

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

**COUNCIL CHAMBERS - CITY HALL
TUESDAY
February 10, 2015
6:00 pm**

CALL TO ORDER

ROLL CALL

Commissioner Kenneth Hutchings (Chairperson)
Commissioner Ruben Mendoza (Vice Chairperson)
Commissioner Shirley Driggs
Commissioner Robert Gran, Jr.
Commissioner Bruce Norton
Commissioner Pamela Tyler
Commissioner Jim DaSilva

INTRODUCTION OF STAFF

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

The first fifteen minutes of the meeting are reserved for members of the public to address the Commission on items which are within the subject matter jurisdiction of the Commission. Speakers shall be limited to three minutes. Speakers will be asked to identify themselves and state the subject of their comment. If the subject is an item on the Agenda, the Chairperson has the option of asking the speaker to hold the comment until that item is called. Comments on items listed as a Public Hearing on the Agenda should be held until the hearing is opened. The Commission is prohibited by law from taking any action on matters discussed that are not on the Agenda and no adverse conclusions should be drawn if the Commission does not respond to public comment at this time.

MINUTES: January 13, 2015

CONSENT ITEMS: None

PUBLIC HEARING ITEMS

**1. CUP 2014-25 & SPR 2014-38 - Verizon Rooftop Wireless Facility
(Applicant Requests that this item be Continued to March 10, 2015)**

A noticed public hearing to consider a request for conditional use permit and site plan review to allow for the installation of a rooftop cellular wireless telecommunications facility to be located on the roof of the existing Quality Inn located at 317 North G Street in the C2 (Heavy Commercial) Zone District, with a C (Commercial) General Plan land use designation (APN: 006-095-010). The Planning Commission will consider a Categorical Exemption for the project pursuant to CEQA Section 15301.

2. SPR 2014-34 & DU 2014-01 - Napa Auto Parts

A noticed public hearing to consider a request for a determination of use and site plan review to allow for the construction of a 7,000 square foot Napa Auto Parts store on a 0.78-acre (34,080 sf) property located on the east side of South Gateway Drive, south of its intersection with Madera Avenue, in the I (Industrial) Zone District with a C (Commercial) General Plan land use designation. A Determination of Use is required to allow for retail sales in the I (Industrial) Zone District. The Planning Commission will consider a Categorical Exemption for the project pursuant to CEQA Section 15332.

3. GPA 2014-02 – DMP Development

A noticed public hearing to consider a General Plan Amendment to change the General Plan land use designation of two parcels from the MD (Medium Density) land use designation to the LD (Low Density) land use designation. The first parcel (APN 012-460-001) encompasses the 18.7 acres located on the southeast corner of Stadium Road and Gary Lane. The second parcel (APN 012-480-009) encompasses the 19.1 acres located on the southwest corner of Stadium Road and West Pecan Avenue. Also considered within the amendment request is revision of the Target Density requirements of the Land Use element of the General Plan. The Planning Commission will consider whether the proposed General Plan Amendment project is exempt under Section 15061(b)(3) of CEQA.

4. Riverwalk Drive Improvements

- **Consideration of Adoption of a Negative Declaration**
- **Environmental Assessment 2014-01**

A noticed public hearing to consider adoption of a Negative Declaration and to consider a finding of General Plan Conformity for a proposal to construct new Riverwalk Drive roadway improvements in order to connect North A Street to North C Street, north of the East Central Avenue alignment. (Multiple APNs).

5. Braga Organic Farms

- **Consideration of Adoption of a Negative Declaration**
- **SPR 2014-43**

A noticed public hearing to consider adoption of a Negative Declaration and to consider a site plan review to allow for the development of a 4,875 square foot commercial structure with supporting improvements to be located at the southeast corner of the intersection of South Granada Drive and Mitchell Court (2592 Mitchell Court) in the C2 (Heavy Commercial) Zone District, with an I (Industrial) General Plan land use designation. (APN: 009-351-010).

6. CUP 2003-08 MOD & SPR 2015-04 – Starbucks Drive-thru Modification

A noticed public hearing to consider a modification to Conditional Use Permit 2003-08 which allowed for a drive-thru window as a component of a Starbucks coffee house to allow for a digital ordering interface in conjunction with the remodeling of the drive-thru. The coffee house is located at the southeast corner of West Kennedy Street and Marketplace Drive (2295 Marketplace Drive) in the C2 (Heavy Commercial) Zone District with a C (Commercial) General Plan land use designation (APN: 013-070-028). The Planning Commission will consider a Categorical Exemption for the project pursuant to CEQA Section 15301.

7. CUP 2015-01 & SPR 2015-02 – Madera Star Smog

A noticed public hearing to consider a conditional use permit and site plan review to allow for the establishment of an automotive smog check business to be located approximately 100 feet southwest of the intersection of South C Street and East 6th Street (217 East 6th Street), in the C1 (Light Commercial) Zone District with an C (Commercial) General Plan land use designation (APN: 007-161-013). The Planning

Commission will consider a Categorical Exemption for the project pursuant to CEQA Section 15301.

8. CUP 2014-10 MOD & SPR 2015-03 – Barnes Welding Supply Modification

A noticed public hearing to consider modification of a conditional use permit and site plan review to allow for the establishment of an outdoor storage area as a component of a welding supply store located the southeast corner of South Pine Street and Maple Street (311 South Pine Street), in the I (Industrial) Zone District with an I (Industrial) General Plan land use designation (APN: 012-230-026 & 025). The Planning Commission will consider a Categorical Exemption for the project pursuant to CEQA Section 15301.

9. REZ 2014-02 – Housing Element Rezone

A noticed public hearing to consider adoption of a resolution recommending to the City Council adoption of an ordinance amending the Zone District of specific parcels in order to provide consistency between the General Plan and compliance with the Housing Element of the City’s General Plan. An environmental impact report (EIR) was previously certified in October 2009 by the City Council for the General Plan Update. The proposed rezoning of parcels provides consistency with the General Plan and was contemplated in the previously certified EIR.

