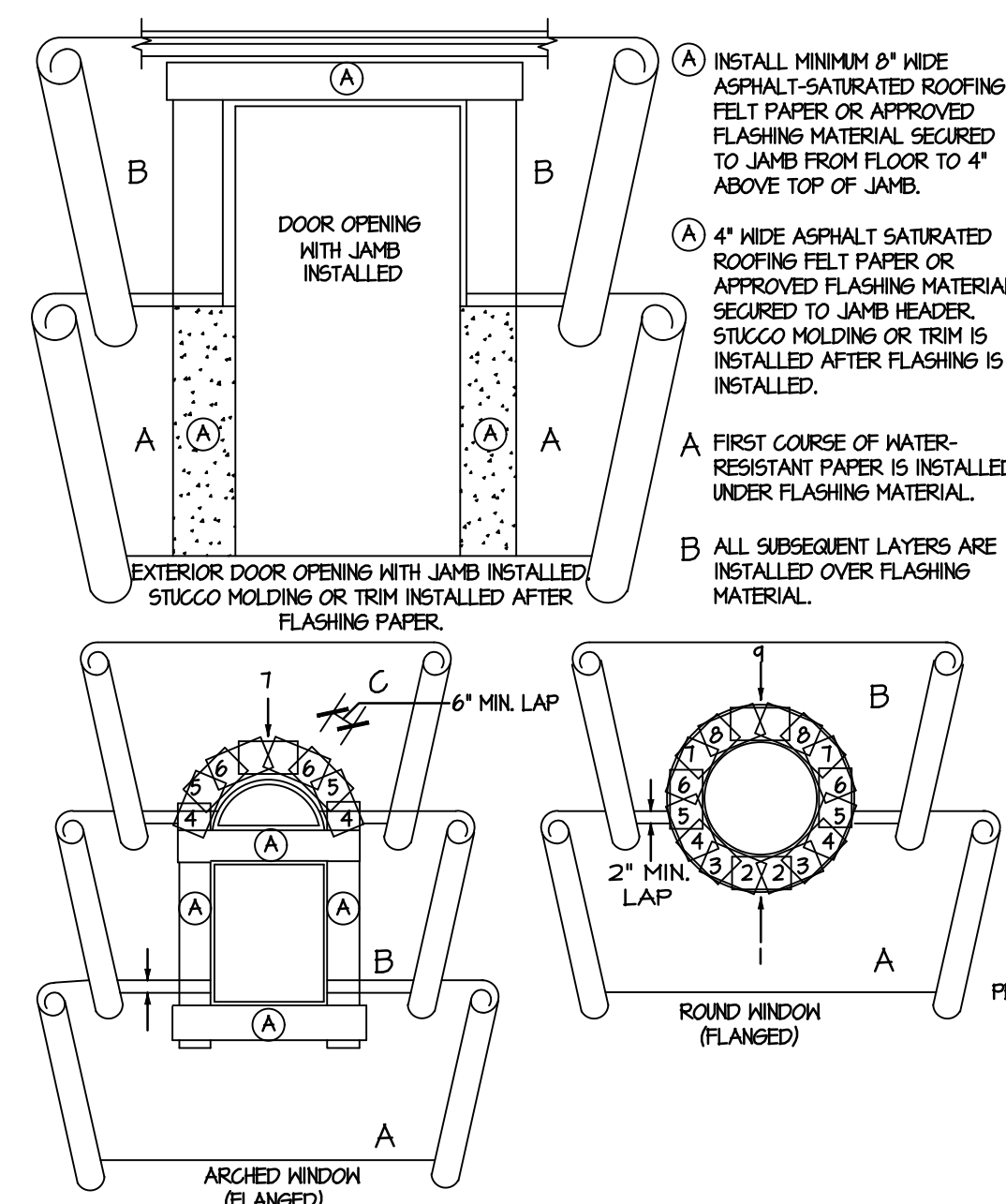


Dreywood

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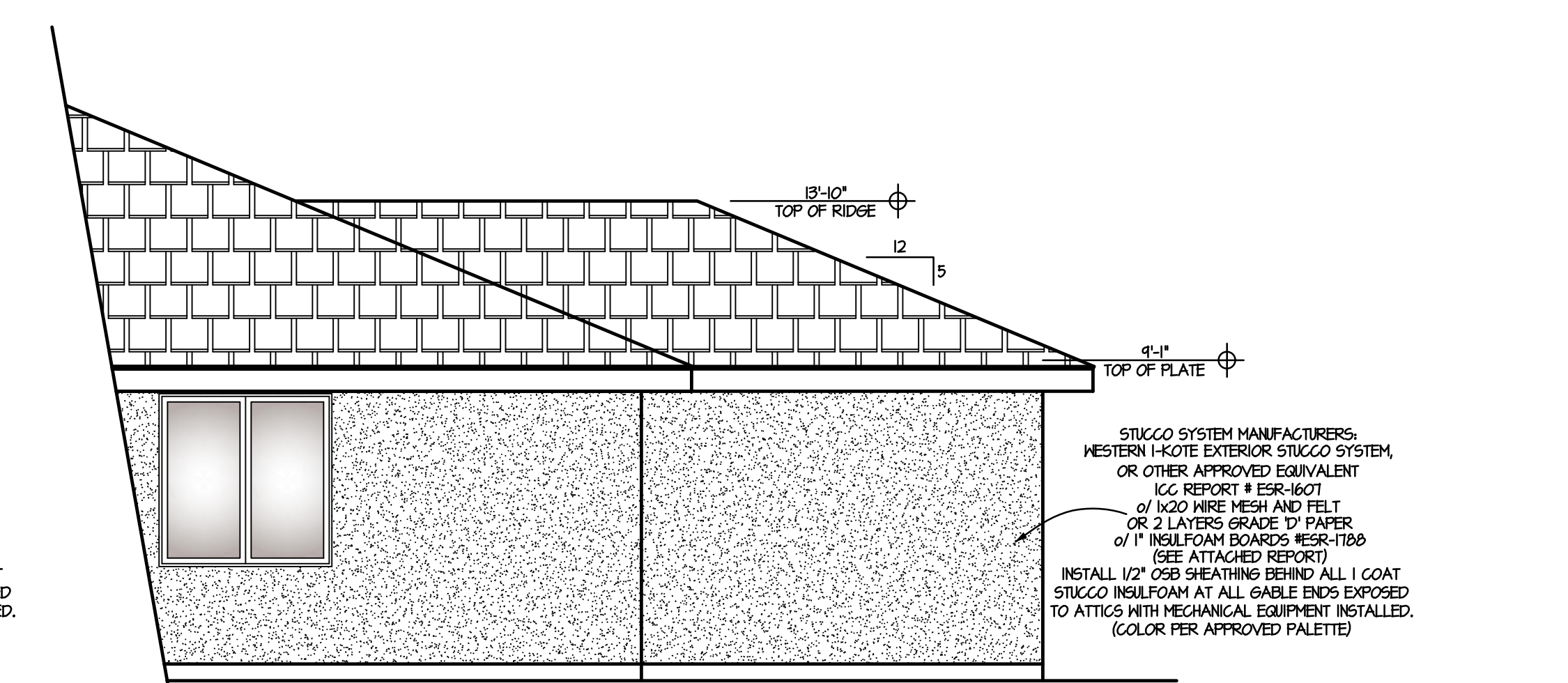
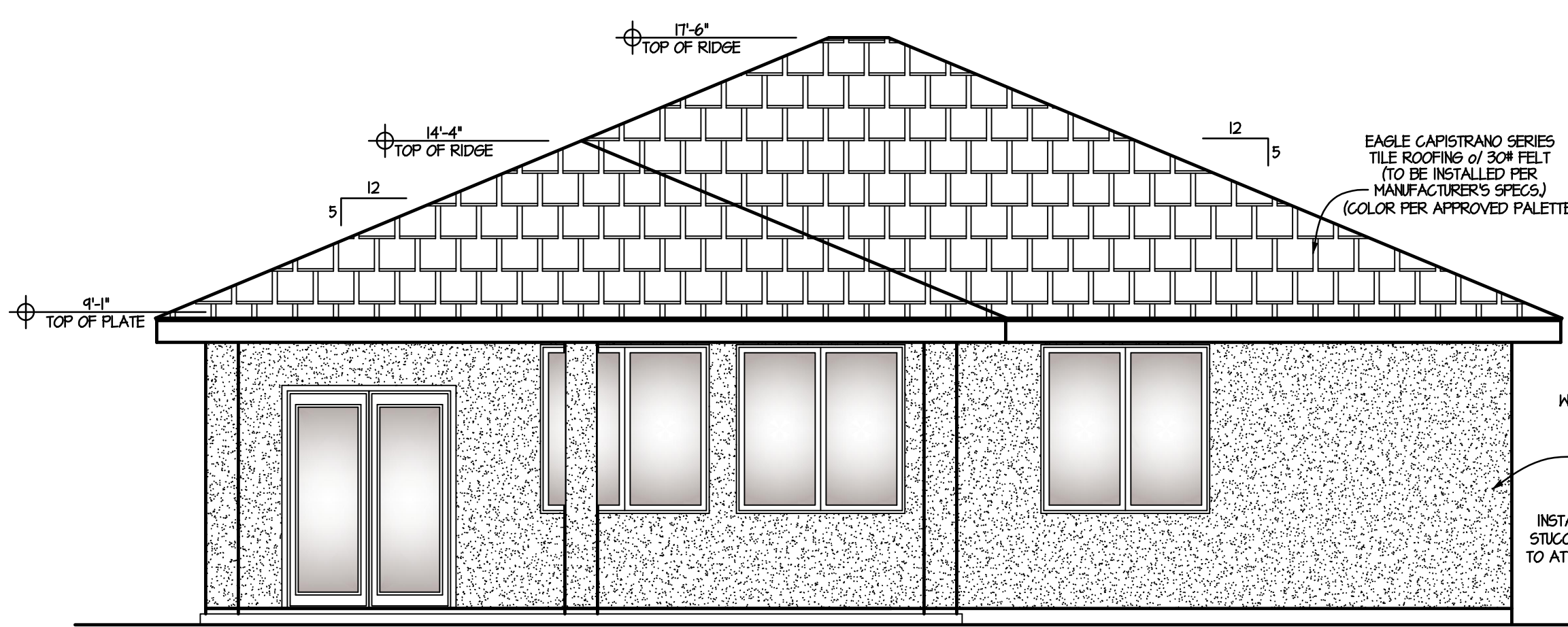
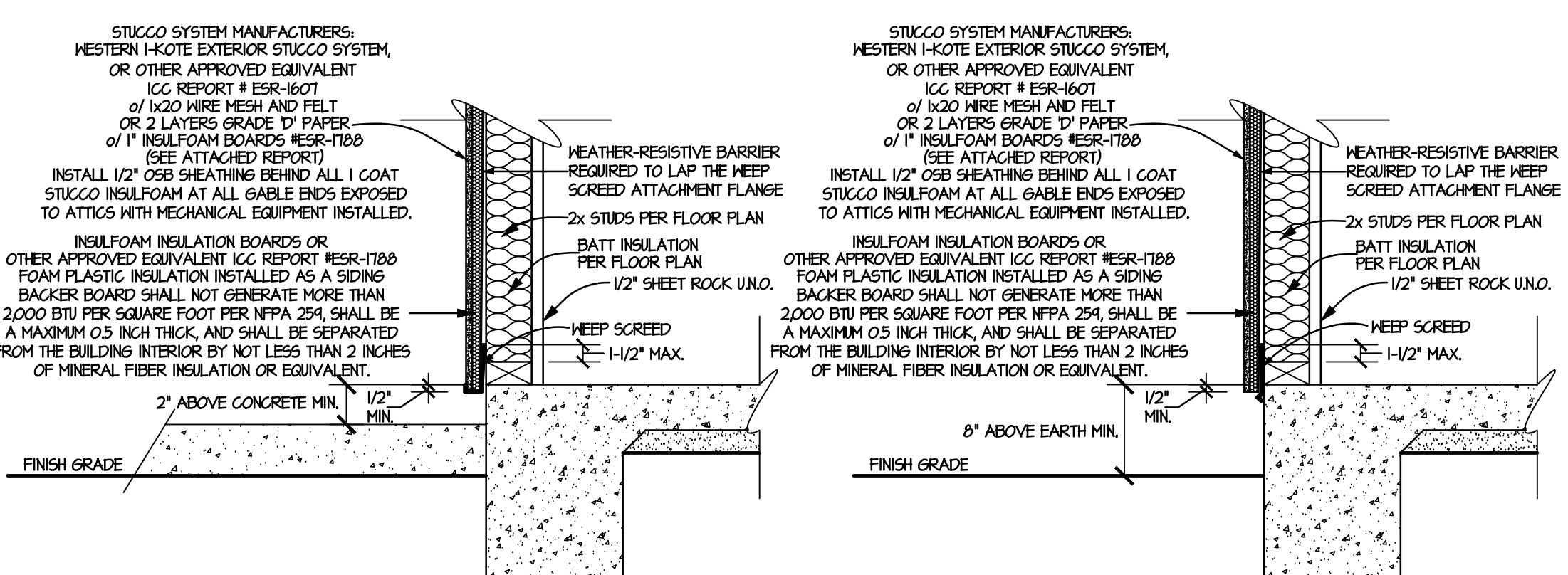
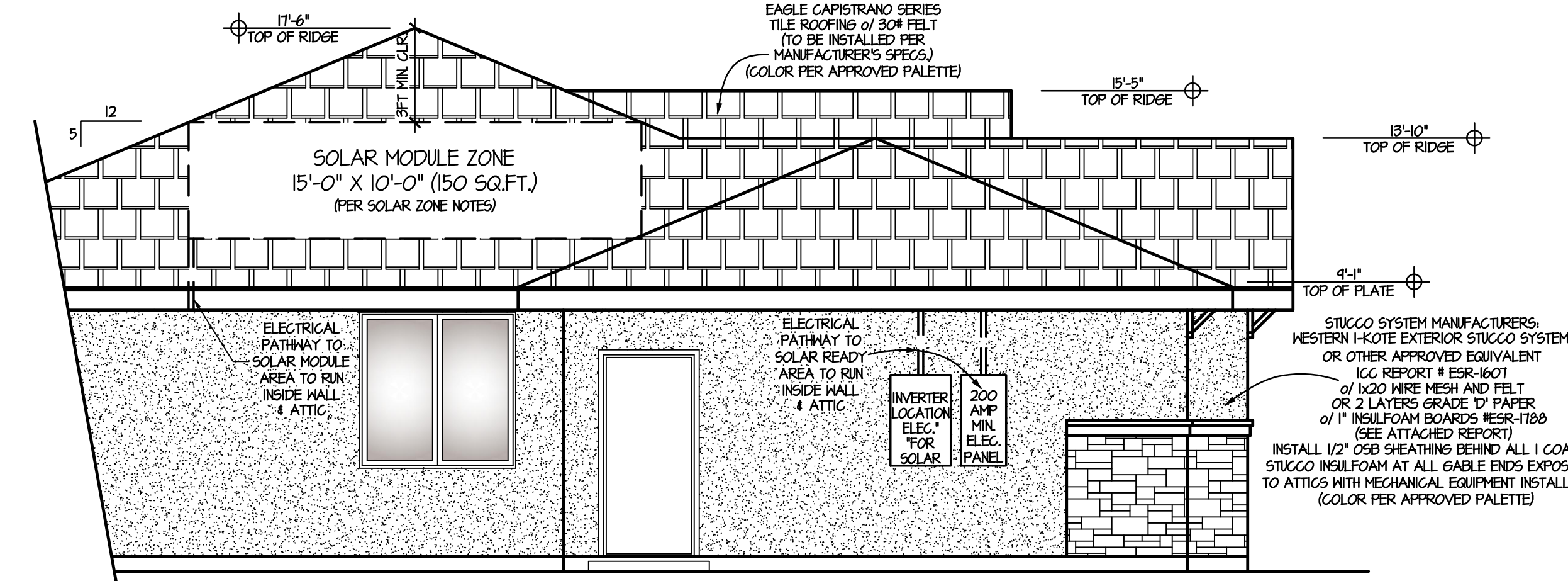
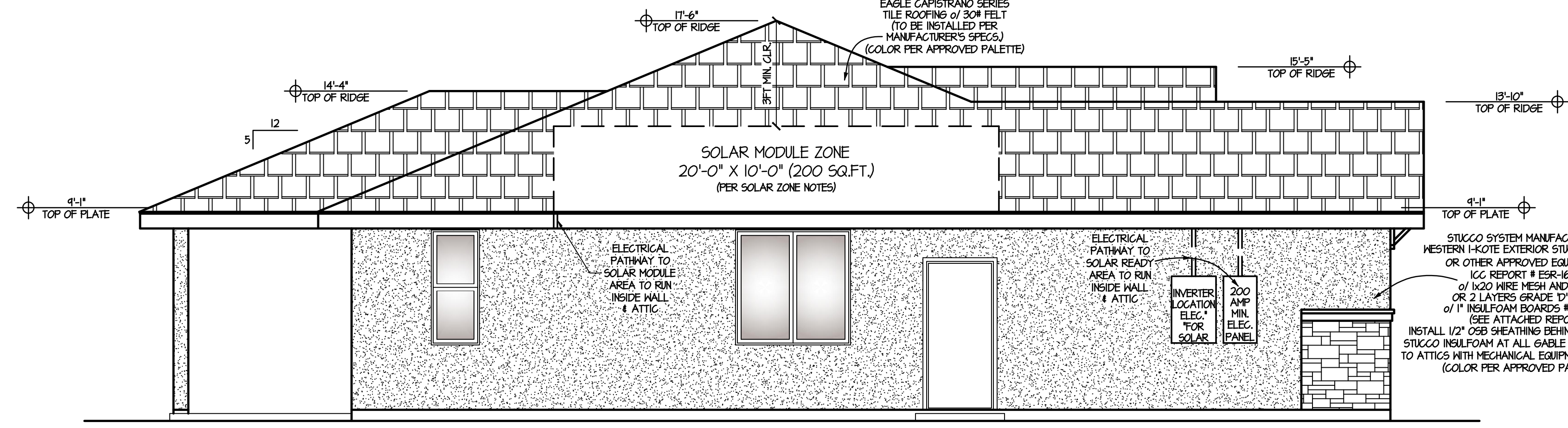
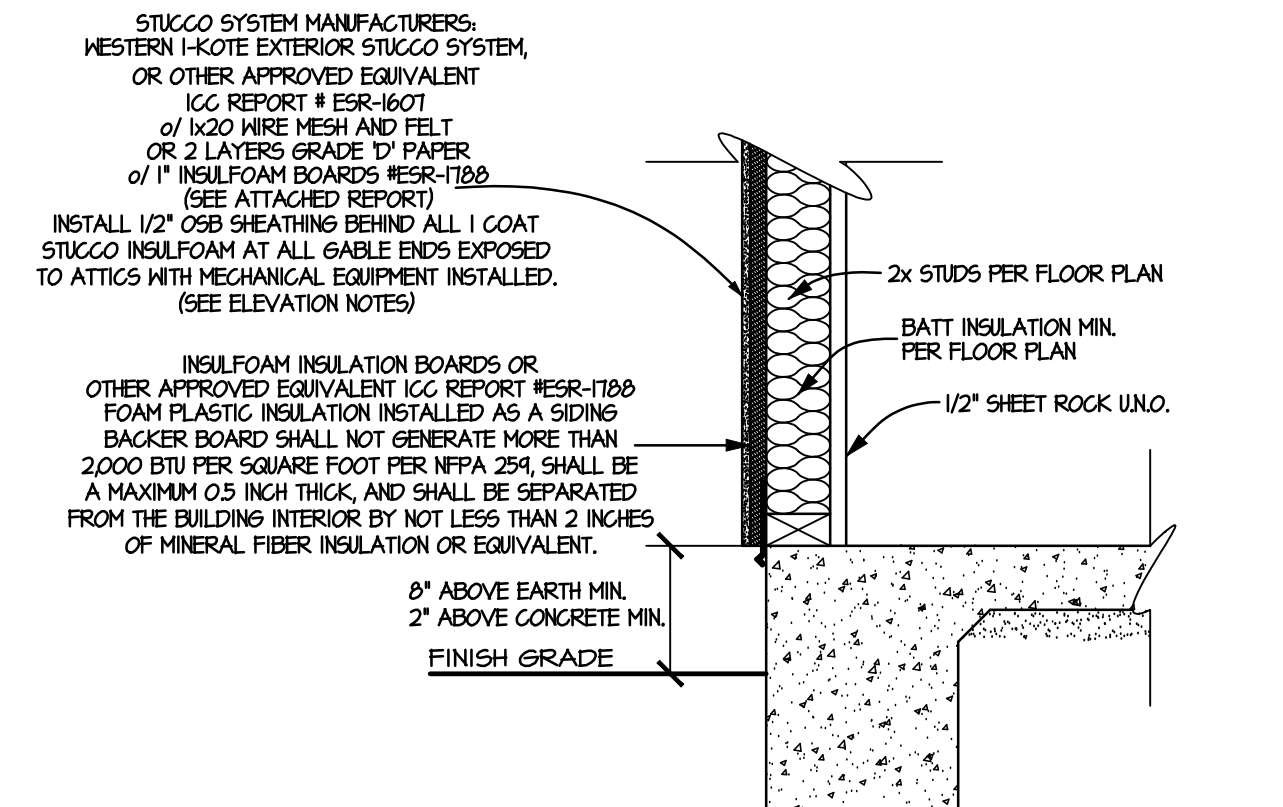
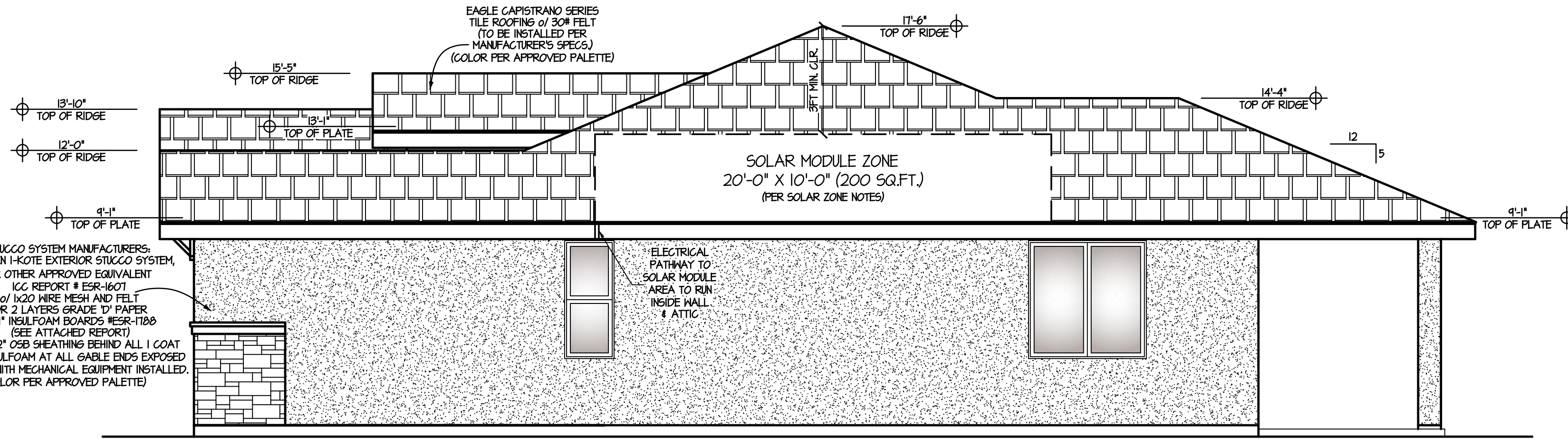
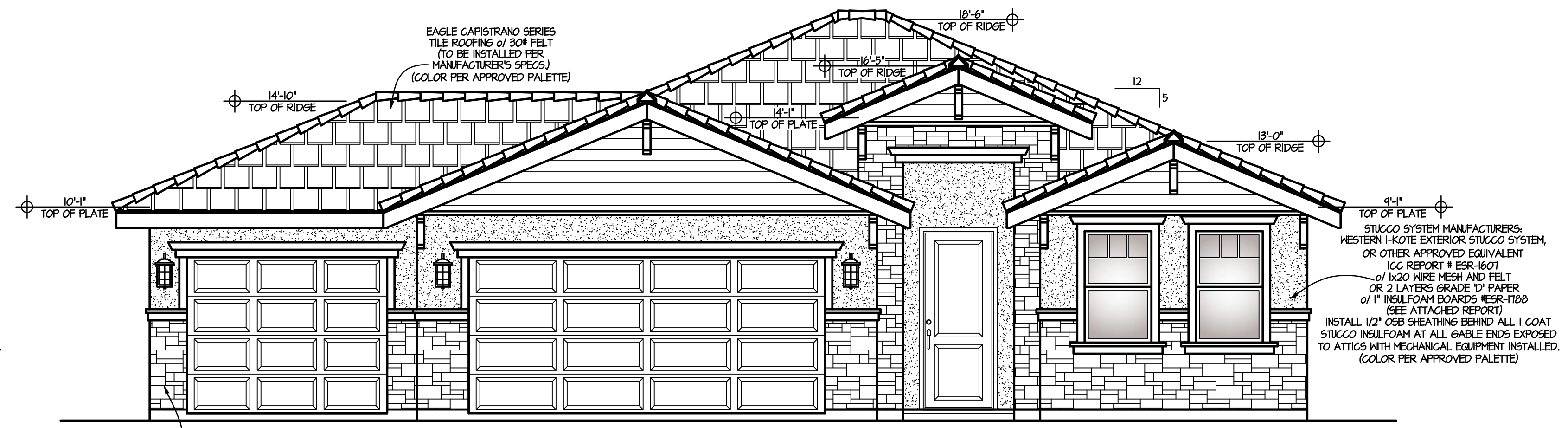
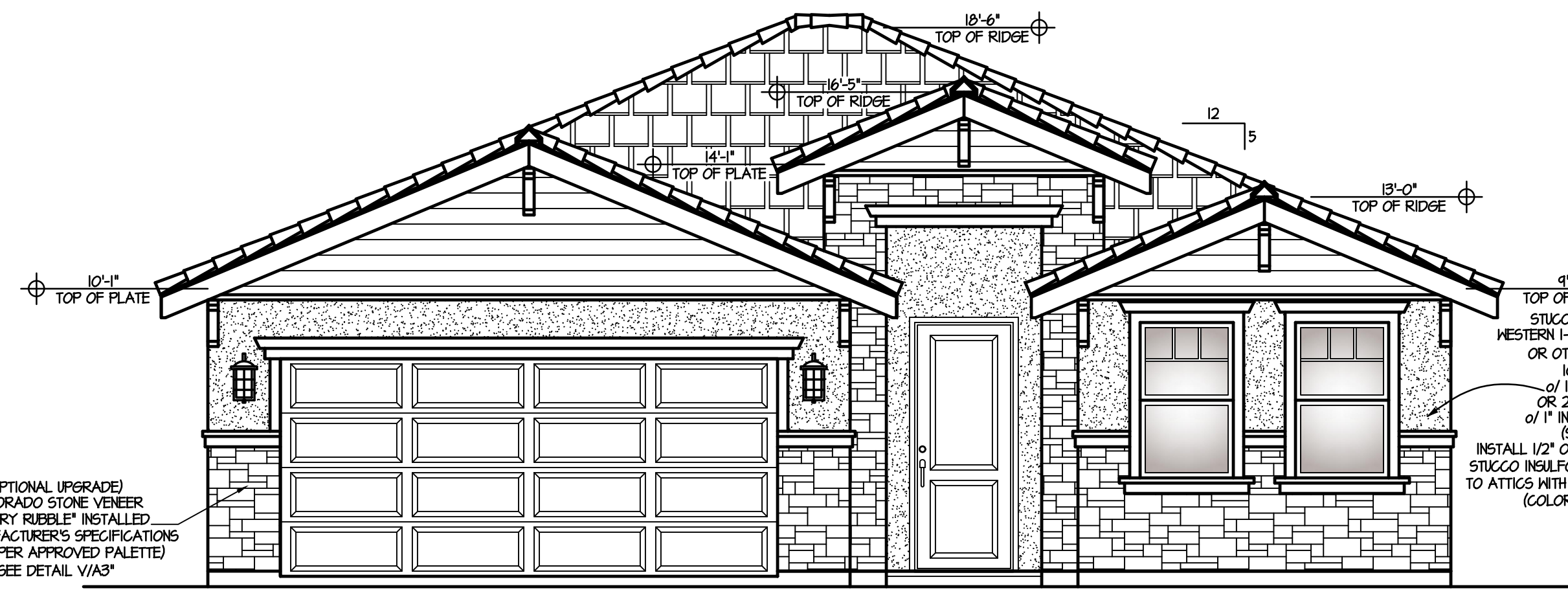
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 JOB NO: 1300 PLAN MADERA
 SHEET

A3

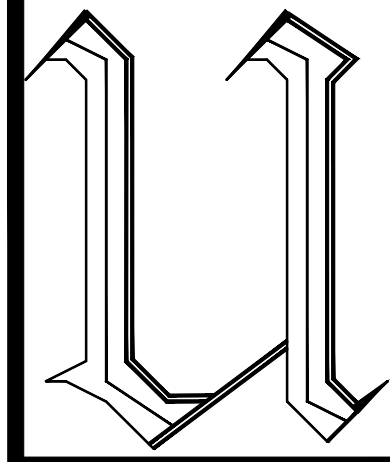


Door & Window Flashing Detail

SOLAR MODULE ZONE NOTES:
SOLAR NOTE: NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, VENTS, CHIMNEYS, ARCHITECTURAL FEATURES AND ROOF MOUNTED EQUIPMENT, SHALL BE LOCATED IN THE SOLAR ZONE. ANY OBSTRUCTION LOCATED ON THE ROOF OR ANY OTHER PART OF THE BUILDING THAT PROJECTS ABOVE THE SOLAR ZONE SHALL BE LOCATED AT LEAST TWICE THE DISTANCE MEASURED IN THE HORIZONTAL PLANE OF THE HEIGHT DIFFERENCE BETWEEN THE HIGHEST POINT OF THE OBSTRUCTION AND THE HORIZONTAL PROJECTION OF THE NEAREST POINT OF THE SOLAR ZONE, MEASURED IN THE VERTICAL PLANE.



The Piccola 1300 Plan Exterior Elevations 'C'



Ubbaldo
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Email: ubbaldo@ucdnw.com

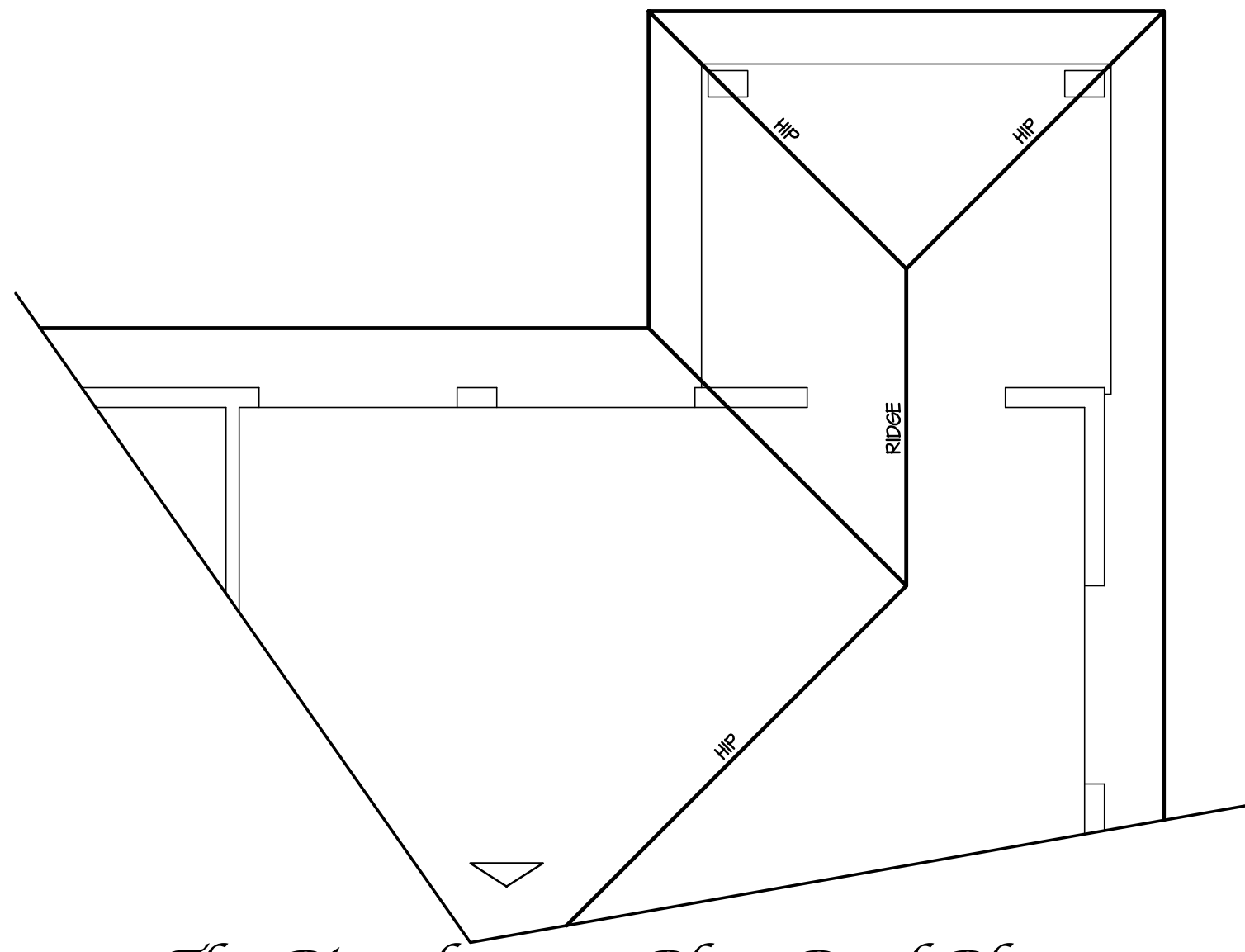


Dreywood

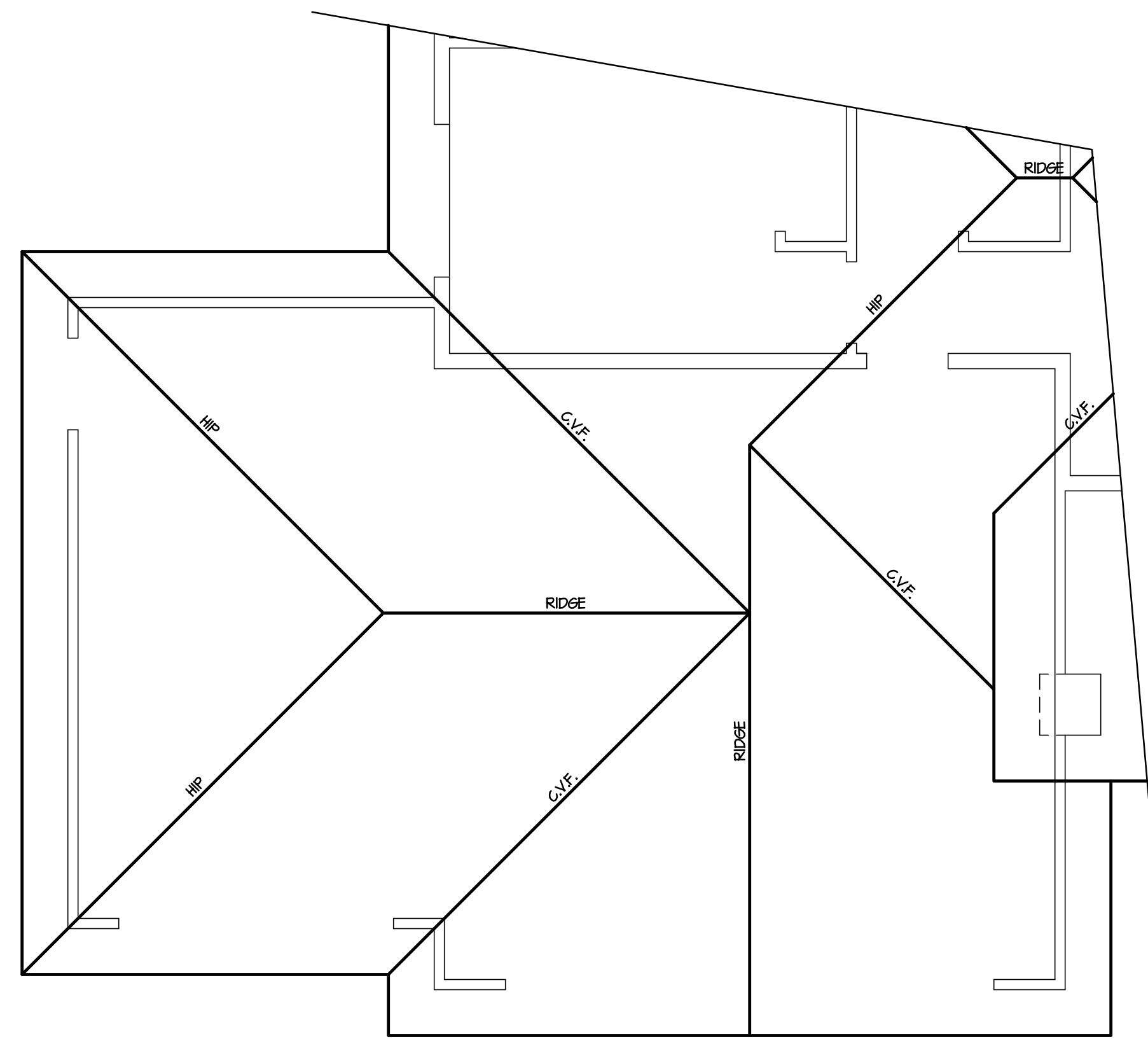
JOSEPHICROW
OWNER / BUILDER:
CONSTRUCTION & DEVELOPMENT, INC.
5320 E. PINE AVENUE
FRESNO, CA 93727
Phone: (559) 275-5200
Email: jcrow@ucdnw.com

DATE: 11/15/2021
SCALE: 1/4" = 1'-0"
JOB NO: 1300 PLAN MADERA
SHEET

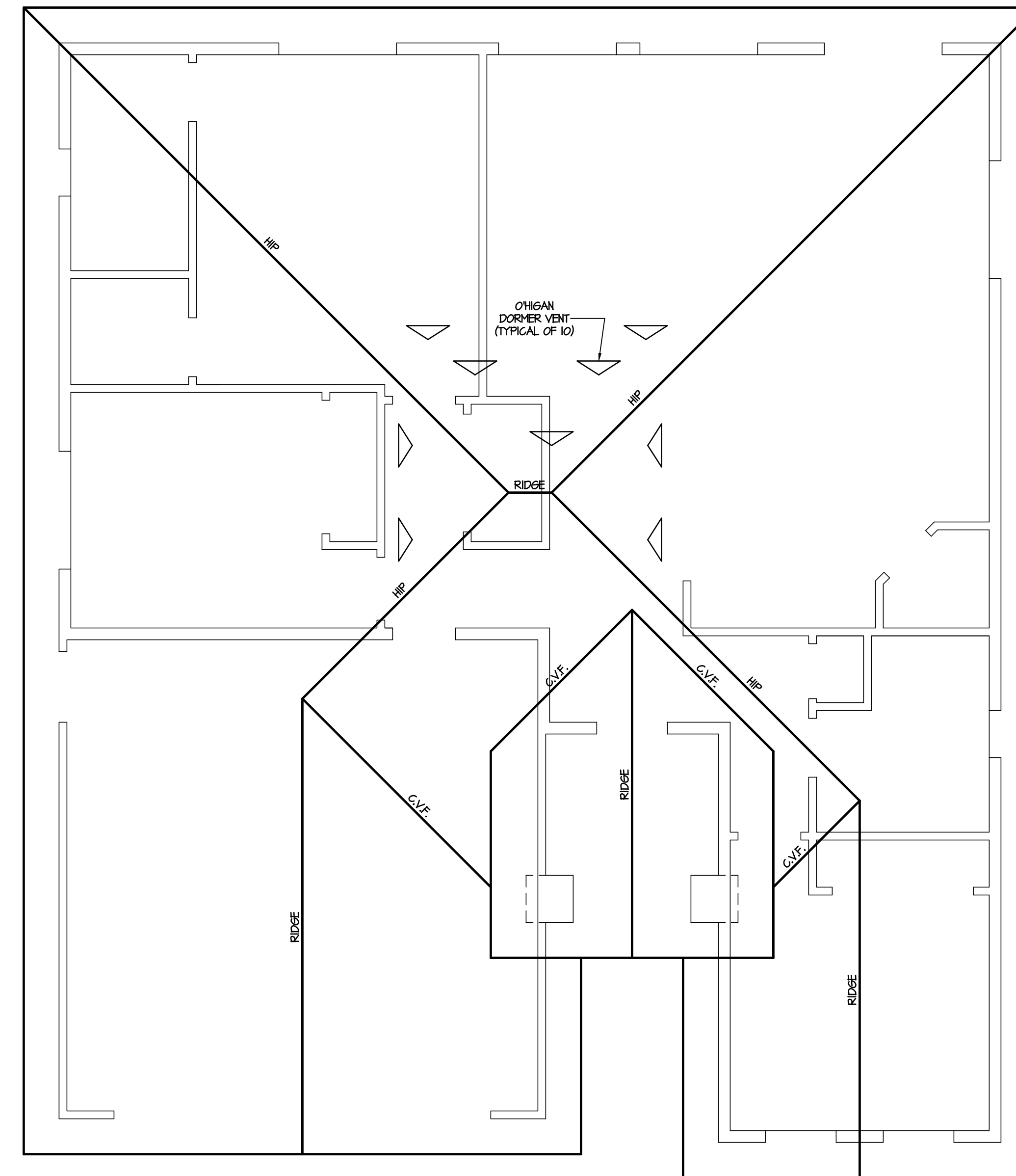
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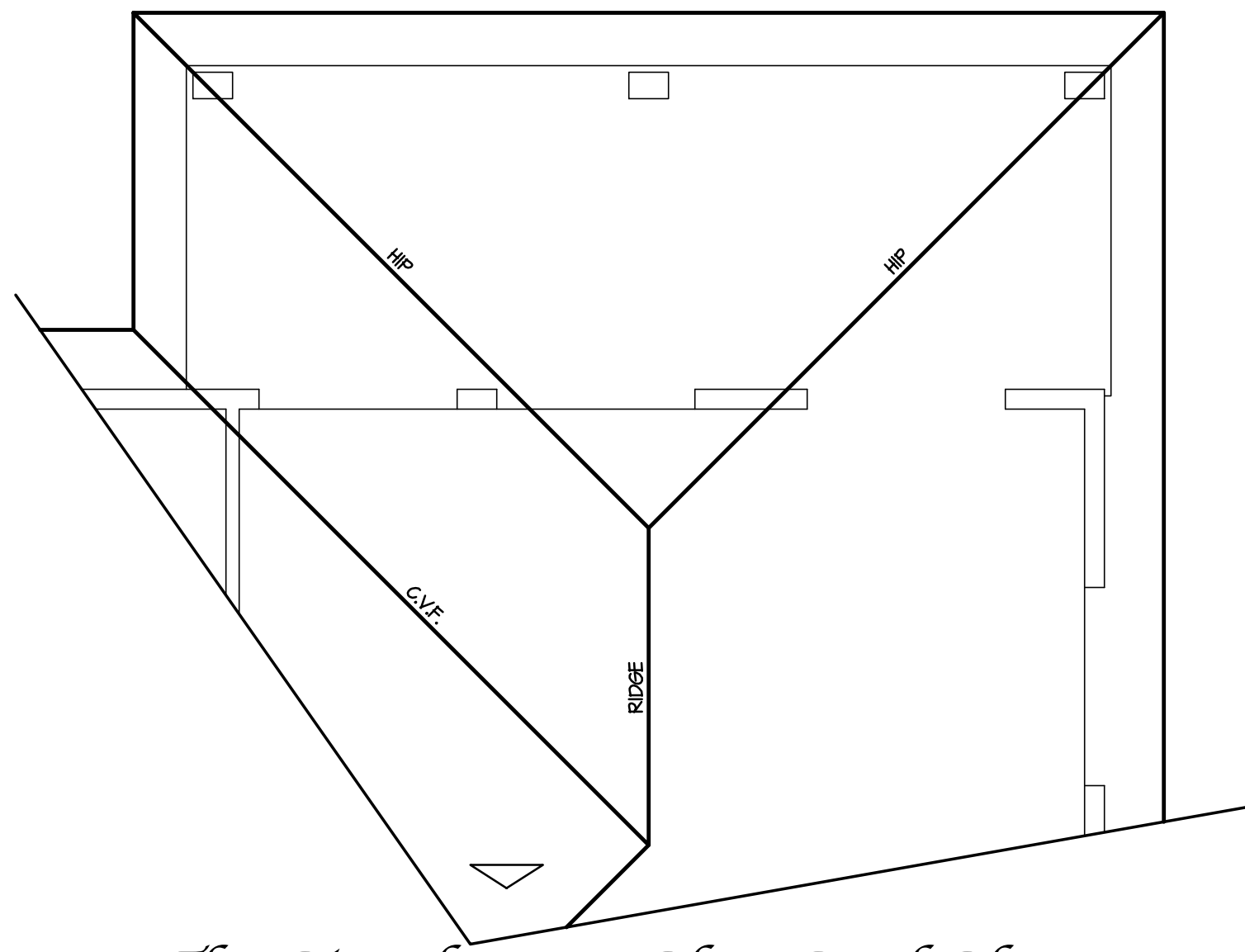
*The Piccola 1300 Plan Roof Plan
Optional Patio '1'*



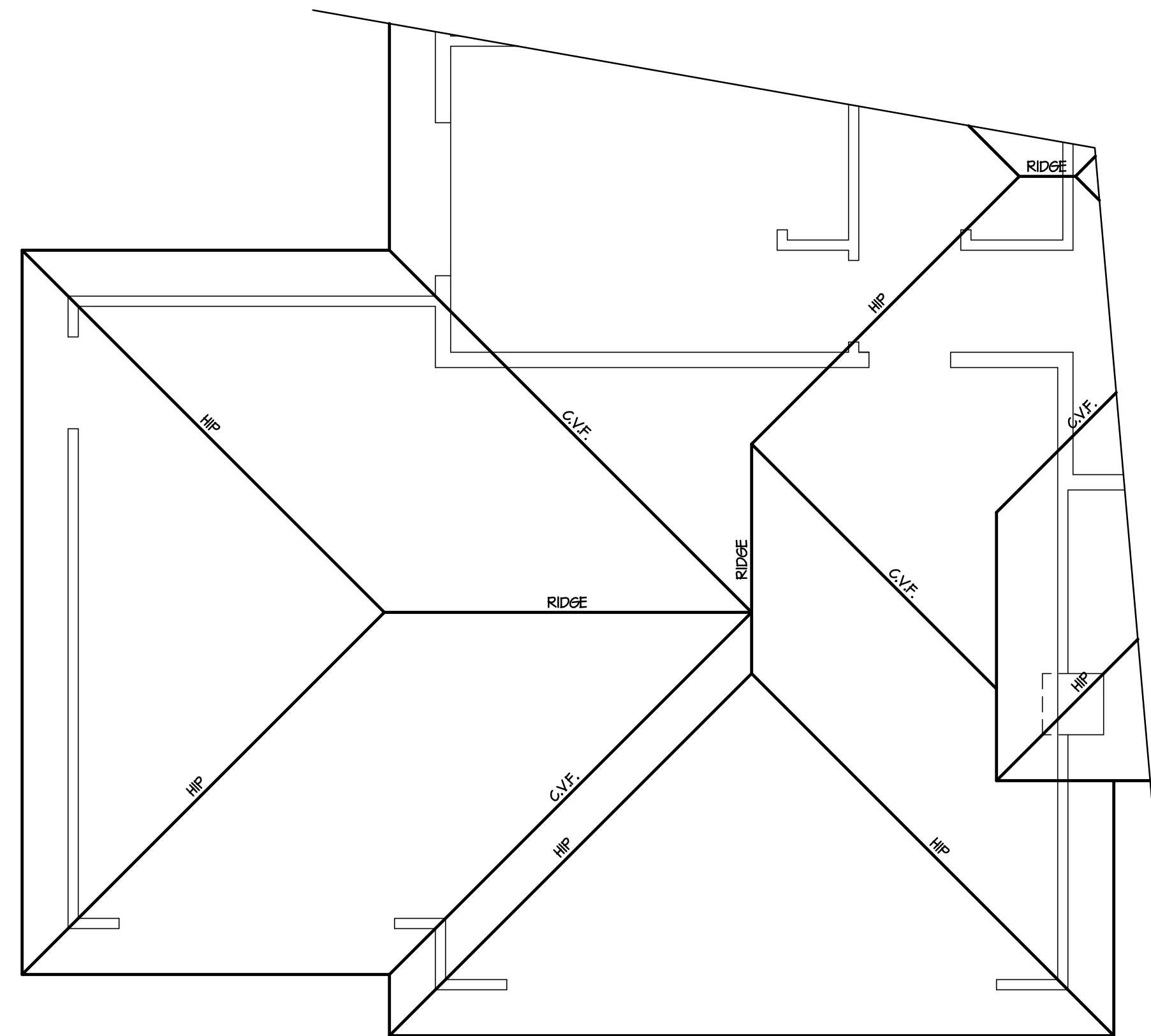
*The Piccola 1300 Plan Roof Plan 'A' & 'C'
w/ optional 3rd Car Garage*



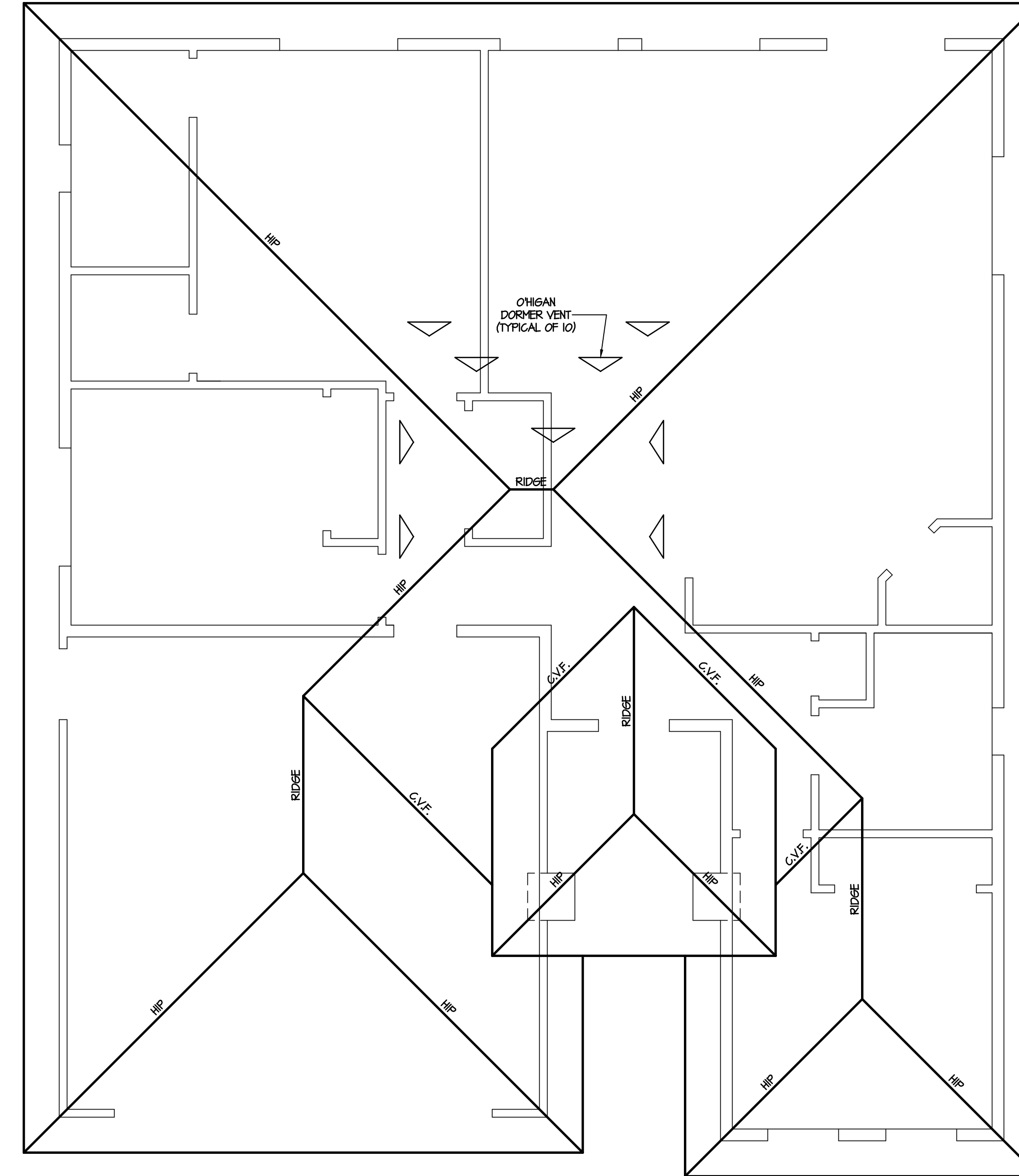
The Piccola 1300 Plan Roof Plan 'A' & 'C'



*The Piccola 1300 Plan Roof Plan
Optional Patio '2'*

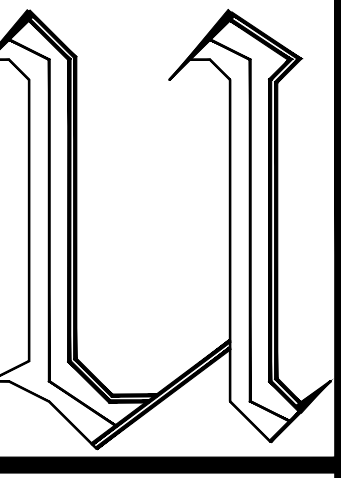


*The Piccola 1300 Plan Roof Plan 'B'
w/ optional 3rd Car Garage*

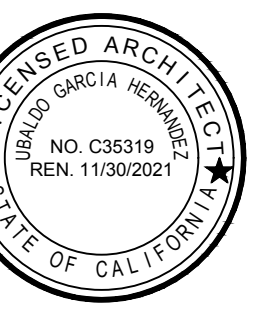


The Piccola 1300 Plan Roof Plan 'B'

The Piccola 1300 Plan Roof Plan



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Dreywood

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 Email: jcrowne@crownliving.com

DATE: 11 / 15 / 2021
 SCALE: 1/4" = 1'-0"
 JOB NO.: 1300 PLAN MADERA
 SHEET

S3

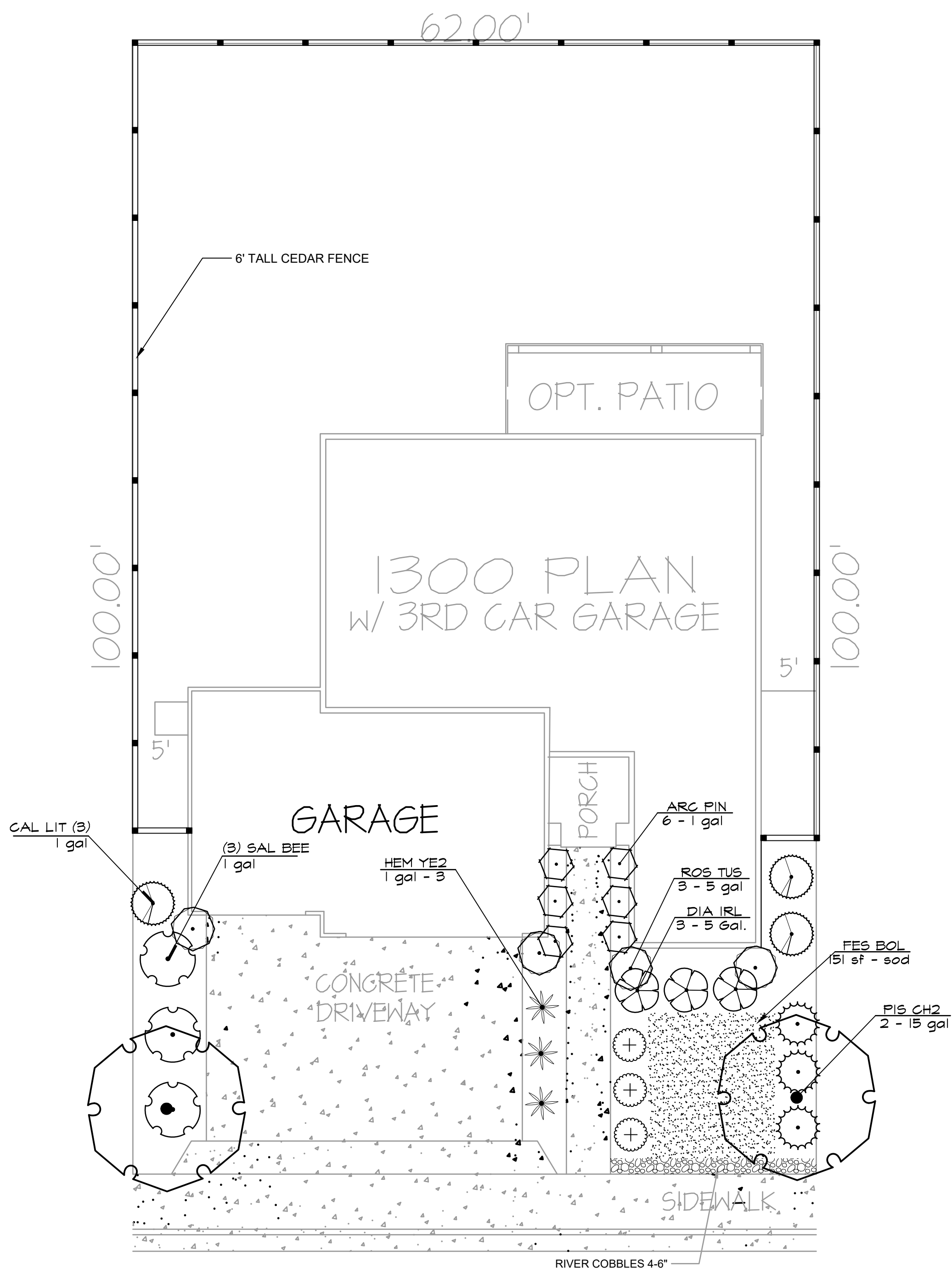
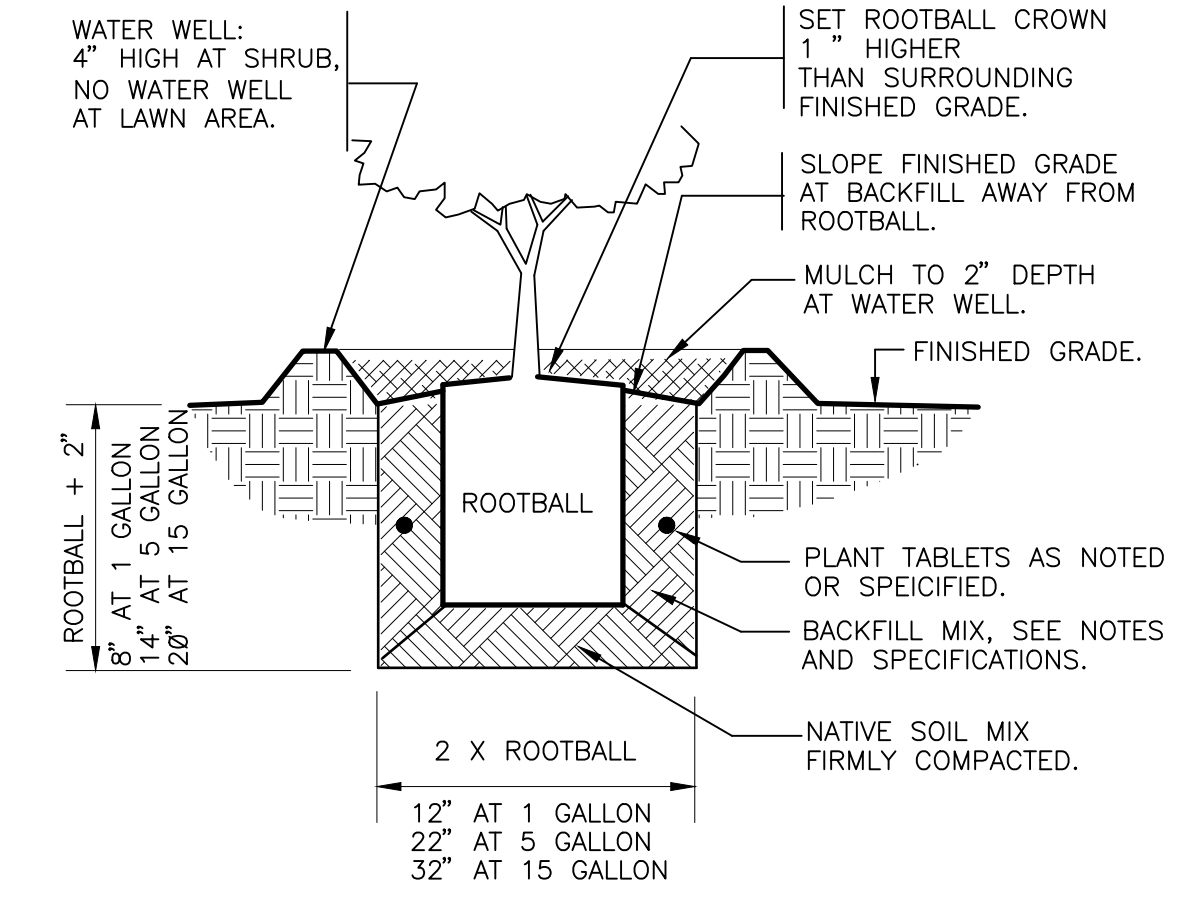
PLANT SCHEDULE PLAN 1300

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	NUCOLS	QTY	
	PIS CH2	Pistacia chinensis / Chinese Pistache Alternate tree species between Chinese Pistache, Drake Elm, Aleppo Pine, or Desert Museum Palo Verde to provide visual variation in the subdivision.	15 gal	1"	.3	2	
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	NUCOLS	NUCOLS	QTY	
	ACH MOO	Achillea x 'Moonshine' / Moonshine Yarrow	1 gal.	.3		3	
	ARC PIN	Arctotis x 'Pink Sugar' TM / Pink Sugar African Daisy NUCOLS FACTOR 0.2	1 gal	.2		6	
	CAL LIT	Callistemon citrinus 'Little John' / Dwarf Bottle Brush	1 gal	.2		3	
	DIA IRL	Dianella x 'DP401' TM / Clarity Blue Flax Lily NUCOLS FACTOR .3	5 gal.	.3		3	
	HEM YE2	Hemerocallis x 'Yellow' / Daylily	1 gal	.4		3	
	NEP WAL	Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint	1 Gal.	.3		3	
	ROS TUS	Rosmarinus officinalis 'Tuscan Blue' / Tuscan Blue Rosemary	5 gal	.2		4	
	SAL BEE	Salvia x 'Bee's Bliss' / Sage	1 gal	.2		3	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	NUCOLS	SPACING	QTY
	FES BOL	Festuca x 'Bolero Plus' / Bolero Fescue	sod	.8			151 sf

Model Water Ordinance Calculations
City of Madera 51.50 ETo (inches/year)

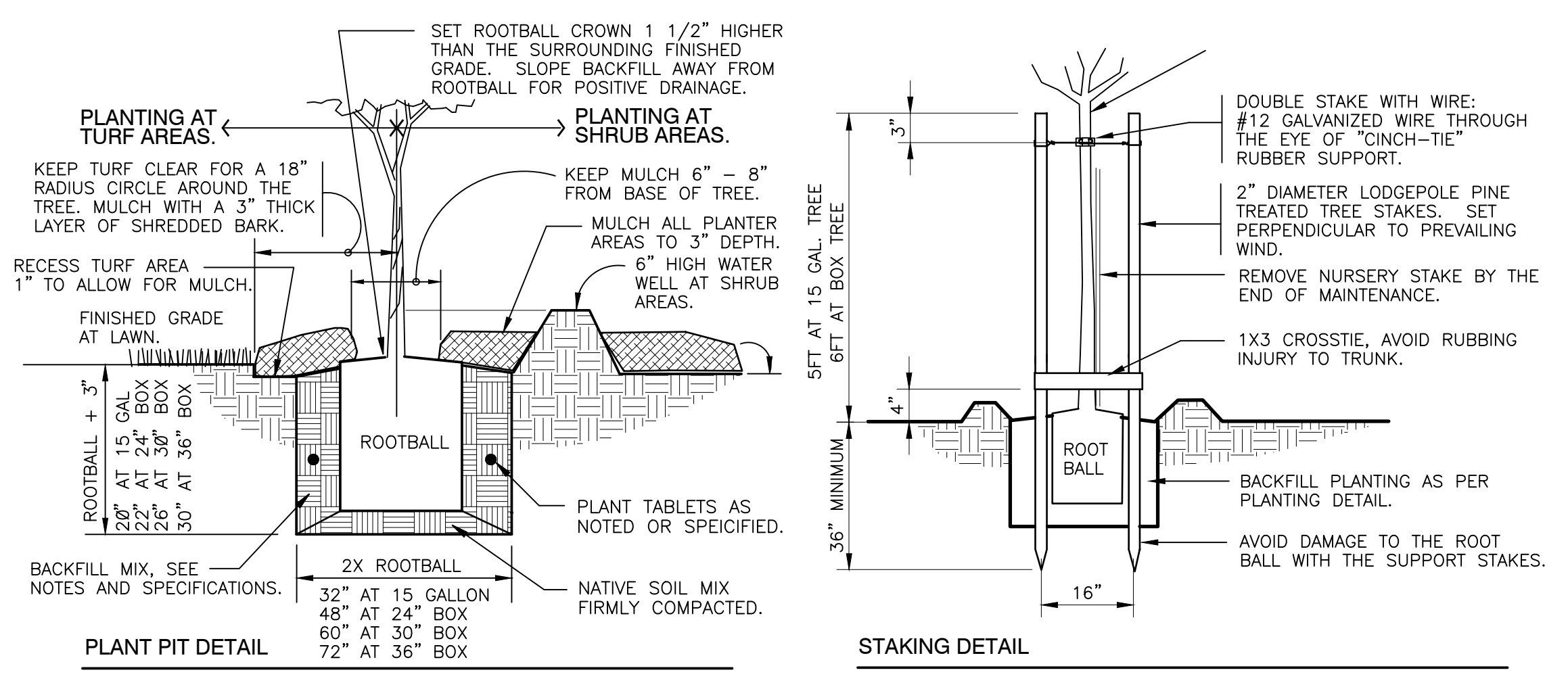
Square Ft. Overhead Spray	181
Square Ft. Drip	701
MAWA = [(ETo - Eppt) x (0.62)] x [(0.55 x LA) + ((1.0 - 0.55) x SLA)]	
14,737.34 Gallons	
1,970.10 Cubic Feet	
19.70 HCF	
0.05 Acre Ft	
0.01 Million Gallons	

Hydrozone	Type of Irrigation	Plant Water Use	Plant Factor	Hydrozone Area	IE (PFxHA (sqft)/IE)
1. Shrub Planting	Drip	Low	0.30	701	0.81
2. Fescue Turf	Overhead Spray	High	0.80	181	0.75
Results: MAWA=		14,737			
ETWU=		13,753 ETWU Complies with MAWA			

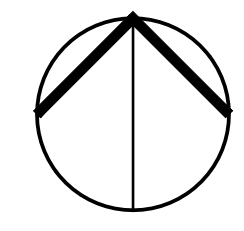
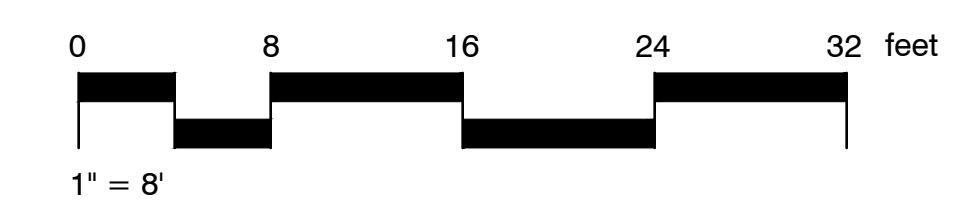


MADERA AVENUE

1 SHRUB PLANTING 1" = 1'-0" P-CO-07



2 TREE DOUBLE STAKE PLANTING 1" = 1'-0" FX-PL-FX-TREE-11



PLAN MODEL 1300



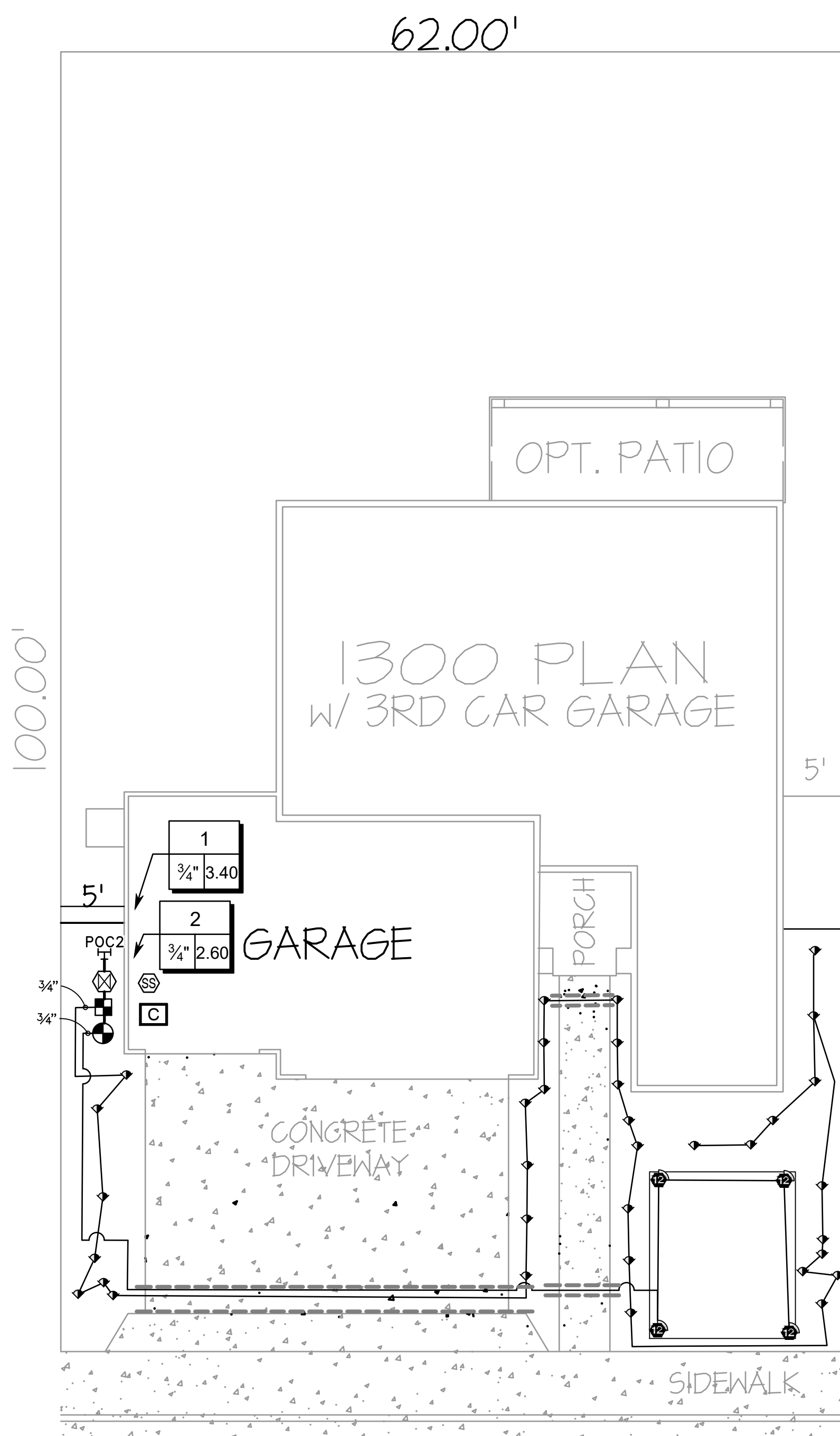
BRAD COLE
Landscape Architect
CA #4518
371 W San Ramon Ave.
Fresno, CA 93704
Ph. (559) 284-4934
bradc559@gmail.com

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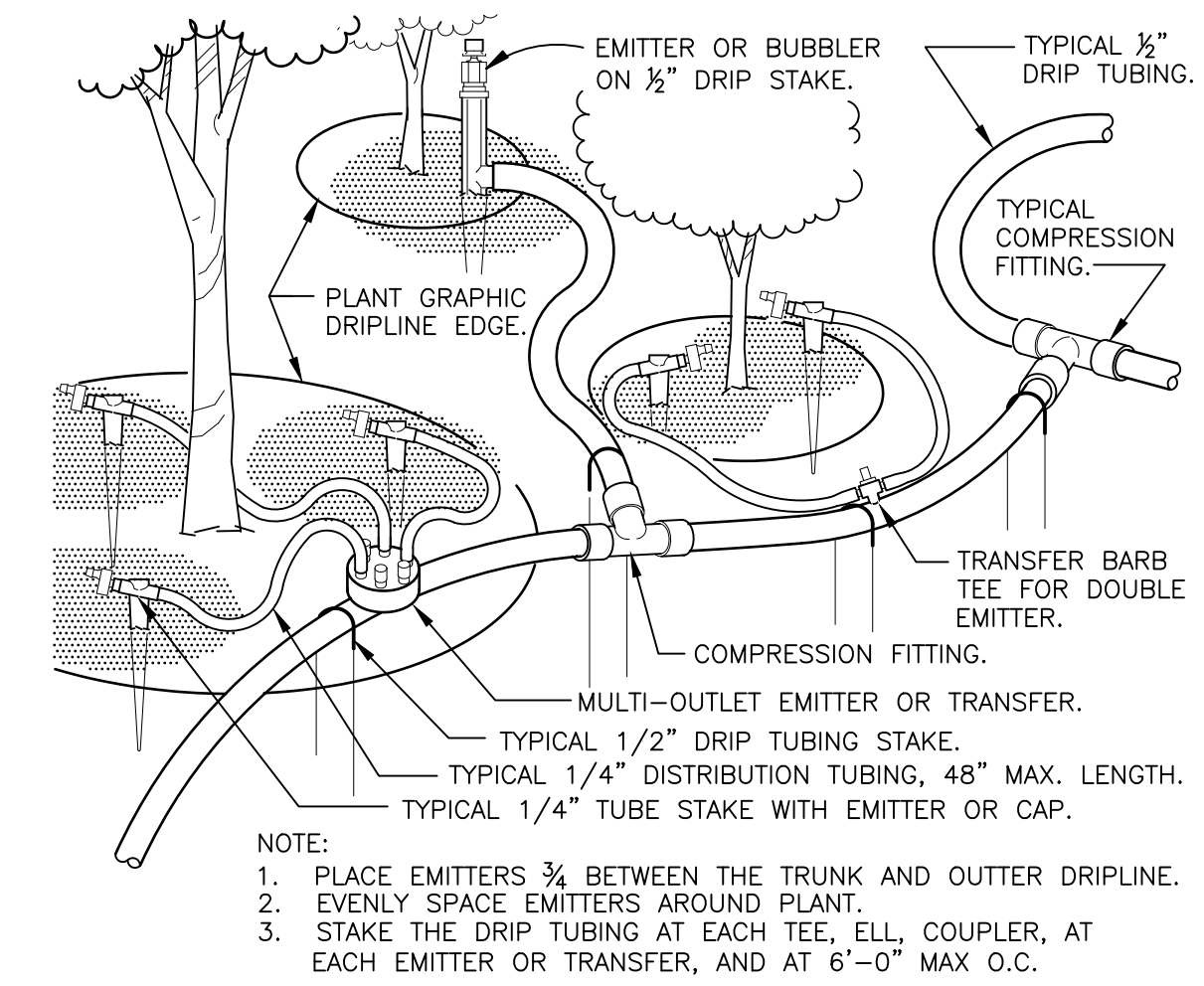
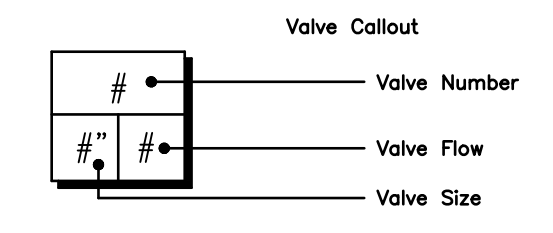
Revision	Date	CKBY	Notes

Date: 4/20/2022
Scale: as noted
Drawn By: B. Cole
Job Number: 22-02-04
Sheet: L1

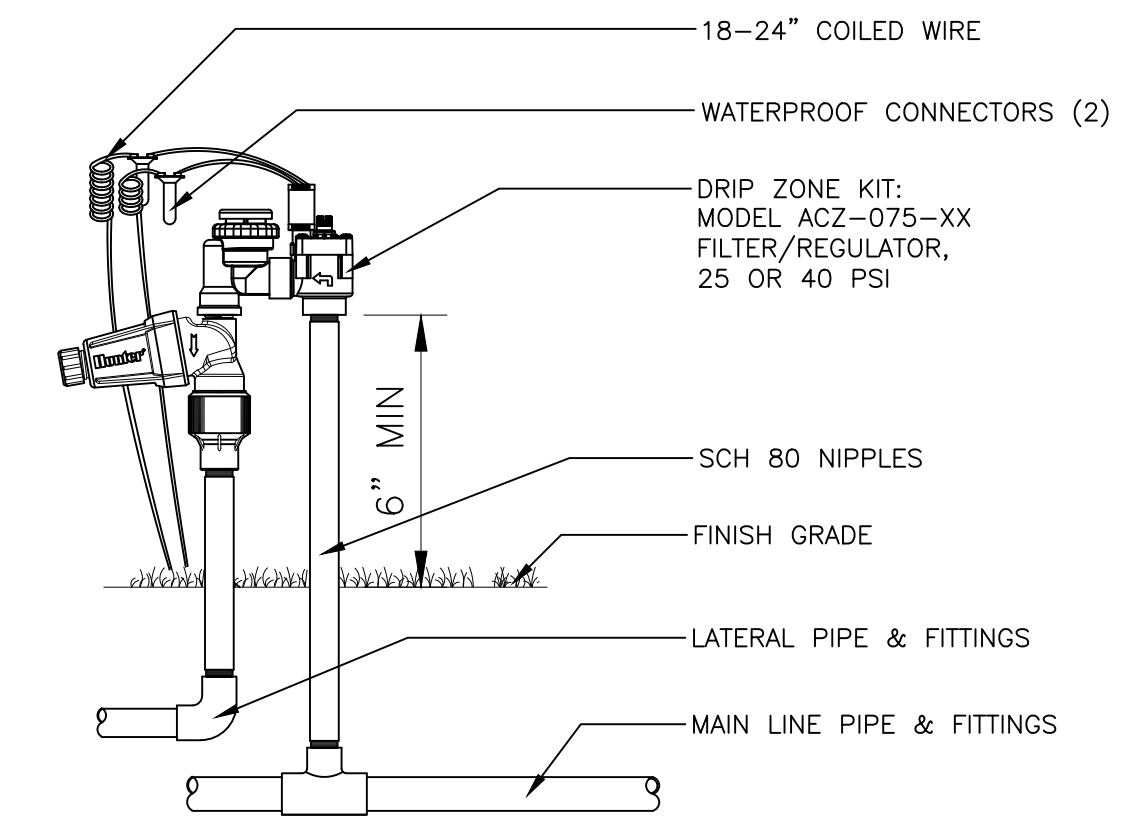


IRRIGATION SCHEDULE PLAN 1300 IRRIGATION

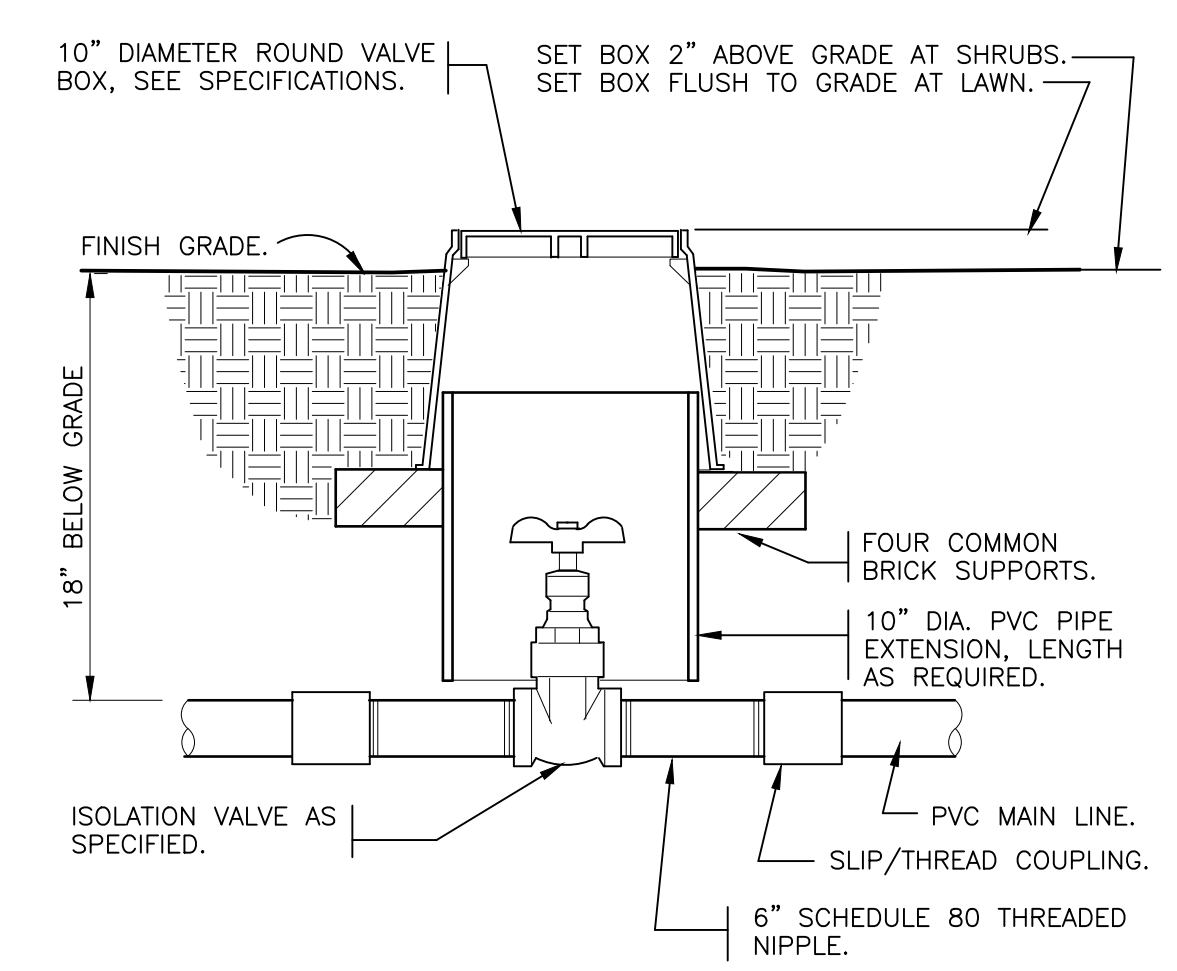
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
Q T H 10 F	Rain Bird 1804 12 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet.	4	30
■	Hunter ACZ-075-25 Drip control kit featuring a 3/4" PGV-ASV valve, with 3/4" HY075 filter system, and 25psi pressure regulated. Flow range: 0.5 GPM to 15 GPM. With 150 mesh stainless steel screen.	1	
◇ 0.5 1.0 2.0 4.0 6.0	Hunter HE-B 1.0 GPH Point Source Drip Emmitter with Self Piercing Barb. Color coded emitters for flow rates of 0.5, 1.0, 2.0, 4.0, and 6.0 GPH. Can be inserted into 1/2" and 3/4" tubing and have pressure compensating from 15-50 PSI. Optional diffuser cap (HE) available.	34	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
⊕	Hunter PGV-ASV 3/4" and 1" Plastic Electric Remote Control Valve, with removable Anti-Siphon Cap, and Flow Control, for Residential Use. Inlet/Outlet: Female NPT Threads.	1	
⊗	Nibco T-113 Class 125 bronze gate manual control valve with wheel handle, same size as mainline pipe diameter at valve location. Size Range - 1"	1	
C	Hunter HC-6 6 station controller with Wi-Fi connection	1	
⊗	Hunter Solar-Sync Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. Wired.	1	
---	Irrigation Lateral Line: PVC Schedule 40	298.4 l.f.	
---	Irrigation Mainline: CPVC Schedule 40	6.4 l.f.	
---	Pipe Sleeve: PVC Class 315 SDR 13.5	41.8 l.f.	



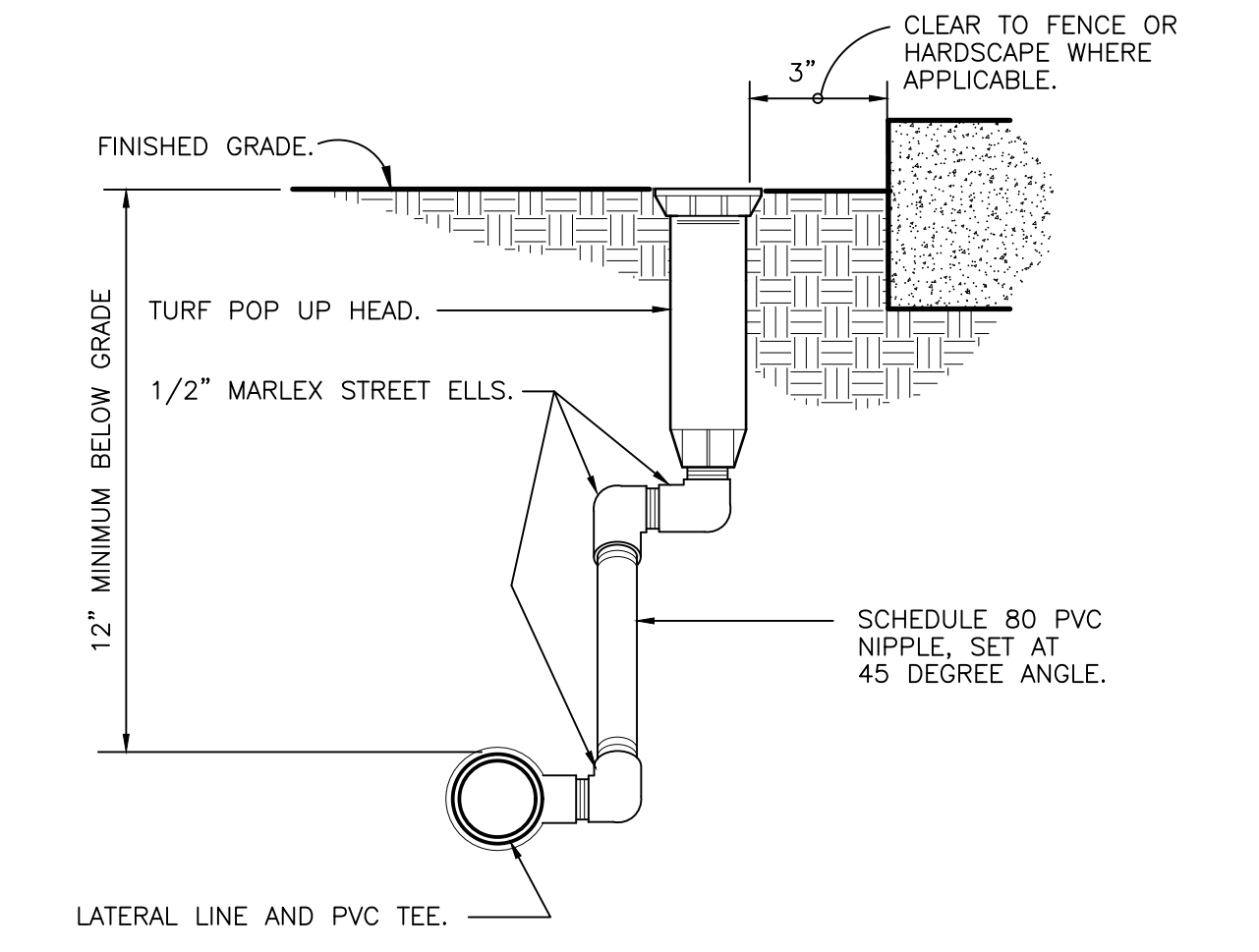
1 TYPICAL DRIP TUBING
1 1/2" = 1'-0" FX-IR-FX-DRIP-01



2 ACZ-075 VALVE WITH SCH 80 NIPPLES
1 1/2" = 1'-0" FX-IR-HUNT-VALV-55

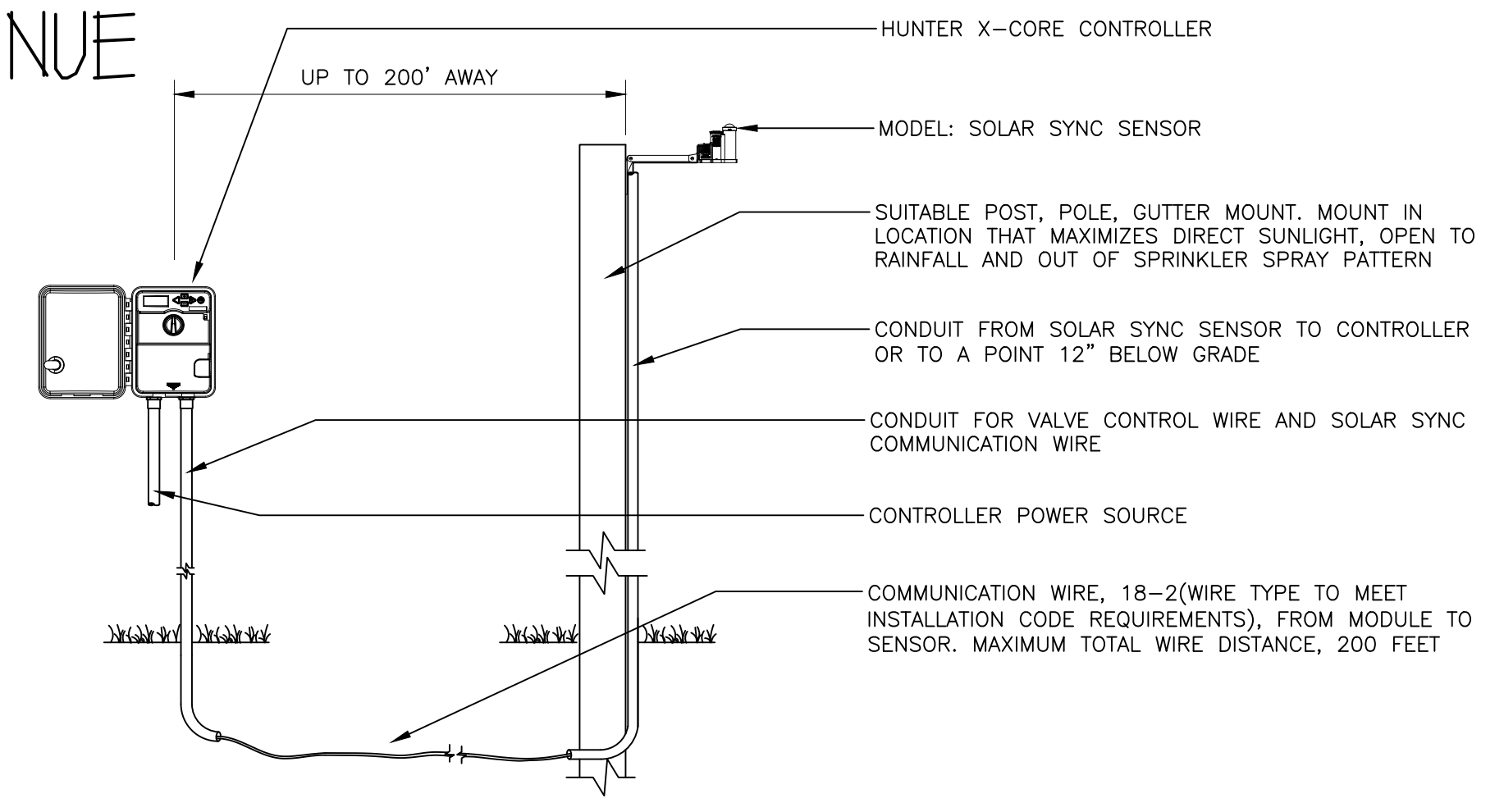


3 BRASS ISOLATION VALVE
1 1/2" = 1'-0" FX-IR-FX-ISOV-01



4 TURF SPRAY MARLEX ASSEMBLY
3" = 1'-0" FX-IR-FX-HEAD-04

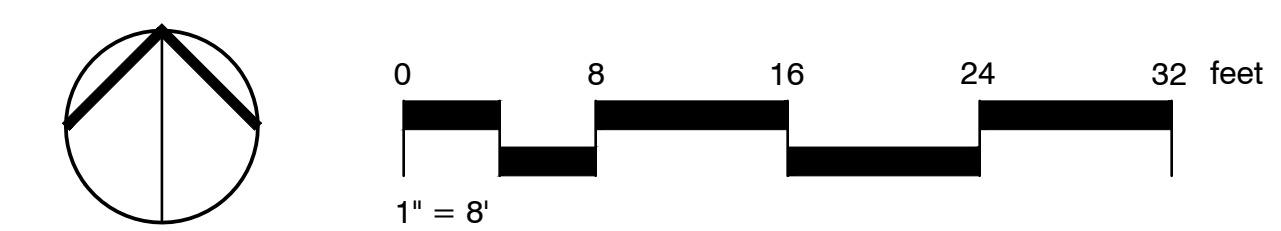
MADERA AVENUE



5 SOLAR SYNC SYSTEM WITH X-CORE
1" = 1'-0" FX-IR-HUNT-SENS-24

"I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENCY LANDSCAPE REQUIREMENTS ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN"

SIGNATURE _____ DATE _____



By signing these plans I certify that "I have complied with the criteria of the model water efficient landscape ordinance and applied them accordingly for the efficient use of water in the landscape and irrigation design plans"

Revision	Notes	Date	CKBY

Date: 02-27-2022
Scale: as noted
Drawn By: B. Cole
Job Number: 22-02-04
Sheet:

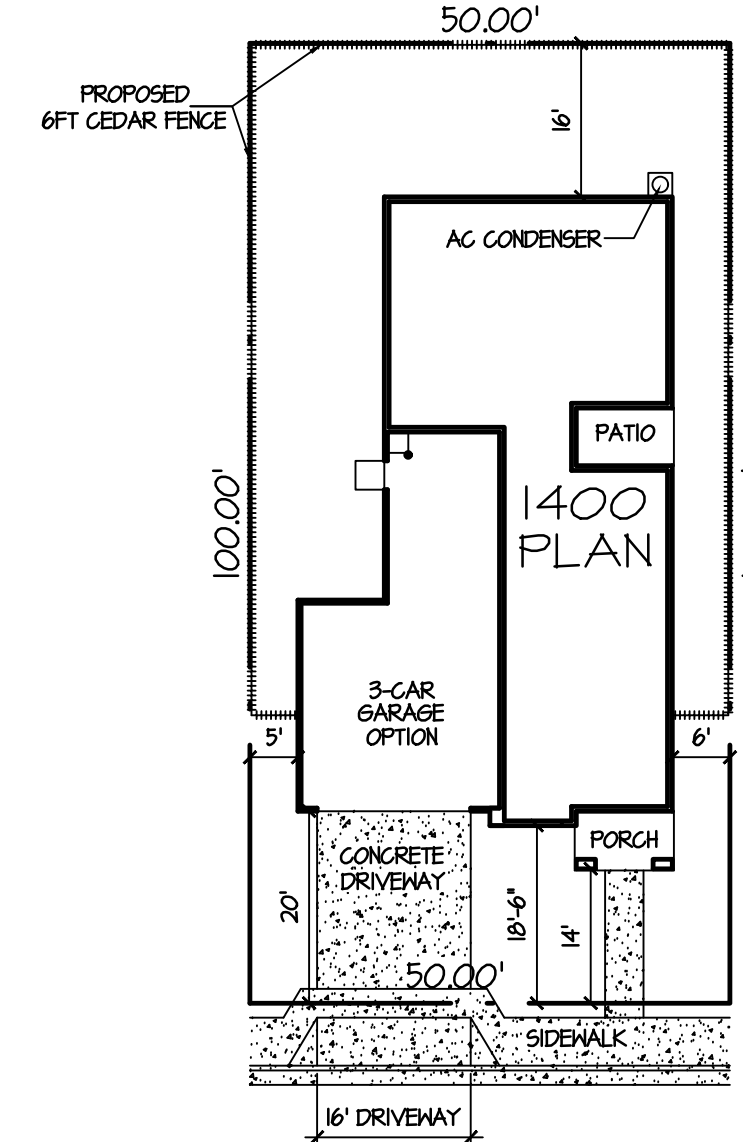
PLAN 1300 IRRIGATION PLAN



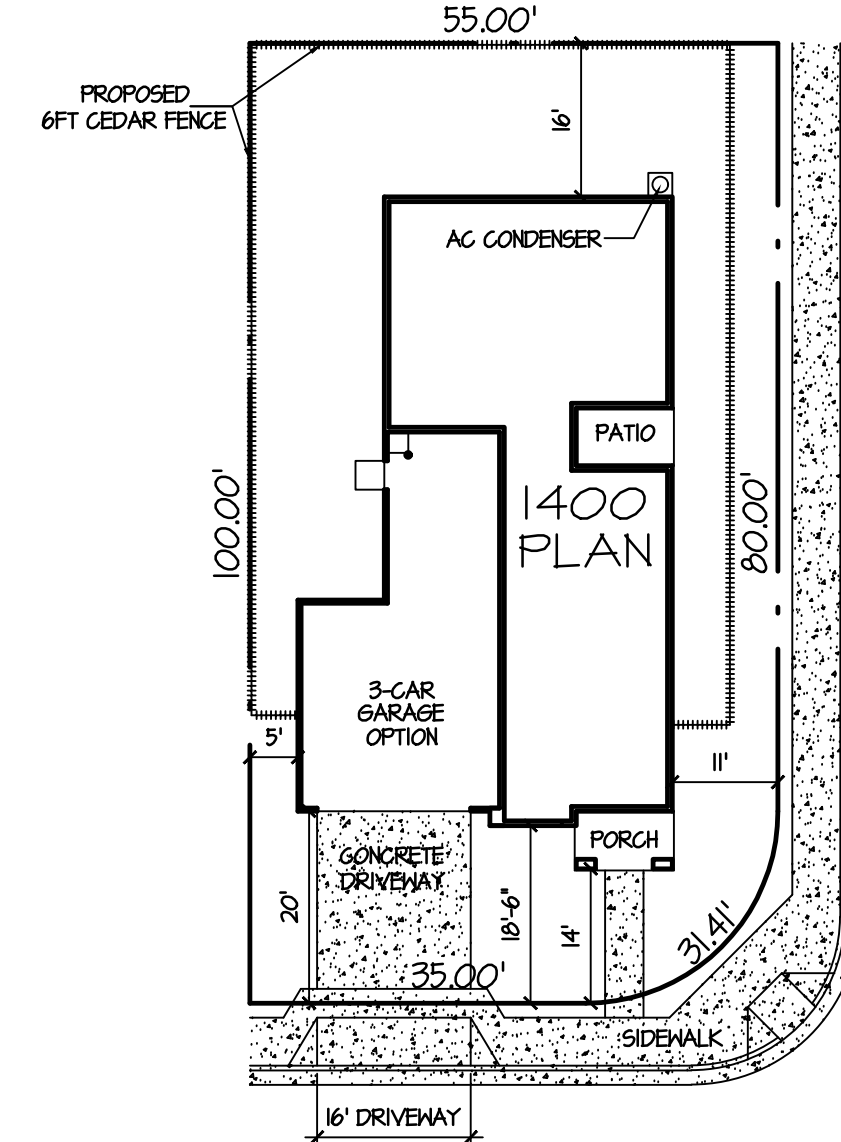
The Regatta 1400 Standard Plan



Standard Elevation 'A'



TYPICAL INTERIOR LOT
PLOT PLAN
3RD CAR GAR. OPT.
SCALE: 1" = 20'-0"



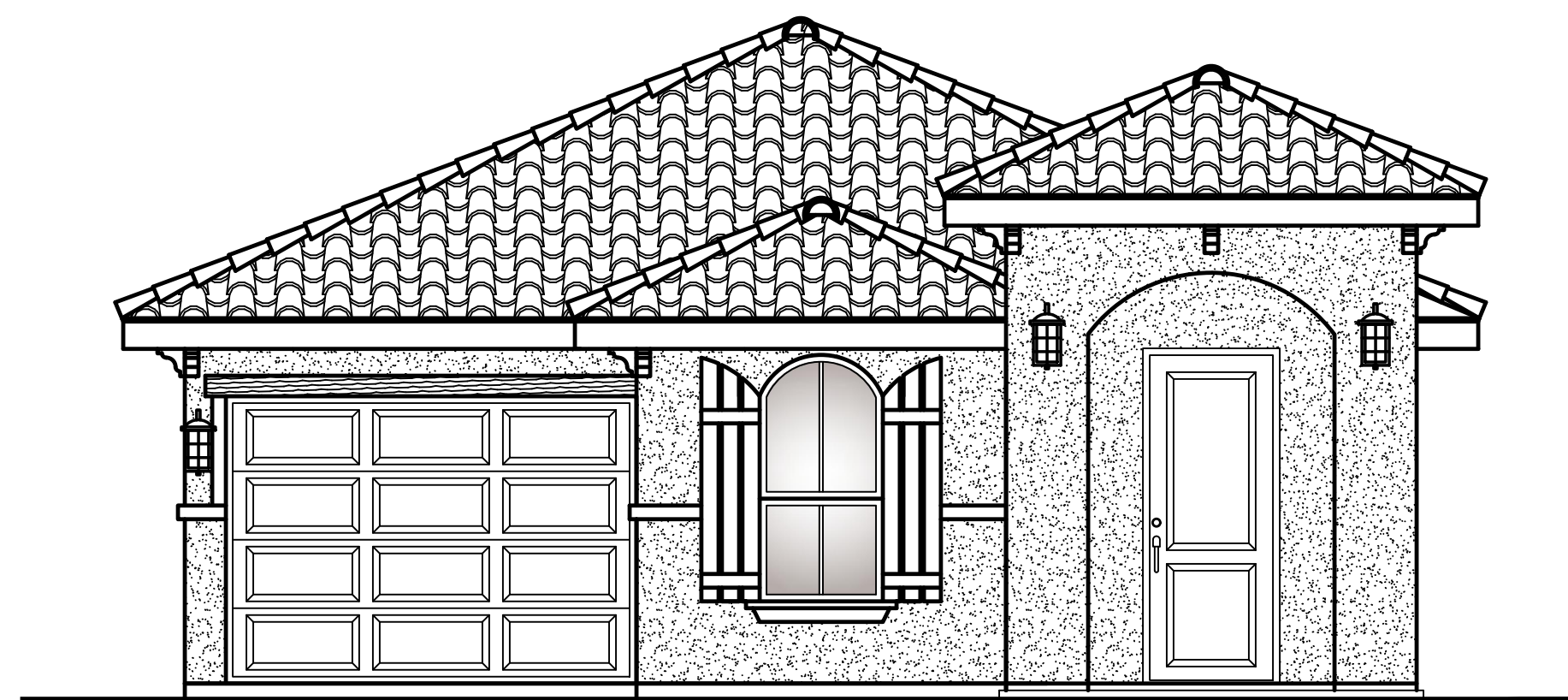
TYPICAL CORNER LOT
PLOT PLAN
3RD CAR GAR. OPT.
SCALE: 1" = 20'-0"

Area:

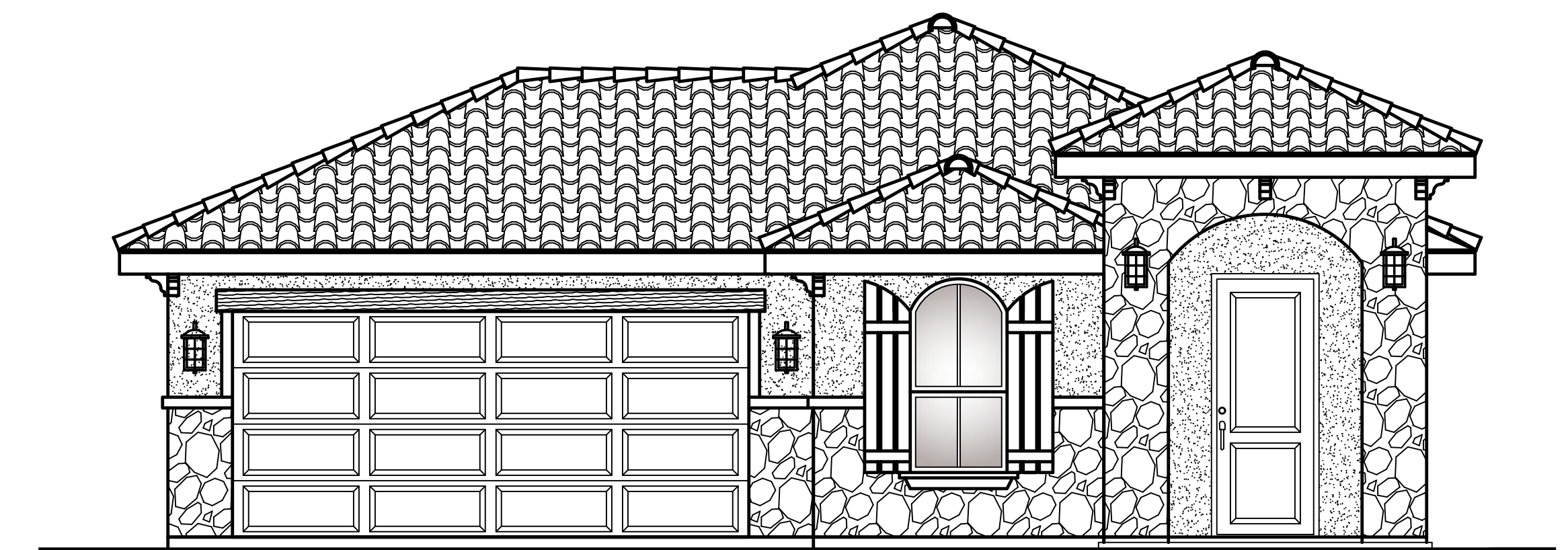
3RD CAR GARAGE OPTION	
LIVING SPACE:	1,400 sq. ft.
GARAGE:	474 sq. ft.
3RD CAR GARAGE:	198 sq. ft.
PATIO:	66 sq. ft.
PORCH:	60 sq. ft.
TOTAL LIVING:	1,400 sq. ft.
TOTAL:	2,198 sq. ft.