<u>APN</u>	<u>Zoning From</u>	<u>Zoning To</u>
003-240-001	PD 3000	PD 1500
003-240-002	PD 3000	PD 1500
003-260-042	C1	PD 1500
003-260-043	C1	PD 1500
003-260-044	C1	PD 1500
003-260-045	C1	PD 1500
005-180-001	PD 3000	PD 1500
005-220-006	R1	PD 4500
Eagle Meadows Phase II	PD 3000	PD 1500
006-250-013	R2	PD 1500
006-250-014	R2	PD 1500
006-360-012	R1	PD 1500
006-360-013	R1	PD 1500
006-360-014	R1	PD 1500
006-360-015	R1	PD 1500
008-180-005	R1	PD 4500
009-600-004	PD 4500	PD 1500
009-600-005	PD 4500	PD 1500
011-143-006	C1	PD 1500
011-143-007	C1	PD 1500
011-143-008	C1	PD 1500
011-320-005	CH	PD 1500
Portion of 011-320-006	CH	PD 1500
012-253-001	PD 3000	PD 1500
012-260-003	PD 3000	PD 1500
012-260-004	PD 4500	PD 1500
012-260-007	PD 4500	PD 1500
Portion of 012-270-002	PD 3000	PD 1500
012-390-015	PD 3000	PD 1500
Portion of 012-480-005	PD 6000	PD 1500

ADMINISTRATIVE REPORTS

COMMISSIONER REPORTS

ADJOURNMENT: The next regular meeting will be held on March 10, 2015.

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.

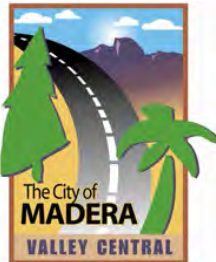
All Planning Commission actions may be appealed to the City Council. The time in which an applicant may appeal a Planning Commission action varies from 10 to 30 days depending on the type of project. The appeal period begins the day after the Planning Commission public hearing. There is NO EXTENSION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

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**CUP 2014-25 & SPR 2014-38
Verizon Rooftop Wireless Facility
Item #1 – February 10, 2015**

Applicant requests that the Planning Commission make a motion to continue this item to the March 10, 2015 regular Planning Commission meeting.



<p>CITY OF MADERA PLANNING COMMISSION</p>	<p>205 W. Fourth Street Madera CA 93637 (559) 661-5430</p>
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Staff Report: Napa Auto Parts
DOU 2014-01, SPR 2014-34 and Environmental Determination
Item #2 – February 10, 2015

PROPOSAL: An application for a determination of use and site plan review to allow for the construction of a 7,000 square foot Napa Auto Parts store in the I (Industrial) Zone District.

APPLICANT:	Aftab Naz MD	OWNER:	Aftab Naz MD
ADDRESS:	509 South Gateway Drive	APN:	011-042-008
APPLICATIONS:	DOU 2014-01 & SPR 2014-34	CEQA:	Categorical Exemption

LOCATION: This project site located on the east side of South Gateway Drive, south of its intersection with Madera Avenue.

STREET ACCESS: The site is accessed from South Gateway Drive.

PARCEL SIZE: 0.78-acre (34,080 sf)

GENERAL PLAN DESIGNATION: C (Commercial)

ZONING DISTRICT: I (Industrial)

SITE CHARACTERISTICS: The property is currently undeveloped. The site is generally surrounded by commercial activities along the Gateway Drive commercial corridor. The Union Pacific Railroad right-of-way is immediately east of the project site.

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

SUMMARY & RECOMMENDATION: The applicant proposes the construction of a 7,000 square foot Napa Auto Parts store. The structure and overall site design are in conformance with the goals and policies of the General Plan. Staff recommends approval of a determination of use and approval of the site plan review for the project.

APPLICABLE CODES AND PROCEDURES

MMC § 10-3.405 Uses
MMC § 10-3.1001 I (Industrial) Zone District
MMC § 10-3.4.0101 Site Plan Review
MMC § 10-3.1201 Parking Regulations
MMC § 10-3.1301 Use Permits

The General Plan designates the project site as C (Commercial) property. The project site is located in the I (Industrial) Zone District. The I (Industrial) Zone District allows for the establishment of retail stores subject to a determination of use by the Planning Commission. Construction of the physical improvements on the site is subject to the site plan review process to ensure consistency with the General Plan and compliance with other applicable ordinance.

PRIOR ACTION

The last use of the site was a self serve car wash. The site was demolished and has been vacant for an extended period of time.

ANALYSIS

Project Description

The project site is proposed for development of a new 7,000 square foot Napa Auto Parts store which would become the new home of the Napa store located on East 6th Street. A second construction phase would potentially include the construction of an additional approximately 4,200 square foot structure. The site proposes to serve the structures with thirty-seven (37) parking stalls.

Determination of Use

The Zoning Ordinance allows the Planning Commission to permit the location of retail and wholesale stores in the I (industrial) Zone District when it is determined that the use is similar in character and not more detrimental to the welfare of the neighborhood in which the use is proposed to be located. In this case, the establishment of an auto parts store in the proposed location is a compatible land use since the particular parcel, although an industrial property, is located along a primarily commercial business corridor that is within the C (Commercial) General Plan land use designation. The highest and best use of the property is commercial in character, not industrial, and an auto parts store is a typical commercial corridor business. It is recommended that the Planning Commission make a determination that the auto parts store is an allowable use in the proposed location.

Consistency with General Plan

In 2009, after an extensive visioning process and public comment, the City adopted an updated General Plan which “represents the product of years of efforts on the part of residents and businesses in the community working to maintain and improve Madera’s quality of life and implement the community’s shared vision for the future”. As a component of the new General Plan, individual project proposals “must be consistent with the goals and policies in this General Plan.” Some of these goals mandated in the Community Design element of the General Plan are:

Goals: **CD-1** High quality urban design throughout Madera.
 CD-2 Retain a sense of community in Madera and enhance Madera’s small city character.