Upgraded Elevation 'A'
W/ OPTIONAL 3RD CAR GARAGE



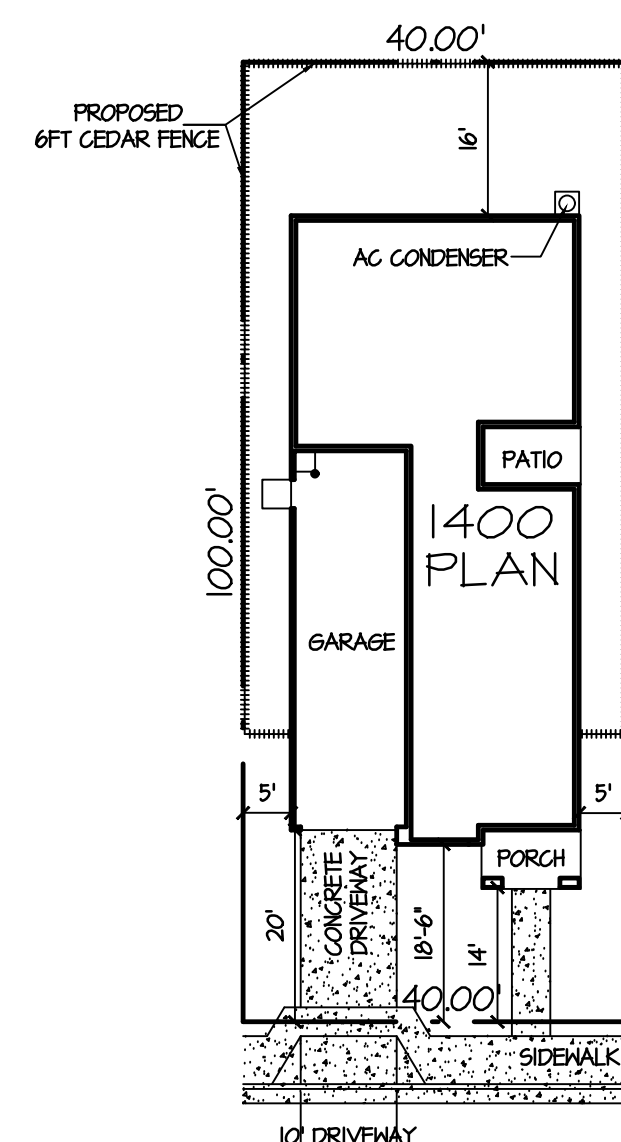
Standard Elevation 'B'



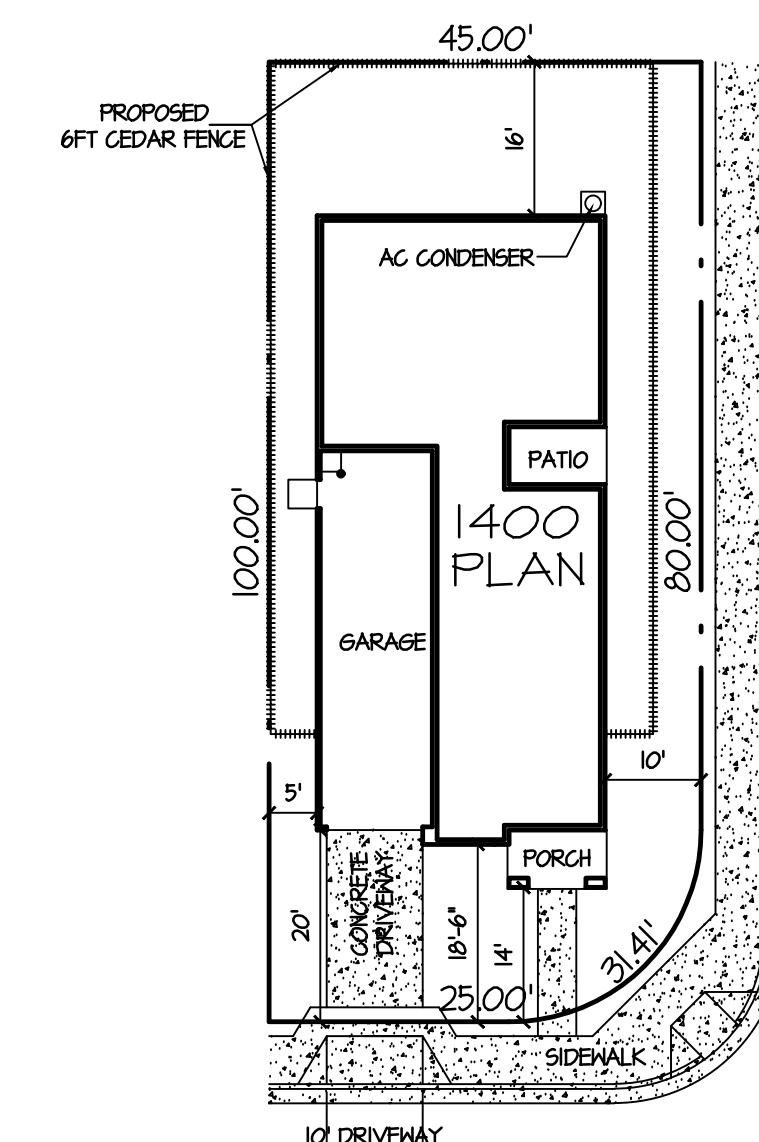
Upgraded Elevation 'B'
W/ OPTIONAL 3RD CAR GARAGE & STONE VENEER



Standard Elevation 'C'



TYPICAL INTERIOR LOT
PLOT PLAN
SCALE: 1" = 20'-0"



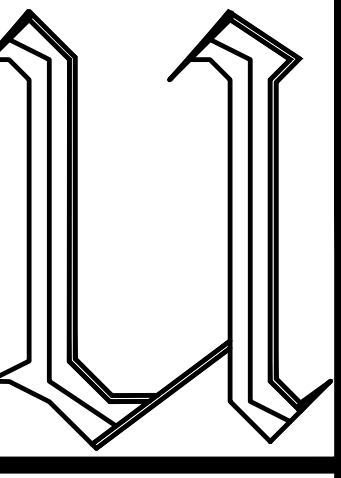
TYPICAL CORNER LOT
PLOT PLAN
SCALE: 1" = 20'-0"

Area:

LIVING SPACE:	1,400 sq. ft.
GARAGE:	474 sq. ft.
PATIO:	66 sq. ft.
PORCH:	60 sq. ft.
TOTAL LIVING:	1,400 sq. ft.
TOTAL:	2,000 sq. ft.



Upgraded Elevation 'C'
W/ OPTIONAL 3RD CAR GARAGE & STONE VENEER



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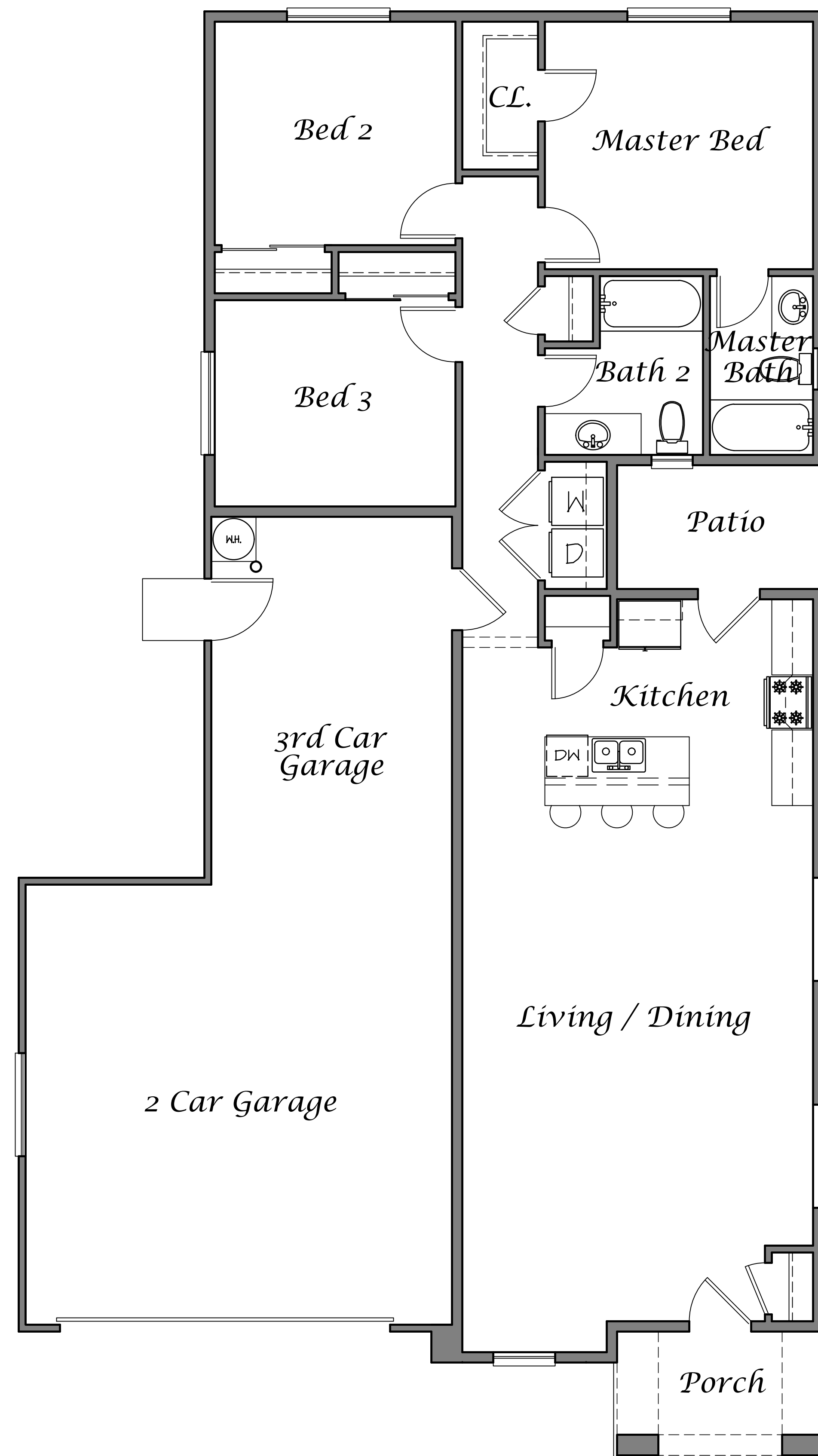


Dreywood

OWNER / BUILDER:
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DATE
5 / 16 / 2022
SCALE
PER PLAN
JOB NO.
1400 PLAN MADERA
SHEET

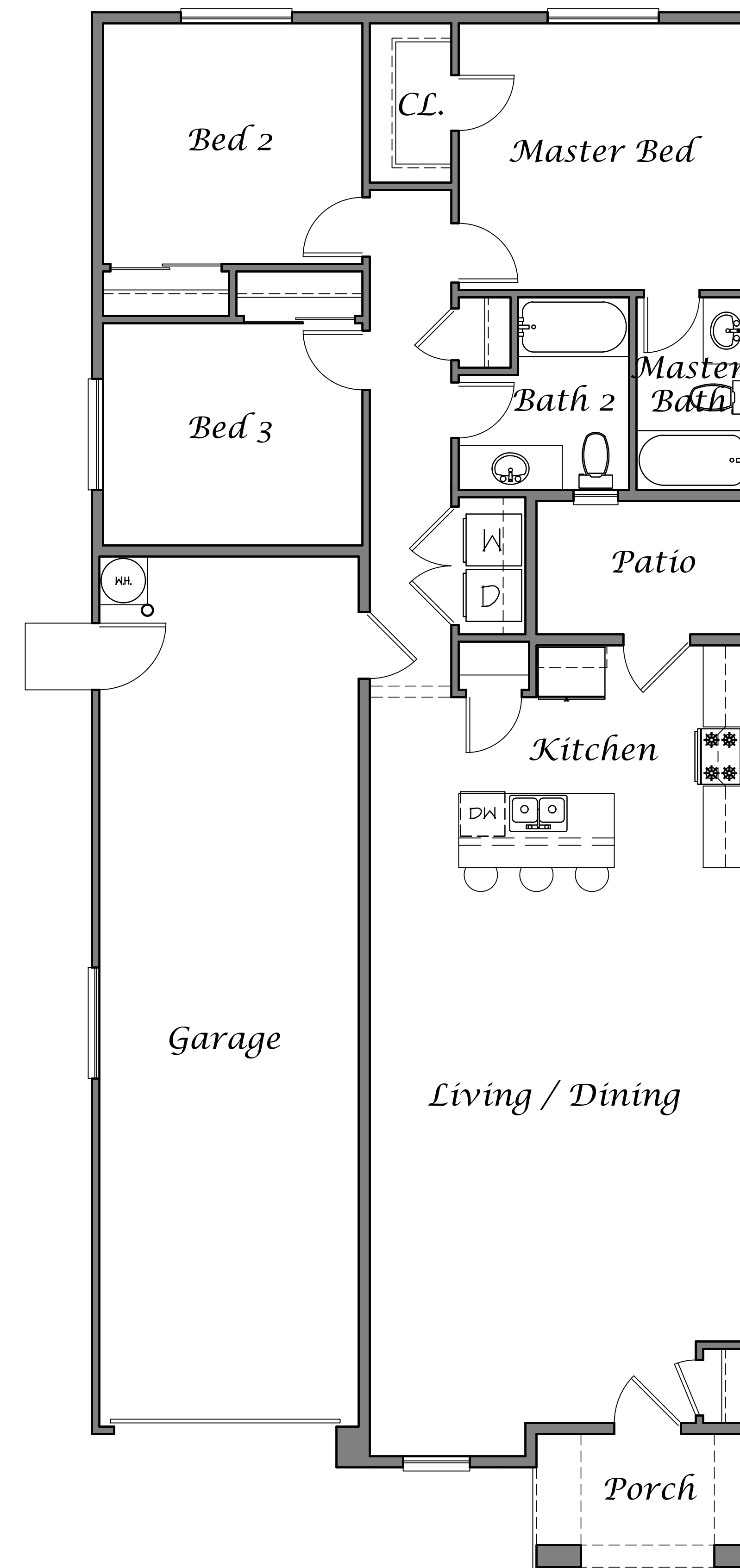
The Regatta 1400 Standard Plan



Area:

3RD CAR GARAGE OPTION	
LIVING SPACE:	1,400 sq. ft.
GARAGE:	474 sq. ft.
3RD CAR GARAGE:	140 sq. ft.
PATIO:	60 sq. ft.
PORCH:	60 sq. ft.
TOTAL LIVING:	1,400 sq. ft.
TOTAL:	2,148 sq. ft.

*The Regatta 1400 Floor Plan
w/ 3rd Car Garage Option*

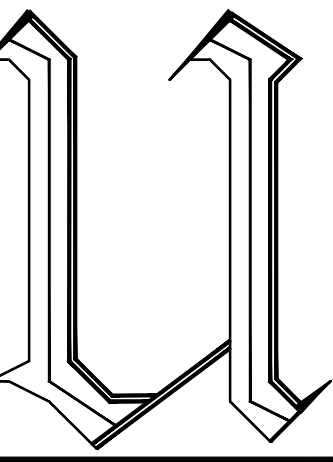


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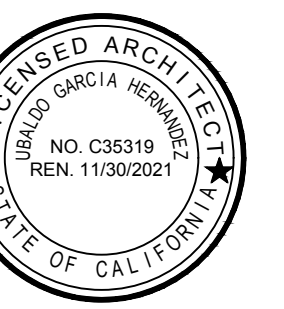
LIVING SPACE:	1,400 sq. ft.
GARAGE:	474 sq. ft.
PATIO:	60 sq. ft.
PORCH:	60 sq. ft.
TOTAL LIVING:	1,400 sq. ft.
TOTAL:	2,000 sq. ft.

The Regatta 1400 Floor Plan

The Regatta 1400 Plan Floor Plan



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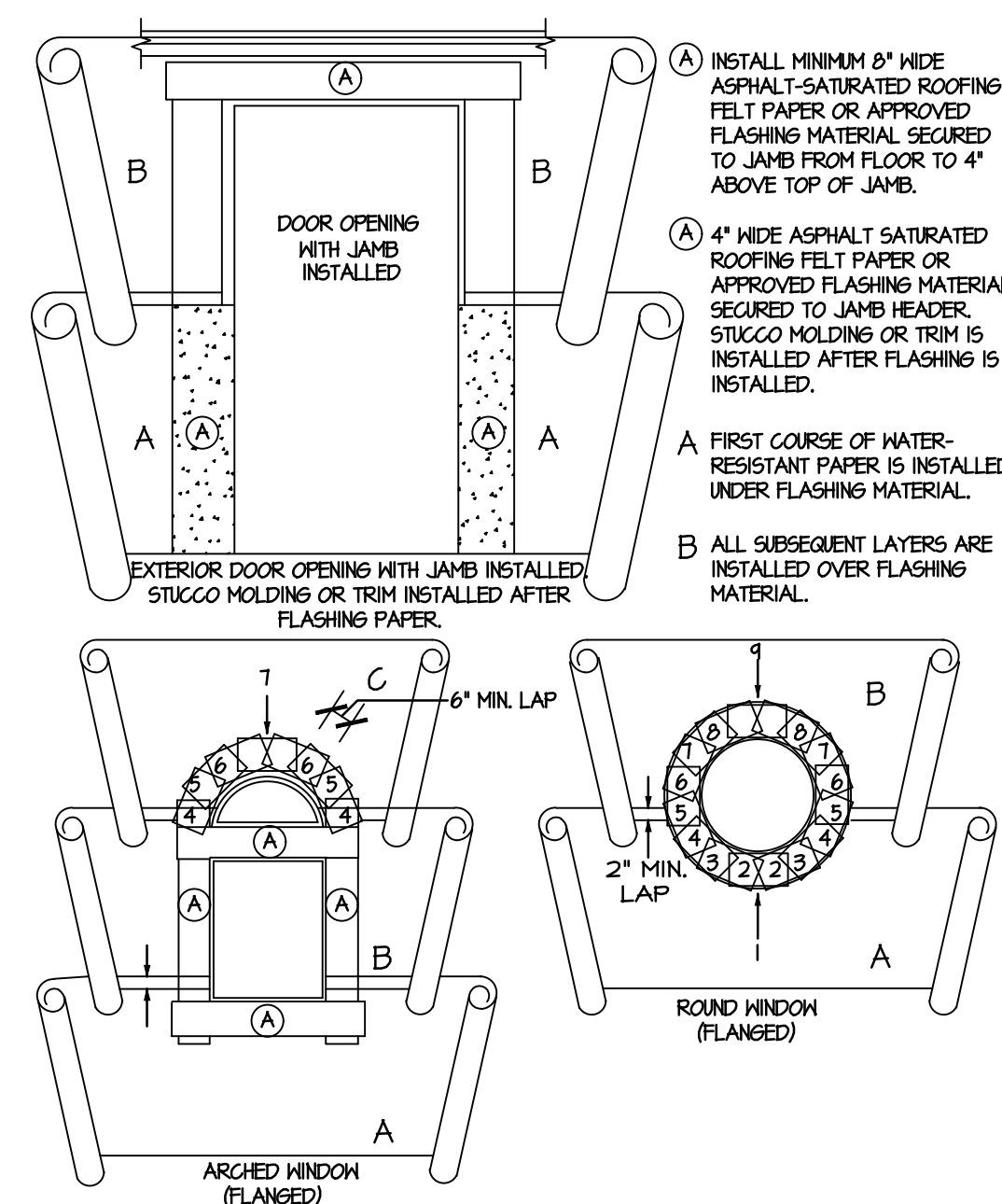


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 5320 E. PINE AVENUE
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DATE: 5 / 16 / 2022
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 SHEET

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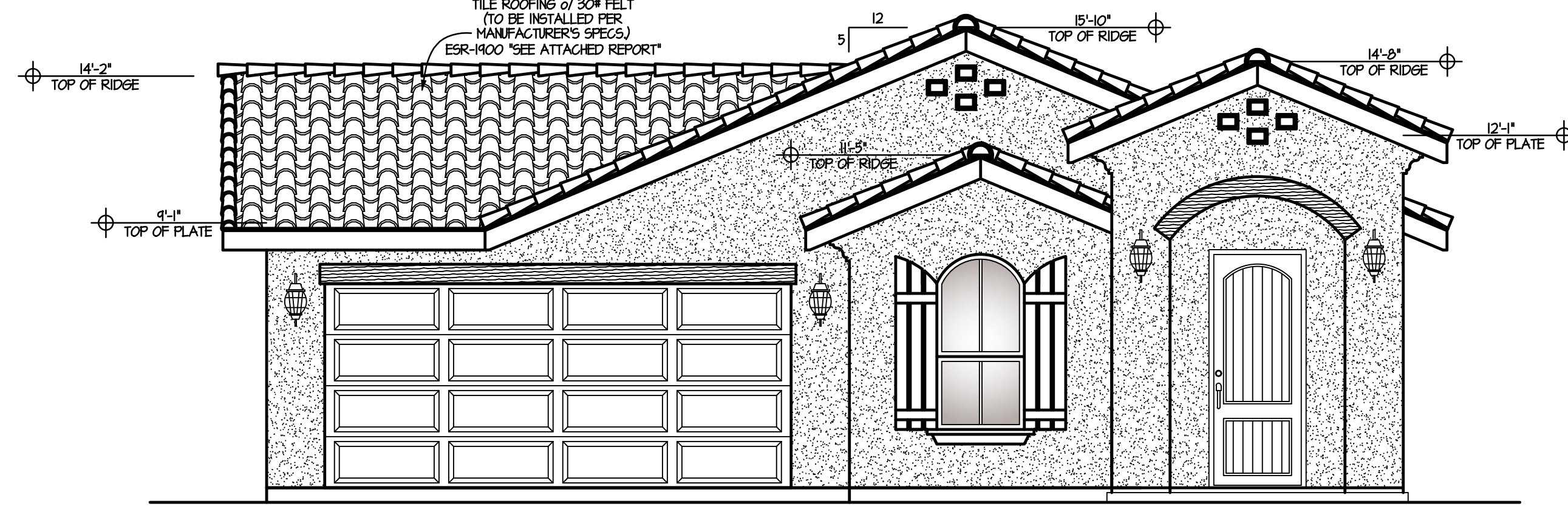


Door & Window Flashing Detail

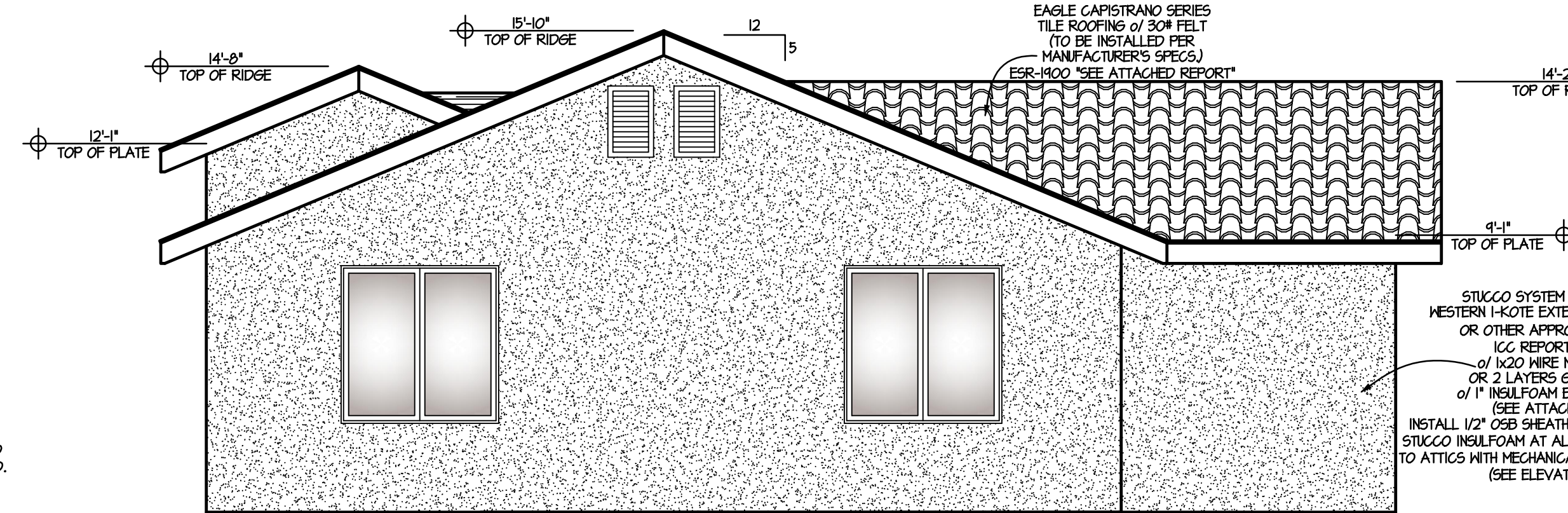
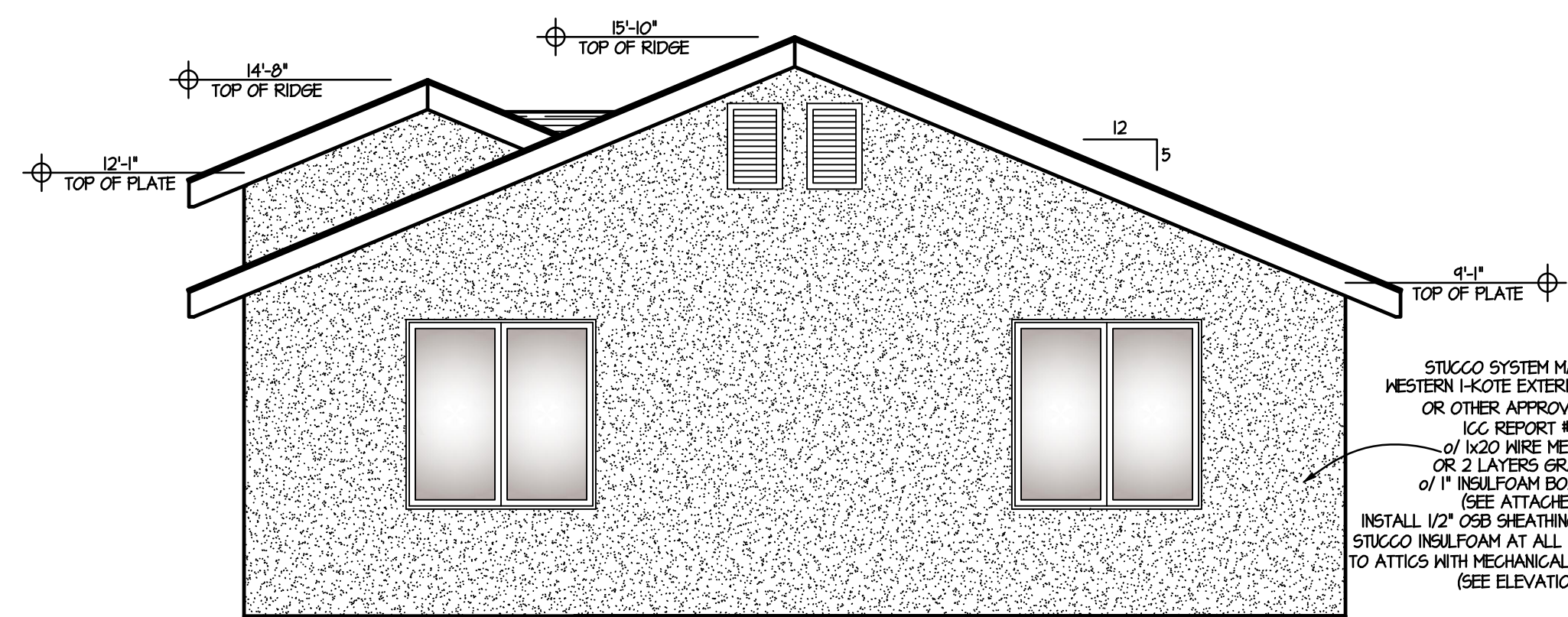
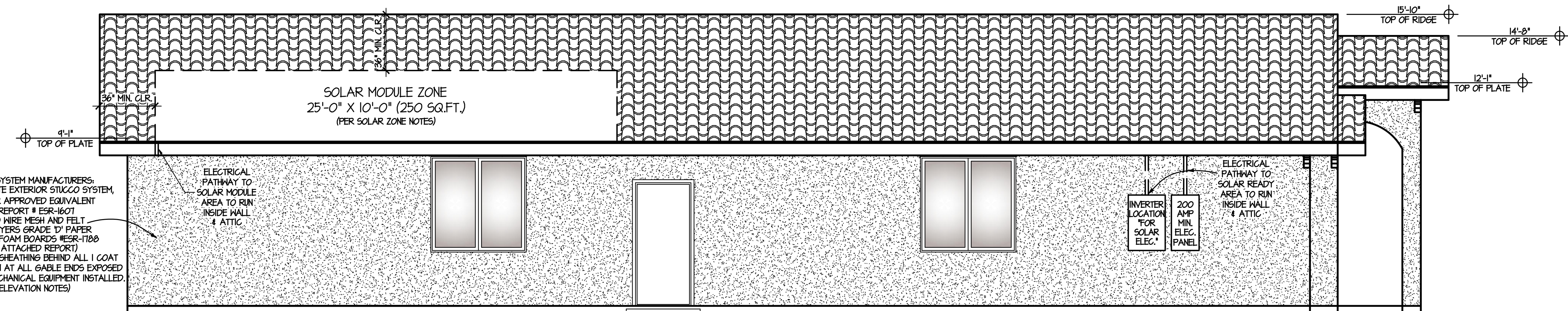
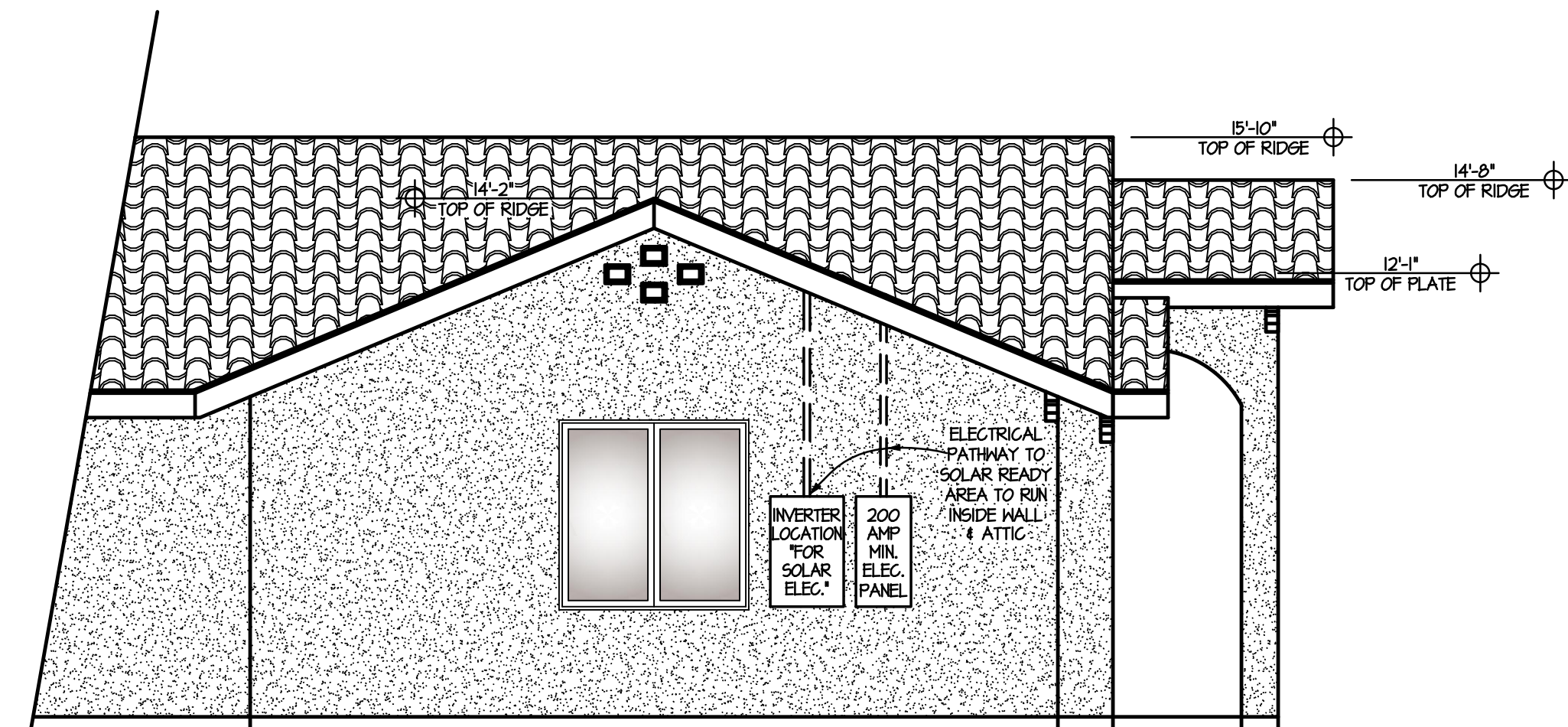
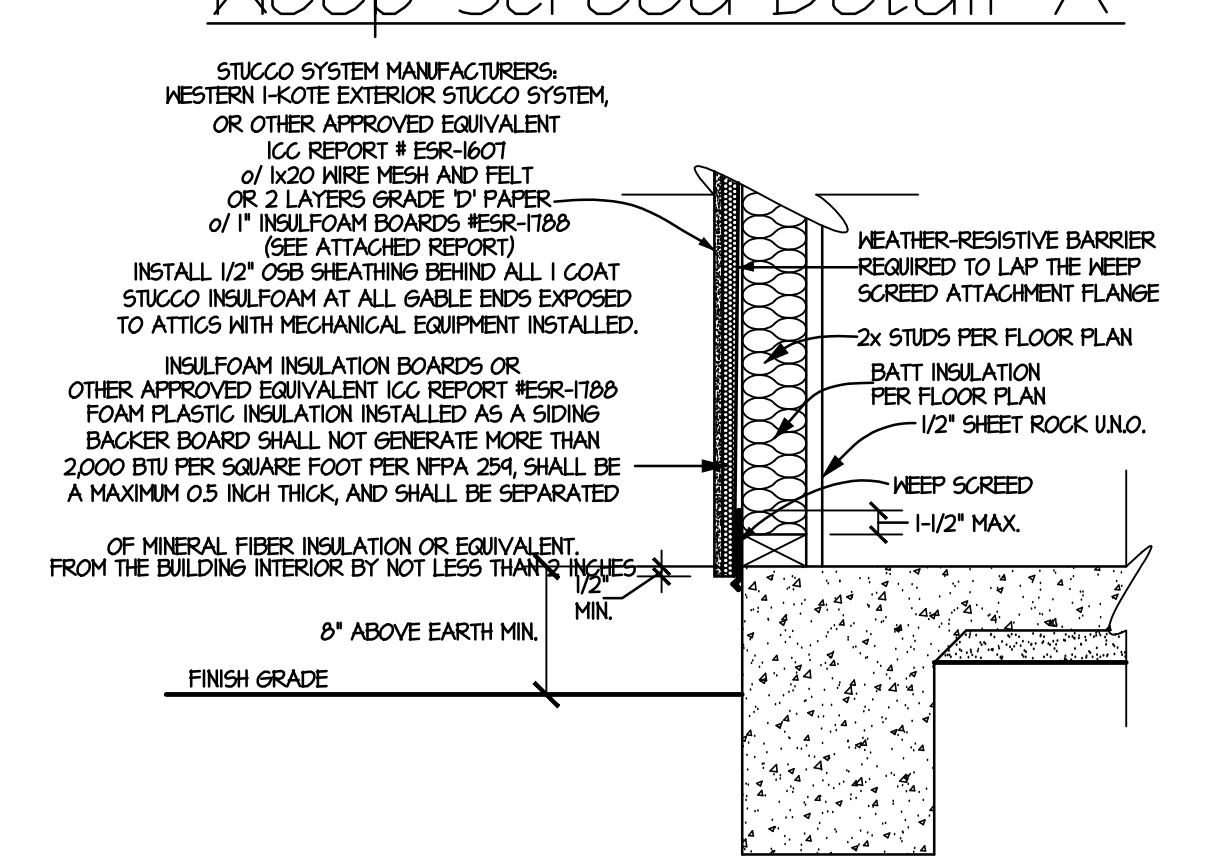
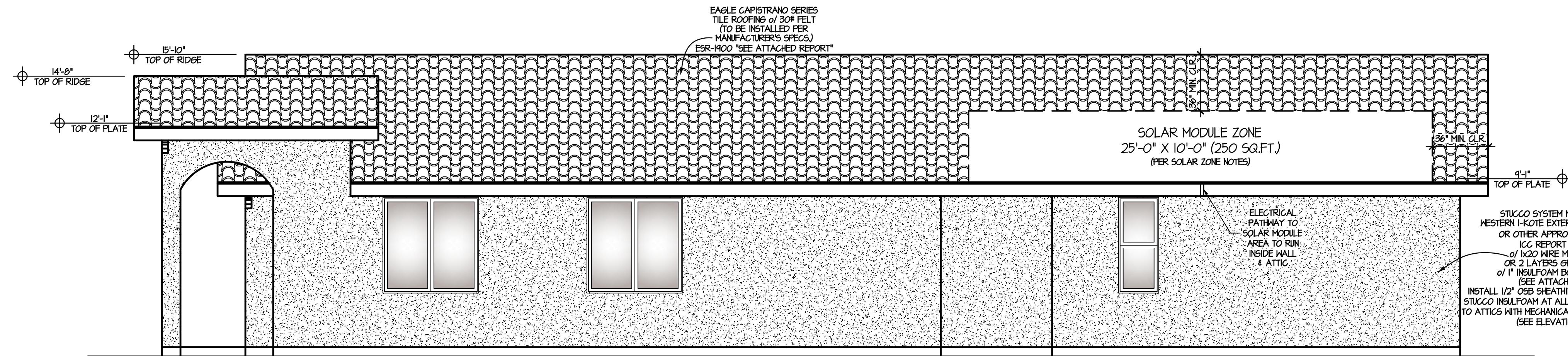
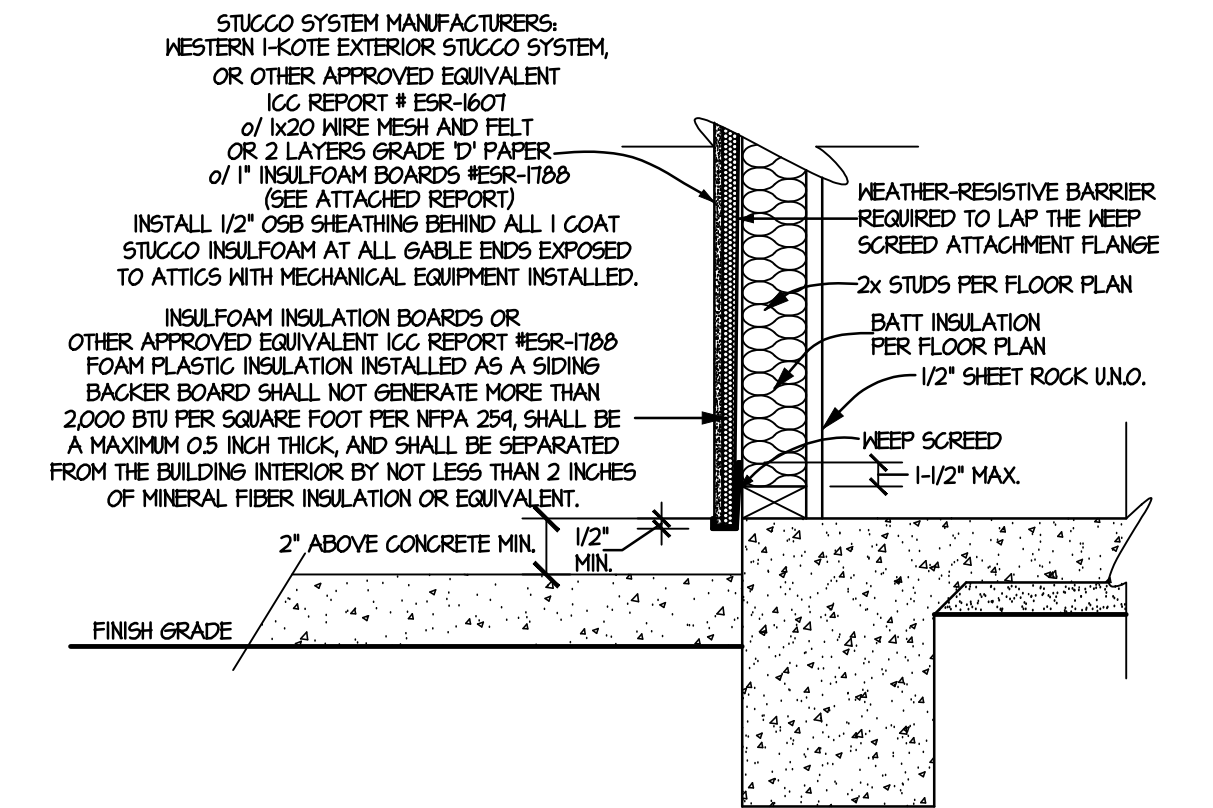
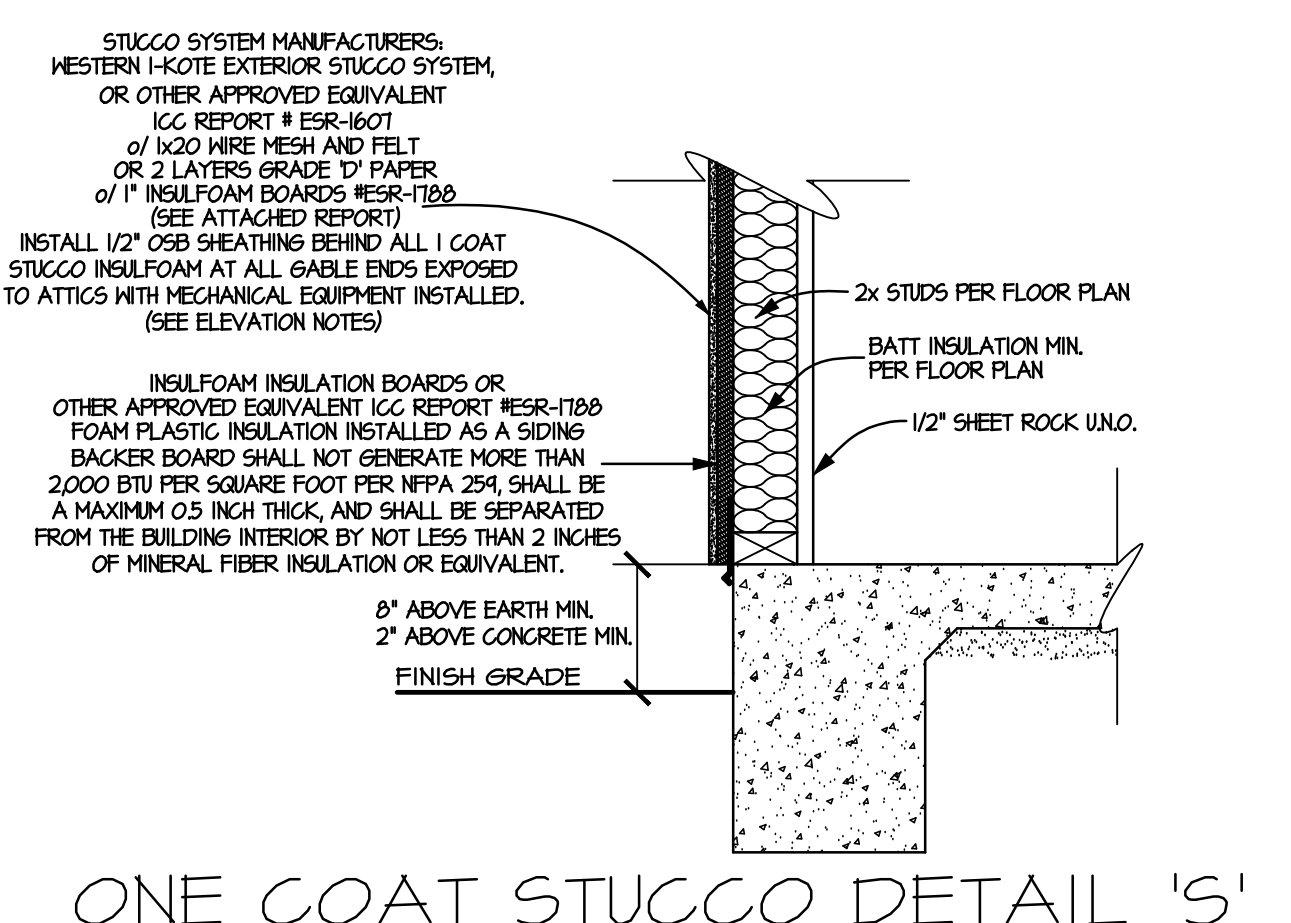
SOLAR MODULE ZONE NOTES:
 SOLAR NOTE: NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, VENTS, GINNEYS, ARCHITECTURAL FEATURES AND ROOF MOUNTED EQUIPMENT, SHALL BE LOCATED IN THE SOLAR ZONE.
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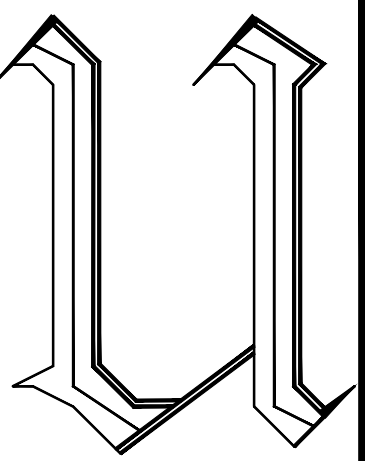
FRONT ELEVATION 'A'
 SCALE: 1/4" = 1'-0"



FRONT ELEVATION 'A'
 w/ 3RD CAR GARAGE OPTION
 SCALE: 1/4" = 1'-0"



The Regatta 1400 Plan Exterior Elevations 'A'



Ubbaldo
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 Email: ubbaldo@ubbaldo.com

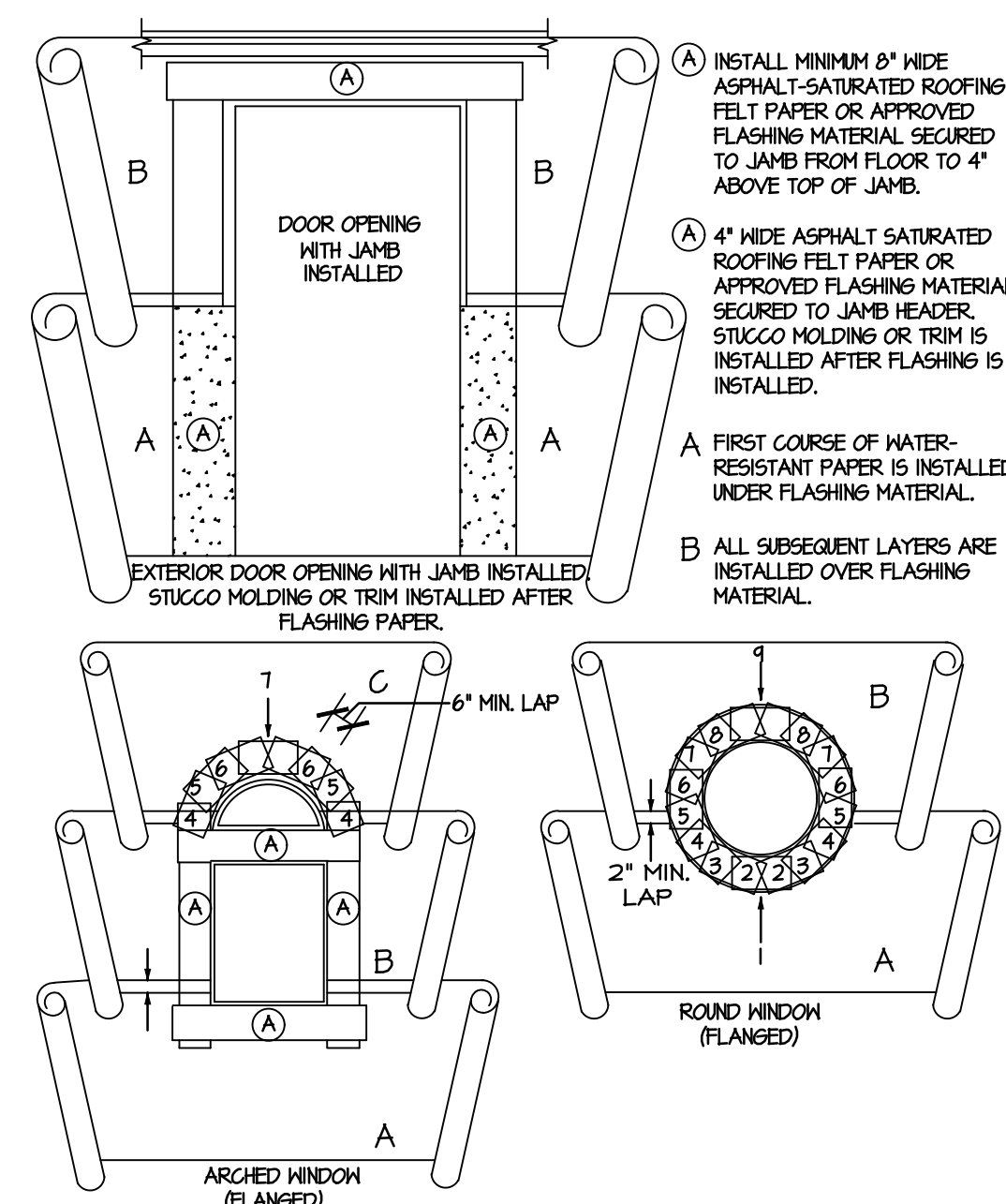


Dreywood

OWNER / BUILDER:
JOSEPH CROWNE
 CONSTRUCTION & DEVELOPMENT, INC.
 5320 E. PINE AVENUE
 Fresno, CA 93727
 Phone: (559) 275-5200
 Email: jcrowne@crownebuilding.com

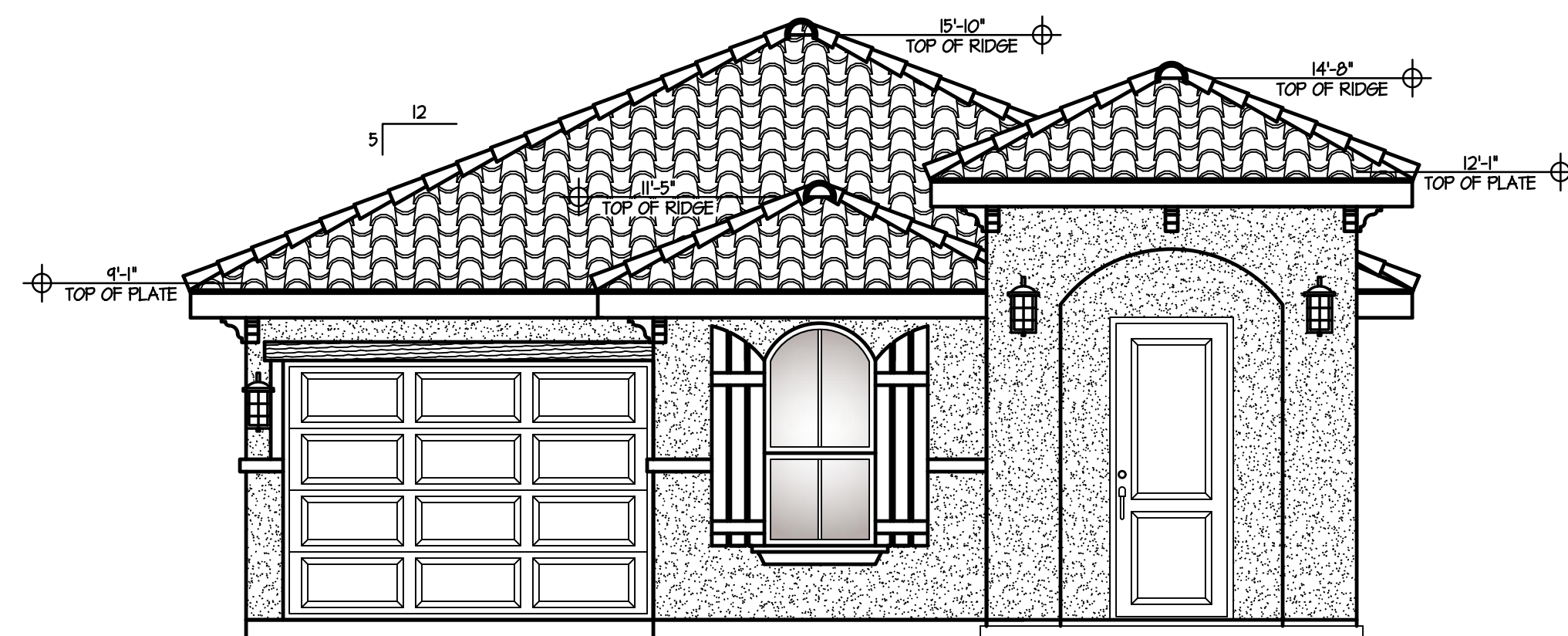
DATE: 5 / 16 / 2022
 SCALE: 1/4" = 1'-0"
 JOB NO.: 1400 PLAN MADRERA
 SHEET

A2

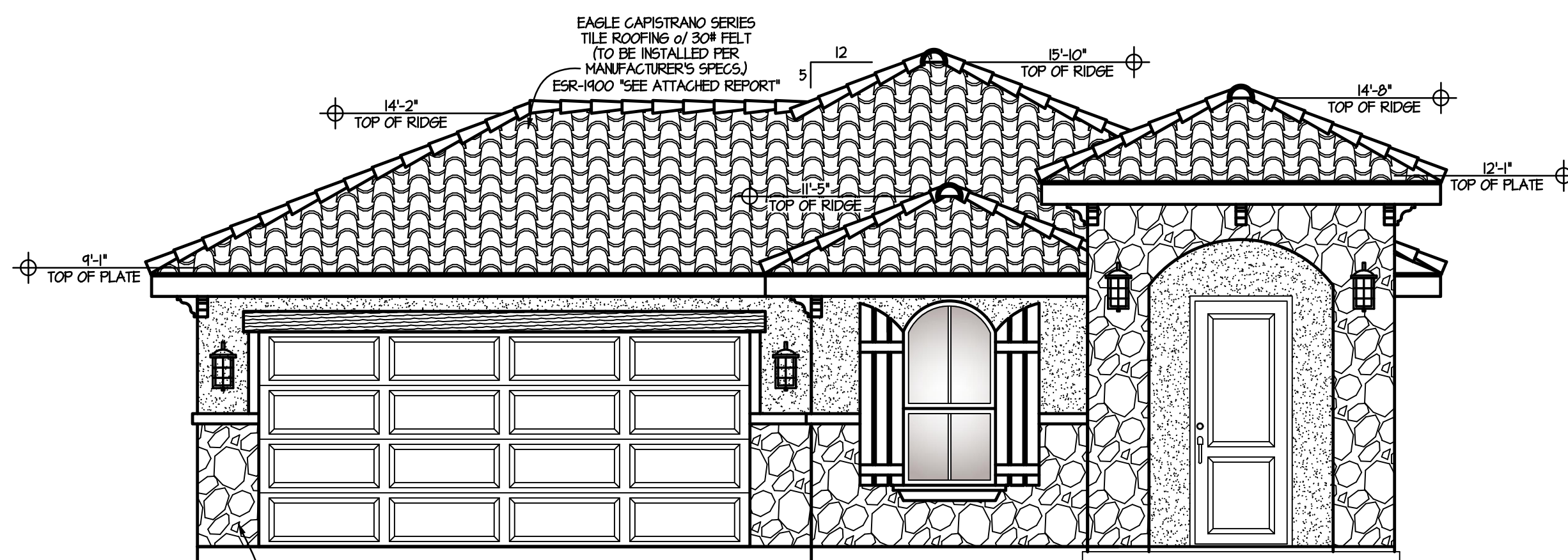


Door & Window Flashing Detail

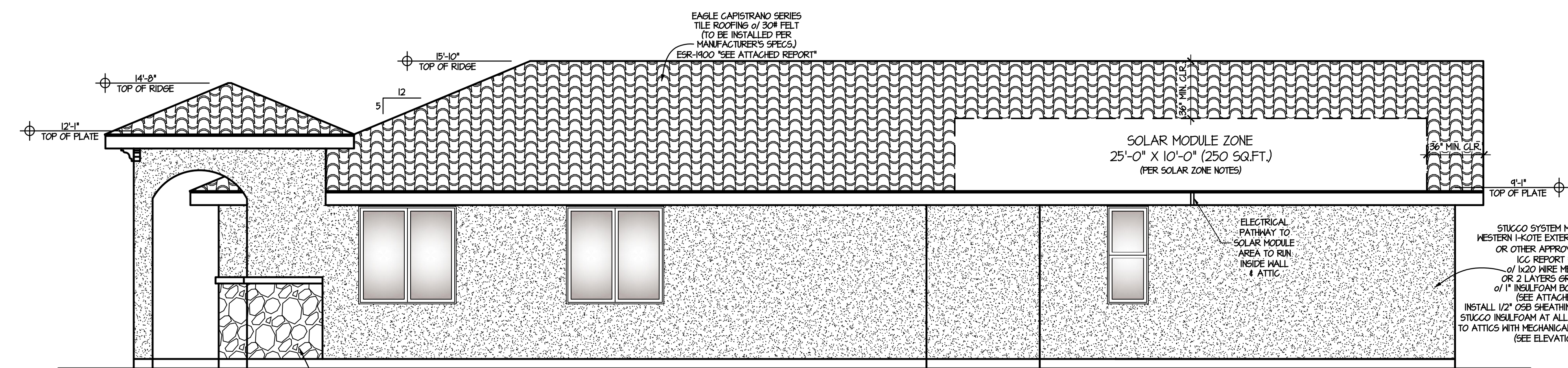
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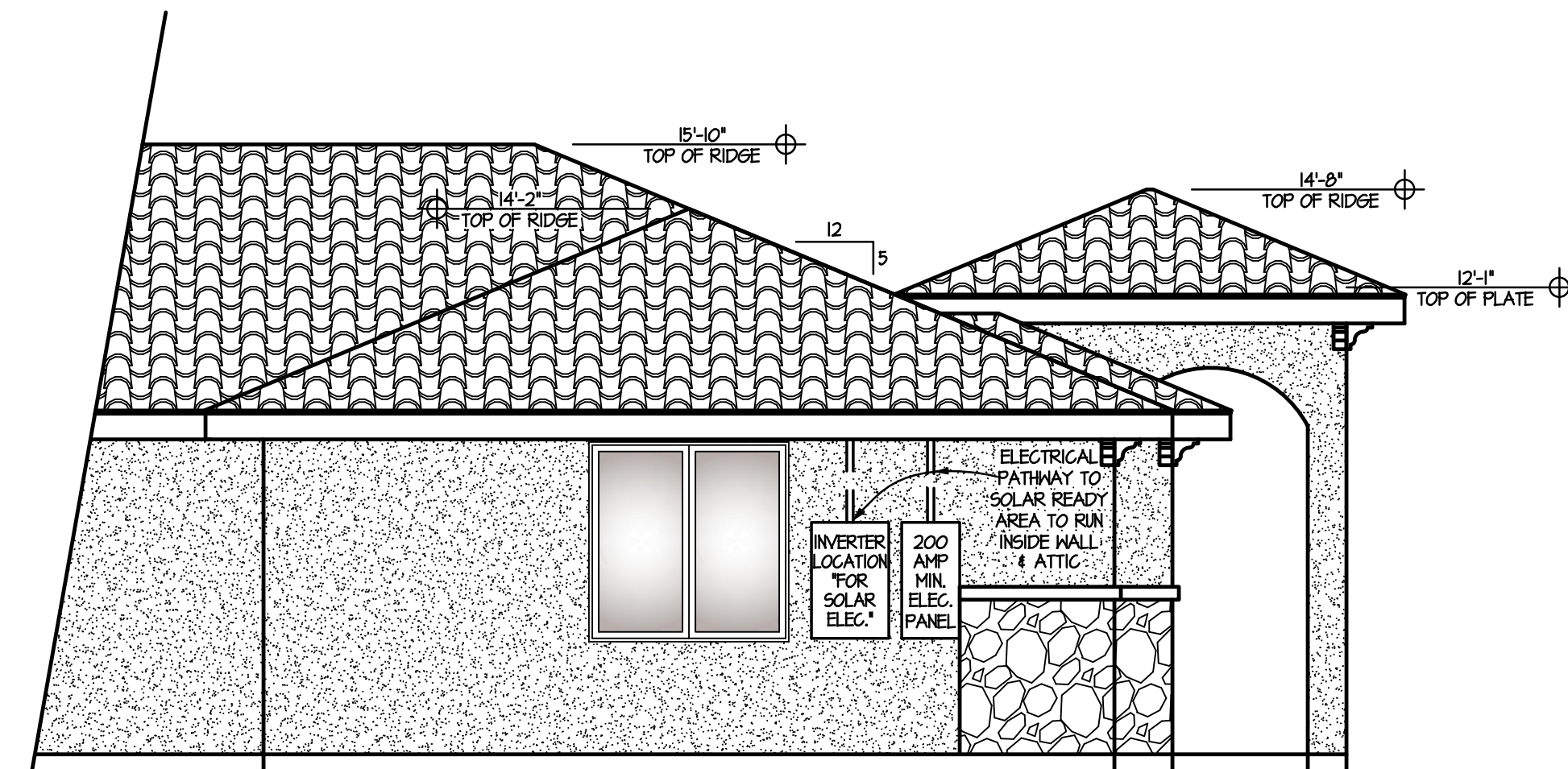
FRONT ELEVATION 'B'
 SCALE: 1/4" = 1'-0"



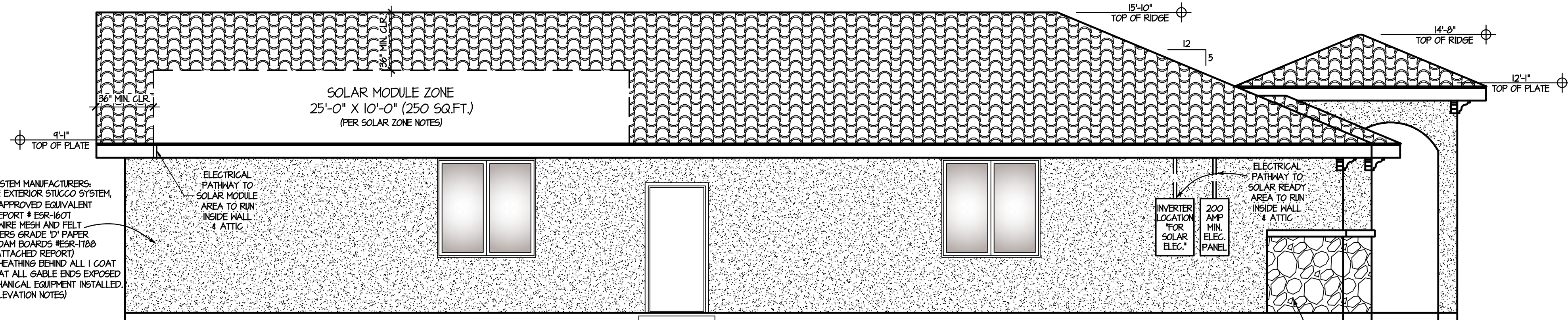
FRONT ELEVATION 'B'
 w/ 3RD CAR GARAGE OPTION
 SCALE: 1/4" = 1'-0"



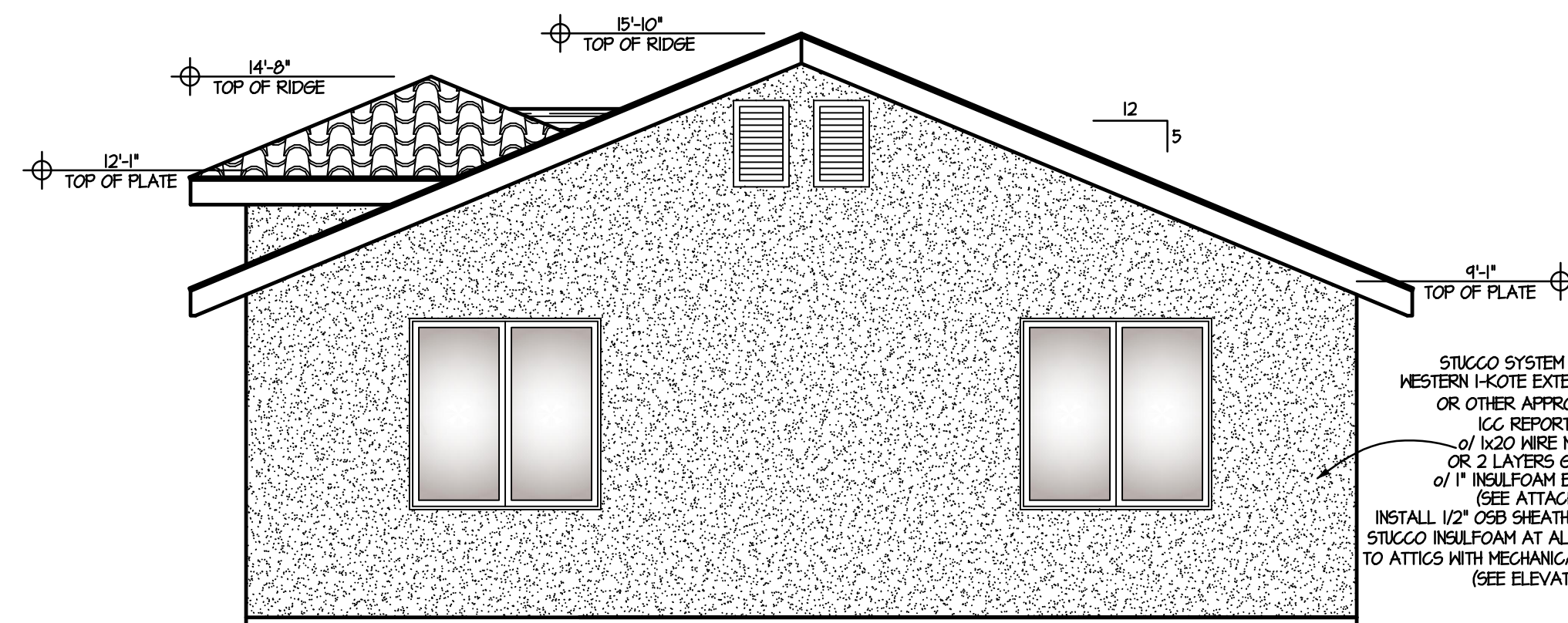
RIGHT SIDE ELEVATION 'B'
 SCALE: 1/4" = 1'-0"



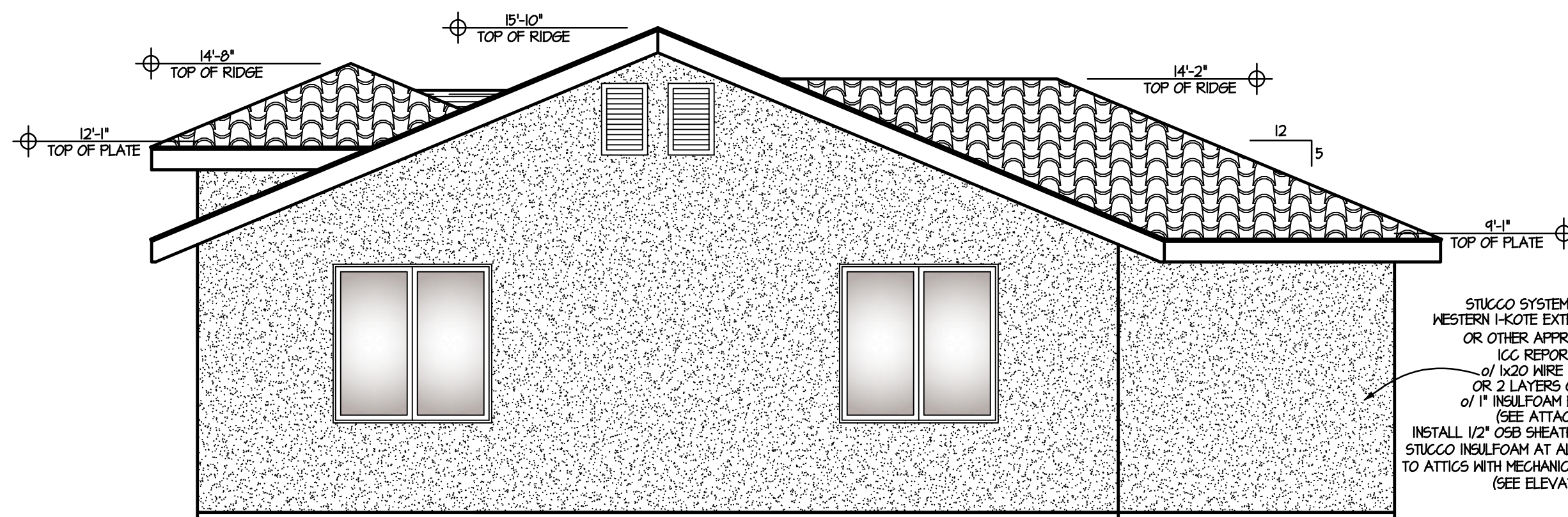
LEFT SIDE ELEVATION 'B'
 3RD CAR GARAGE OPTION
 SCALE: 1/4" = 1'-0"



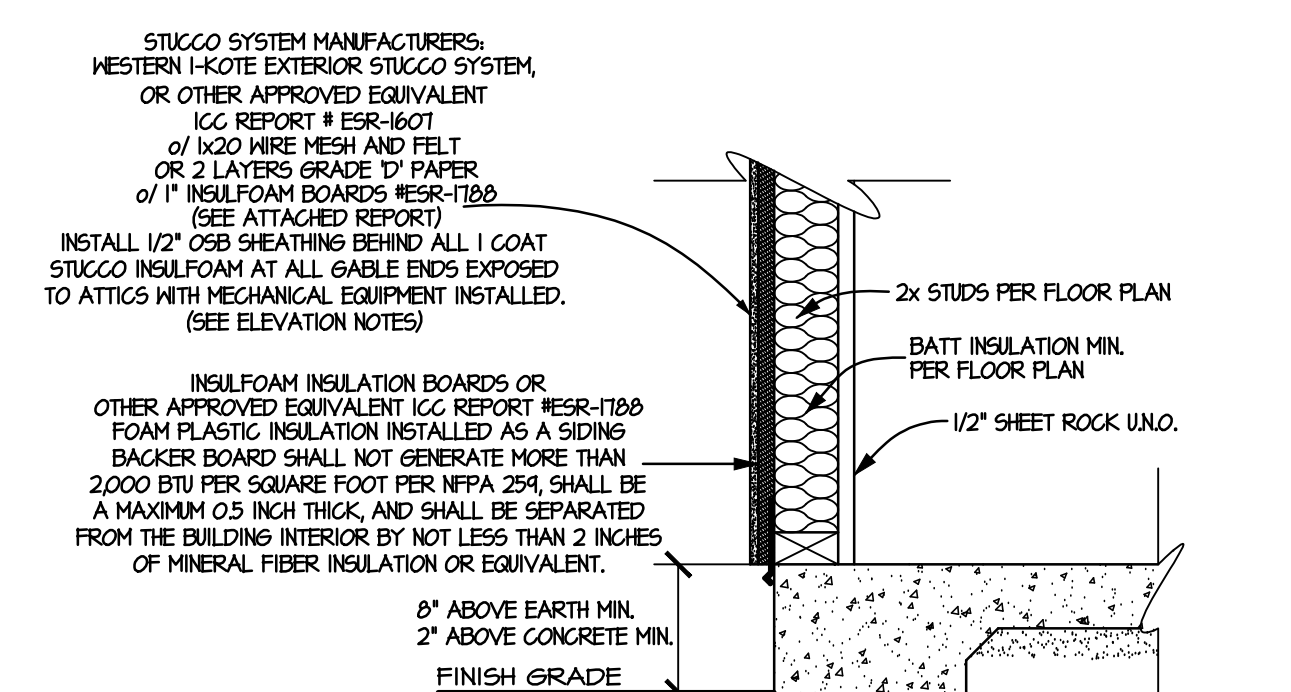
LEFT SIDE ELEVATION 'B'
 SCALE: 1/4" = 1'-0"



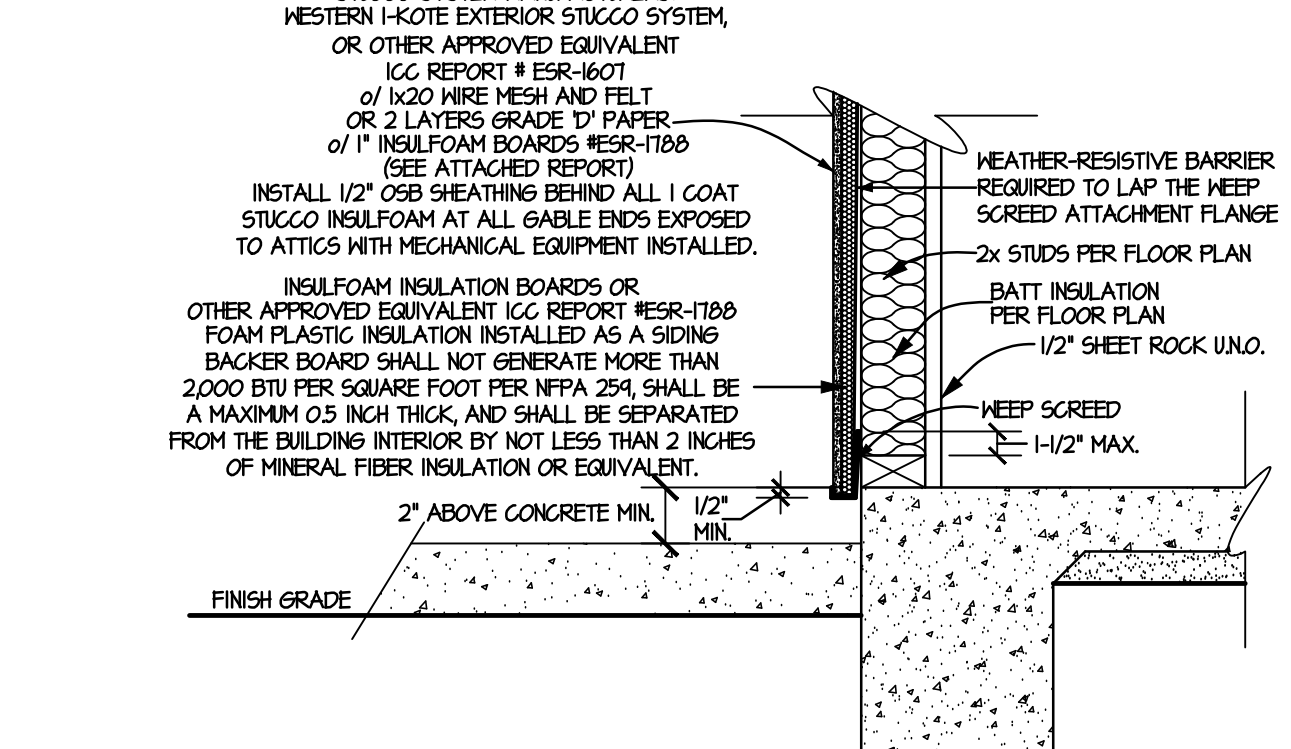
REAR ELEVATION 'B'
 SCALE: 1/4" = 1'-0"



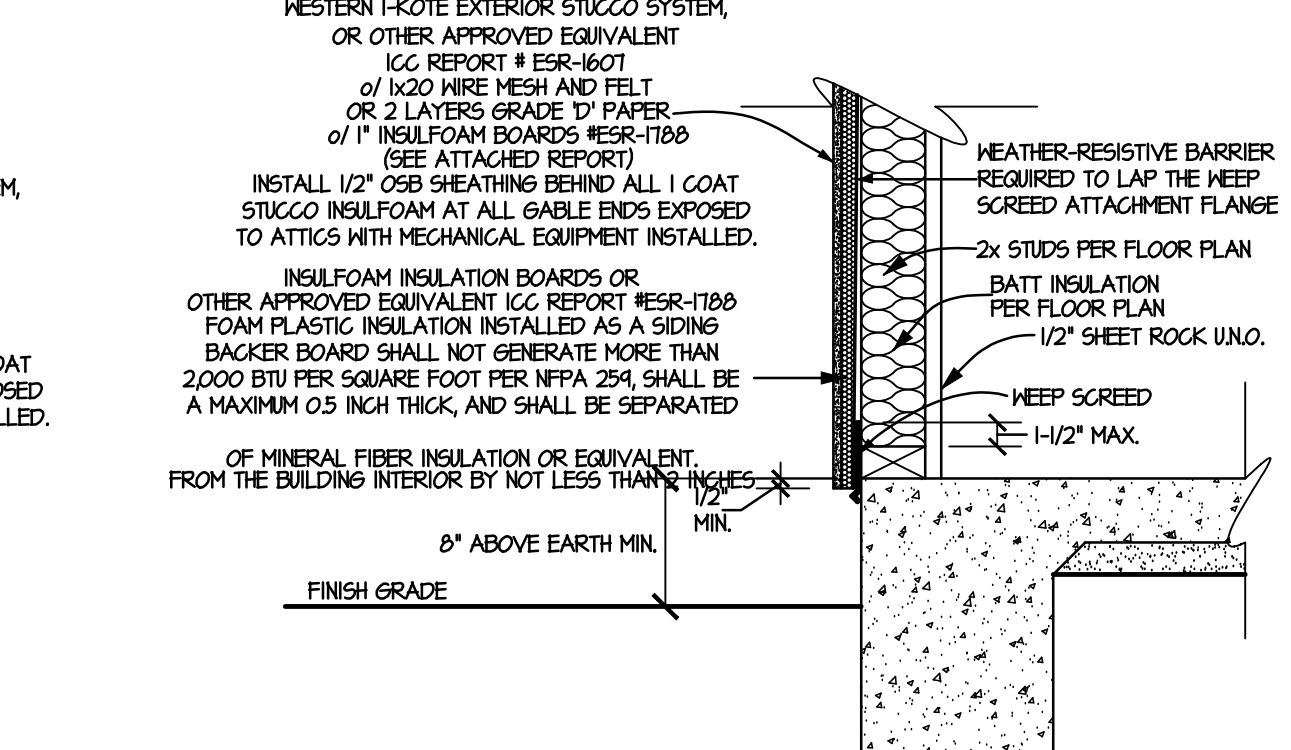
REAR ELEVATION 'B'
 3RD CAR GARAGE OPTION
 SCALE: 1/4" = 1'-0"



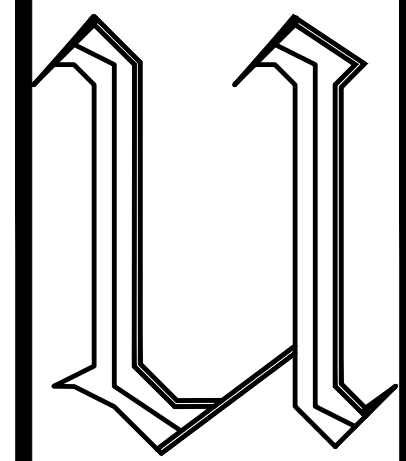
ONE COAT STUCCO DETAIL 'S'



Weep Scream Detail 'A'



Weep Scream Detail 'B'



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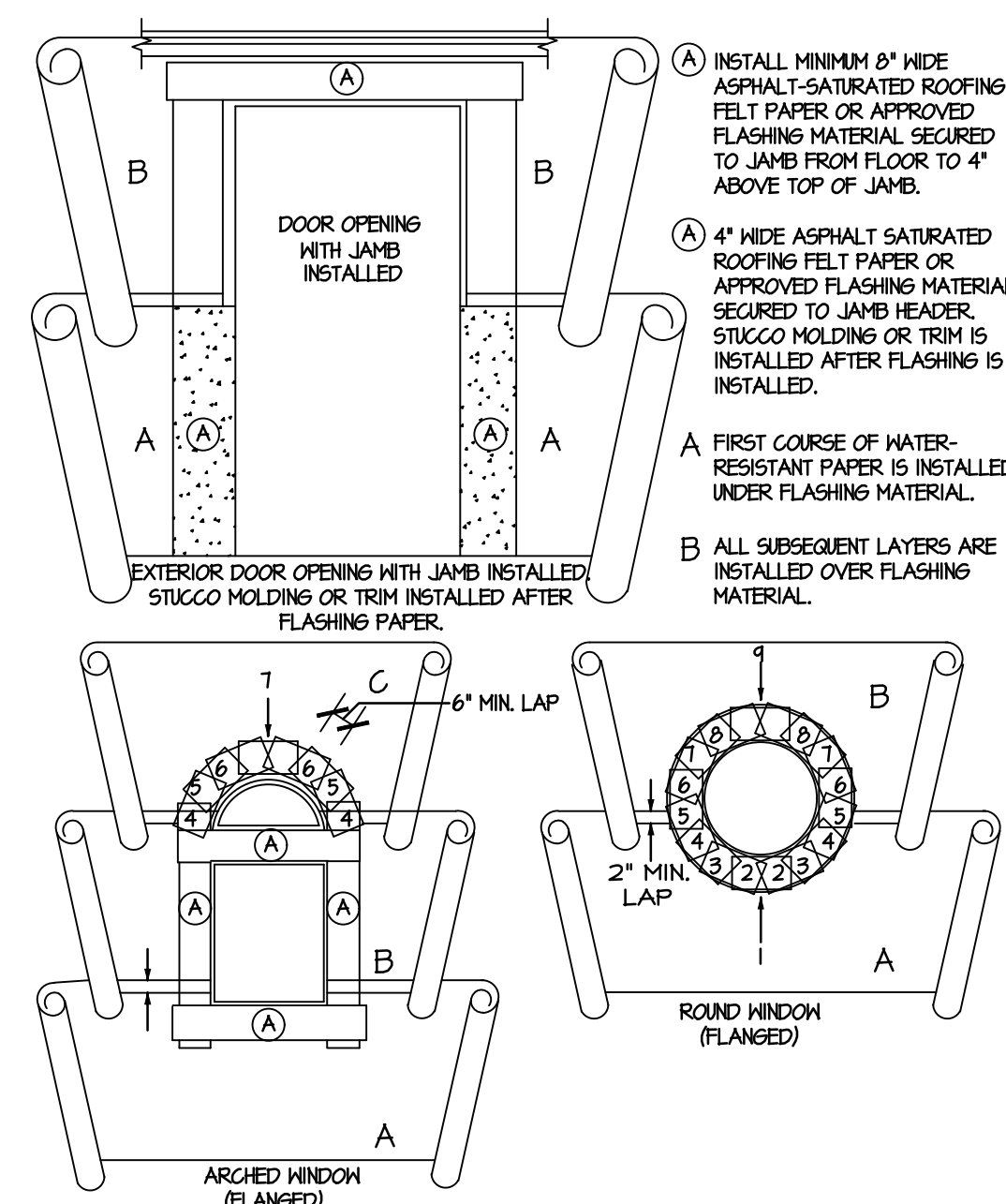
Dreywood

JOSEPH CROWNA
 CONSTRUCTION & DEVELOPMENT, INC.
 5320 E. PINE AVENUE
 FRESNO, CA 93727
 Phone: (559) 275-5200
 Email: jcrownd@crowndev.com

DATE: 5/16/2022
 SCALE: 1/4" = 1'-0"
 JOB NO.: 1400 PLAN MADRERA
 SHEET

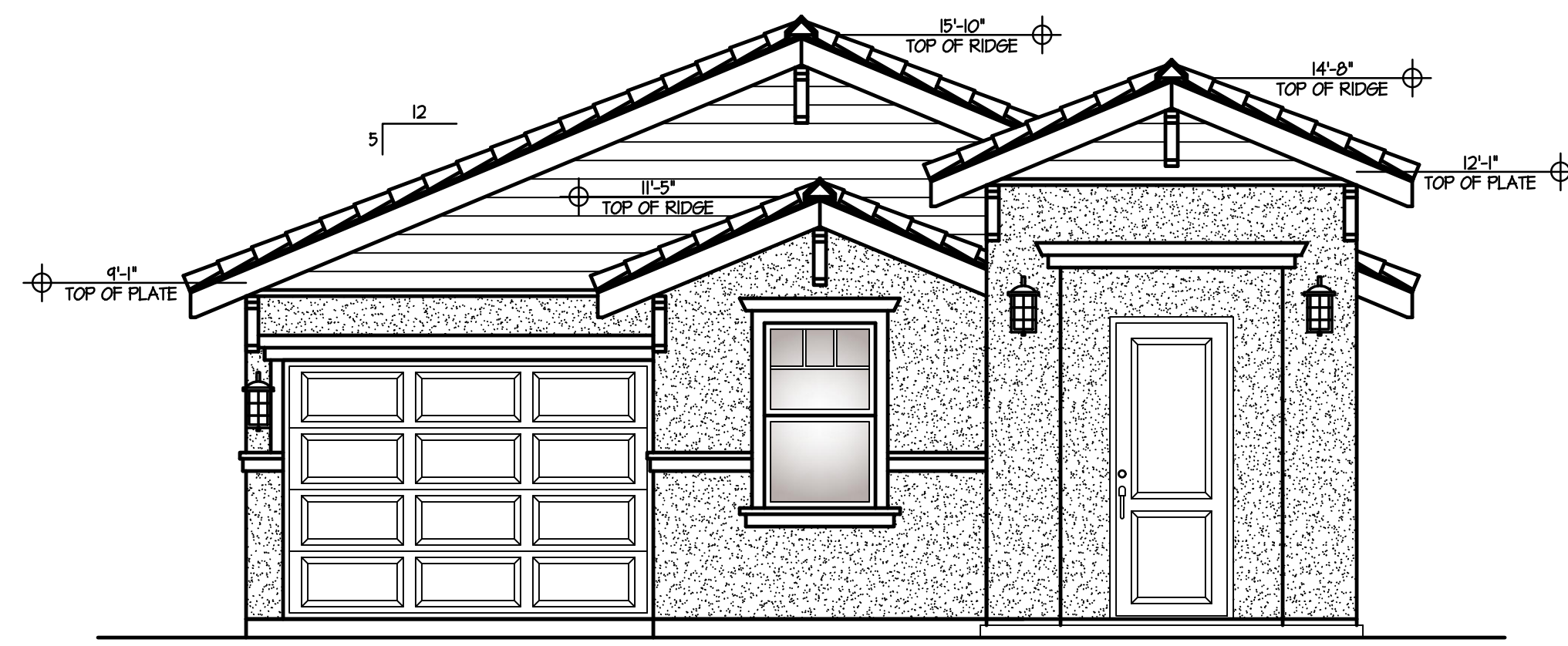
A3

The Regatta 1400 Plan Exterior Elevations 'B'

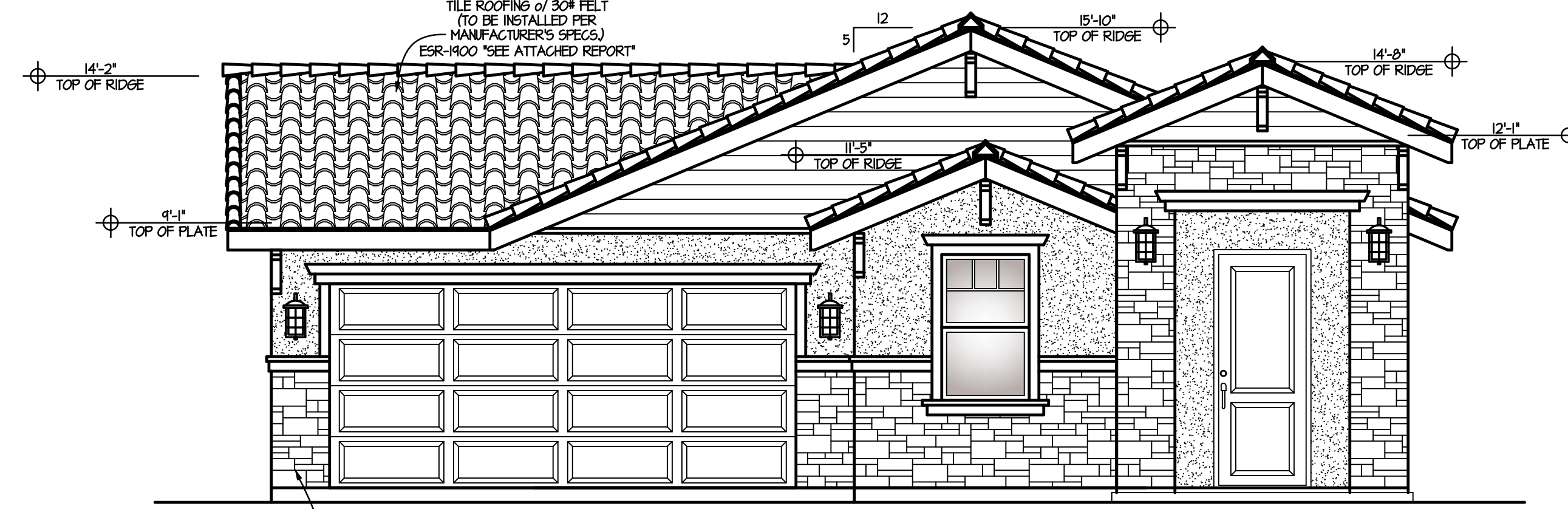


Door & Window Flashing Detail

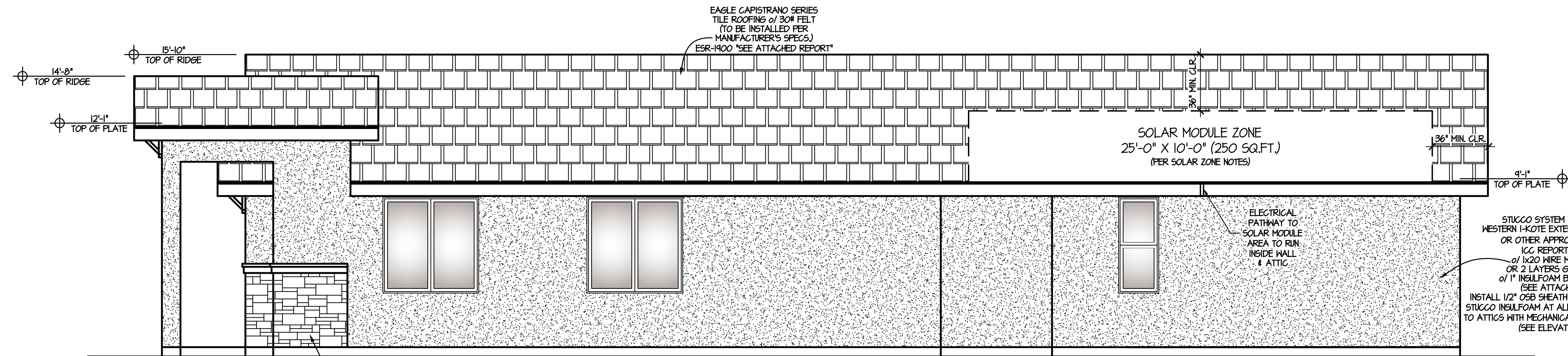
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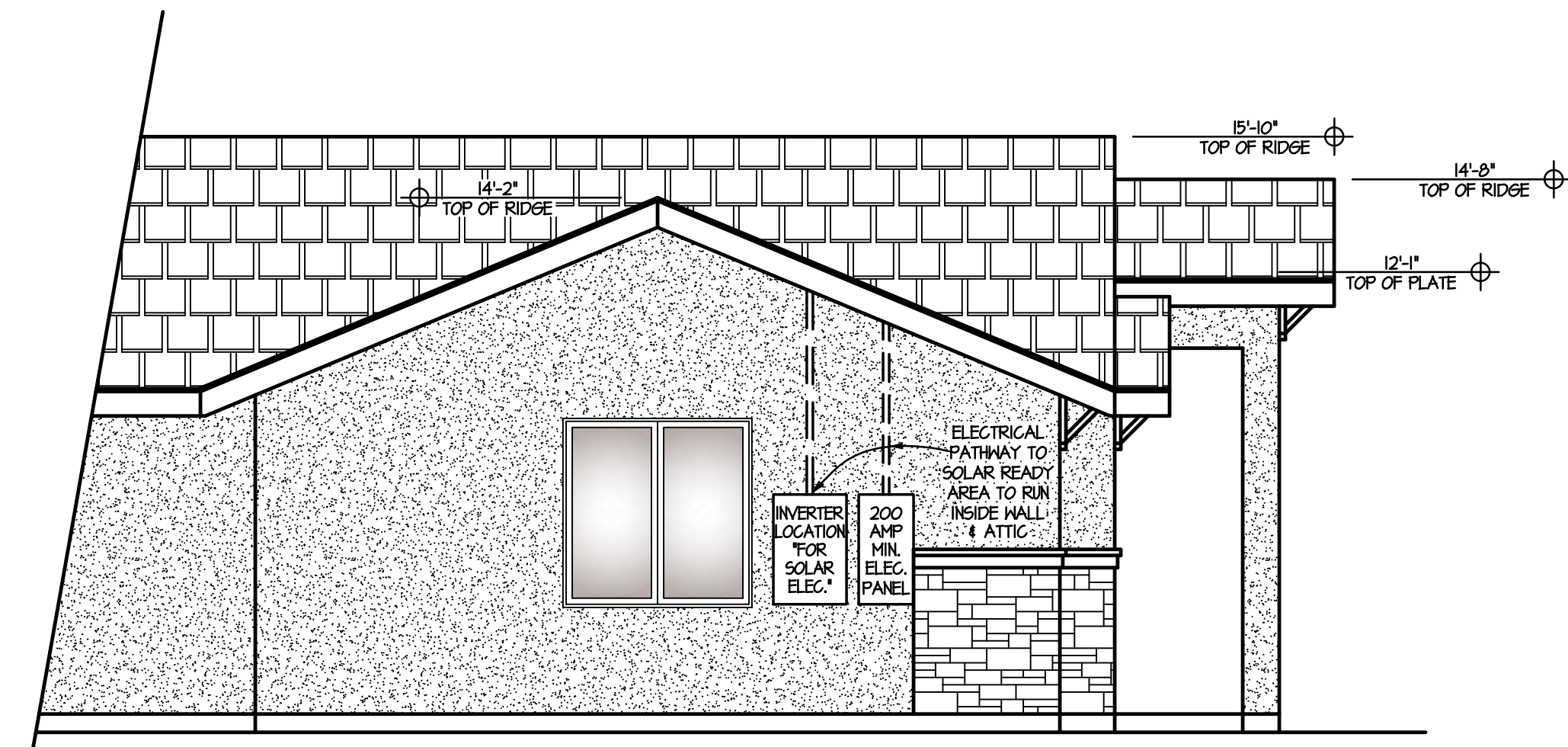
FRONT ELEVATION 'C'
 SCALE: 1/4" = 1'-0"



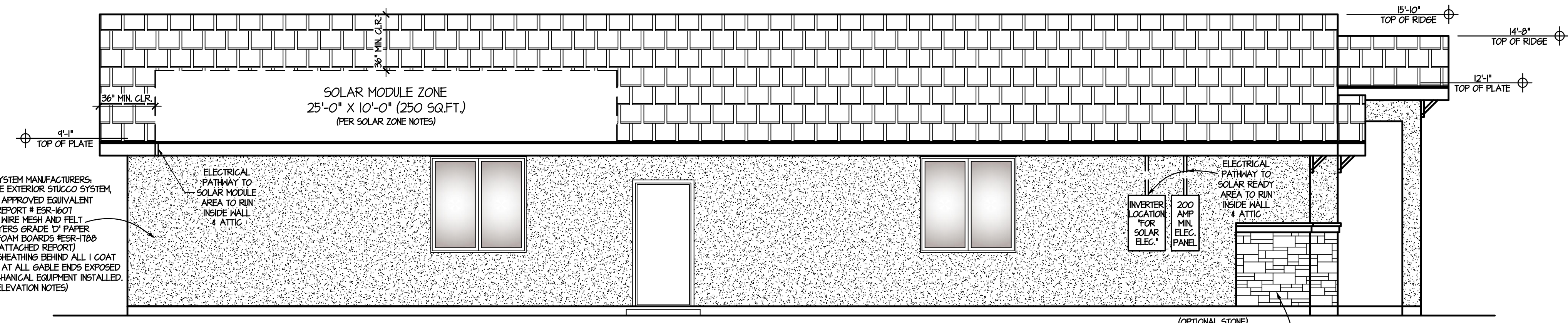
FRONT ELEVATION 'C'
 w/ 3RD CAR GARAGE OPTION
 SCALE: 1/4" = 1'-0"



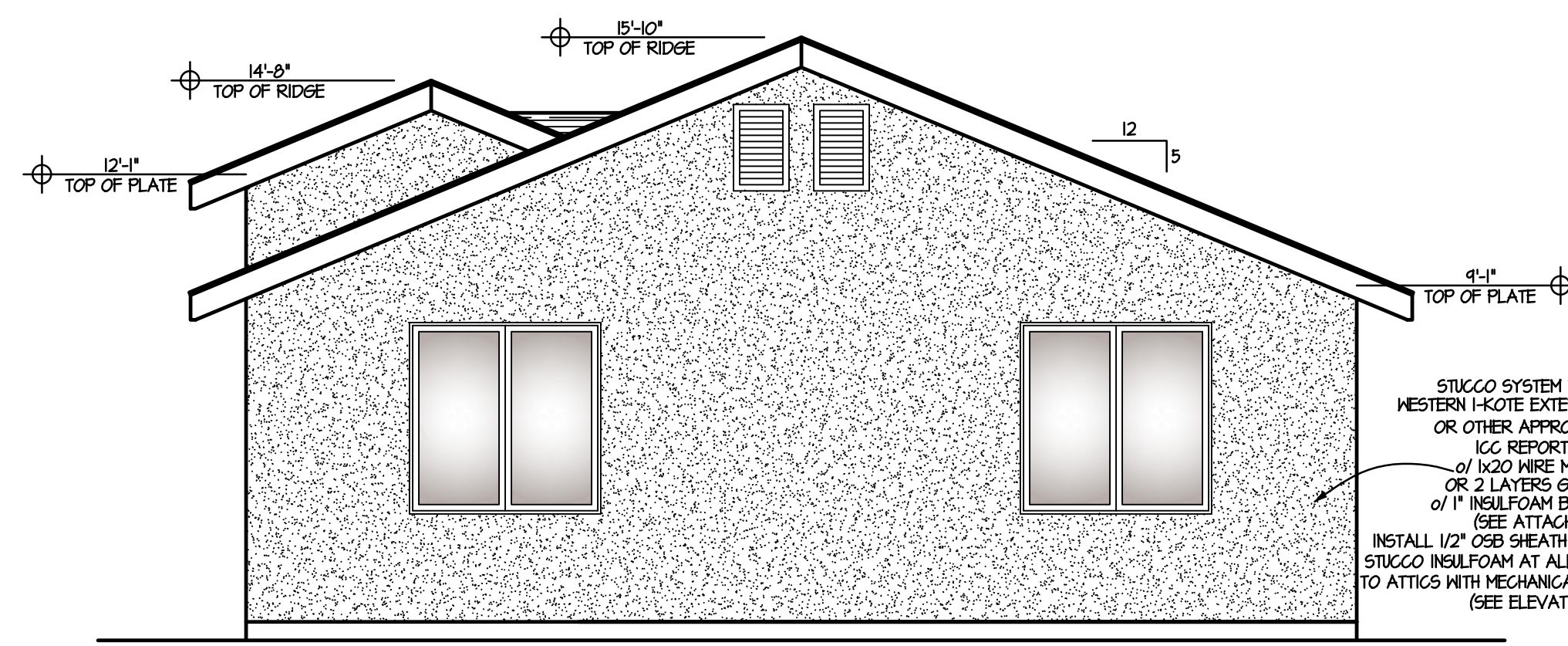
RIGHT SIDE ELEVATION 'C'
 SCALE: 1/4" = 1'-0"



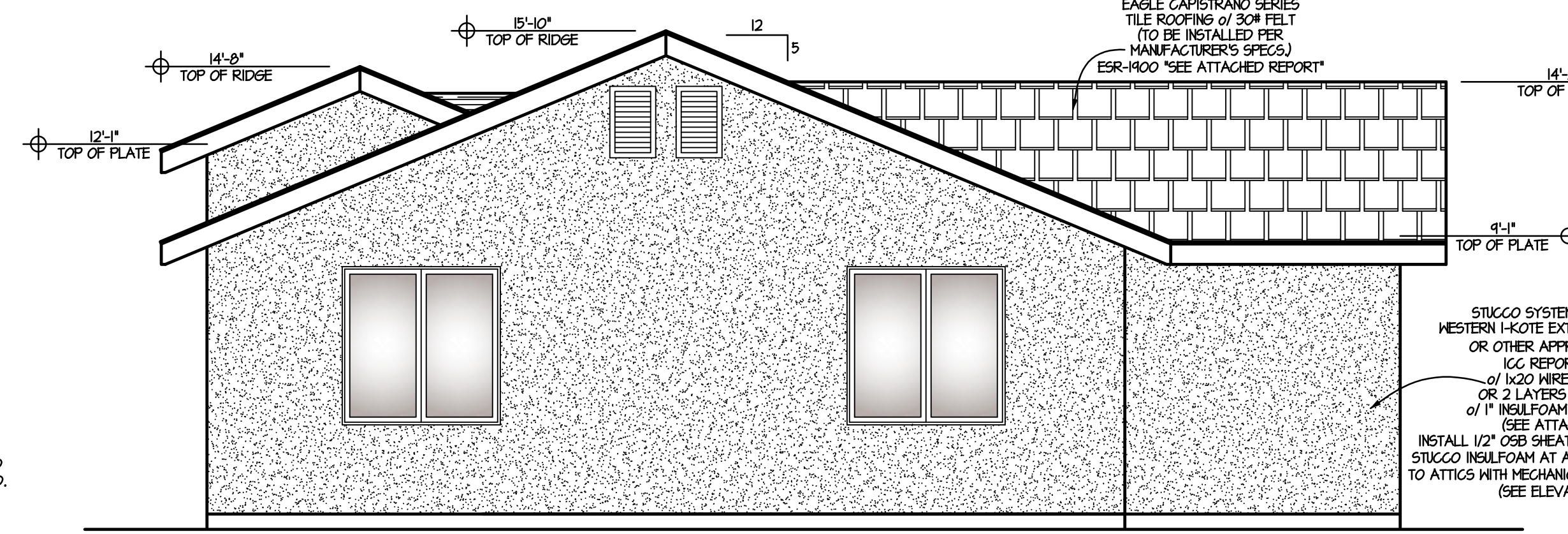
LEFT SIDE ELEVATION 'C'
 3RD CAR GARAGE OPTION
 SCALE: 1/4" = 1'-0"