- CD-4** Attractive streetscapes in all areas of Madera.
- CD-5** Walkable community.
- CD-10** Revitalize the downtown by strengthening its urban design character.
- CD-11** Design commercial development to enhance the pedestrian environment.
- CD-12** Aesthetically pleasing commercial development.

Supporting policies provide direction in the implementation of the General Plan’s goals. Some of those policies are:

- CD-1** The City of Madera will require that all new development is well-planned and of the highest possible quality. The City will seek to build an image of Madera as a contemporary small city with vibrant, livable neighborhoods and walkable pedestrian- and bicycle- oriented development.
- CD-2** All new development shall adhere to the basic principles of high-quality urban design, architecture and landscape architecture including, but not limited to, human-scaled design, pedestrian orientation, interconnectivity of street layout, siting buildings to hold corners, entryways, gathering points and landmarks.
- CD-5** New development shall be approved only if it meets the design principles set forth in this Community [Design] Element and to any local, project-specific, or citywide design guidelines.

Policies specific to the downtown area of the city include:

- CD-45** New development in the Downtown shall be designed to be similar in character to the existing pattern of development, including:
 - Placement of buildings adjacent to the sidewalk;
 - Building heights (although multi-story mixed use is encouraged);
 - Use of storefront display windows; and
 - Other features as determined appropriate by the City based on the location of the new building and the desirable features of adjacent and nearby structures

Policies focused upon commercial development include:

- CD-47** Commercial projects shall be designed to minimize the intrusion of parked vehicles on the streetscape. Parking areas, driveways, and drive-through lanes should not be located between buildings and the sidewalk.
- CD-48** Buildings and building entrances shall be oriented to the pedestrian environment.
- CD-49** Buildings shall include human-scale details such as windows facing the street, awnings, and architectural features that create a visually interesting pedestrian environment.
- CD-50** Parking lots shall be landscaped, including shade trees, to create an attractive pedestrian environment and reduce the impact of heat islands.
- CD-51** Safe and well-defined pedestrian connections from buildings to parking areas, from buildings to the adjoining street(s), and among buildings on the same site shall be provided. Pedestrian connections between commercial development and surrounding residential neighborhoods shall also be provided. Enhanced paving materials or other techniques shall be used to identify pedestrian connections.
- CD-53** Unarticulated, boxy structures shall be broken up by creating horizontal emphasis through the use of trim, varying surfaces, awnings, eaves, or other ornamentation, and by using a combination of complementary colors.

CD-55 Loading facilities for uses requiring delivery from large trucks shall be screened from public view and located away from residential uses.

CD-57 Where possible, parking lots shall be located behind or on the side of buildings to reduce their visual impact.

CD-58 Parking lots shall be screened and separated into smaller units with landscaping or low walls.

These and other goals and policies are the standards that all new development in the city is measured by. Combined, they implement the principles of the Community Design element of the General Plan.

Staff and the applicant have worked collaboratively toward developing a project in substantial conformance with the General Plan. As proposed, the site plan and building elevations are in conformance with the General Plan.

Building Location

The Napa Auto Parts building is proposed to be set at the front property line, adjacent to the public right-of way. The location for the second-phase structure is also sited to the front of the project parcel, with the single drive entrance separating the two structures. The parking field is not the dominant feature along the project frontage. General Plan Policy CD-15 encourages new development to be “designed to front or have a presence along all street frontages. The intent of this policy is to enhance the pedestrian scale of new development, and minimize the presence of parking, circulation, and loading areas as the primary visual features of development.” Policy CD-51 further encourages pedestrian connections from buildings to parking areas and to adjoining street(s). Additionally, Policy CD-47 encourages designs that minimize the intrusion of parked vehicles on the streetscape. The location of both structures to the front of the property, along Gateway Drive, provides substantial conformance with the General Plan and staff supports the general design of the site.

Parking

City parking standards for the proposed use call out a ratio of one parking space for each 300 square feet of floor area. This would translate into a requirement of a minimum of thirty-seven (37) parking stalls for the proposed project when fully constructed. The project proposes thirty-seven (37) parking stalls, including four ADA-compliant spaces. General Plan Policy CD-57 proposes that “where possible, parking lots shall be located behind or on the side of buildings to reduce their visual impact”. Additionally, site landscaping should include the placement of hedge plantings wherever parking stalls face onto the street in order to screen vehicles and parking fields from the right-of-way and landscape peninsulas should be integral components of site design to provide greater shade for vehicles and better segregation of the parking field as recommended in CD-58. Although peninsulas are conservatively implemented within site design (due to truck turn radius requirements), tree wells are strategically incorporated so as to satisfy shading and Policy CD-50 which encourages “parking lots to be landscaped, including shade trees, to create an attractive pedestrian environment and reduce the impact of heat islands.” The parking field is in compliance with General Plan policies and the Municipal Code.

Architecture

Staff and the applicant have worked diligently toward a structure with architectural value sufficient to comply with the goals and policies of the General Plan. The structure is now constructed of a stucco finish on three sides with vertical pillars to break up structural massing. Windows with canopies have been incorporated in order to provide additional variation so as to provide architectural value and an “aesthetically pleasing commercial development.” Policy CD-49, the building now “includes human-scale details such as windows facing the street, awnings,

and architectural features that create a visually interesting pedestrian environment.” The structure continues the effort toward revitalizing downtown or strengthening the urban design of the City. The structure satisfies the goals and policies of the General Plan.

Landscaping

A landscaping plan has not been provided as a component of the project. A landscape and irrigation plan would be required as a component of any formal submittal for building permit plan check. The landscape and irrigation plan should be prepared by a licensed landscape architect, consistent with the State of California’s Model Water Efficient Landscape Ordinance. Landscaping should be included as an integral component of the parking field and in conjunction with building frontages so as to provide ample shade while enhancing site aesthetics.

The proposed determination of use and site plan review have been reviewed by various City Departments and outside agencies. The responses and recommendations have been incorporated into staff’s recommendation to the Planning Commission.

SUMMARY OF RECOMMENDATIONS

The applicant has worked toward providing a project that is consistent with Madera’s General Plan vision and has revised the site plan and structure in an effort to address the goals and policies of the General Plan. Staff is able to make the finding that site design cumulatively satisfies the goals and policies General Plan. The information presented in this report supports approval of the determination of use and conditional approval of the site plan review.

PLANNING COMMISSION ACTION

The Planning Commission will be acting on the Determination of Use 2014-01 and Site Plan Review 2014-34, determining to either:

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

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

Motion 1: Move to approve Determination of Use 2014-01 and Site Plan Review 2014-34, based on and subject to the findings and conditions of approval:

Findings

- This project is categorically exempt under Section 15332, In-Fill Development Projects, of the California Environmental Quality Act (CEQA).
- The establishment of a Napa Auto Parts, as proposed, is consistent with the purposes of the C (Commercial) General Plan designation and the I (Industrial) Zone District.
- As proposed, development of the site is consistent with the Madera General Plan’s principles, goals and policies.

- As proposed, the project will be consistent with established codes, standards and policies relating to traffic safety, street improvements, standards of development and environmental quality.
- As proposed, the establishment, maintenance or operation of the Napa Auto Parts will not under the circumstances of this 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.

CONDITIONS OF APPROVAL

General Conditions

1. Project approval is conditioned upon acceptance of the conditions of approval contained herein, as evidenced by receipt in the Planning Department of the applicant's signature upon an Acknowledgement and Acceptance of Conditions within thirty days of the date of approval for this use permit.
2. Site Plan Review 2014-34 will expire one year from date of issuance, unless positive action is taken on the project as provided in the Municipal Code or take the required action to extend the approval before expiration date. (Municipal Code Section 10-3.4.0114, Lapse of Site Plan Approval)
3. The site or building plans submitted for any building permit applications shall reflect changes required by the herein listed conditions of approval. Any deviation from the approved plan or any condition contained herein shall require, at a minimum, prior written request by the applicant and approval by the Planning Manager.
4. Any proposed future modifications to the site, including but not limited to building exteriors, parking/loading areas, fence/walls, new buildings or landscaping shall require an amendment to this site plan review.
5. It shall be the responsibility of the property owner and management to ensure that any required permits, inspections and approvals from any regulatory agency shall be obtained from the concerned agency prior to establishment of the use.

Building Department

6. Site development shall be consistent with the approved site plan and floor plan. The uses of all rooms and activity areas shall be identified on plans submitted for issuance of building permits. If no plans are to be submitted, uses shall be as stated on plans submitted for site plan approval.
7. Provide a minimum of three (3) sets of the following plans to the Building Department for the initial plan check. Plans shall be prepared by an individual licensed to practice architecture and includes 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
 - d) All exterior elevations

- e) Site utilities plan showing on-site sanitary sewer, water, storm sewer, water meters, backflow prevention devices, roof drains, etc., and the connections to off-site utilities.
- 8. Current State of California and federal handicap 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.
- 9. Additional items identified as not complying with current codes and ordinances which require correction or attention may be identified after reviews are completed. Any item not in conformance with current codes and ordinances must be corrected.

Engineering Department

General

- 10. Nuisance onsite lighting shall be redirected as requested by the City Engineer within 48 hours of notification.
- 11. Improvement plans for the project shall include the most recent version of the City's General Notes.
- 12. Improvements within the City right-of-way require an encroachment permit from the Engineering Department.
- 13. Improvements within the State right-of-way require an Encroachment Permit from Caltrans.
- 14. The Developer shall pay all required fees for completion of project. Fees due include but shall not be limited to the following: plan review, encroachment permit processing and improvement inspection fees.

Streets

- 15. The developer shall dedicate a ten (10') foot wide easement for street purposes on South Gateway Drive along the entire parcel frontage.
- 16. The developer shall construct sidewalk per City standards on South Gateway Drive along the entire parcel frontage. An unimpeded ADA path of travel shall be maintained at all times. The sidewalk shall be constructed with a maximum 2% cross slope.
- 17. The developer shall remove all existing driveway approaches along project frontage.
- 18. The developer shall construct curb and gutter along the entire project frontage per current City standards.
- 19. The proposed driveway approach shall be a street type entrance and shall adhere to the City's driveway design standards.
- 20. The existing handicap access ramp located at the northern end of the proposed project site shall be reconstructed to meet current City and ADA standards.

Water

21. Existing water service connections shall be upgraded to current city standards including water meter located within city right-of-way and shall read in cubic feet and a backflow prevention device located within private property.
22. New water service connections shall be constructed to current City standards including water meter located within city right-of-way and a backflow prevention device located within private property.
23. A separate water meter and backflow prevention device will be required for landscape consumption.

Sewer

24. Existing sewer service connections shall be upgraded to current City standards.
25. New sewer service connections shall be constructed to current City standards.

Storm Drain

26. A detailed drainage plan per City of Madera Storm Drain Master Plan shall be provided that supports the design of the drainage conveyance and storage facilities constructed by the developer.

Fire Department

27. Fire lanes shall be posted in accordance with California Fire Code and City of Madera standards. Posting methodology shall be provided on the plans submitted for the required Building permit. All fire lanes shall allow for turn-around.
28. A key box is required.
29. Portable fire extinguishers are required for each structure in accordance with the California Fire Code and Title 19. A minimum of 3 fire extinguishers are required for the proposed structure and a minimum of 2 for the "future" structure.
30. Complete information shall be provided regarding storage methodology. High piled combustible storage permits may be required. A building permit for rack construction may be required. Fire sprinklers may be required. Smoke and heat vents may be required. NOTE: High piled storage requirements take effect at six (6) feet for tire storage and flammable liquid storage.
31. The exterior walls of the future building shall require fire-resistive construction due to their proximity to the property lines. The Napa Auto Parts building should be located 10'-1" from property line in order to remove this requirement.
32. If waste oil drop-off is to be proposed, additional requirements will apply.
33. The address shall be plainly visible from the street.