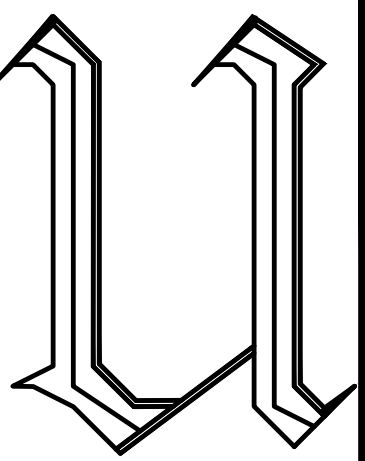
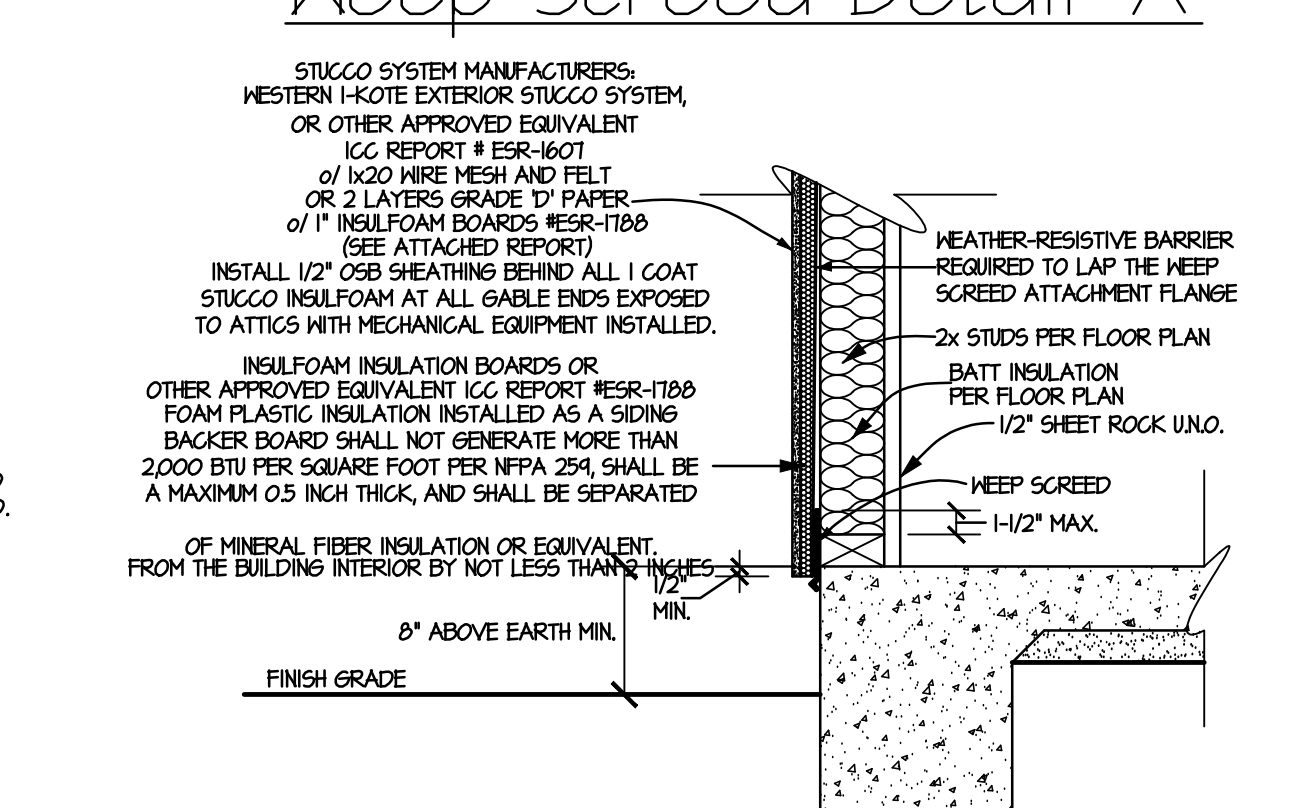
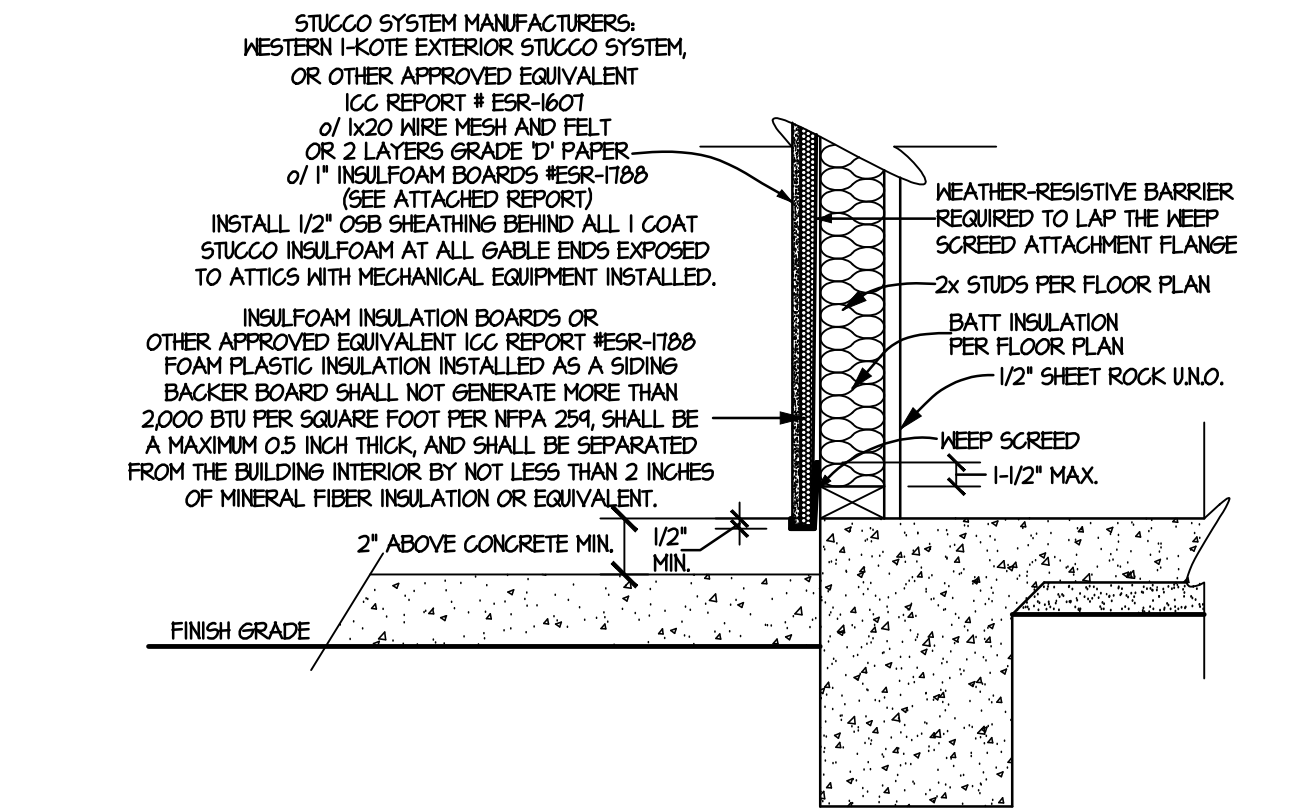
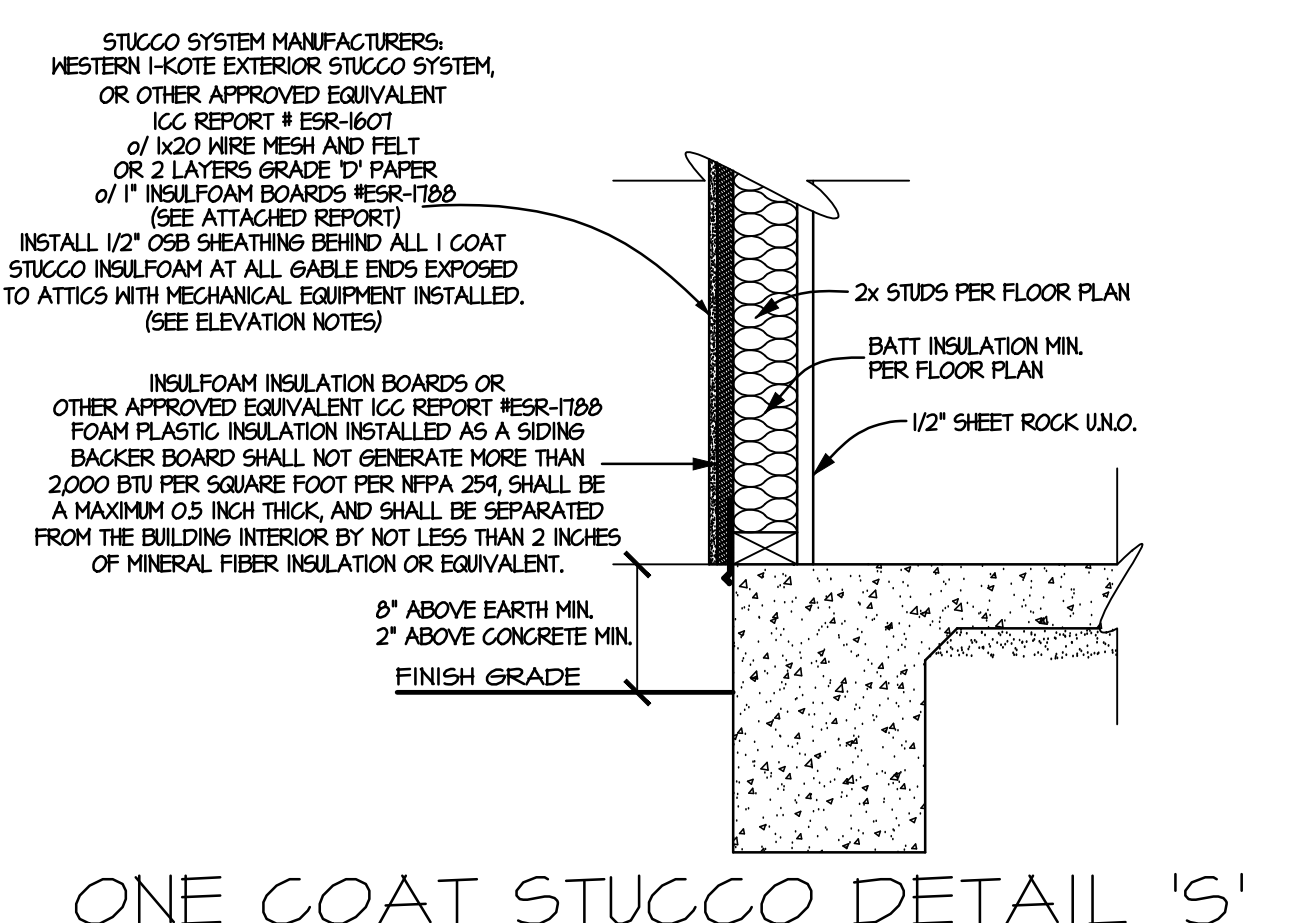
LEFT SIDE ELEVATION 'C'
 SCALE: 1/4" = 1'-0"



REAR ELEVATION 'C'
 SCALE: 1/4" = 1'-0"



REAR ELEVATION 'C'
 3RD CAR GARAGE OPTION
 SCALE: 1/4" = 1'-0"



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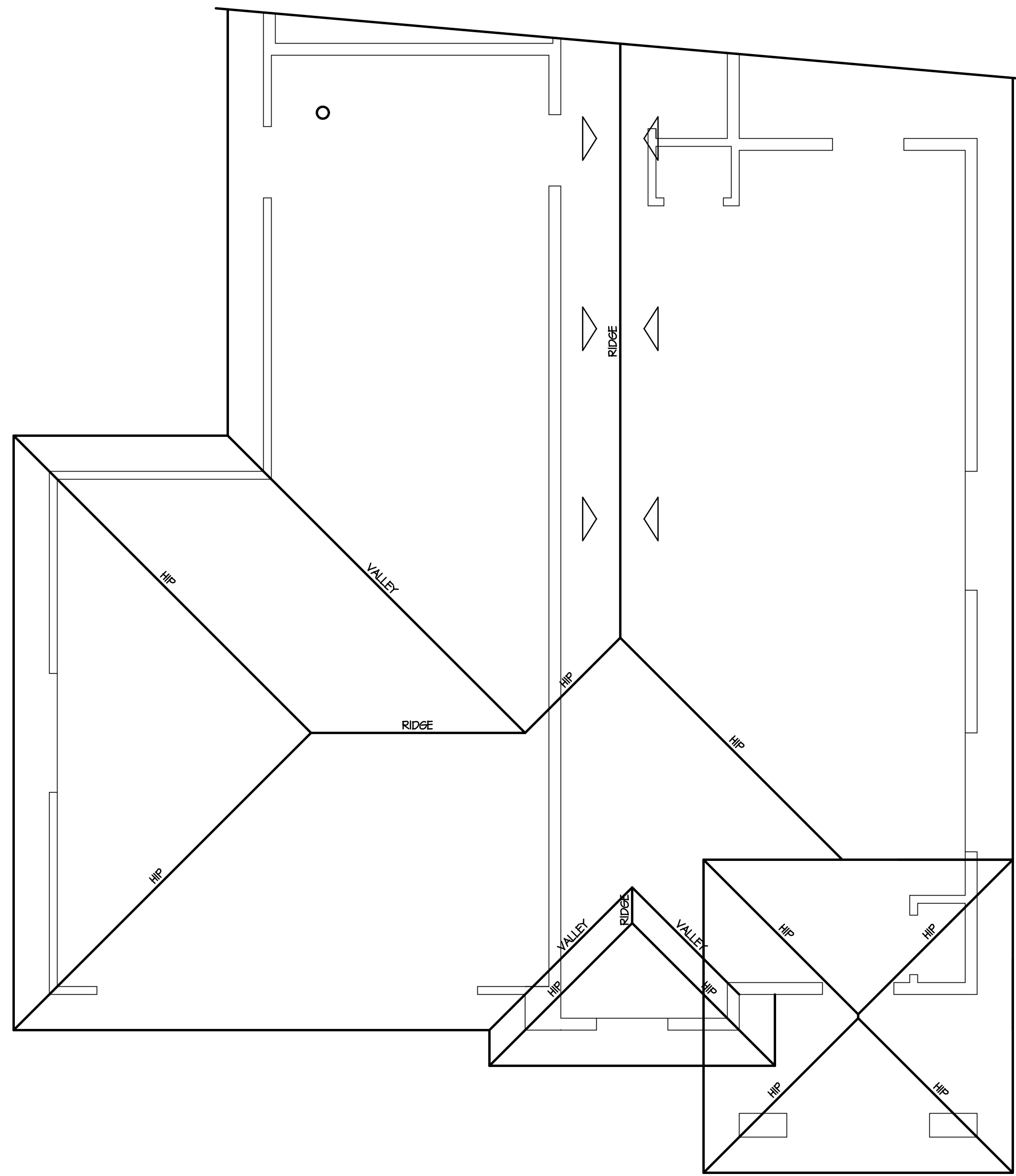
Dreywood

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

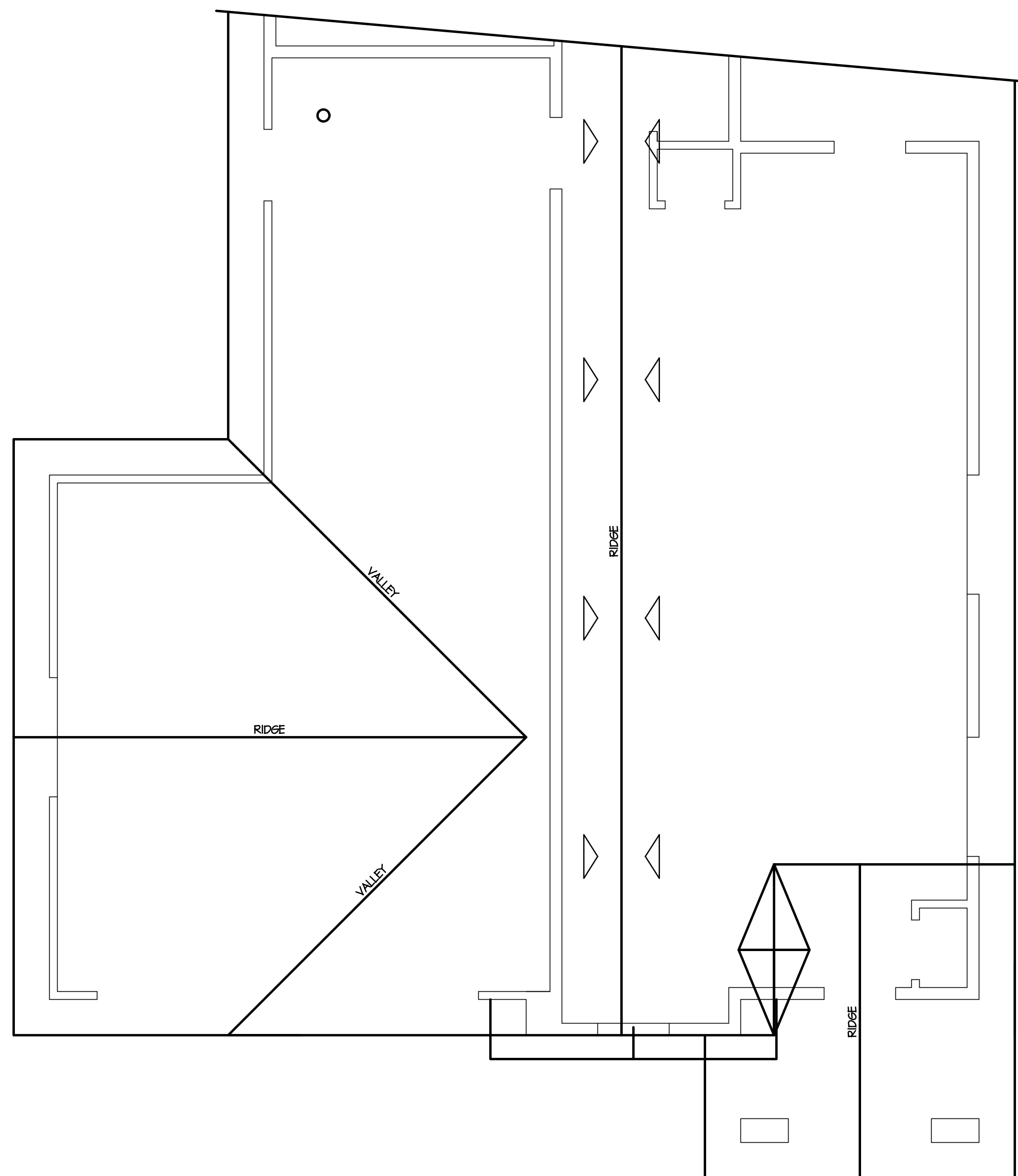
DATE: 5/16/2022
 SCALE: 1/4" = 1'-0"
 JOB NO.: 1400 PLAN MADRERA
 SHEET

A4

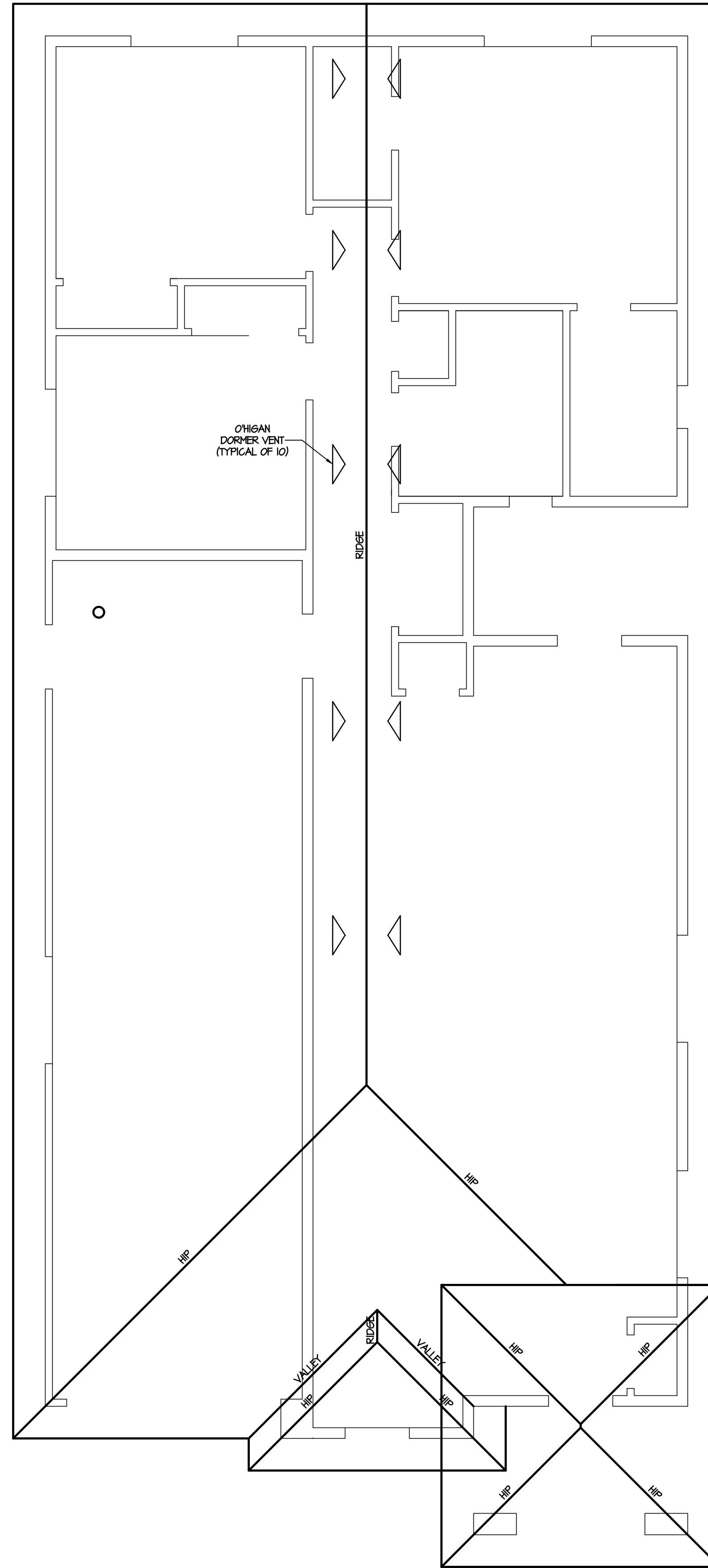
The Regatta 1400 Plan Exterior Elevations 'C'



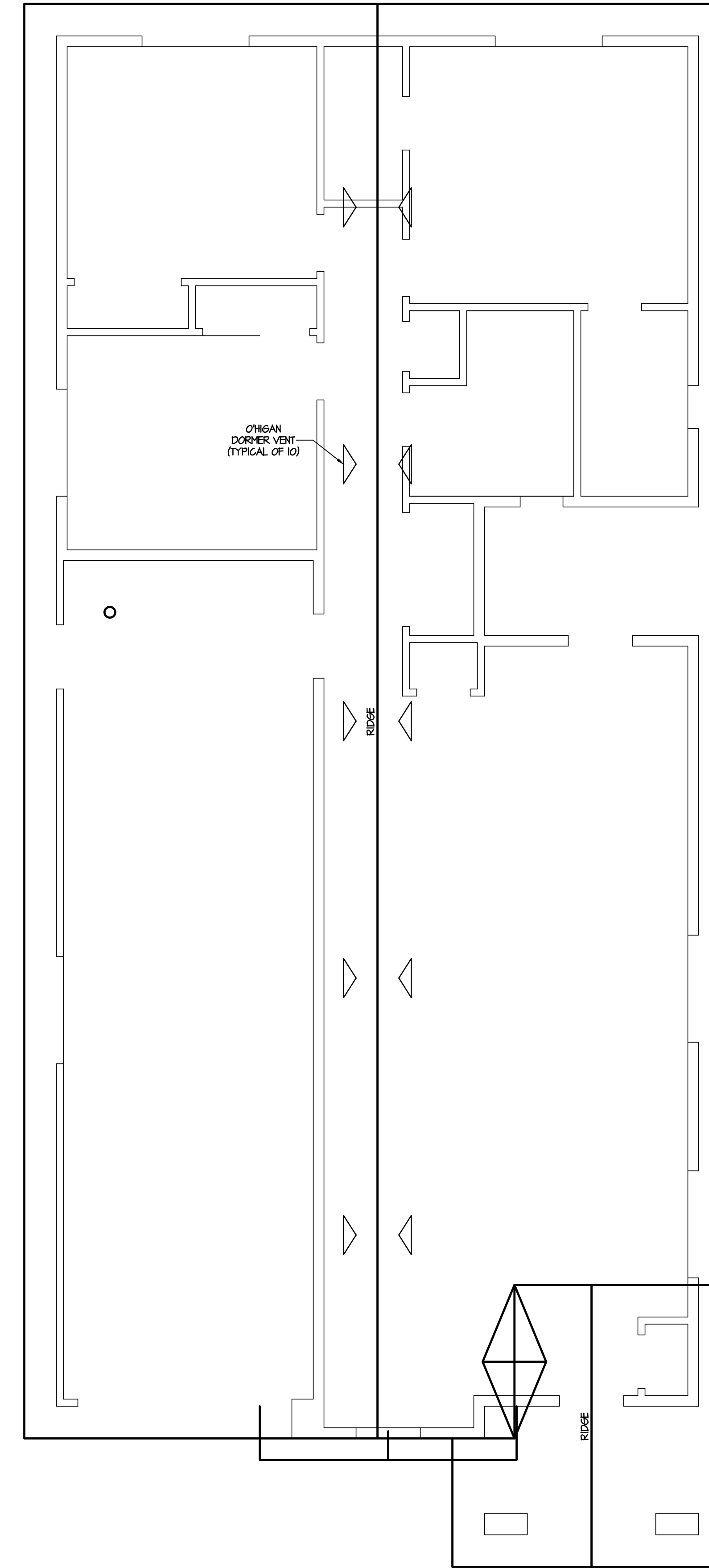
*The Regatta 1400 Plan Roof Plan 'B'
w/ optional 3rd Car Garage*



*The Regatta 1400 Plan Roof Plan 'A' & 'C'
w/ optional 3rd Car Garage*

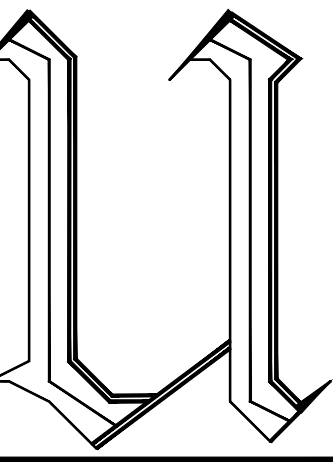


The Regatta 1400 Plan Roof Plan 'B'

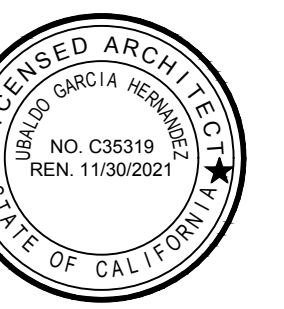


The Regatta 1400 Plan Roof Plan 'A' & 'C'

The Regatta 1400 Plan Roof Plan



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Fresno, CA 93727
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Email: jcrowncrownliving.com

DATE
5 / 16 / 2022
SCALE
1/4" = 1'-0"
JOB NO.
1400 PLAN MADERA
SHEET

S3

The Abbey 1616 Standard Plan



Standard Elevation 'A'



Upgraded Elevation 'A'
w/ OPTIONAL 3RD CAR GARAGE & 10FT PLATE



Standard Elevation 'B'



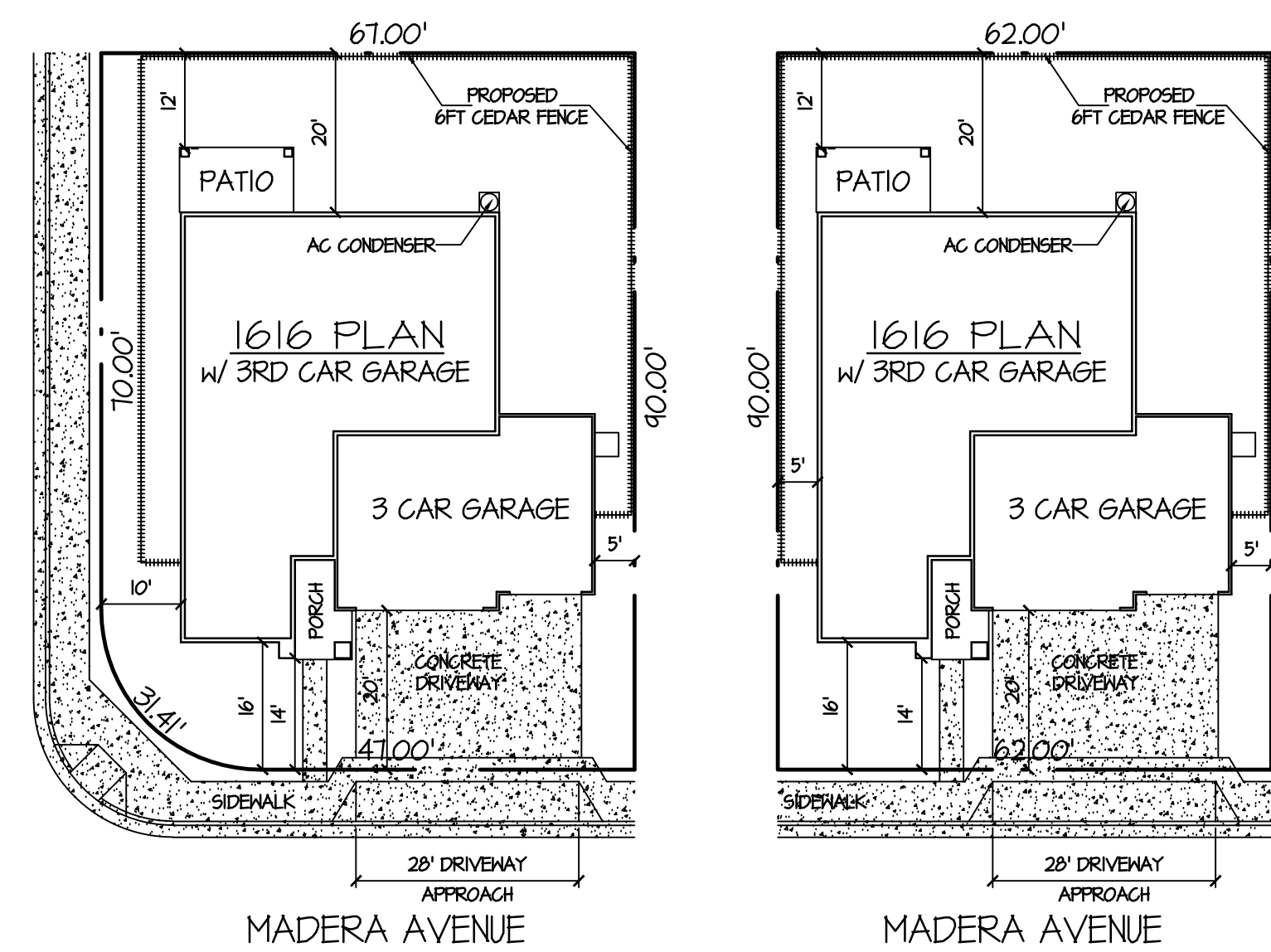
Upgraded Elevation 'B'
w/ OPTIONAL 3RD CAR GARAGE, 10FT PLATE & STONE VENEER



Standard Elevation 'C'



Upgraded Elevation 'C'
w/ OPTIONAL 3RD CAR GARAGE, 10FT PLATE & STONE VENEER



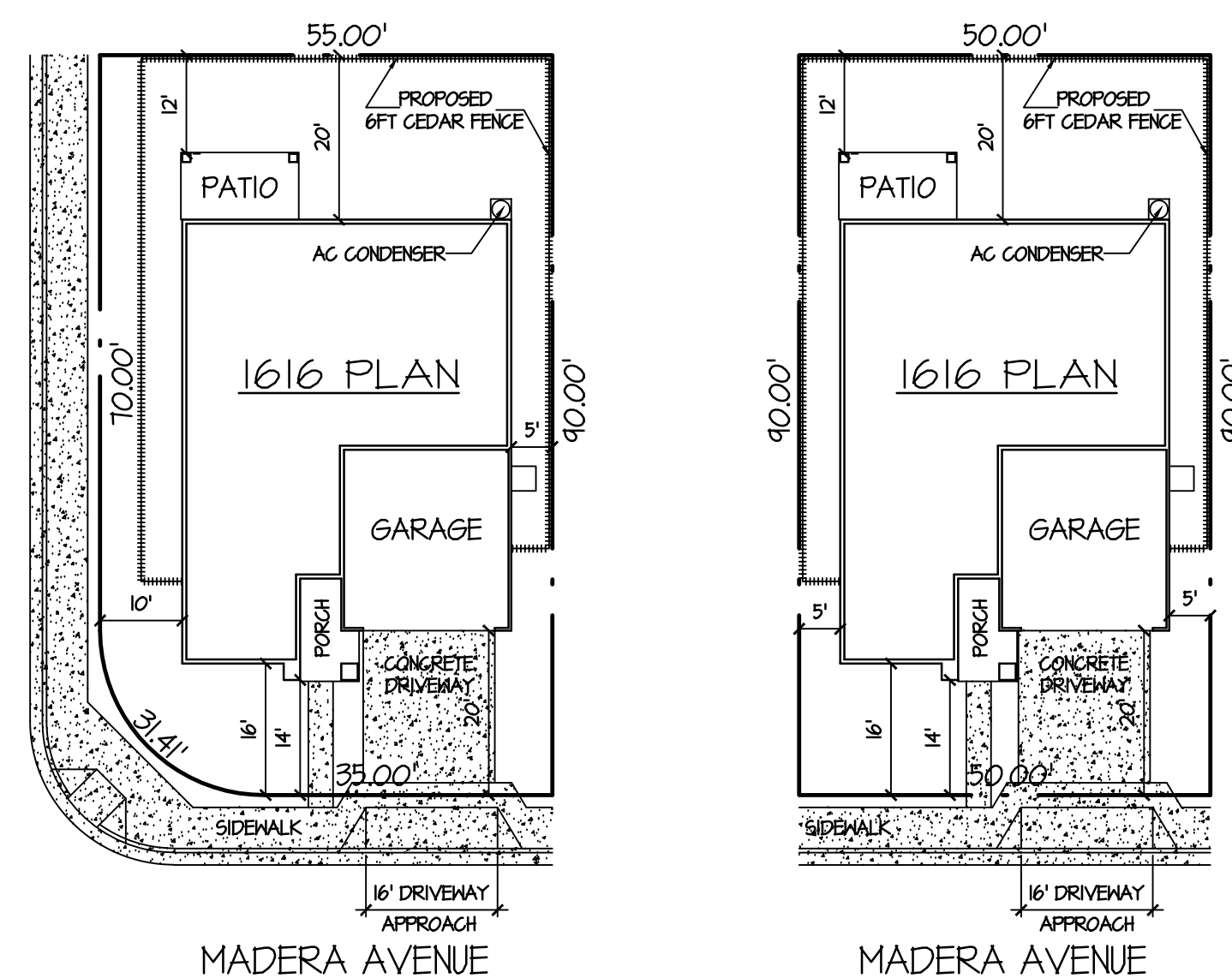
TYPICAL CORNER LOT PLOT PLAN
3RD CAR GAR. OPT.
SCALE: 1" = 20'-0"

TYPICAL INTERIOR LOT PLOT PLAN
3RD CAR GAR. OPT.
SCALE: 1" = 20'-0"

Area:

3RD CAR GARAGE OPTION

LIVING SPACE:	1616 sq. ft.
GARAGE:	459 sq. ft.
3RD CAR GARAGE:	272 sq. ft.
PATIO:	112 sq. ft.
POORCH:	19 sq. ft.
TOTAL LIVING:	1616 sq. ft.
TOTAL:	2531 sq. ft.

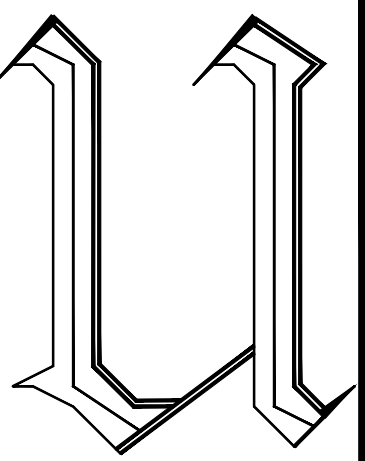


TYPICAL CORNER LOT PLOT PLAN
SCALE: 1" = 20'-0"

TYPICAL INTERIOR LOT PLOT PLAN
SCALE: 1" = 20'-0"

Area:

LIVING SPACE:	1616 sq. ft.
GARAGE:	459 sq. ft.
PATIO:	112 sq. ft.
POORCH:	19 sq. ft.
TOTAL LIVING:	1616 sq. ft.
TOTAL:	2,265 sq. ft.



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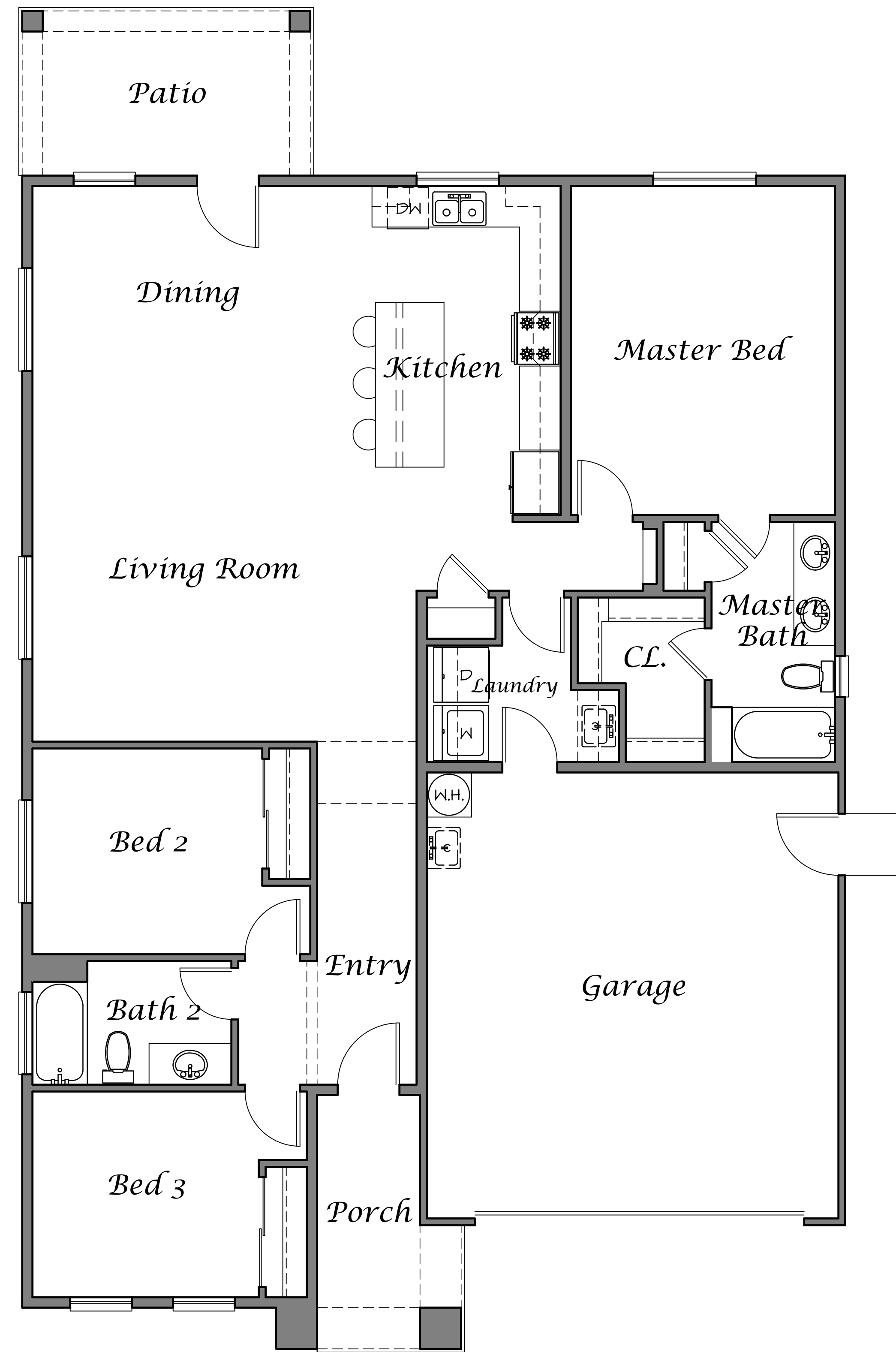


Sreywood

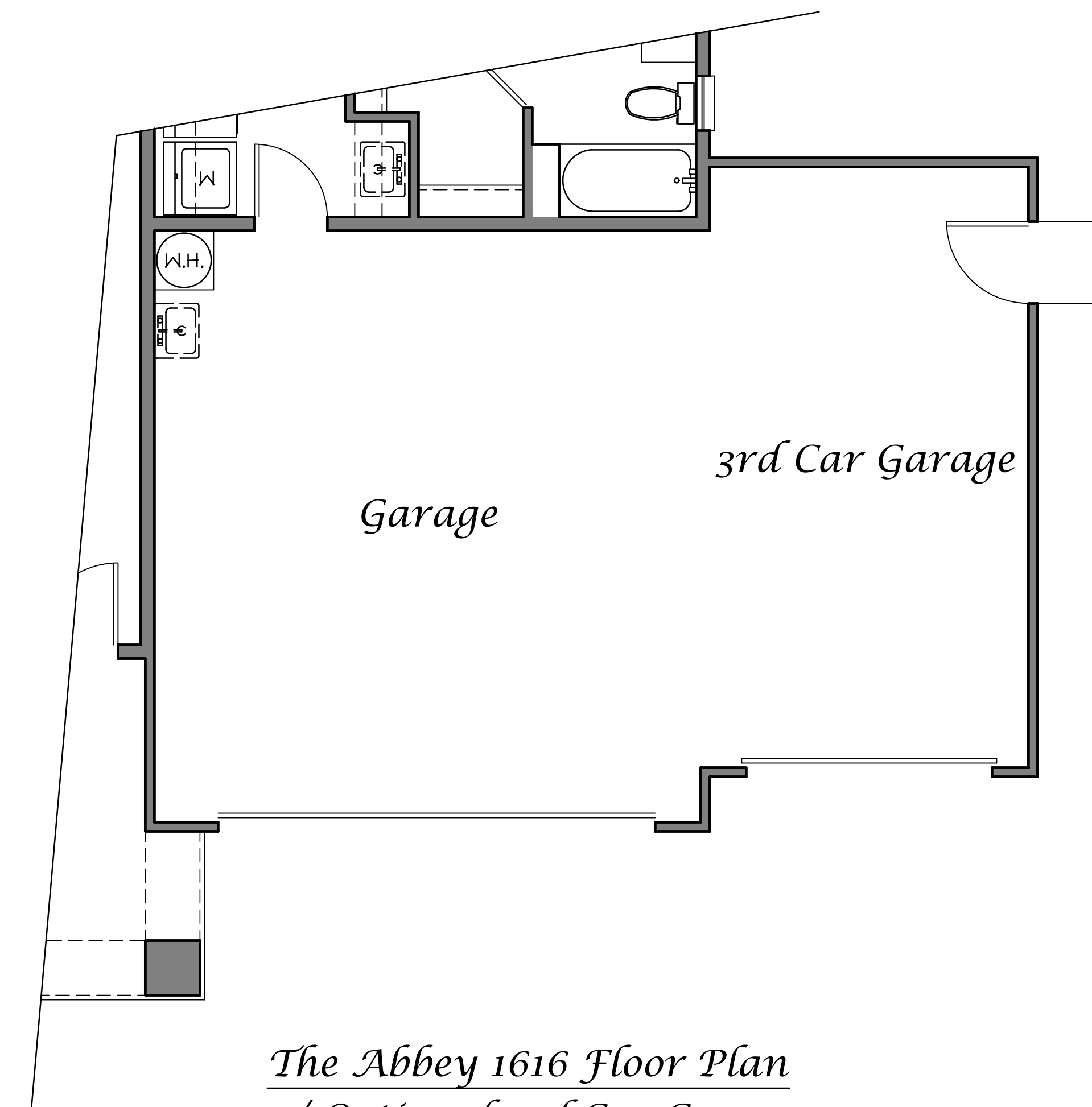
OWNER / BUILDER:
JOSEPH CROWN
CONSTRUCTION & DEVELOPMENT, INC.
5320 E. PINE AVENUE
FRESNO, CA 93727
Phone: (559) 275-5200
Email: jcrowncrownliving.com

DATE: 11/11/2021
SCALE: PER PLAN
JOB NO.: 1616 PLAN MADERA
SHEET

The Abbey 1616 Standard Plan



The Abbey 1616 Floor Plan



The Abbey 1616 Floor Plan
w/ Optional 3rd Car Garage

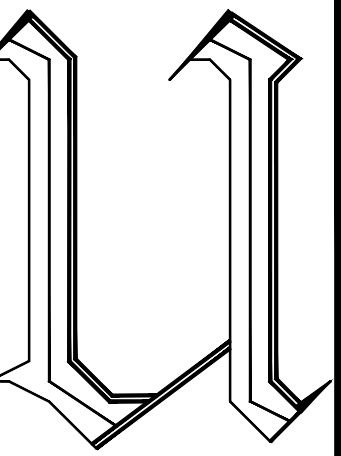
Area:

LIVING SPACE:	1,616 sq. ft.
GARAGE:	459 sq. ft.
PATIO:	112 sq. ft.
PORCH:	70 sq. ft.
TOTAL LIVING:	1,616 sq. ft.
TOTAL:	2,257 sq. ft.

Area:

3RD CAR GARAGE OPTION	
LIVING SPACE:	1,616 sq. ft.
GARAGE:	459 sq. ft.
3RD CAR GARAGE:	272 sq. ft.
PATIO:	112 sq. ft.
PORCH:	70 sq. ft.
TOTAL LIVING:	1,616 sq. ft.
TOTAL:	2,531 sq. ft.

The Abbey 1616 Plan Floor Plan



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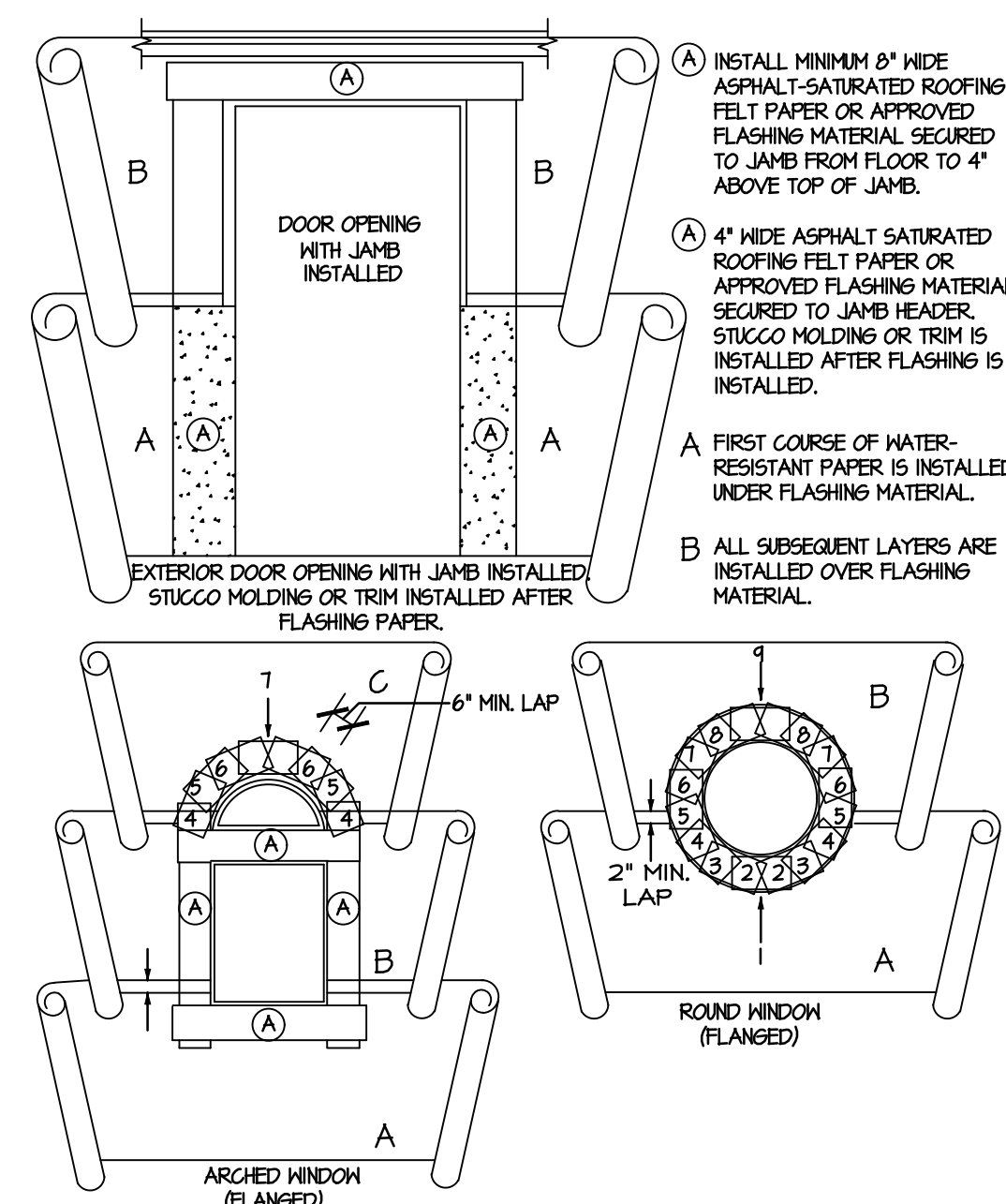


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 Email: jcrowne@crowneliving.com

DATE: 11/11/2021
 SCALE: 1/4" = 1'-0"
 JOB NO: 1616 PLAN MADERA
 SHEET

A1



Door & Window Flashing Detail



FRONT ELEVATION 'A'

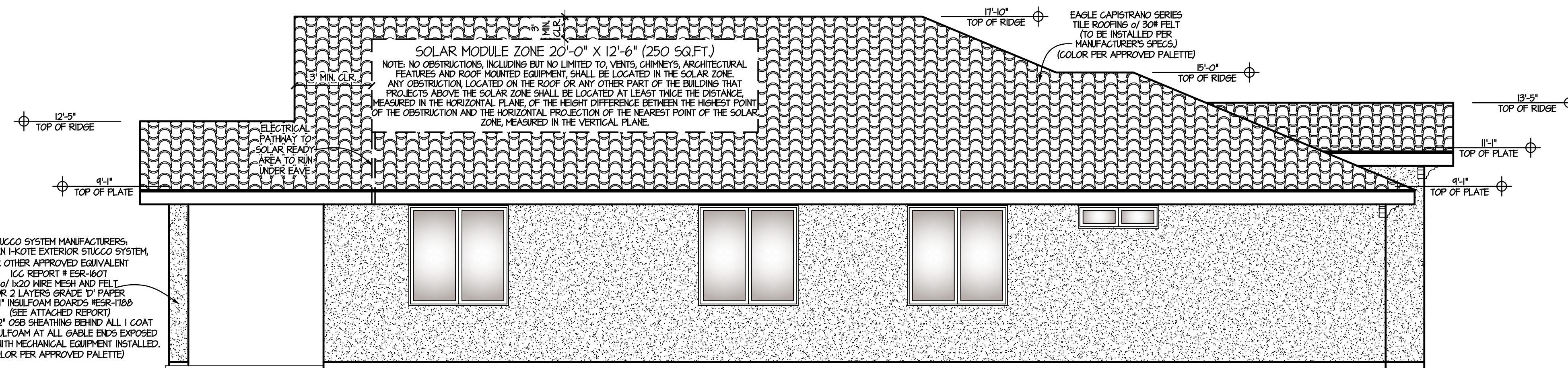
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FRONT ELEVATION 'A'

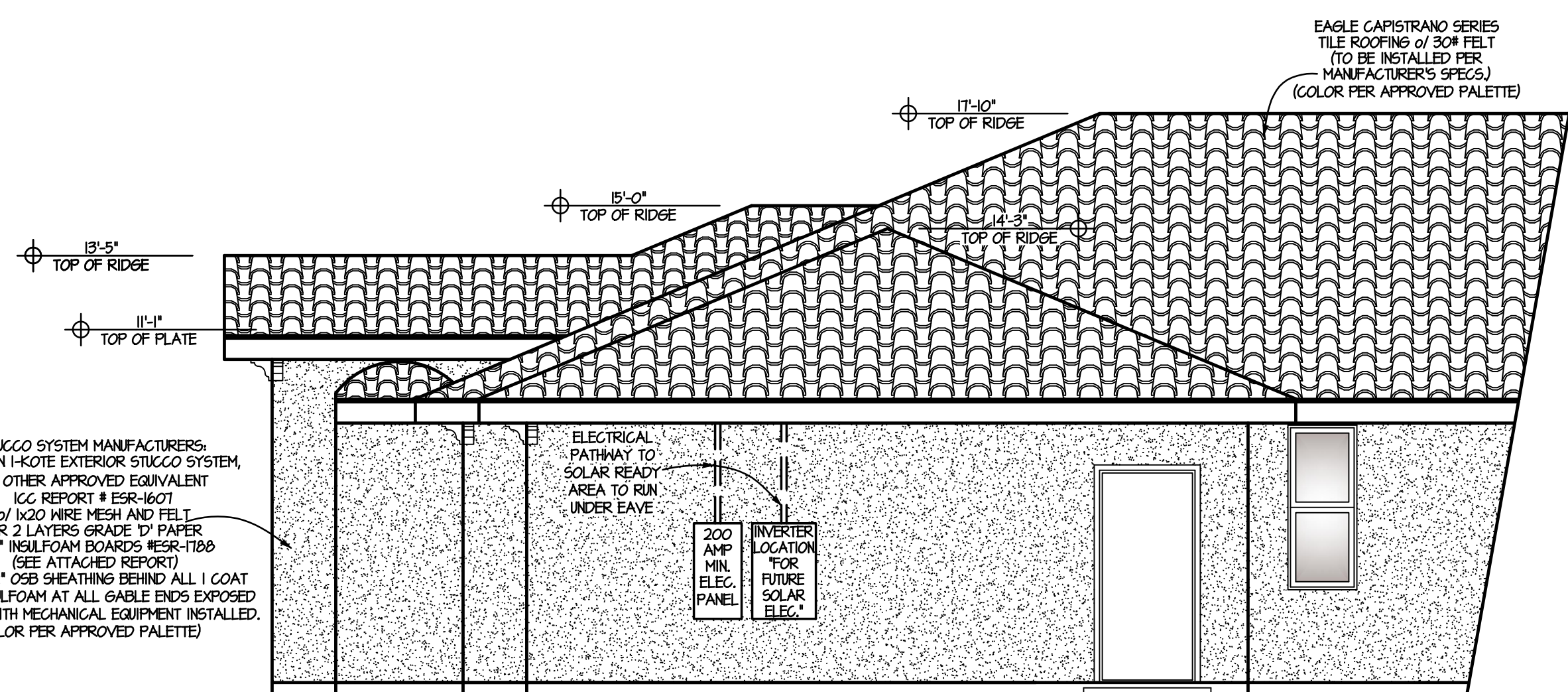
3RD CAR GARAGE OPTION

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



LEFT SIDE ELEVATION 'A'

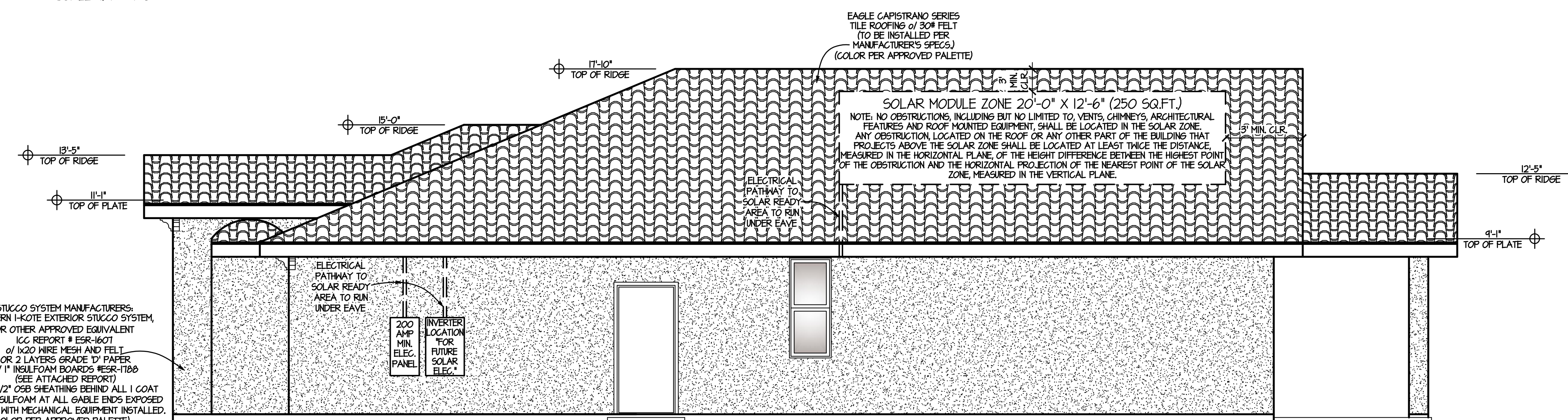
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION 'A'

3RD CAR GARAGE OPT.

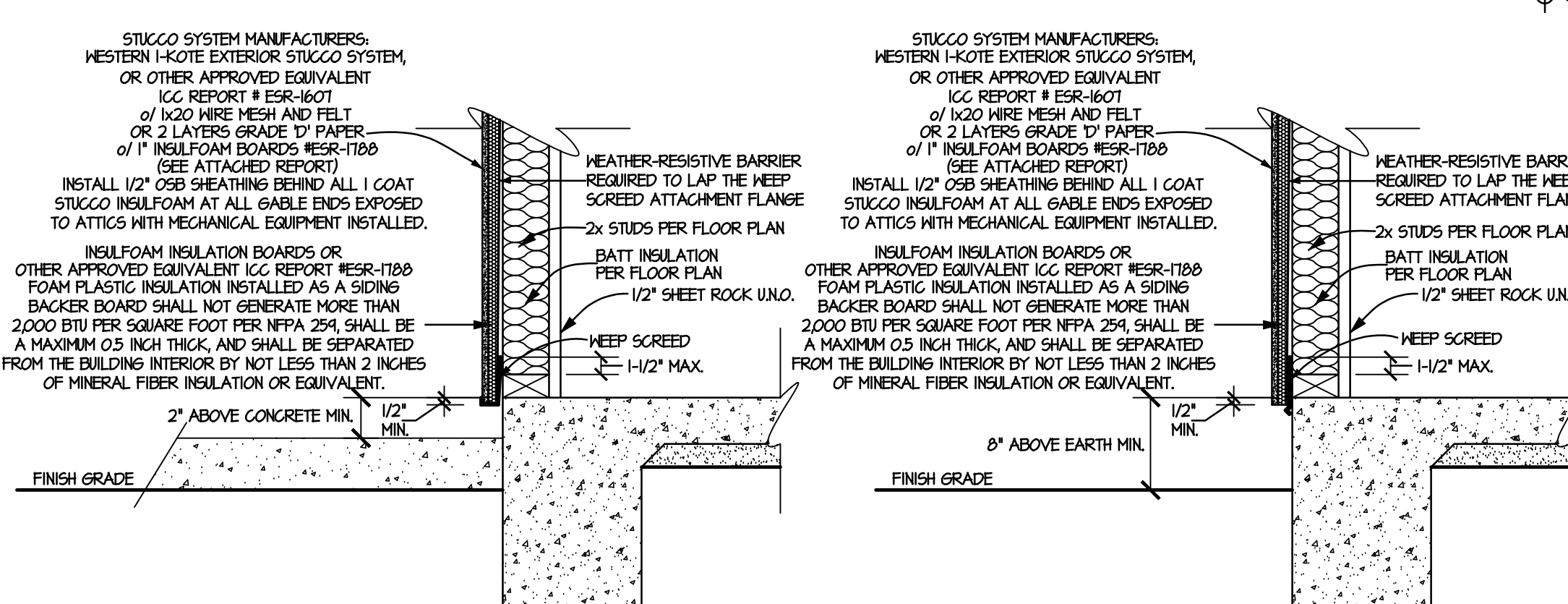
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION 'A'

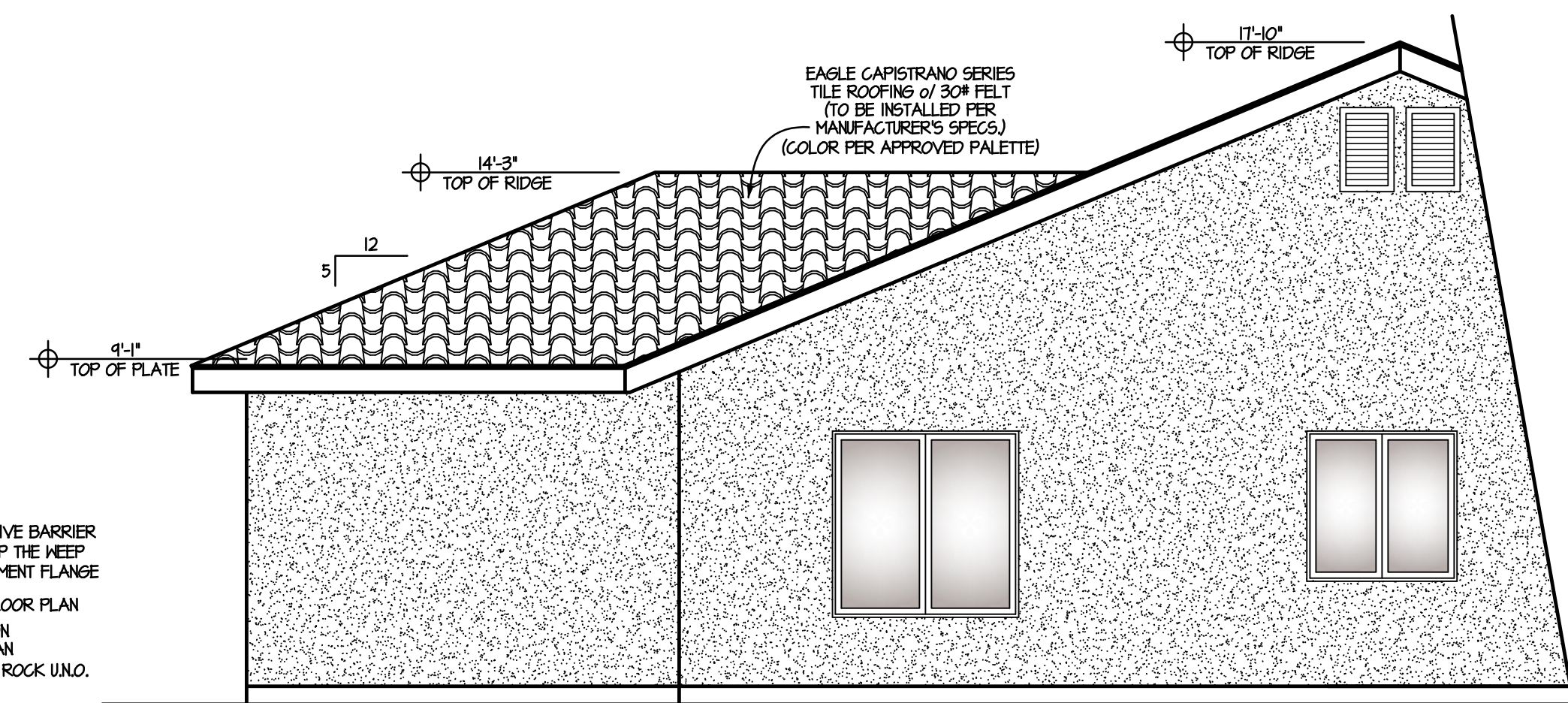
SCALE: 1/4" = 1'-0"

ONE COAT STUCCO DETAIL 'S'



Weep Scream Detail 'A'

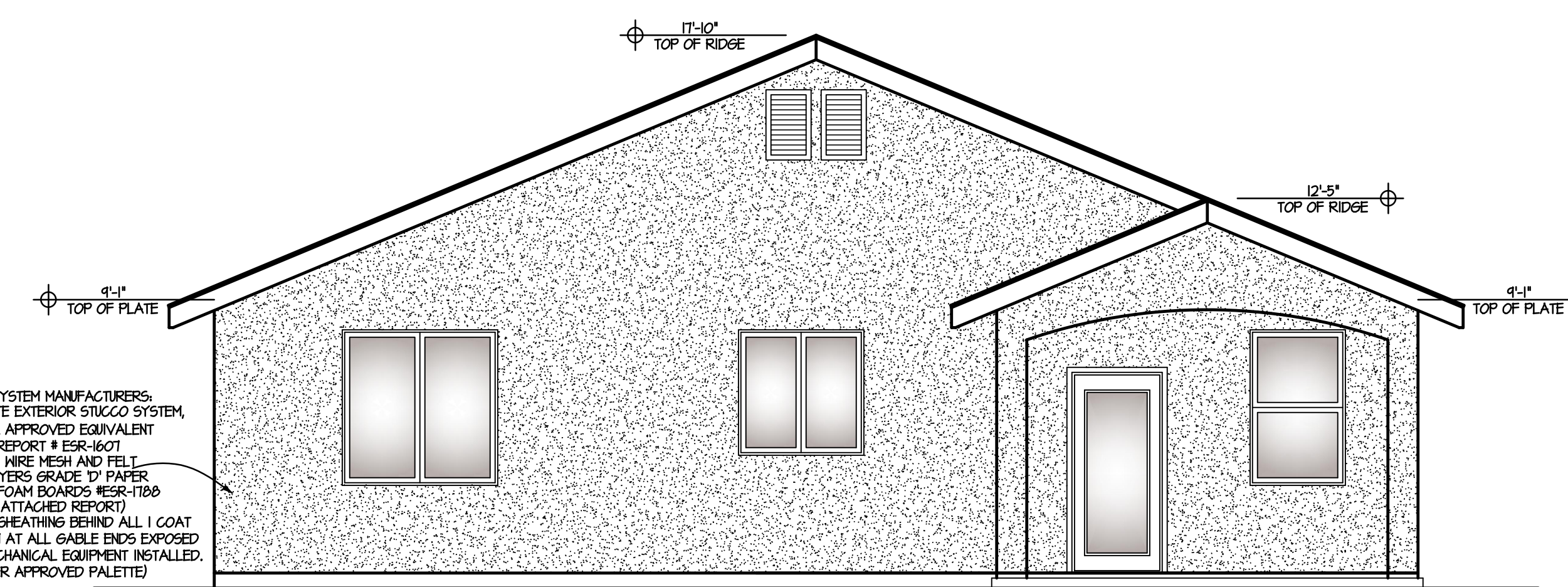
Weep Scream Detail 'B'



REAR ELEVATION

3RD CAR GARAGE OPT.

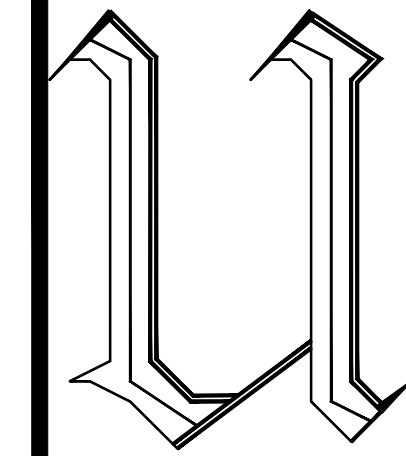
SCALE: 1/4" = 1'-0"



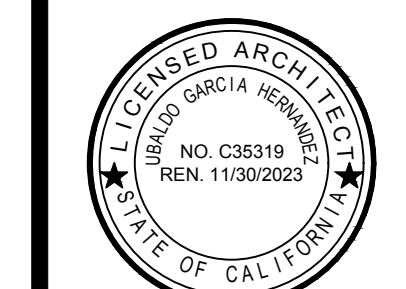
REAR ELEVATION

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

The Abbey 1616 Plan Exterior Elevations 'A' w/ 9ft Plate



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 Email: uhabaldo@hotmail.com

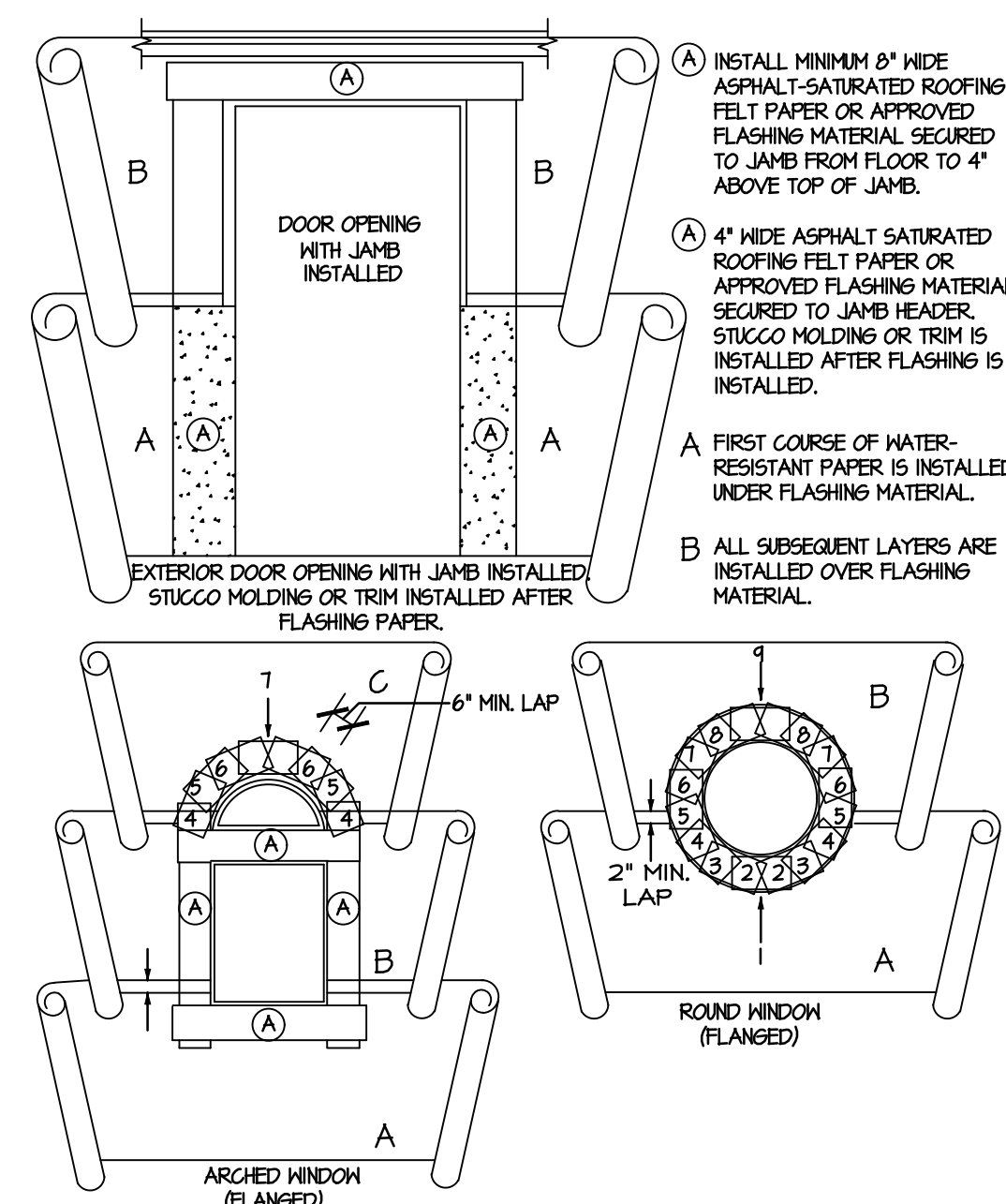


Shreywood

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DATE: 11/11/2021
 SCALE: 1/4" = 1'-0"
 JOB NO.: 1616 PLAN MADIRA
 SHEET

A2



Door & Window Flashing Detail



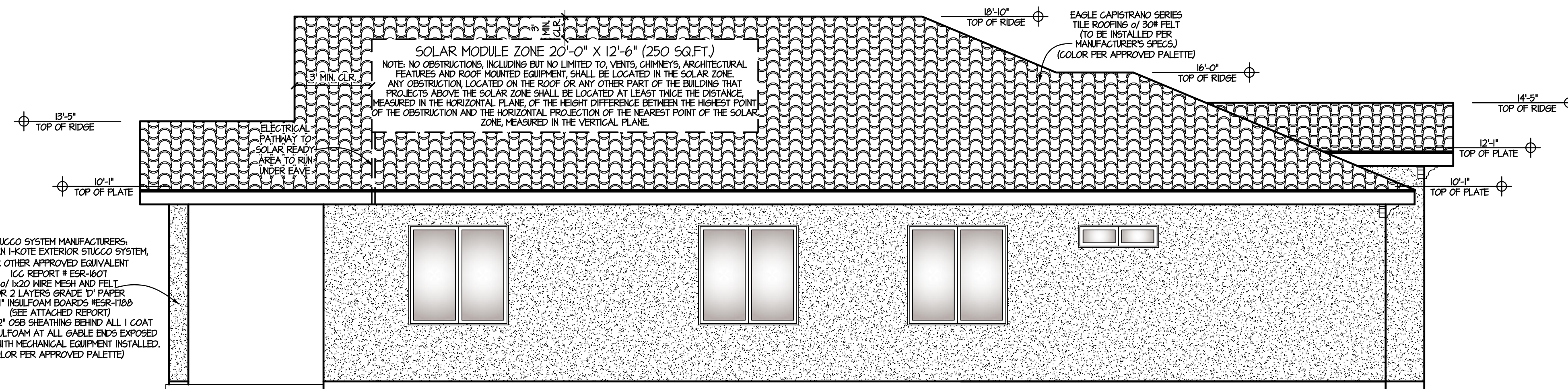
FRONT ELEVATION 'A'

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



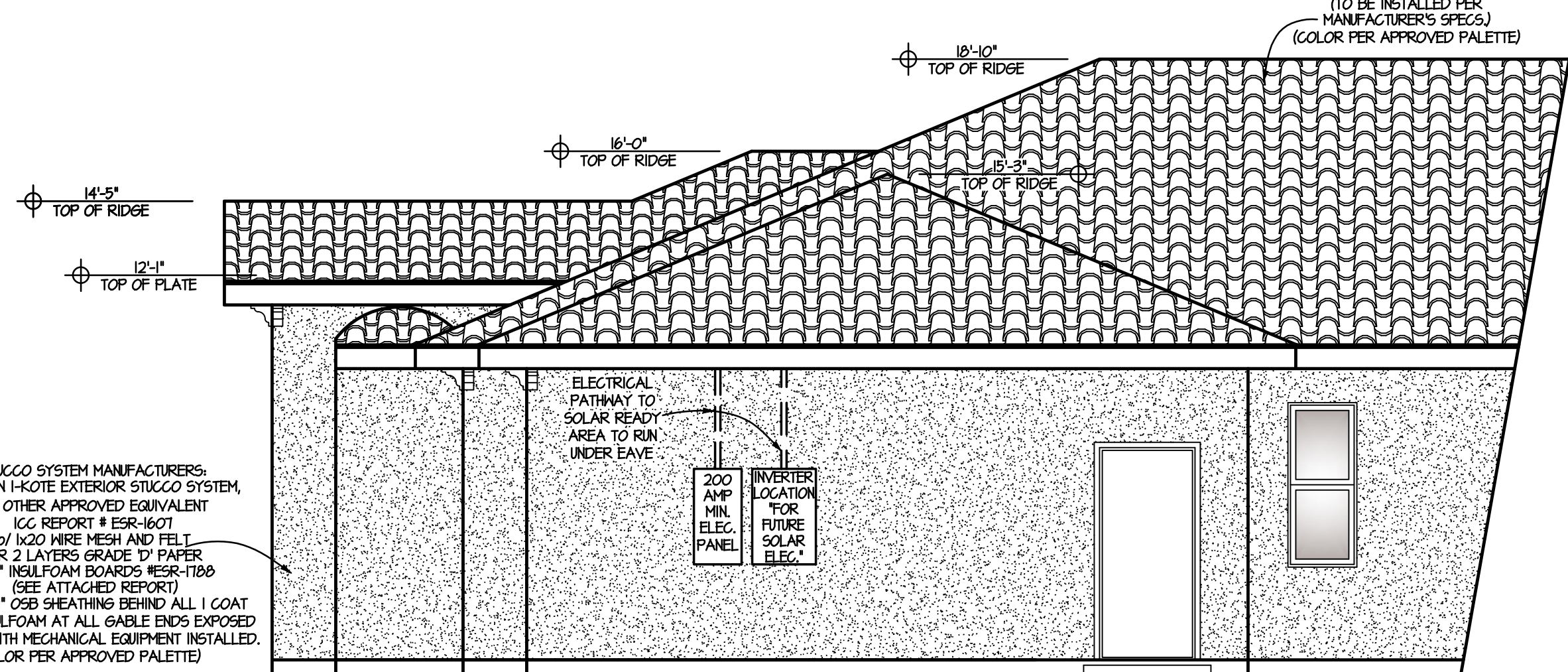
FRONT ELEVATION 'A'

3RD CAR GARAGE OPTION
SCALE: 1/4" = 1'-0"



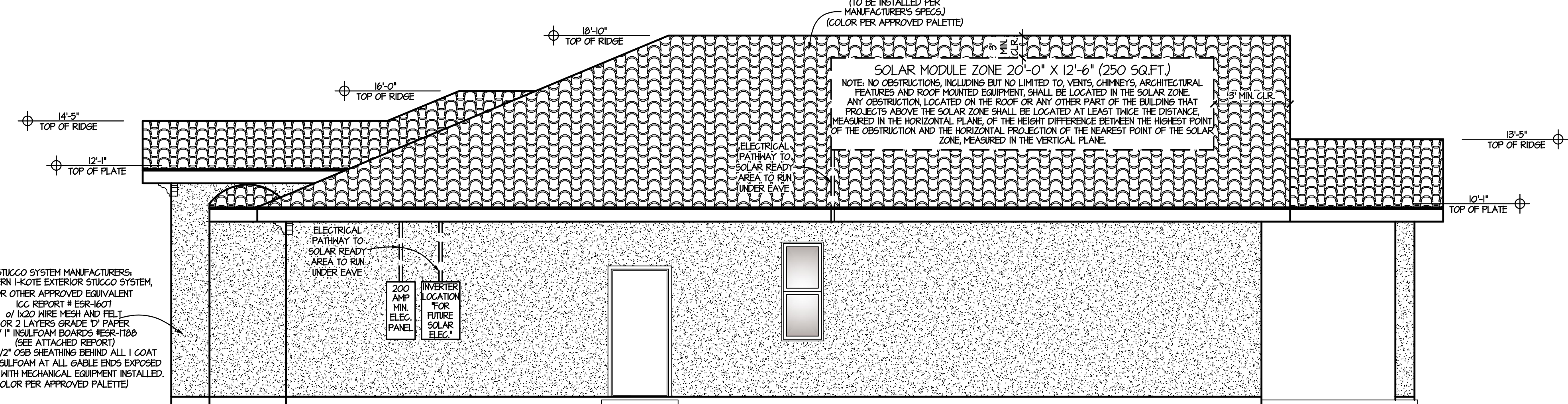
LEFT SIDE ELEVATION 'A'

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



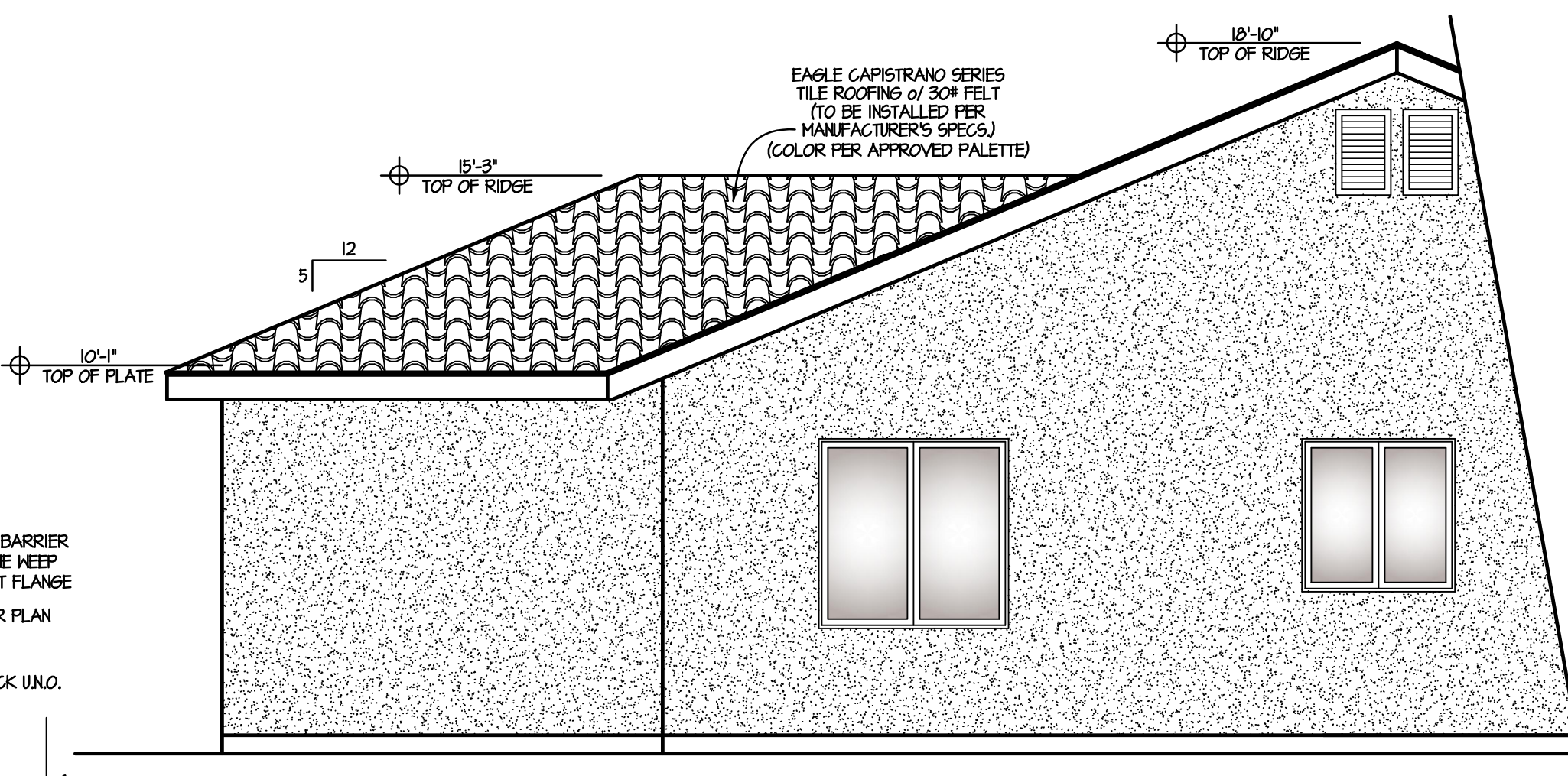
RIGHT SIDE ELEVATION 'A'

3RD CAR GARAGE OPT.
SCALE: 1/4" = 1'-0"



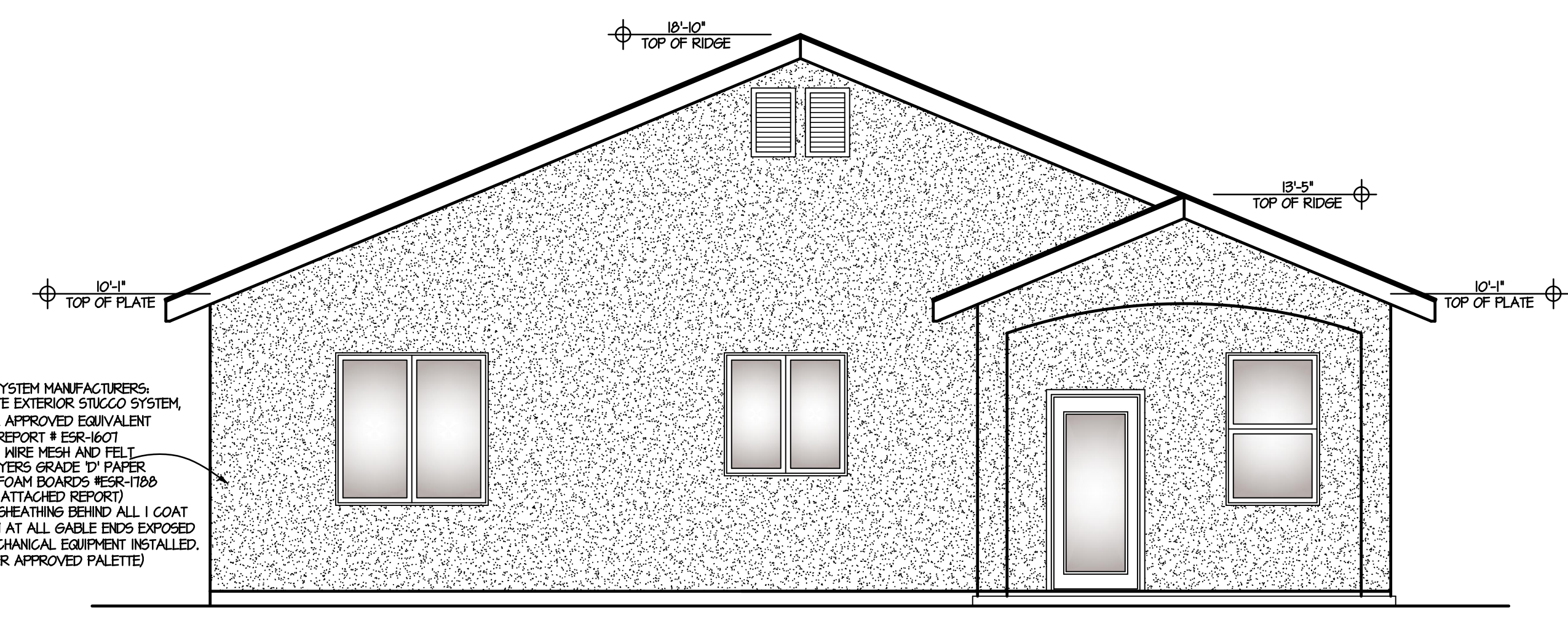
RIGHT SIDE ELEVATION 'A'

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



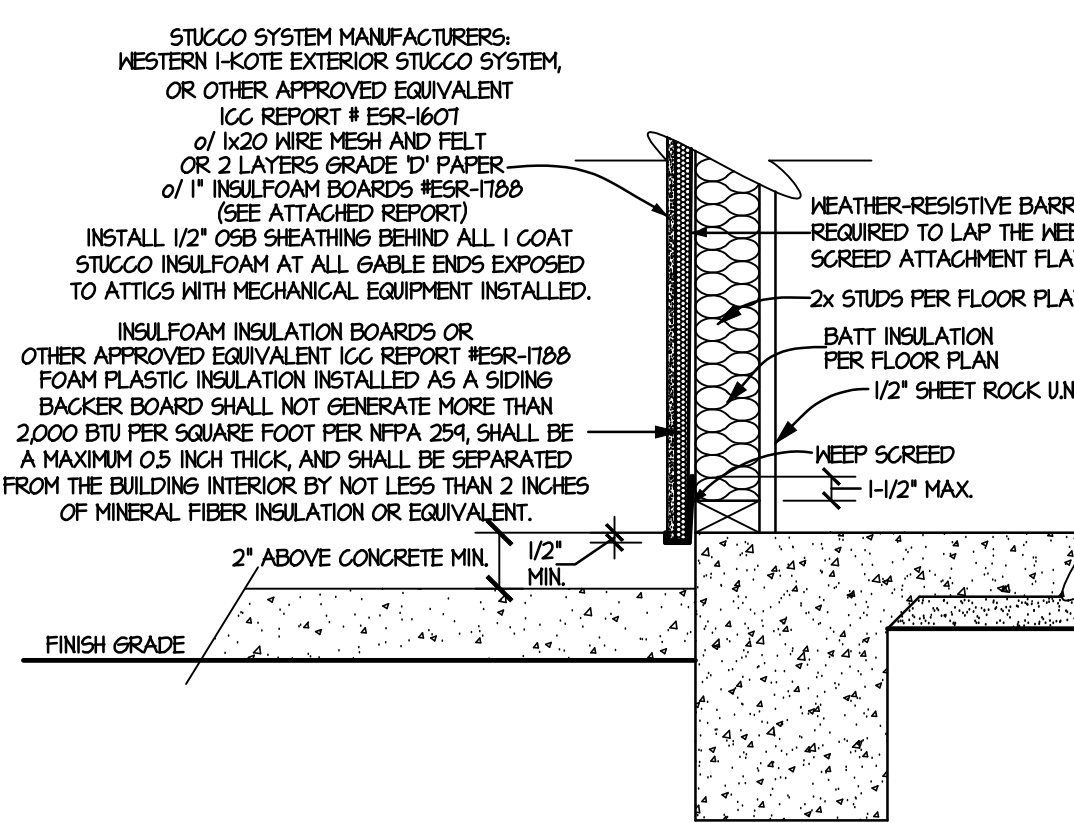
REAR ELEVATION

3RD CAR GARAGE OPT.
SCALE: 1/4" = 1'-0"

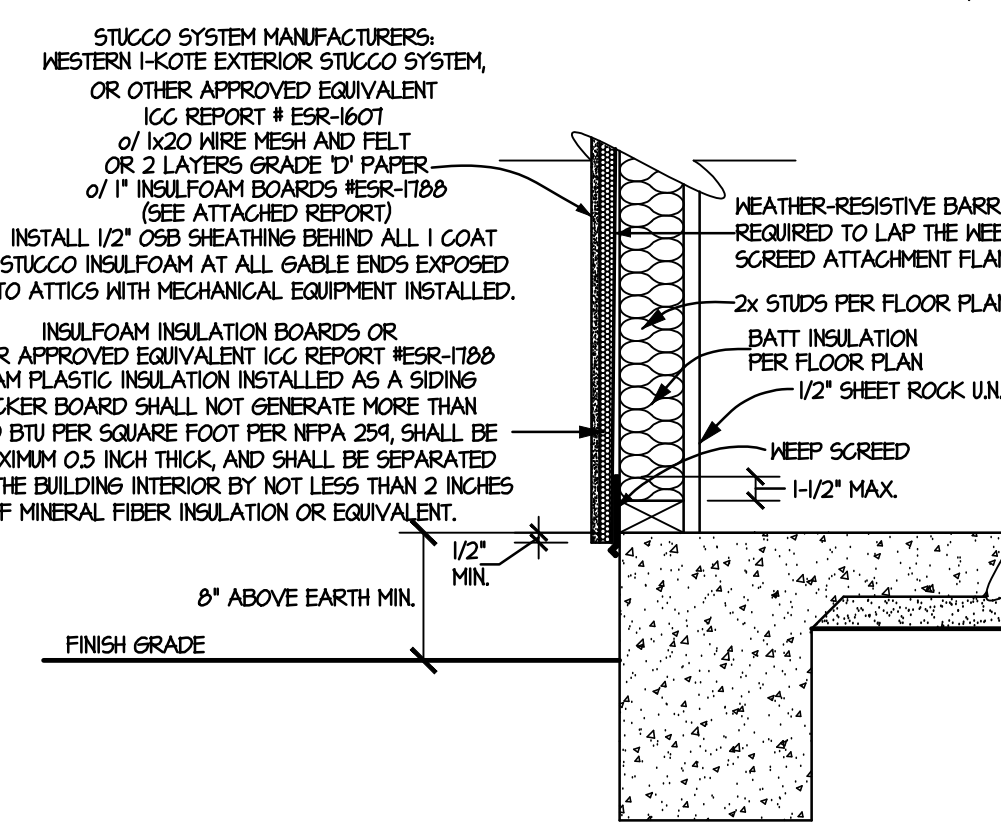


REAR ELEVATION

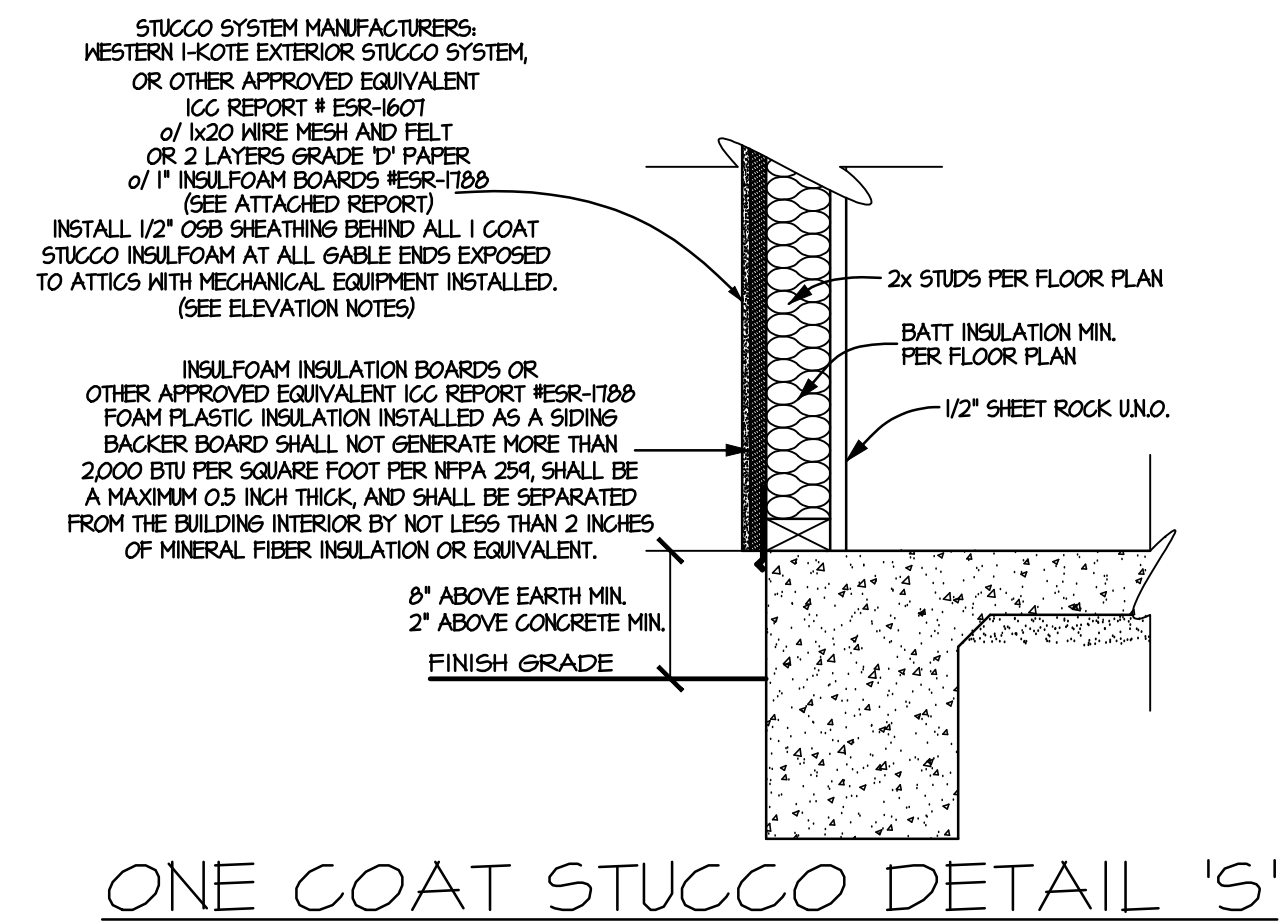
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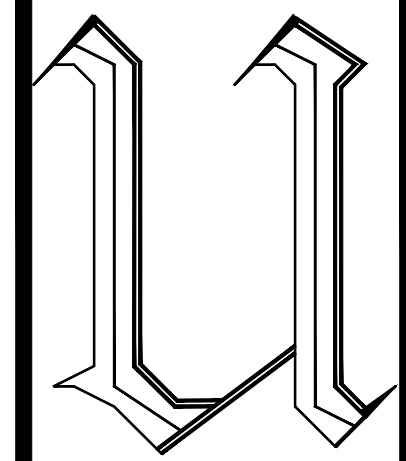
Weep Screenshot Detail 'A'



Weep Screenshot Detail 'B'



ONE COAT STUCCO DETAIL 'S'



Ubbaldo
Architecture, Engineering & Development
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Email: ubaldo@ubaldo.com



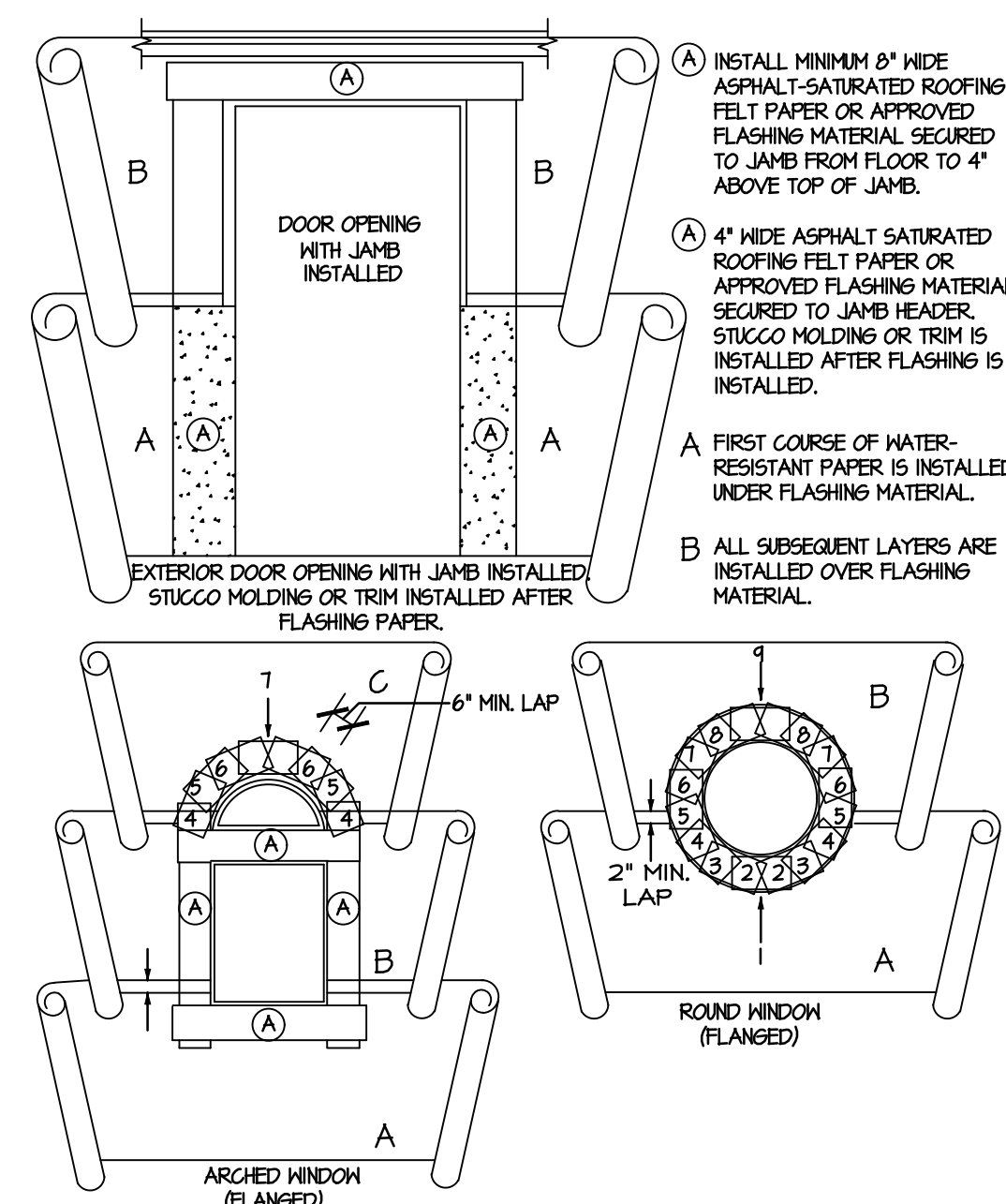
Steywood

OWNER / BUILDER:
JOSEPHICROWNA
CONSTRUCTION & DEVELOPMENT, INC.
5220 E. PINE AVENUE
FRESNO, CA 93727
Phone: (559) 275-5200
Email: jcrownd@crowning.com