34. If the buildings are not required to be equipped with automatic fire sprinklers, then a fire flow of 2250 GPM must be available. If a street hydrant is not currently located within a code compliant distance, a new street hydrant shall be required. Due to limited access, on-site fire hydrant placement is impractical.

Planning Department

Site Data

- Building Area: 7,000 square feet – Napa Auto Parts
4,200 square feet – Future Phase
 - Auto Parts Store Allowed with Determination of Use
 - Minimum Parking Requirements: 37 spaces
 - Parking Provided: 37 spaces (includes 4 accessible spaces)
 - Loading Spaces Required: 1
 - Loading Spaces Provided: 1
35. Development of the “Future Building – Phase II” pad will require the approval of an application for site plan review.
36. Vandalism and graffiti shall be corrected per the Madera Municipal Code.
37. The property owner, operator and/or manager shall keep the property clear of all trash, rubbish and debris at all times, and disposal of refuse shall be restricted to the dumpster owned by the property owner.
38. All parking and loading areas shall be marked and striped to City Standards: Perpendicular (90 degree) parking spaces shall measure a minimum of nine feet (9') wide by 19' deep (17' deep with 2' bumper overhang). No compact stalls shall be incorporated into the parking field. Minimum drive aisle/backing/maneuvering space is twenty-six (26') feet for primary drive aisles.
39. On-site parking shall be provided at all times in conformance with the Municipal Code. Further expansion of the use or additional or accessory uses may require the provision of additional parking spaces in compliance with City Standards prior to establishment of the use. All required parking shall be permanently maintained with all parking spaces to be shown on plans submitted for building permits. Any modifications in the approved parking layout shall require approval by the Planning Department.
40. No wheel stops shall be incorporated into the parking field/parking stall layout, except as required within Americans with Disabilities Act (ADA) compliant parking stalls.
41. Bicycle parking facilities shall be provided for patrons and employees in accordance with plans approved by the Planning Department as to number and location.

HVAC and PG&E Utility Placement Considerations/Screening Requirements

42. Prior to the issuance of building permits, applicant to identify on the site plan the following information for Planning Department review and approval:
- The location of all natural gas and electrical utility meter locations
 - The location of all HVAC (heating, ventilation or air conditioning) equipment
 - The location of all compressor equipment, and mechanical and electrical equipment

43. Where feasible, electrical/mechanical equipment shall be located in the interior of the proposed new structure within electrical/mechanical service rooms. Utilities (switch boxes, electrical panels and other utility appendages) proposed at the exterior shall be allowed only on the northwest elevation of the structure, unseen from the public right-of-way.
44. When HVAC equipment is roof-mounted, all equipment placement shall be completely screened from view and architecturally integrated into the roof using roof wells or continuous building perimeter fascia screening. If ground mounted, all HVAC equipment shall be completely screened by a six foot enclosure constructed so as to match the primary color and material of the structure.
45. Natural gas meter placement shall be screened from public view per Planning Department approval.
46. The applicant shall coordinate the installation of utilities consistent with these conditions of approval with Pacific Gas and Electric Company. The applicant may contact David Vandergriff of PG&E at 2871 Airport Drive, Madera, CA 93637 or via telephone at (559) 675-2234.
47. Roof access ladders shall be located within the interior of the building.
48. Future placement of roof-mounted equipment, which is not part of this site plan approval, may require amendment to this Site Plan Review.
49. All ducts and vents penetrating roofs shall be directed away from the front of public entrance side(s) of the building using methods to minimize their appearance and visibility from the street. Placements preferred at rear sides of roof ridges. All roof-mounted ducts and vents to be painted matt black or with a color better suited to minimize their appearance.
50. Fire sprinkler risers shall be located within the interior of the building or located out of public view. Locations shall be approved by the Planning Department prior to the issuance of building permits.

Building Colors, Materials and Lighting Considerations

51. The construction of buildings approved as part of site plan review shall be consistent with an approved color and materials board and representative color section rendering of the proposed building to be reviewed and approved by the Planning Manager. Any substantial alteration shall require Planning Commission approval.
52. Address sign designs shall be approved by the Planning Department prior to issuance of building permits.
53. The specifications and types of exterior lighting fixtures to be installed on the site shall be submitted to and approved by the Planning Department prior to issuance of building permits. All exterior lighting shall be directed away from adjoining properties and not interfere with the driving safety of vehicular traffic. Exposed bulbs will not be permitted.
54. All parking lot lights/lighting shall be incorporated into landscaped areas.
55. The developer shall contact the Planning Department when all site lighting is operational. At this time, additional light screening may be required.

Signage

56. Signage shall be in accordance with City Standards, and all signing shall be reviewed and approved by the Planning Department prior to issuance of a separate sign construction permit which may be required by the Building Department.
57. All proposed construction announcement sign uses shall conform to the Municipal Sign Ordinance.

Landscaping

58. Onsite and offsite landscaping and irrigation shall be installed consistent with plans submitted at time of building permit plan check and approved by the Planning Manager and Parks Department prior to issuance of building permits. The landscape and irrigation plan shall be prepared by a licensed landscape architect and shall be consistent with the State of California Model Water Efficiency Landscape Ordinance. Any deviation shall require prior written request and approval. Removal or modification shall be at developer's expense.
59. The property owner shall maintain all landscaping in a healthy and well manicured appearance to achieve and maintain the landscaping design that was approved by the City. This includes, but is not limited to, ensuring properly operating irrigation equipment at all times, trimming and pruning of trees and shrubs, mowing lawns consistent with industry standards, and replacing dead or unhealthy vegetation.
60. A detailed landscaping and irrigation plan shall be submitted to the Planning Department for review and approval prior to issuance of building permits, and shall include:
 - Landscaping areas throughout the project shall be planted so as to provide a minimum of 70% vegetative cover.
 - Landscaped areas shall be developed along all street frontages and within parking fields.
 - On-site landscaping shall meet the minimum standards of five (5) percent of the parking lot in permanent landscaping.
 - Shade trees shall be planted throughout the parking lot, with a minimum of one tree per three parking spaces. This condition shall be partially satisfied by one shade tree being planted in each landscape peninsula within the parking field.
 - Landscaped areas are to be provided with permanent automatic irrigation systems.
 - A detailed planting list for landscaping, with the number, size, spacing (where applicable) and specie of all plantings shall be included as part of the approved plan.