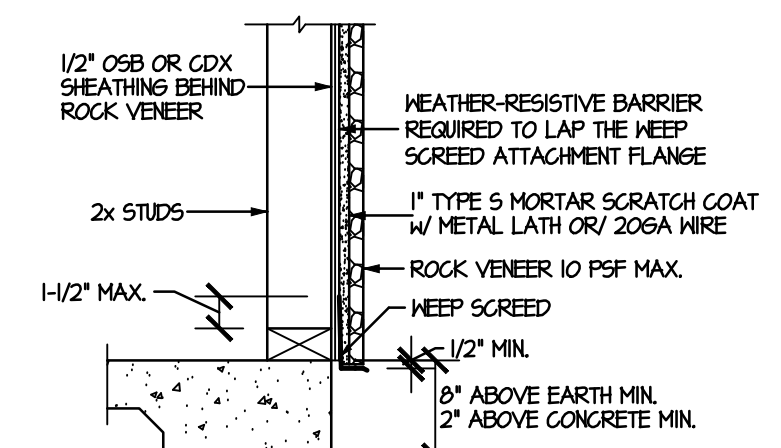
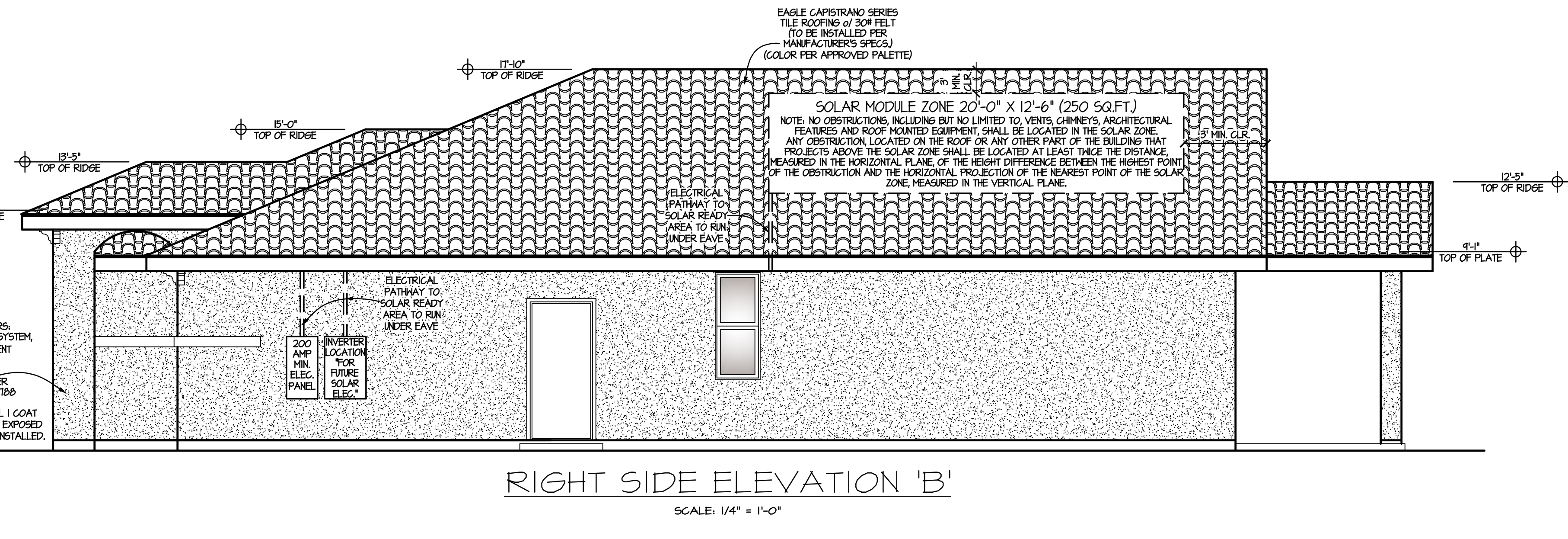
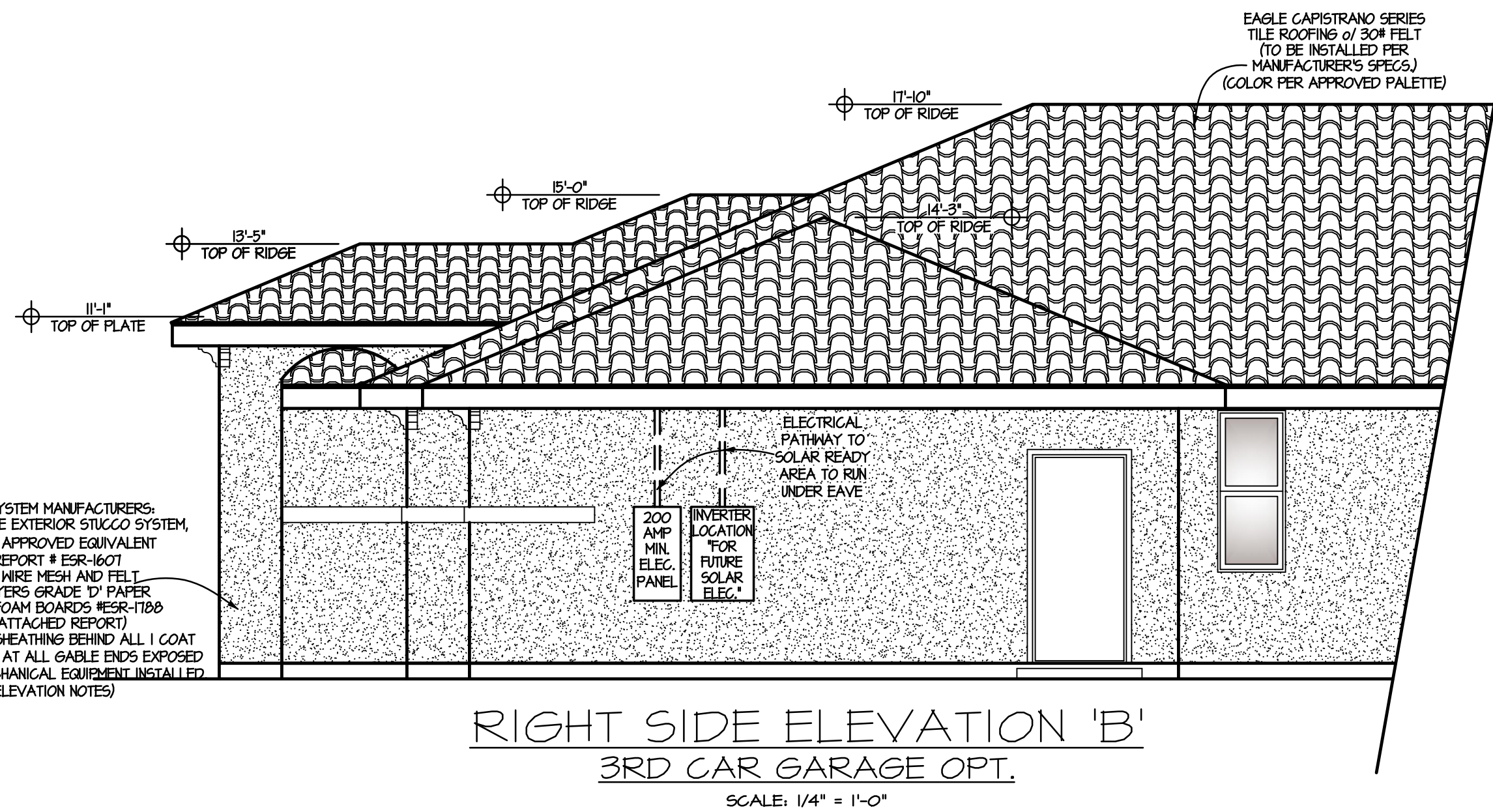
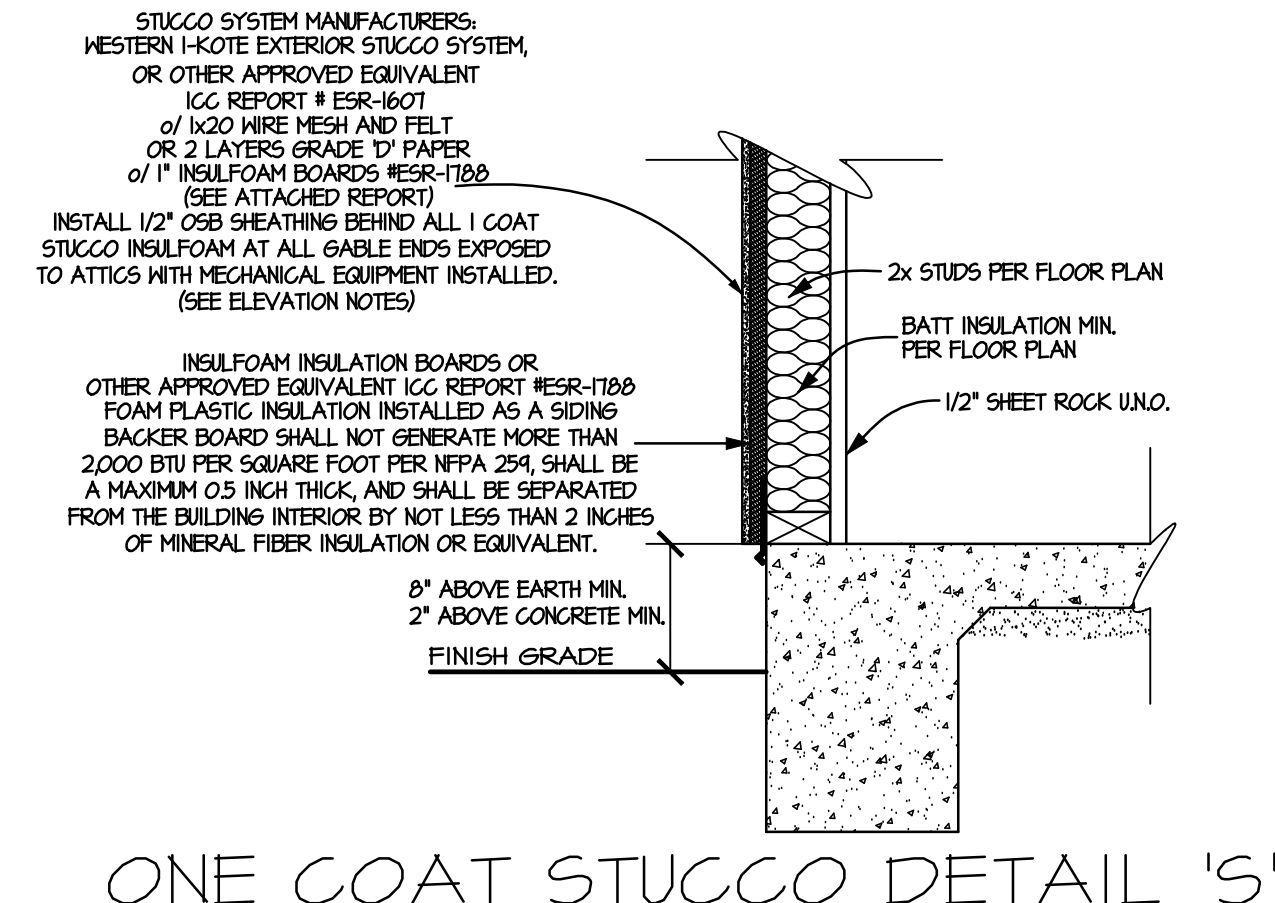
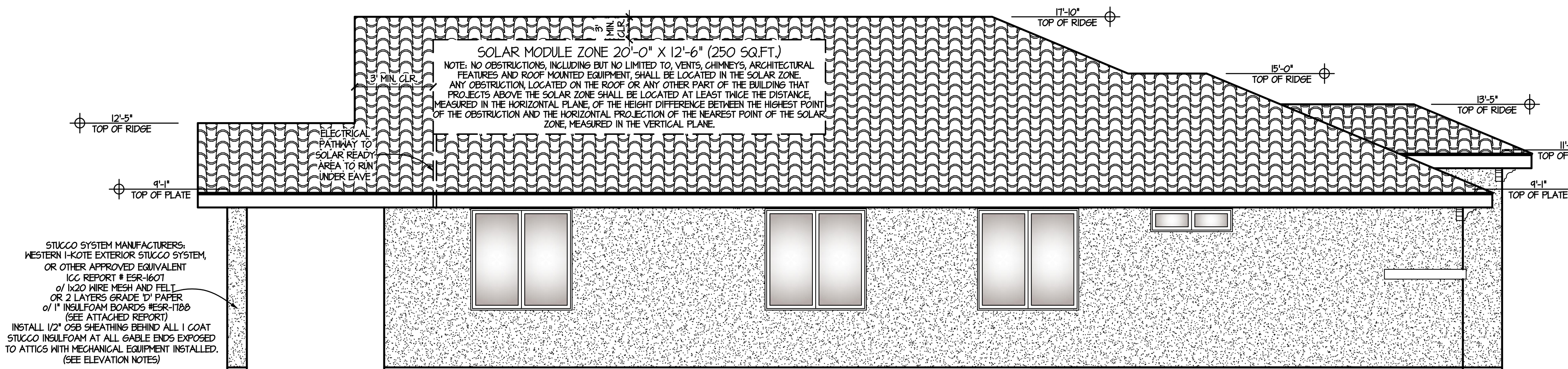
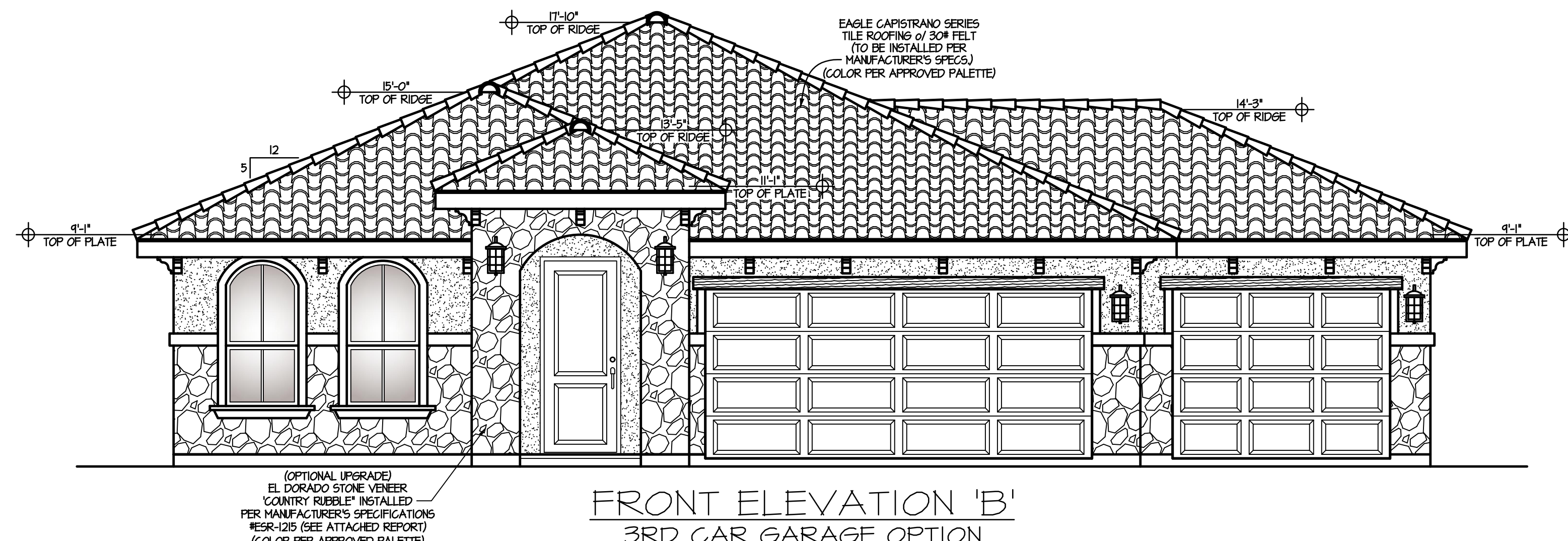
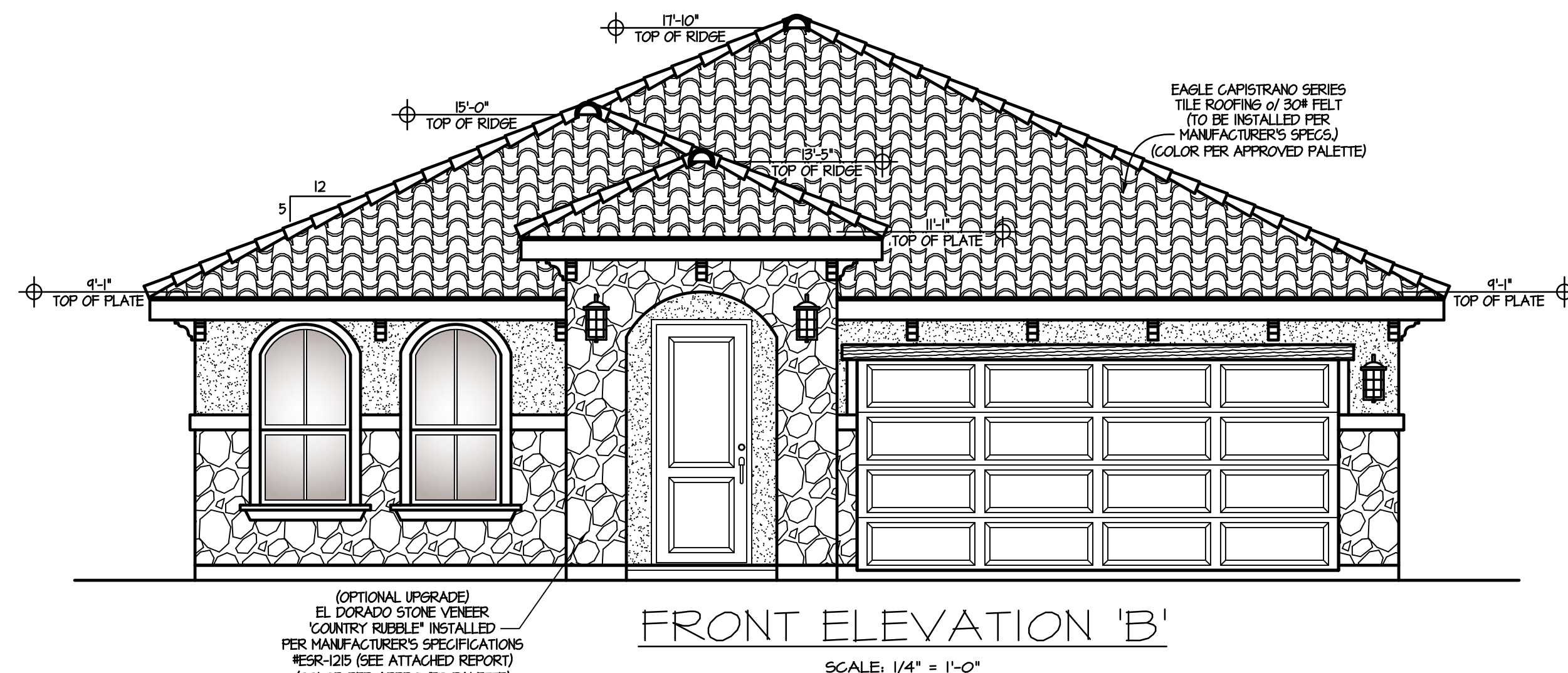
DATE: 11/11/2021
SCALE: 1/4" = 1'-0"
JOB NO.: 1616 PLAN MADERA
SHEET

B2

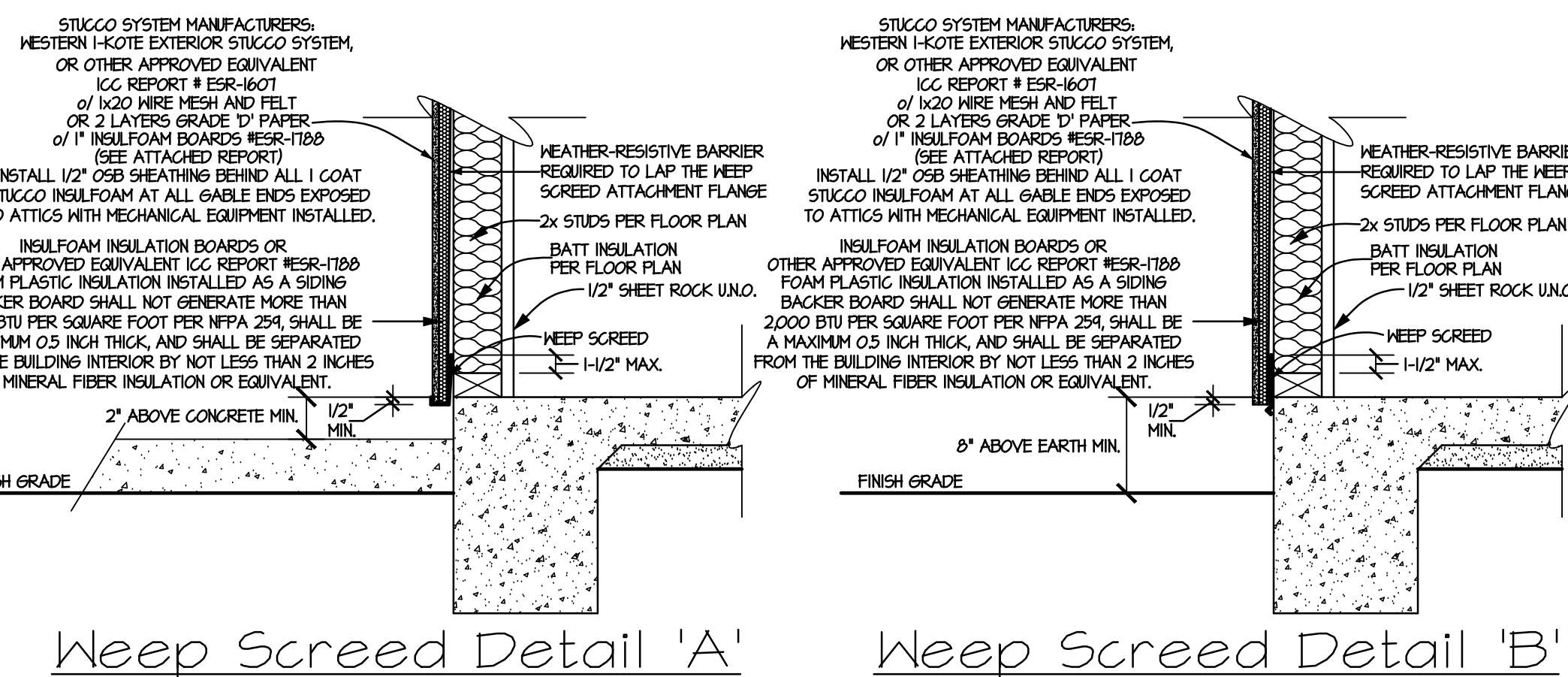
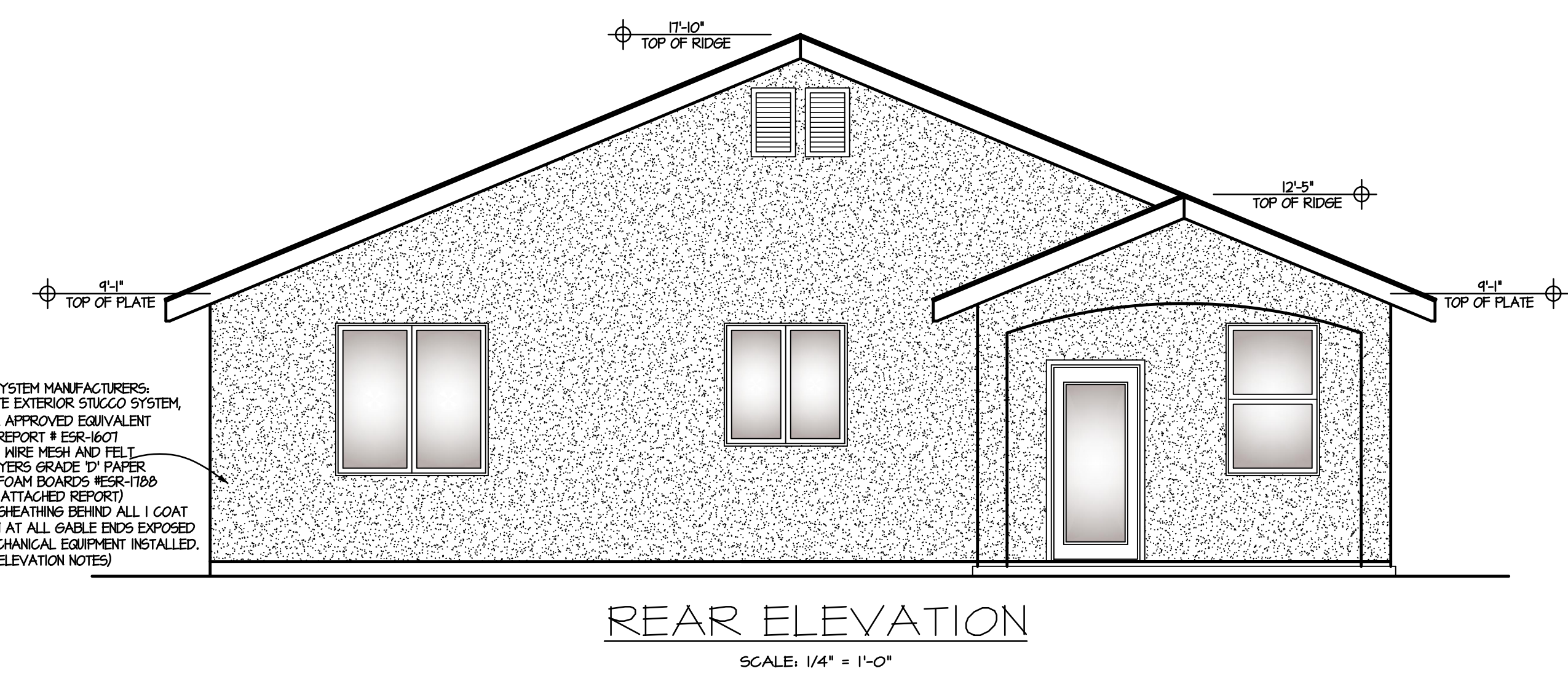
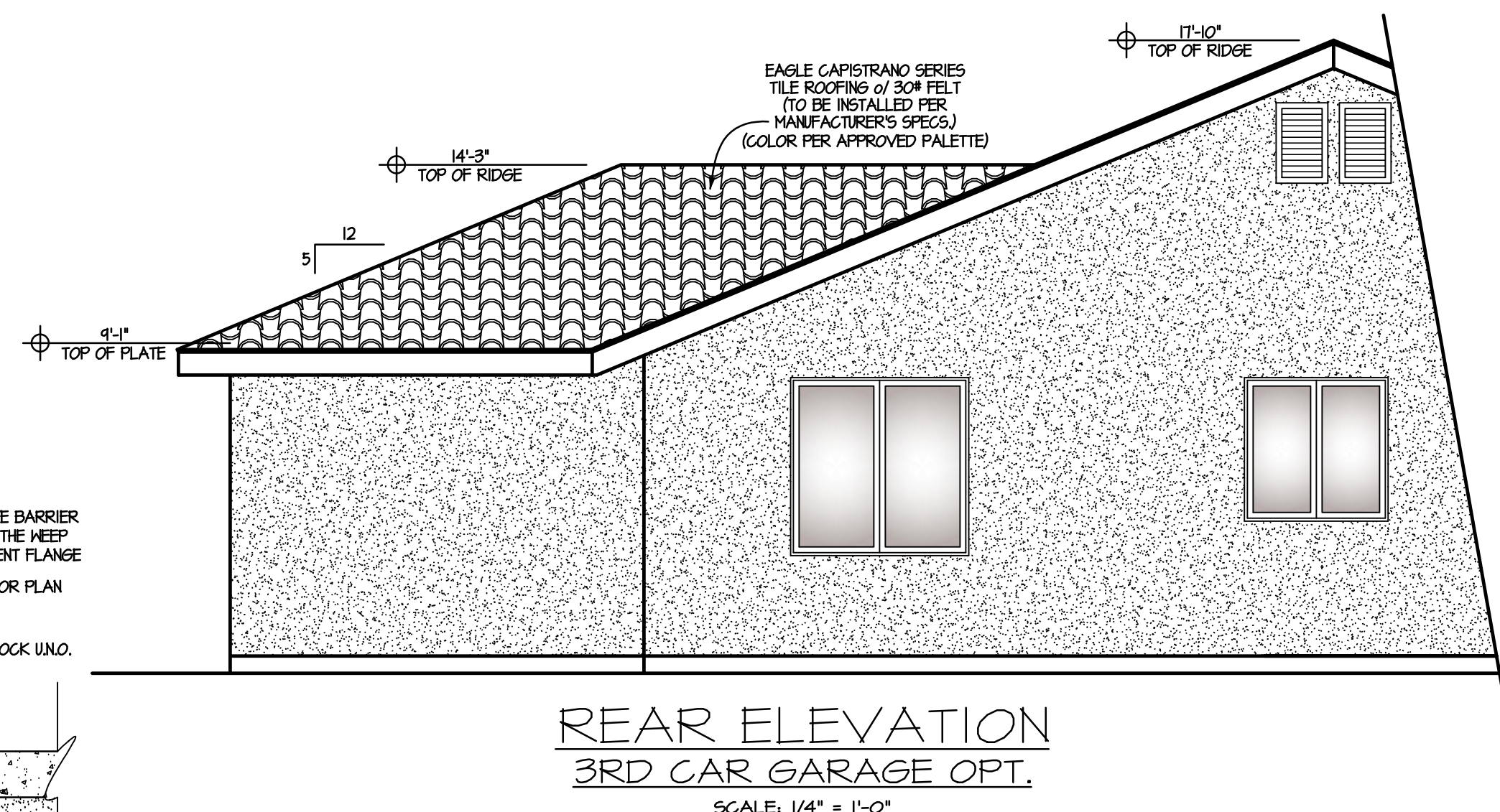
The Abbey 1616 Plan Exterior Elevations 'A' w/ Opt. 10ft Plate



Door & Window Flashing Detail



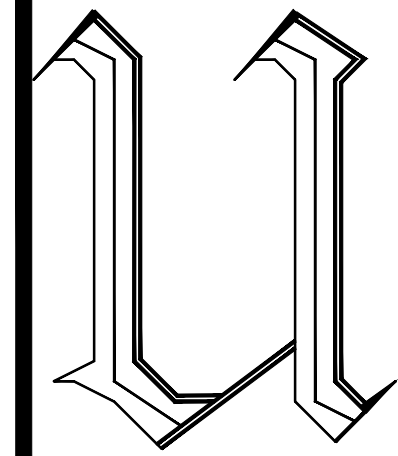
ROCK VENEER DETAIL 'V'



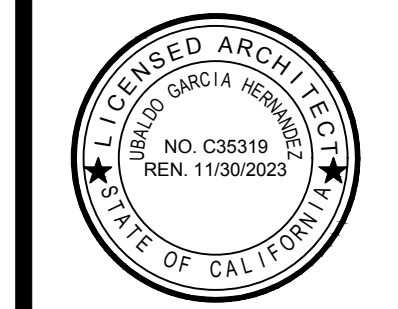
Weep Screenshot Detail 'A'

Weep Screenshot Detail 'B'

The Abbey 1616 Plan Exterior Elevations 'B' w/ gft Plate



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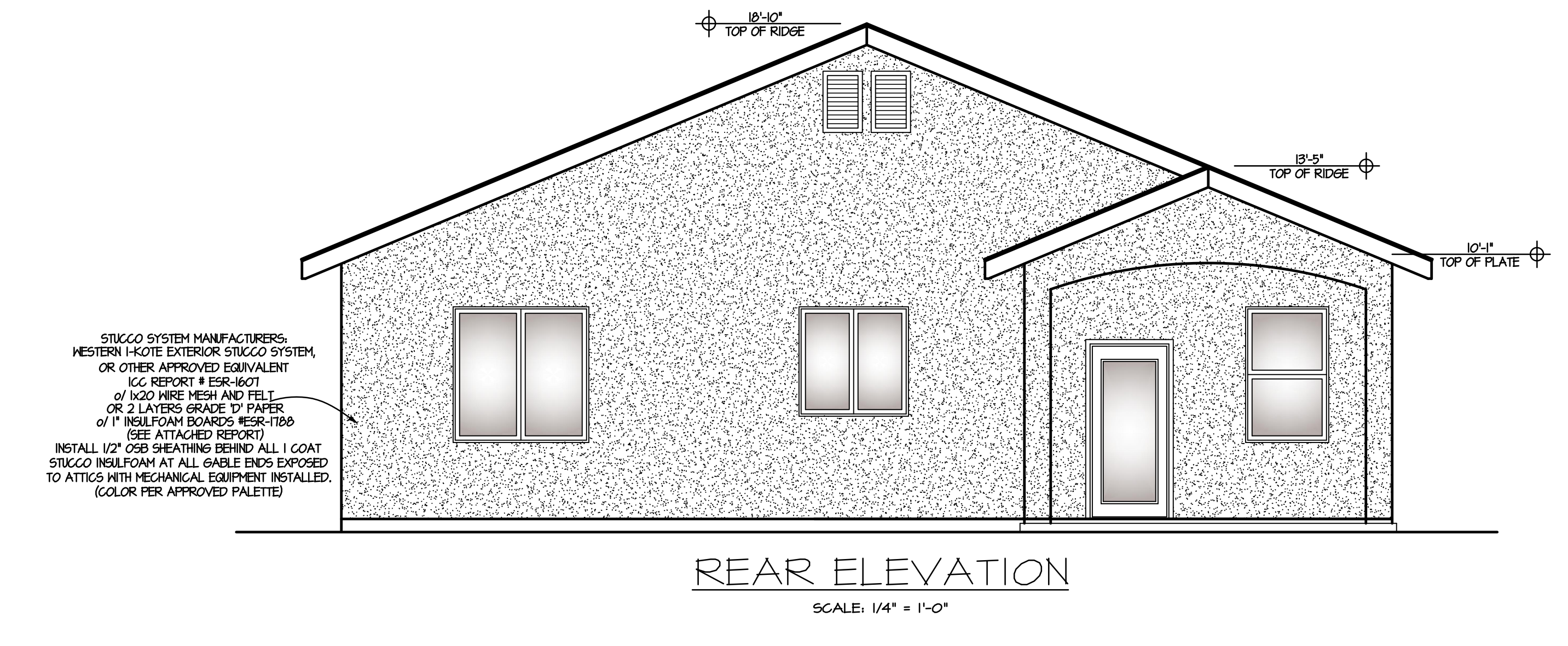
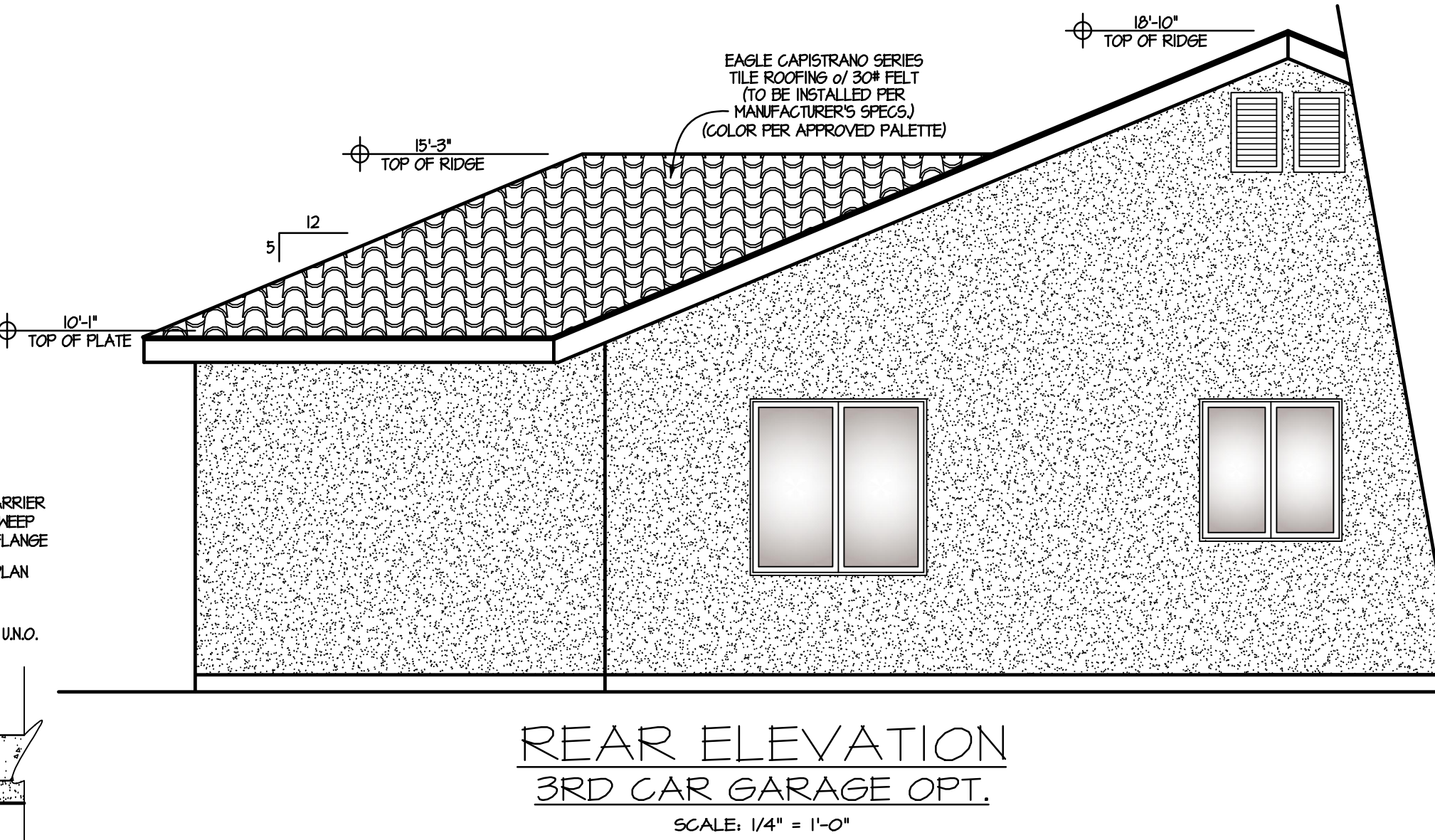
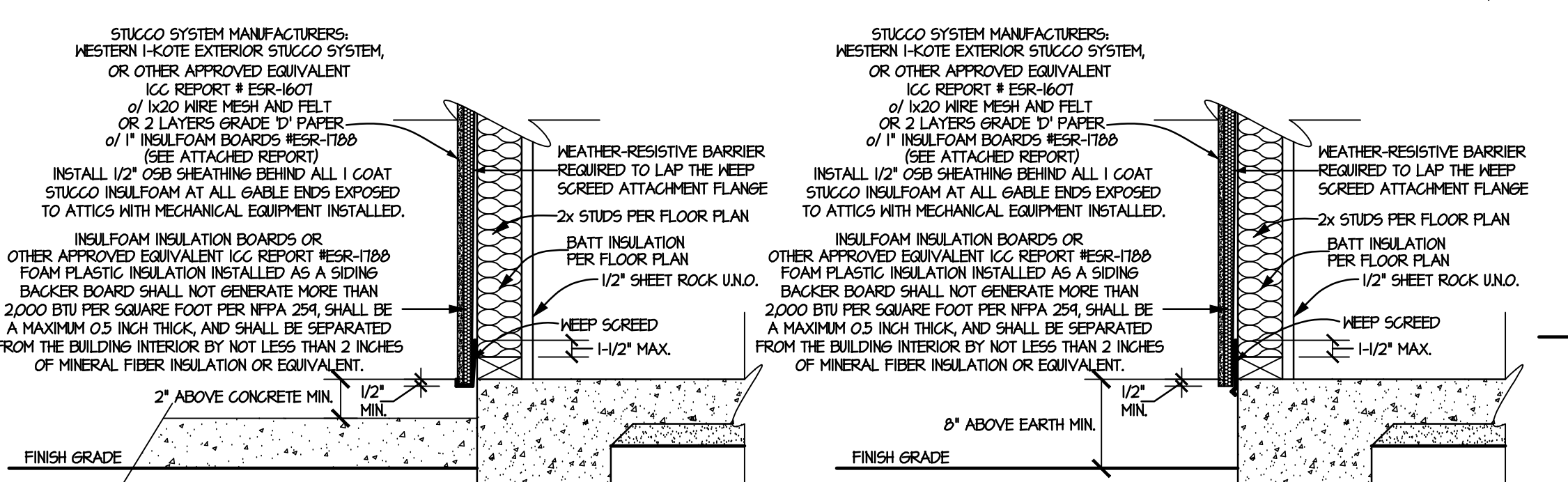
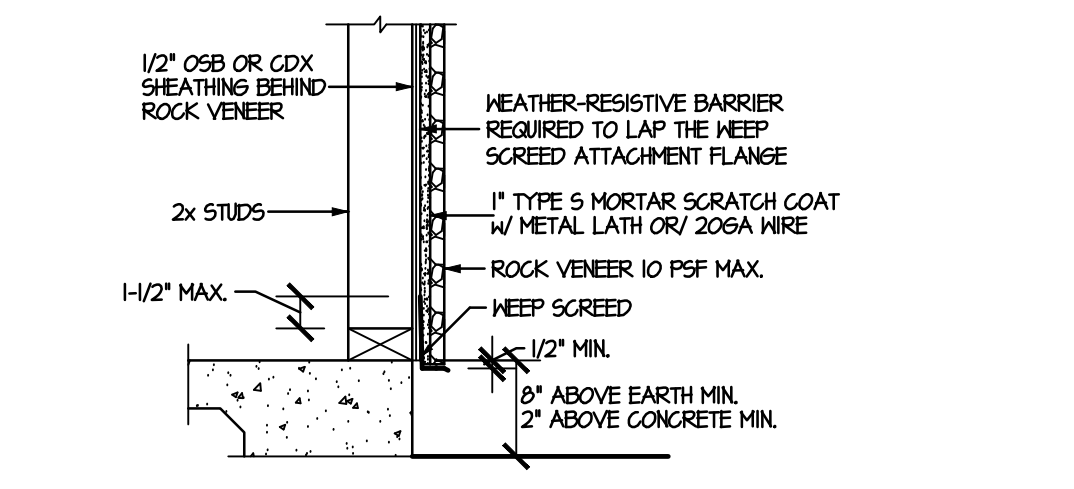
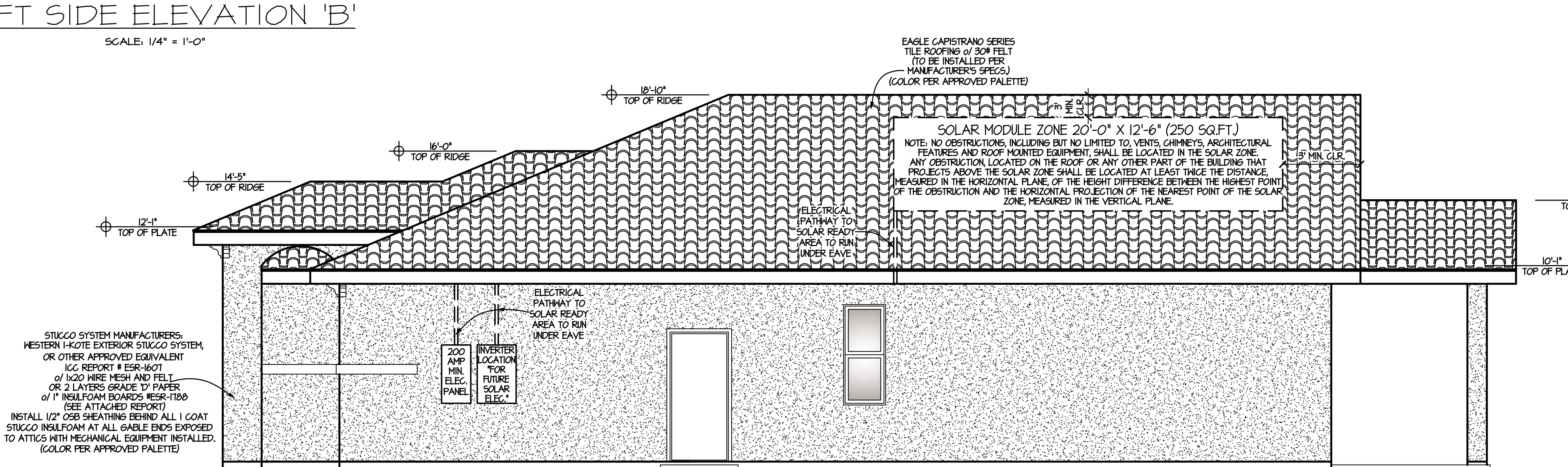
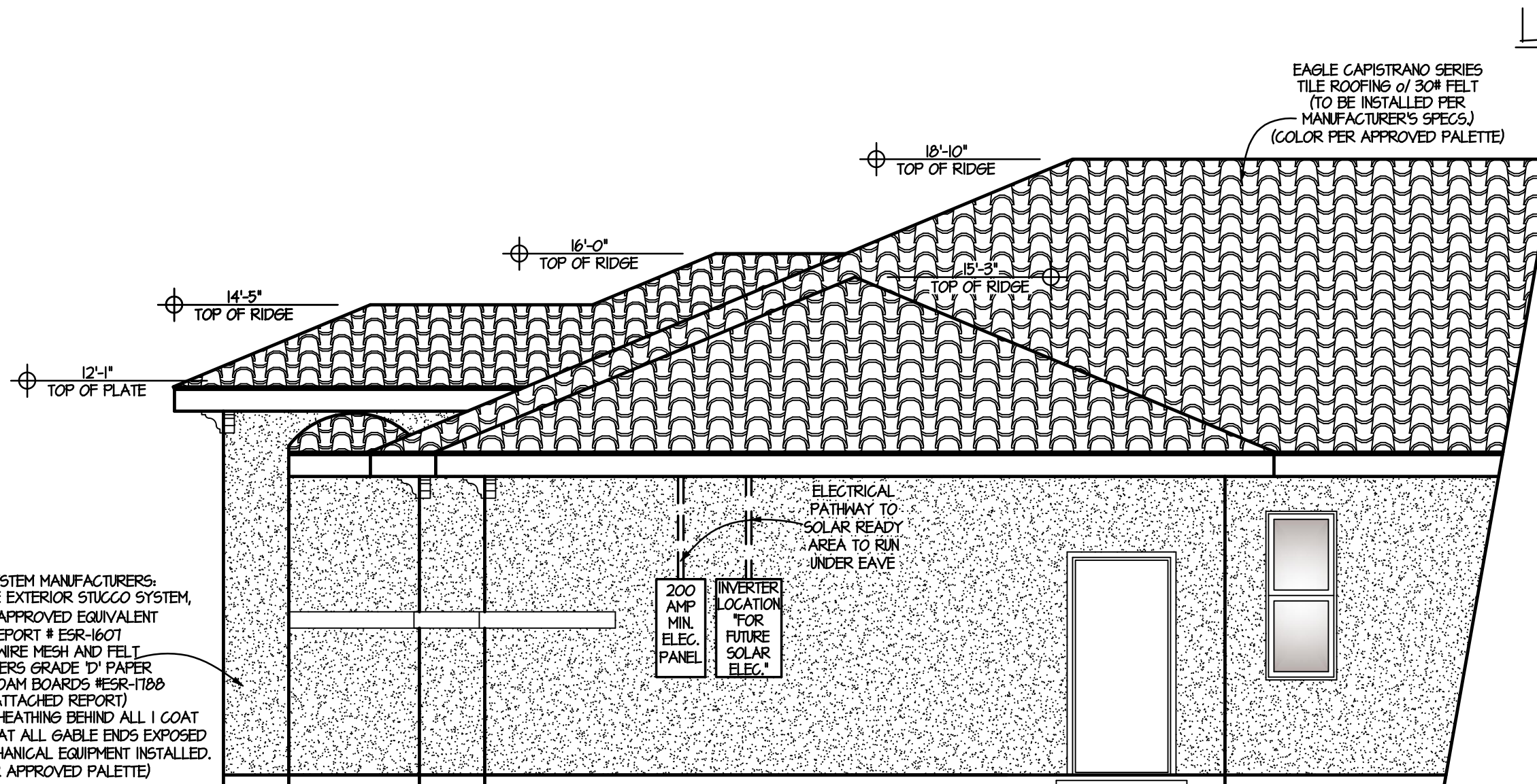
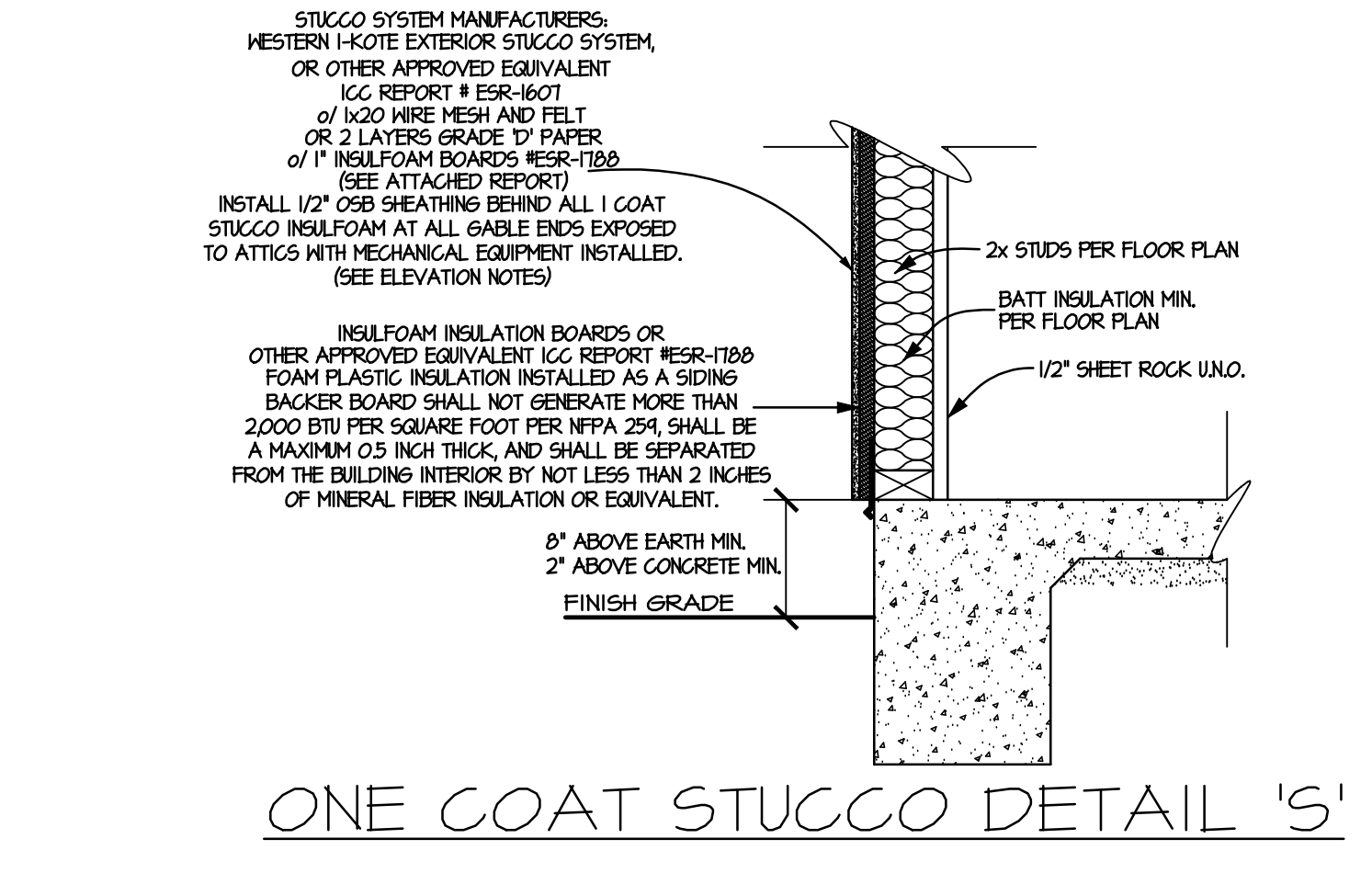
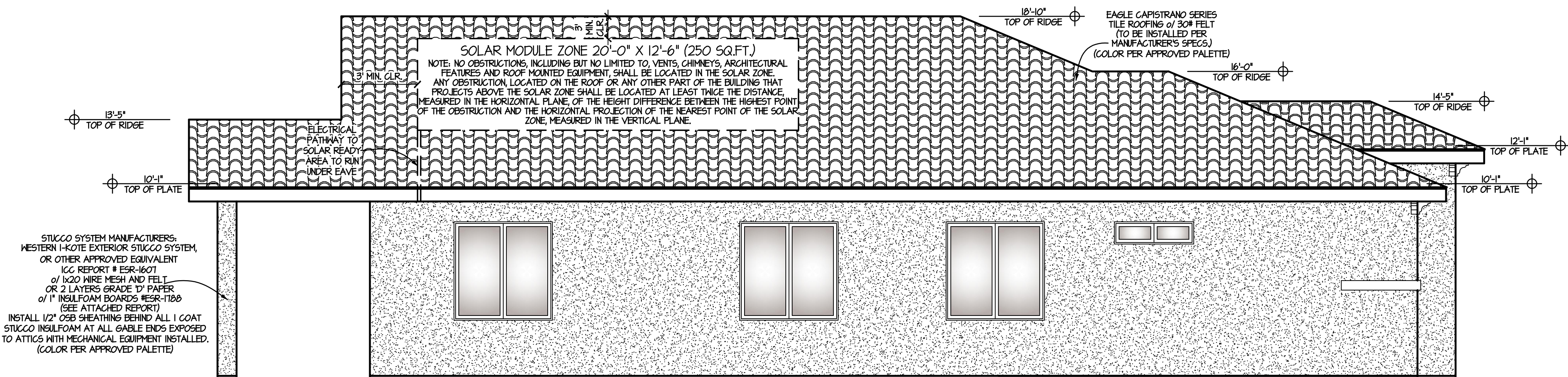
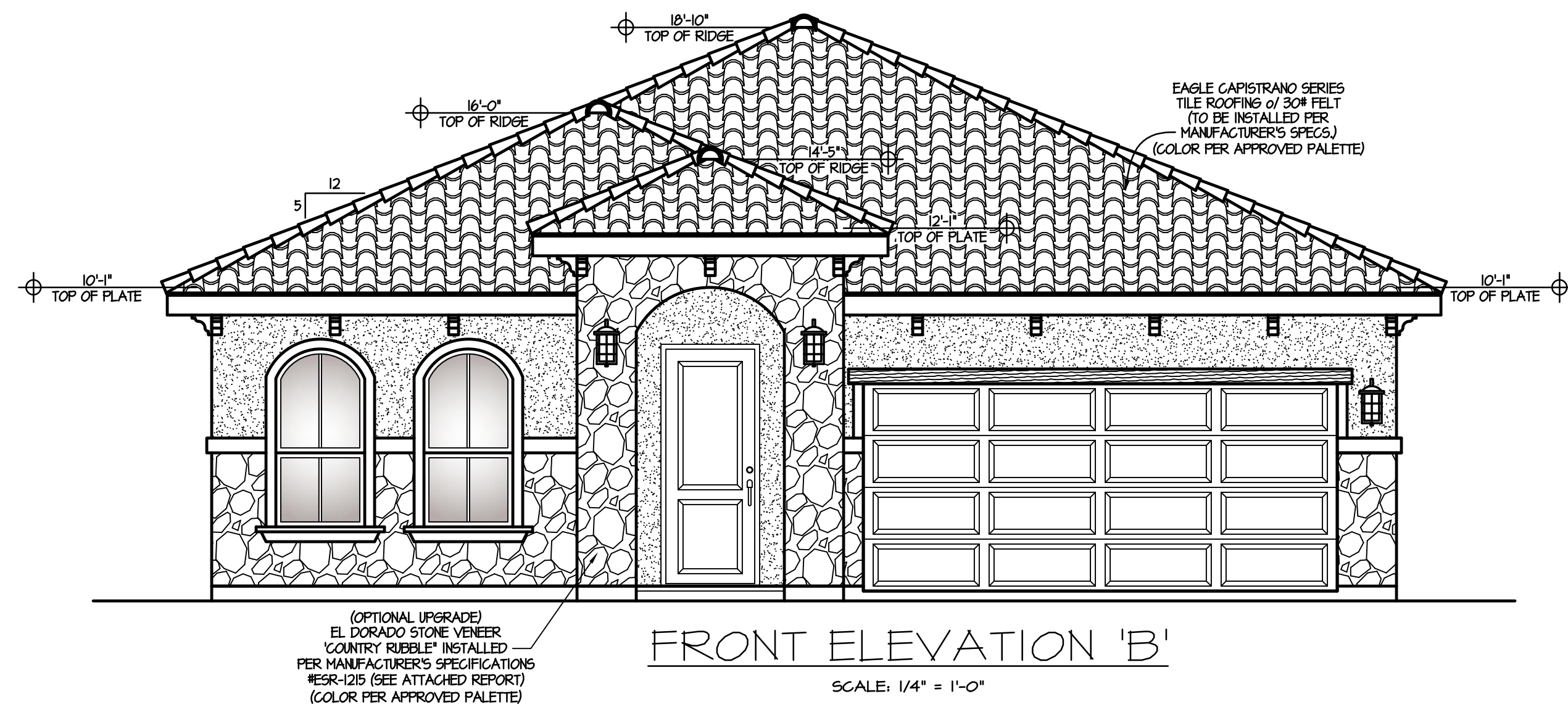
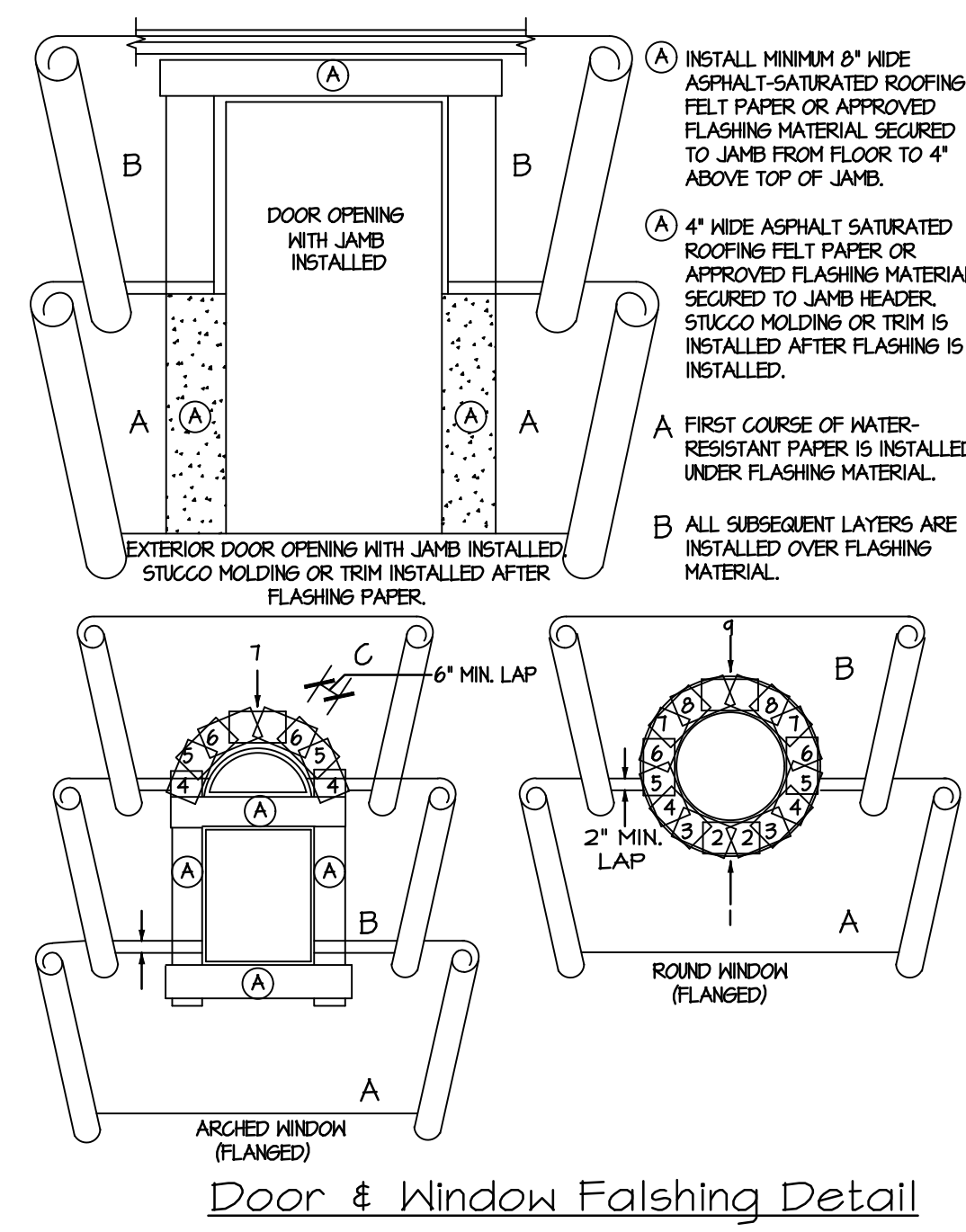


Joseph P. Crown
 ARCHITECT

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 Phone: (559) 275-5200
 Email: jrcrown@crowncnv.com

DATE: 11/11/2021
 SCALE: 1/4" = 1'-0"
 JOB NO.: 1616 PLAN MADERA
 SHEET

A3



The Abbey 1616 Plan Exterior Elevations 'B' w/ Opt. 10ft Plate

Urbano

Villa Di Urbaldo

Architecture, Engineering & Development
Ubaldo Garcia Hernandez
Architect Lic. No. C-35319

PO BOX 025
MADERA, CA 93639

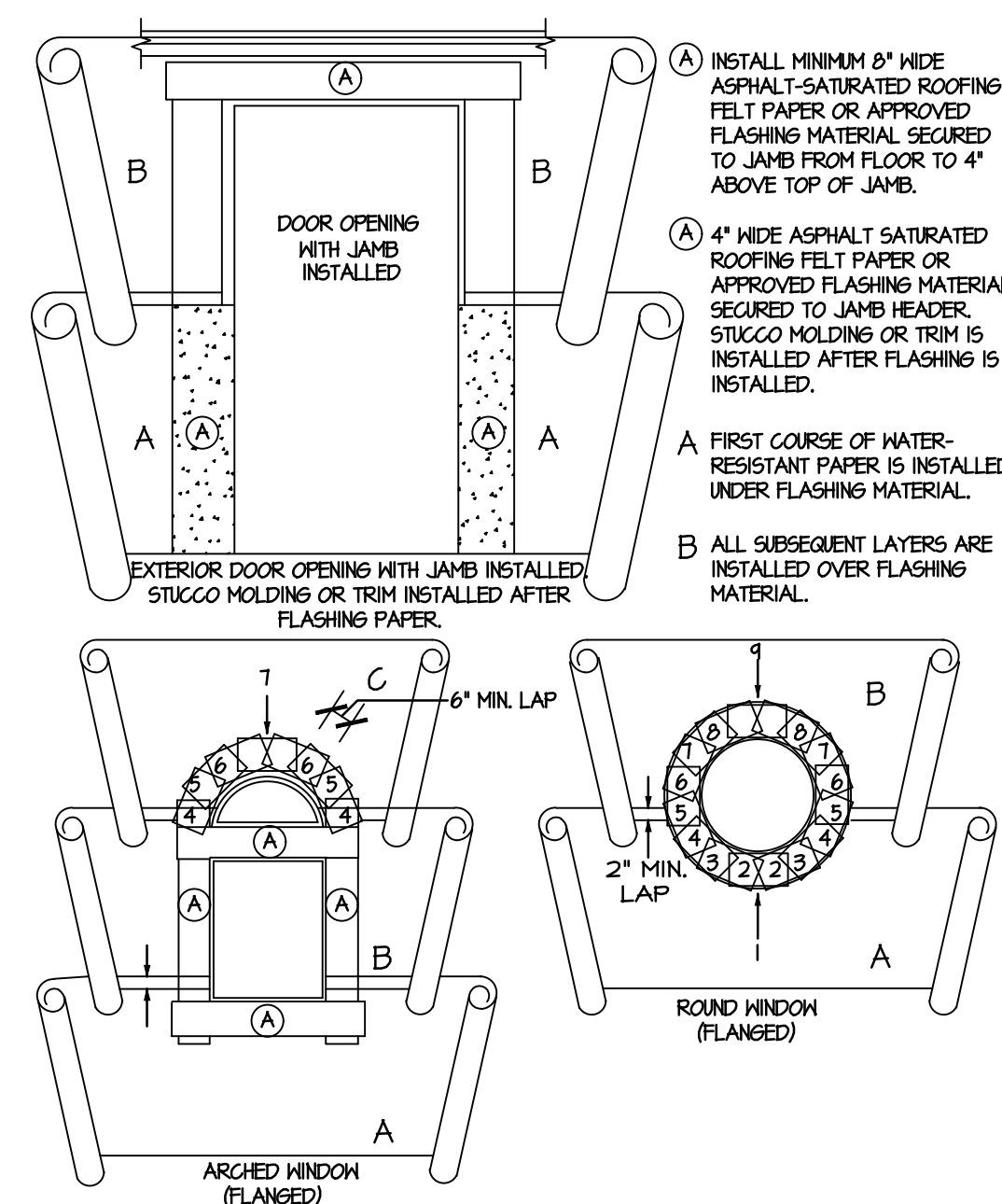
Tel. (559) 871-5534
Email: villadiurbaldo@hotmail.com



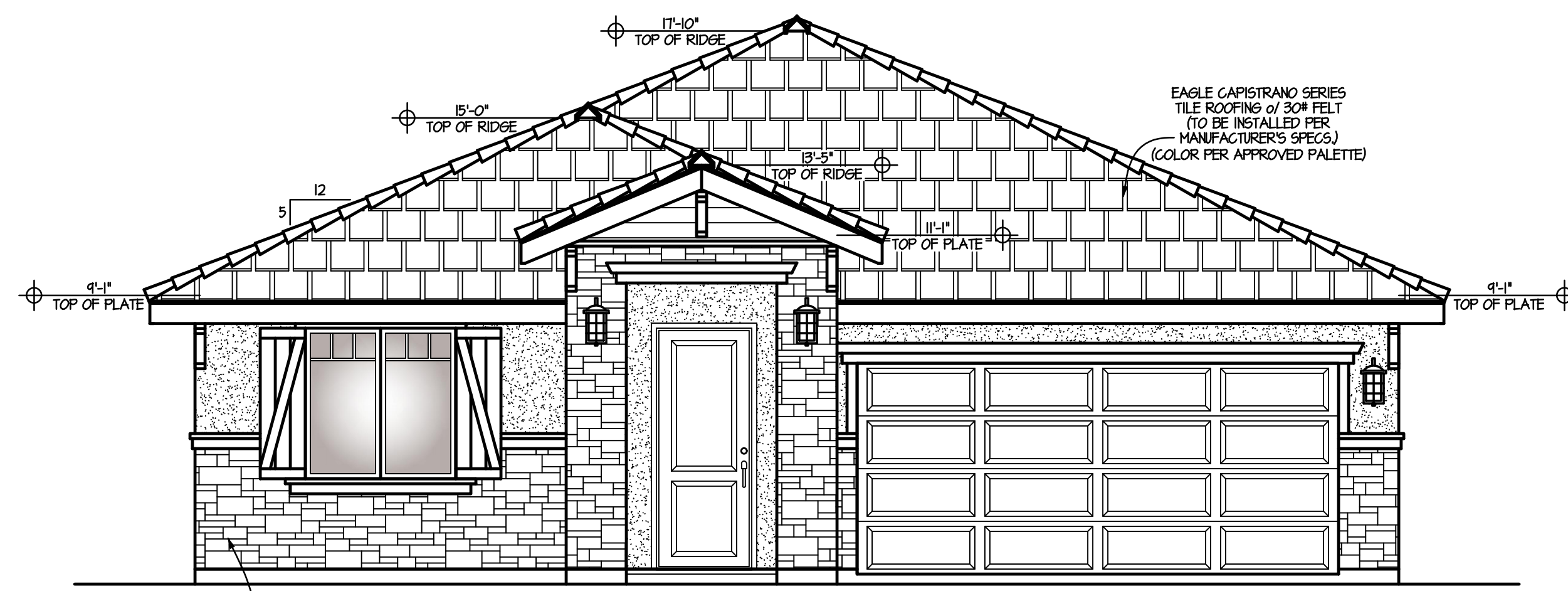
Steywood

OWNER / BUILDER:
JOSEPH CROWN
CONSTRUCTION & DEVELOPMENT, INC.
5220 E. PINE AVENUE
Fresno, CA 93727
Tel: (559) 275-5200
Email: jcrowncrowninc.com

DATE: 11/11/2021
SCALE: 1/4" = 1'-0"
JOB NO.: 1616 PLAN MADERA
SHEET: B3

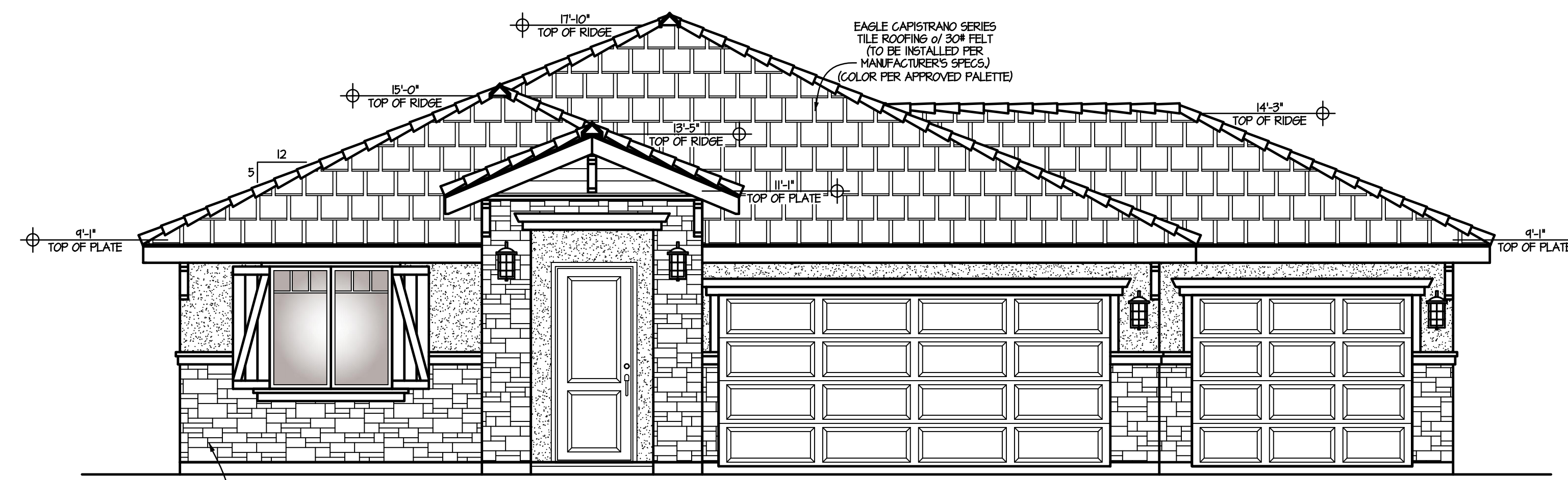


Door & Window Flashing Detail



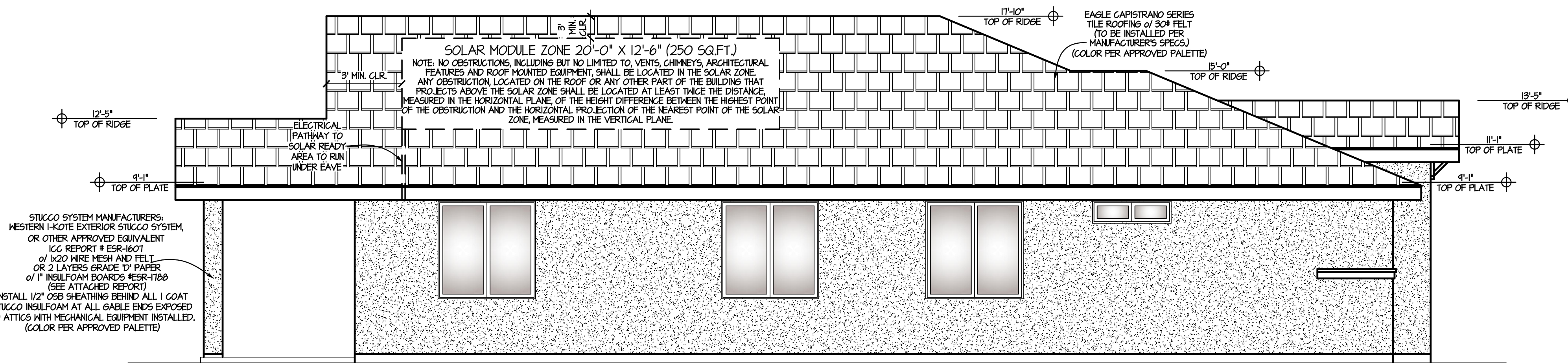
FRONT ELEVATION 'C'

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



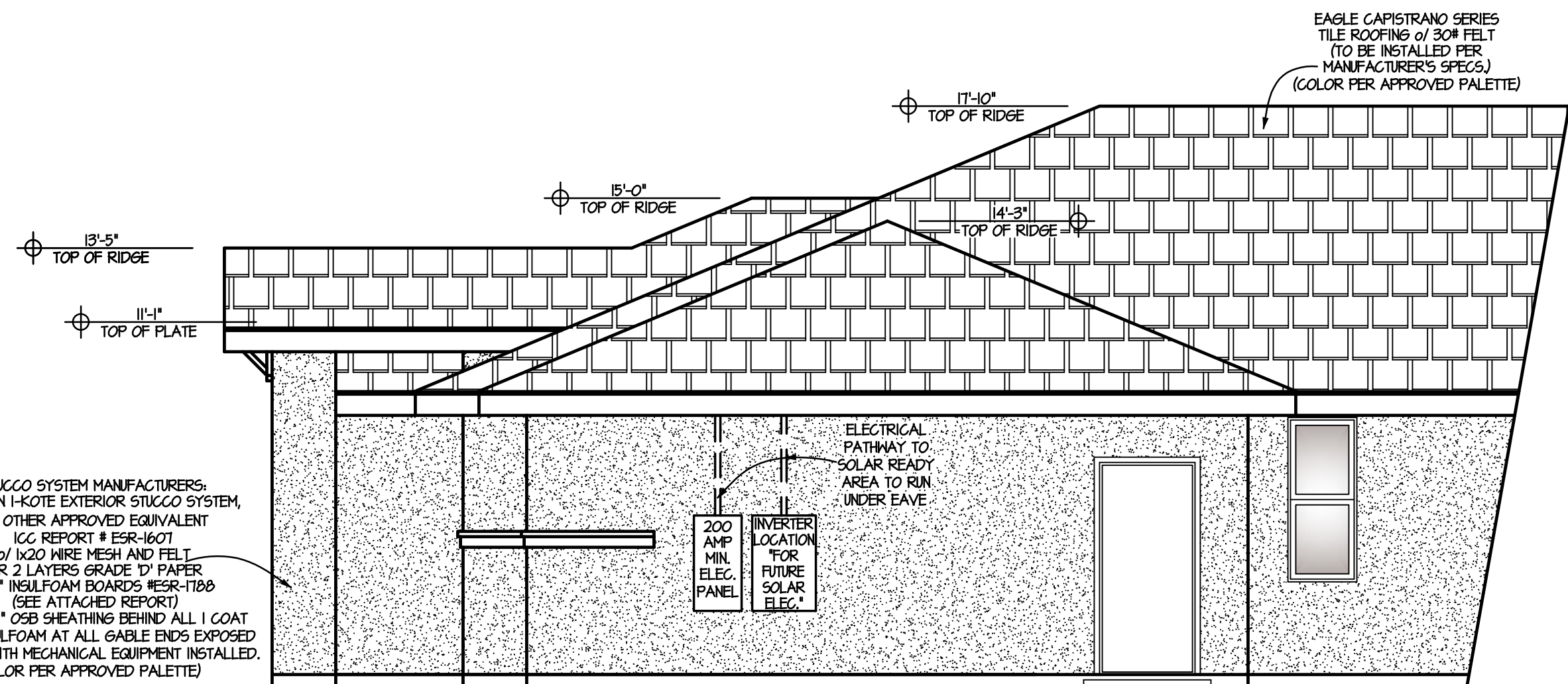
FRONT ELEVATION 'C'

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



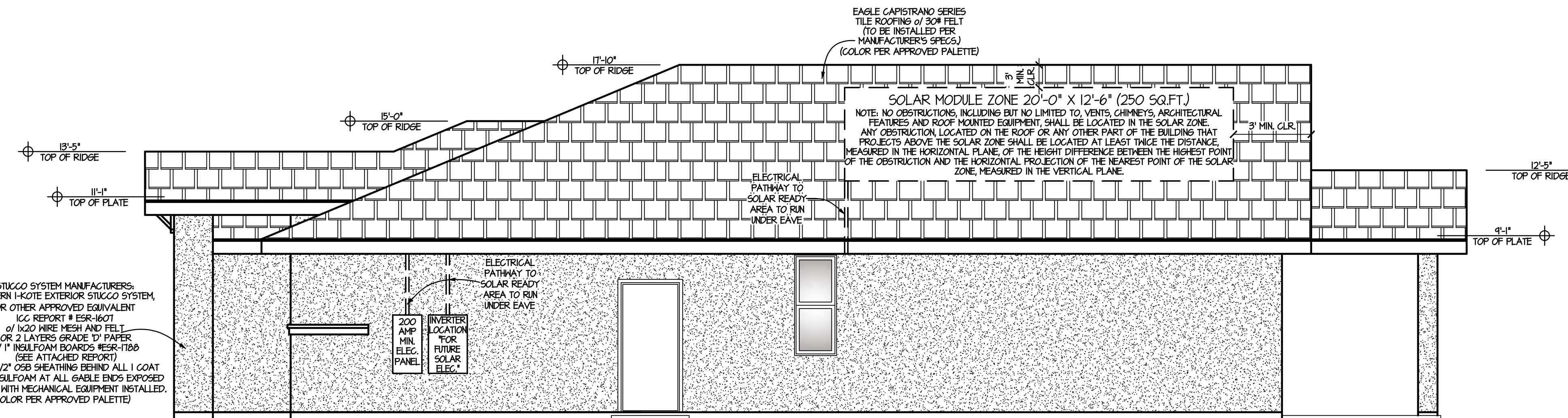
LEFT SIDE ELEVATION 'C'

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



RIGHT SIDE ELEVATION 'C'

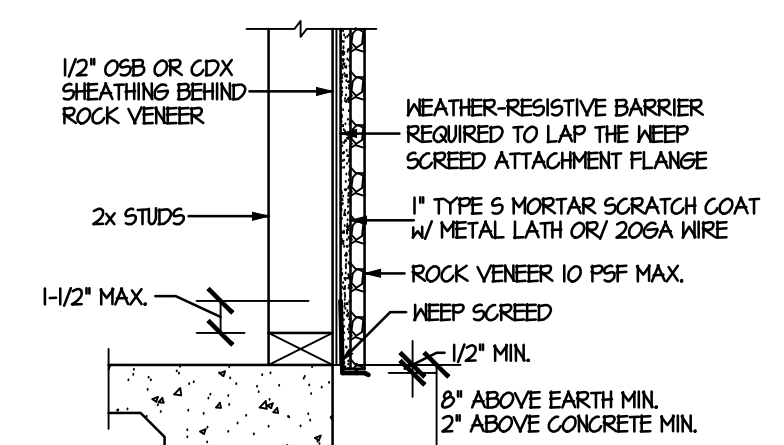
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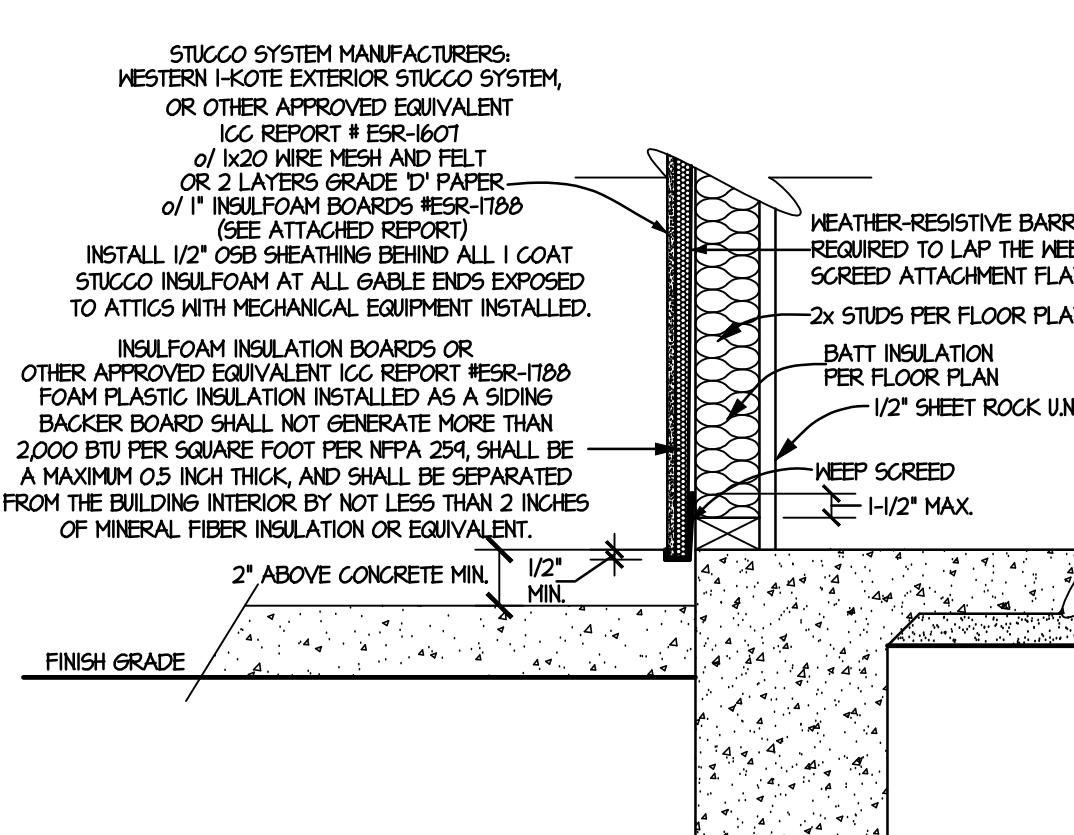
RIGHT SIDE ELEVATION 'C'

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

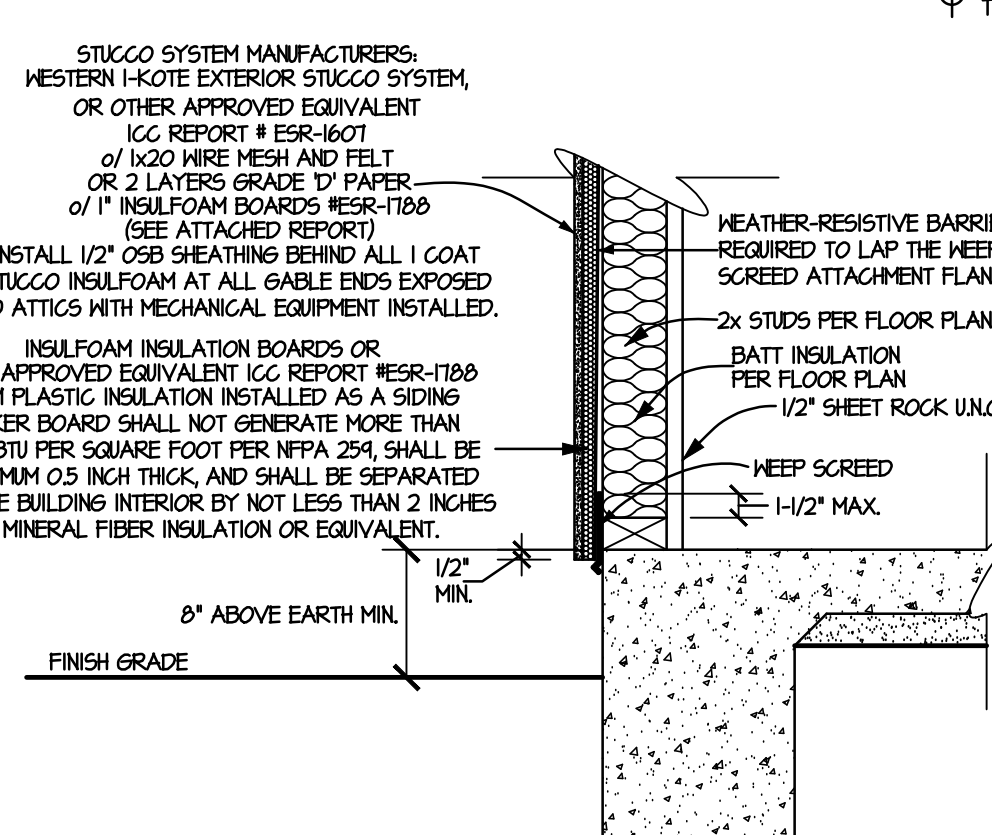
ONE COAT STUCCO DETAIL 'S'



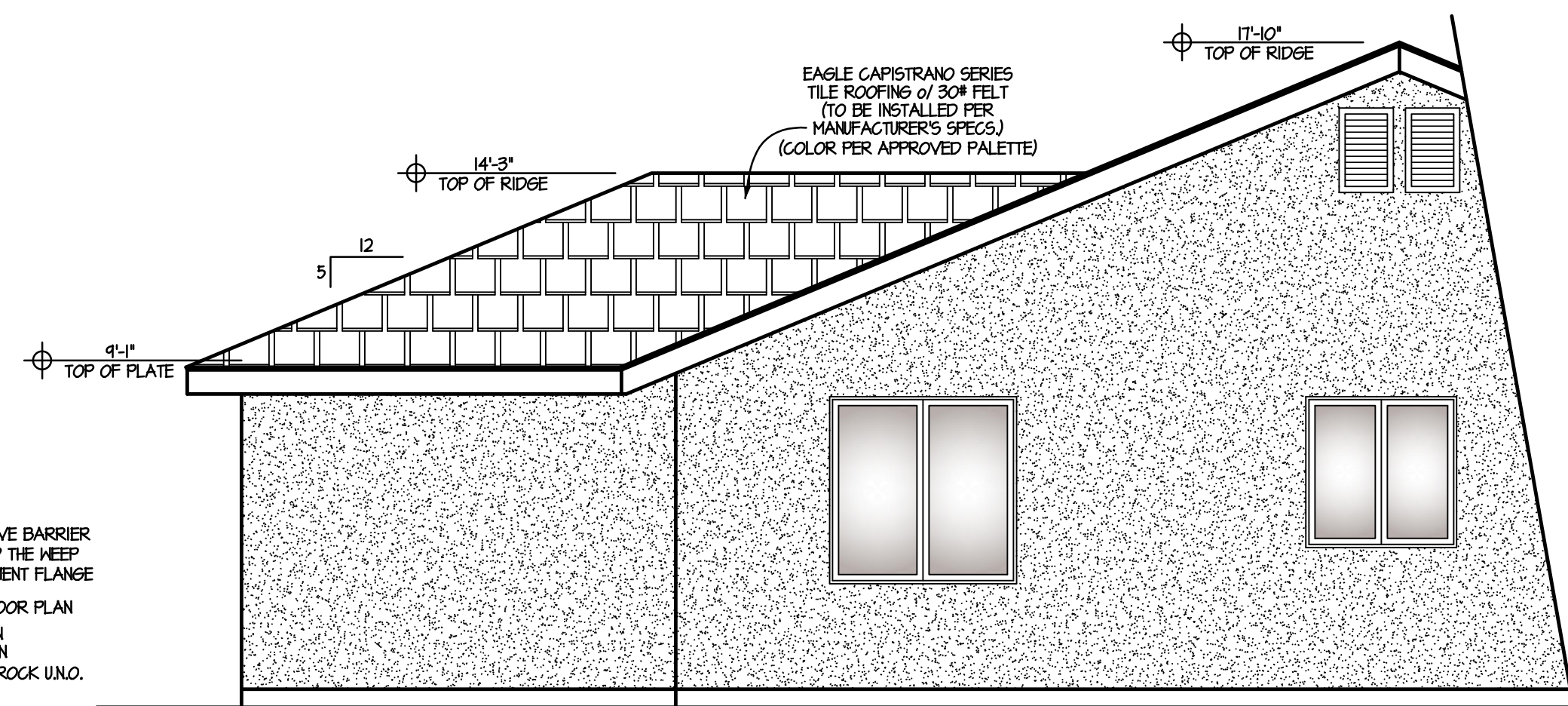
ROCK VENEER DETAIL 'V'



Weep Screenshot Detail 'A'

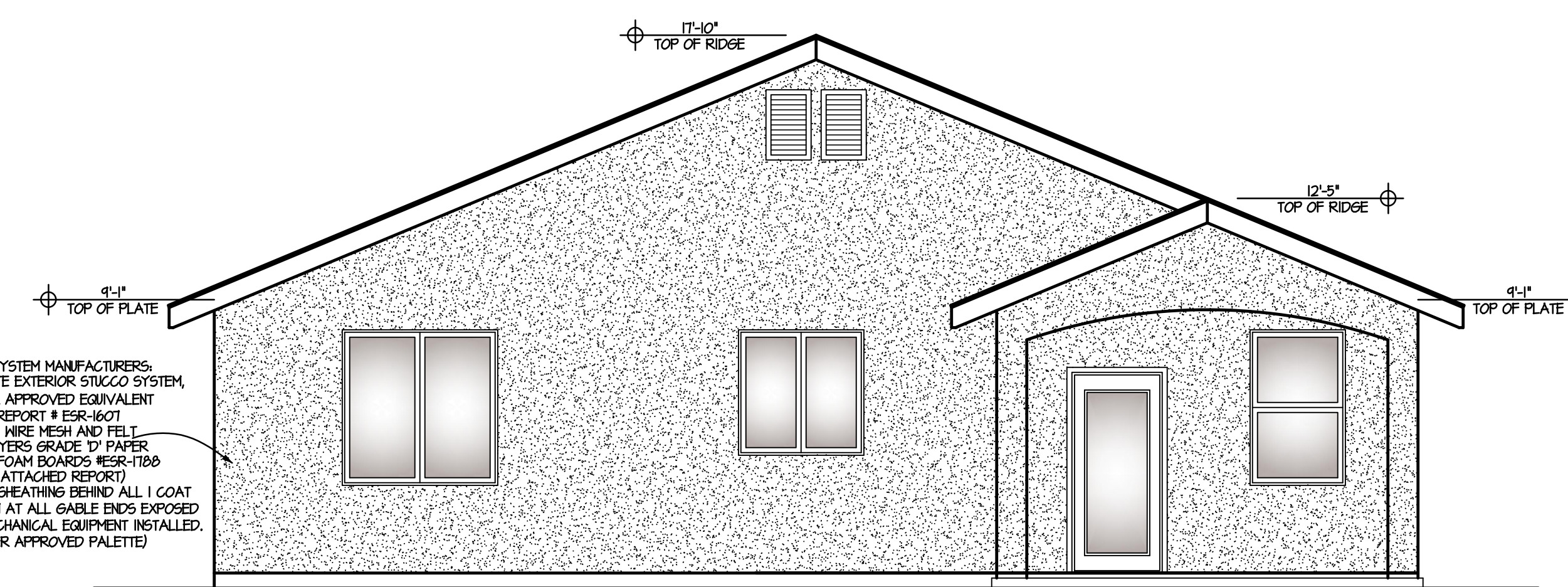


Weep Screenshot Detail 'B'



REAR ELEVATION

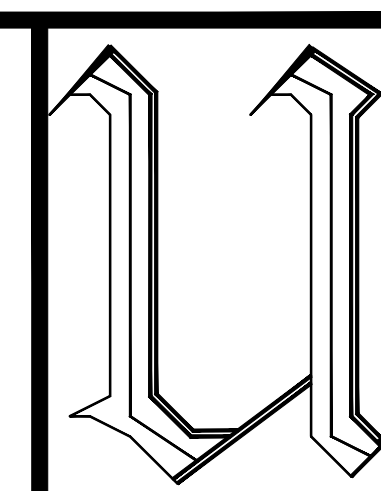
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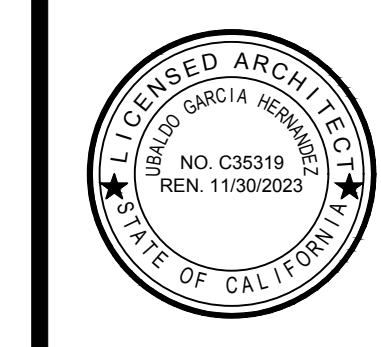
REAR ELEVATION

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

The Abbey 1616 Plan Exterior Elevations 'C' w/ gft Plate



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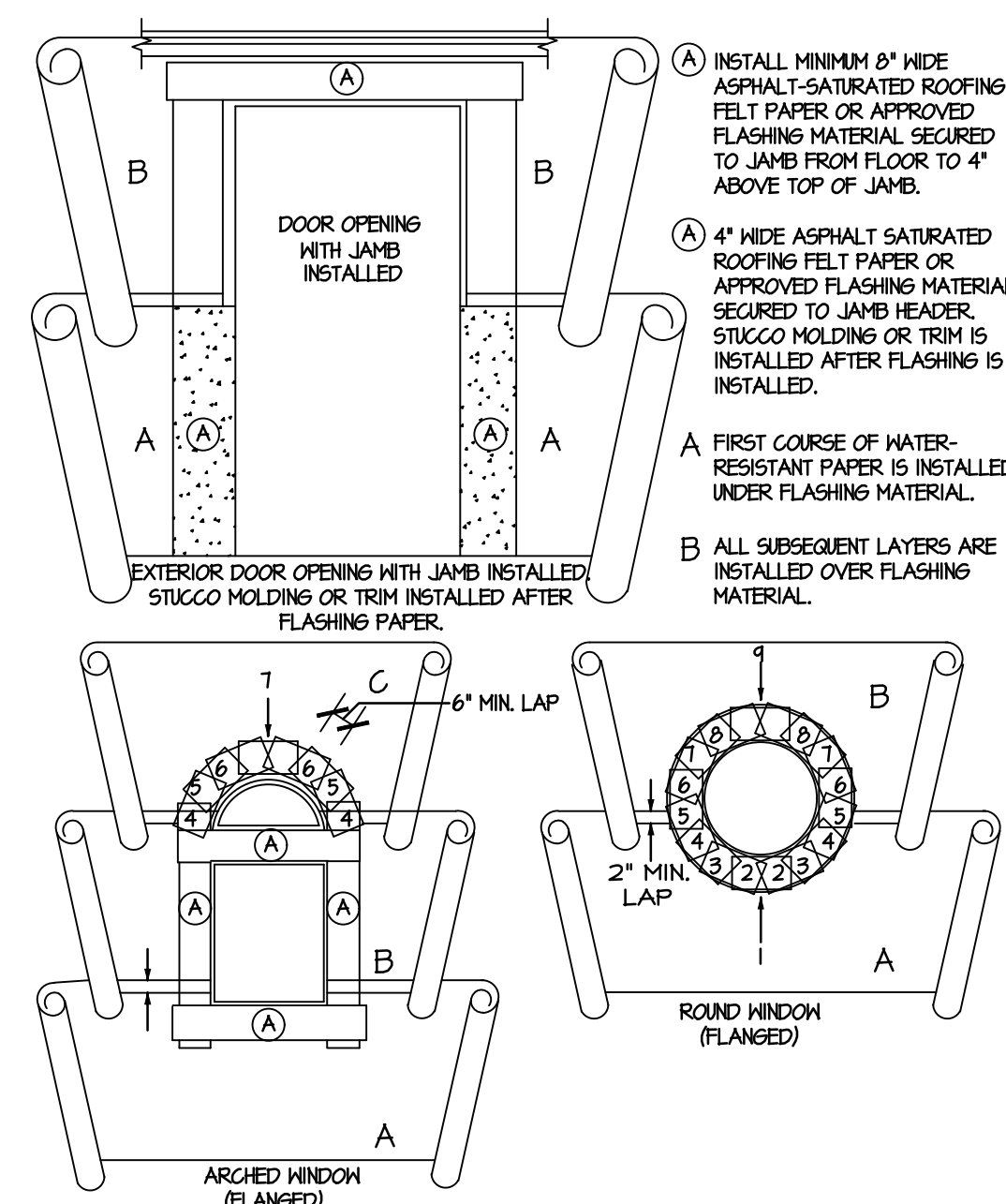


Steven Wood
 LICENSED ARCHITECT
 NO. C35319
 EXPIRES 11/30/2023
 STATE OF CALIFORNIA

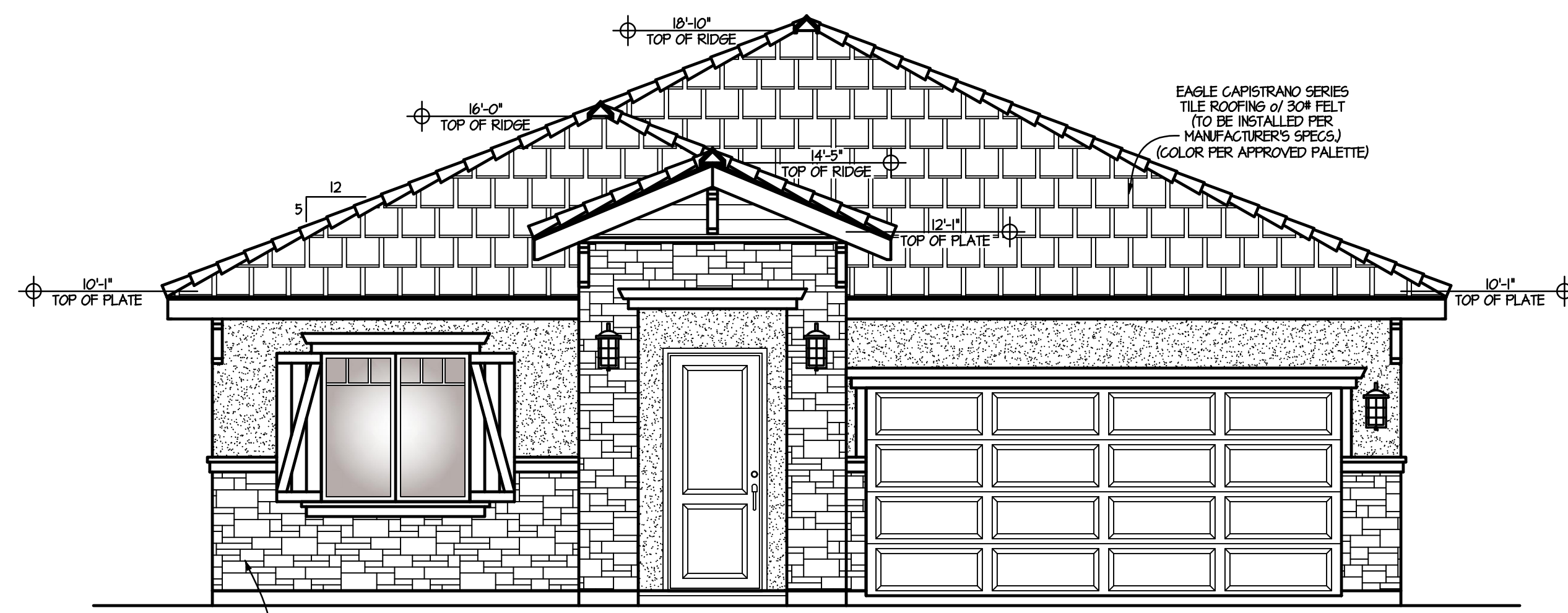
OWNER / BUILDER:
JOSEPHICROWN
 CONSTRUCTION & DEVELOPMENT, INC.
 5320 E. PINE AVENUE
 FRESNO, CA 93727
 Phone: (559) 275-5200
 Email: jrcrown@jrcrownliving.com

DATE: 11/11/2021
 SCALE: 1/4" = 1'-0"
 JOB NO.: 1616 PLAN MADERA
 SHEET

A4

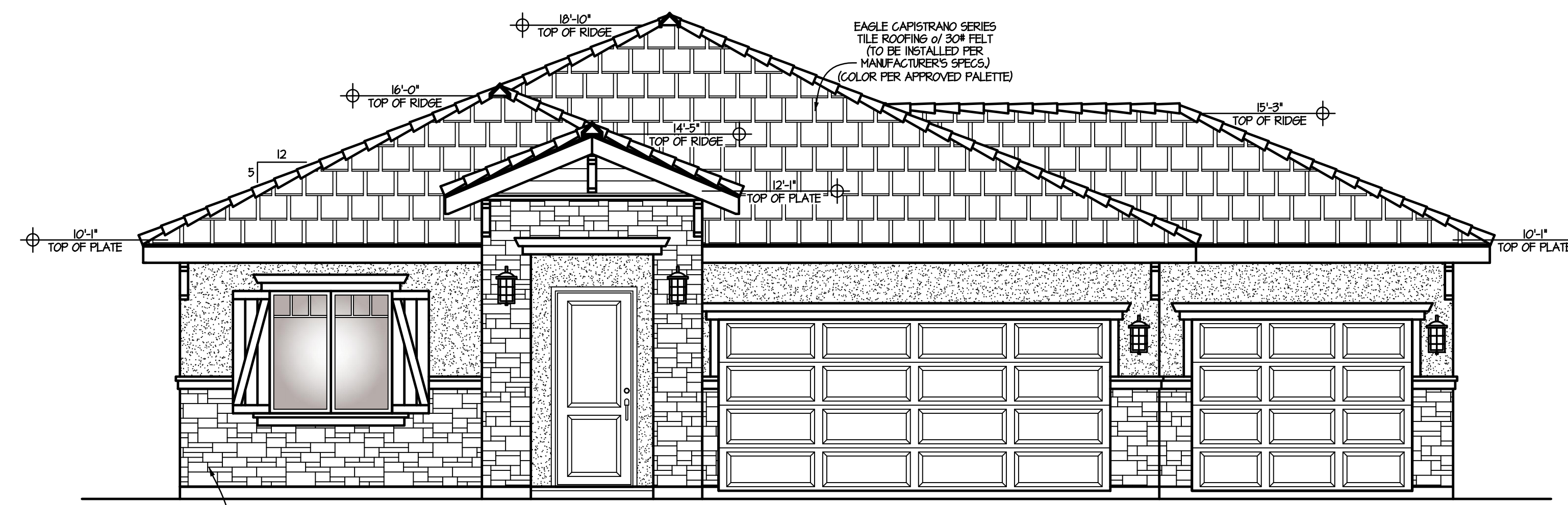


Door & Window Flashing Detail



FRONT ELEVATION 'C'

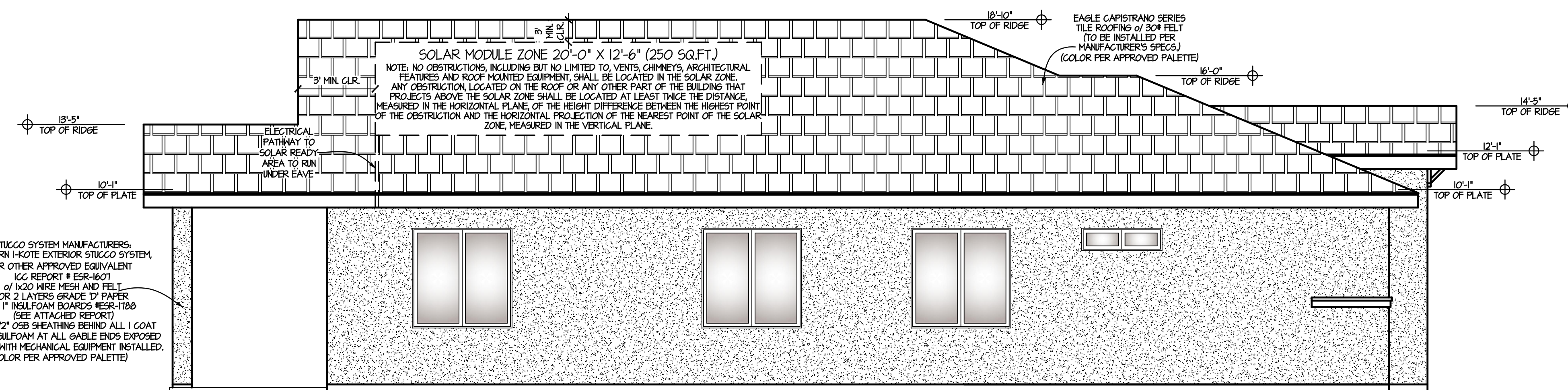
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FRONT ELEVATION 'C'

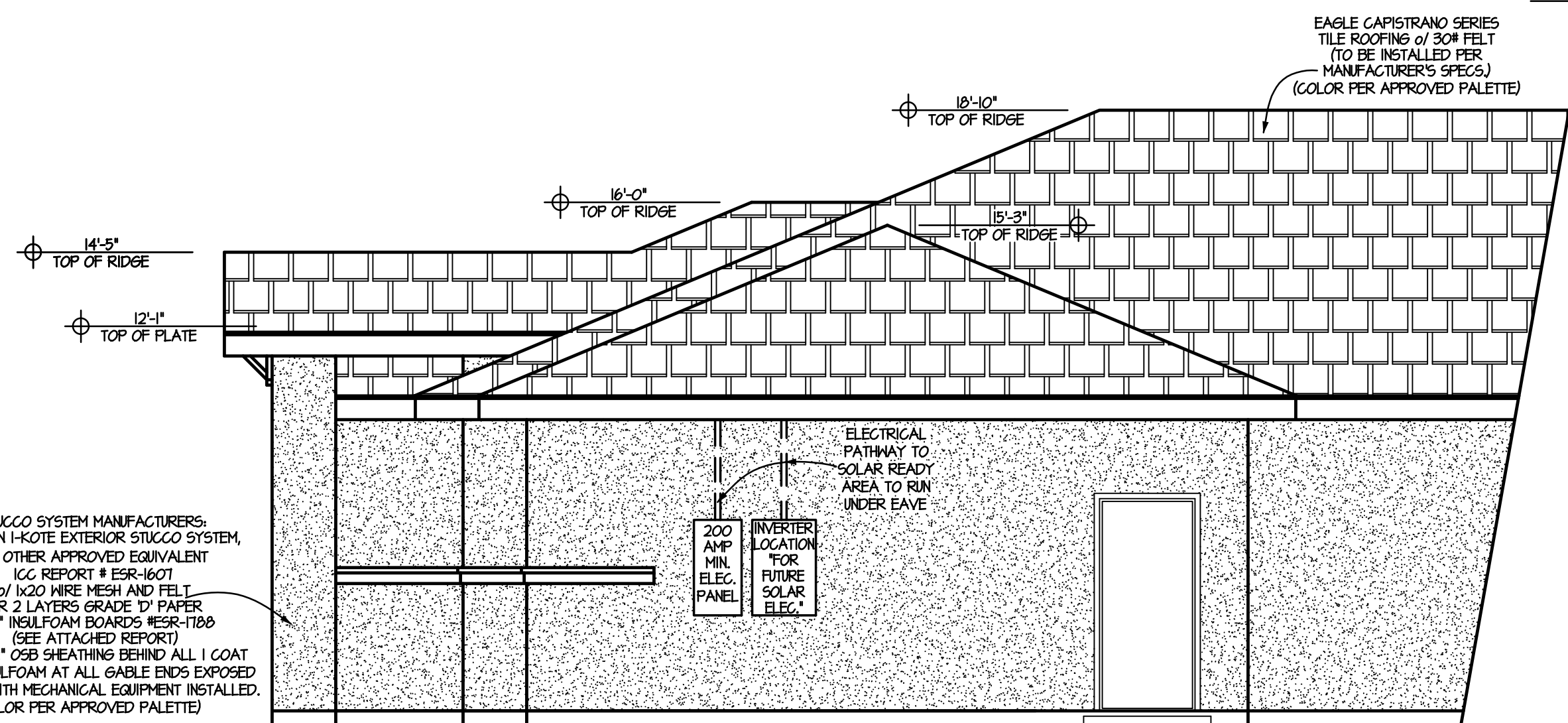
3RD CAR GARAGE OPTION

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



LEFT SIDE ELEVATION 'C'

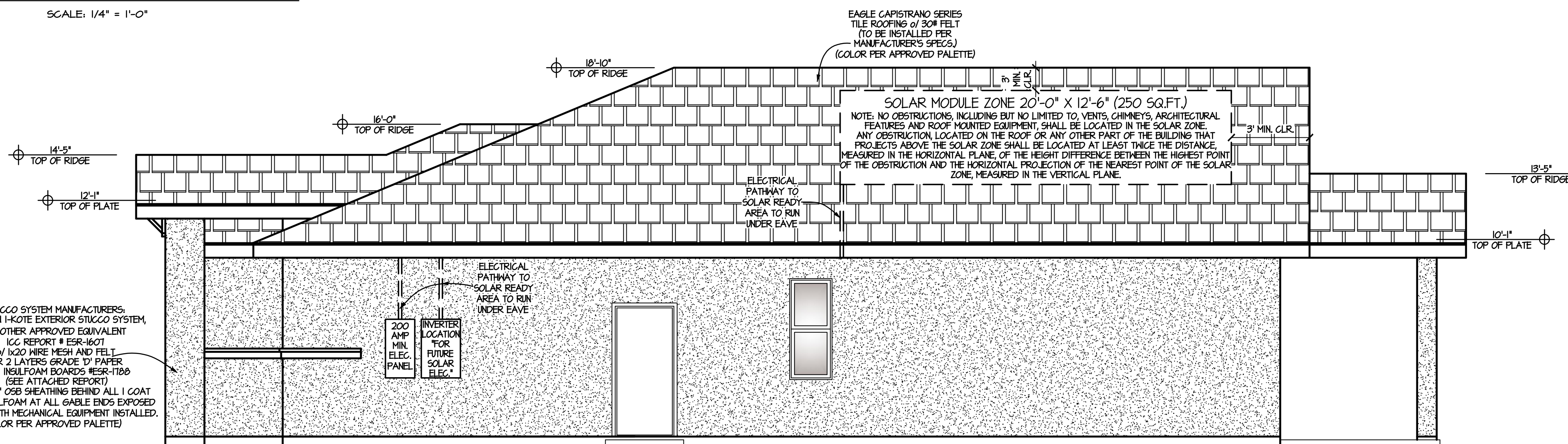
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RIGHT SIDE ELEVATION 'C'

3RD CAR GARAGE OPT.

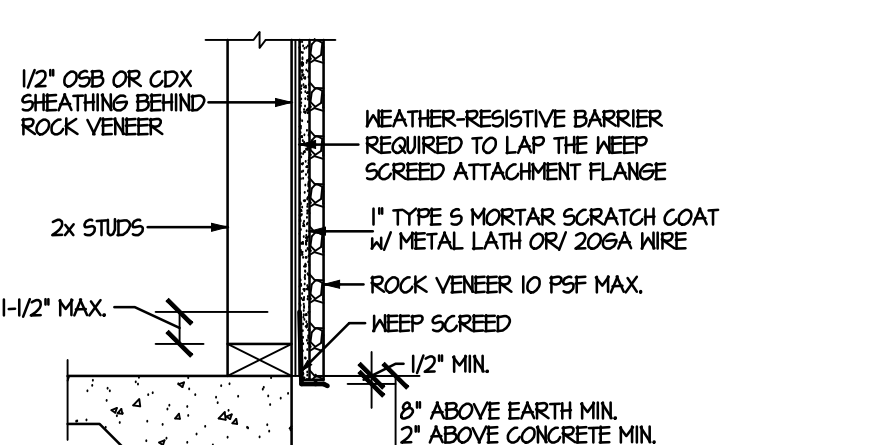
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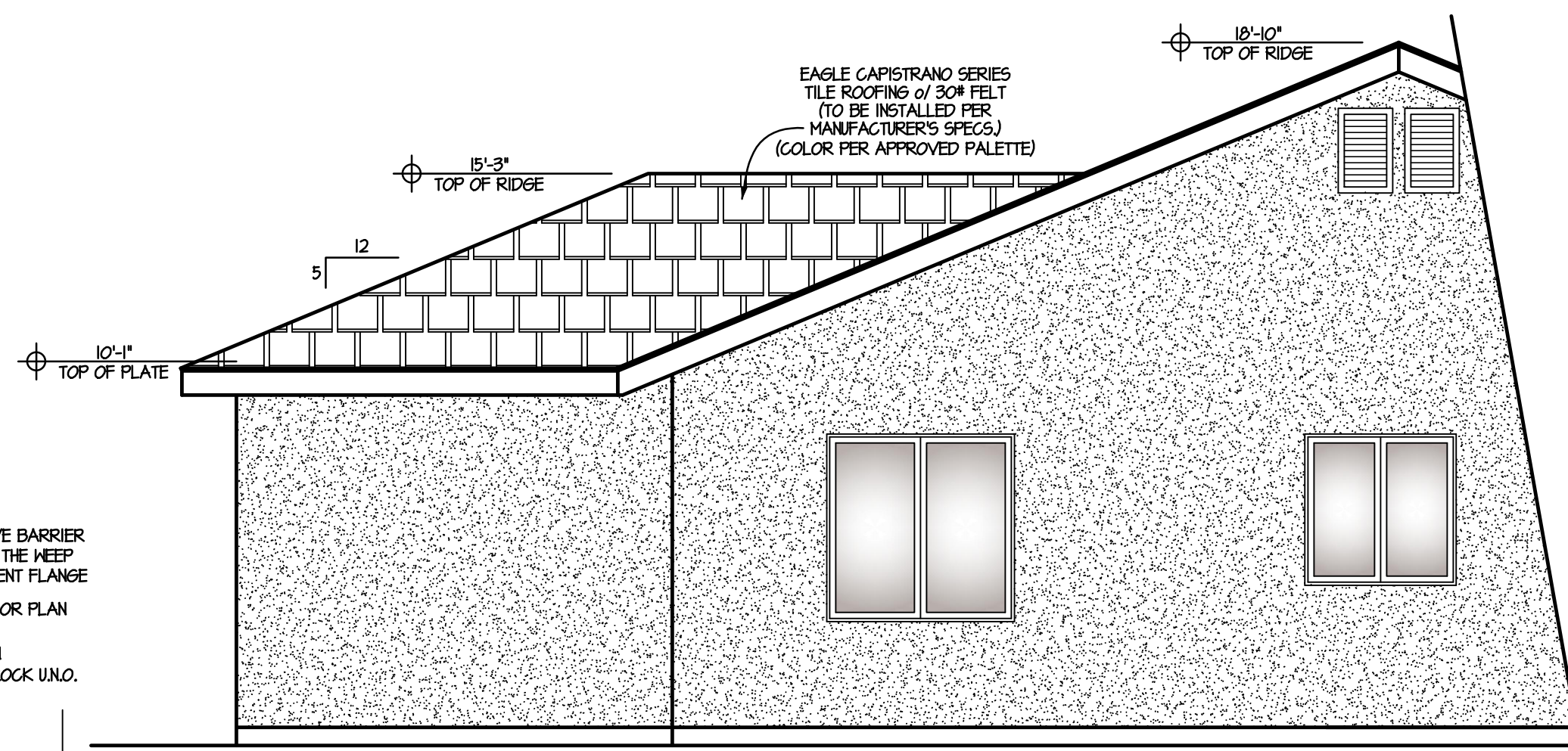
RIGHT SIDE ELEVATION 'C'

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

ONE COAT STUCCO DETAIL 'S'



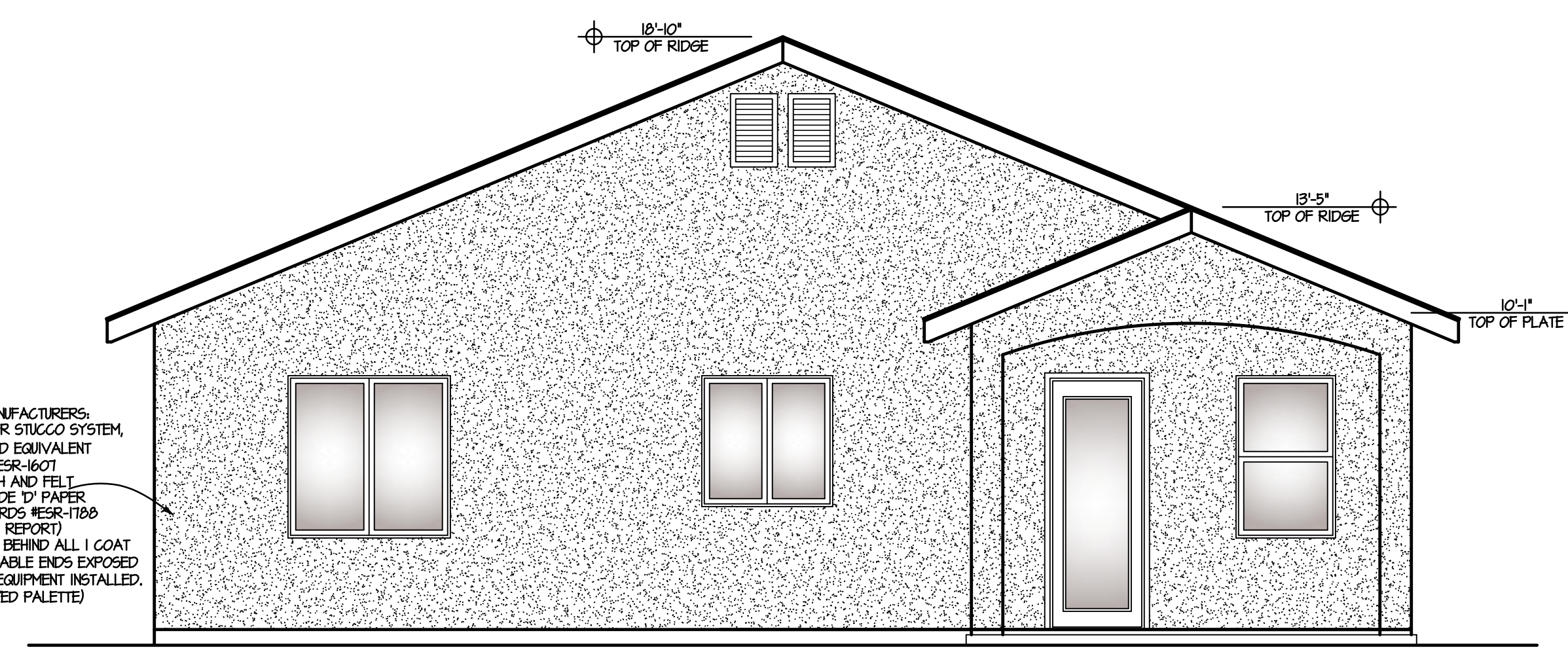
ROCK VENEER DETAIL 'V'



REAR ELEVATION

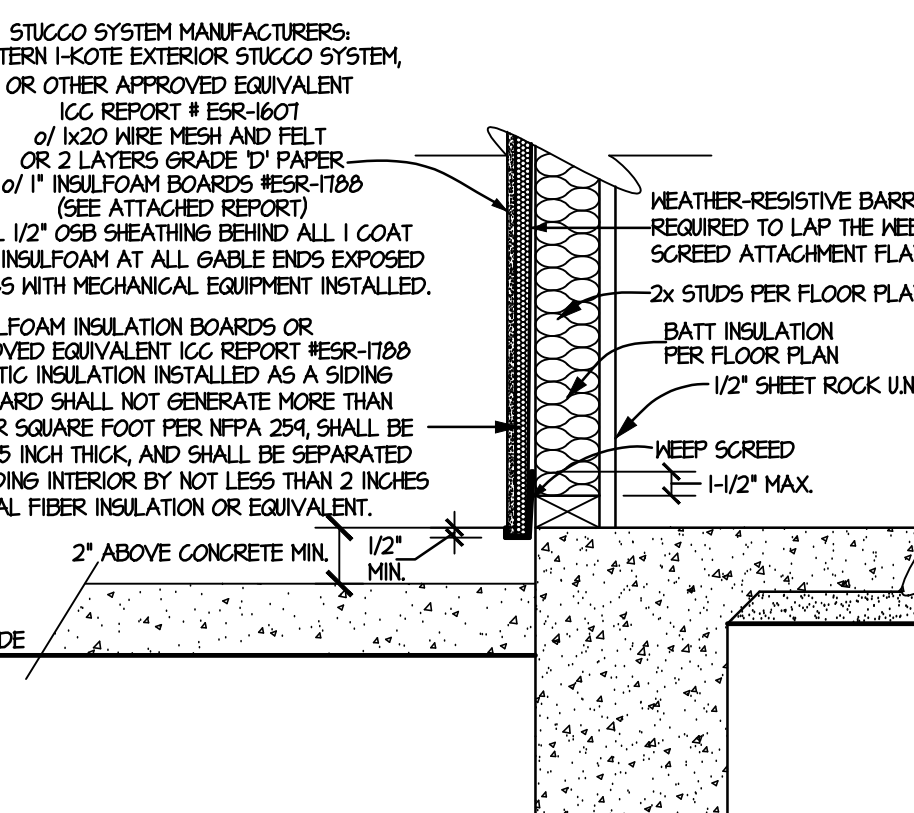
3RD CAR GARAGE OPT.

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

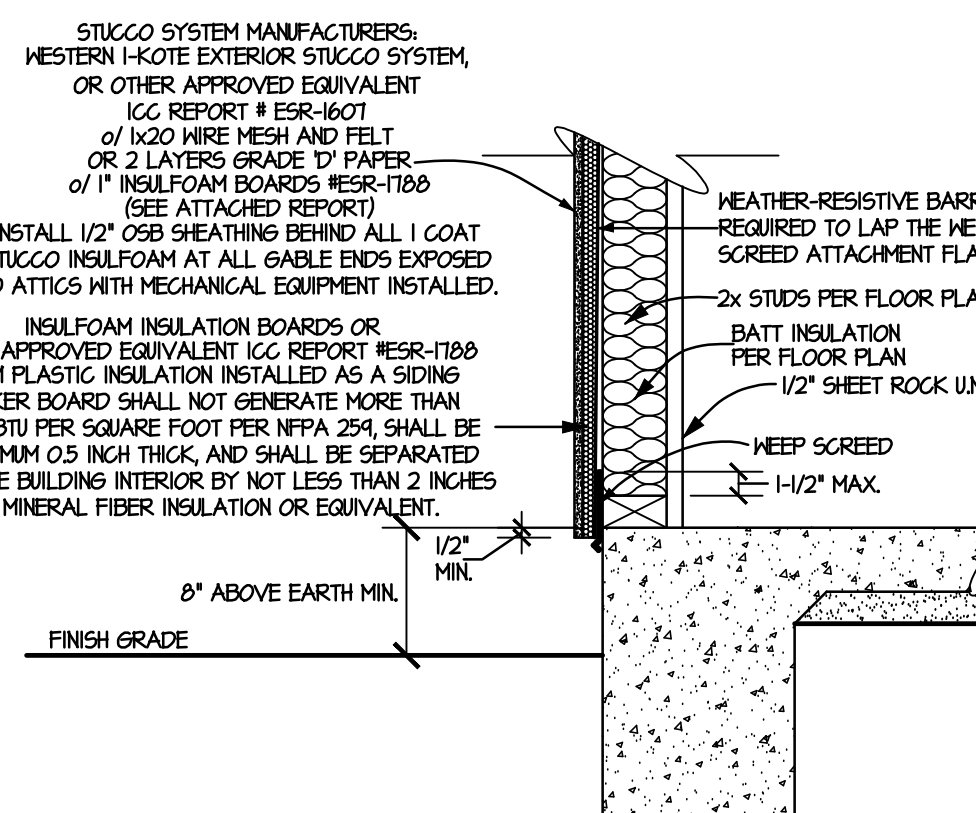


REAR ELEVATION

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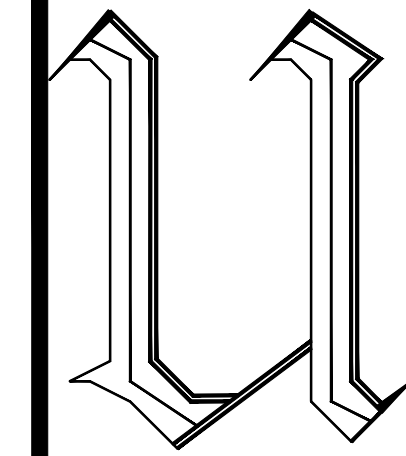


Weep Screenshot Detail 'A'

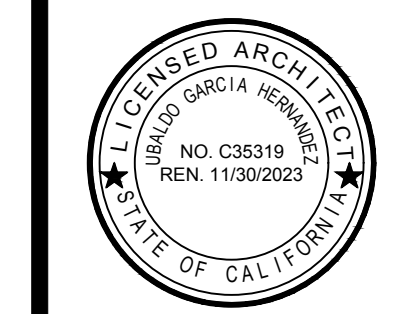


Weep Screenshot Detail 'B'

The Abbey 1616 Plan Exterior Elevations 'C' w/ Opt. 10ft Plate



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 Ubaldo Garcia Hernandez
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 Email: villadiubaldo@hotmail.com

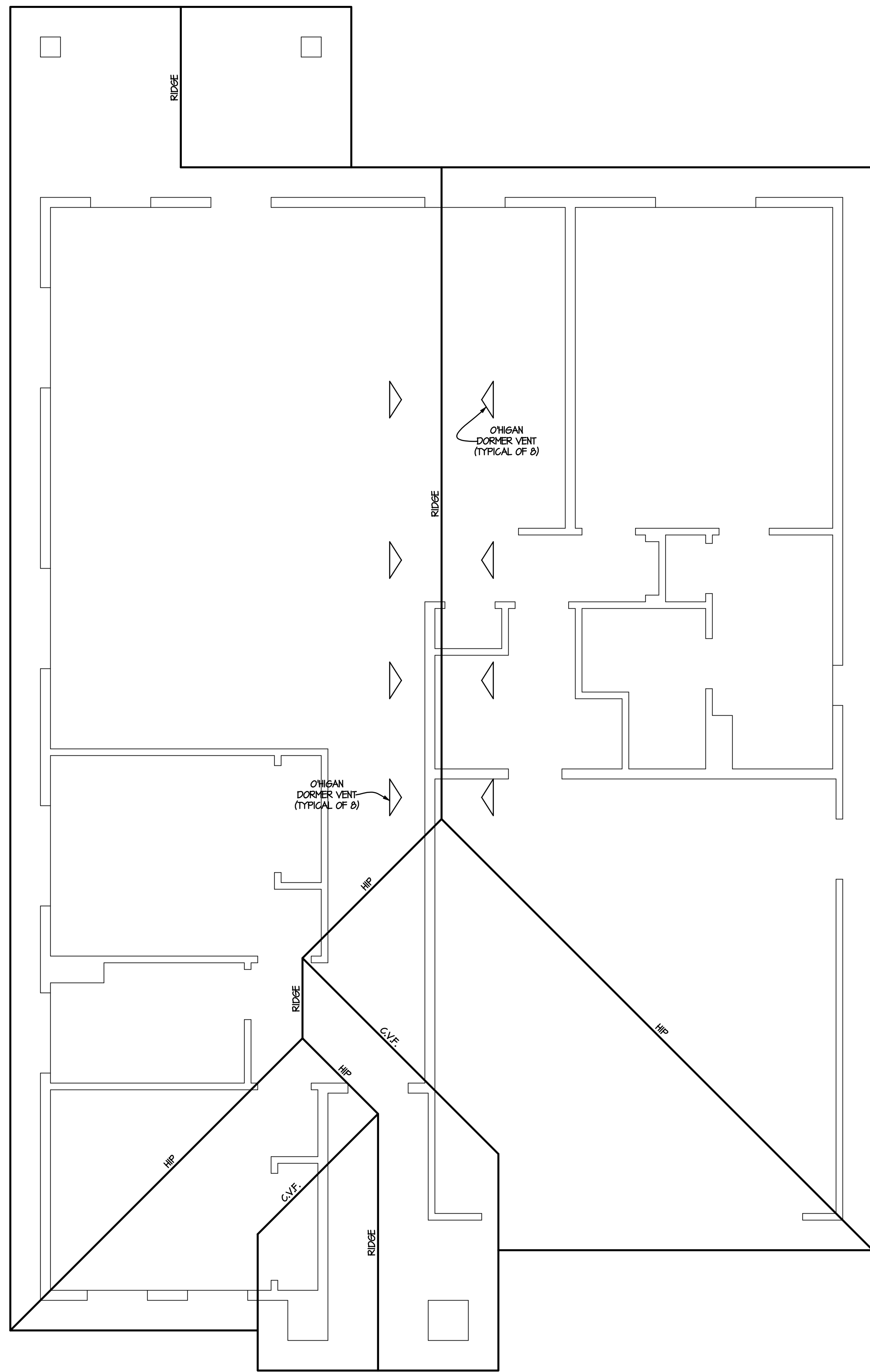


Steywood

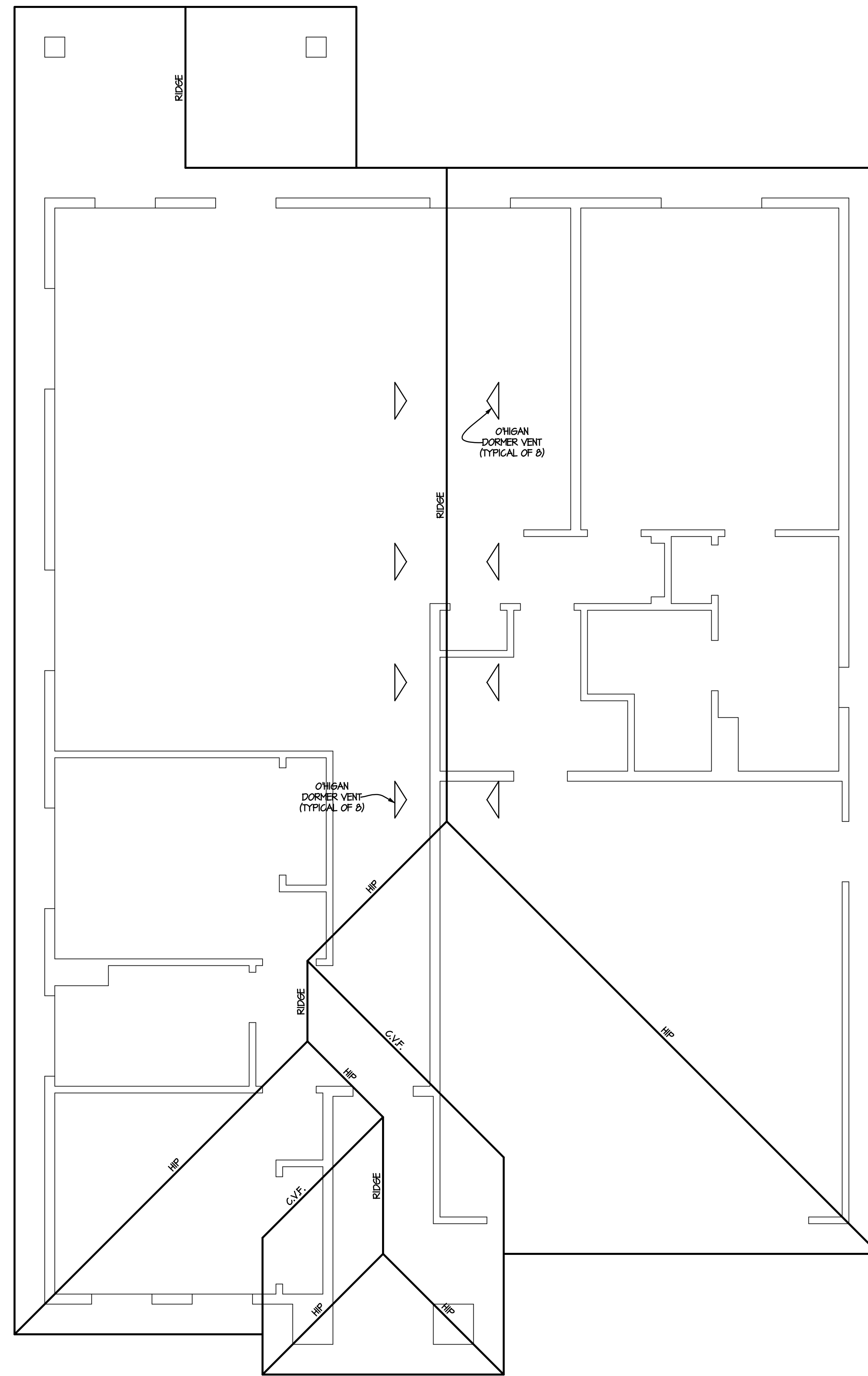
OWNER/BUILDER:
JOSEPHICROWN
 CONSTRUCTION & DEVELOPMENT, INC.
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 Email: jrcrown@crowning.com

DATE: 11/11/2021
 SCALE: 1/4" = 1'-0"
 JOB NO.: 1616 PLAN MADRERA
 SHEET

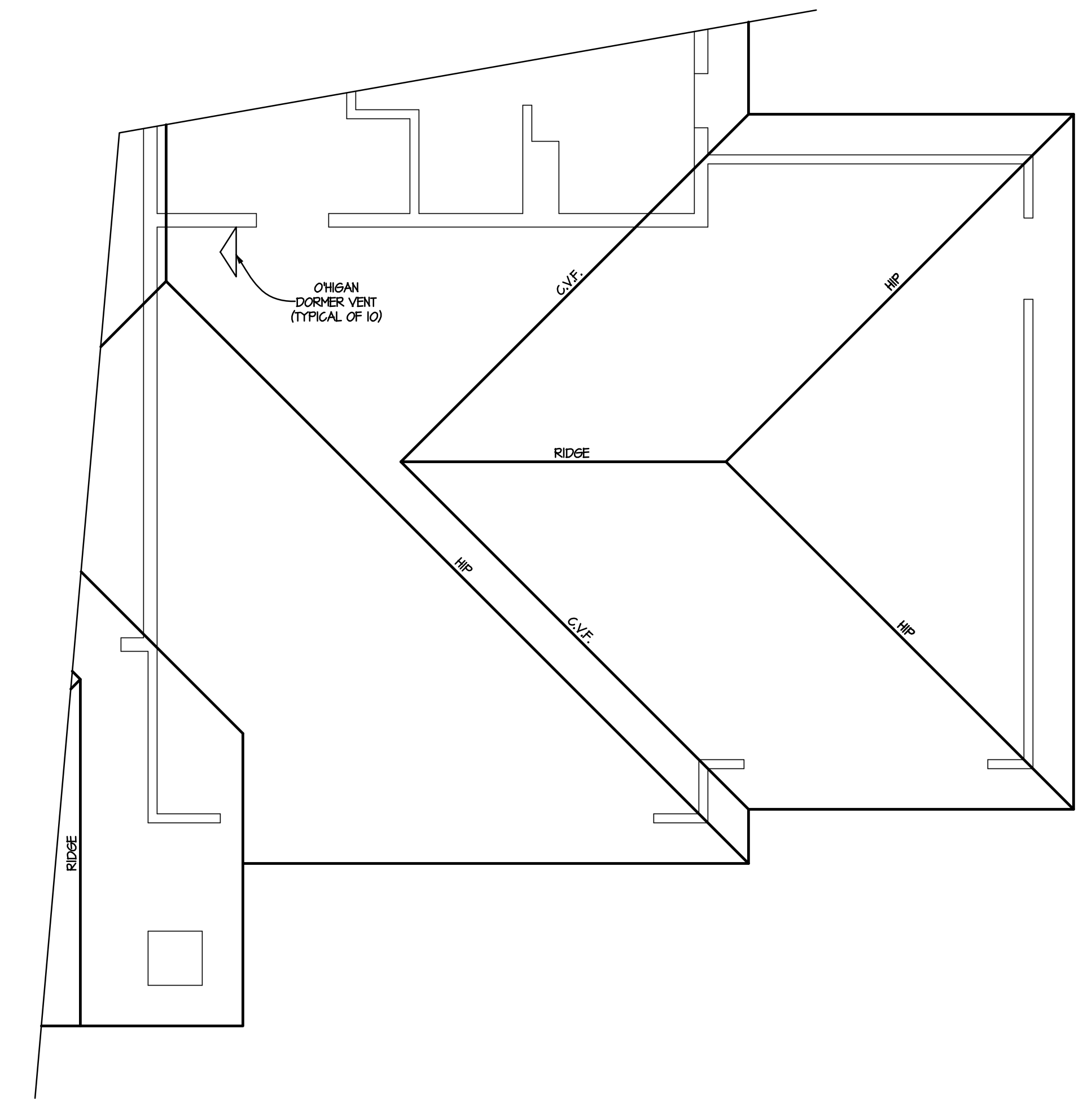
B4



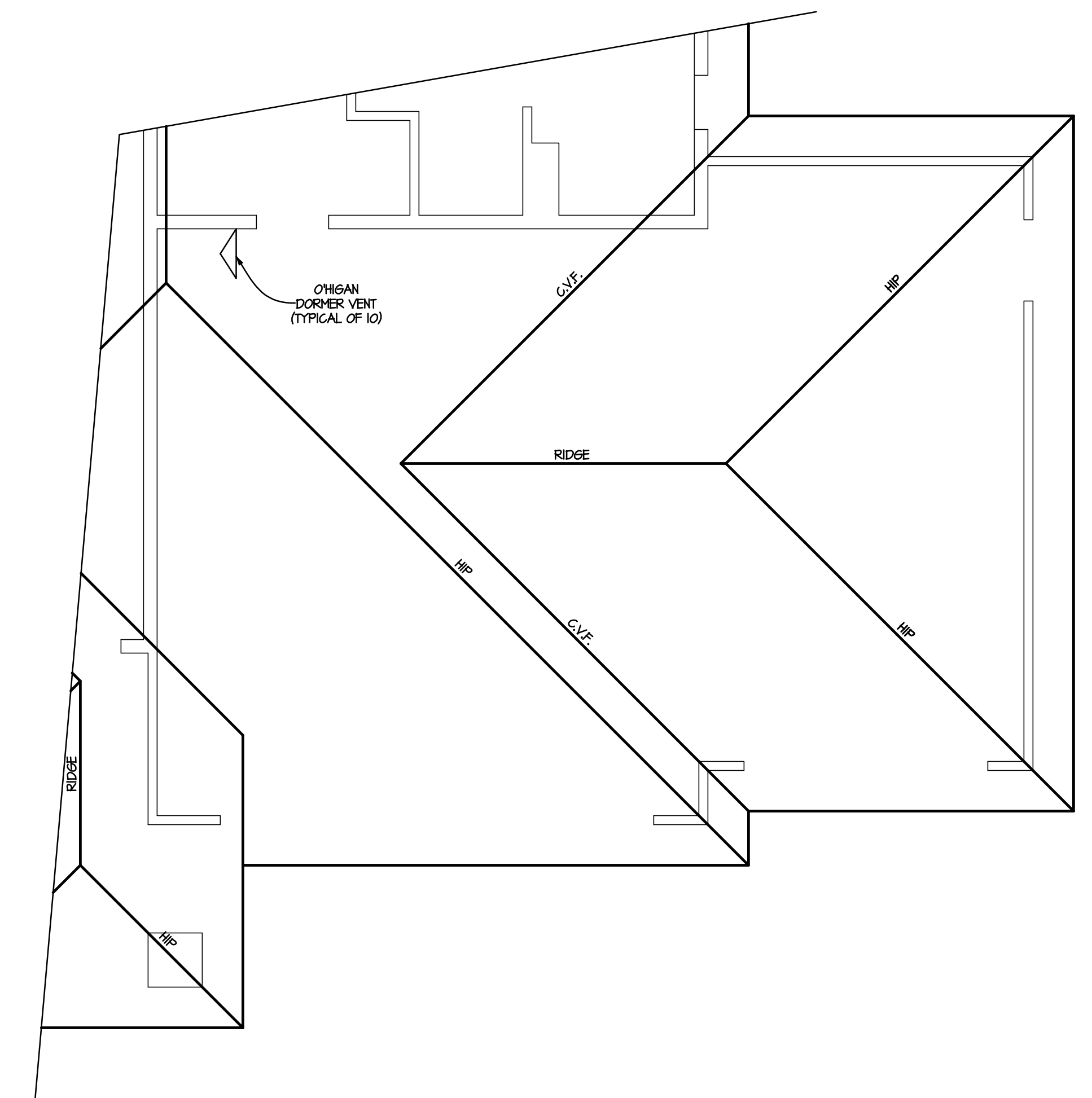
The Abbey 1616 Plan Roof Framing Plan 'A' & 'C'



The Abbey 1616 Plan Roof Framing Plan 'B'

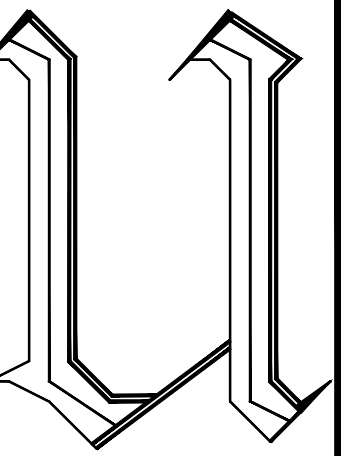


*The Abbey 1616 Plan Roof Framing Plan 'A' & 'C'
w/ optional 3rd Car Garage*



*The Abbey 1616 Plan Roof Framing Plan 'B'
w/ optional 3rd Car Garage*

The Abbey 1616 Plan Roof Framing Plan



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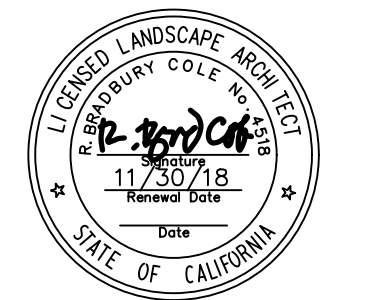
DATE: 11/11/2021
 SCALE: 1/4" = 1'-0"
 JOB NO.: 1616 PLAN MADERA
 SHEET

S3

BRAD COLE

Landscape Architect
 CA #4518
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 Ph. (559) 284-4934
 bradc559@gmail.com

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Revision	Date	CKBY	Notes

Date: 04-20-2022
 Scale: as noted
 Drawn By: B. Cole
 Job Number: 22-02-04
 Sheet: L1

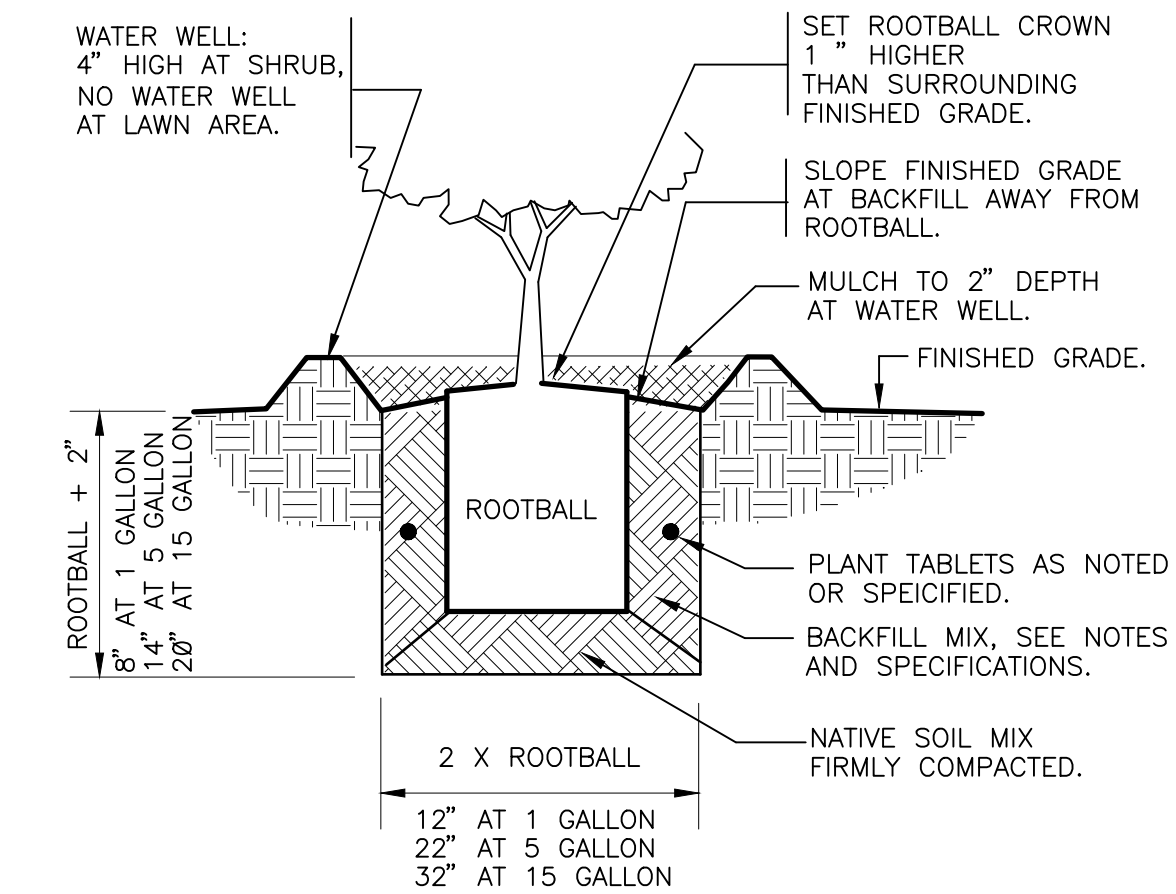
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	GAL	MUCOLS	QTY
	<i>Pistacia chinensis</i> / Chinese Pistache Alternate tree species between Chinese Pistache, Drake Elm, Aleppo Pine, or Desert Museum Palo Verde to provide visual variation in the subdivision.	15 gal	1"	.3	2

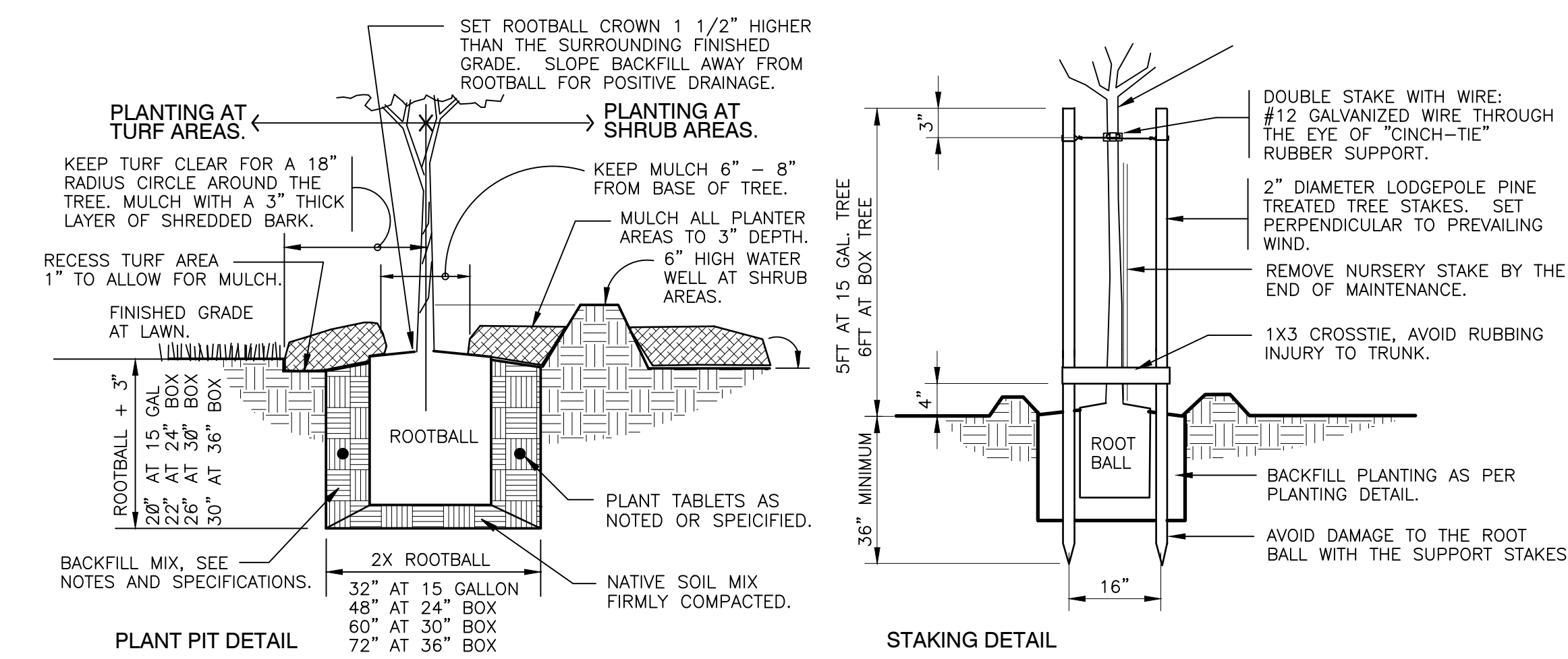
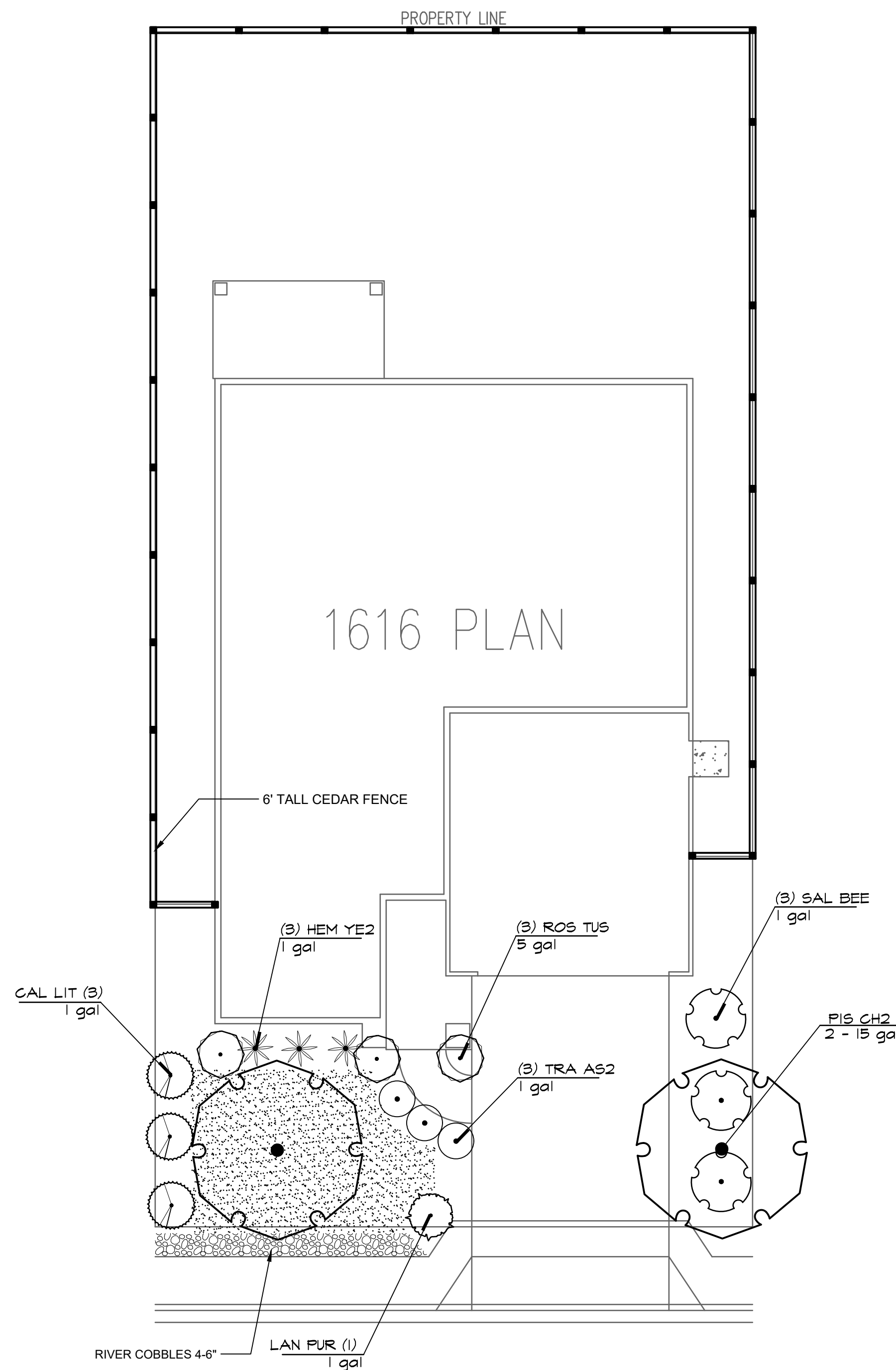
SHRUBS	BOTANICAL / COMMON NAME	CONT	MUCOLS	MUCOLS	QTY
	<i>Callistemon citrinus</i> 'Little John' / Dwarf Bottle Brush	1 gal	.2		3
	<i>Heemerocallis</i> x 'Yellow' / Daylily	1 gal	.4		3
	<i>Lantana montevidensis</i> / Trailing Lantana Groundcover 8' mature width	1 gal	.2		1
	<i>Rosmarinus officinalis</i> 'Tuscan Blue' / Tuscan Blue Rosemary	5 gal	.2		3
	<i>Salvia</i> x 'Bee's Bliss' / Sage	1 gal	.2		3
	<i>Trachelospermum asiaticum</i> 'Asiatic' / Asiatic Jasmine	1 gal	.3		3

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	FIELD2	MUCOLS	SPACING	QTY
	<i>Festuca</i> x 'Bolero Plus' / Bolero Fescue	sod	.8			244 sf

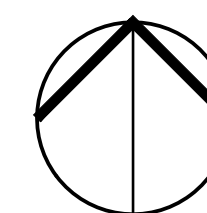
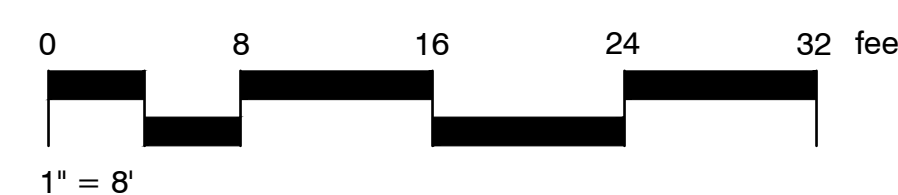
Model Water Ordinance Calculations					
City of Madera 51.50 ETo (inches/year)					
Square Ft. Overhead Spray	600				
Square Ft. Drip	1817				
MAWA = [(ETo - Eppt) x (0.62)] x [(0.55 x LA) + ((1.0 - 0.55) x SLA)]					
	40,385.65 Gallons				
	5,398.79 Cubic Feet				
	53.99 HCF				
	0.12 Acre Ft				
	0.04 Million Gallons				
Hydrozone	Type of Irrigation	Plant Water Use	Plant Factor	Hydrozone Area IE	(PFxHA) (sqft)IE
1. Shrub Planting	Drip	Low	0.30	1817 0.81	673
2. Fescue Turf	Overhead Spray	High	0.60	600 0.75	640
Results: MAWA=		40,386			
ETWU=		39,888 ETWU Complies with MAWA			



1 SHRUB PLANTING
 1" = 1'-0" P-CO-07



2 TREE DOUBLE STAKE PLANTING
 1" = 1'-0" FX-PL-FX-TREE-11



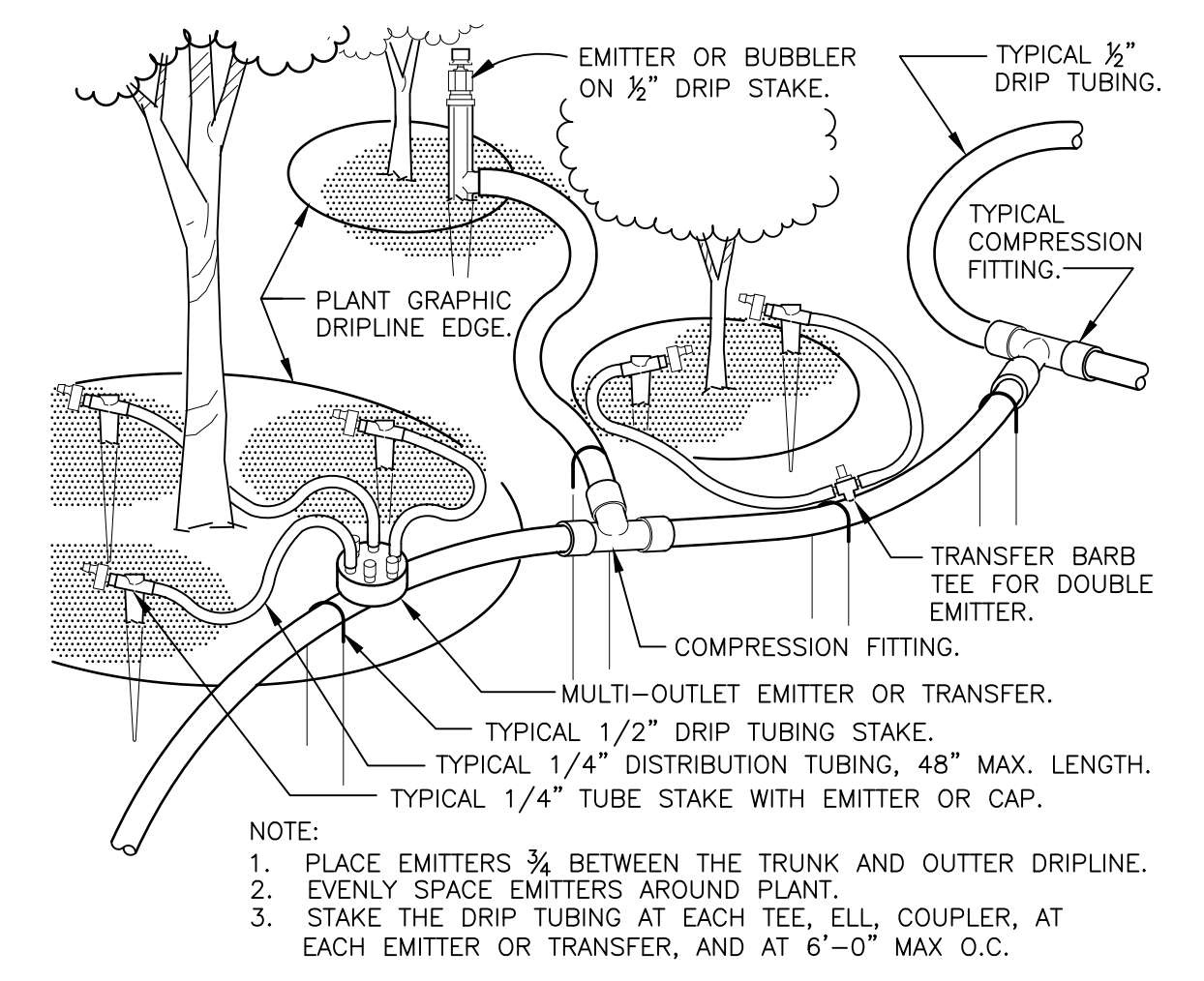
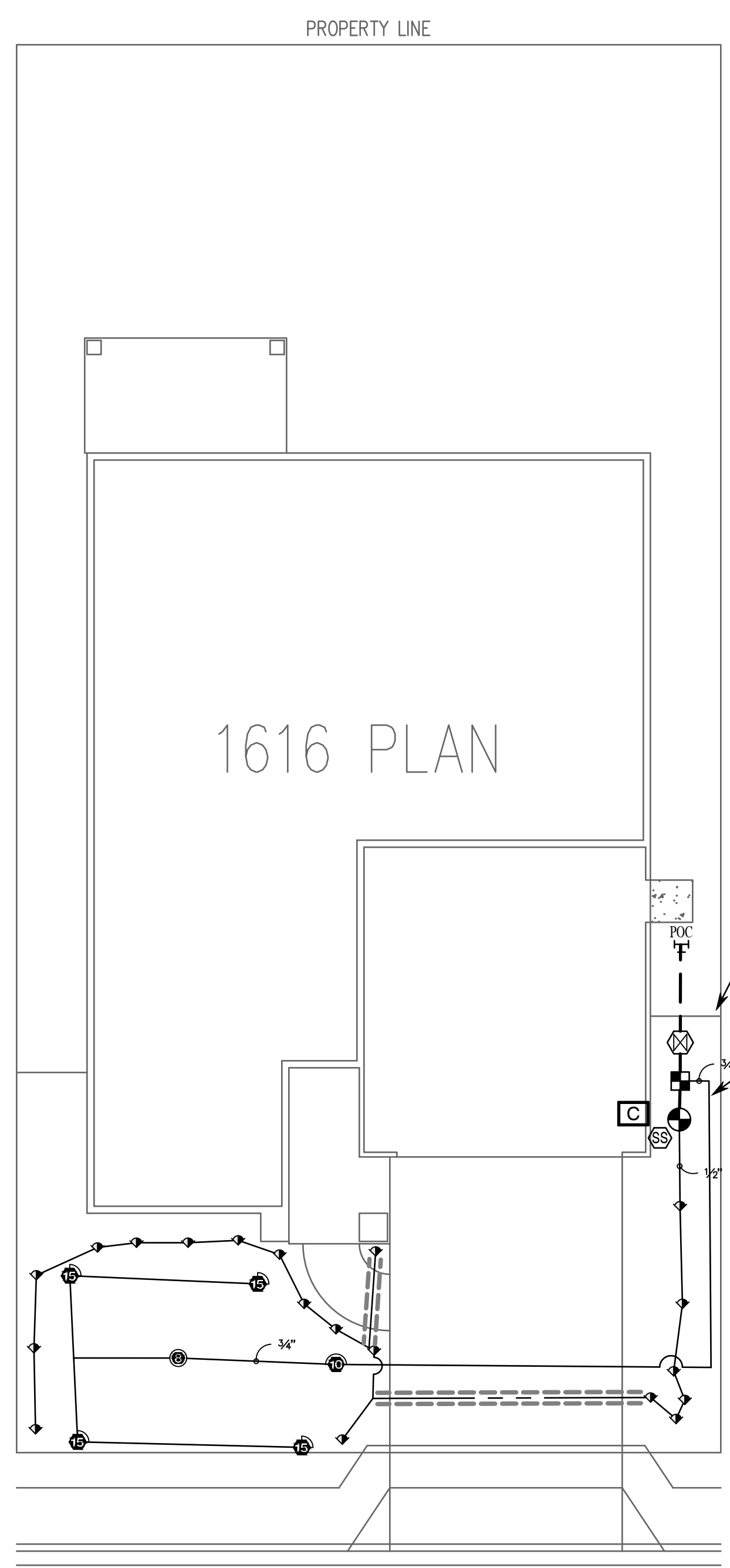
PLAN MODEL 1616



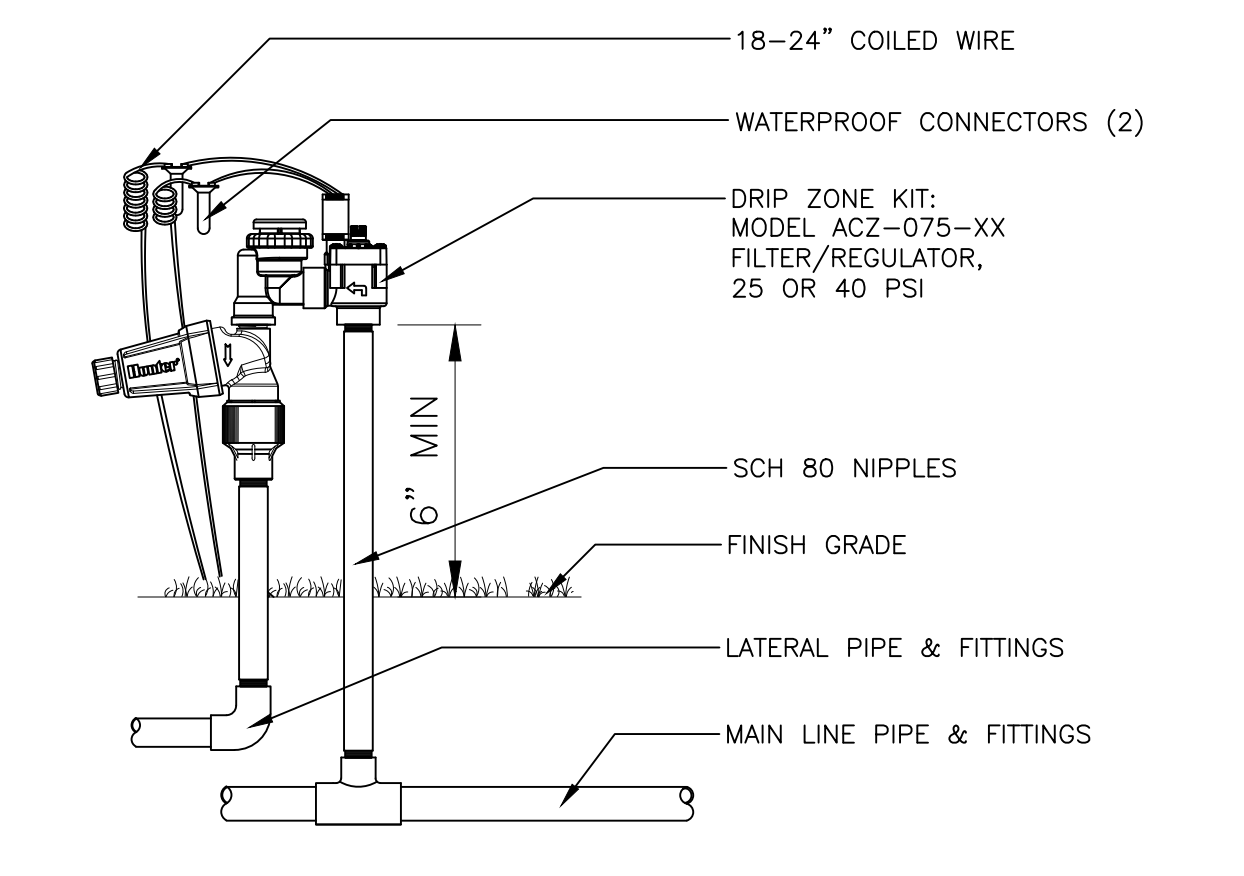
Know what's below.
 Call before you dig.

IRRIGATION SCHEDULE

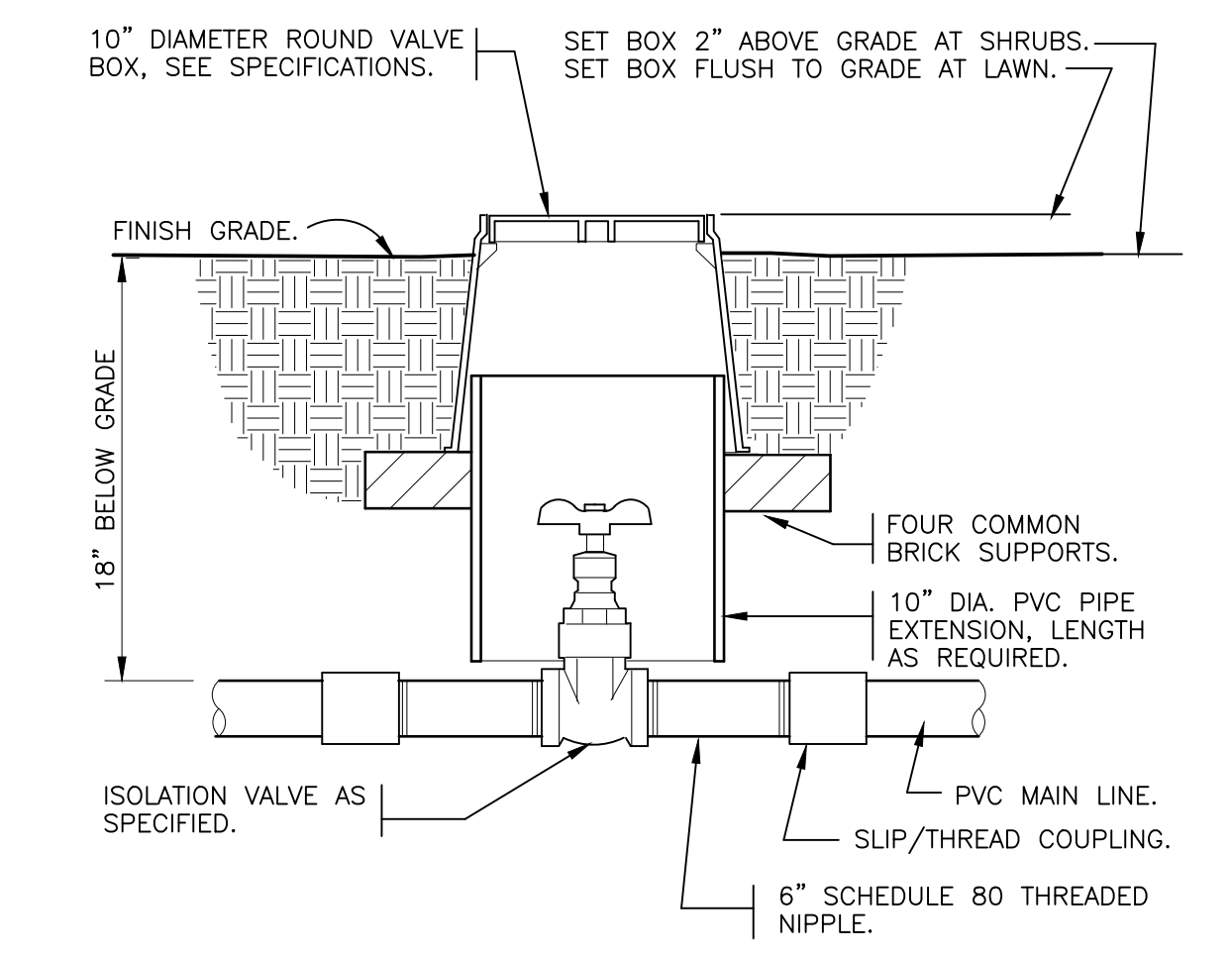
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
Q T H F	Rain Bird 1804 8 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet.	1	30
Q T H F	Rain Bird 1804 10 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet.	1	30
Q T H F	Rain Bird 1804 15 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet.	4	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
■	Netafim LVCZS8010075-HF Pre-Assembled Control Zone Kit, with 1" Series 80 Control Valve, 3/4" Disc Filter, and High Flow Pressure Regulator 4.5GPM to 17.6GPM.	1	
0.5 1.0 2.0 4.0 6.0	Hunter HE-B 1.0 GPH Point Source Drip Emitters with Self Piercing Barb. Color coded emitters for flow rates of 0.5, 1.0, 2.0, 4.0, and 6.0 GPH. Can be inserted into 1/2" and 3/4" tubing and have pressure compensating from 15-50 PSI. Optional diffuser cap (HE) available.	19	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
●	Hunter PGV-ASV 3/4" and 1" Plastic Electric Remote Control Valve, with removable Anti-Siphon Cap, and Flow Control, for Residential Use. Inlet/Outlet: Female NPT Threads.	1	
⊗	Nibco T-113 Class 125 bronze gate manual control valve with wheel handle, same size as mainline pipe diameter at valve location. Size Range - 1"	1	
⊗	Hunter Solar-Sync Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. Wired.	1	
POC	Point of Connection 1" Domestic Service	1	
—	Irrigation Lateral Line: PVC Schedule 40	111.5 l.f.	
—	Irrigation Lateral Line: Polyethylene Pipe SDR-7	96.3 l.f.	
—	Irrigation Mainline: CPVC Schedule 40	12.4 l.f.	
—	Pipe Sleeve: PVC Class 315 SDR 13.5	24.7 l.f.	



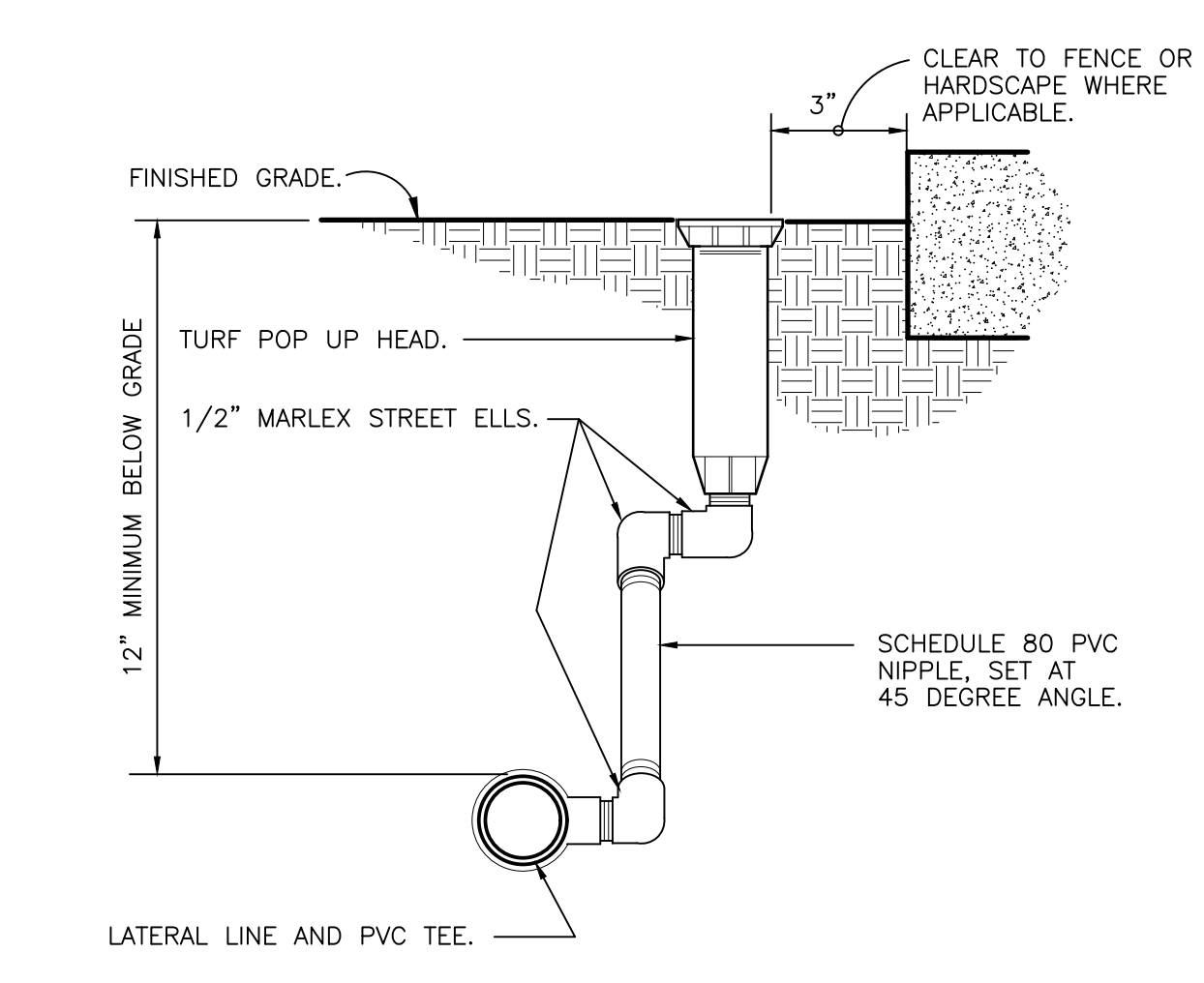
1 TYPICAL DRIP TUBING
1 1/2" = 1'-0" FX-IR-FX-DRIP-01



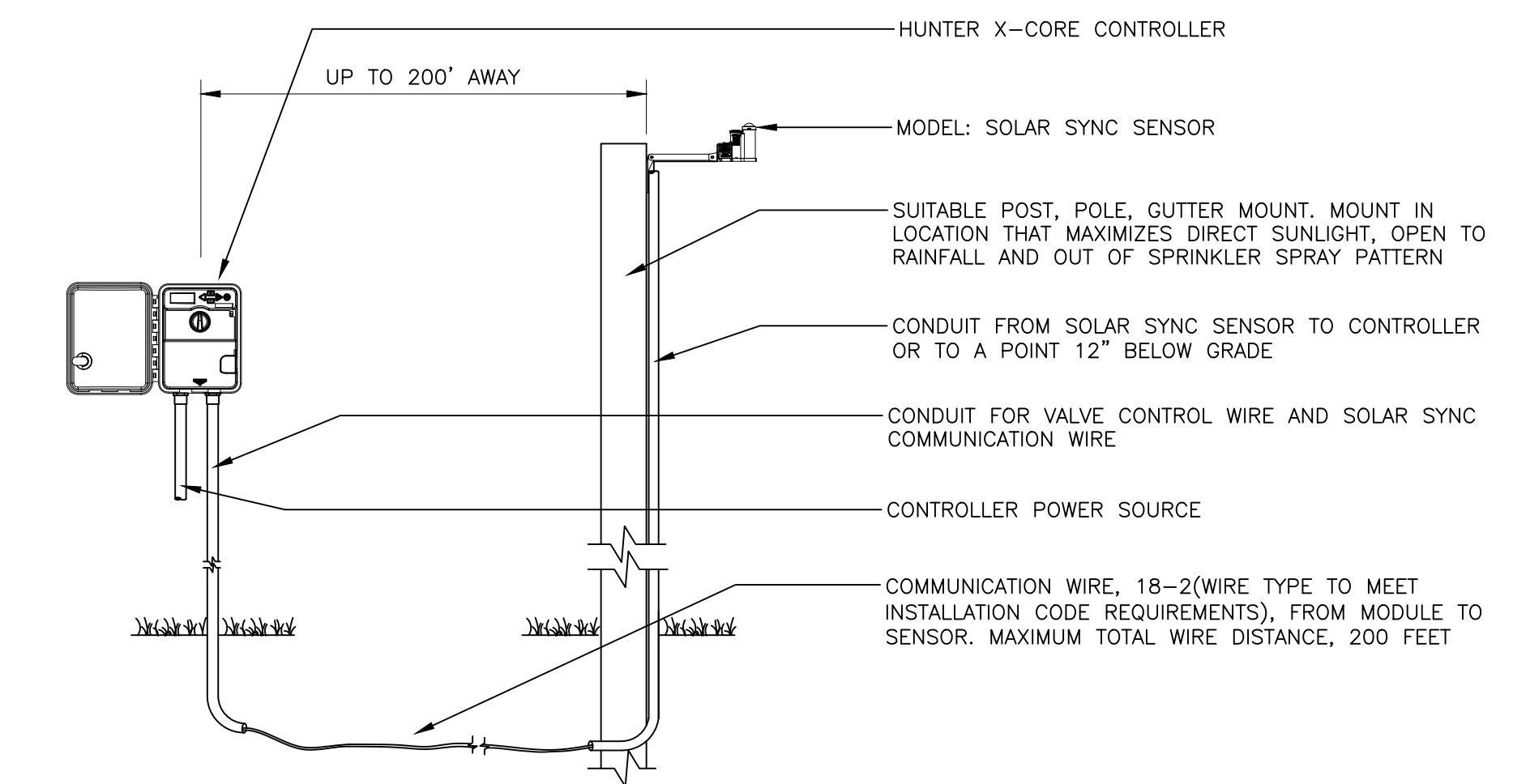
2 ACZ-075 VALVE WITH SCH 80 NIPPLES
1 1/2" = 1'-0" FX-IR-HUNT-VALV-55



3 BRASS ISOLATION VALVE
1 1/2" = 1'-0" FX-IR-FX-ISOV-01



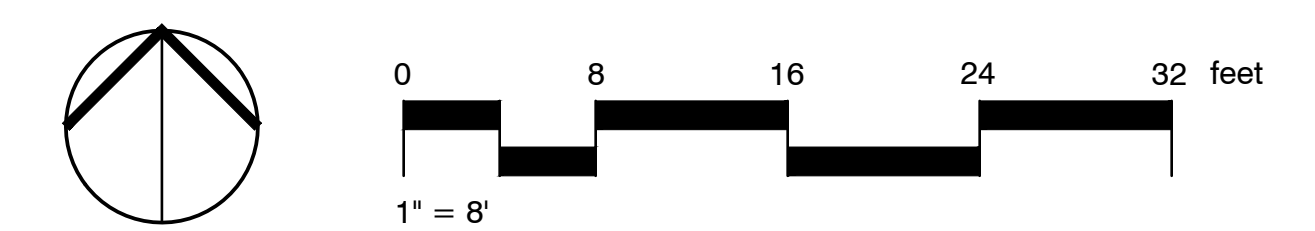
4 TURF SPRAY MARLEX ASSEMBLY
3" = 1'-0" FX-IR-FX-HEAD-04



5 SOLAR SYNC SYSTEM WITH X-CORE
1" = 1'-0" FX-IR-HUNT-SENS-24

"I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENCY LANDSCAPE REQUIREMENTS ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN"
B. Cole 2-28-2022
SIGNATURE DATE

By signing these plans I certify that "I have complied with the criteria of the model water efficient landscape ordinance and applied them accordingly for the efficient use of water in the landscape and irrigation design plans"



PLAN 1616 IRRIGATION PLAN Know what's below. Call before you dig.

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



Revision	Notes	Date	CKBY

Date: 02-27-2022
Scale: as noted
Drawn By: B. Cole
Job Number: 22-02-04
Sheet: L2

The Sienna 1777 Standard Plan



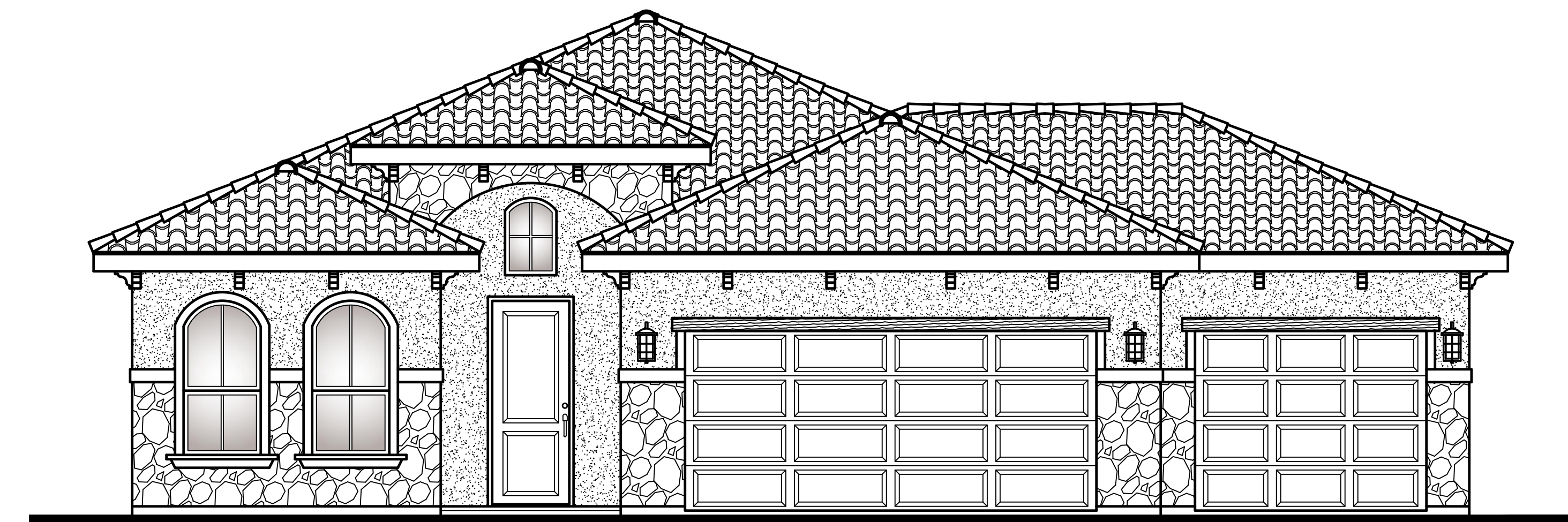
Standard Elevation 'A'



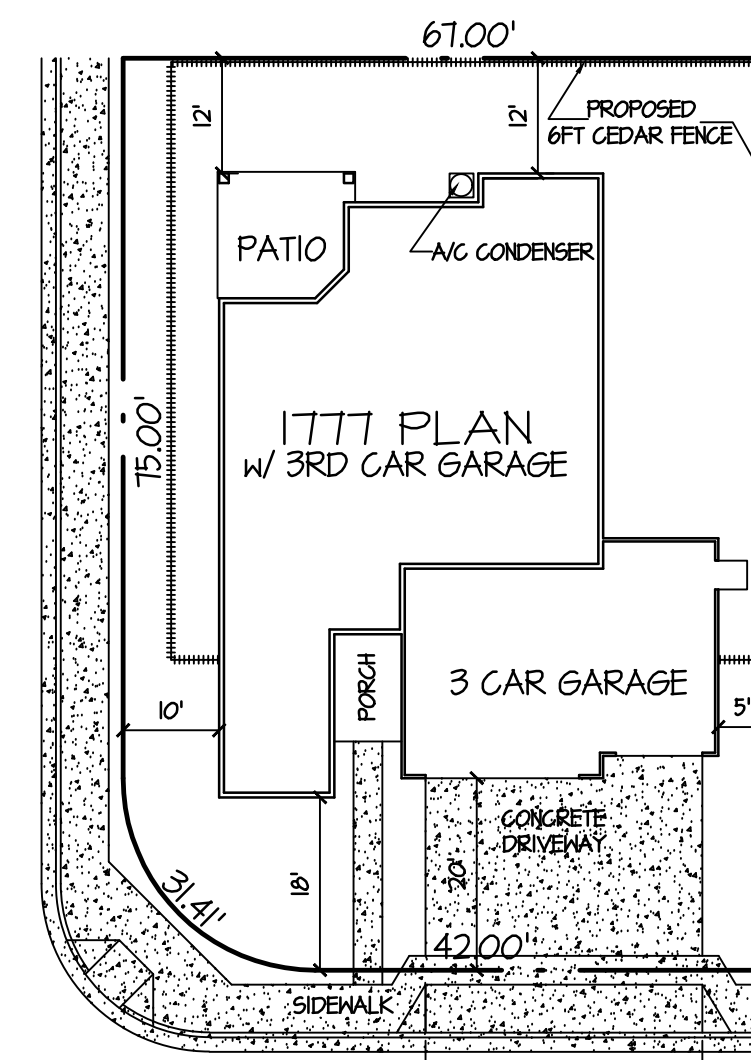
Upgraded Elevation 'A'
w/ OPTIONAL 3RD CAR GARAGE & 10FT PLATE



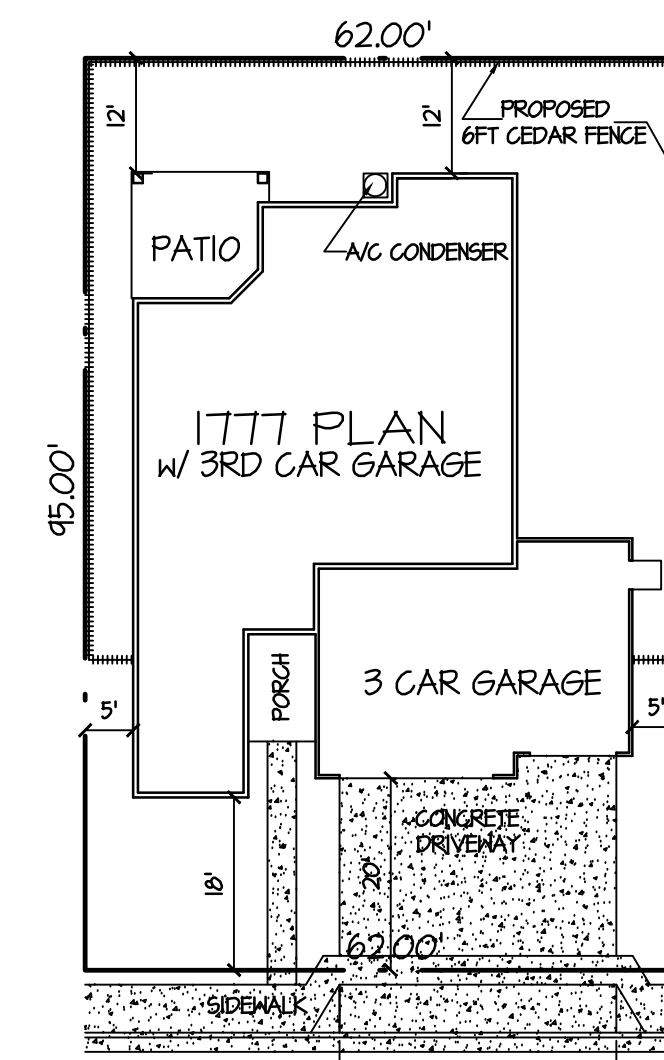
Standard Elevation 'B'



Upgraded Elevation 'B'
w/ OPTIONAL 3RD CAR GARAGE, STONE VENEER, & 10FT PLATE



TYPICAL CORNER LOT
PLOT PLAN
3RD CAR GAR. OPT.
SCALE: 1" = 20'-0"



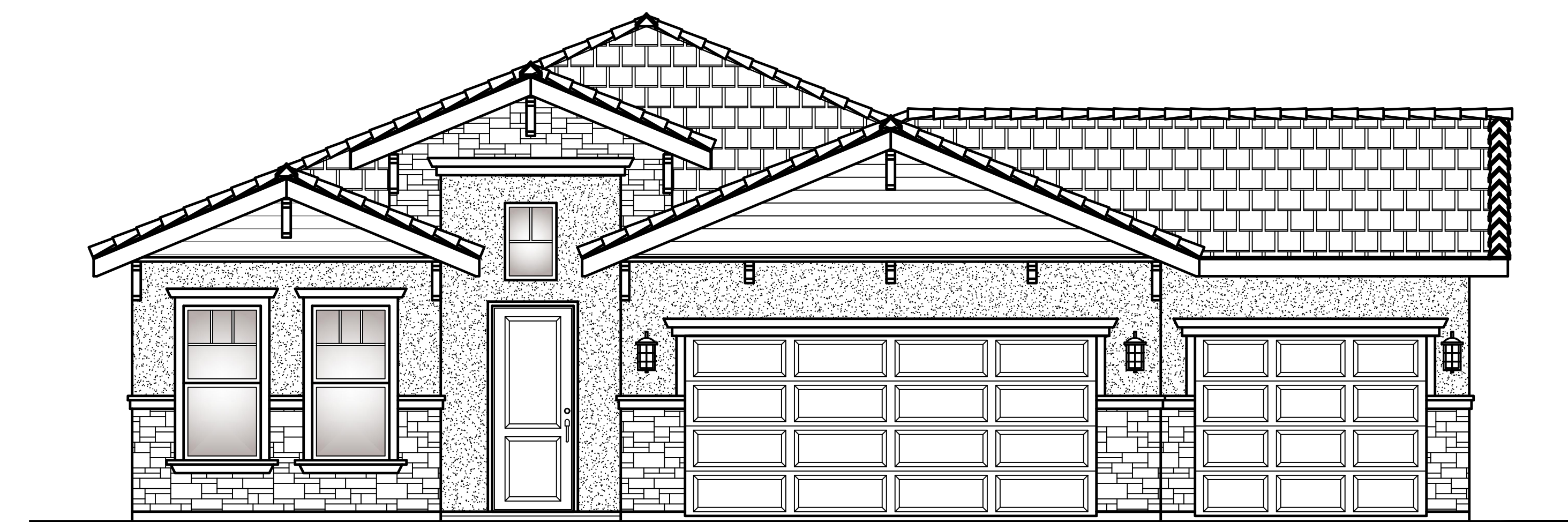
TYPICAL INTERIOR LOT
PLOT PLAN
3RD CAR GAR. OPT.
SCALE: 1" = 20'-0"

Area:

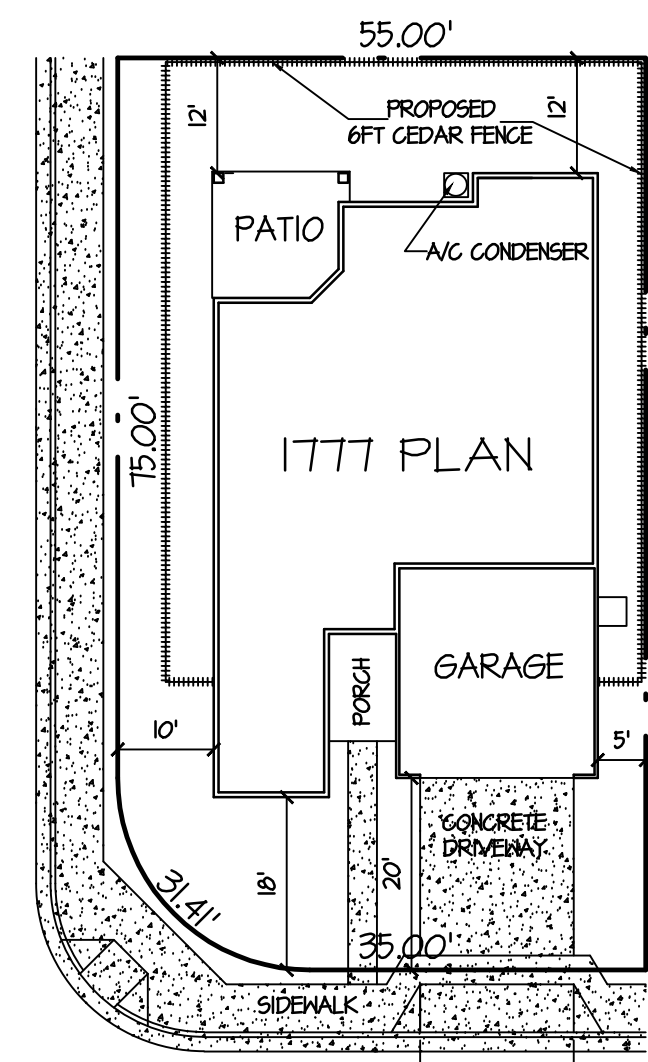
3RD CAR GARAGE OPTION	
LIVING SPACE:	1,777 sq. ft.
GARAGE:	456 sq. ft.
3RD CAR GARAGE:	272 sq. ft.
PATIO:	168 sq. ft.
PORCH:	77 sq. ft.
TOTAL LIVING:	1,777 sq. ft.
TOTAL:	2,750 sq. ft.



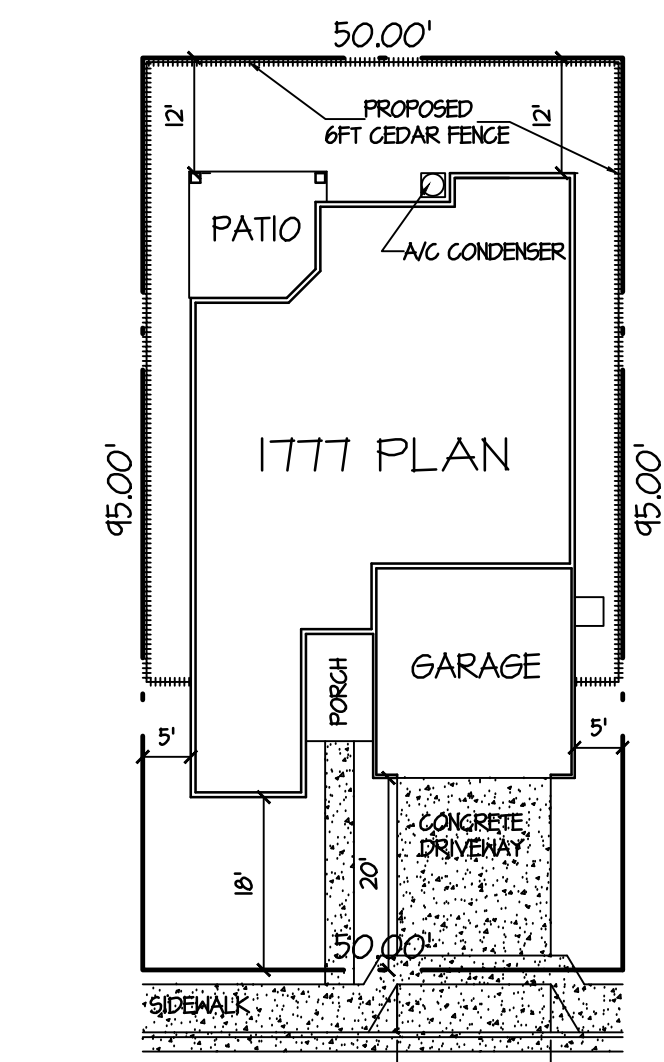
Standard Elevation 'C'



Upgraded Elevation 'C'
w/ OPTIONAL 3RD CAR GARAGE, STONE VENEER, & 10FT PLATE



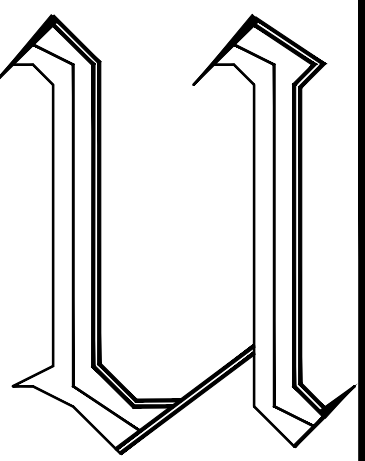
TYPICAL CORNER LOT
PLOT PLAN
SCALE: 1" = 20'-0"



TYPICAL INTERIOR LOT
PLOT PLAN
SCALE: 1" = 20'-0"

Area:

LIVING SPACE:	1,777 sq. ft.
GARAGE:	456 sq. ft.
PATIO:	168 sq. ft.
PORCH:	77 sq. ft.
TOTAL LIVING:	1,777 sq. ft.
TOTAL:	2,476 sq. ft.



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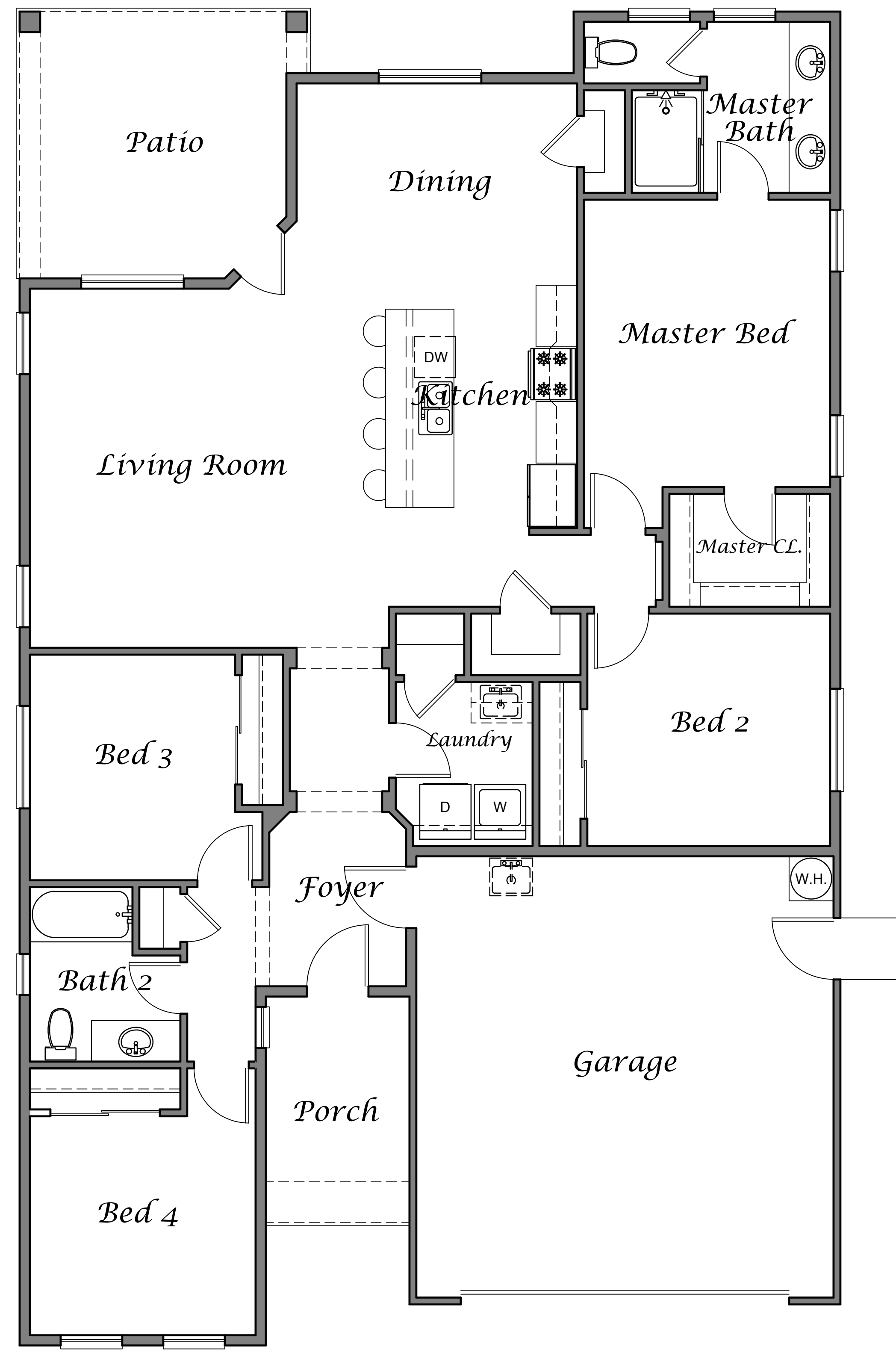


Shreywood

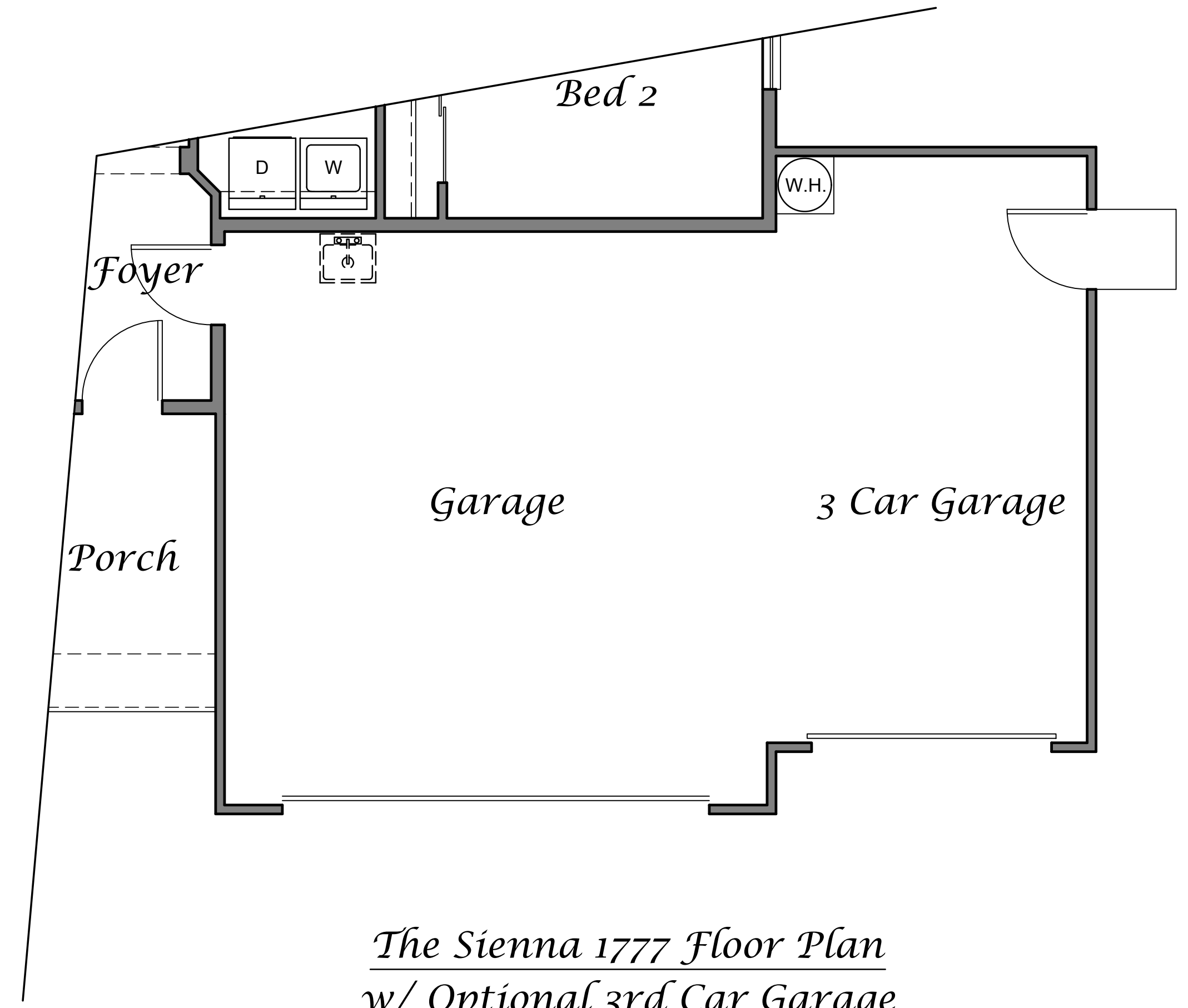
OWNER / BUILDER:
JOSEPH CROWN
CONSTRUCTION & DEVELOPMENT, INC.
5320 E. PINE AVENUE
FRESNO, CA 93727
Phone: (559) 275-5200
Email: jcrowncrownliving.com

DATE: 11/21/2021
SCALE: PER PLAN
JOB NO.: 1777 PLAN MADERA
SHEET

The Sienna 1777 Standard Plan



The Sienna 1777 Floor Plan



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

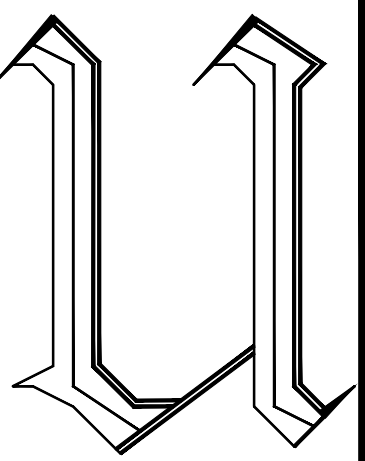
Area:

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

Area:

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

The Sienna 1777 Plan Floor Plan



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 Ubaldo Garcia Hernandez
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 Email: villadiubaldo@hotmail.com

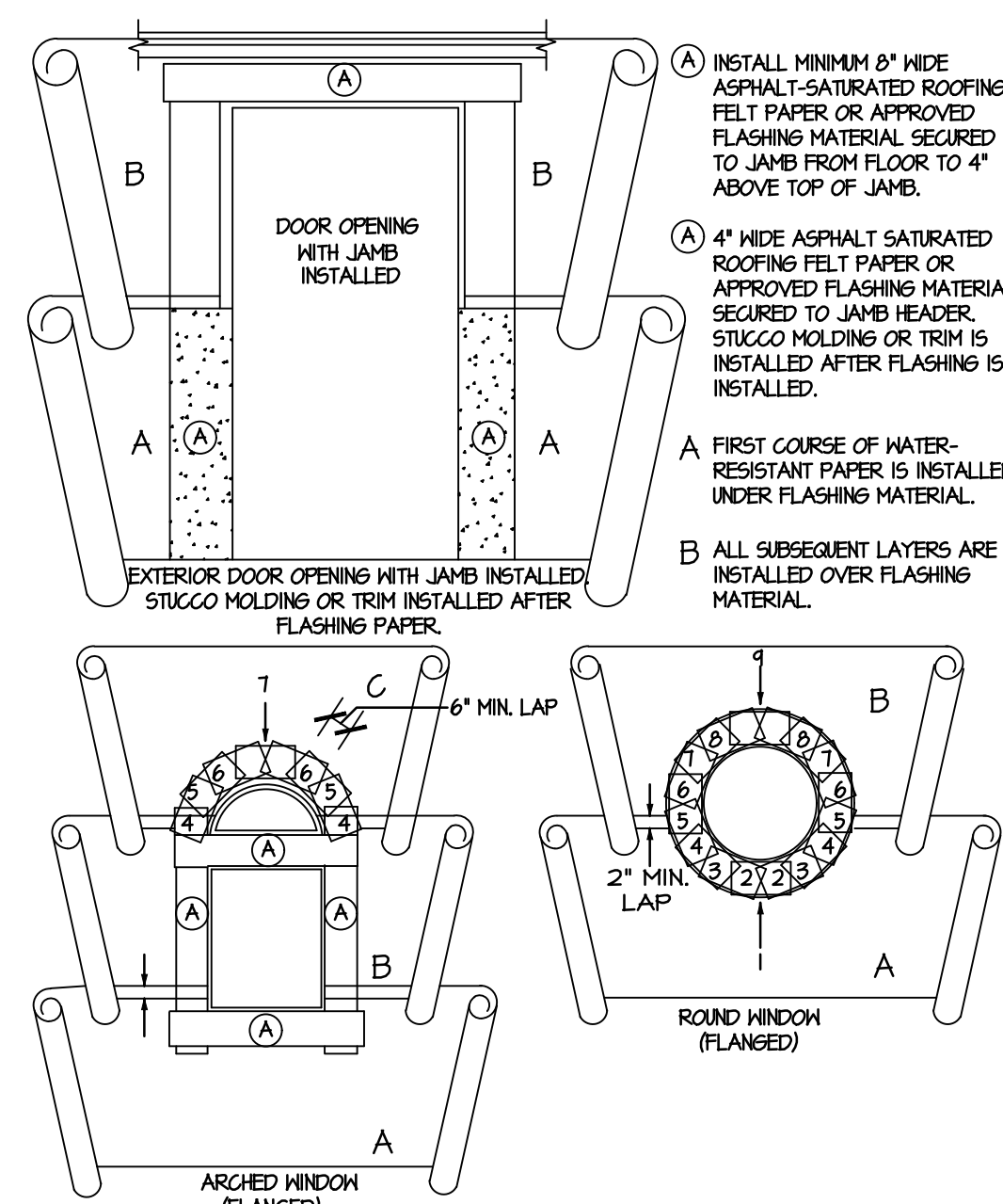


Shreywood

OWNER / BUILDER:
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 CONSTRUCTION & DEVELOPMENT, INC.
 5320 E. PINE AVENUE
 Fresno, CA 93727
 Phone: (559) 275-5200
 Email: jcrowncrownliving.com

DATE: 11/21/2021
 SCALE: 1/4" = 1'-0"
 JOB NO.: 1777 PLAN MADERA
 SHEET

A1

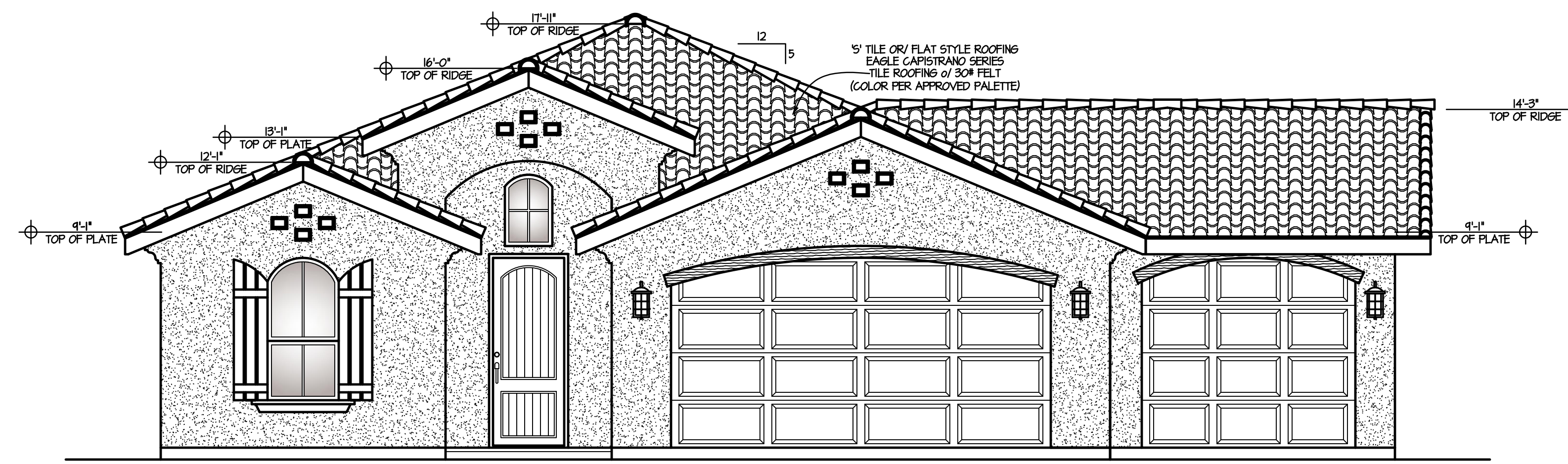


Door & Window Flashing Detail



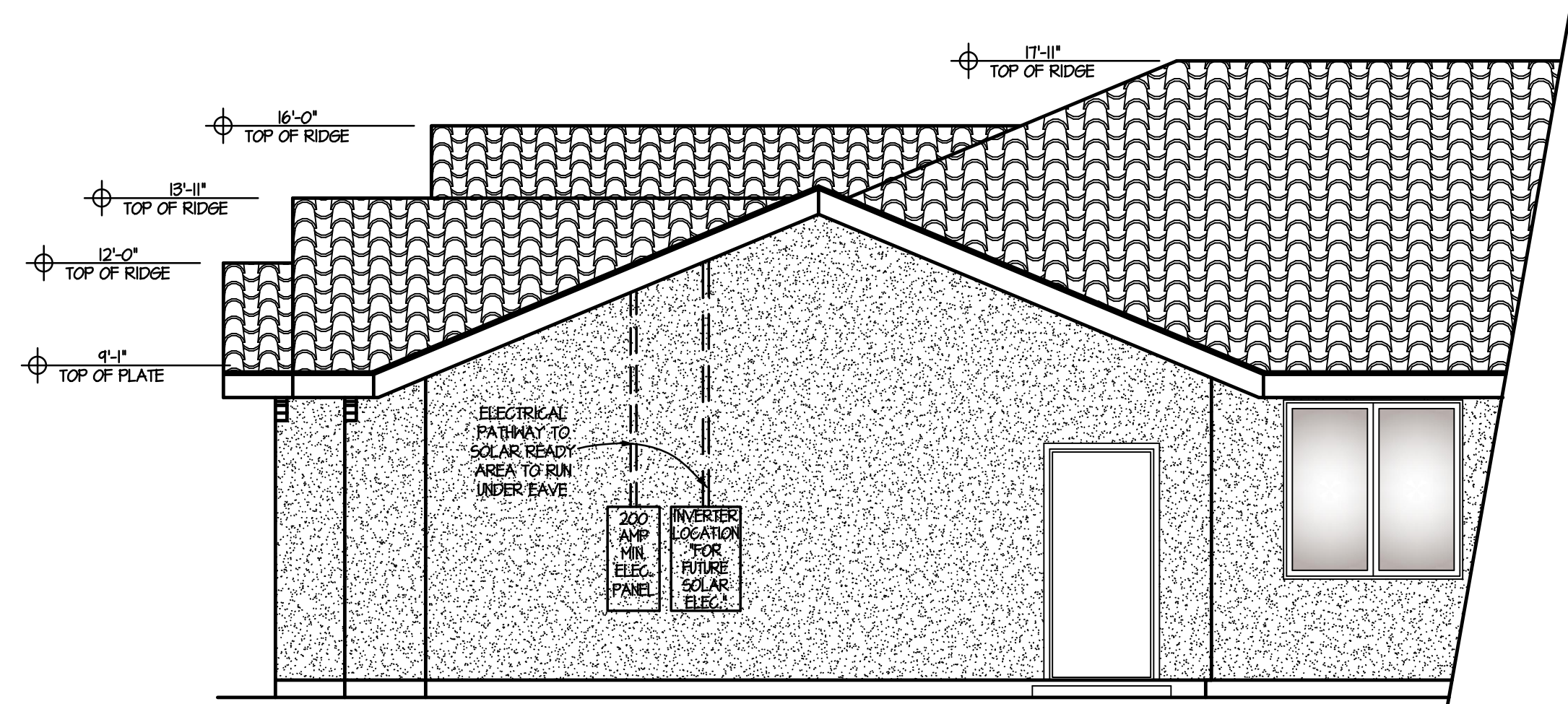
FRONT ELEVATION

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



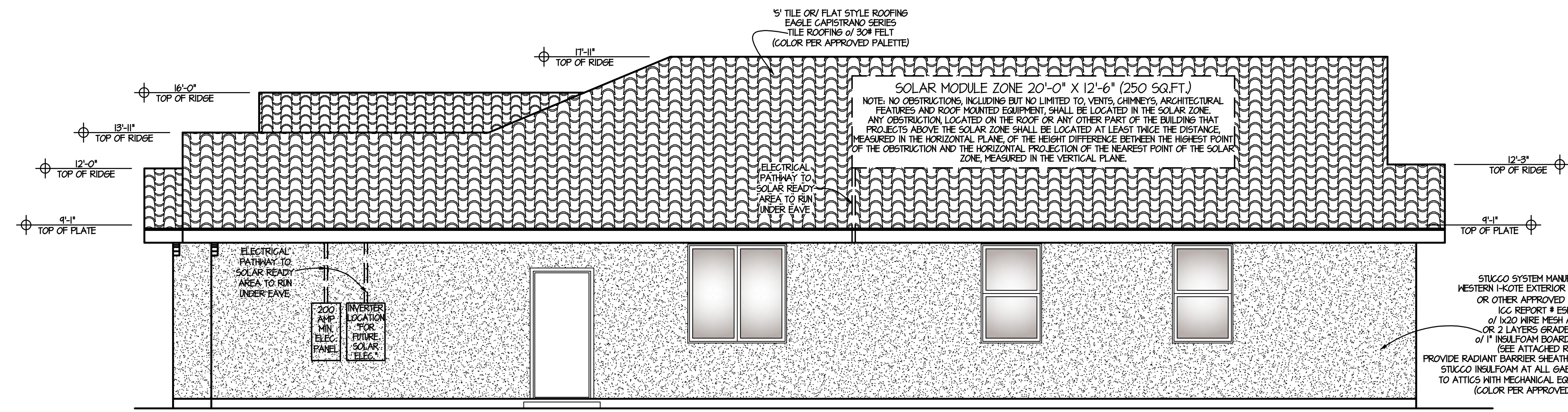
FRONT ELEVATION
w/ 3RD CAR GARAGE OPTION

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



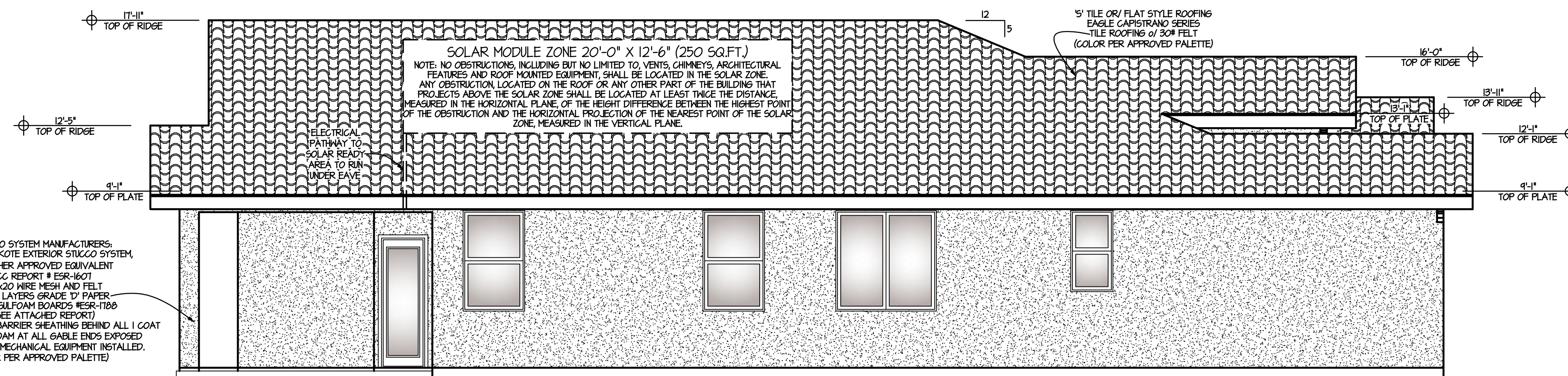
RIGHT SIDE ELEVATION 'A'
3RD CAR GARAGE OPT.