Walls and Fences

61. The trash enclosure shall be constructed of masonry block consistent with City standards with a stucco finish and color to match the primary structure.

San Joaquin Valley Air Pollution Control District

62. The applicant shall comply with the rules and regulations of the San Joaquin Valley Air Pollution Control District, including the applicability of District Rule 9510 (Indirect Source Review) to the project. The applicant shall contact the San Joaquin Valley Air Pollution Control District for compliance with District Rule 9510 (Indirect Source Review).

(OR)

Motion 2: Move to continue the application for Determination of Use 2014-01 and Site Plan Review 2014-34 to the March 10, 2015 Planning Commission hearing, for the following reasons or in order for the following information to be provided: (specify)

(OR)

Motion 3: Move to deny Determination of Use 2014-01 and Site Plan Review 2014-34 based on the following findings: (specify)

ATTACHMENTS

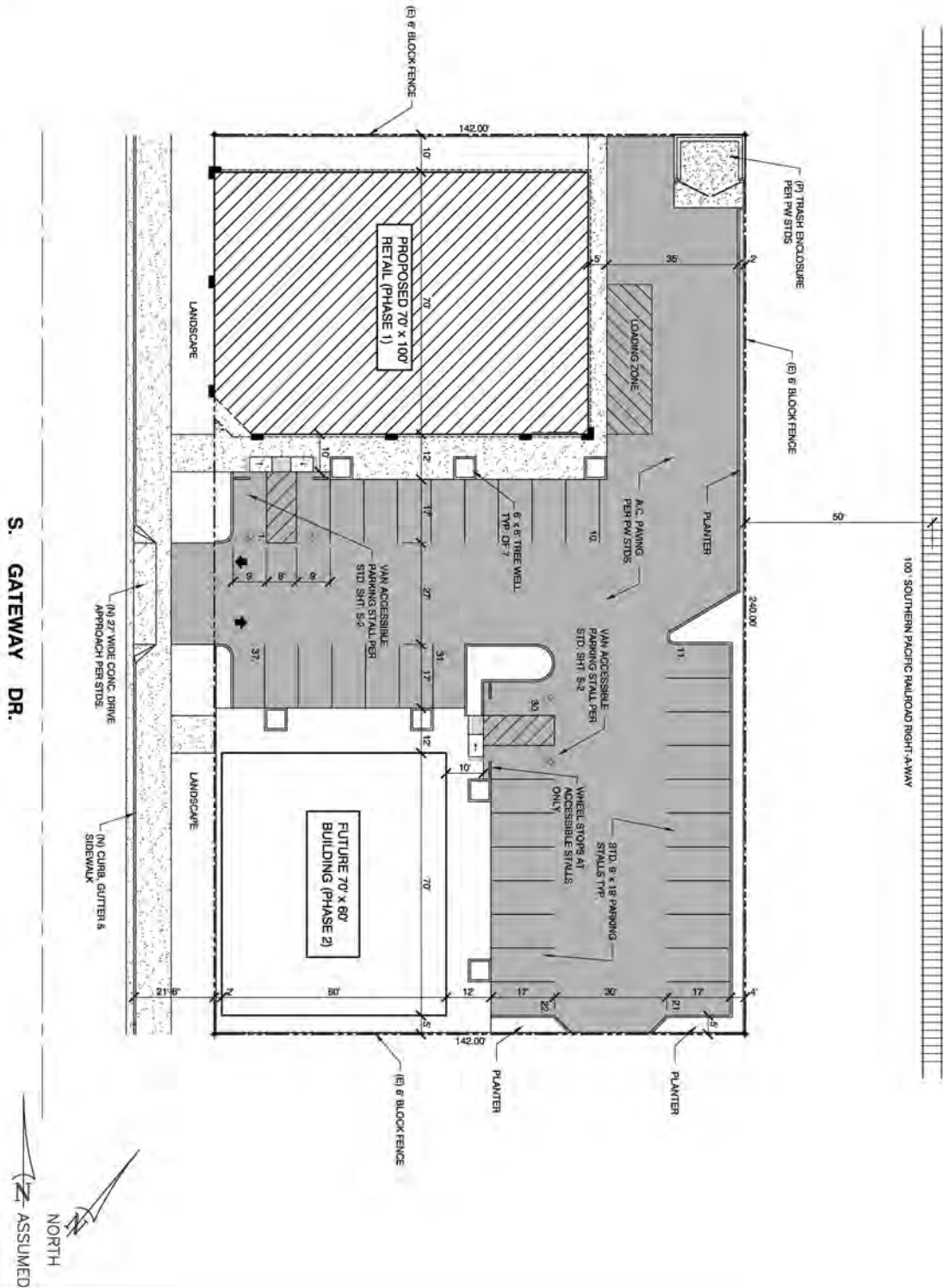
Aerial Photo
Site Plan
Elevations
Color Elevations

Aerial Image

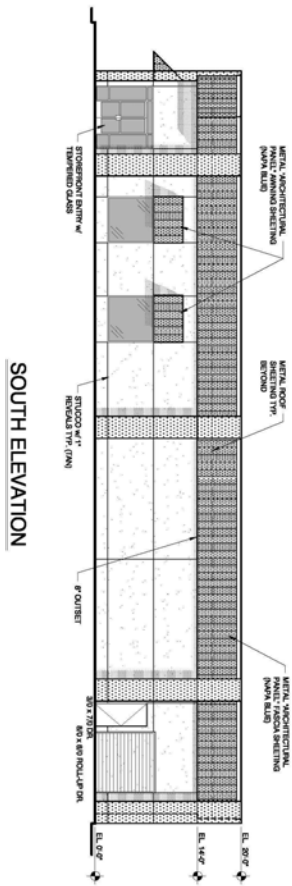
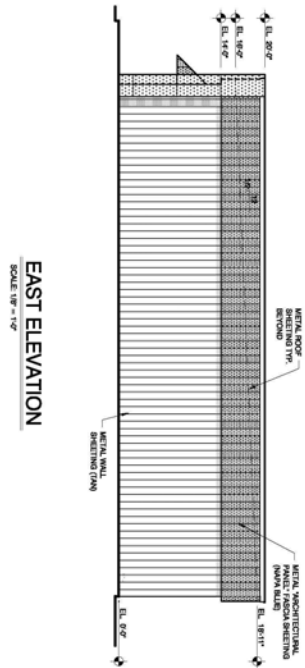
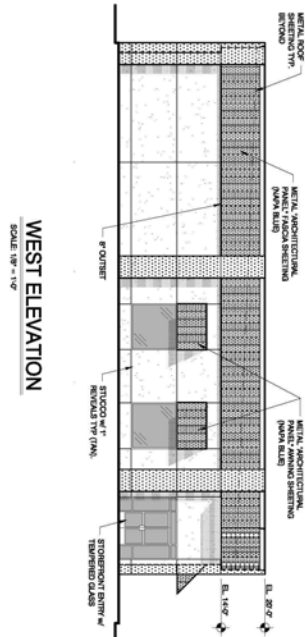
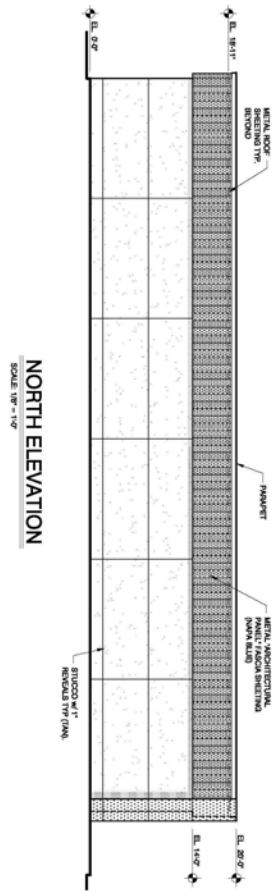


Site Plan

SITE PLAN



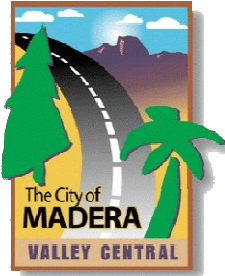
Elevations



Color Elevations







**CITY OF MADERA
PLANNING COMMISSION**

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

**Staff Report: DMP Carmel General Plan Amendment
GPA 2014-01 and Environmental Determination
Item #3 – February 10, 2015**

PROPOSAL: An application for a General Plan Amendment to change the General Plan land use designation of two parcels from the MD (Medium Density) land use designation to the LD (Low Density) land use designation, and revision of the Target Density requirements of the Land Use element of the General Plan.

APPLICANT:	DMP Development Corp.	OWNER:	DMP Development Corp.
ADDRESS:	Vacant	APN:	APN 012-460-001 & APN 012-480-009
APPLICATIONS:	GPA 2014-02	CEQA:	Exempt

LOCATION: The first parcel (APN 012-460-001) encompasses the 18.7 acres located on the southeast corner of Stadium Road and Gary Lane. The second parcel (APN 012-480-009) encompasses the 19.1 acres located on the southwest corner of Stadium Road and West Pecan Avenue.

STREET ACCESS: Access to one or both parcels is provided from Stadium Road, Pecan Avenue, Gary Lane, Monterey Street, and Milano Lane.

PARCEL SIZE: Approximately 37.8 acres total

GENERAL PLAN DESIGNATION: MD (Medium Density)

ZONING DISTRICT: R1 (Residential)

SITE CHARACTERISTICS: The project site is currently vacant land. Agricultural land is located to the south of the project site(s), with single and multifamily residential development to the north, east and west. The Madera South High School campus is also in proximity to the project sites.

ENVIRONMENTAL REVIEW: The proposed General Plan amendment is exempt under Section 15061(b)(3) of the California Environmental Quality Act "CEQA". The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

SUMMARY AND RECOMMENDATION: The proposed General Plan Amendment provides compatibility between existing land uses, the Zoning Ordinance and the General Plan. Staff recommends approval of the General Plan amendment.

APPLICABLE CODES AND PROCEDURES

GC § 65358, General Plan Amendments
City of Madera General Plan, adopted October 7, 2010
California Public Resources Code §21000, California Environmental Quality Act “CEQA”

PRIOR ACTION

The project site was originally approved for subdivision in 2005, but maps were never recorded and the land has remained largely intact. High density multifamily residential development has occurred on adjoining property.

ANALYSIS

General Plan Amendment

The General Plan currently designates the project sites as MD (Medium Density). Current Zoning Ordinance designates the project areas as an R1 (Residential) Zone District. The applicant has requested a change in General Plan land use designation to the LD (Low Density) land use designation.

The current MD (Medium Density) General Plan land use designation allows for residential development at a range of density from between 7.1 units to 15 units per acre. The requested LD (Low Density) General Plan land use designation allows for residential development at a range of density from between 2.1 units to 7 units per acre. At its highest permissible density range, the R1 (Residential) Zone District is not within the allowable density for the MD (Medium Density) General Plan land use designation. This is supported by Table LU-A: General Plan/Zoning Consistency of the General Plan, which does not include the R1 zone as being consistent with the MD (Medium Density) General Plan land use designation (excerpt below). The proposed LD (Low Density) General Plan land use designation is consistent with the R1 Zone District.