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



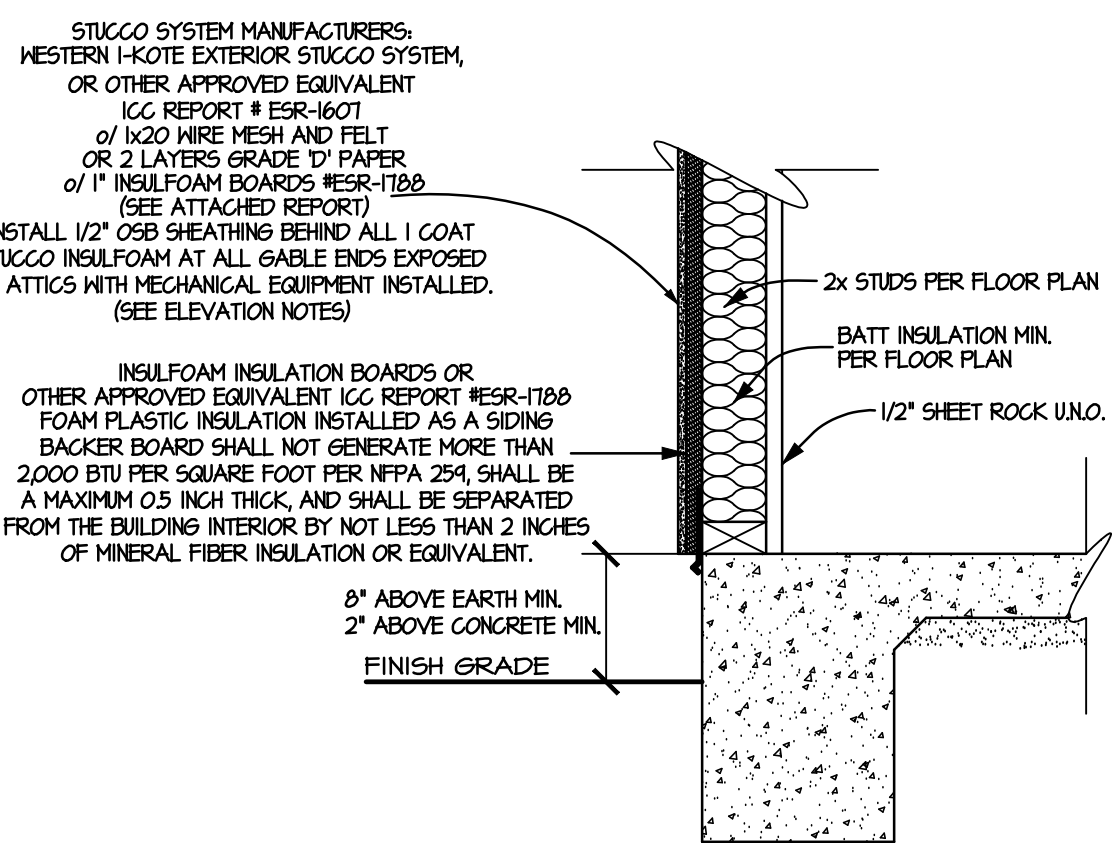
RIGHT SIDE ELEVATION

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

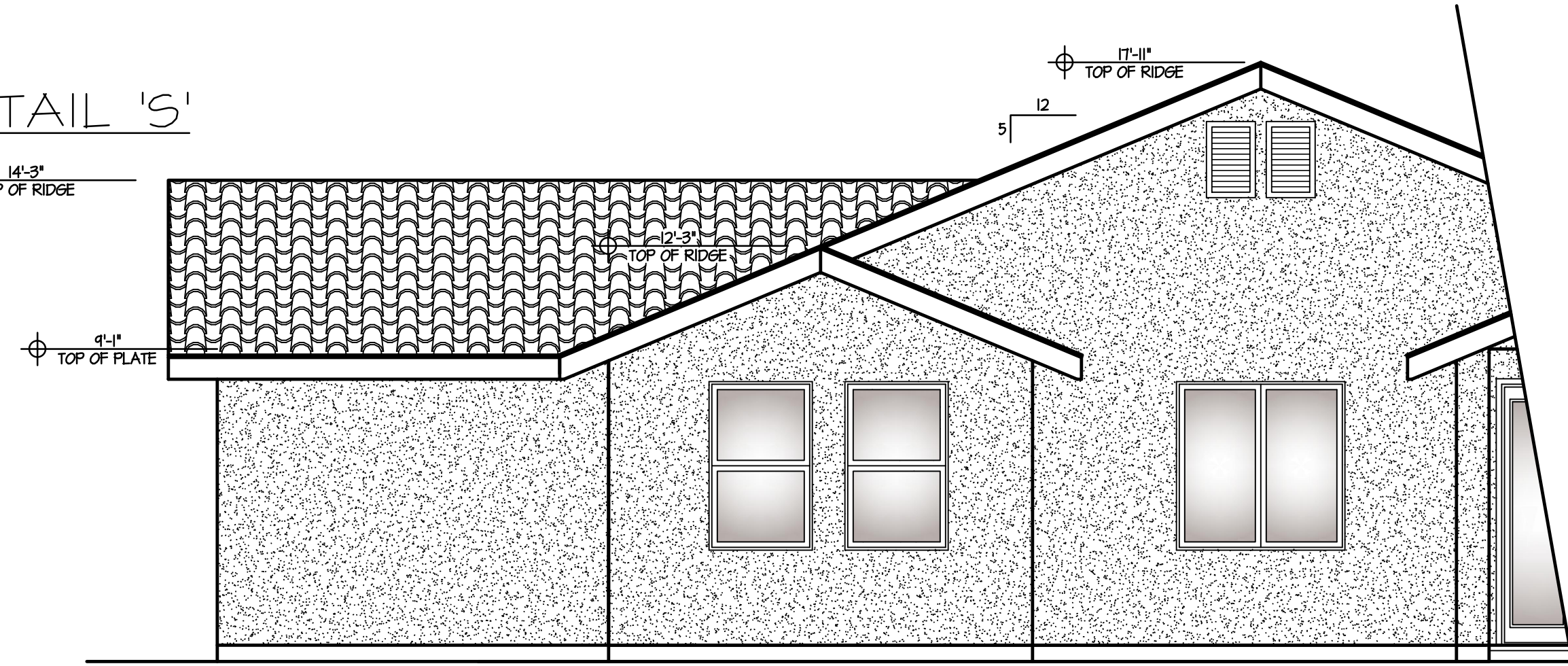


LEFT SIDE ELEVATION

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

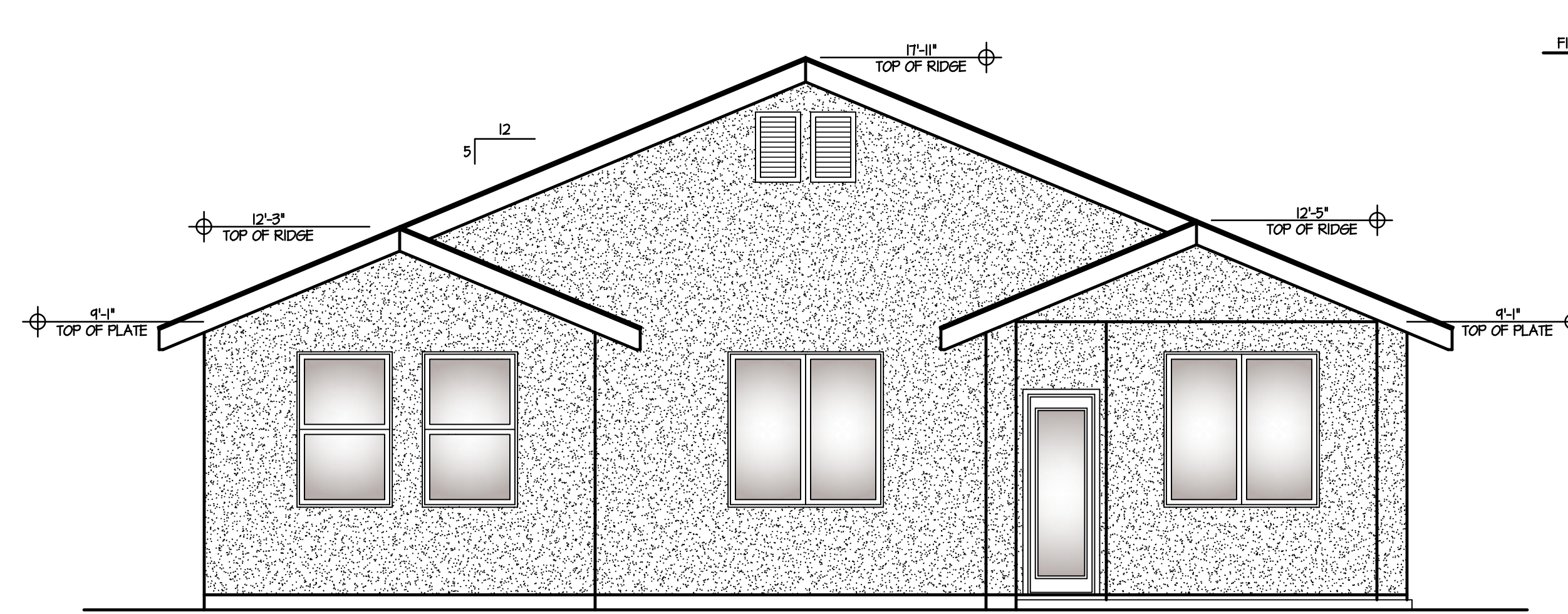


ONE COAT STUCCO DETAIL 'S'



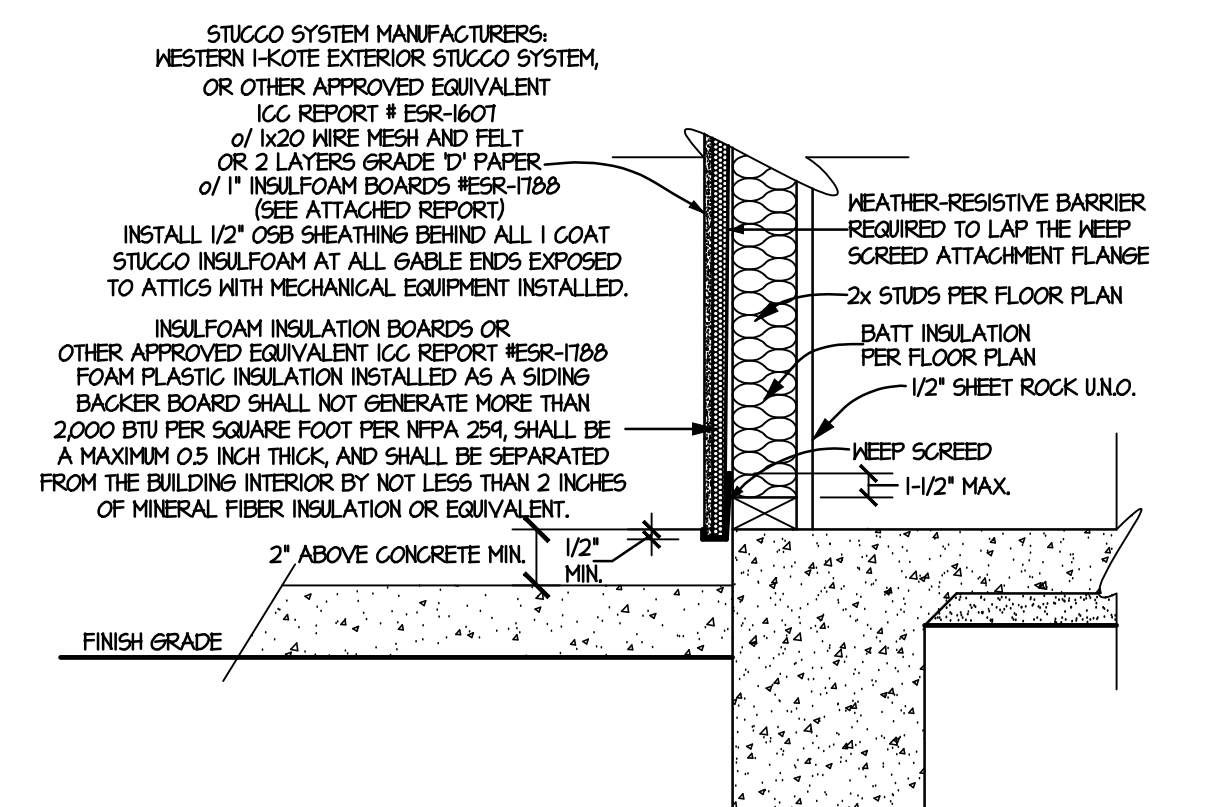
REAR ELEVATION
3RD CAR GARAGE OPT.

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

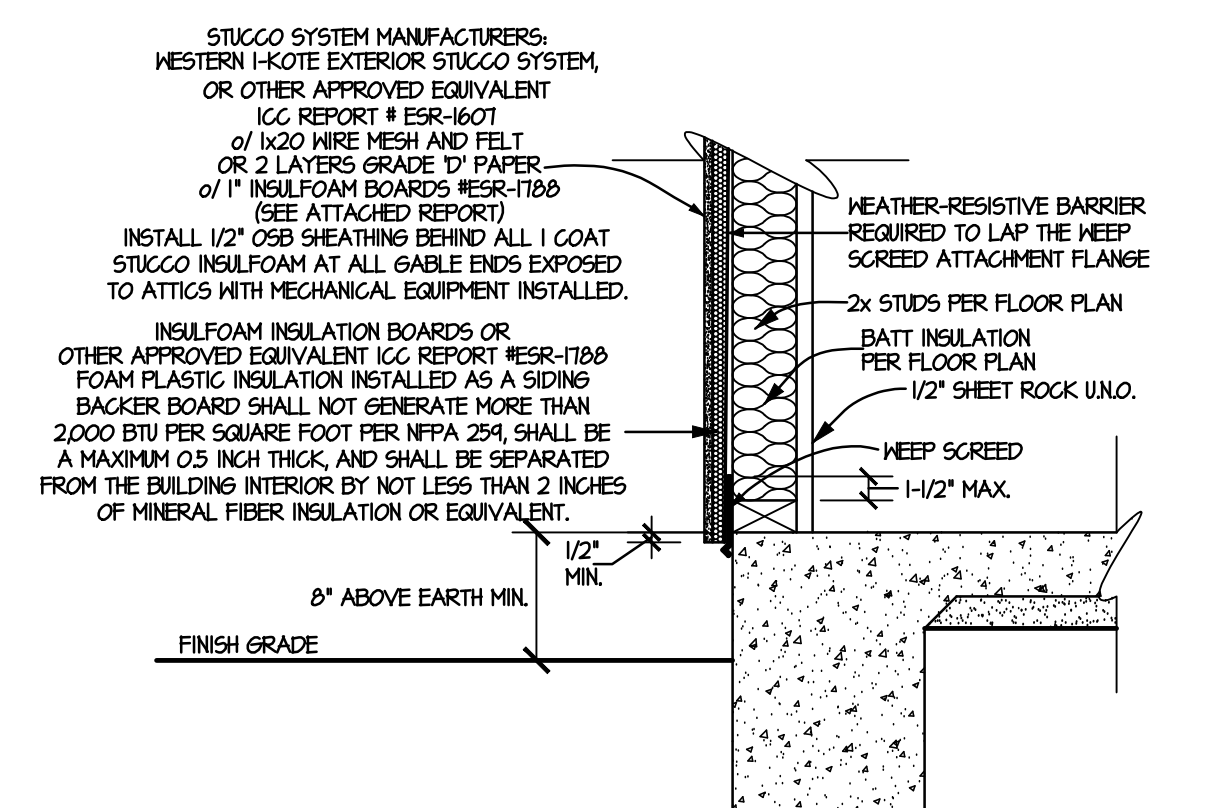


REAR ELEVATION

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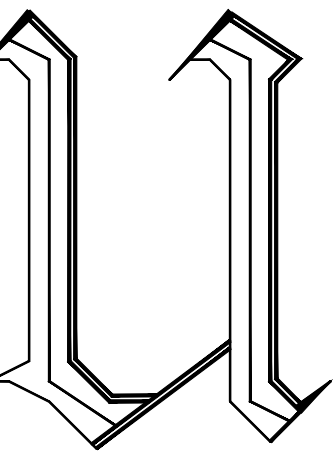


Weep Screenshot Detail 'A'

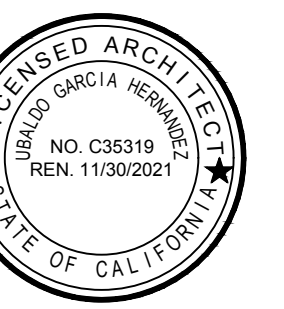


Weep Screenshot Detail 'B'

The Sienna 1777 Plan Exterior Elevations 'A' w/ gft Standard Plate



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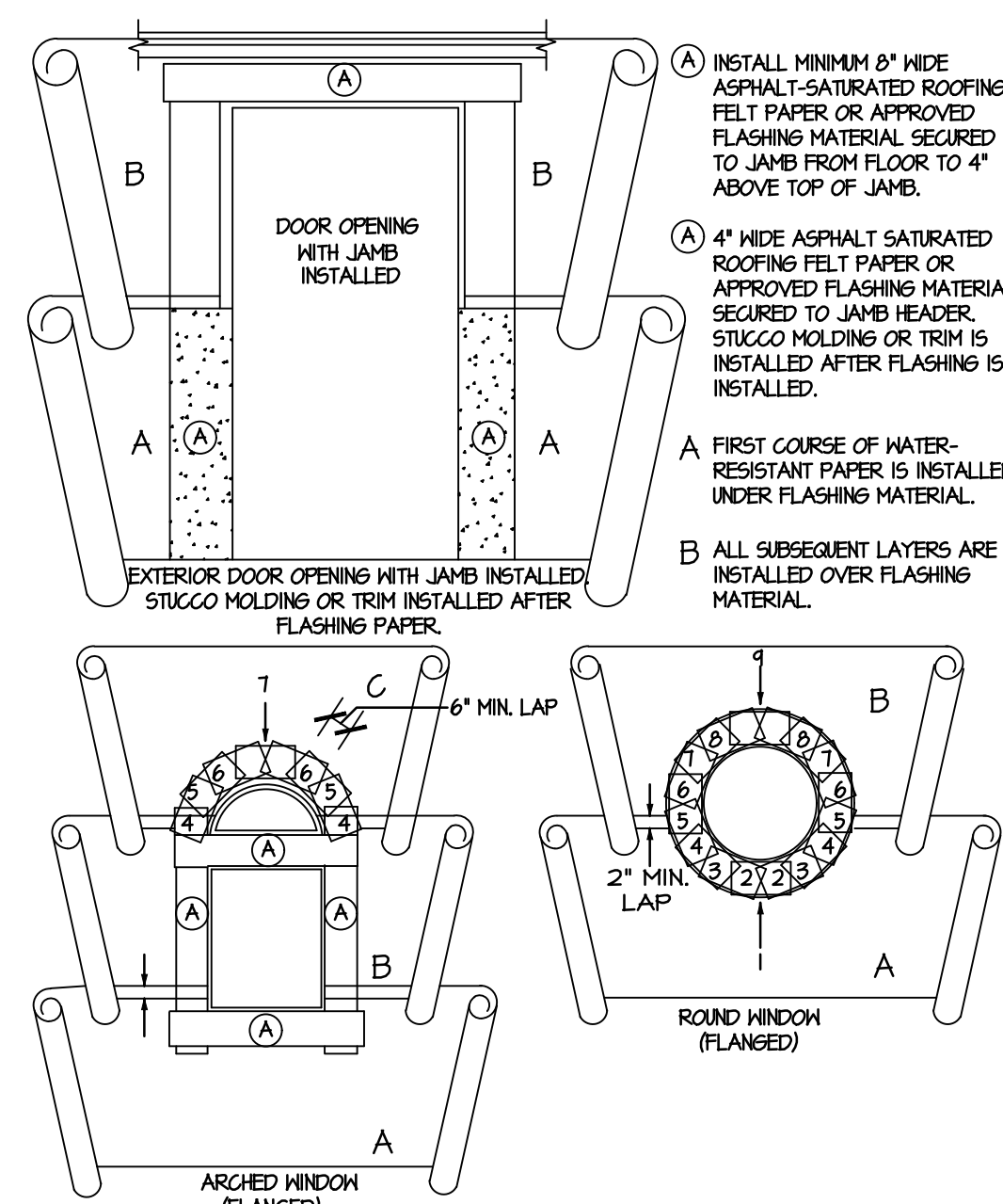


Streywood

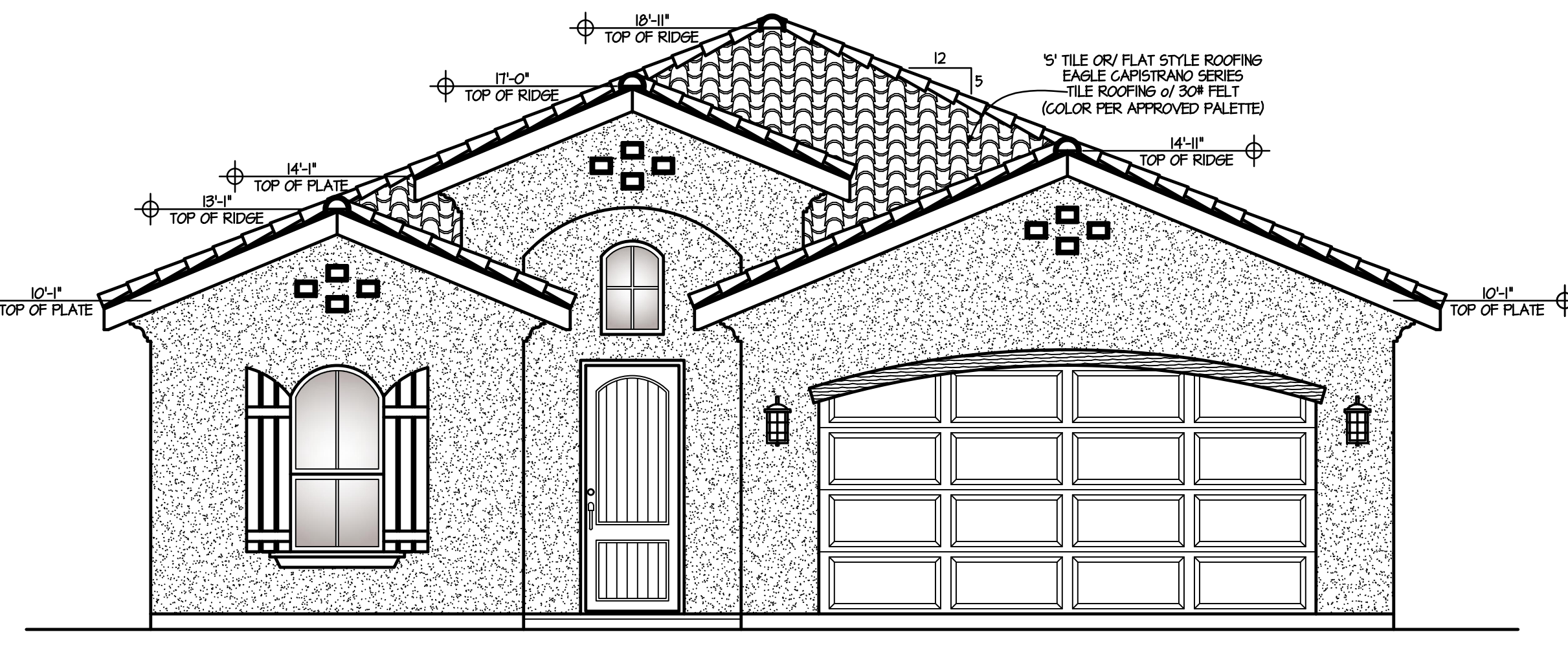
OWNER / BUILDER:
JOSEPH CROWN
 CONSTRUCTION & DEVELOPMENT, INC.
 5320 E. PINE AVENUE
 Fresno, CA 93727
 Phone: (559) 275-5200
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DATE: 11/21/2021
 SCALE: 1/4" = 1'-0"
 JOB NO.: 1777 PLAN MADERA
 SHEET

A2

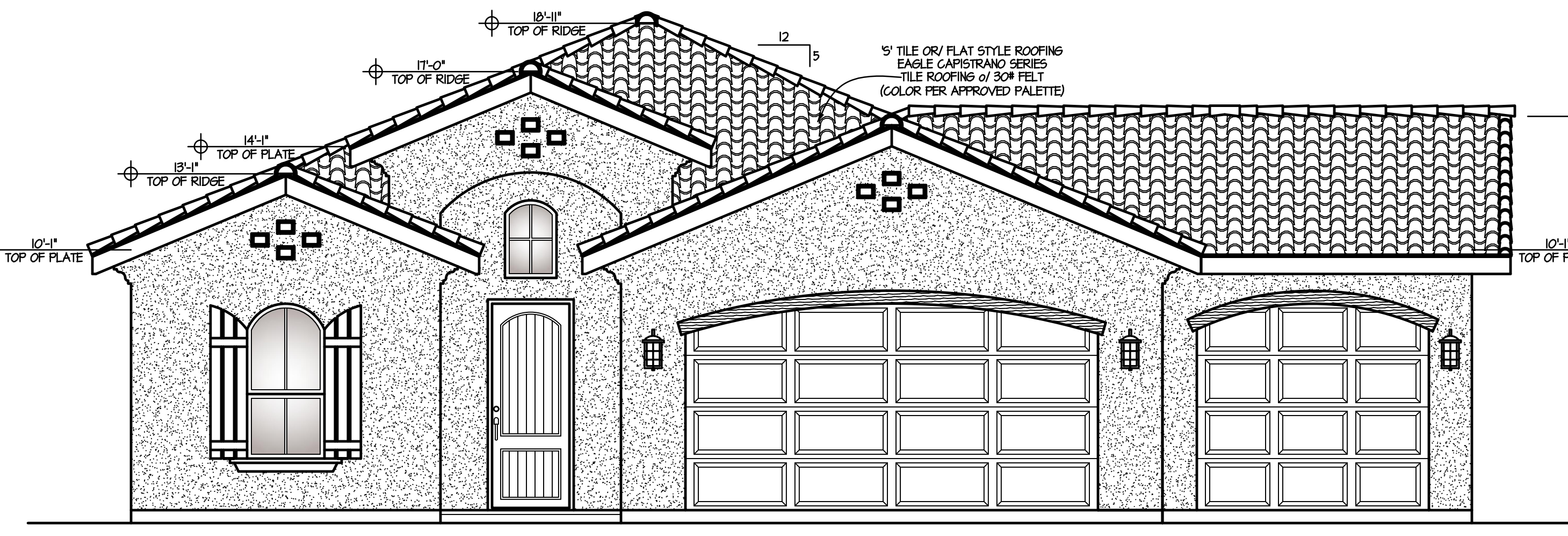


Door & Window Flashing Detail



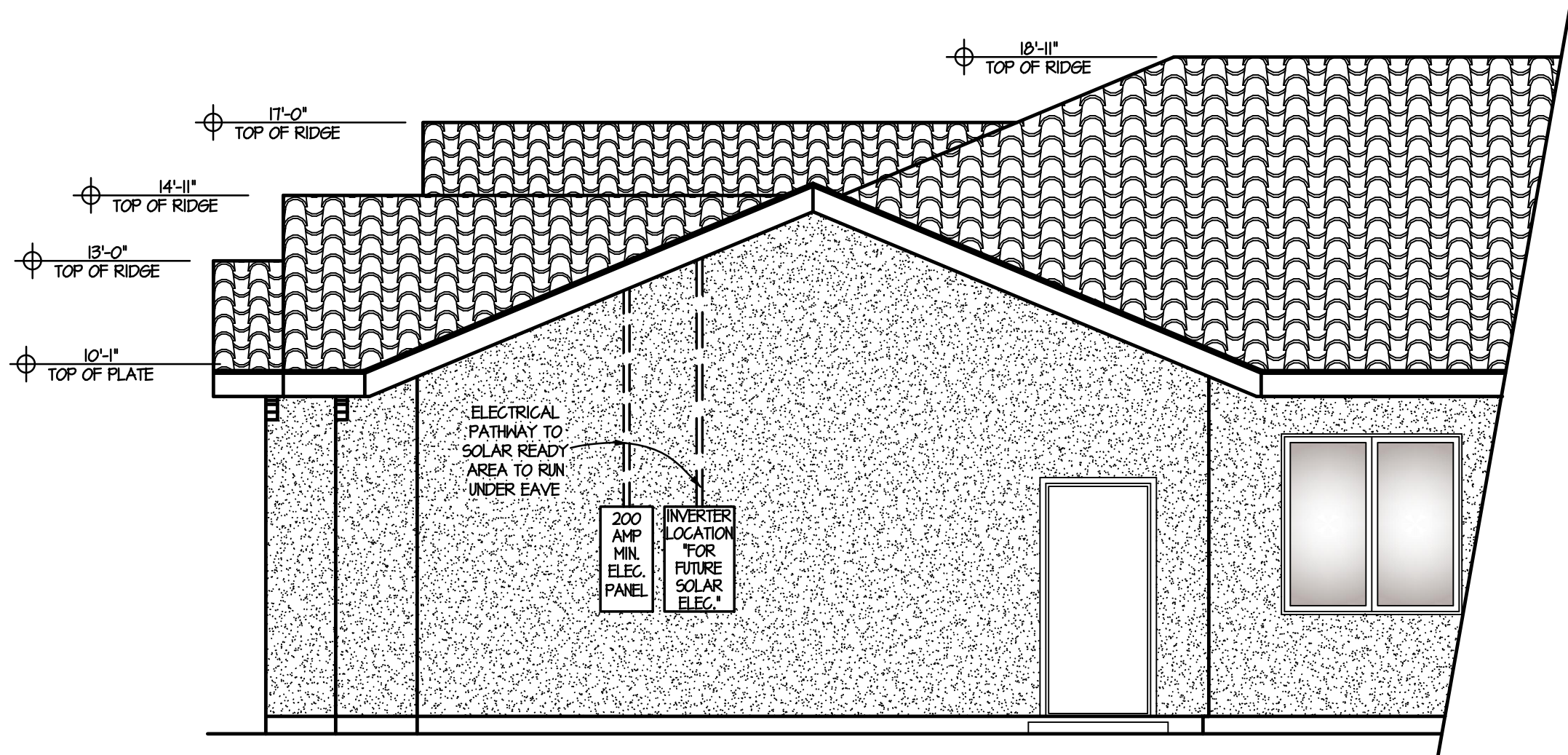
FRONT ELEVATION

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



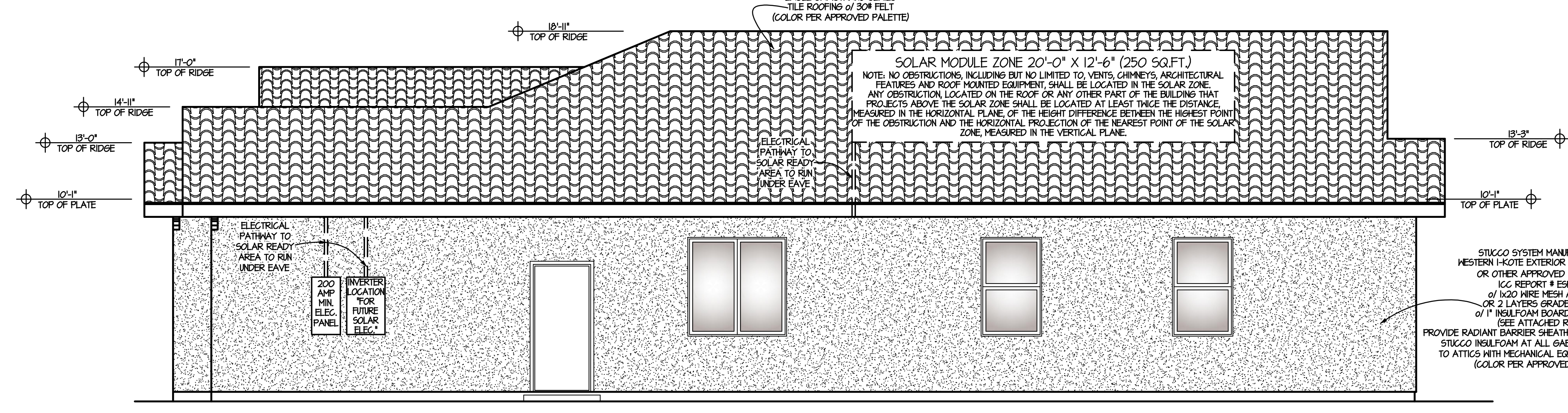
FRONT ELEVATION
w/ 3RD CAR GARAGE OPTION

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



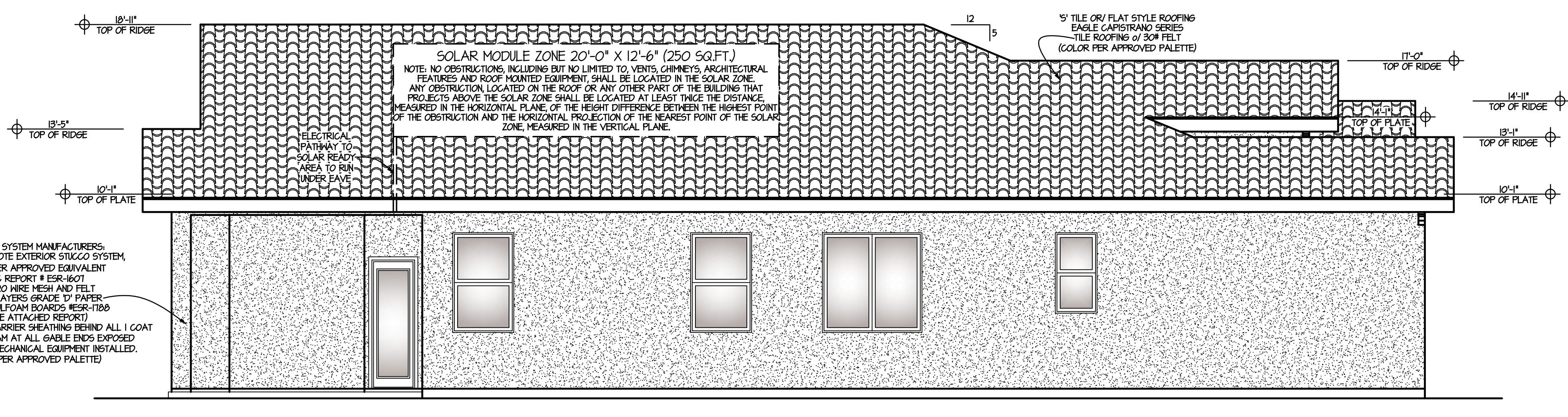
RIGHT SIDE ELEVATION 'A'
3RD CAR GARAGE OPT.

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



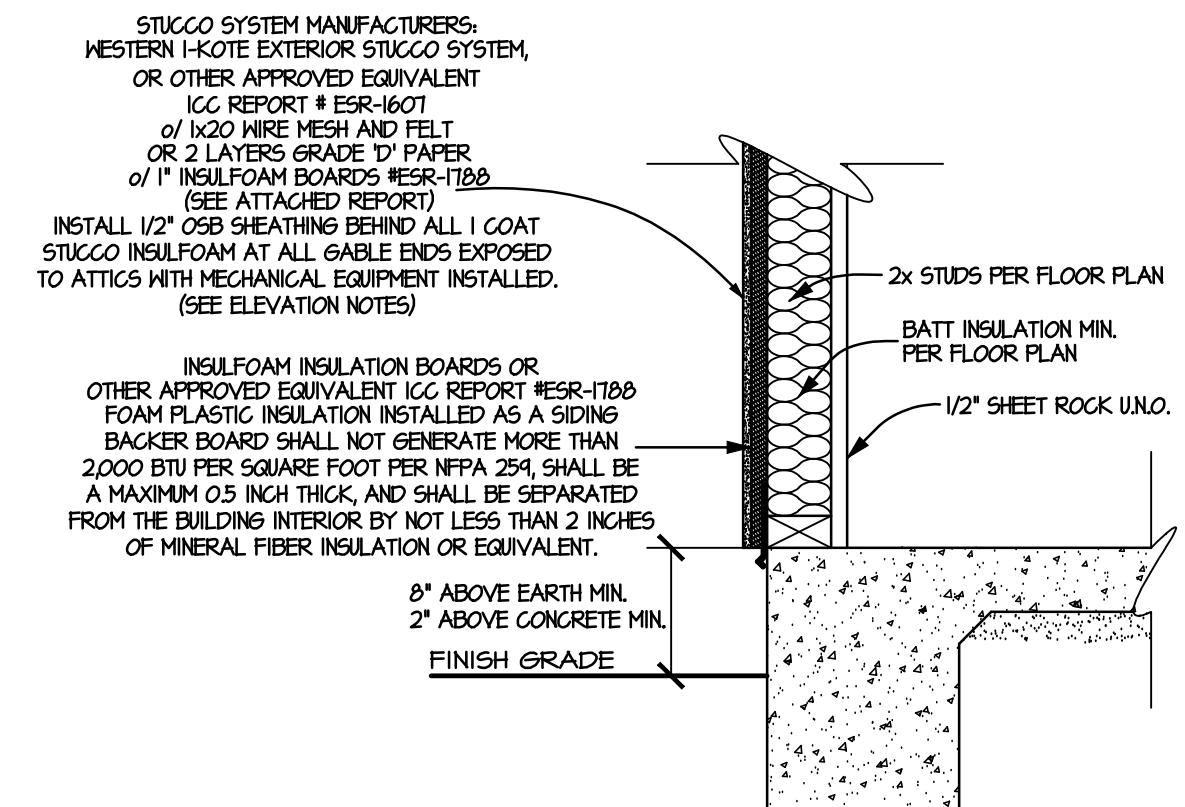
RIGHT SIDE ELEVATION

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

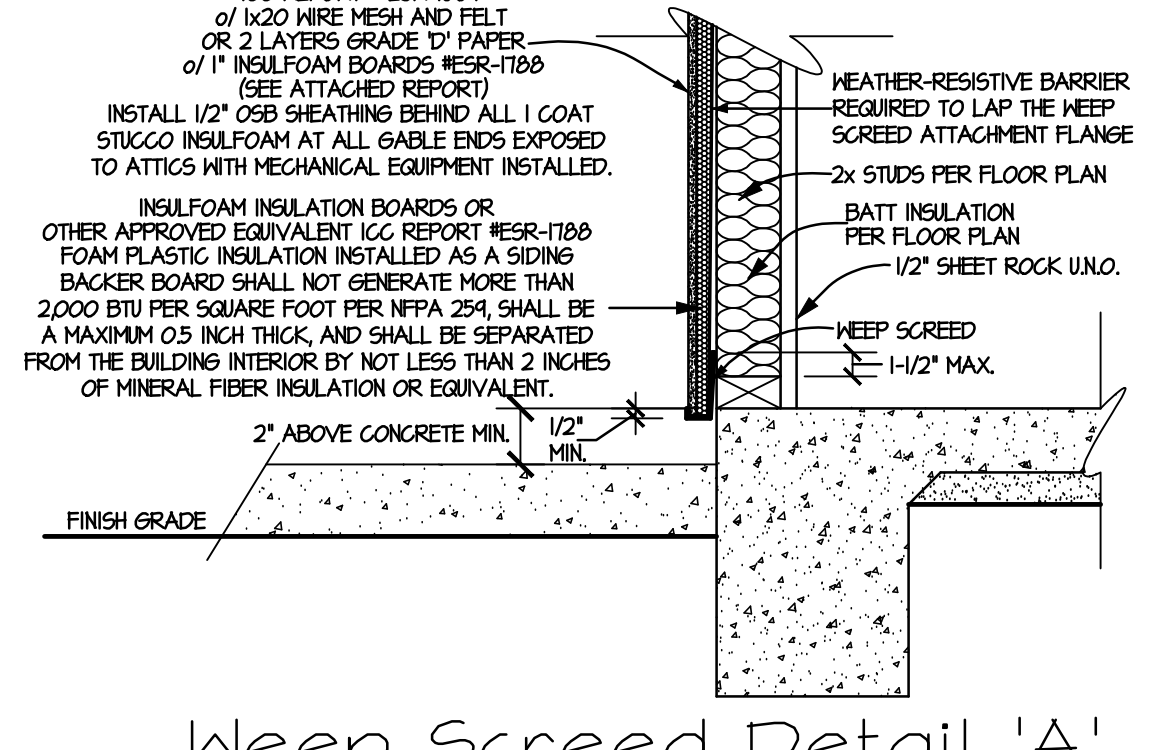


LEFT SIDE ELEVATION

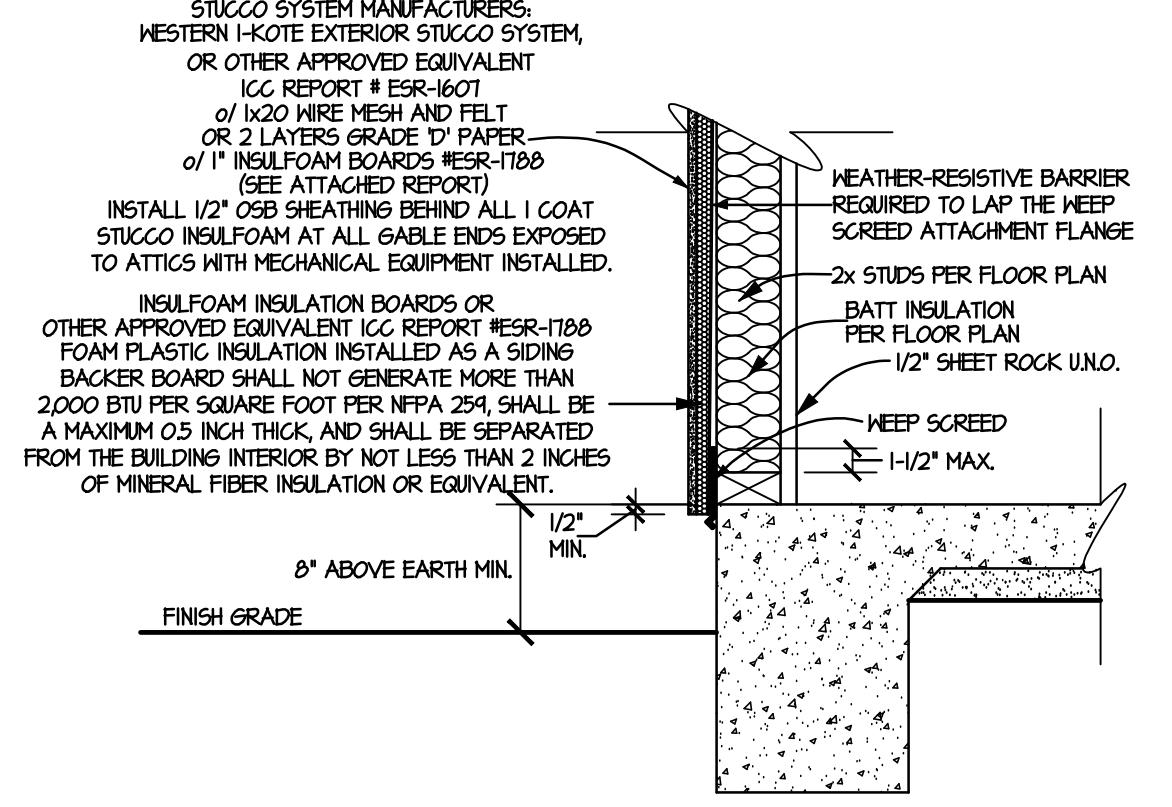
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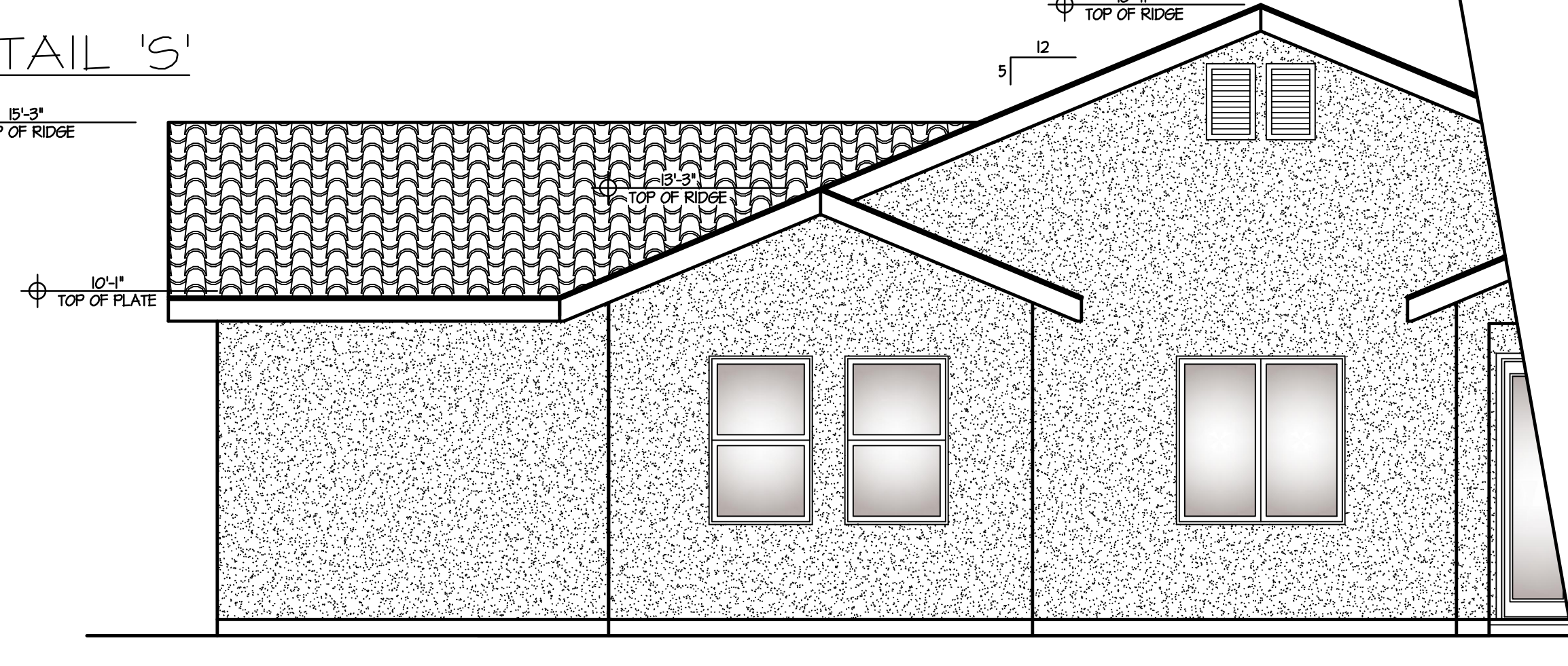
ONE COAT STUCCO DETAIL 'S'



Weep Scream Detail 'A'

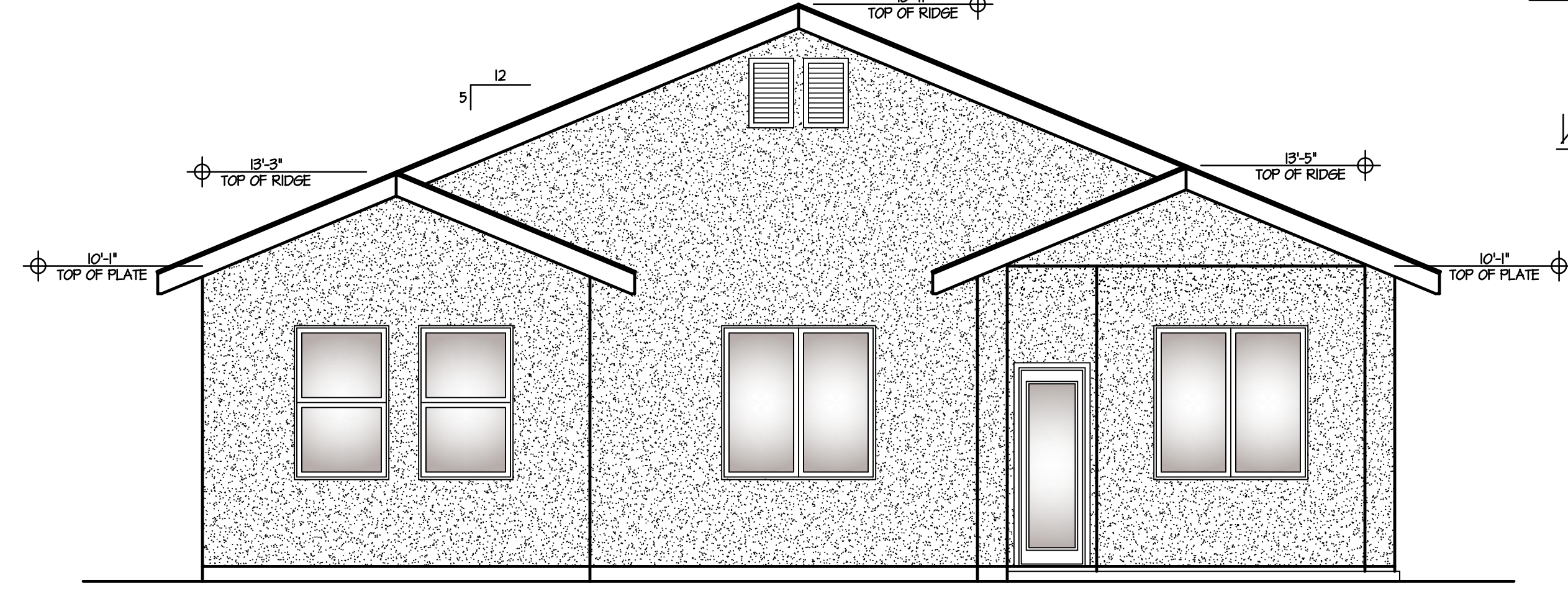


Weep Scream Detail 'B'



REAR ELEVATION
3RD CAR GARAGE OPT.

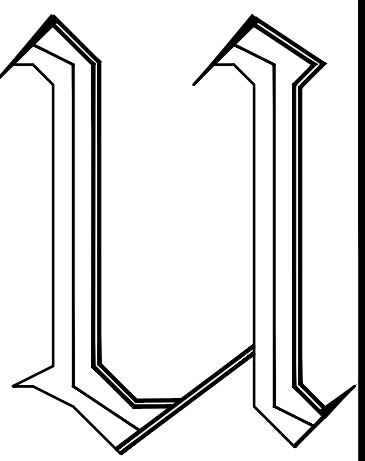
SCALE: 1/4" = 1'-0"



REAR ELEVATION

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

The Sienna 1777 Plan Exterior Elevations 'A' w/ Optional 10ft Plate



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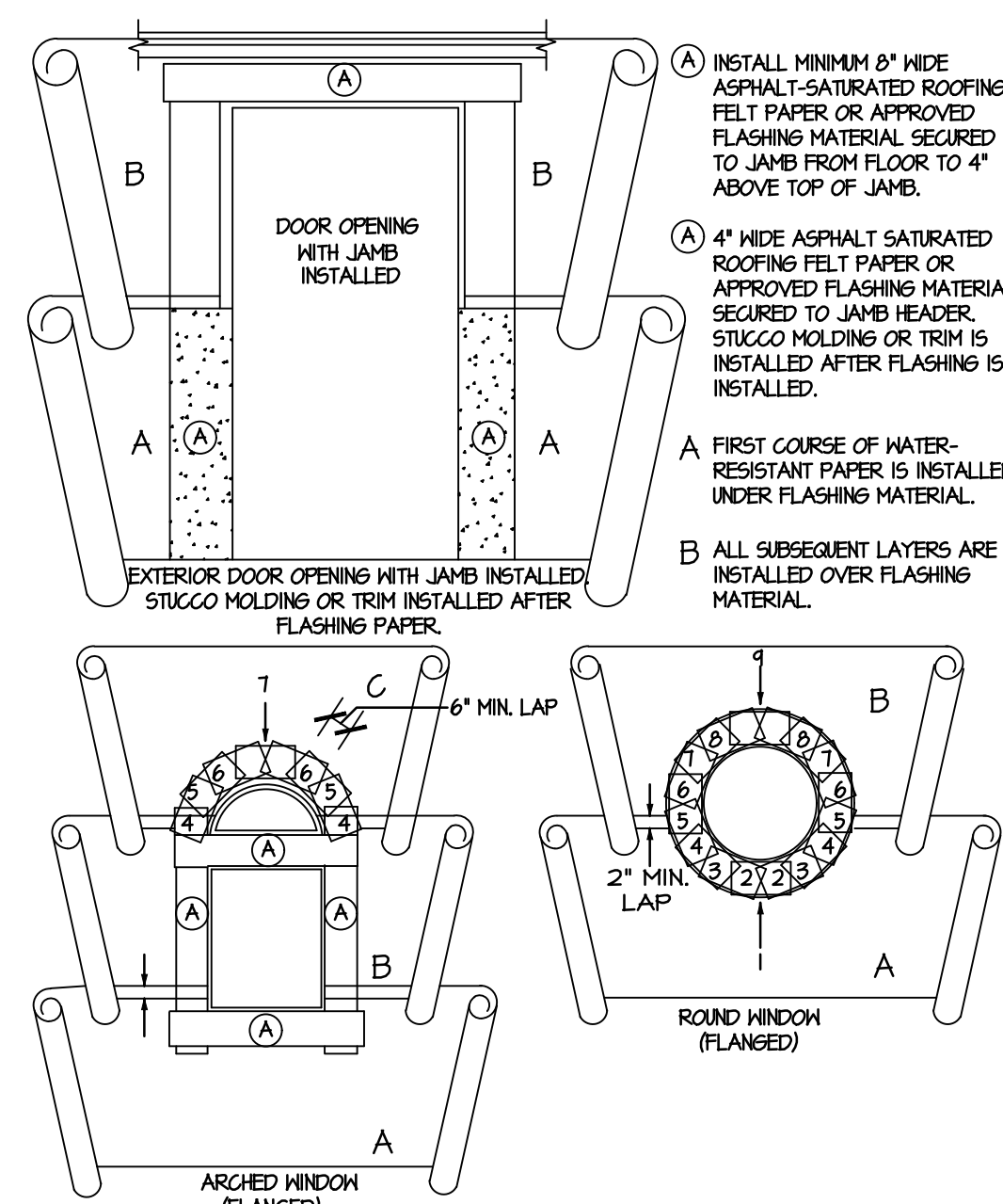


Streywood

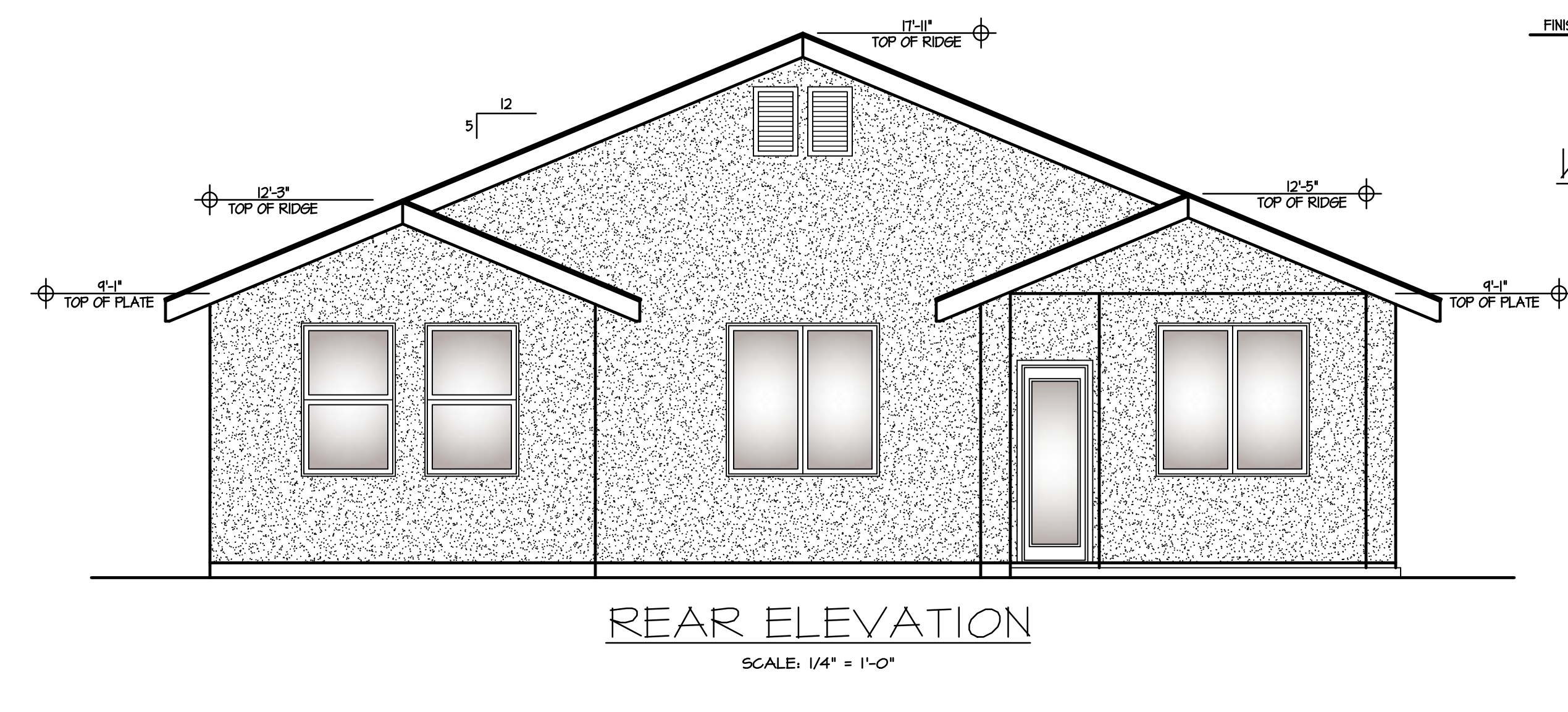
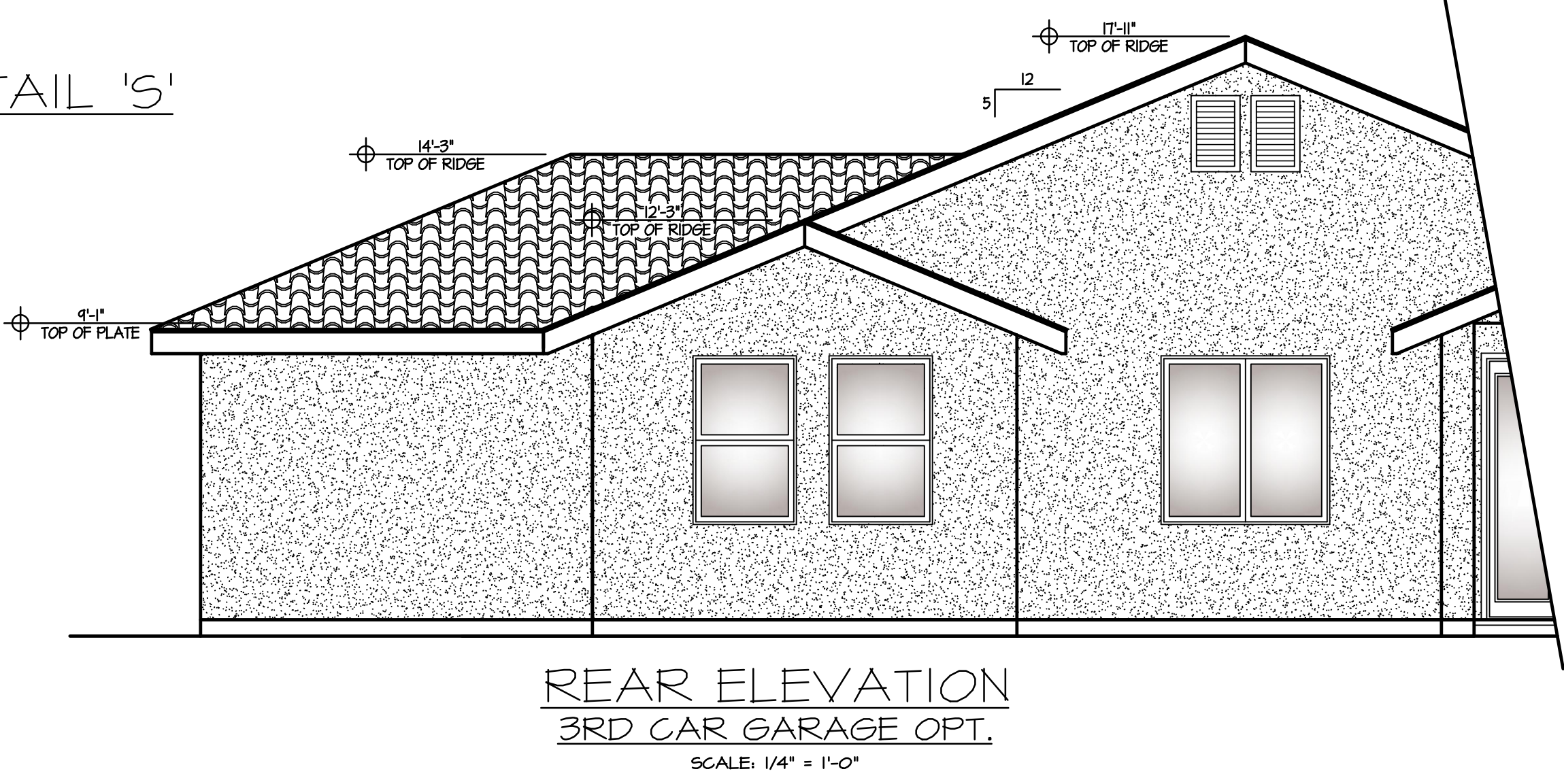
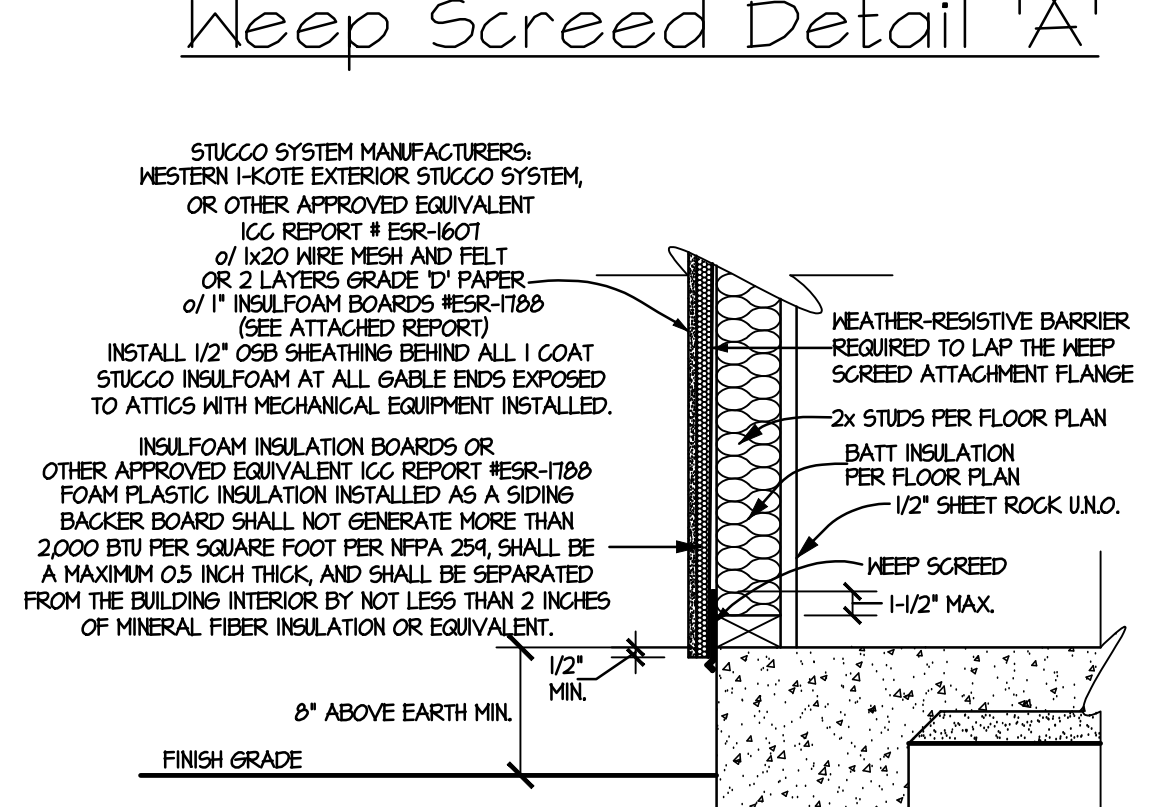
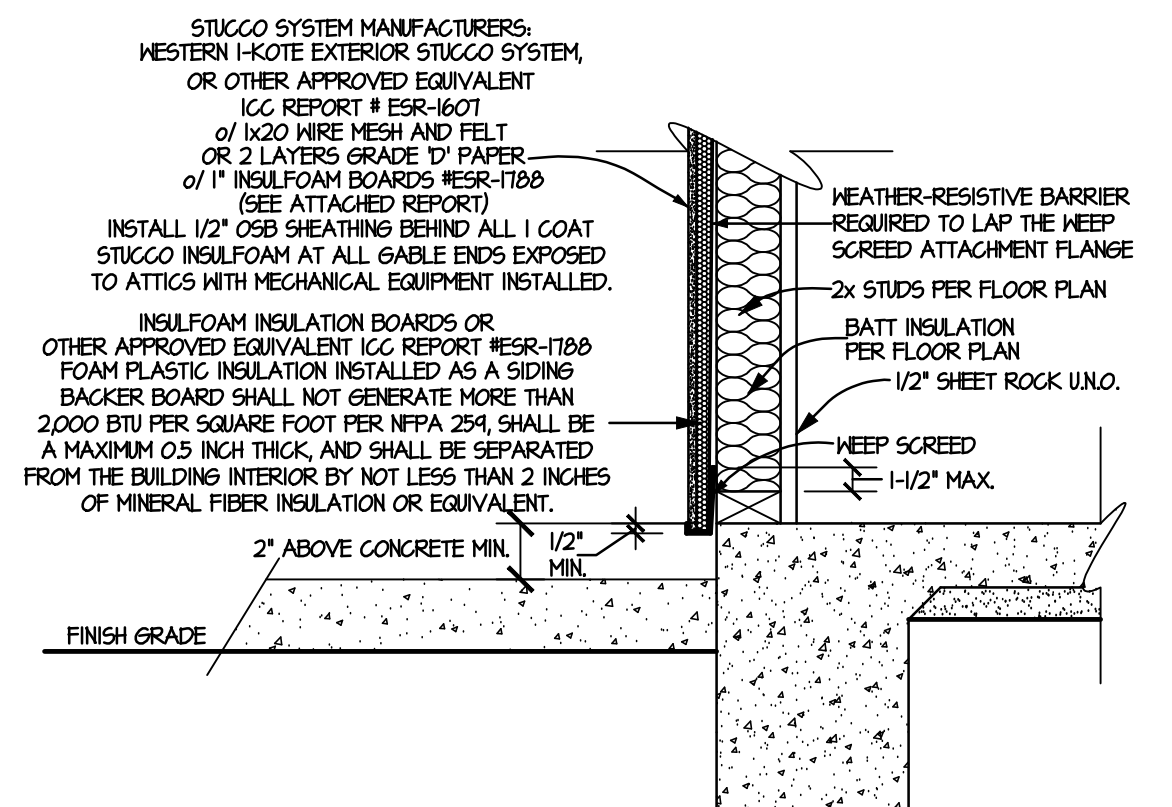
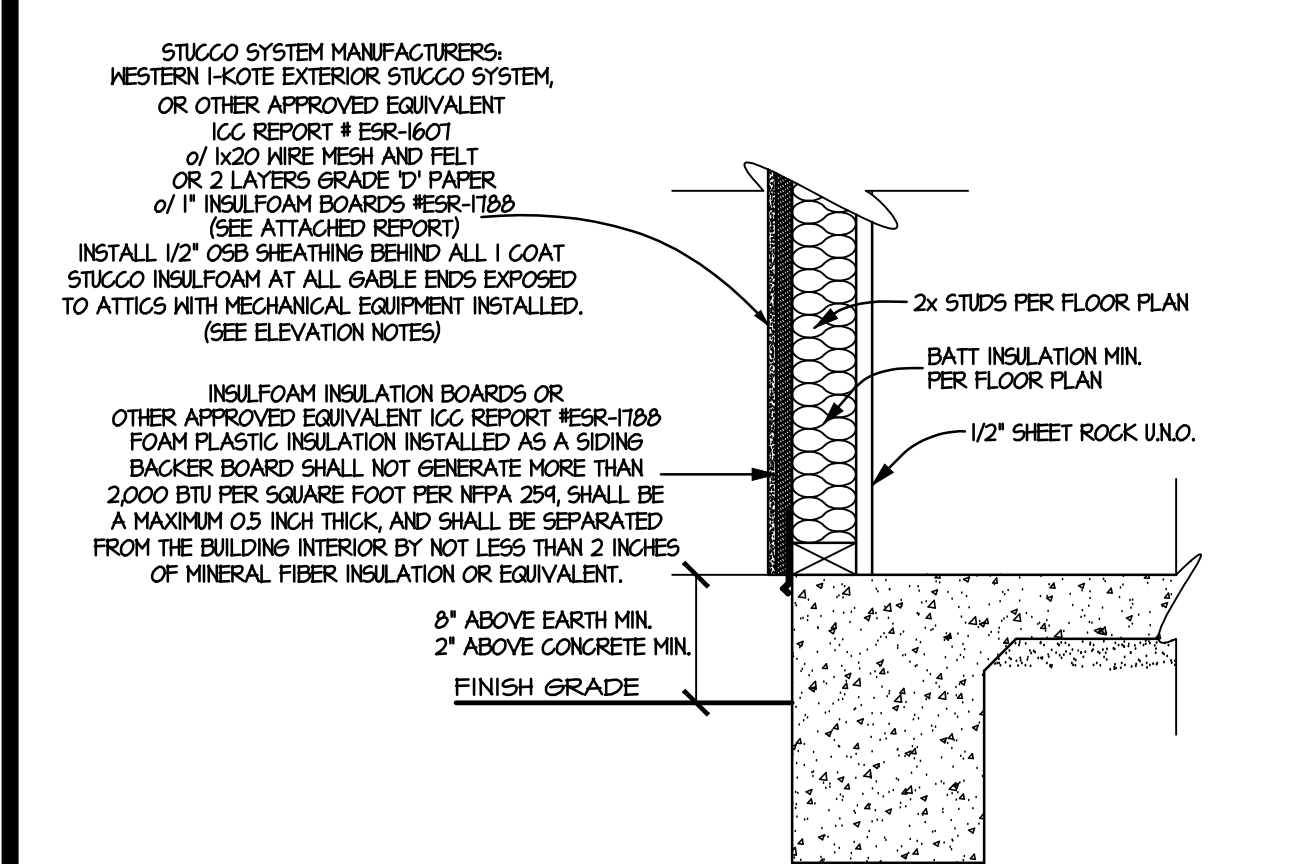
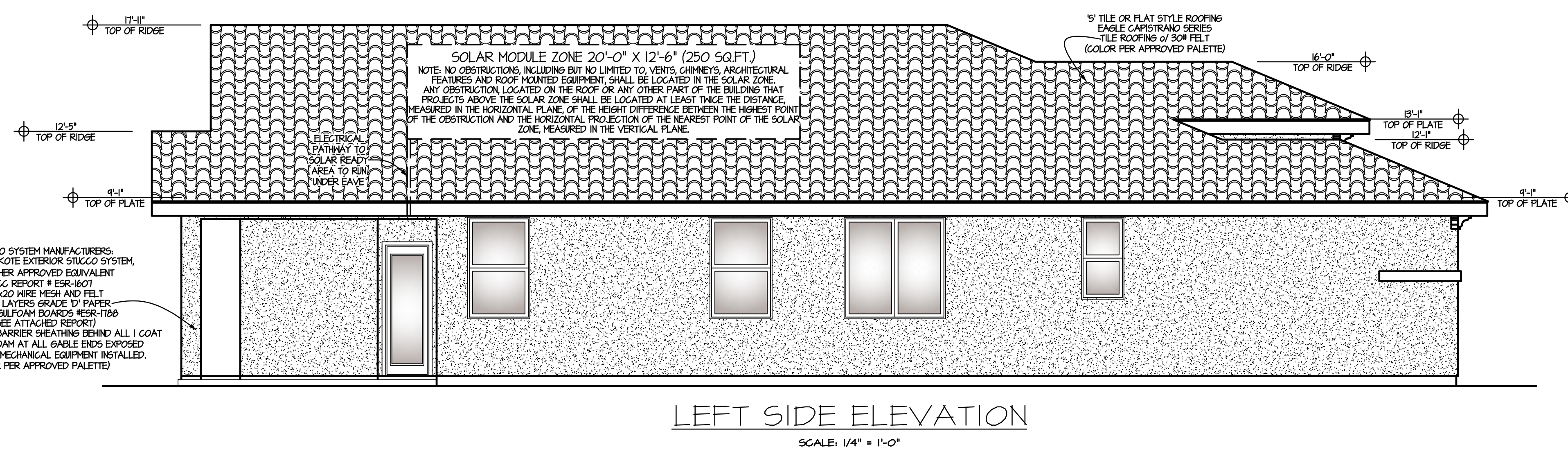
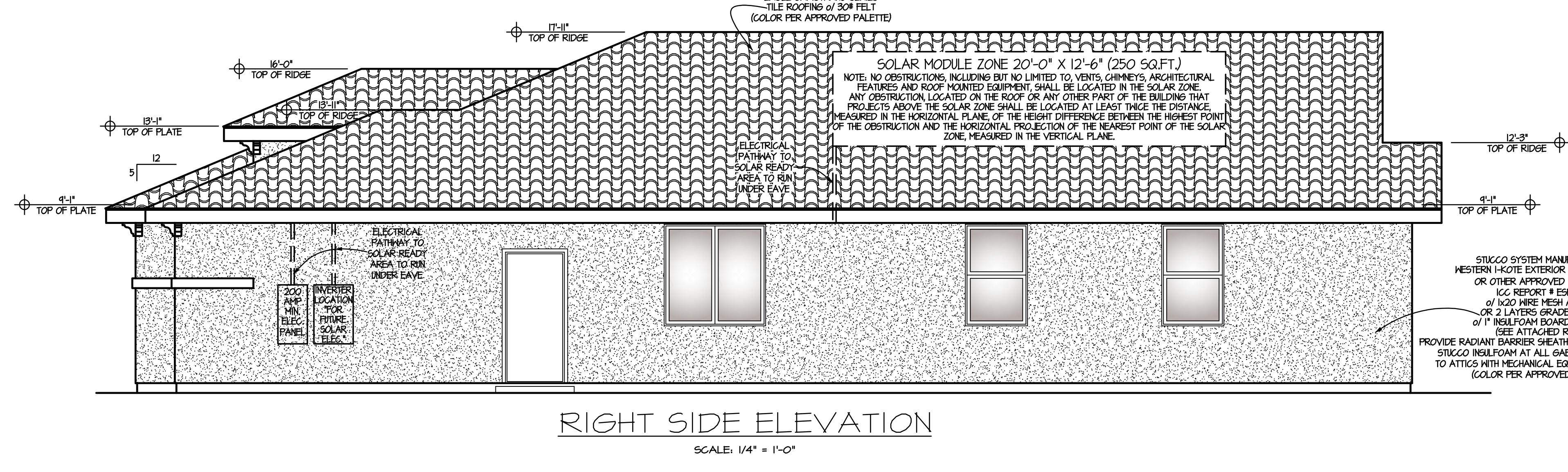
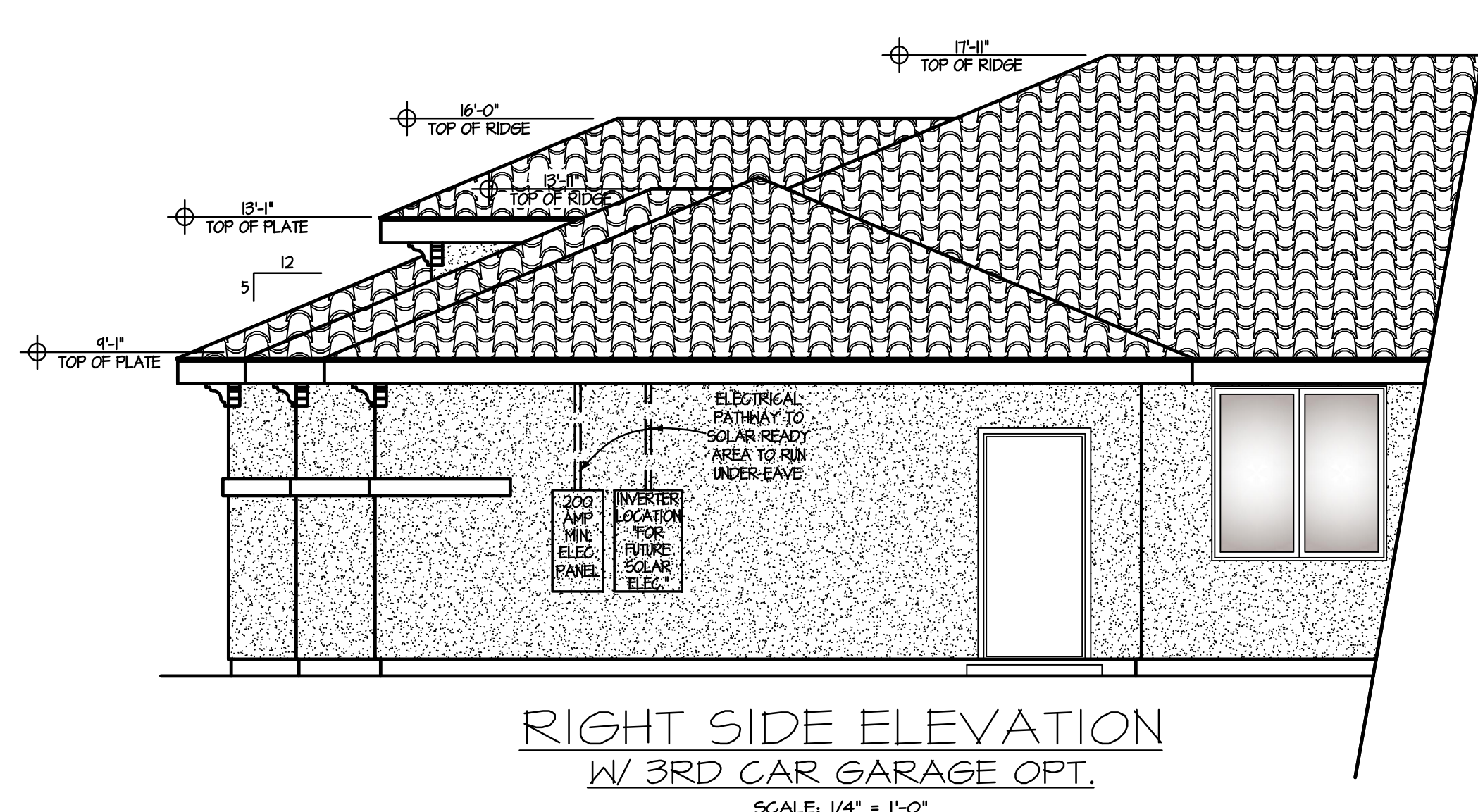
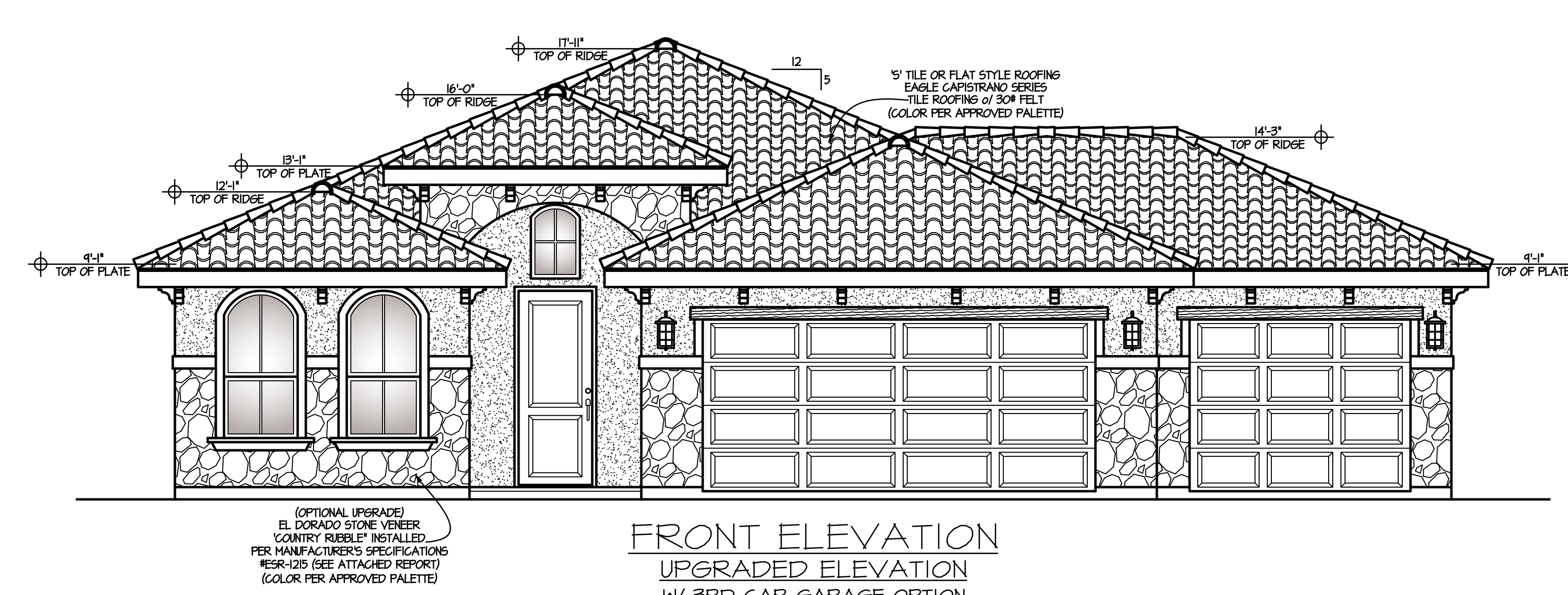
OWNER / BUILDER:
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5320 E. PINE AVENUE
FRESNO, CA 93727
Phone: (559) 275-5200
Email: jcrowncrownliving.com

DATE: 11/21/2021
SCALE: 1/4" = 1'-0"
JOB NO: 1777 PLAN MADERA
SHEET

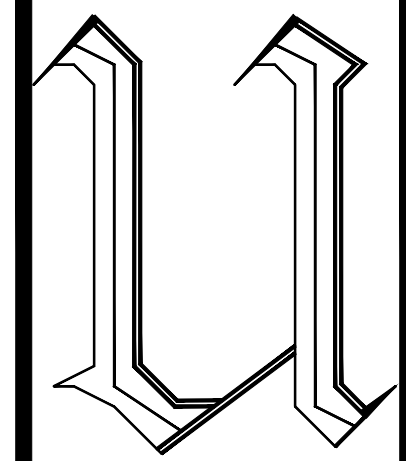
B2



Door & Window Flashing Detail



The Sienna 1777 Plan Exterior Elevations 'B' w/ Standard gft Plate



Ubaldo Garcia Hernandez
Architect Lic. No. C-35319
MADERA, CA 93639

Ubaldo Garcia Hernandez & Development
Architecture, Engineering & Development
Tel. (559) 871-5534
Email: uhabaldog@hotmail.com

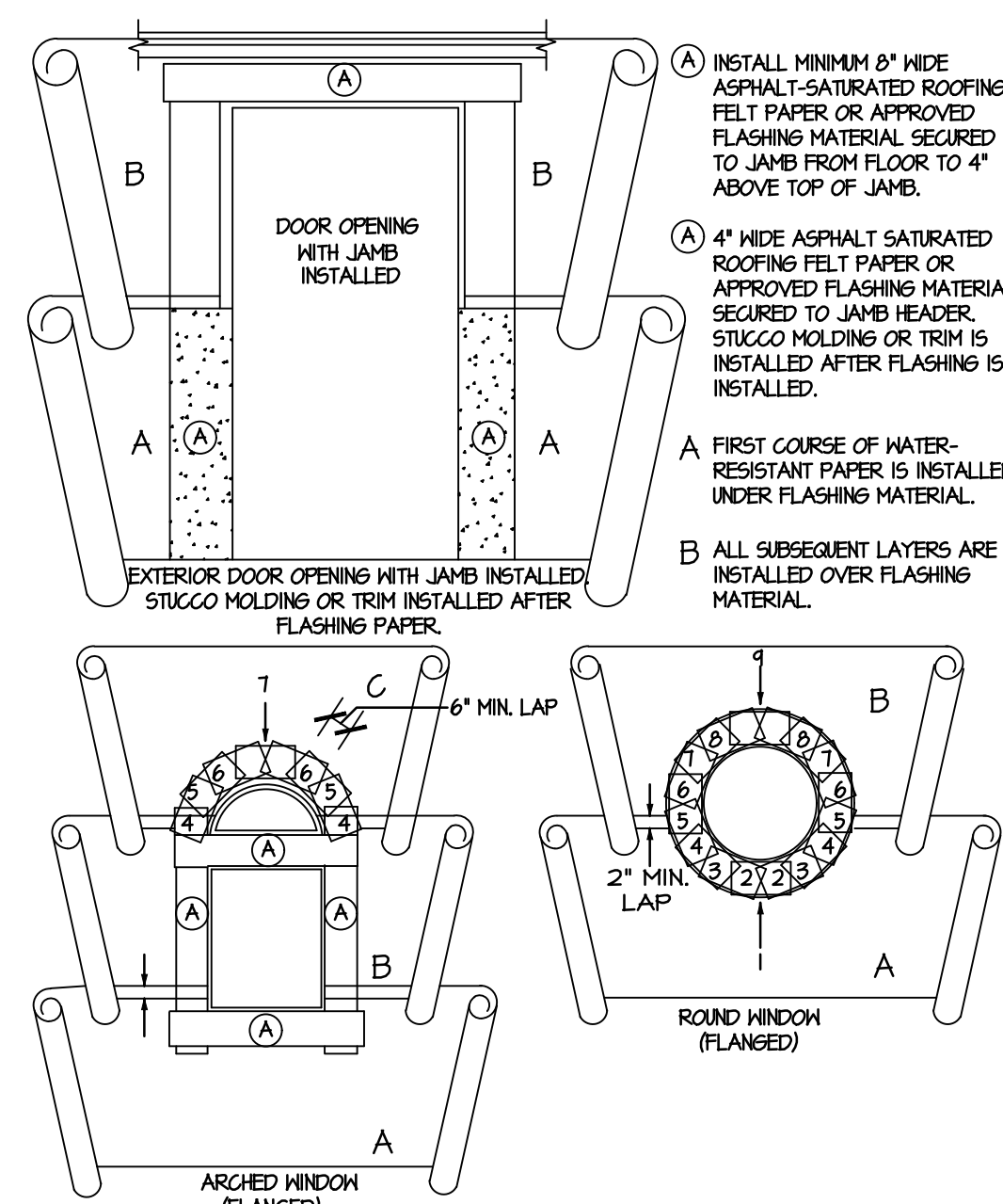


Steywood

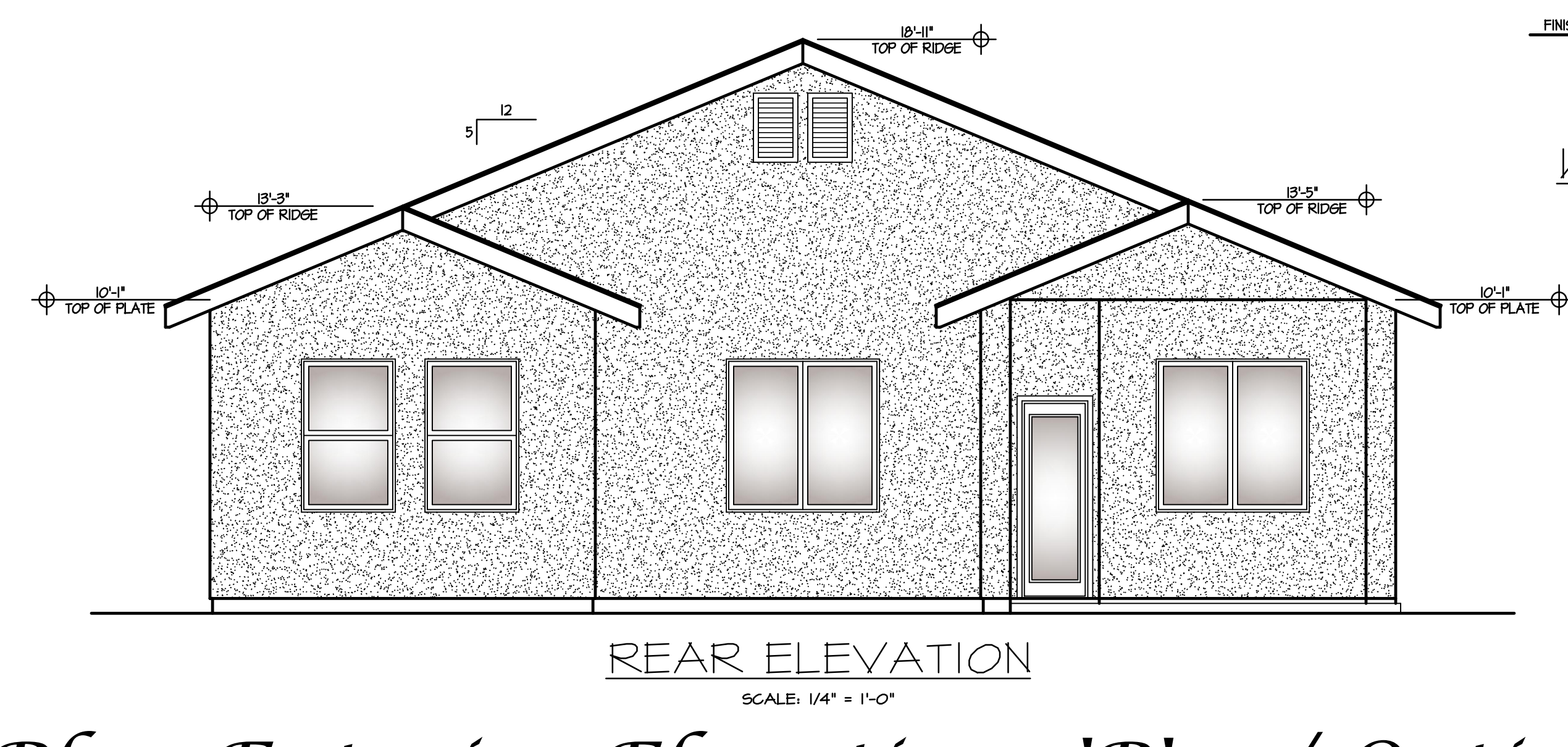
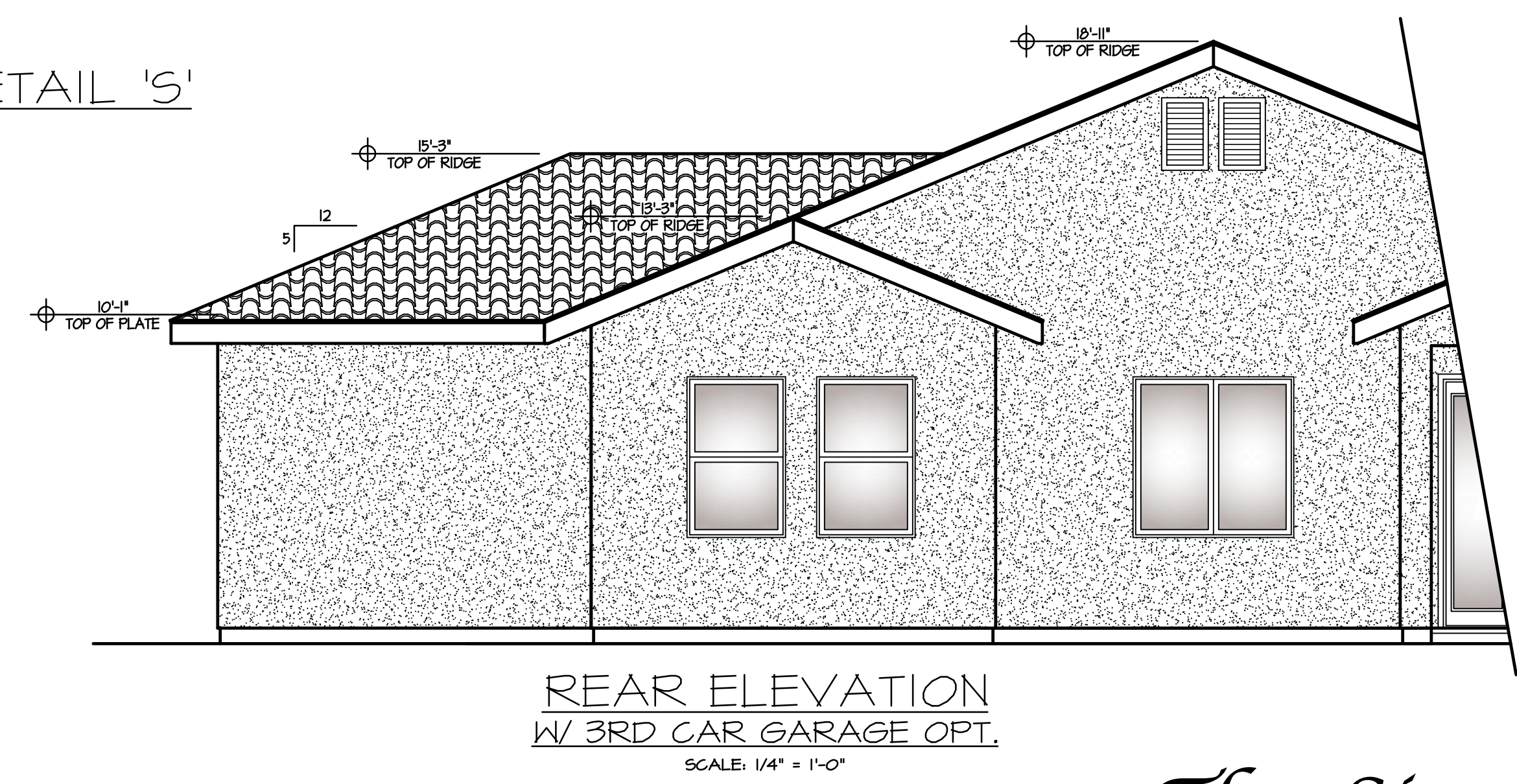
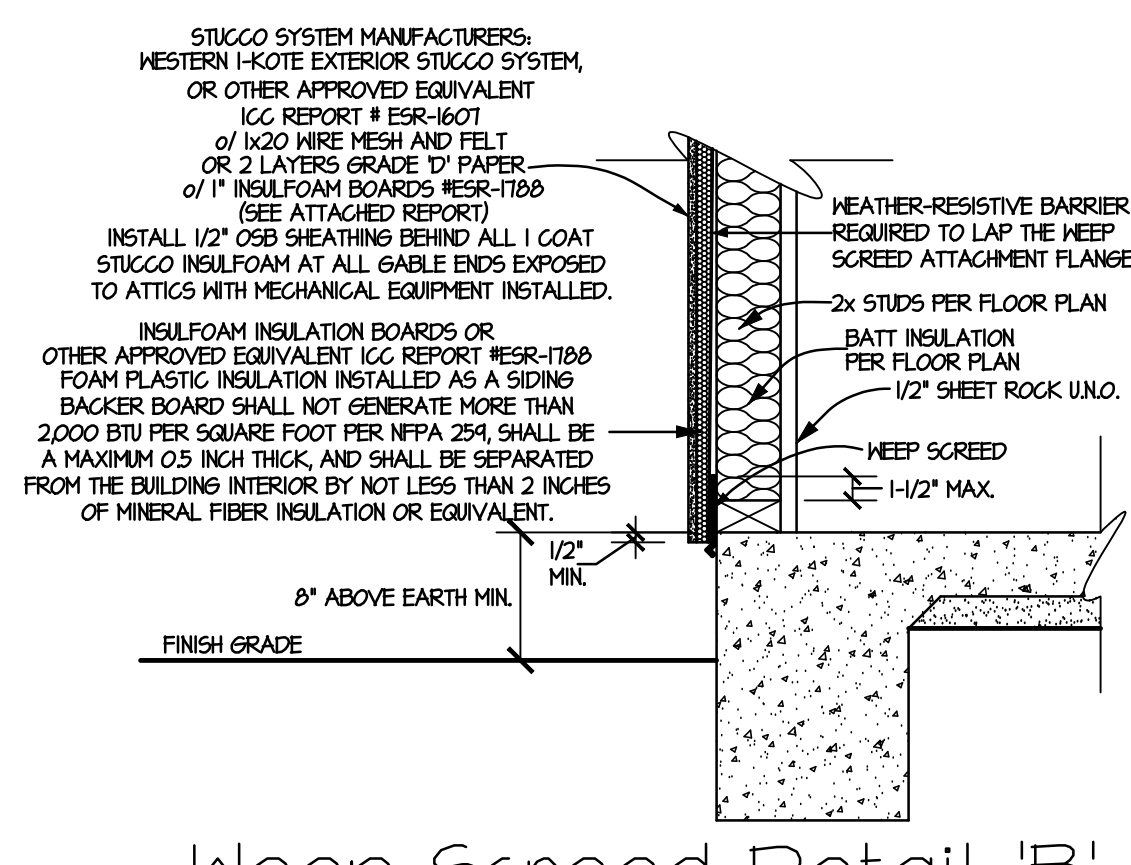
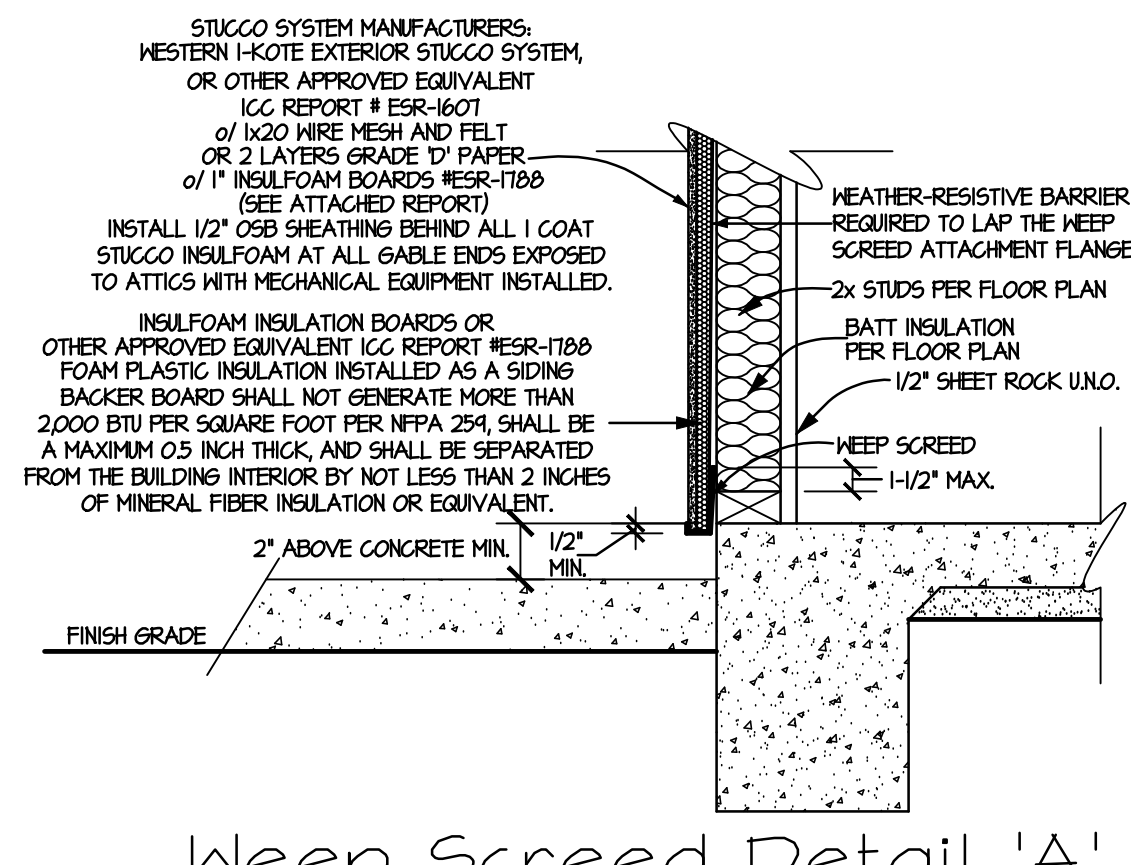
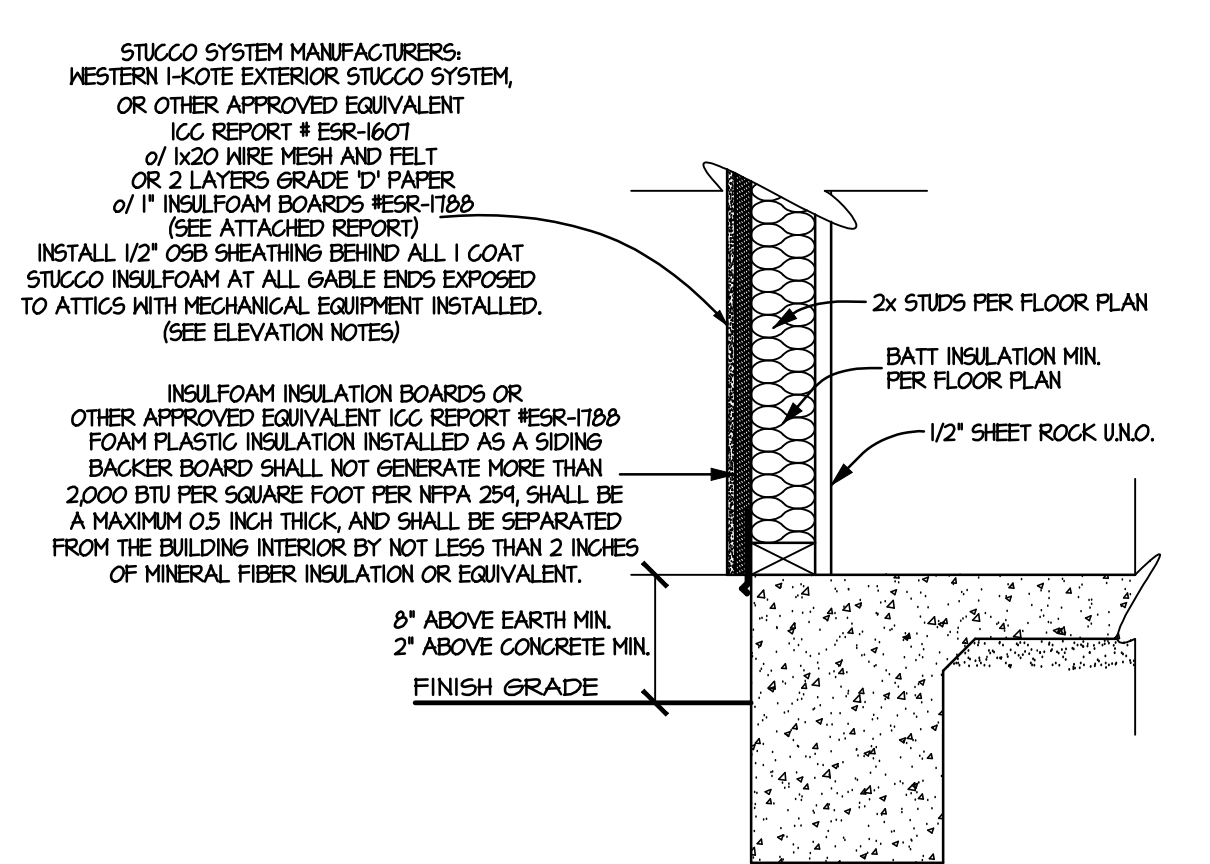
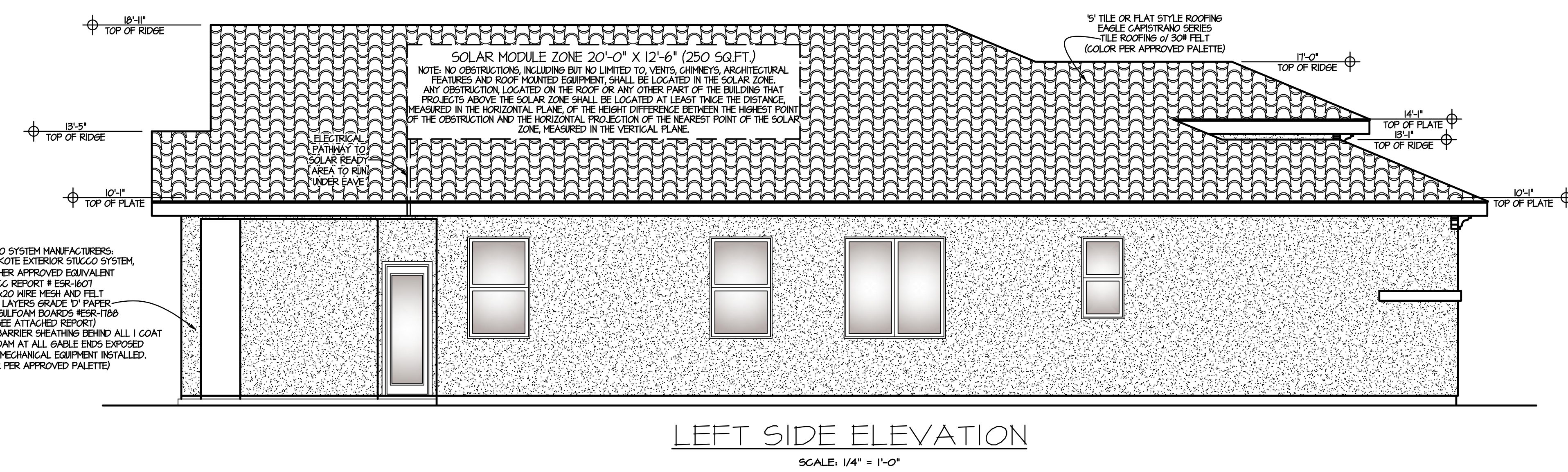
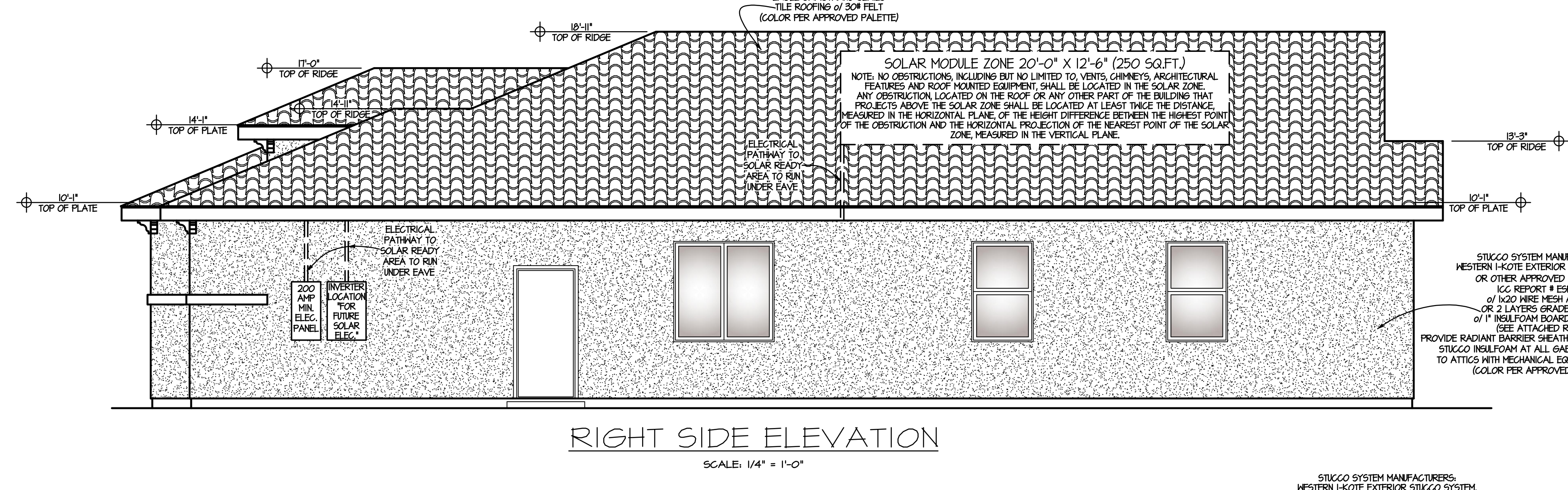
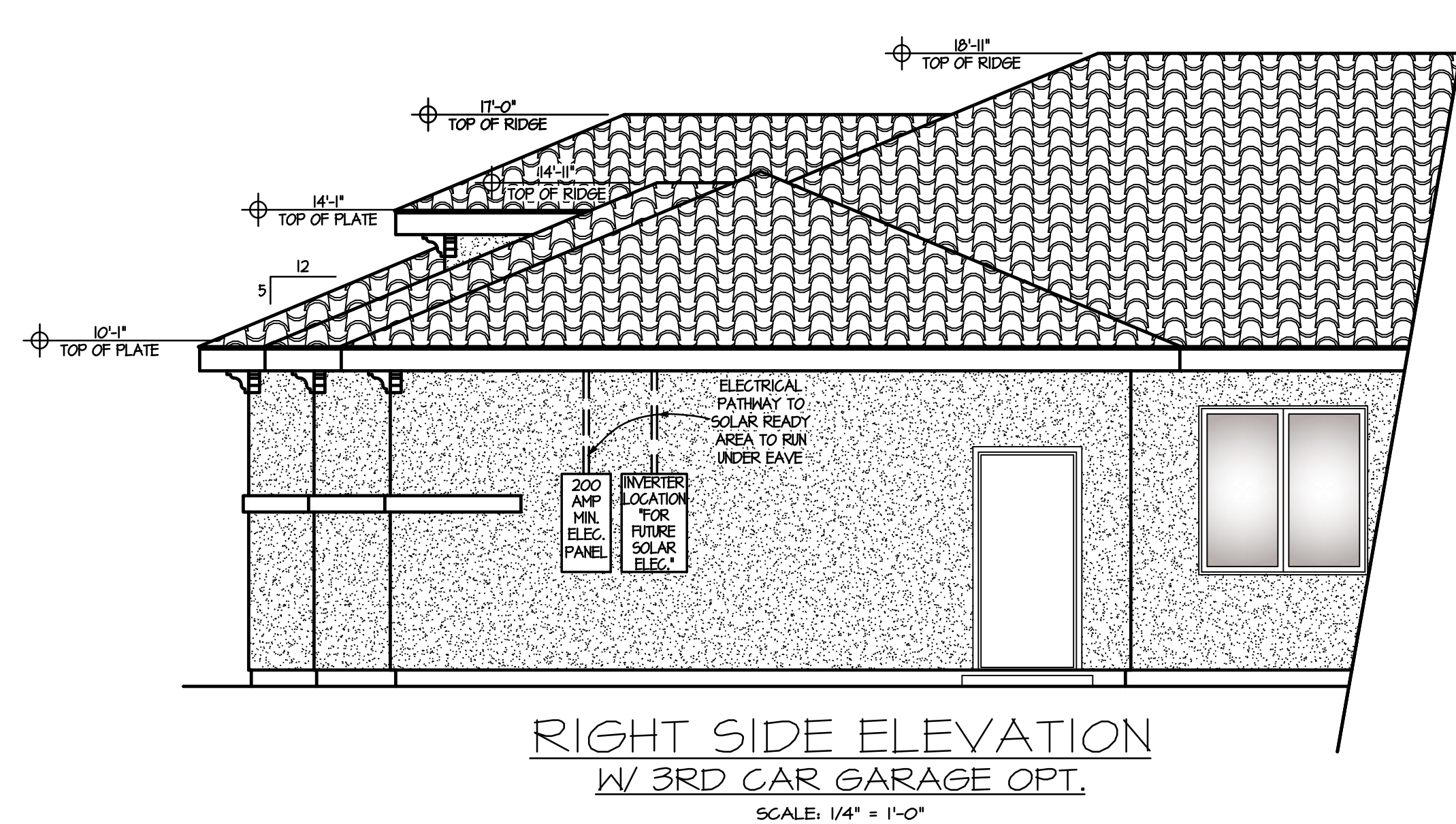
OWNER / BUILDER:
JOSEPH CROWN
CONSTRUCTION & DEVELOPMENT, INC.
5320 E. PINE AVENUE
FRESNO, CA 93727
Phone: (559) 275-5200
Email: jrcrown@crowning.com

DATE: 11/21/2021
SCALE: 1/4" = 1'-0"
JOB NO: 1777 PLAN MADERA
SHEET

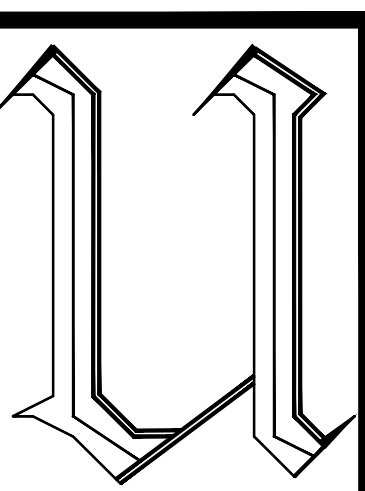
A3



Door & Window Flashing Detail



The Sienna 1777 Plan Exterior Elevations 'B' w/ Optional 10ft Plate



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

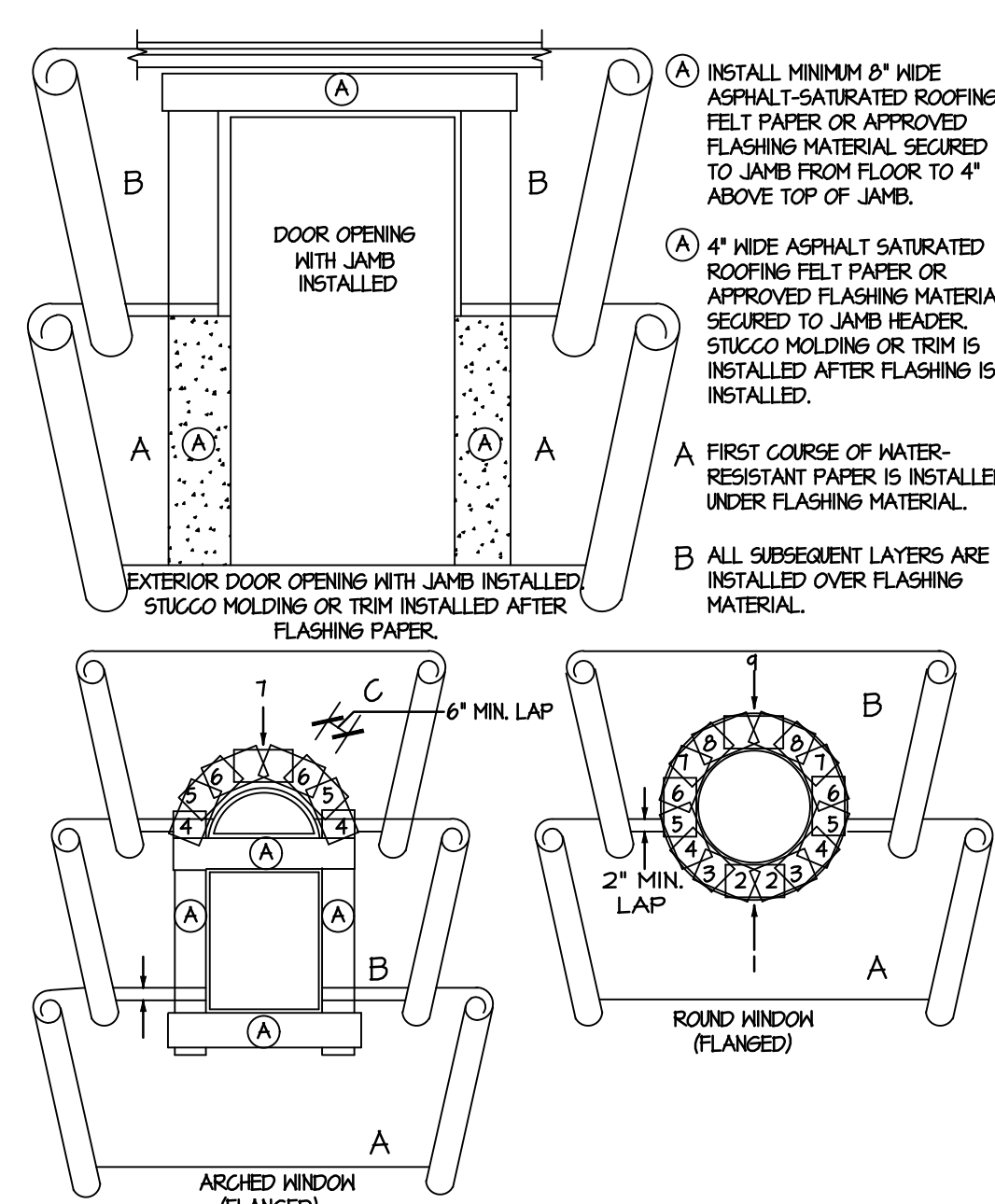


Streywood

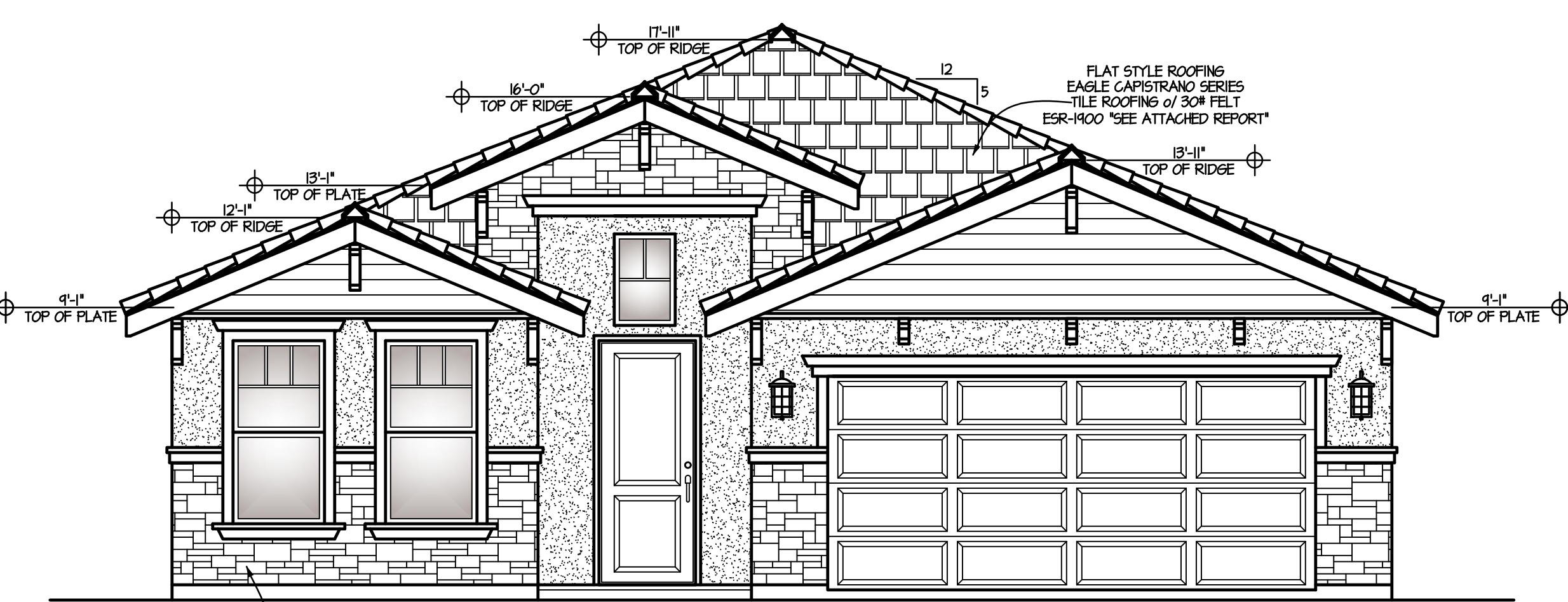
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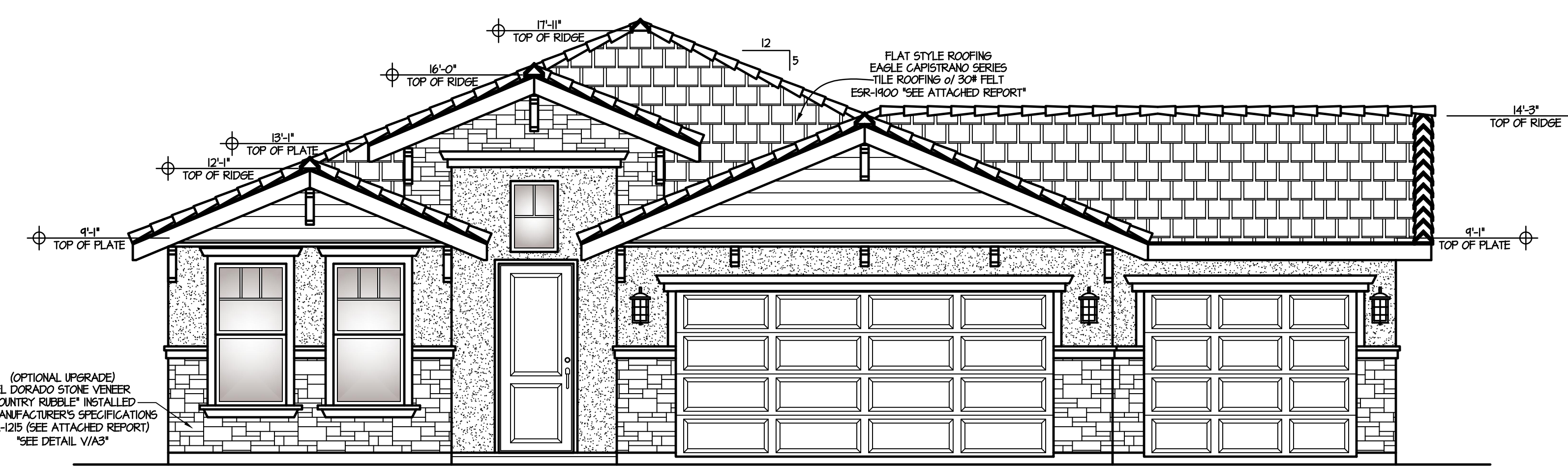
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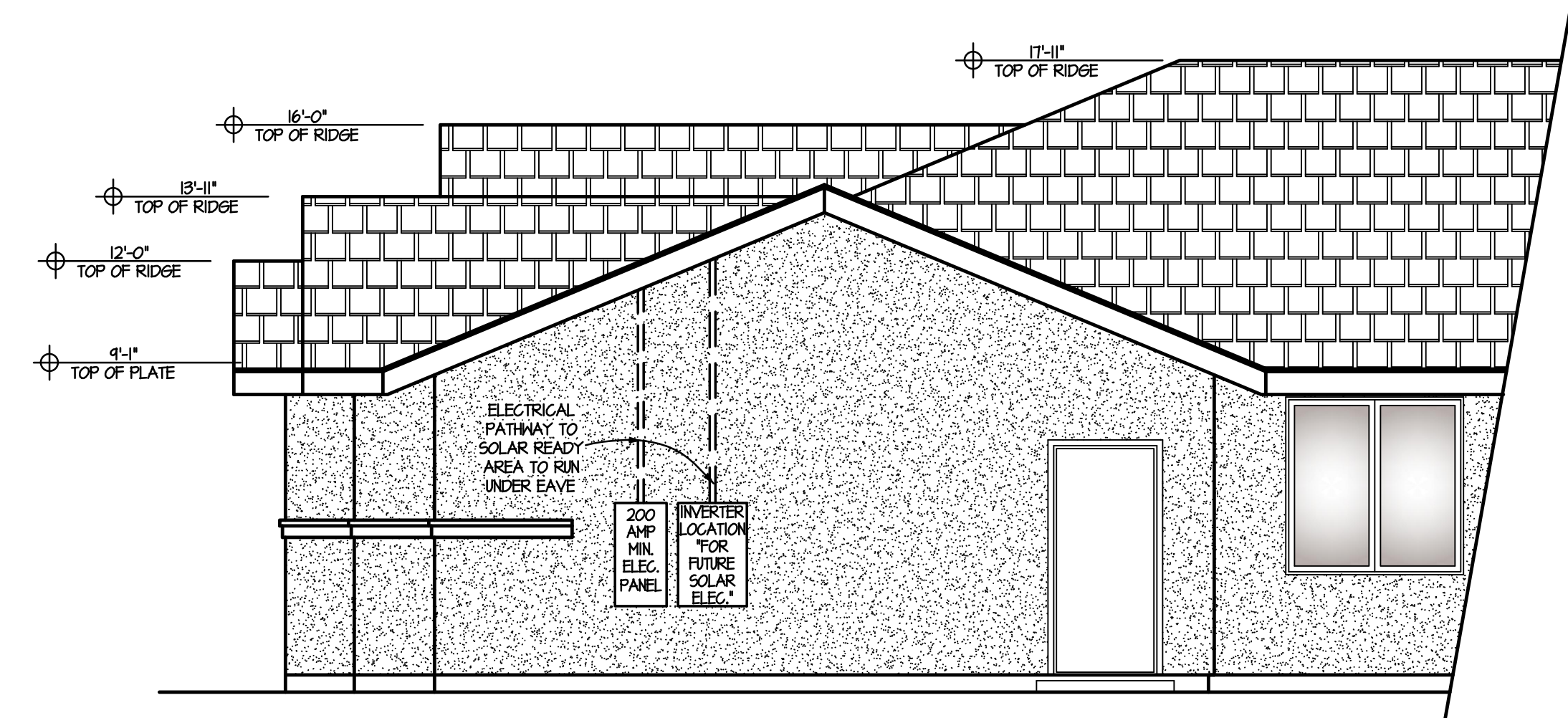
Door & Window Flashing Detail



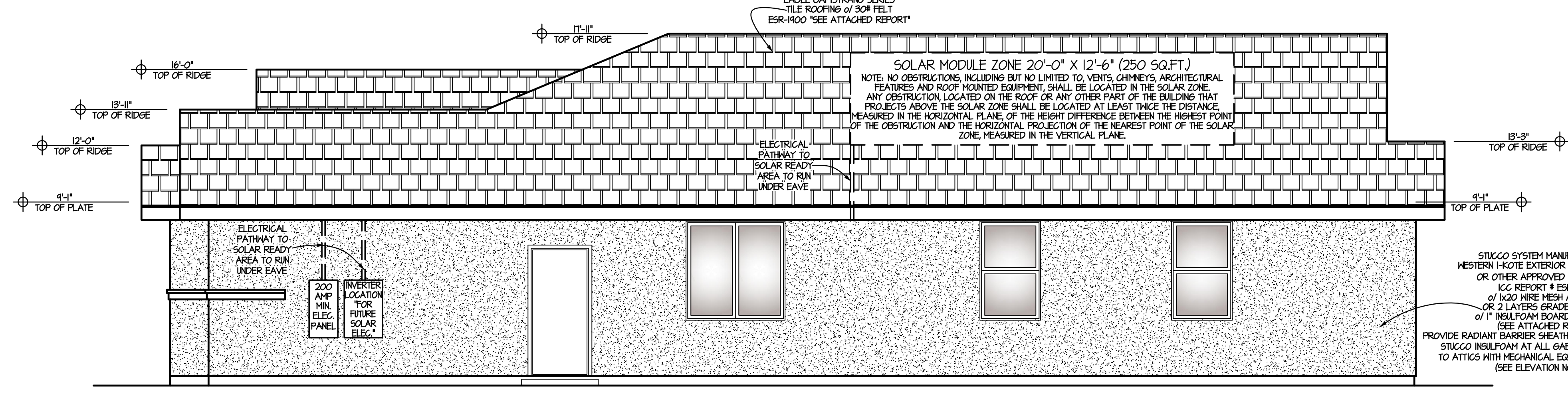
FRONT ELEVATION
STANDARD ELEVATION
SCALE: 1/4" = 1'-0"



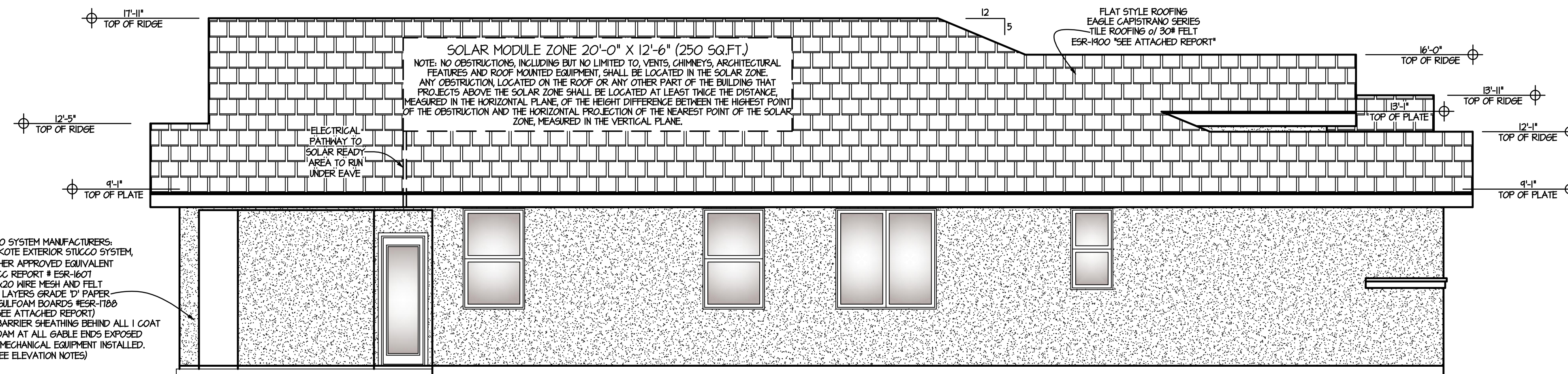
FRONT ELEVATION
UPGRADED ELEVATION
W/ 3RD CAR GARAGE OPTION
SCALE: 1/4" = 1'-0"



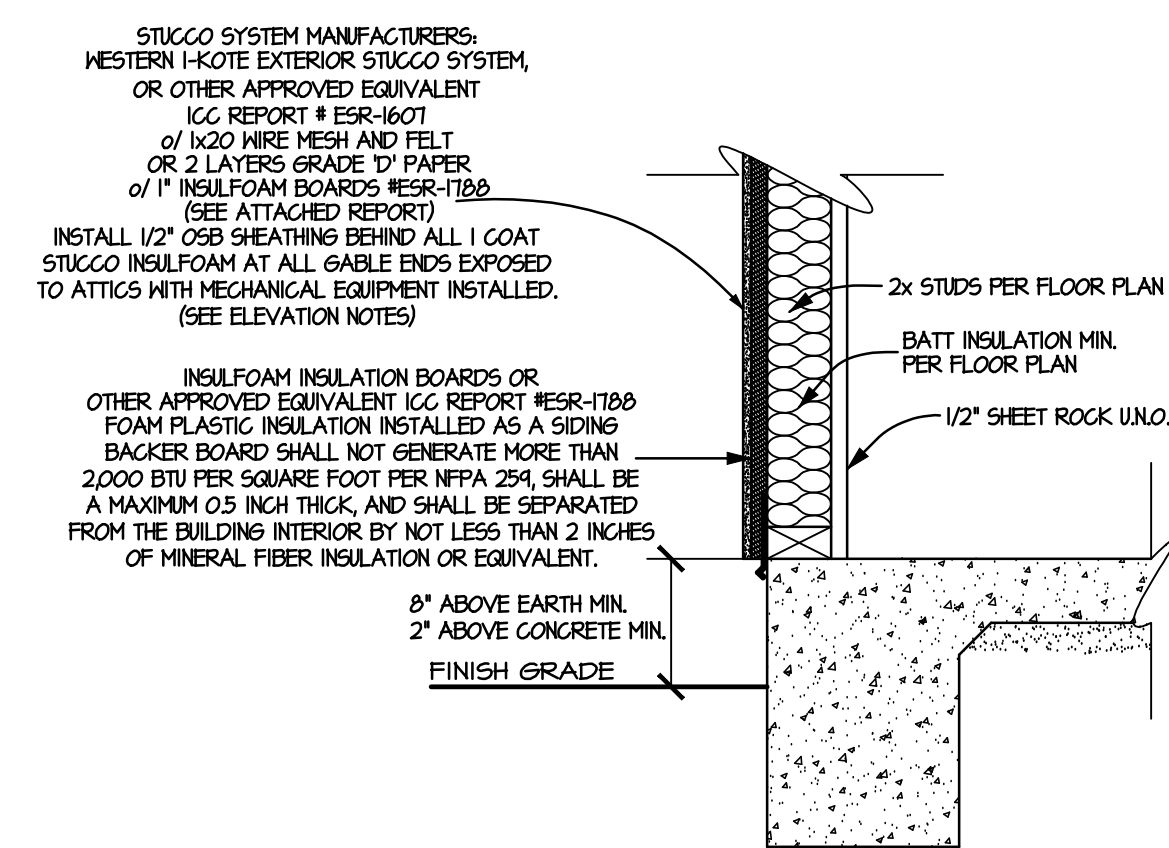
RIGHT SIDE ELEVATION
W/ 3RD CAR GARAGE OPT.
SCALE: 1/4" = 1'-0"



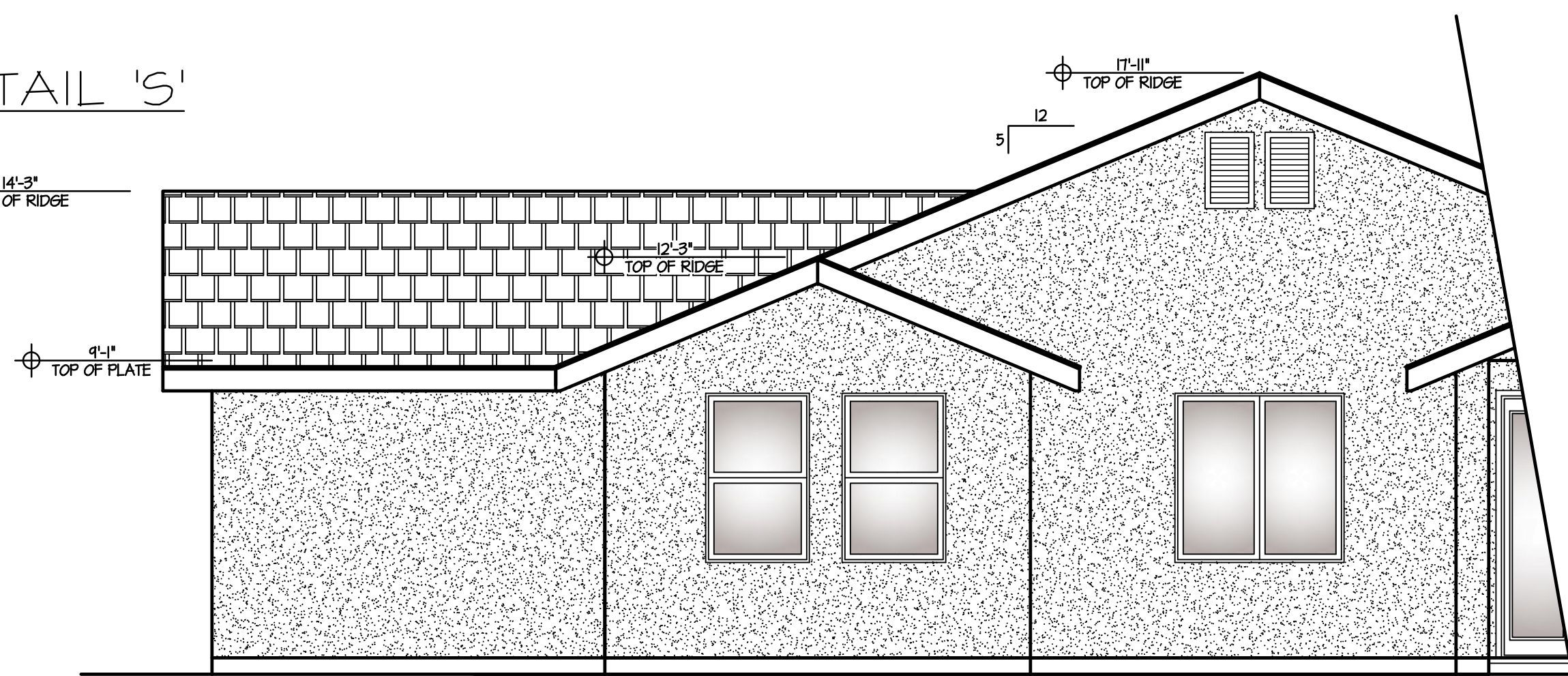
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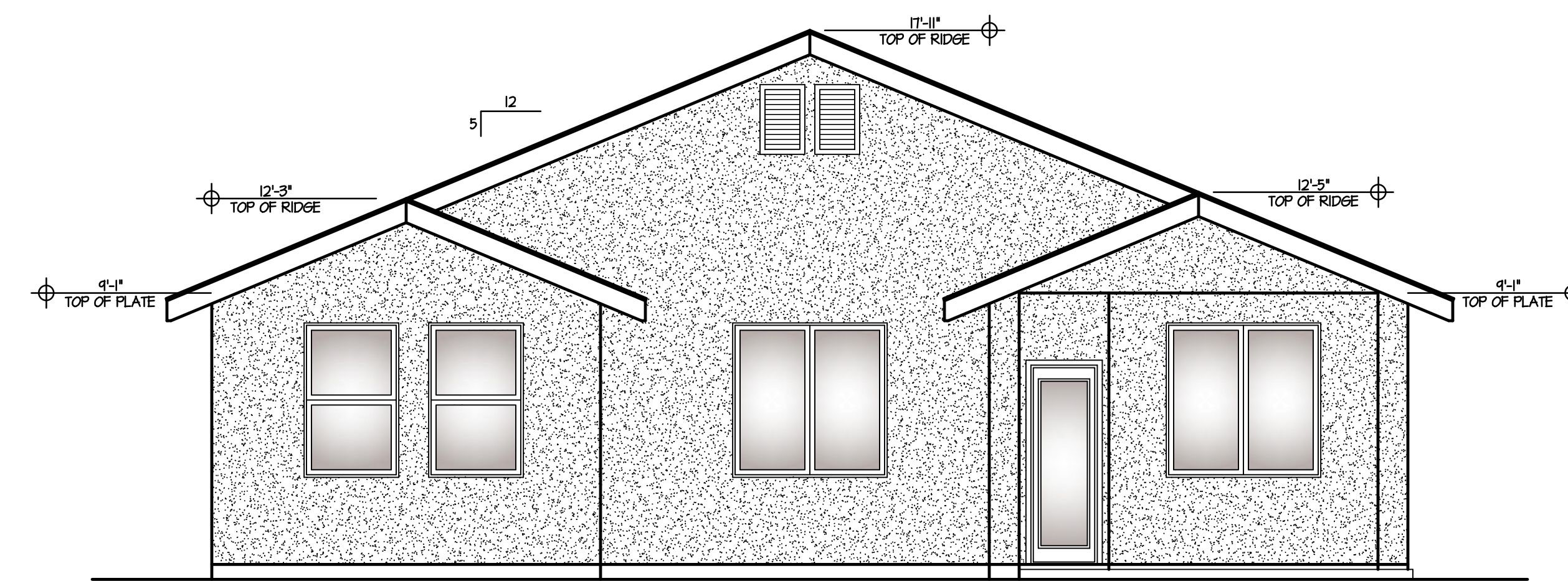
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SCALE: 1/4" = 1'-0"



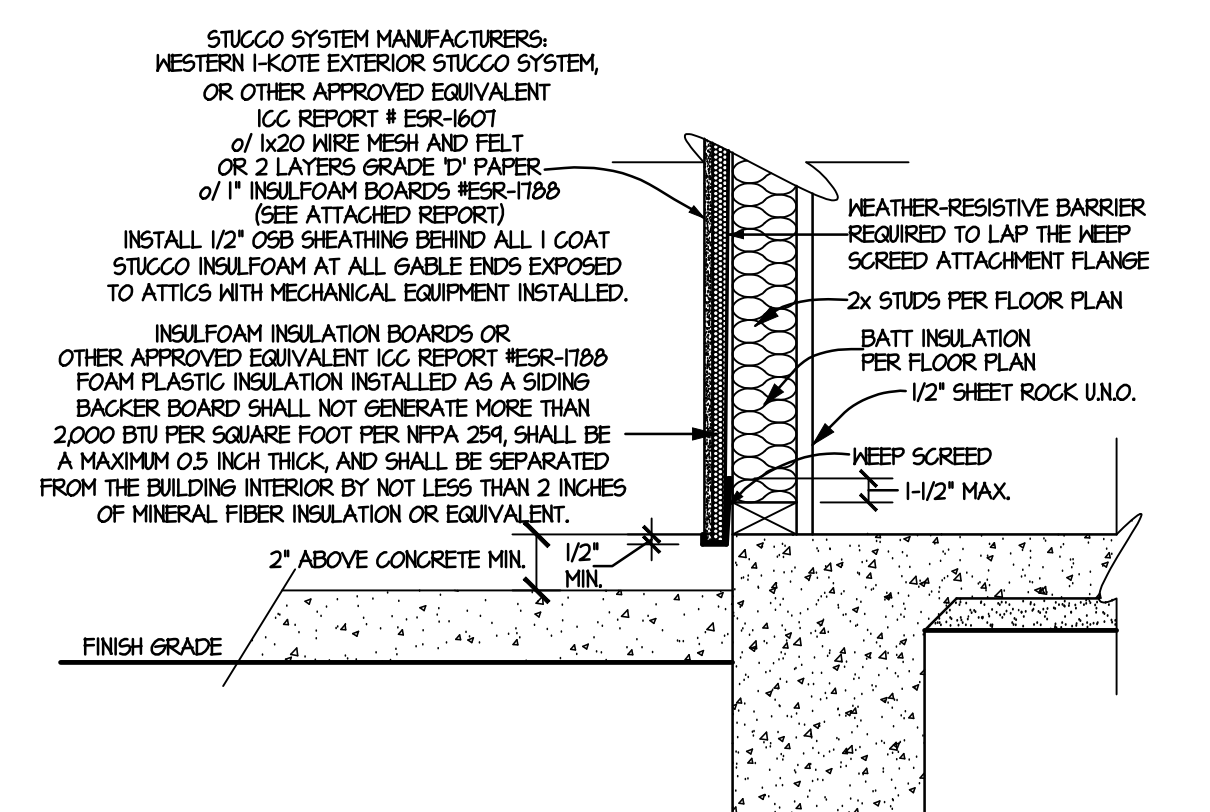
ONE COAT STUCCO DETAIL 'S'



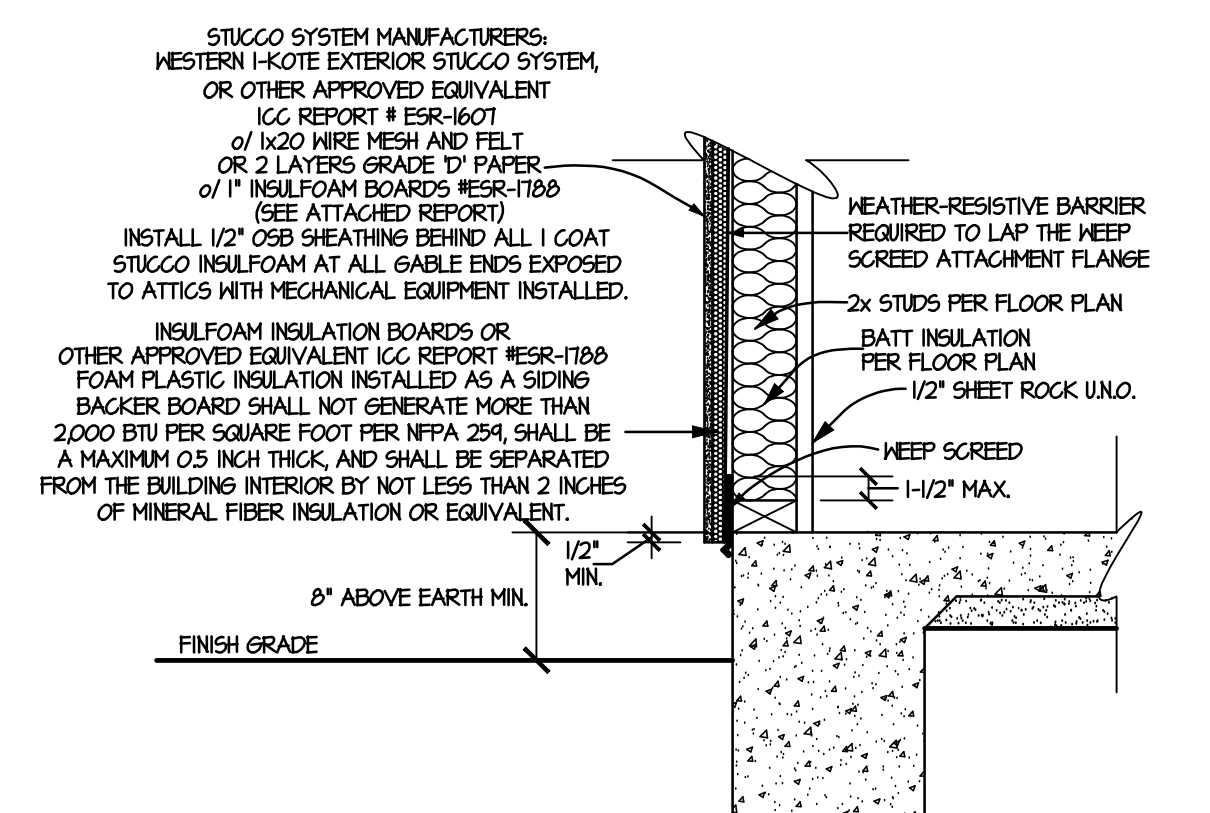
REAR ELEVATION
3RD CAR GARAGE OPT.
SCALE: 1/4" = 1'-0"



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

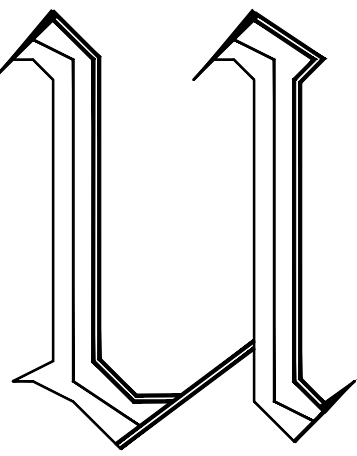


Weep Screenshot Detail 'A'

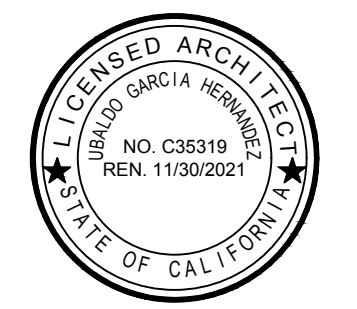


Weep Screenshot Detail 'B'

The Sienna 1777 Plan Exterior Elevations 'C' w/ Standard gft Plate



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Architect Lic. No. C-35319
Ubaldo Garcia Hermandez
Architecture, Engineering & Development
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Email: uhabaldog@hotmail.com

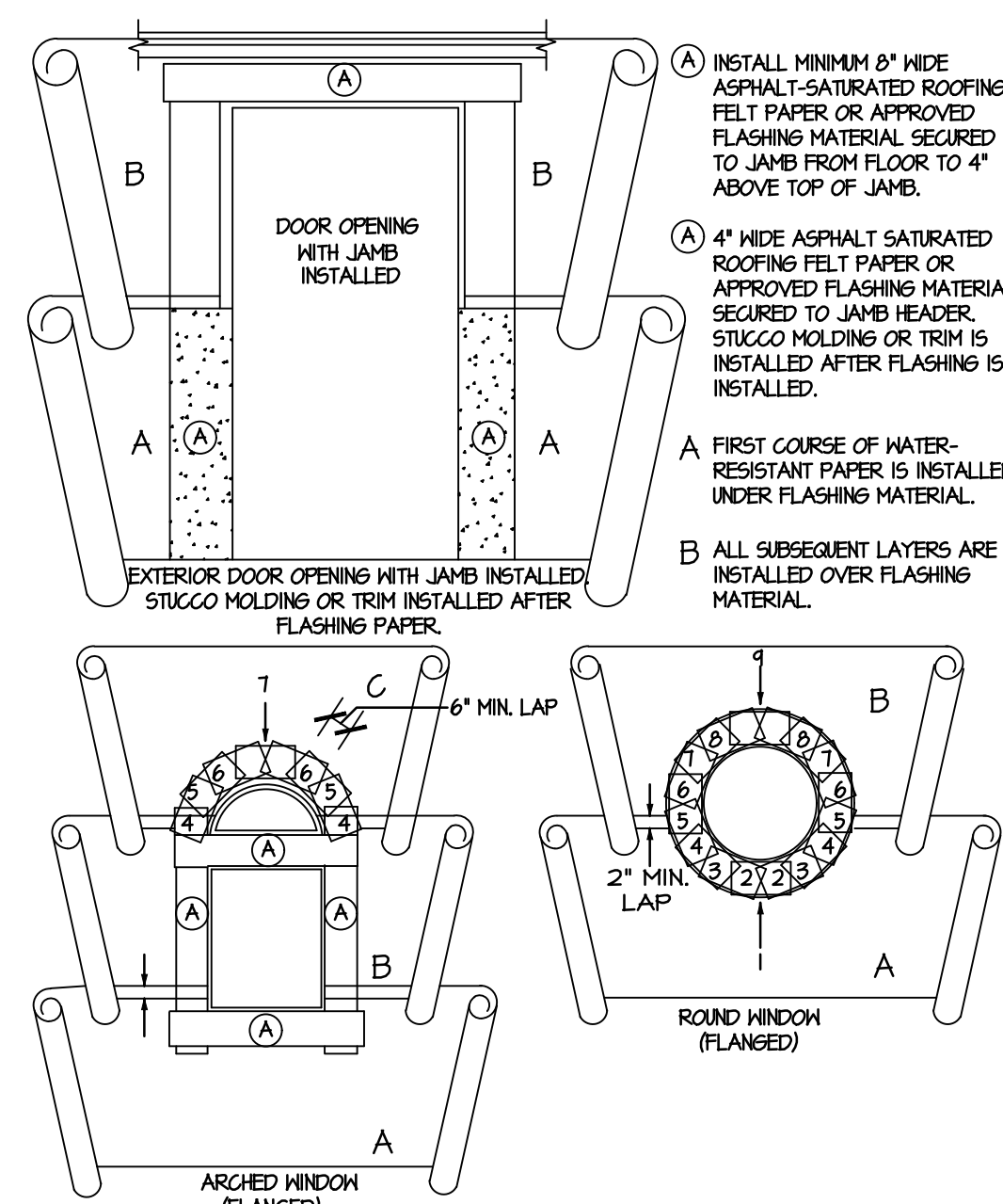


Steywood

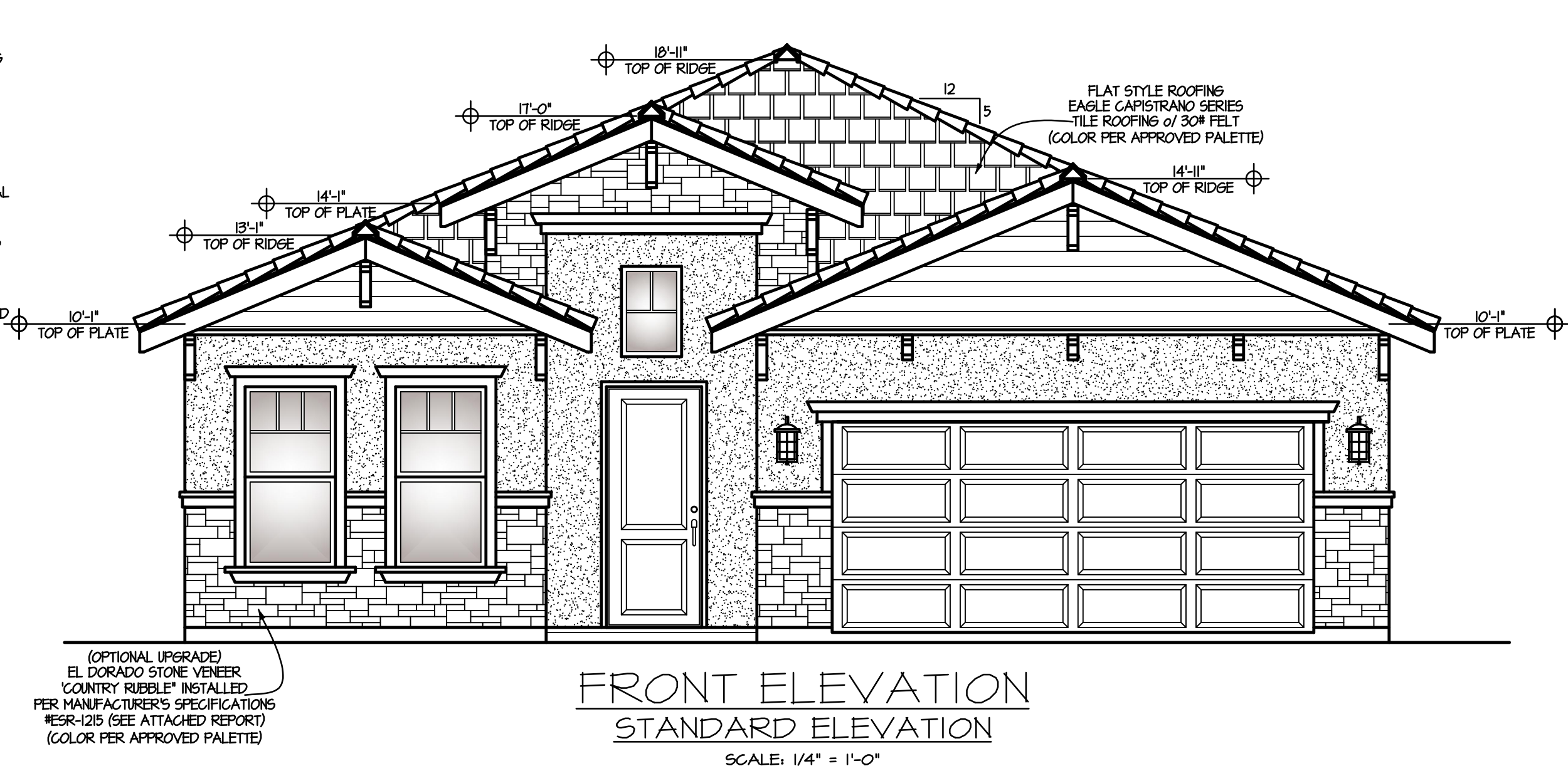
OWNER / BUILDER:
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PESANO, CA 93727
Phone: (559) 275-5200
Email: jrcrown@crowning.com

DATE: 11/21/2021
SCALE: 1/4" = 1'-0"
JOB NO: 1777 PLAN MADERA
SHEET

A4



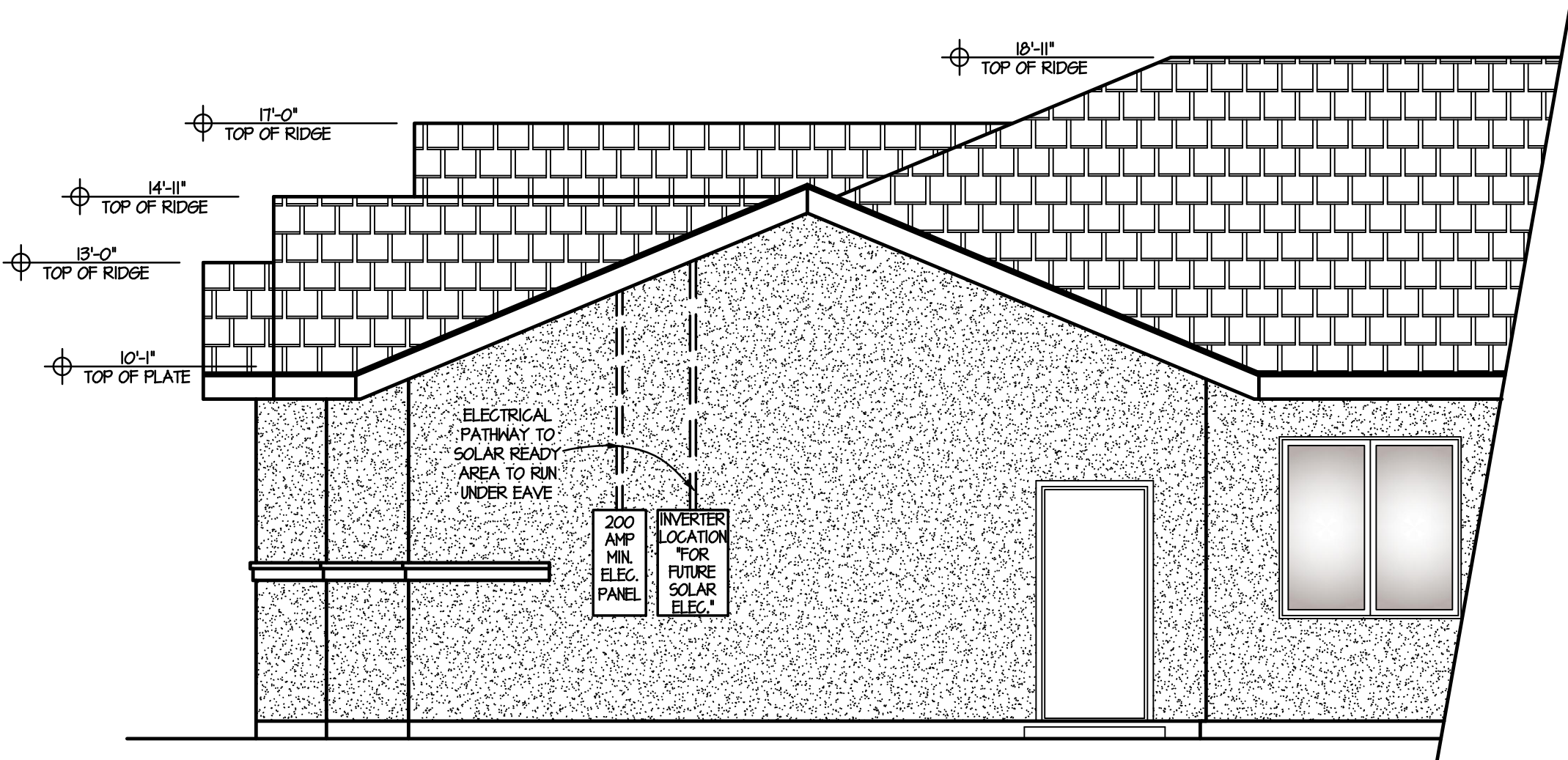
Door & Window Flashing Detail



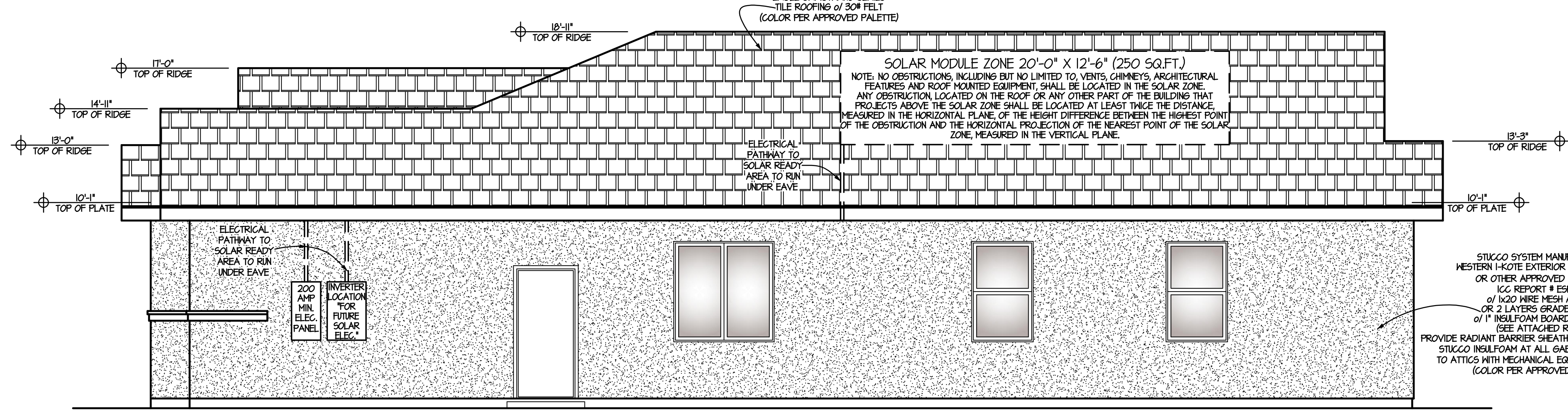
FRONT ELEVATION
STANDARD ELEVATION
SCALE: 1/4" = 1'-0"



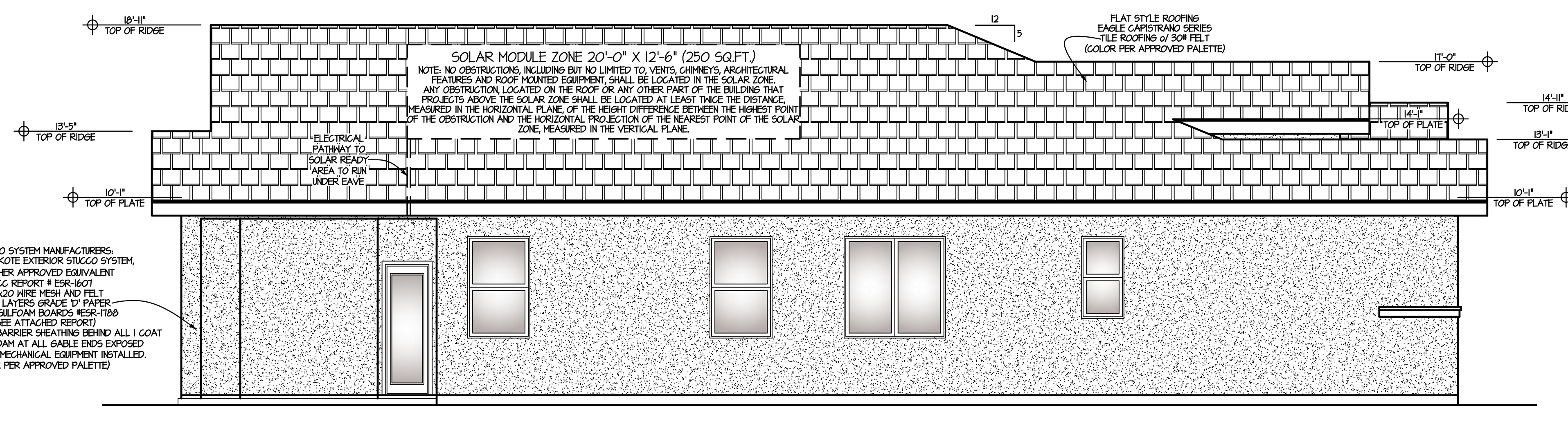
FRONT ELEVATION
UPGRADED ELEVATION
w/ 3RD CAR GARAGE OPTION
SCALE: 1/4" = 1'-0"



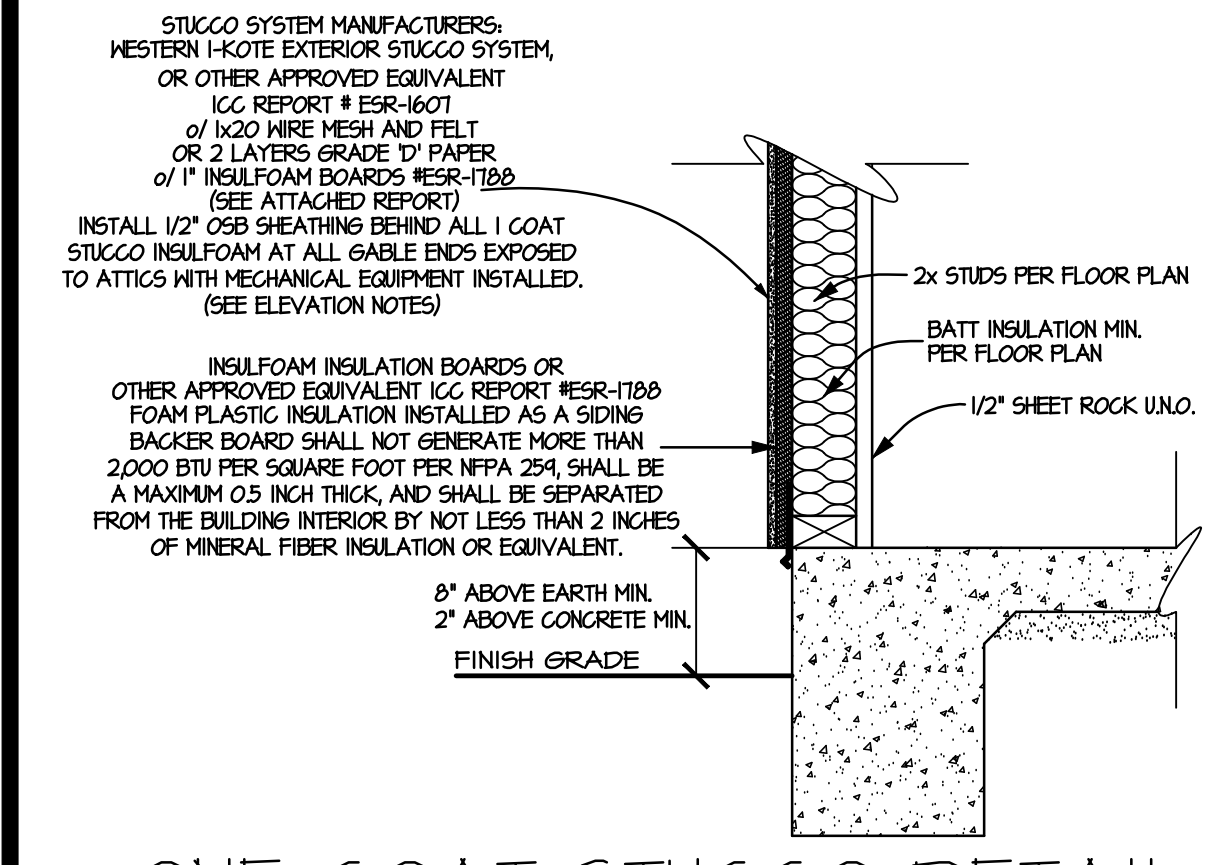
RIGHT SIDE ELEVATION
w/ 3RD CAR GARAGE OPT.
SCALE: 1/4" = 1'-0"



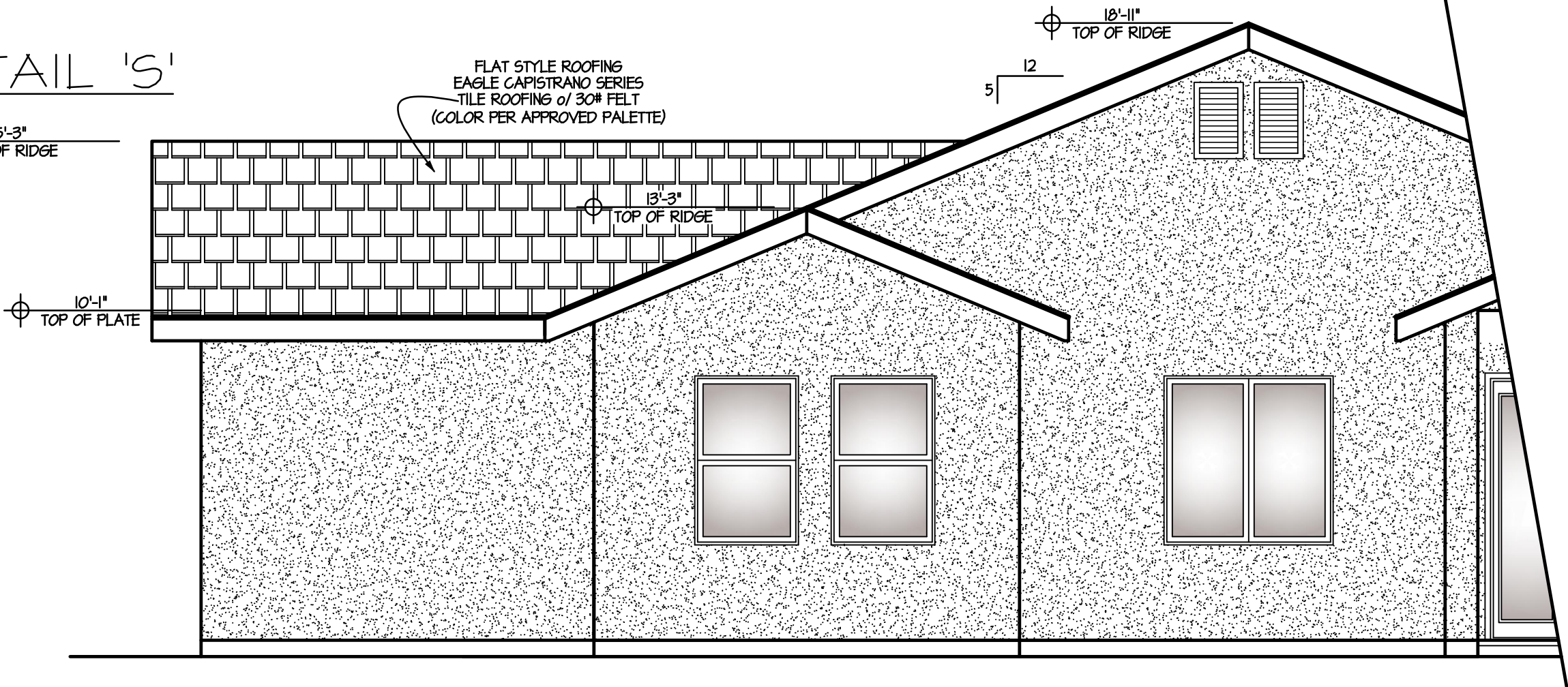
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



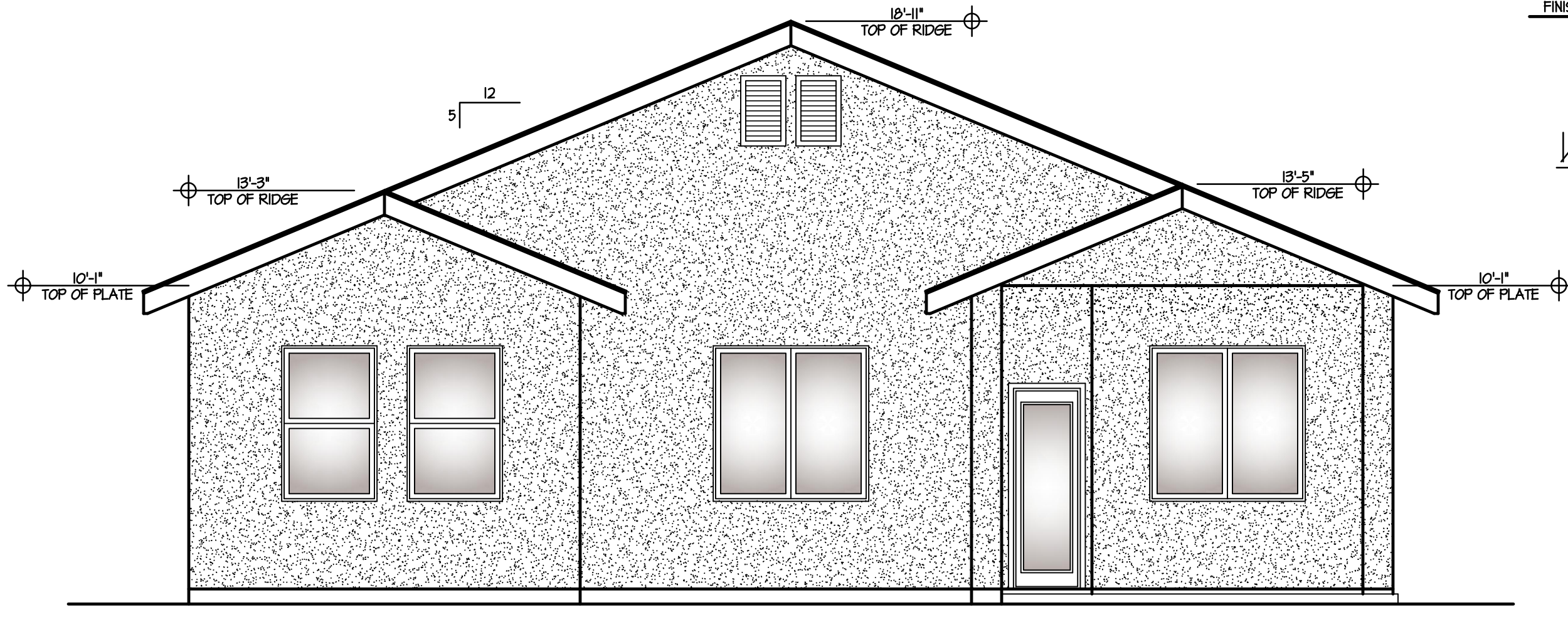
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



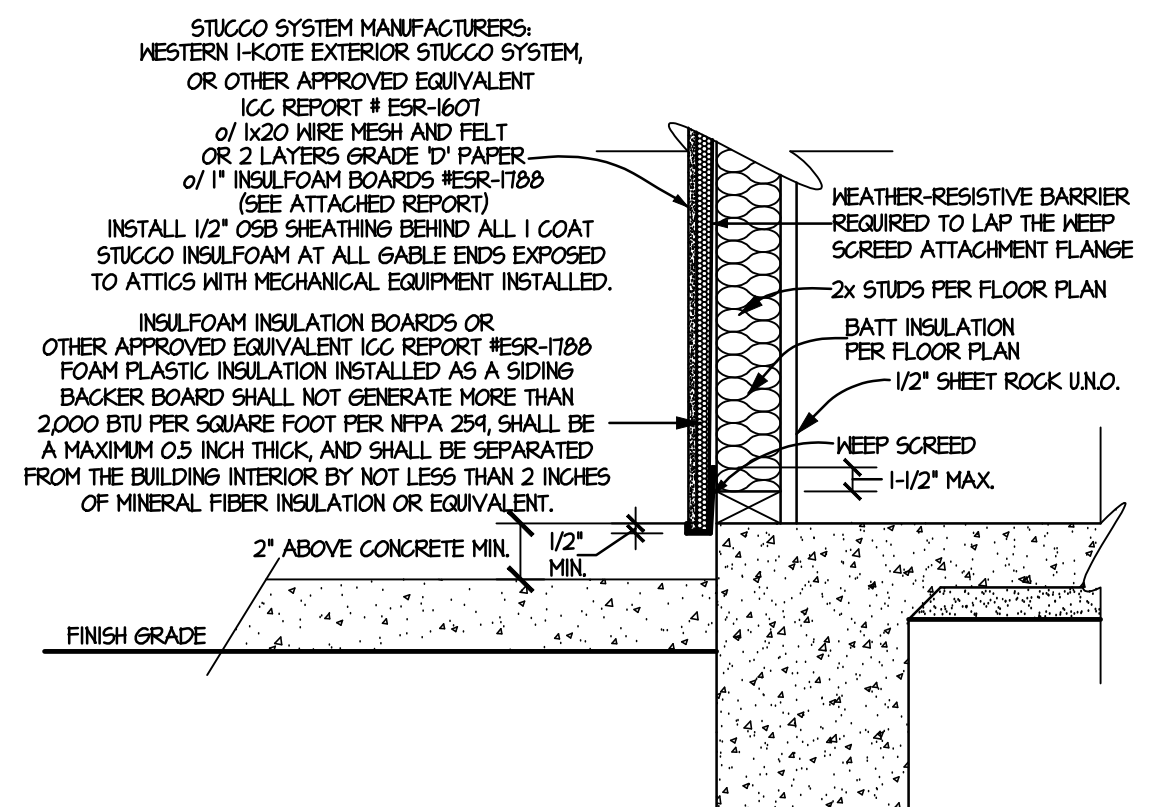
ONE COAT STUCCO DETAIL 'S'



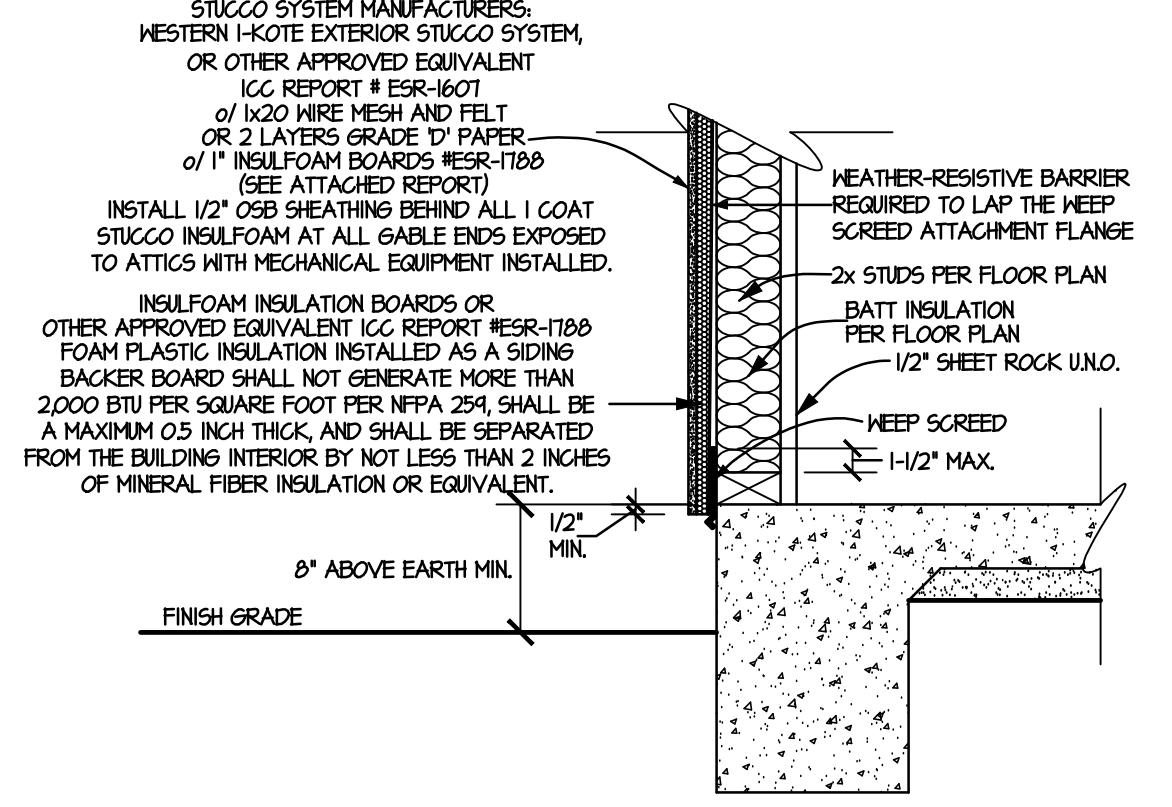
REAR ELEVATION
w/ 3RD CAR GARAGE OPT.
SCALE: 1/4" = 1'-0"



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

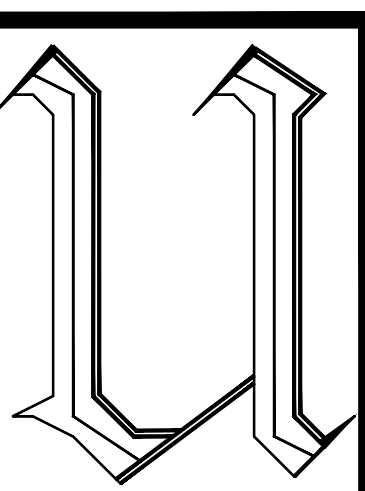


Weep Screenshot Detail 'A'



Weep Screenshot Detail 'B'

The Sienna 1777 Plan Exterior Elevations 'C' w/ Optional 10ft Plate



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Architect, Engineering & Development
Ubaldo Garcia Heredia Architect
Architect Lic. No. C-35319
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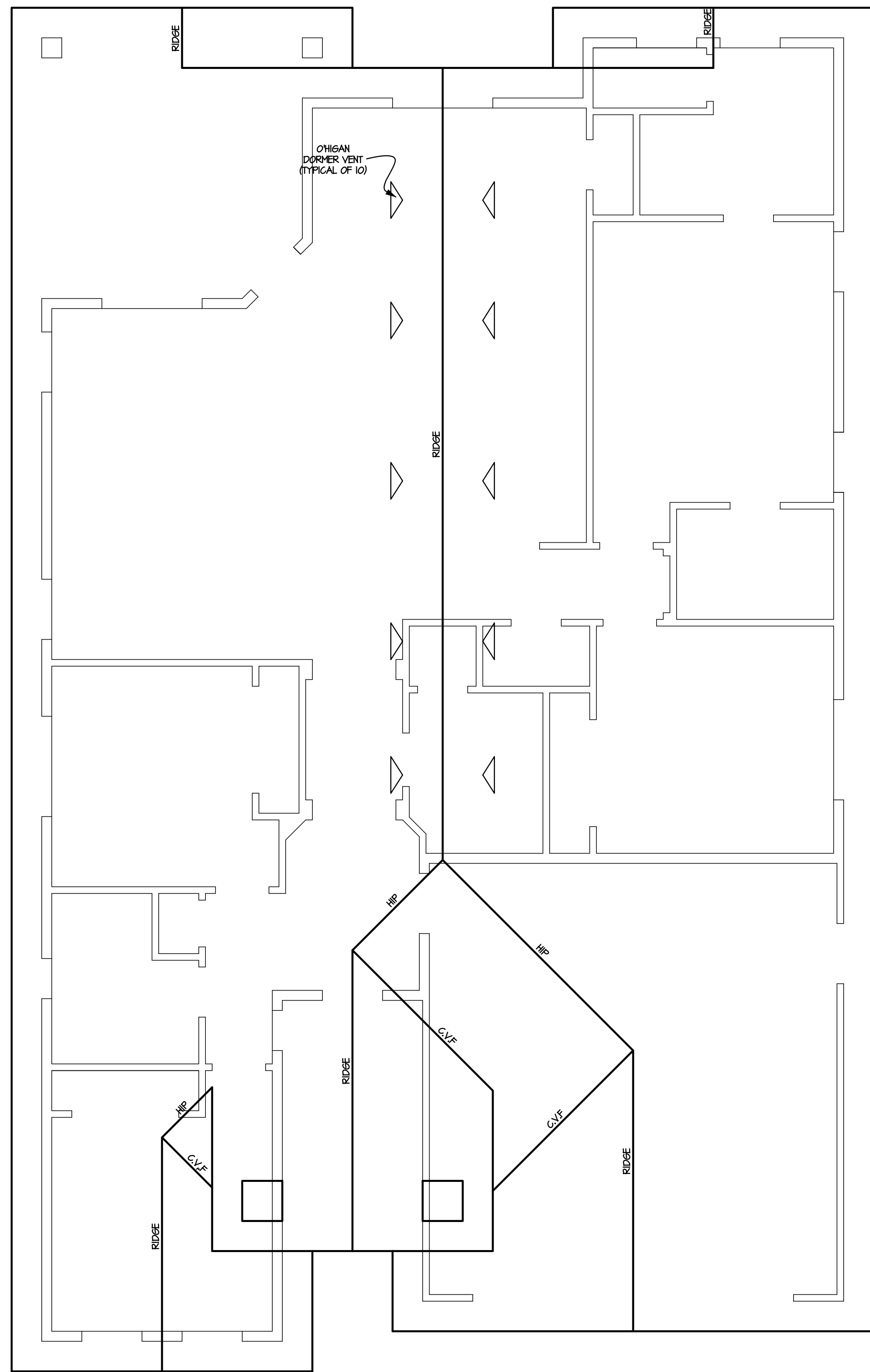


Streywood

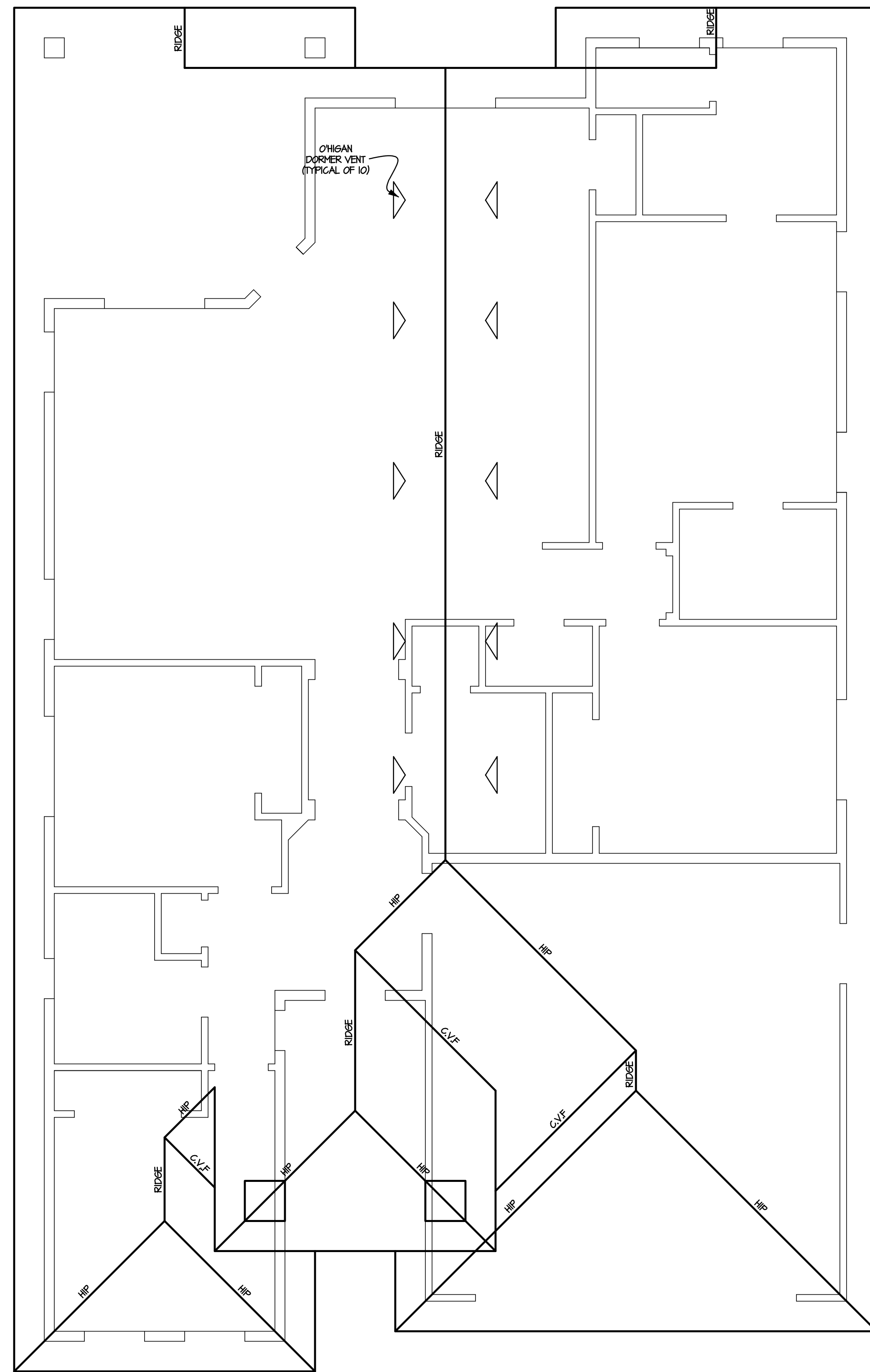
OWNER / BUILDER:
JOSEPH CROWN
CONSTRUCTION & DEVELOPMENT, INC.
5320 E. PINE AVENUE
FRESNO, CA 93727
Phone: (559) 275-5200
Email: jcrowncrownliving.com

DATE: 11/21/2021
SCALE: 1/4" = 1'-0"
JOB NO: 1777 PLAN MADERA
SHEET

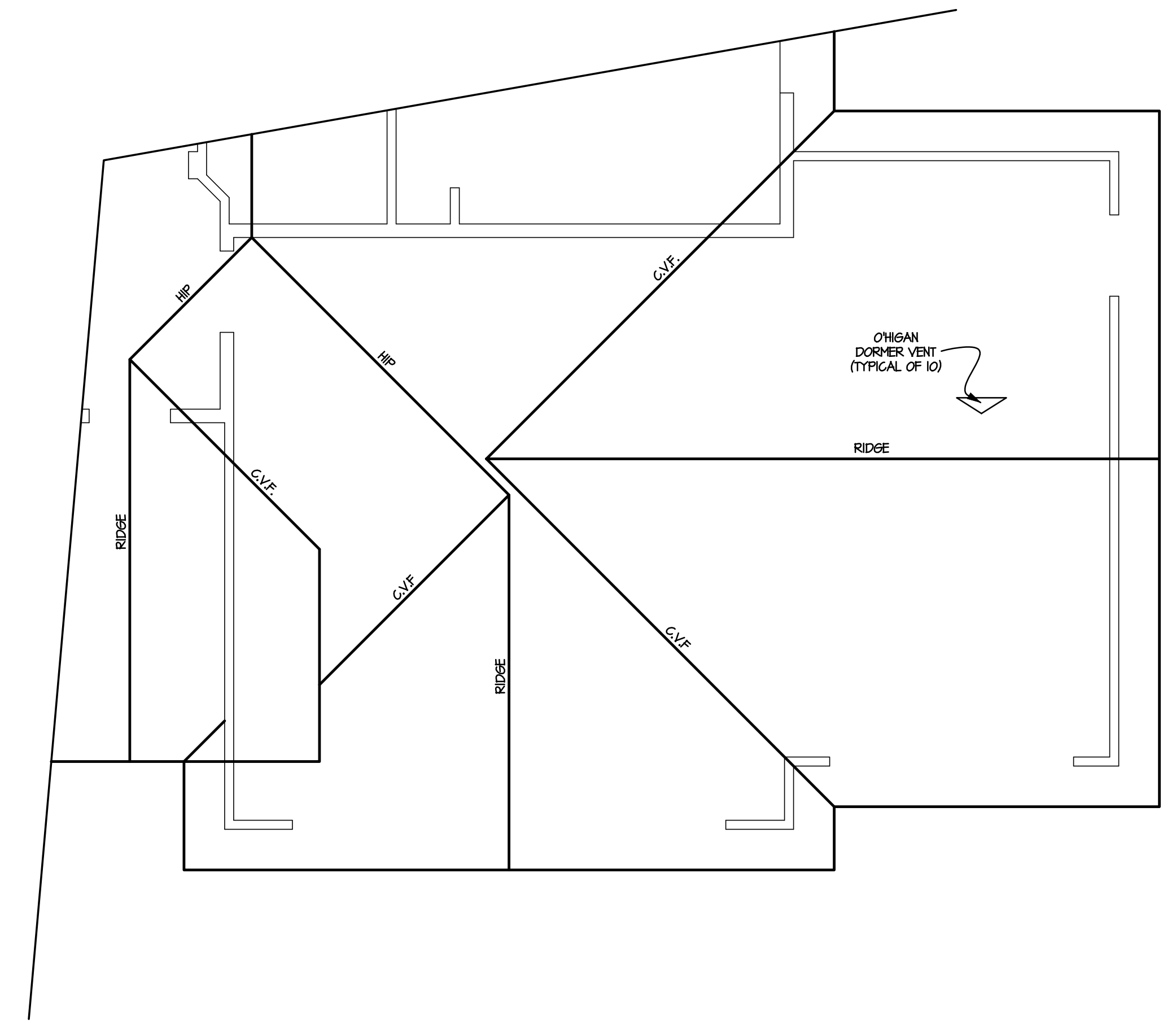
B4



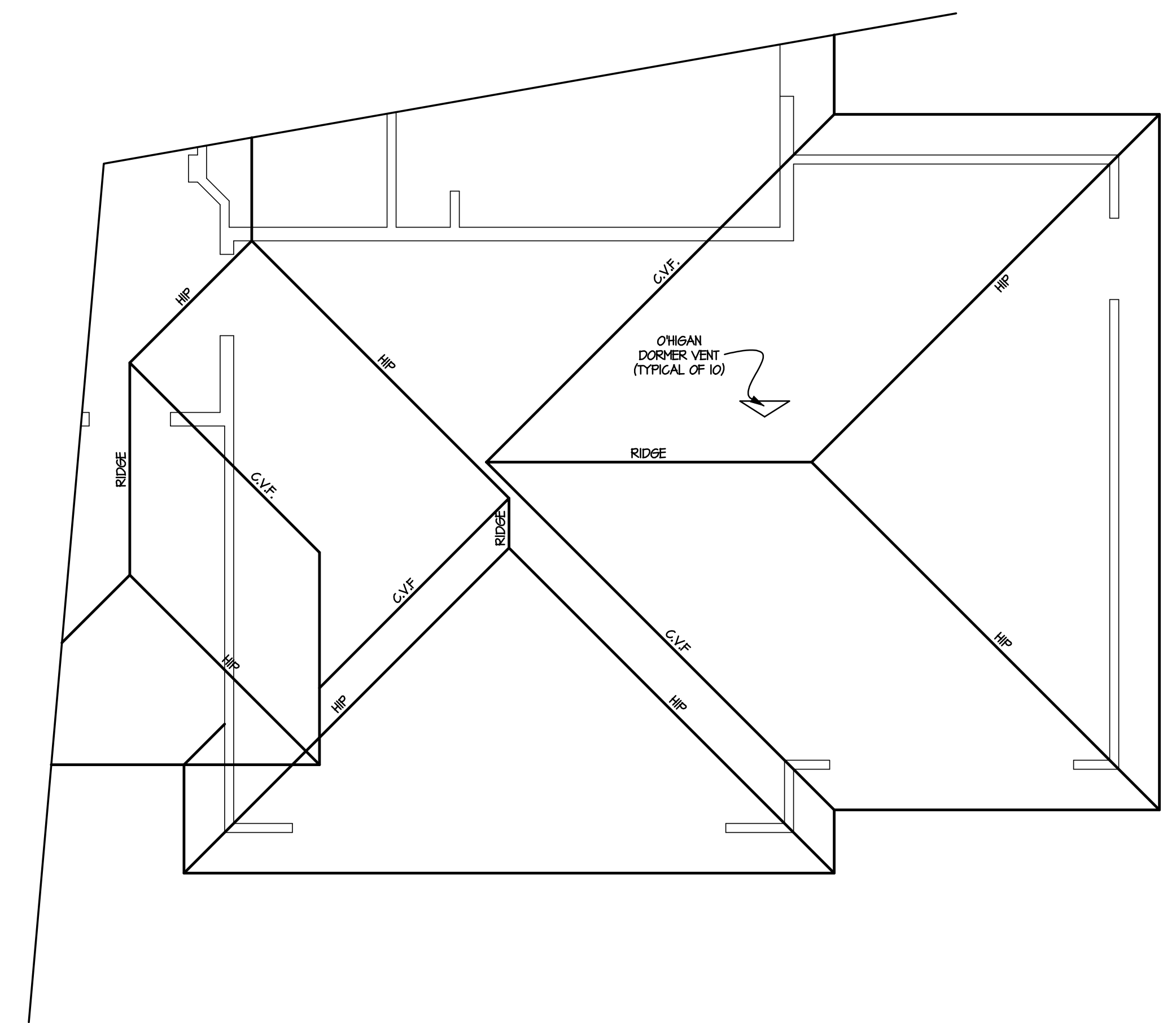
Roof Framing Plan 'A' & 'C'



Roof Framing Plan 'B'

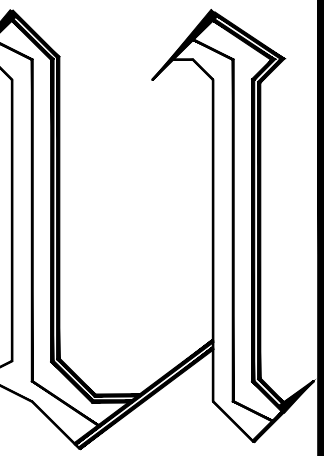


Roof Framing Plan 'A' & 'C'
w/ Optional 3rd Car Garage

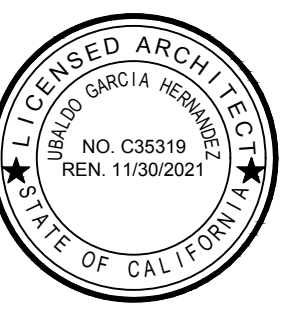


Roof Framing Plan 'B'
w/ Optional 3rd Car Garage

The Sienna 1777 Plan Roof Plan



Villa Di Ubaldo
Architecture, Engineering & Development
Ubaldo Garcia Hernandez
Architect Lic. No. C-35319
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Email: villadiubaldo@hotmail.com



Shredwood

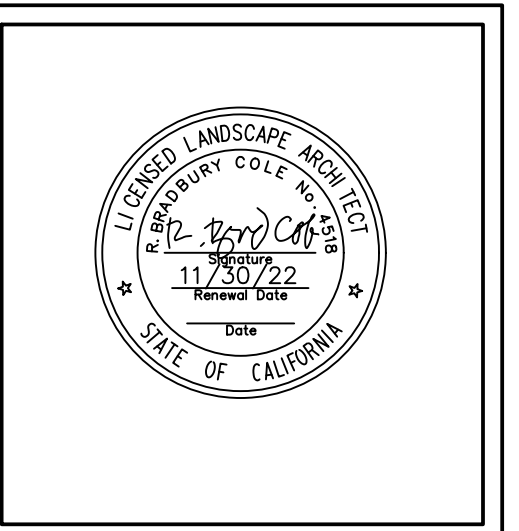
OWNER / BUILDER:
JOSEPH CROWN
CONSTRUCTION & DEVELOPMENT, INC.
5320 E. PINE AVENUE
FRESNO, CA 93727
Phone: (559) 275-5200
Email: jcrowncrownliving.com

DATE: 11/21/2021
SCALE: 1/4" = 1'-0"
JOB NO.: 1777 PLAN MADERA
SHEET

S3

BRAD COLE
 Landscape Architect
 CA #4518
 371 W San Ramon Ave.
 Fresno, CA 93704
 Ph. (559) 284-4934
 bradc559@gmail.com

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 Email: jcrowne@crownliving.com

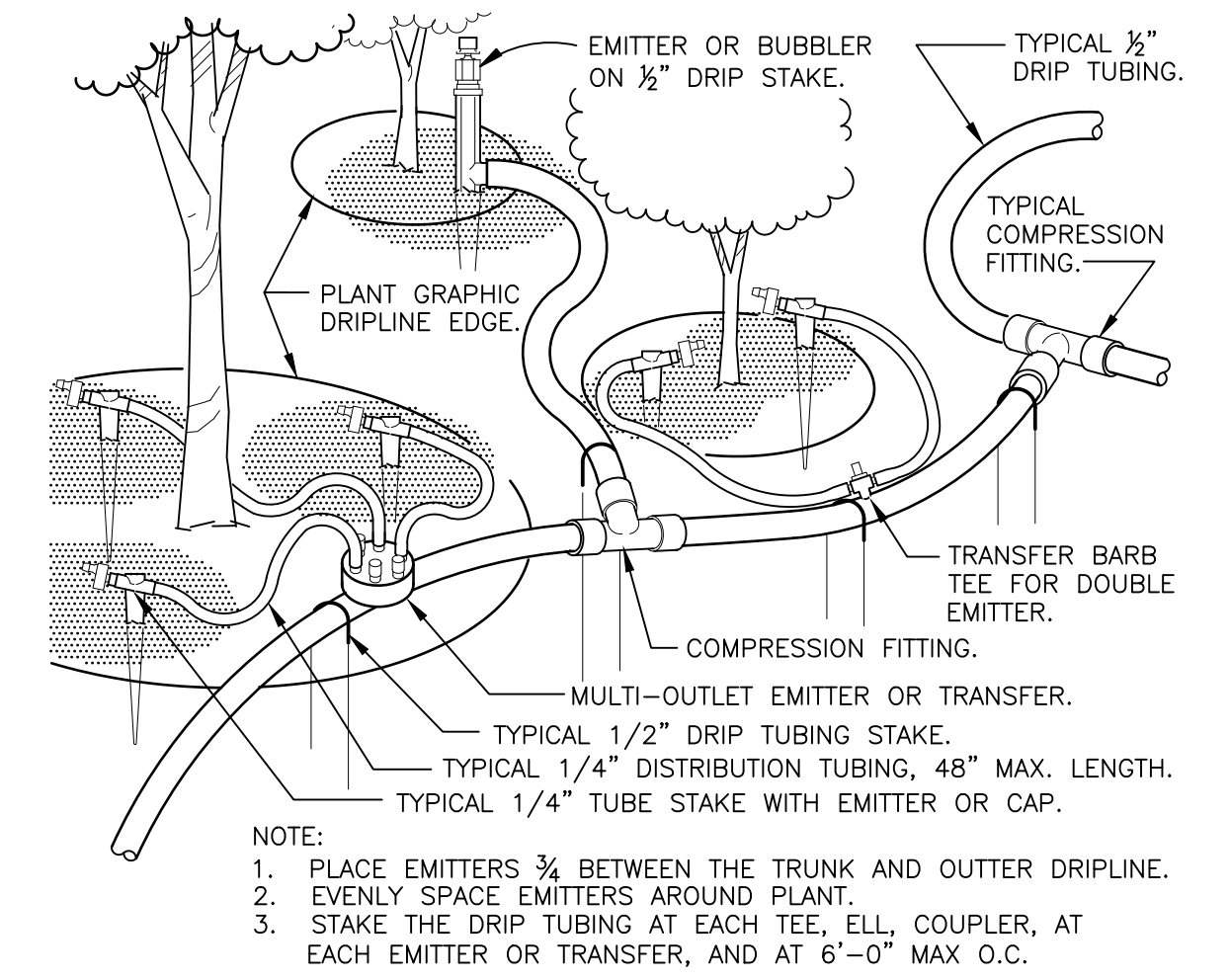
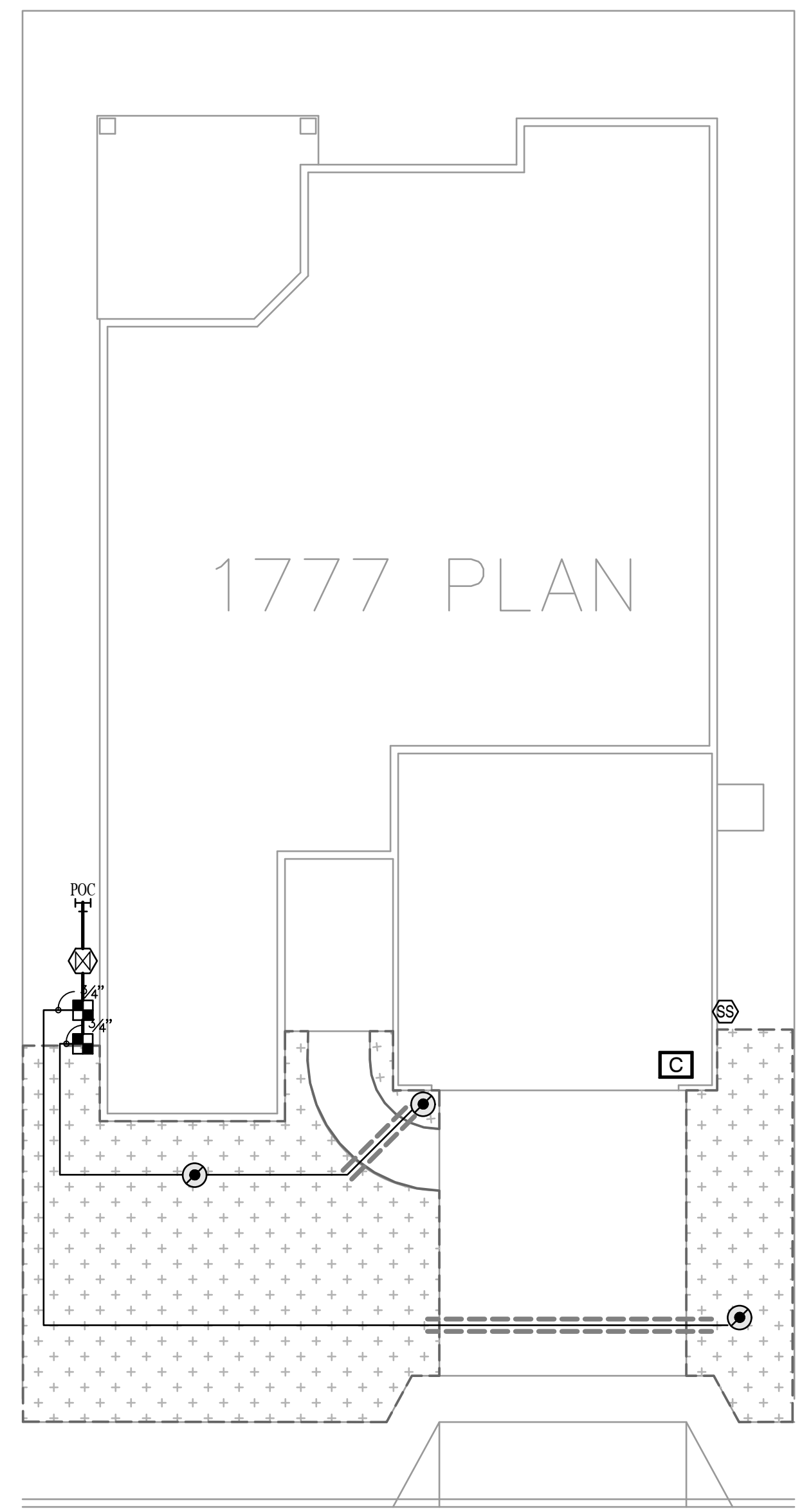


Revision	Notes	Date	CKBY

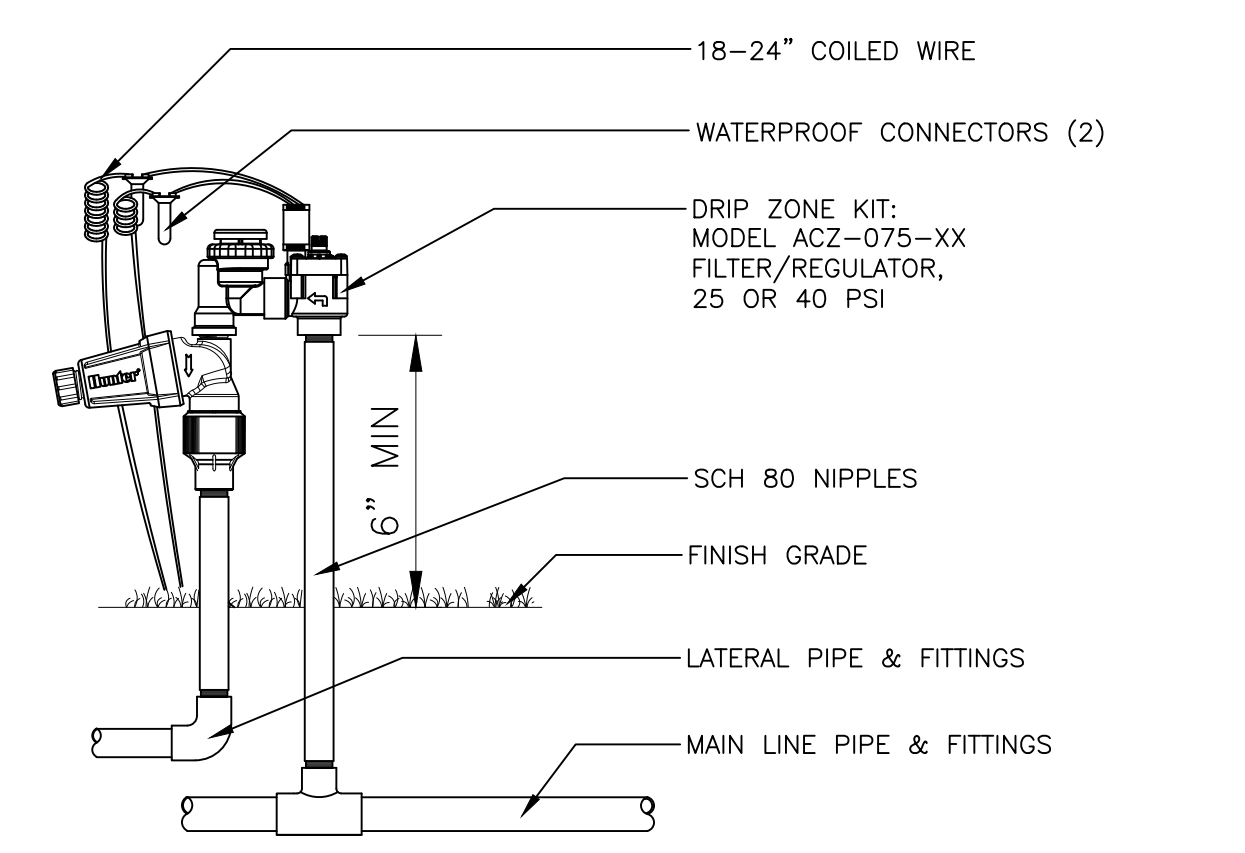
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Scale:	as noted
Drawn By:	B. Cole
Job Number:	22-02-04
Sheet:	L2

IRRIGATION SCHEDULE

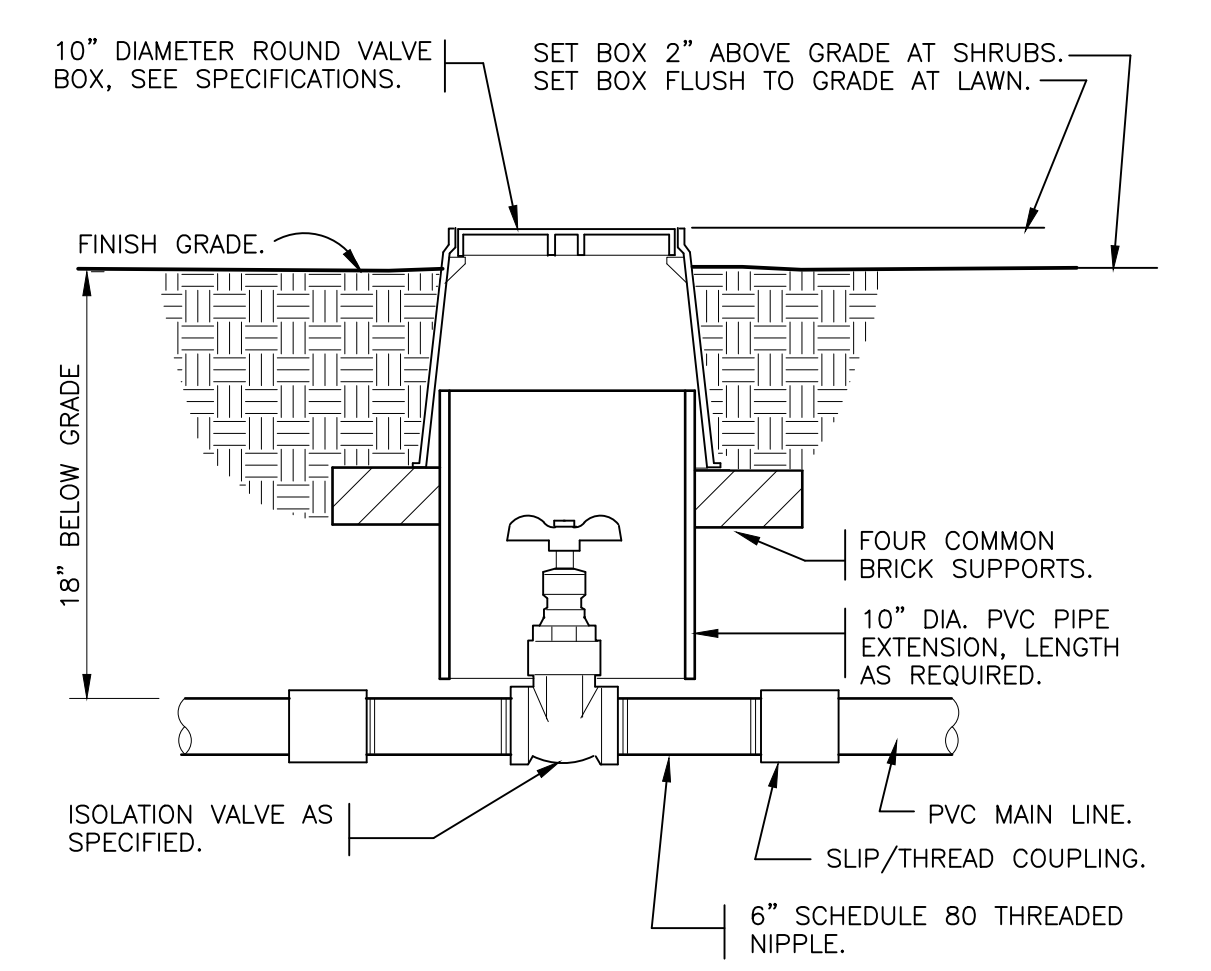
SYMBOL	MANUFACTURER / MODEL / DESCRIPTION	QTY
■	Netafim LVCZS8010075-HF Pre-Assembled Control Zone Kit, with 1" Series 80 Control Valve, 3/4" Disc Filter, and High Flow Pressure Regulator 4.5GPM to 17.6GPM.	2
●	Pipe Transition Point	3
+	Area to Receive Drip Emitters Hunter HE-B (2) Point Source Drip Emitters with Self Piercing Barb. Color coded emitters for flow rates of 0.5, 1.0, 2.0, 4.0, and 6.0 GPH. Can be inserted into 1/2" and 3/4" tubing and have pressure compensating from 15-50 PSI. Optional diffuser cap (HE) available. Emitter Notes: 60HE-B emitters (2 assigned to each 1 gal plant) 60HE-B emitters (5 assigned to each 15 gal plant) 60HE-B emitters (3 assigned to each 5 gal plant)	700.9 s.f.
SYMBOL	MANUFACTURER / MODEL / DESCRIPTION	QTY
⊗	Nibco T-113 Class 125 bronze gate manual control valve with wheel handle, same size as mainline pipe diameter at valve location. Size Range - 1"	1
C	Hunter HC-6 6 station controller with Wi-Fi connection	1
☀	Hunter Solar-Sync Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and i-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. Wired.	1
---	Irrigation Lateral Line: CPVC Schedule 40	103.4 l.f.
---	Irrigation Mainline: CPVC Schedule 40	8.4 l.f.
---	Pipe Sleeve: PVC Class 315 SDR 13.5 Valve Callout	24.2 l.f.
#	Valve Number	
#	Valve Flow	
#	Valve Size	



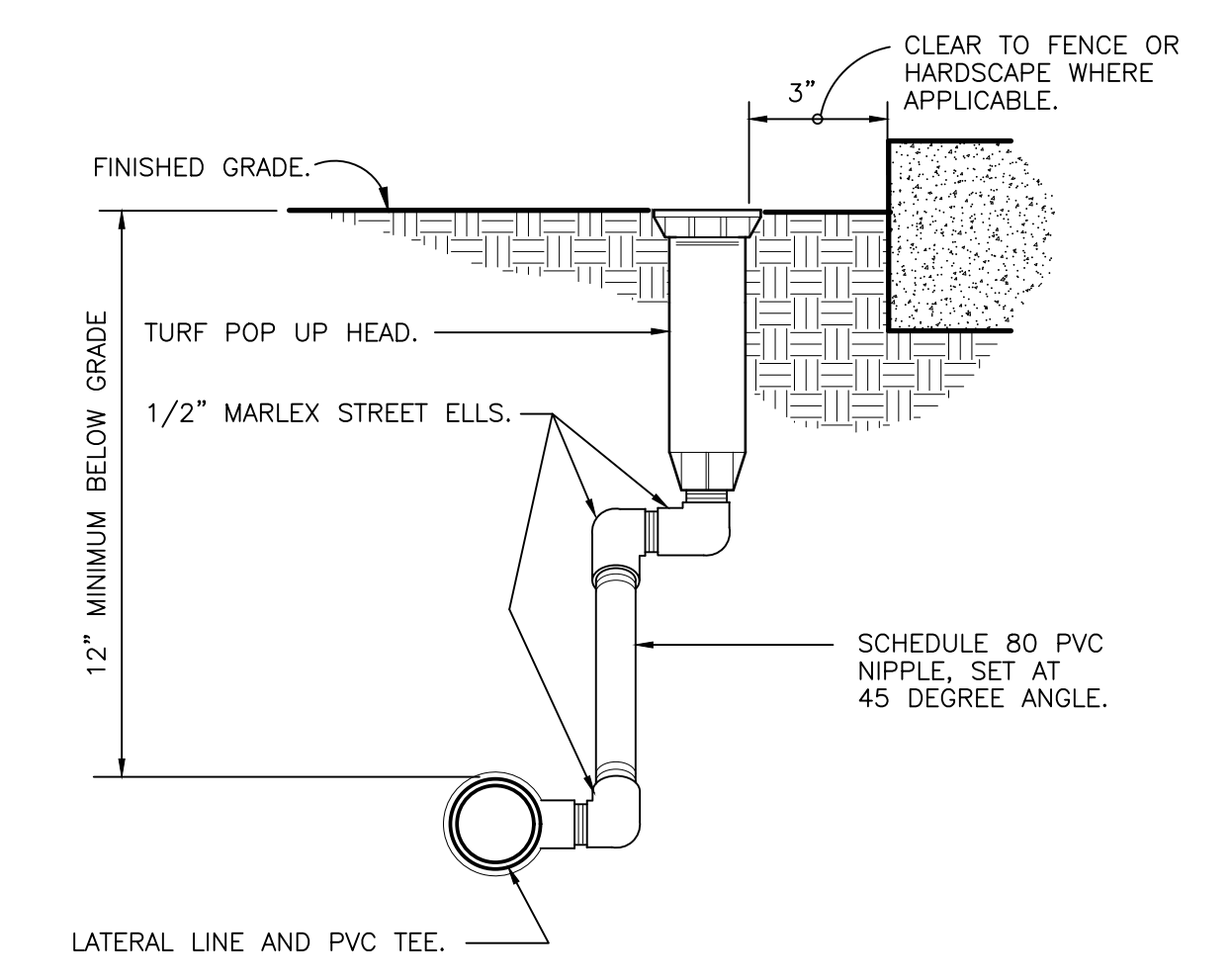
1 TYPICAL DRIP TUBING
 1 1/2" = 1'-0" FX-IR-FX-DRIP-01



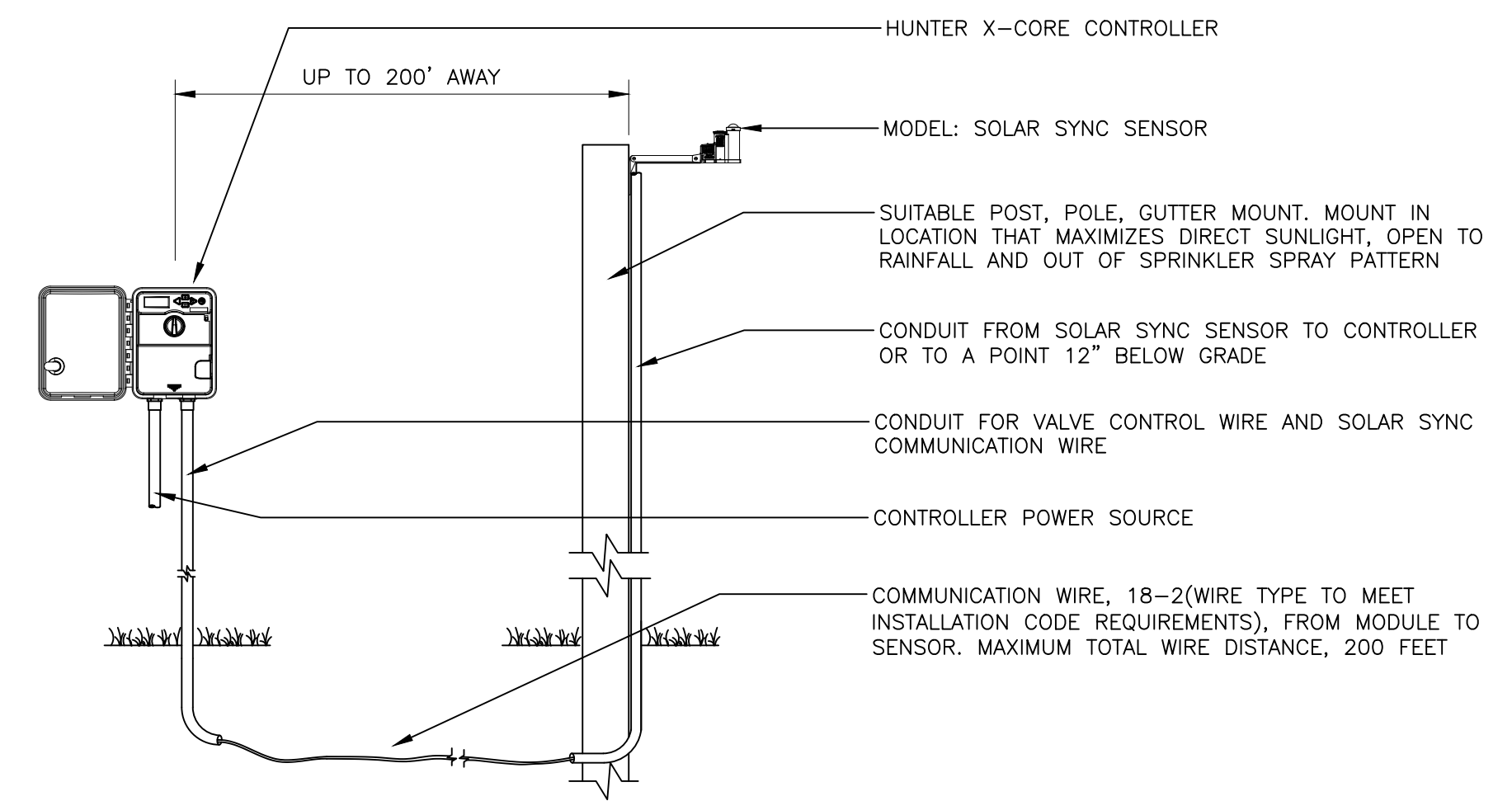
2 ACZ-075 VALVE WITH SCH 80 NIPPLES
 1 1/2" = 1'-0" FX-IR-HUNT-VALV-55



3 BRASS ISOLATION VALVE
 1 1/2" = 1'-0" FX-IR-FX-ISOV-01

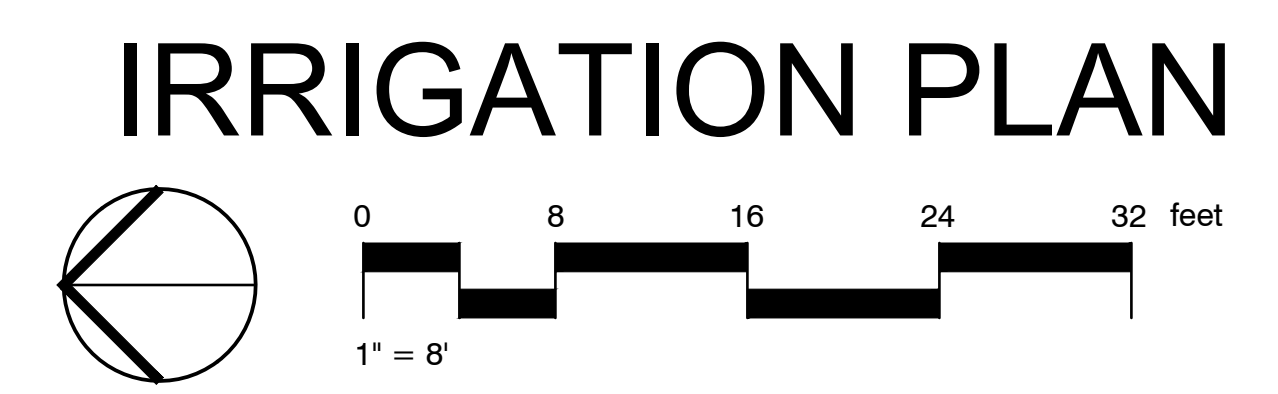


4 TURF SPRAY MARLEX ASSEMBLY
 3" = 1'-0" FX-IR-FX-HEAD-04



5 SOLAR SYNC SYSTEM WITH X-CORE
 1" = 1'-0" FX-IR-HUNT-SENS-24

"I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENCY LANDSCAPE REQUIREMENTS ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN"
 SIGNATURE _____ DATE _____



IRRIGATION PLAN



66/65

FINAL MAP OF TRACT NO. 19-S-03 IVEYWOOD I

RECORD TITLE INTEREST STATEMENT

THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND WITHIN THIS SUBDIVISION, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND OFFER FOR DEDICATION FOR PUBLIC USE THE RIGHT-OF-WAY FOR ROAD PURPOSES; OUTLOT A, AND EASEMENTS SPECIFIED ON SAID MAP AS INTENDED FOR PUBLIC USE FOR THE PURPOSES SPECIFIED THEREIN.

JOSEPH CROWN CONSTRUCTION AND DEVELOPMENT, A CALIFORNIA CORPORATION

BY: [Signature]
JOSEPH CROWN, PRESIDENT

1-21-21
DATE

A PLANNED DEVELOPMENT
BEING A SUBDIVISION OF A PORTION OF
THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 11 SOUTH,
RANGE 18 EAST, MOUNT DIABLO BASE & MERIDIAN
IN THE CITY OF MADERA, COUNTY OF MADERA, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN OCTOBER 2018, BY LANDESIGN CONSULTING

CONSISTING OF FOUR SHEETS
SHEET ONE OF FOUR SHEETS

LEGAL DESCRIPTION

PARCEL 1:
PARCELS 1, 2 AND 3 OF PARCEL MAP 1073, ACCORDING TO THE MAP THEREOF RECORDED AUGUST 5, 1977 IN BOOK 23 OF MAPS, AT PAGES 92 AND 93, MADERA COUNTY RECORDS.

EXCEPTING THEREFROM ALL THAT PORTION CONVEYED TO THE COUNTY OF MADERA IN DEED RECORDED MARCH 9, 1977 IN BOOK 1316 OF OFFICIAL RECORDS, PAGE 636, MADERA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES AND MINERALS OF ANY KIND OR CHARACTER, IN, ON, OR THEREUNDER, AS RESERVED IN DEED(S) OF RECORD.

APN: 008-180-001, 002 AND 003

PARCEL 2:

PARCEL B OF LOT LINE ADJUSTMENT NO. 2020-02 PERFECTED BY GRANT DEED RECORDED JUNE 12, 2020 AS DOCUMENT NO. 2020013216, OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

PARCEL 4 OF PARCEL MAP 1073, ACCORDING TO THE MAP THEREOF RECORDED AUGUST 5, 1977 IN BOOK 23 OF MAPS AT PAGES 92 AND 93, MADERA COUNTY RECORDS.

EXCEPTING THEREFROM ALL THAT PORTION CONVEYED TO THE COUNTY OF MADERA IN DEED BOOK 1316 PAGE 636, MADERA COUNTY RECORDS

TOGETHER WITH A PORTION OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF PARCEL 4 OF PARCEL MAP 1073 RECORDED AUGUST 5, 1977 IN BOOK 23 OF MAPS AT PAGES 92 AND 93, MADERA COUNTY RECORDS; THENCE 38' 05' 30" EAST ALONG THE WESTERLY LINE OF SAID PARCEL 4; A DISTANCE OF 437.65 FEET TO THE MOST EASTERLY CORNER OF THAT PORTION CONVEYED TO THE MADERA UNIFIED SCHOOL DISTRICT, RECORDED JANUARY 7, 1991 DOCUMENT NO. 491 TO THE TRUE POINT OF BEGINNING.

THENCE NORTH 51°49'57" WEST ALONG THE NORTHEASTERLY LINE OF THAT PORTION CONVEYED TO THE MADERA UNIFIED SCHOOL DISTRICT, RECORDED JANUARY 7, 1991 DOCUMENT NO. 491 SHOWN ON RECORD OF SURVEY IN BOOK 37 OF MAPS AT PAGE 125, MADERA COUNTY RECORDS, A DISTANCE OF 1,265.48 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF SAID 63.84 ACRE PARCEL; THENCE NORTH 62° 43' 45" EAST ALONG THE WESTERLY LINE OF SAID 63.84 ACRE PARCEL, A DISTANCE OF 23.63 FEET; THENCE NORTH 57° 13' 49" EAST ALONG THE WESTERLY LINE OF SAID 63.84 ACRE PARCEL, A DISTANCE OF 403.36 FEET; THENCE NORTH 67° 19' 57" EAST ALONG THE WESTERLY LINE OF SAID 63.84 ACRE PARCEL, A DISTANCE OF 171.19 FEET; THENCE NORTH 56° 49' 44" EAST ALONG THE WESTERLY LINE OF SAID 63.84 ACRE PARCEL, A DISTANCE OF 113.12 FEET; THENCE SOUTH 51° 54' 54" EAST A DISTANCE OF 978.10 FEET; TO A POINT ON A TANGENT CURVE, CONCAVED TO THE NORTHEAST HAVING A RADIUS OF 170.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8° 34' 03", AND ARC LENGTH 25.42 FEET; TO A POINT ON A LINE NON-TANGENT TO SAID CURVE, A RADIAL LINE FROM SAID POINT BEARS NORTH 29° 31' 03" EAST; THENCE SOUTH 38°05'30" WEST, ALONG THE EASTERLY LINE OF SAID 63.84 ACRE PARCEL, A DISTANCE OF 662.73 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES AND/MINERALS OF ANY KIND OR CHARACTER, IN, ON, OR THEREUNDER, AS RESERVED IN DEED(S) OF RECORD.

APN: 008-180-007

THIS PROPERTY IS SUBJECT TO THE FOLLOWING

- EASEMENT(S) FOR CANAL AND DITCHES PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO J. FRIEDLANDER. RECORDED NOVEMBER 11, 1872, BOOK H, PAGE 456, OF DEEDS, FRESNO COUNTY RECORDS.
- THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE MAP OF SAID TRACT. AFFECTS ROAD 28.
- ANY DISCREPANCIES IN BOUNDARY OR AREA OR ANY RIGHTS WHICH MAY ARISE OR EXIST WHICH ARE DISCLOSED BY A MAP OF SURVEY ON SAID PROPERTY. RECORDED MARCH 20, 1991, BOOK 37, PAGE 125, OF MAPS.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "GRANT DEED", DATED NOVEMBER 11, 1993, EXECUTED BY THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, RECORDED DECEMBER 10, 1993, RECORDING NO. 9333722, OFFICIAL RECORDS AND DOCUMENT REFERENCES "THAT CERTAIN LICENSE (SECRETARY'S CONTRACT NO. 54530), DATED AUGUST 10, 1951 BY AND BETWEEN THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY AND PACIFIC TELEPHONE AND TELEGRAPH FOR THE PURPOSE OF WIRE CROSSING." REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "INDEMNITY AGREEMENT BETWEEN THE CITY OF MADERA AND TALIAFERRO SCAGLIOTTI, A CALIFORNIA GENERAL PARTNERSHIP" DATED NOVEMBER 21, 2005, EXECUTED BY THE CITY OF MADERA AND TALIAFERRO SCAGLIOTTI, A CALIFORNIA GENERAL PARTNERSHIP, RECORDED FEBRUARY 1, 2006, INSTRUMENT NO. 20060053202, OF OFFICIAL RECORDS. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- COMMUNITY FACILITIES DISTRICT (CFD) 2005-01, RECORDED AS DOCUMENT NO. 2019024411 ON 10/18/2019
- COVENANT LANDSCAPE MAINTENANCE DISTRICT ZONE 51, RECORDED AS DOCUMENT NO. 2019017240 ON AUGUST 2, 2019

SURVEYOR'S STATEMENT

THE SURVEY FOR THIS MAP WAS MADE BY ME OR UNDER MY DIRECTION AND IS TRUE AND COMPLETE AS SHOWN. THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE ONE YEAR OF THE DATE THIS MAP IS RECORDED, OR ANY TIME EXTENSION APPROVED BY THE CITY ENGINEER. THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JOSEPH CROWN ON OCTOBER 2018. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.



BY: [Signature]
MAURO R. WEYANT, LS 7773

11/18/2021
DATE

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF FRESNO

ON 1-21-2021 BEFORE ME, D. Walters, NOTARY PUBLIC, PERSONALLY APPEARED Joseph Crown, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/they EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

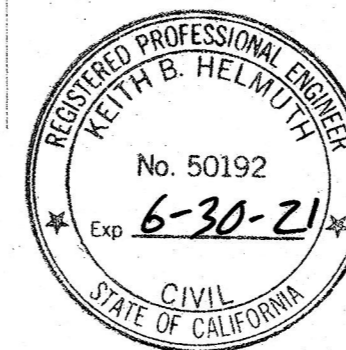
SIGNATURE [Signature]
NAME D. Walters
COUNTY OF FRESNO
MY COMMISSION EXPIRES 3-26-2021
MY COMMISSION NUMBER 2188404

RIGHT-TO-FARM STATEMENT

THIS MAP PROVIDES NOTICE TO EACH PURCHASER THAT THERE ARE PRE-EXISTING AGRICULTURAL OPERATIONS ON ADJACENT OR NEIGHBORING PARCELS, AND THAT THESE AGRICULTURAL OPERATIONS MAY EMIT NOISE, DUST, ODOR, AND MAY OCCASIONALLY USE FERTILIZERS, PESTICIDES AND HERBICIDES IN THE NORMAL PURSUIT OF AGRICULTURAL OPERATIONS. PURCHASERS OR RESIDENTS OF THIS SUBDIVISION SHALL NOT HAVE THE RIGHT TO LODGE COMPLAINTS FOR DUST, NOISE, ODOR, OR OTHER DESCRIPTIONS ASSOCIATED WITH THE TRADITIONAL AGRICULTURAL OPERATIONS SO LONG AS THOSE OPERATIONS ARE CONDUCTED IN ACCORDANCE WITH THE REGULATIONS, RULES AND GUIDELINES OF THE CITY OF MADERA, COUNTY OF MADERA, STATE OF CALIFORNIA, AND THE UNITED STATES OF AMERICA.

SOILS CERTIFICATE

A SOILS REPORT WAS PREPARED FOR THIS MAP BY TECHNICON ENGINEERING SERVICES, INC. AND SIGNED BY SALVADOR ALVAREZ, PE 83957 AND DATED NOVEMBER 15, 2018, SAID REPORT HAS BEEN PLACED ON FILE WITH THE CITY OF MADERA.



CITY ENGINEER'S CERTIFICATE

I, KEITH B. HELMUTH, CITY ENGINEER OF THE CITY OF MADERA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

BY: [Signature]
CITY ENGINEER, R.C.E. 50192

3-17-21
DATE

CITY SURVEYOR'S CERTIFICATE

I, CHRISTIAN M. BACH, CITY SURVEYOR OF THE CITY OF MADERA, HEREBY STATE THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, PURSUANT TO THE PROVISIONS OF THE SUBDIVISION MAP ACT.

BY: [Signature]
CITY SURVEYOR, R.C.E. 18715

2-5-21
DATE

PLANNING COMMISSION CERTIFICATE

I, GARY CONTE, SECRETARY OF THE DEVELOPMENT REVIEW OF THE CITY OF MADERA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN CONFORMS TO AND IS COMPLIANCE WITH THE APPROVED TENTATIVE MAP AND REQUIREMENTS IMPOSED BY THE MADERA CITY PLANNING COMMISSION AS A CONDITION TO THE ACCEPTANCE OF THE FINAL MAP. THIS FINAL TRACT MAP IS IN AGREEMENT WITH THE ADOPTED GENERAL PLAN FOR THE CITY OF MADERA.

BY: [Signature]
SECRETARY, CITY OF MADERA REVIEW COMMITTEE

12/18/20
DATE

CITY CLERK'S CERTIFICATE

I, ALICIA GONZALES, DO HEREBY CERTIFY THAT THE COUNCIL OF THE CITY OF MADERA, BY RESOLUTION NO. 21-21, ADOPTED ON February 17, 2021, 2021, APPROVED THE WITHIN MAP AND ACCEPTED ON BEHALF OF THE PUBLIC ALL PARCELS OF LAND AND EASEMENTS, SUBJECT TO IMPROVEMENTS, OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION, AND APPROVED THE ABANDONMENT OF THOSE PUBLIC STREETS AND/OR PUBLIC EASEMENTS SHOWN ON THE MAP AND NOTED AS ABANDONED BY THE FILING OF THE MAP.

BY: [Signature]
ALICIA GONZALES, CITY CLERK

5/7/2021
DATE

RECORDER'S CERTIFICATE

DOCUMENT NO. 2021019534 FEE \$ 90
FILED THIS 18 DAY OF JUNE, 2021,
AT 11:21 AM, IN VOLUME 66 OF PLATS, AT PAGES 65-68
AND ---, M.C.R., AT THE REQUEST OF FIDELITY NATIONAL TITLE COMPANY

MADERA COUNTY RECORDS
REBECCA MARTINEZ, RECORDER

BY: [Signature]
DEPUTY

CONFORMED COPY
This document has not been
compared with the original
MADERA COUNTY CLERK-RECORDER

66/65

66/66

FINAL MAP OF TRACT NO. 19-S-03 IVEYWOOD I

A PLANNED DEVELOPMENT
BEING A SUBDIVISION OF A PORTION OF
THE NORTHEAST QUARTER OF SECTION 19,
RANGE 18 EAST, MOUNT DIABLO BASE & MERIDIAN
IN THE CITY OF MADERA, COUNTY OF MADERA, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN OCTOBER 2018, BY LANDESIGN CONSULTING

CONSISTING OF FOUR SHEETS
SHEET TWO OF FOUR SHEETS

FOUND 3/4" IRON PIPE, ILLEGIBLE TAG,
0.6' DOWN, AS PER PARCEL MAP NO.
1073 RECORDED IN BOOK 23 AT PAGES
92 AND 93 OF MAPS, M.C.R.

FOUND 3/4" IRON PIPE, DOWN 1.1', NO TAG, AS
BEING THE CENTER QUARTER CORNER OF SECTION 19,
TOWNSHIP 11 SOUTH, RANGE 18 EAST, M.D.B.&M., AS
PER PARCEL MAP NO. 1073 RECORDED IN BOOK 23
AT PAGE 92 AND 93 OF MAPS, M.C.R.

BASIS OF BEARINGS

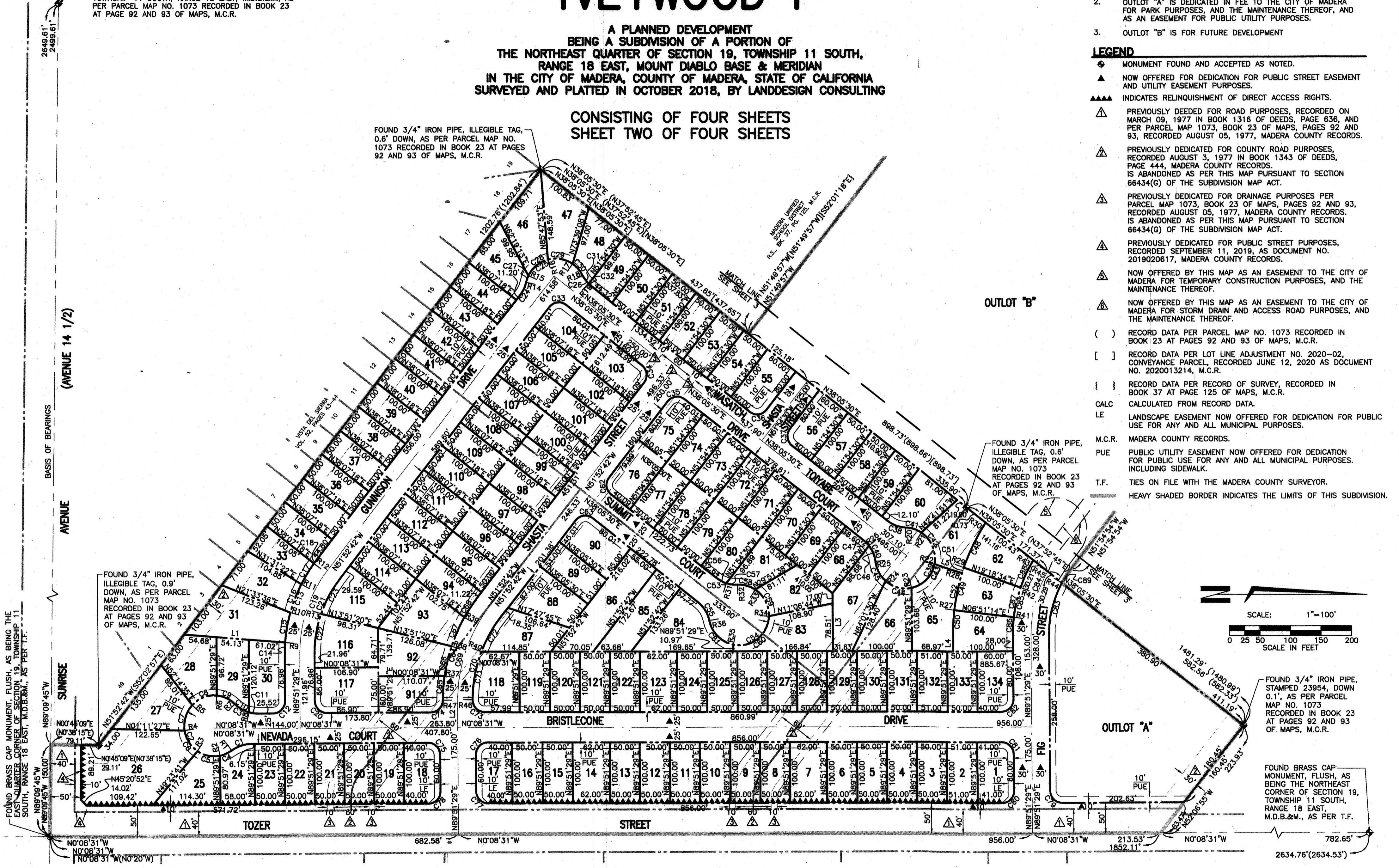
THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 19,
TOWNSHIP 11 SOUTH, RANGE 18 EAST, MOUNT DIABLO BASE AND
MERIDIAN, TAKEN TO BE N89°09'45"W AS PER GNSS OBSERVATION.

NOTES

1. SET 3/4" IRON PIPE, 6" DOWN, TAGGED LS 7773 AT ALL LOT CORNERS AND ANGLE POINTS.
2. OUTLOT "A" IS DEDICATED IN FEE TO THE CITY OF MADERA FOR PARK PURPOSES, AND THE MAINTENANCE THEREOF, AND AS AN EASEMENT FOR PUBLIC UTILITY PURPOSES.
3. OUTLOT "B" IS FOR FUTURE DEVELOPMENT

LEGEND

- ◆ MONUMENT FOUND AND ACCEPTED AS NOTED.
- ▲ NOW OFFERED FOR DEDICATION FOR PUBLIC STREET EASEMENT AND UTILITY EASEMENT PURPOSES.
- ▲▲▲ INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS.
- △ PREVIOUSLY DEEDED FOR ROAD PURPOSES, RECORDED ON MARCH 09, 1977 IN BOOK 1316 OF DEEDS, PAGE 636, AND PER PARCEL MAP 1073, BOOK 23 OF MAPS, PAGES 92 AND 93, RECORDED AUGUST 05, 1977, MADERA COUNTY RECORDS.
- △ PREVIOUSLY DEDICATED FOR COUNTY ROAD PURPOSES, RECORDED AUGUST 3, 1977 IN BOOK 1343 OF DEEDS, PAGE 444, MADERA COUNTY RECORDS. IS ABANDONED AS PER THIS MAP PURSUANT TO SECTION 66434(G) OF THE SUBDIVISION MAP ACT.
- △ PREVIOUSLY DEDICATED FOR DRAINAGE PURPOSES PER PARCEL MAP 1073, BOOK 23 OF MAPS, PAGES 92 AND 93, RECORDED AUGUST 05, 1977, MADERA COUNTY RECORDS. IS ABANDONED AS PER THIS MAP PURSUANT TO SECTION 66434(G) OF THE SUBDIVISION MAP ACT.
- △ PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES, RECORDED SEPTEMBER 11, 2019, AS DOCUMENT NO. 2019020617, MADERA COUNTY RECORDS.
- △ NOW OFFERED BY THIS MAP AS AN EASEMENT TO THE CITY OF MADERA FOR TEMPORARY CONSTRUCTION PURPOSES, AND THE MAINTENANCE THEREOF.
- △ NOW OFFERED BY THIS MAP AS AN EASEMENT TO THE CITY OF MADERA FOR STORM DRAIN AND ACCESS ROAD PURPOSES, AND THE MAINTENANCE THEREOF.
- () RECORD DATA PER PARCEL MAP NO. 1073 RECORDED IN BOOK 23 AT PAGES 92 AND 93 OF MAPS, M.C.R.
- [] RECORD DATA PER LOT LINE ADJUSTMENT NO. 2020-02, CONVEYANCE PARCEL, RECORDED JUNE 12, 2020 AS DOCUMENT NO. 2020013214, M.C.R.
- { } RECORD DATA PER RECORD OF SURVEY, RECORDED IN BOOK 37 AT PAGE 125 OF MAPS, M.C.R.
- CALC. CALCULATED FROM RECORD DATA.
- LE LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE FOR ANY AND ALL MUNICIPAL PURPOSES.
- M.C.R. MADERA COUNTY RECORDS.
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE FOR ANY AND ALL MUNICIPAL PURPOSES, INCLUDING SIDEWALK.
- T.F. TIES ON FILE WITH THE MADERA COUNTY SURVEYOR.
- HEAVY SHADED BORDER INDICATES THE LIMITS OF THIS SUBDIVISION.



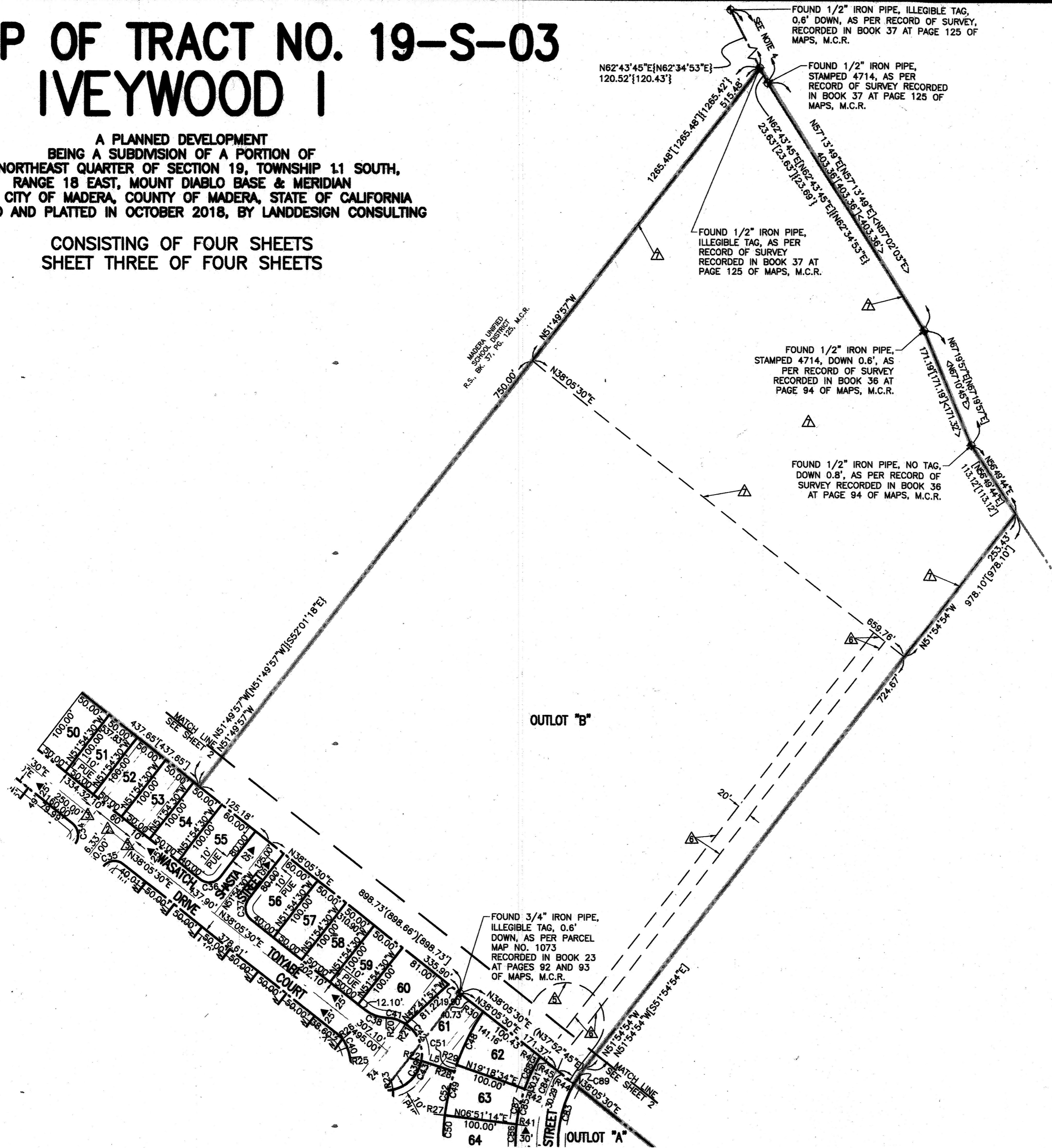
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FINAL MAP OF TRACT NO. 19-S-03 IVEYWOOD I

A PLANNED DEVELOPMENT
BEING A SUBDIVISION OF A PORTION OF
THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 11 SOUTH,
RANGE 18 EAST, MOUNT DIABLO BASE & MERIDIAN
IN THE CITY OF MADERA, COUNTY OF MADERA, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN OCTOBER 2018, BY LANDDDESIGN CONSULTING

CONSISTING OF FOUR SHEETS
SHEET THREE OF FOUR SHEETS



BASIS OF BEARINGS

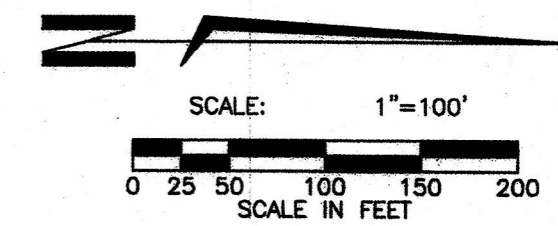
THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 18 EAST, MOUNT DIABLO BASE AND MERIDIAN, TAKEN TO BE N89°09'45"W AS PER GNSS OBSERVATION.

NOTES

- SET 3/4" IRON PIPE, 6" DOWN, TAGGED LS 7773 AT ALL LOT CORNERS AND ANGLE POINTS.
- OUTLOT "A" IS DEDICATED IN FEE TO THE CITY OF MADERA FOR PARK PURPOSES, AND THE MAINTENANCE THEREOF, AND AS AN EASEMENT FOR PUBLIC UTILITY PURPOSES.
- OUTLOT "B" IS FOR FUTURE DEVELOPMENT
- N62°43'45"E\N62°34'53"E} 144.15\{144.12}

LEGEND

- ◆ MONUMENT FOUND AND ACCEPTED AS NOTED.
- ▲ NOW OFFERED FOR DEDICATION FOR PUBLIC STREET EASEMENT AND UTILITY EASEMENT PURPOSES.
- △ PREVIOUSLY DEDICATED FOR COUNTY ROAD PURPOSES, RECORDED AUGUST 3, 1977 IN BOOK 1343 OF DEEDS, PAGE 444, MADERA COUNTY RECORDS. IS ABANDONED AS PER THIS MAP PURSUANT TO SECTION 66434(G) OF THE SUBDIVISION MAP ACT.
- △ PREVIOUSLY DEDICATED FOR DRAINAGE PURPOSES PER PARCEL MAP 1073, BOOK 23 OF MAPS, PAGES 92 AND 93, RECORDED AUGUST 05, 1977, MADERA COUNTY RECORDS. IS ABANDONED AS PER THIS MAP PURSUANT TO SECTION 66434(G) OF THE SUBDIVISION MAP ACT.
- △ NOW OFFERED BY THIS MAP AS AN EASEMENT TO THE CITY OF MADERA FOR TEMPORARY CONSTRUCTION PURPOSES, AND THE MAINTENANCE THEREOF.
- △ NOW OFFERED BY THIS MAP AS AN EASEMENT TO THE CITY OF MADERA FOR STORM DRAIN AND ACCESS ROAD PURPOSES, AND THE MAINTENANCE THEREOF.
- △ NOW DEDICATED IN FEE FOR STORM DRAIN AND PONDING BASIN PURPOSES, AND THE MAINTENANCE THEREOF.
- () RECORD DATA PER PARCEL MAP NO. 1073 RECORDED IN BOOK 23 AT PAGES 92 AND 93 OF MAPS, M.C.R.
- [] RECORD DATA PER LOT LINE ADJUSTMENT NO. 2020-02, CONVEYANCE PARCEL, RECORDED JUNE 12, 2020 AS DOCUMENT NO. 2020013214, M.C.R.
- { } RECORD DATA PER RECORD OF SURVEY, RECORDED IN BOOK 37 AT PAGE 125 OF MAPS, M.C.R.
- < > RECORD DATA PER RECORD OF SURVEY, RECORDED IN BOOK 36 AT PAGE 94 OF MAPS, M.C.R.
- M.C.R. MADERA COUNTY RECORDS.
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE FOR ANY AND ALL MUNICIPAL PURPOSES, INCLUDING SIDEWALK.
- HEAVY SHADED BORDER INDICATES THE LIMITS OF THIS SUBDIVISION.



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FINAL MAP OF TRACT NO. 19-S-03 IVEYWOOD I

A PLANNED DEVELOPMENT
BEING A SUBDIVISION OF A PORTION OF
THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 11 SOUTH,
RANGE 18 EAST, MOUNT DIABLO BASE & MERIDIAN
IN THE CITY OF MADERA, COUNTY OF MADERA, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN OCTOBER 2018, BY LANDDESIGN CONSULTING

CONSISTING OF FOUR SHEETS
SHEET FOUR OF FOUR SHEETS

CURVES

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C1	34.51'	55.00'	35°57'02"	17.84'
C2	227.21'	50.00'	260°21'29"	59.21'
C3	42.64'	55.00'	44°25'17"	22.46'
C4	21.51'	50.00'	24°38'55"	10.92'
C5	39.73'	50.00'	45°31'18"	20.98'
C6	41.24'	50.00'	47°15'15"	21.87'
C7	44.96'	50.00'	51°31'07"	24.13'
C8	46.08'	50.00'	52°48'12"	24.82'
C9	33.70'	50.00'	38°37'11"	17.52'
C10	27.98'	55.00'	29°08'45"	14.30'
C11	14.66'	55.00'	15°16'10"	7.37'
C12	31.42'	20.00'	90°00'00"	20.00'
C13	165.62'	248.00'	38°15'48"	86.03'
C14	20.17'	248.00'	4°39'33"	10.09'
C15	50.00'	248.00'	11°33'06"	25.09'
C16	50.00'	248.00'	11°33'06"	25.09'
C17	40.25'	248.00'	9°18'00"	20.17'
C18	5.20'	248.00'	1°12'05"	2.60'
C19	148.92'	223.00'	38°15'48"	77.36'
C20	31.42'	20.00'	90°00'00"	20.00'
C21	132.23'	198.00'	38°15'48"	68.69'
C22	67.85'	198.00'	19°37'58"	34.26'
C23	64.38'	198.00'	18°37'50"	32.48'
C24	22.55'	50.00'	25°50'31"	11.47'
C25	123.62'	50.00'	141°39'14"	143.80'
C26	22.55'	50.00'	25°50'31"	11.47'
C27	11.71'	50.00'	13°25'08"	5.88'
C28	43.10'	50.00'	49°23'12"	22.99'
C29	43.10'	50.00'	49°23'12"	22.99'
C30	25.71'	50.00'	29°27'42"	13.15'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C31	16.86'	50.00'	19°19'04"	8.51'
C32	5.69'	50.00'	6°31'27"	2.85'
C33	31.41'	20.00'	89°58'13"	19.99'
C34	31.43'	20.00'	90°01'47"	20.01'
C35	31.41'	20.00'	89°58'13"	19.99'
C36	31.42'	20.00'	90°00'00"	20.00'
C37	31.42'	20.00'	90°00'00"	20.00'
C38	32.18'	50.00'	36°52'12"	16.67'
C39	229.02'	50.00'	262°26'34"	57.07'
C40	39.77'	50.00'	45°34'23"	21.00'
C41	28.07'	50.00'	32°08'59"	14.42'
C42	58.76'	50.00'	67°20'08"	33.31'
C43	58.76'	50.00'	67°20'08"	33.31'
C44	46.68'	50.00'	53°29'15"	25.20'
C45	36.76'	50.00'	42°07'06"	19.25'
C46	28.27'	50.00'	32°23'32"	14.52'
C47	11.50'	50.00'	1°10'51"	5.78'
C48	82.81'	330.00'	14°22'39"	41.62'
C49	71.74'	330.00'	12°27'20"	36.01'
C50	40.29'	330.00'	6°59'45"	20.17'
C51	9.85'	330.00'	1°42'38"	4.93'
C52	61.89'	330.00'	10°44'42"	31.03'
C53	36.14'	50.00'	41°24'35"	18.90'
C54	229.35'	50.00'	262°49'09"	56.69'
C55	36.14'	50.00'	41°24'35"	18.90'
C56	17.73'	50.00'	20°19'03"	8.96'
C57	18.41'	50.00'	21°05'32"	9.31'
C58	31.90'	50.00'	36°33'23"	16.51'
C59	51.59'	50.00'	59°06'57"	28.36'
C60	86.40'	50.00'	99°00'42"	58.55'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C61	59.46'	50.00'	68°08'07"	33.81'
C62	31.43'	20.00'	90°01'47"	20.01'
C63	31.41'	20.00'	89°58'13"	19.99'
C64	182.13'	275.00'	37°56'47"	94.55'
C65	40.27'	275.00'	8°23'26"	20.17'
C66	50.79'	275.00'	10°34'58"	25.47'
C67	52.15'	275.00'	10°51'57"	26.15'
C68	38.91'	275.00'	8°06'27"	19.49'
C69	166.96'	250.00'	38°15'48"	86.73'
C70	148.47'	225.00'	37°48'27"	77.05'
C71	81.75'	225.00'	20°49'00"	41.33'
C72	66.72'	225.00'	16°59'27"	33.61'
C73	31.58'	20.00'	90°27'22"	20.16'
C74	31.31'	20.00'	89°40'59"	19.89'
C75	31.42'	20.00'	90°00'00"	20.00'
C76	31.42'	20.00'	90°00'00"	20.00'
C77	31.42'	20.00'	90°00'00"	20.00'
C78	31.42'	20.00'	90°00'00"	20.00'
C79	31.42'	20.00'	90°00'00"	20.00'
C80	31.42'	20.00'	90°00'00"	20.00'
C81	31.42'	20.00'	90°00'00"	20.00'
C82	31.42'	20.00'	90°00'00"	20.00'
C83	88.00'	170.00'	29°39'34"	45.01'
C84	108.05'	200.00'	30°57'11"	55.38'
C85	128.08'	230.00'	31°54'25"	65.75'
C86	28.08'	230.00'	6°59'45"	14.06'
C87	50.00'	230.00'	12°27'20"	25.10'
C88	50.00'	230.00'	12°27'20"	25.10'
C89	25.42'	170.00'	8°34'03"	12.73'

RADIALS

RADIAL TABLE	
RADIAL #	DIRECTION
R1	S53° 54' 27"W
R2	S78° 33' 22"W
R3	N55° 55' 20"W
R4	N8° 40' 05"W
R5	N42° 51' 02"E
R6	S84° 20' 46"E
R7	S45° 43' 35"E
R8	N74° 52' 21"W
R9	S4° 31' 02"W
R10	N16° 04' 08"E
R11	N27° 37' 14"E
R12	N36° 55' 13"E
R13	N19° 29' 27"E
R14	N12° 16' 47"E
R15	N25° 41' 55"E
R16	N75° 05' 07"E

RADIAL TABLE	
RADIAL #	DIRECTION
R17	S55° 31' 41"E
R18	S26° 03' 59"E
R19	N45° 23' 03"W
R20	S88° 46' 41"E
R21	S56° 36' 43"E
R22	N10° 43' 25"E
R23	S78° 03' 33"W
R24	N48° 27' 13"W
R25	N6° 20' 07"W
R26	S38° 43' 39"E
R27	N6° 51' 14"E
R28	N17° 35' 56"E
R29	N19° 18' 34"E
R30	N33° 41' 13"E
R31	N72° 13' 33"W
R32	N86° 40' 56"E

RADIAL TABLE	
RADIAL #	DIRECTION
R33	S56° 45' 41"E
R34	S2° 21' 15"W
R35	N78° 38' 03"W
R36	N10° 29' 55"W
R37	N8° 33' 56"E
R38	N19° 08' 54"E
R39	N30° 00' 51"E
R40	N21° 07' 51"E
R41	N6° 51' 14"E
R42	N19° 18' 34"E
R43	N31° 45' 51"E
R44	N29° 31' 03"E
R45	N30° 48' 41"E
R46	N0° 18' 51"E
R47	N0° 10' 30"E

LINES

LINE TABLE		
LINE #	LENGTH	BEARING
L1	169.83'	N4° 31' 02"E
L2	43.37'	N89° 51' 29"E
L3	95.51'	N89° 51' 29"E
L4	28.00'	N89° 51' 29"E
L5	48.07'	N17° 35' 56"E

REVISIONS: S:\2019\LD\1908\Survey\Record Data\Map\1908-Plan-MOC.dwg - LDC-Civil.cad
PLOT BY: aguilera Dec 02, 2020 12:24pm

66/68

LOT	1300-2	1300-3	1400-2	1400-3	1616-2	1616-3	1777-2	1777-3
1	X		X	X	X		X	
2	X		X	X	X		X	
3	X		X	X	X		X	
4	X		X	X	X		X	
5	X		X	X	X		X	
6	X		X	X	X		X	
7	X		X	X	X	X	X	
8	X		X	X	X		X	
9	X		X	X	X		X	
10	X		X	X	X		X	
11	X		X	X	X		X	
12	X		X	X	X		X	
13	X		X	X	X		X	
14	X		X	X	X	X	X	
15	X		X	X	X		X	
16	X		X	X	X		X	
17	X		X	X	X		X	
18	X		X	X	X		X	
19	X		X	X	X		X	
20	X		X	X	X		X	
21	X		X	X	X		X	
22	X		X	X	X		X	
23	X		X	X	X		X	
24	X							
25	X							
26	X	X	X	X	X	X	X	X
27	X	X			X	X		
28	X						X	X
29	X				X		X	
30	X		X	X			X	
31	X		X	X	X	X	X	
32	X		X	X	X		X	
33	X		X					
34	X		X	X	X		X	
35	X		X	X	X		X	
36	X		X	X	X		X	
37	X		X	X	X		X	
38	X		X	X	X		X	
39	X		X	X	X		X	
40	X		X	X	X		X	
41	X		X	X	X		X	
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44	X		X	X	X		X	
45	X				X			
46	X		X	X	X		X	

47	X		X	X		X	
48	X						
49	X		X	X		X	
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54	X		X	X		X	
55	X		X	X		X	
56	X		X	X		X	
57	X		X	X		X	
58	X		X	X		X	
59	X		X	X		X	
60	X	X					
61	X						
62	X		X	X		X	
63	X		X	X		X	
64	X		X	X		X	
65	X	X	X	X	X	X	X
66	X	X	X	X	X	X	X
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76	X		X	X		X	
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81	X						
82	X			X			
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90	X		X	X		X	
91	X		X	X		X	
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95	X		X	X		X	

96	X		X	X	X		X	
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99	X		X	X	X		X	
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106	X		X	X	X		X	
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108	X		X	X	X		X	
109	X		X	X	X		X	
110	X		X	X	X		X	
111	X		X	X	X		X	
112	X		X	X	X		X	
113	X		X	X	X		X	
114	X		X	X	X		X	
115	X	X	X	X	X	X	X	X
116	X	X	X	X	X	X	X	X
117	X	X	X	X	X	X	X	X
118	X	X	X	X	X	X	X	X
119	X	X	X	X	X	X	X	X
120	X		X	X	X		X	
121	X		X	X	X		X	
122	X		X	X	X		X	
123	X	X	X	X	X	X	X	X
124	X		X	X	X		X	
125	X		X	X	X		X	
126	X		X	X	X		X	
127	X		X	X	X		X	
128	X		X	X	X		X	
129	X		X	X	X		X	
130	X		X	X	X		X	
131	X		X	X	X		X	
132	X		X	X	X		X	
133	X		X	X	X		X	
134	X		X	X	X		X	

BOARD - 01

Quartersawn Oak-2836

FACIA

Fairfax Brown-2856

TRIM

EXTERIOR
DOOR
COLOR

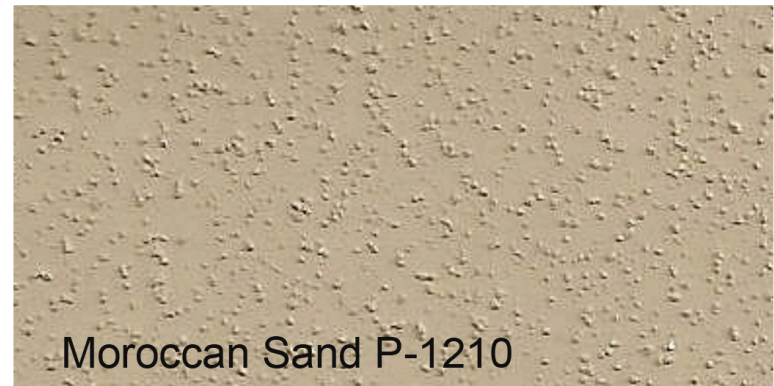
Quartersawn
Oak-2836

WINDOW
VINYL
COLOR

White



ROOF TILE



STUCCO

BOARD - 02

Downing Sand - 2822

FACIA

Downing Earth - 2820

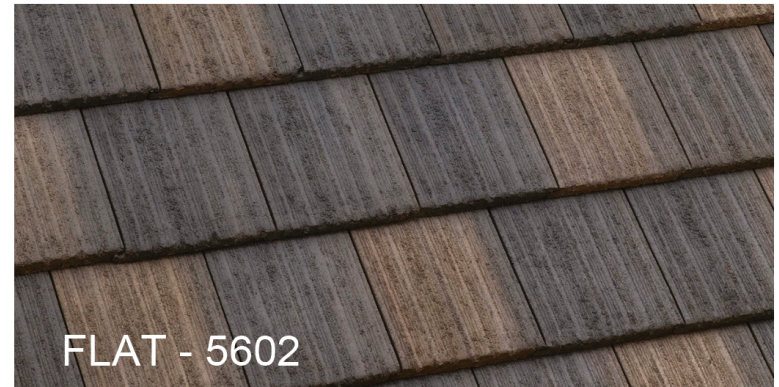
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EXTERIOR
DOOR
COLOR

WINDOW
VINYL
COLOR

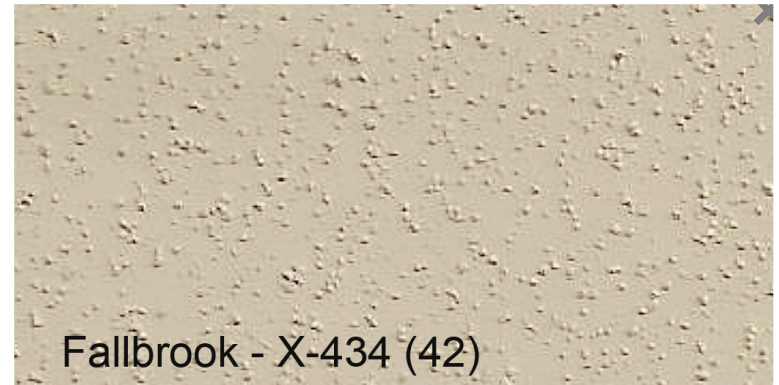
Downing
Sand - 2822

White



FLAT - 5602

ROOF TILE



Fallbrook - X-434 (42)

STUCCO

BOARD - 03

Rockwood Dark Brown - 2808

FACIA

Beige - 2859

TRIM

EXTERIOR
DOOR
COLOR

WINDOW
VINYL
COLOR

Rockwood
Dk Brown
2808

White



ROOF TILE

Belle Glade - 81583 (27)

STUCCO

BOARD - 04

Urban Bronze - 7048

FACIA

Felted Wood - 9171

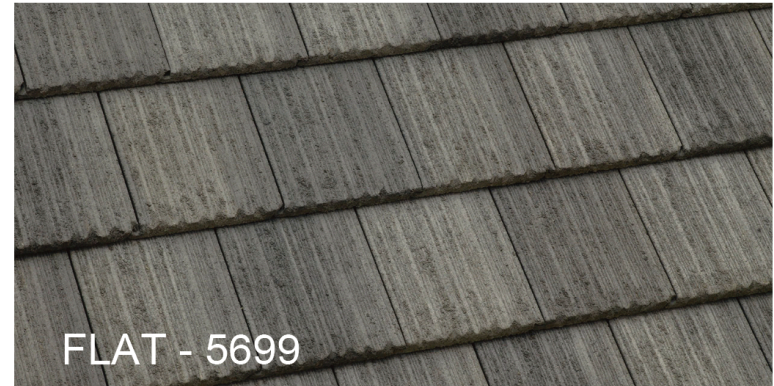
TRIM

EXTERIOR
DOOR
COLOR

Urban
Bronze-7048

WINDOW
VINYL
COLOR

White



ROOF TILE



STUCCO

BOARD - 05

Downing Sand - 2822

FACIA

Downing Slate - 2819

TRIM

EXTERIOR
DOOR
COLOR

WINDOW
VINYL
COLOR

Downing
Sand - 2822

White



ROOF TILE

Silver Gray X - 16 (57)

STUCCO

BOARD - 06

Gossamer Veil - 9165

FACIA

Gauntlet Gray - 7019

TRIM

EXTERIOR
DOOR
COLOR

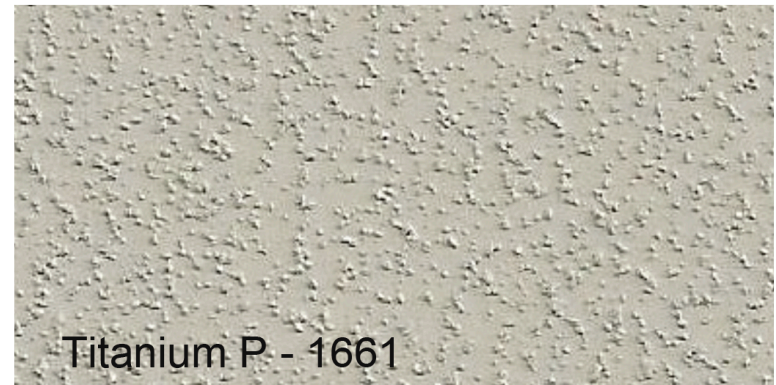
Gossamer
Veil - 9165

WINDOW
VINYL
COLOR

White



ROOF TILE



STUCCO

EXTERIOR DOORS & HARDWARE

FRONT
EXTERIOR DOOR



Therma Tru Fiberglass,
Soft Arch S8201 (PRIMED)



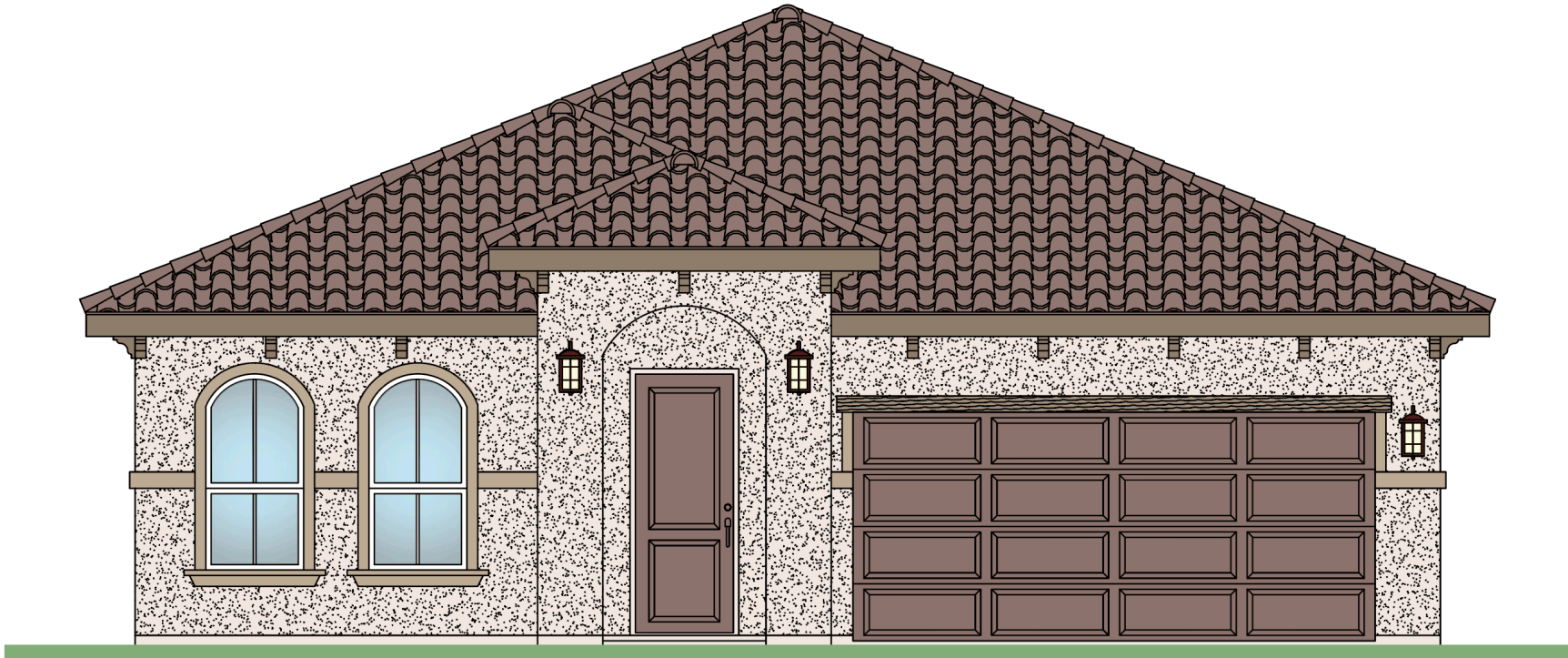
Kwikset Dakota Satin
Nickel Finish Handle Set



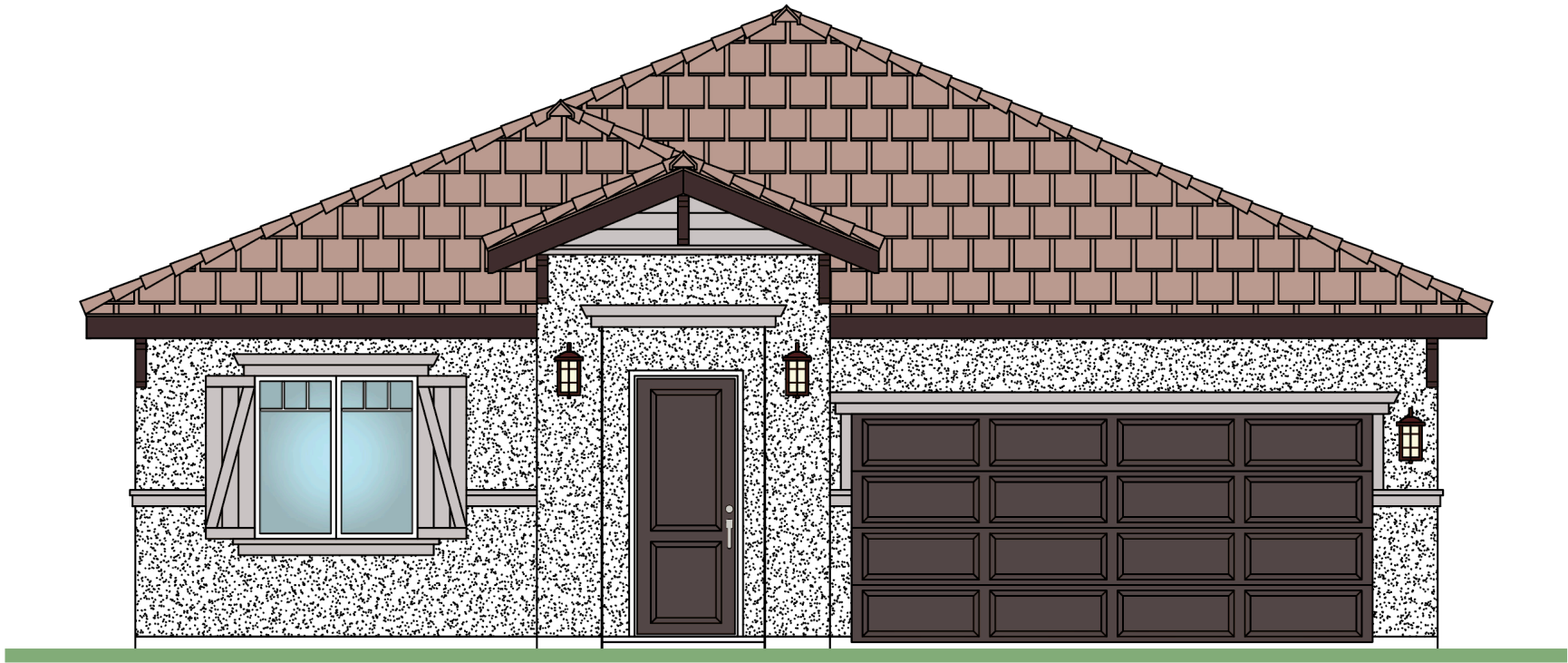
CHI-4250 Garage Door Long Panel (PRIMED)



ABBHEY | PLAN 1616 | ELEVATION A



ABBHEY | PLAN 1616 | ELEVATION B



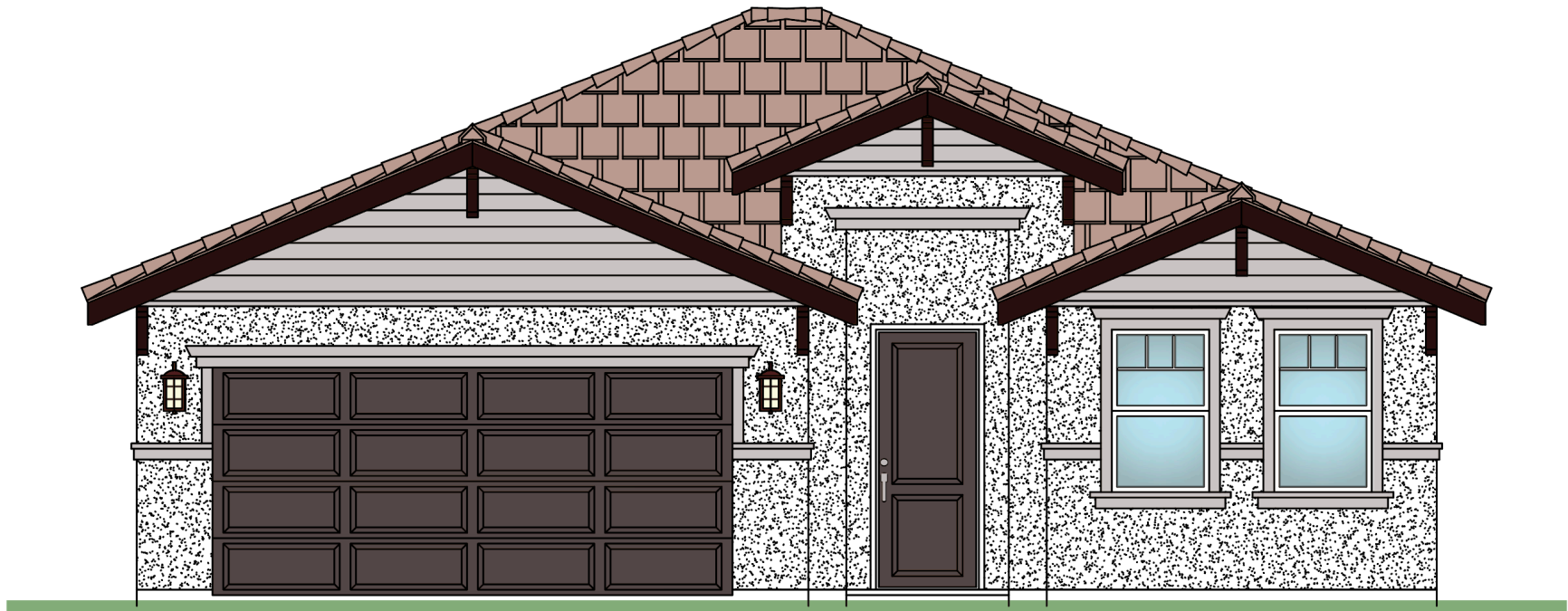
ABBEY | PLAN 1616 | ELEVATION C



PICCOLA | PLAN 1300 | ELEVATION A



PICCOLA | PLAN 1300 | ELEVATION B



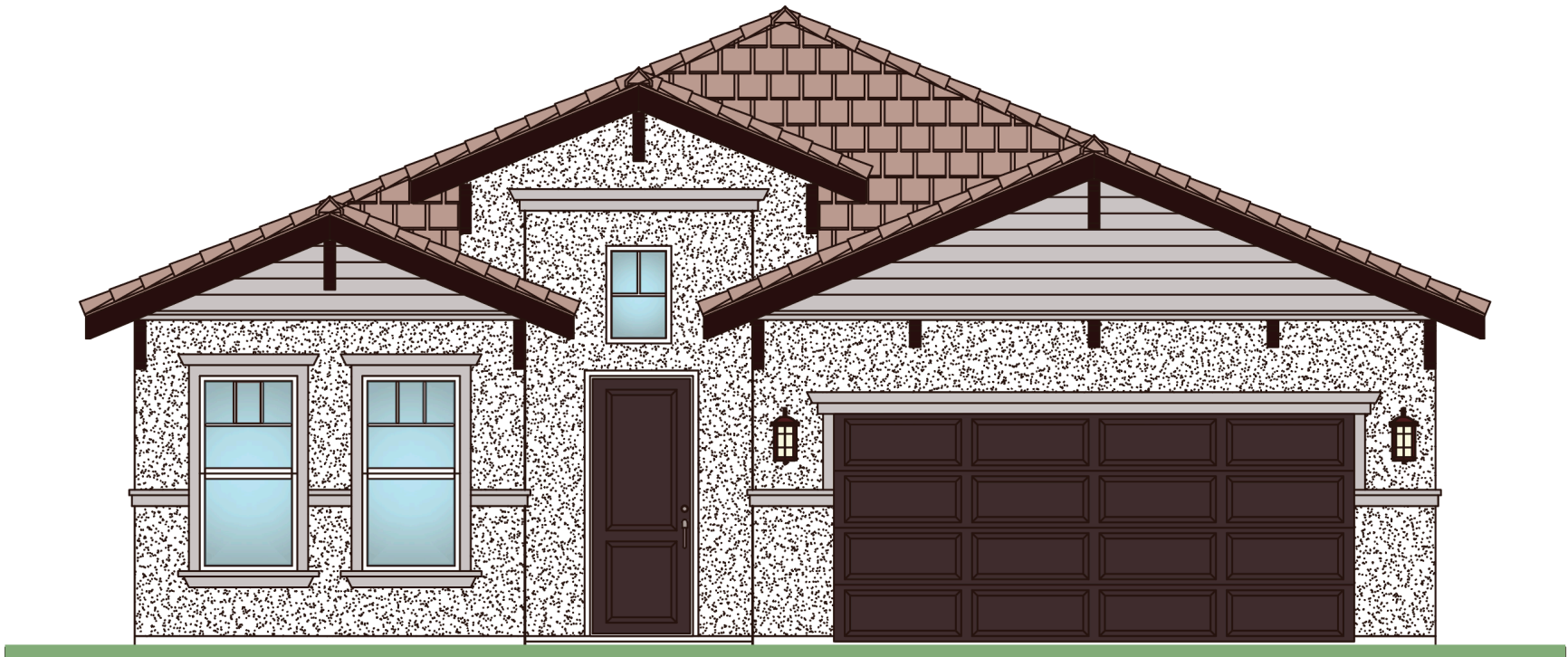
PICCOLA | PLAN 1300 | ELEVATION C



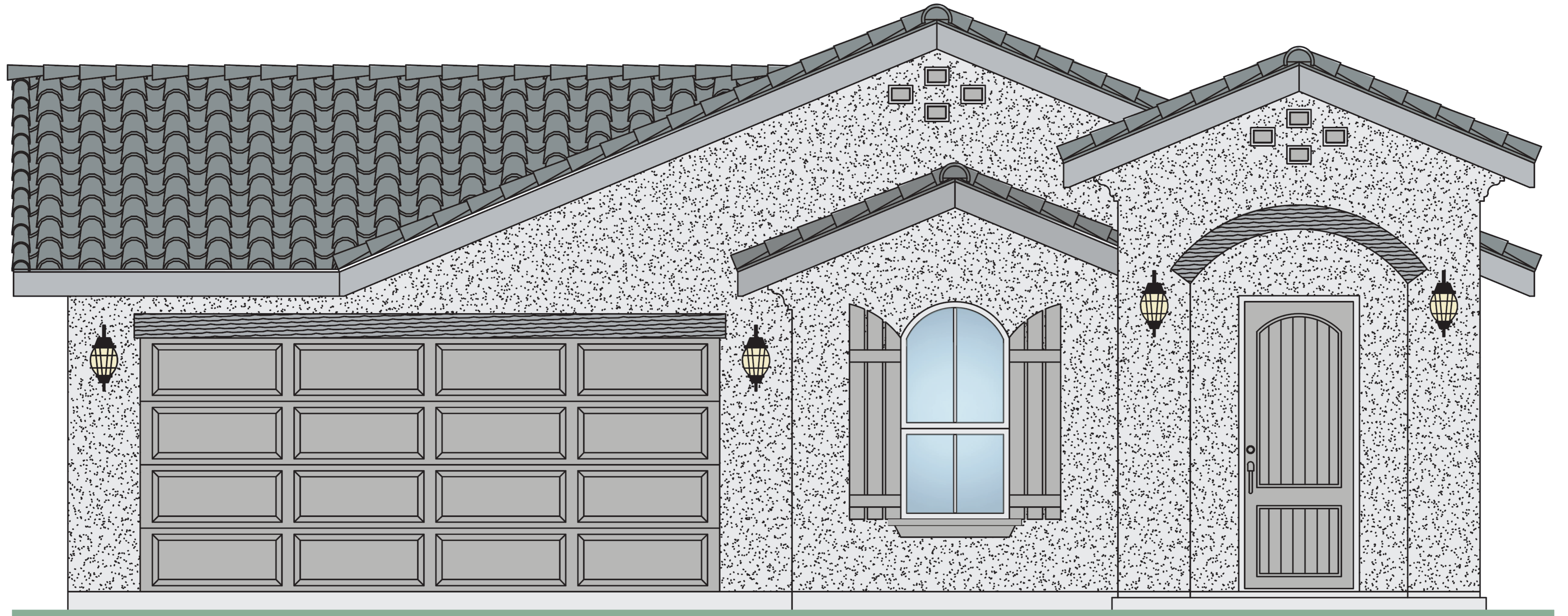
SIENNA | PLAN 1777 | ELEVATION A



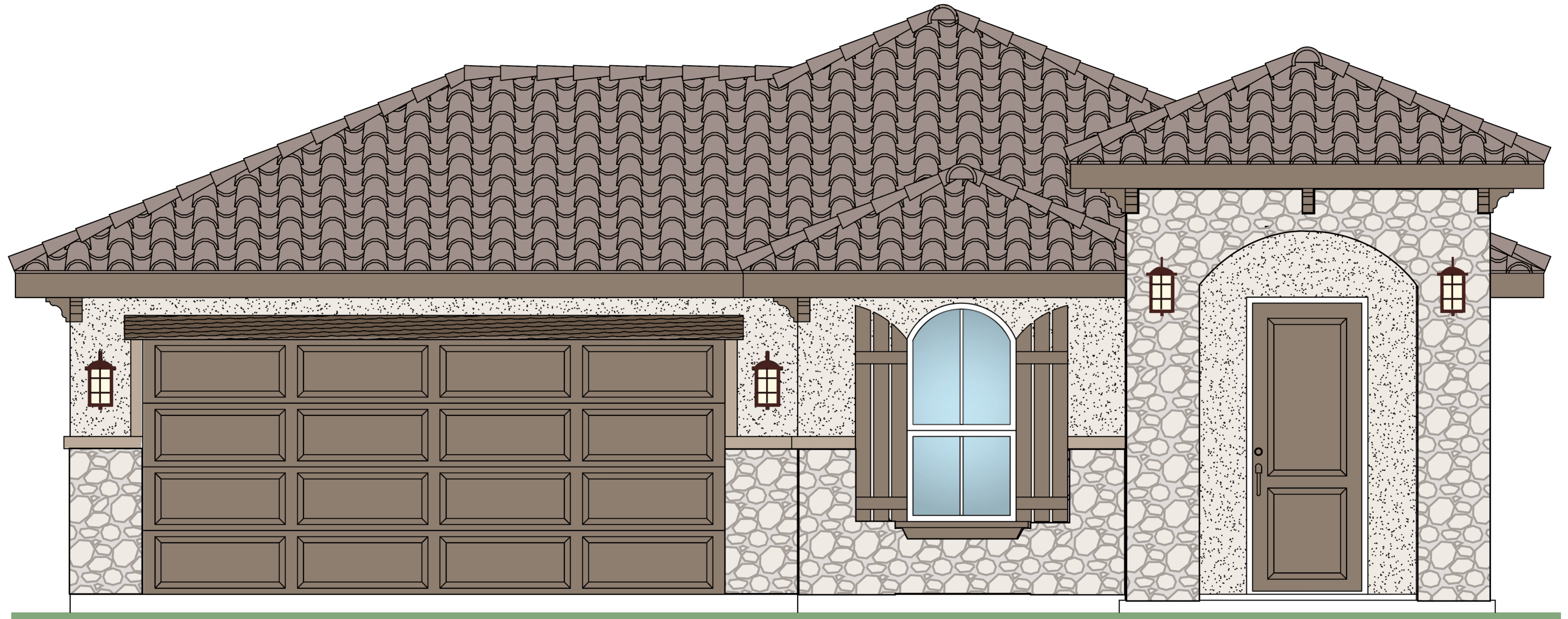
SIENNA | PLAN 1777 | ELEVATION B



SIENNA | PLAN 1777 | ELEVATION C



REGATTA | PLAN 1386 | ELEVATION A



REGATTA | PLAN 1386 | ELEVATION B

Attachment 6: Planning Commission Resolution

RESOLUTION NO. 1921

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MADERA
APPROVING PRECISE PLAN, SUBJECT TO CONDITIONS, FOR A 134-LOT
RESIDENTIAL SUBDIVISION (PPL 2022-03)
(CROWN TOZER I)**

WHEREAS, Joseph Crown (“Owner”) owns Assessor Parcel Numbers (APNs) 008-180-001; 002; 003; and 004: in Madera, California (“site”); and

WHEREAS, the Planning Commission (Commission) approved Tentative Subdivision Map application 2019-02 (TSM 2019-02) on April 9, 2019 for APNs 008-180-001; 002; 003; and 004 contingent on City Council approving Rezone application 2019-01 (REZ 2019-01); and

WHEREAS, City Council approved REZ 2019-01 on May 15, 2019; and

WHEREAS, the Owner is now seeking a precise plan to allow for a 134-lot single family residential subdivision on 25.75-acres of APN 008-180-001; 002; 003; 004, as proposed by Precise Plan 2022-03 (PPL 2022-03); and

WHEREAS, the 25.75-acres is planned and zoned for residential land uses; and

WHEREAS, the City of Madera, acting as the Lead Agency, prepared an Initial Study and Negative Declaration for the project in compliance with California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. Seq.; and

WHEREAS, the Commission adopted the Negative Declaration on April 9, 2019; and

WHEREAS, the adopted negative declaration is sufficient and pursuant to State CEQA Guidelines Section 15162, which identifies the requirements for which subsequent analysis is required, and upon analysis, no further environmental review is required; and

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

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

WHEREAS, the Commission has completed its review of the Staff Report and documents submitted for the proposed Precise Plan (PPL 2022-03) evaluated the information contained in the negative declaration, and considered testimony received as part of the public hearing process at a duly noticed meeting on June 14, 2022; and

WHEREAS, the Commission now desires to approve PPL 2022-03, with conditions;

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

1. Recitals: The above recitals are true and correct and are incorporated herein by reference.
2. CEQA: The Commission finds and determines that an environmental assessment was prepared for this project in accordance with the requirements of CEQA. The Negative Declaration adopted on April 9, 2019, is still valid. There have been no changes of circumstances which require subsequent environmental analysis under State CEQA Guidelines Section 15162. Therefore, no further environmental review is required.
3. Findings for PPL 2022-03: The Commission finds and determines that there is substantial evidence in the administrative record to support the approval of PPL 2022-03, as conditioned. With conditions, the project is consistent with the requirements of the Municipal Code, including Sections 10-3-4.101 through 10-3-4.107, and Section 10-3.1307. The Commission further approves, accepts as its own, incorporates as if set forth in full herein, and makes each one of the findings, based on the evidence in the record, as follows:

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

The project is consistent with both the proposed land use and adjacent areas in the City of Madera.

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

The project site is not subject to any specific plans.

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

PPL 2022-03 has been reviewed and is consistent with surrounding uses and with all applicable requirements for development in the PD 4,500 zone district, including provisions for access to and from the site, parking and loading facilities, drainage, and lighting. The project 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 2022-03 will be required to install street improvements in accordance with City standards and specifications. Related infrastructure improvements will also be required for storm drainage. The project site will have access to Tozer Street 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.

5. Recommendation of Approval of PPL 2022-03 with Conditions: Given all of the findings can be made, Planning Commission hereby approves PPL 2022-03 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 14th day of June 2022, 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 2022-03.

EXHIBIT "A"
PPL 2022-03 Crown Tozer I
CONDITIONS OF APPROVAL
June 14th, 2022

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 2022-03 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, 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 from the listed applicant on the application form and submitted to the City of Madera Planning Department no later than three (3) days following action on PPL 2022-03.**
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. 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.
5. 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.
6. The project shall be developed in conformance with the plans, elevations, and color and material selections approved by PPL 2022-03 provided herein as Attachments 5, subject to the conditions noted herein.
7. Minor modifications to model types including to plans, elevations, color and materials selections approved under PPL 2022-03 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 2022-03. If the Planning Manager determines the modifications are substantive, an amendment to PPL 2022-03 shall be filed for review and approval through the applicable City process.
8. All on-site improvements shall be completed prior to final building inspection and shall be completed in conformance with PPL 2022-03 to the satisfaction of the City of Madera prior to issuance of a certificate of completion.
9. 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.

10. 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.
11. 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.

BUILDING DEPARTMENT

12. Submit five (5) full sets and one (1) USB flash drive providing a portable document format (PDF) file of plans for review and approval prior to obtaining all required permits for construction of project.
13. A building permit is required for all construction on the site.

ENGINEERING

General Conditions

14. Nuisance onsite lighting shall be redirected as requested by City Engineer within 48 hours of notification.

15. Prior to the construction of improvements within the City right-of-way, an Encroachment Permit will be required from the Engineering Department.
16. All off-site improvements shall be completed prior to issuance of final occupancy.

PLANNING DEPARTMENT

General Conditions

17. Vandalism and graffiti shall be corrected in accordance with the provisions of the Madera Municipal Code.
18. 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.
19. The property owner, operator, and/or manager shall keep the property clear of all trash, rubbish, and debris at all times.

Residences

20. All model types shall conform to the development standards set out in the 'Project Description and Design Standards' document inclusive of:

Minimum Lot Area: 4,500 sq.ft.

Minimum Corner Lot Area: 5,000 sq.ft.

Maximum Lot Coverage: 50%

Minimum Landscape Area (Front Yard) 450 sq.ft

Minimum Interior Lot Width: 40ft

Minimum Exterior Lot Width: 55ft

Minimum Lot Depth: 80ft

Maximum Building Height: 35ft

Minimum Curved Frontage: 35ft

Minimum Yard Setbacks:

Front Setback – Porch, Balcony, Deck 12ft

Front Setback – Living Space 15ft

Front Setback – Garage 20ft

Front Setback – Front gate, per Madera Municipal Code Standards

Street Side Setback 10ft

Interior Side Setback 5ft

Rear Setback – Patio Cover, Balcony Deck 10ft

Rear Setback – 15ft*

Rear Setback – for a maximum 10% (13-lots) of the subdivision a 20% (three feet (3')) rear setback reduction may be applied.

Accessory structures: Per Madera Municipal Code Section 10-3.513

Required parking spaces: Minimum 1 covered space and 1 uncovered space on driveway.

Minimum usable open space: For each residential unit in a planned residential development there shall be provided a minimum 750 square feet of open space exclusive of drives and off-street parking areas. Minimum dimension in any direction for open space shall be ten (10') feet.

Standards set out in the 'Project Description and Design Standards' shall be applied to the subdivision development. Where standards are not present or there are conflicts between these standards and the City of Madera Municipal Code, the Municipal Code shall predominate.

21. Construction of dwelling units upon the 134 lots is confined to four (4) residential model plans listed below and herein included as Attachment 5.

Model Plan	Sq. Ft.	Bedrooms	Bathrooms	Garage
1300	1,300	3	2	Subordinate
1400	1,400	3	2	Subordinate
1616	1,616	3	2	Subordinate
1777	1,777	4	2	Subordinate

22. Each dwelling unit shall be constructed consistent with approved elevations, and the color and materials selections herein included as Attachment 5 to the Planning Commission Packet. Any change to the color and materials shall be approved by the Planning Manager and shall be included in the Precise Plan.
23. The following criteria shall be applied to the location of homes on individual lots:
- a) The appearance of a home is affected by at least three (3) primary features, including:
 - i. Home Model Plan;
 - ii. Alternative Elevations for Each Plan; and
 - iii. Color
 - b) Dwelling units built on side-by-side lots shall not repeat more than two (2) of the primary home features described in Conditions of Approval No. 28. Model floor plans (inclusive of garages) shall not be repeated on more than two (2) consecutive lots.
24. For lots where side and/or rear exterior elevations of residential buildings are visible from any street or public rights-of-way, they shall incorporate architectural treatments in keeping with the front (primary) elevation.
25. The front setback shall vary from the minimum of fifteen (15) feet to living space to a maximum of twenty (25) feet to living space, with at least a two (2) foot variation, over the entire front elevation, amongst any two (2) adjacent lots, and a five (5) foot variation over any three (3) consecutive lots, regardless of home model plan.

26. All exterior lighting shall be down-shielded, directed in a way to avoid glare onto neighboring properties or off site and directed in such a way as to not interfere with the driving safety of vehicular traffic. Exposed bulbs shall not be permitted.
27. The specifications and types of exterior lighting fixtures including shielding method and luminance to be installed in the subdivision area shall be submitted to and approved by the Planning Department prior to issuance of building permits.
28. All standards for the location and design of buildings (including accessory structures) and fences which are not specifically included and made a part of PPL 2022-03, shall conform to R1 (Residential) zoning standards.
29. The floor plans of all dwelling units shall be reversible and driveway approaches on corner lots shall be located on the interior side of the property.
30. Except as noted in these Conditions of Approval, all driveways and encroachments shall conform to City standards in regard to setbacks from adjacent property lines and intersections. All approaches shall conform to City standards.

HVAC and PG&E Utility Placement Considerations/Screening Requirements

31. Prior to the issuance of building permits, the applicant shall identify on the site plan the following information for Planning Department review and approval including screening:
 - a) The location of all-natural gas and electrical utility meter locations (coordinate with PG&E).
 - b) The location of all heating, ventilation, and air conditioning (HVAC) equipment.
 - c) The location of all compressor equipment, and mechanical and electrical equipment.
32. All utility equipment and services shall be screened to the specifications of the Planning Department. The applicant shall show methods proposed to architecturally integrate equipment locations, or show methods proposed to screen equipment using landscaping. Any wall-mounted equipment shall be painted to match the exterior wall and screened when in predominant public views.
33. HVAC units shall be ground mounted. No roof mounted air conditioning or heating ventilation units shall be allowed. All ground-mounted HVAC equipment shall be located in the rear yard behind a six (6) foot tall fencing.
34. Fireplaces are not proposed as part of this subdivision. Outside electric outlets shall be provided in the front and rear yards of the units to facilitate the use of electric lawn mowers, edgers, etc. Electric or low nitrogen oxide (Nox) emitting gas-fired water heaters should be installed.

Fencing and Walls

35. All fencing and walls shall be properly maintained so as not to create a hazard, public nuisance or blight in the surrounding neighborhood.
36. Wood fencing shall be required along all side and rear yards unless otherwise specified in the Conditions of Approval.

Wood fencing shall be a dog ear fence picket style and made of cedar quality or better, and all fence posts shall be pressure treated and set in concrete. Fencing shall not exceed a maximum uniform height of six (6) feet. Fencing shall have a gate allowing for easy access to solid waste containers provided by the City or City contracted waste hauler purveyor. The width of the gate shall be a minimum of thirty-six (36) inches.
37. Any retaining walls greater than eighteen (18) inches in height shall be split block masonry or other architecturally compatible materials to be approved by Planning Manager.

Landscaping

38. 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. Said Landscape and irrigation plans shall be designed for front yards and the exterior side yards of corner lots visible to the public for the entire subdivision as a whole. Installation shall be completed in conjunction with construction of the individual homes. 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) At least one (1) City approved street tree planted in each front yard. Corner lots shall have at least two (2) additional trees planted along the exterior side yard. Said front yard and side street trees overall shall be planted thirty (30) foot on center. Trees should be carefully selected and located to shade the buildings during the summer months. Deciduous trees should be preferentially considered since they provide shade in the summer and allow the sun to reach the buildings during winter months.
 - e) Locate landscape material in such a way that it does not interfere with utilities above or below ground; and
 - f) 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.
 - g) Directing downspouts towards landscape areas.
39. 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.
40. 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.

FIRE DEPARTMENT

41. All dwelling shall be equipped with residential fire sprinklers, smoke alarms and carbon monoxide detectors in accordance with the California Fire Code.
42. Street fire hydrant placement shall be consistent with approved civil plans and the California Fire Code.
43. Temporary construction addresses shall be provided during construction.
44. Illuminated addresses shall be provided at certificate of occupancy.

Signage

45. All signage, including, but not limited to, on- or off-site temporary subdivision identification, directional or marketing / sale signs for the purpose advertising homes for sale 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

Ellis Street is required to have an approved Sign Permit issued by the Planning Department per Madera Municipal Code Section 10-6.

Construction Trailer & Sales Center

46. Development of any temporary construction trailer and/or materials storage yard and/or parking on any lot in the subdivision requires the approval of the Planning Manager in advance of installation/placement.
47. The development of any model home sales center on any lot in the subdivision requires the approval of the Planning Manager.

SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT

48. 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).

-END OF CONDITIONS-

Item #3: CUP 2015-31 MOD – Los Girasoles

Staff is requesting this item be continued to the July 12, 2022 Planning Commission meeting.