Use Category	Consistent Zoning Districts
Residential Categories	
Very Low Density Residential	UR, U
Low Density Residential	RA, R-1, PD-4500, PD-6000, PD-8000, PD-12000
Medium Density Residential	R-2, PD-4500, PD-3000
High Density Residential	R-3, PD-2000, PD-1500

The General Plan also encourages residential development to occur at varying densities that cumulatively provide a mix of housing types that serve all segments of Madera’s diverse population. The General Plan’s “Building Block” concept of neighborhood development requires that neighborhoods (areas of 200 to 500 acres) develop at an average density of six to eight units per acre. Combining the proposed forty acres of LD (Low Density) land with the adjoining ten acres HD (High Density) land located at the northeast corner of Stadium Road and Pecan Avenue, the average density for the cumulative fifty acres is approximately 7.5 units per acre, well within the Building Block guidelines. In that the R1 (Residential) Zone District is consistent with the LD (Low Density) General Plan land use designation and the overall development of the site and its surroundings provides for a density in conformance with the “Building Block” concept of the General Plan (Policy LU-33), it is recommended that the requested General Plan amendment, changing the land use designation of the project sites from the MD (Medium Density) to the LD (Low Density) land use designation be approved.

Target Density

The applicant has also requested an amendment to the General Plan's provision that parcels greater than ten acres be developed at a "target density". Policy LU-7 states that:

LU-7 Residential development shall conform to the "Target Density" requirement for each land use category. Development density (dwelling units per acre, as calculated using the same methodology as described in Policy LU-5), shall be at or above the Target Density unless one or more of the following findings can be made:

- Specific characteristics of the site (flooding, topography, protected habitat areas, airport proximity, etc.) cannot be built on and reduce the development potential below the Target Density.
- Development at the Target Density would result in unacceptable impacts to roadways or other infrastructure or the exceedence of any City-adopted Threshold Standards.
- Development was limited by a Development Agreement, Vesting Tentative Tract Map, or other City-approved plan or agreement existing before October 1, 2009.

Target Density requirements shall apply to all land which was part of a parcel of at least ten (10) acres in size on or after October 1, 2009.

Thus, in every parcel greater than ten acres, the target density for the given land use designation must be met or exceeded. The density provisions of the general plan, and specifically the target density provisions, are meant to increase the overall density developed within the City of Madera under its new general plan.

Applying target density provisions on smaller parcels (even those larger than 10 acres) and projects where it is not possible to achieve a blending or mix of densities has proven unnecessarily restrictive and in some cases unreasonable. In the case of the LD (Low Density) land use designation, although the density range is from 2.1 to 7 units per acre, for parcels over ten acres the density range must exceed 5.25 units per acre. Whenever the parcel exceeds ten acres, the target density requirement prohibits development at a density from between 2.1 and 5.24 units per acre, and only allows development from between 5.25 and 7.0 units per acre. Similar occurrences prevail in the other land use designations. In the MD (Medium Density) land use designation, the range of density is 7.1 to 15 units an acre, but the target is 11.25 per acre. In the HD (High Density) land use designation, the range of density is 15.1 to 50 units per acre, but the target is 22.5 units per acre.

The intent of Policy LU-7 is not to exclude residential development at lower densities within the various land use designations, but to instead promote an overall higher density within residential neighborhoods and villages envisioned by the General Plan's Building Blocks concept.

Staff agrees that some changes to the target density provisions would be appropriate for the reasons described above. However, the elimination of the target density provisions is not recommended. In that the applicant has not requested any specific change, staff recommends that the Planning Commission allow staff time to bring a comprehensive recommendation back for consideration, after sufficient opportunity to examine the overall implications of any change to the purpose and intent of the General Plan.

In the meantime, should an applicant submit a project that would conflict with the letter of the target density provisions, staff would evaluate the project, and make specific recommendations to the Planning Commission for deliberation, consideration and potential approval.

CONSISTENCY WITH THE VISION MADERA 2025 PLAN

The first of the four core vision statements in the Vision Plan is “a well-planned city”. The General Plan is an extension of the Vision 2025 process. The approval of the request for change in land use designation is specifically consistent with Strategy 131, “Create Well-Planned neighborhoods throughout Madera that promote connectivity and inclusiveness with a mix of densities and commercial components”.

SUMMARY AND RECOMMENDATION

General Plan Amendment 2014-02, allowing 37.8 acres to be changed from the MD (Medium Density) General Plan land use designation to the LD (Low Density) General Plan land use designation is consistent with the purpose and intent of the General Plan. It is recommended that the Commission consider this information, together with testimony provided at the public hearing, and adopt a Resolution recommending approval of the requested change in land use designation to the City Council.

It is further recommended that amendment of the target density requirements of the General Plan be referred by the Planning Commission back to staff in order to develop a comprehensive recommendation.

PLANNING COMMISSION ACTION

The Commission will be acting on the change in land use designation requested within General Plan Amendment 2014-02.

Motion 1a: Move to adopt a Resolution recommending to the City Council approval of General Plan Amendment 2014-02, allowing a change in General Plan land use designation from the MD (Medium Density) to the LD (Low Density) General Plan land use designation, for the subject property, with the findings as stated below:

Findings

- The proposed General Plan amendment is exempt under Section 15061(b)(3) of the California Environmental Quality Act “CEQA”. The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.
- The proposed General Plan Amendment will provide consistency between the General Plan, Zoning and adjacent land uses.
- The General Plan Amendment, under the circumstances of the particular case, will not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or general welfare of the city.
- City services are available to serve the site.

(AND)

Motion 1b: Move to direct staff to develop a recommendation for amendment of the target density requirements of the General Plan to be returned to the Planning Commission at a later date.

(OR)

Motion 2: Move to continue the public hearing on General Plan Amendment 2014-02 to the March 10, 2015 Planning Commission hearing, for the following reasons: (specify)

(OR)

Motion 3: Move to deny the application for General Plan Amendment 2014-02, based on the following findings: (specify)

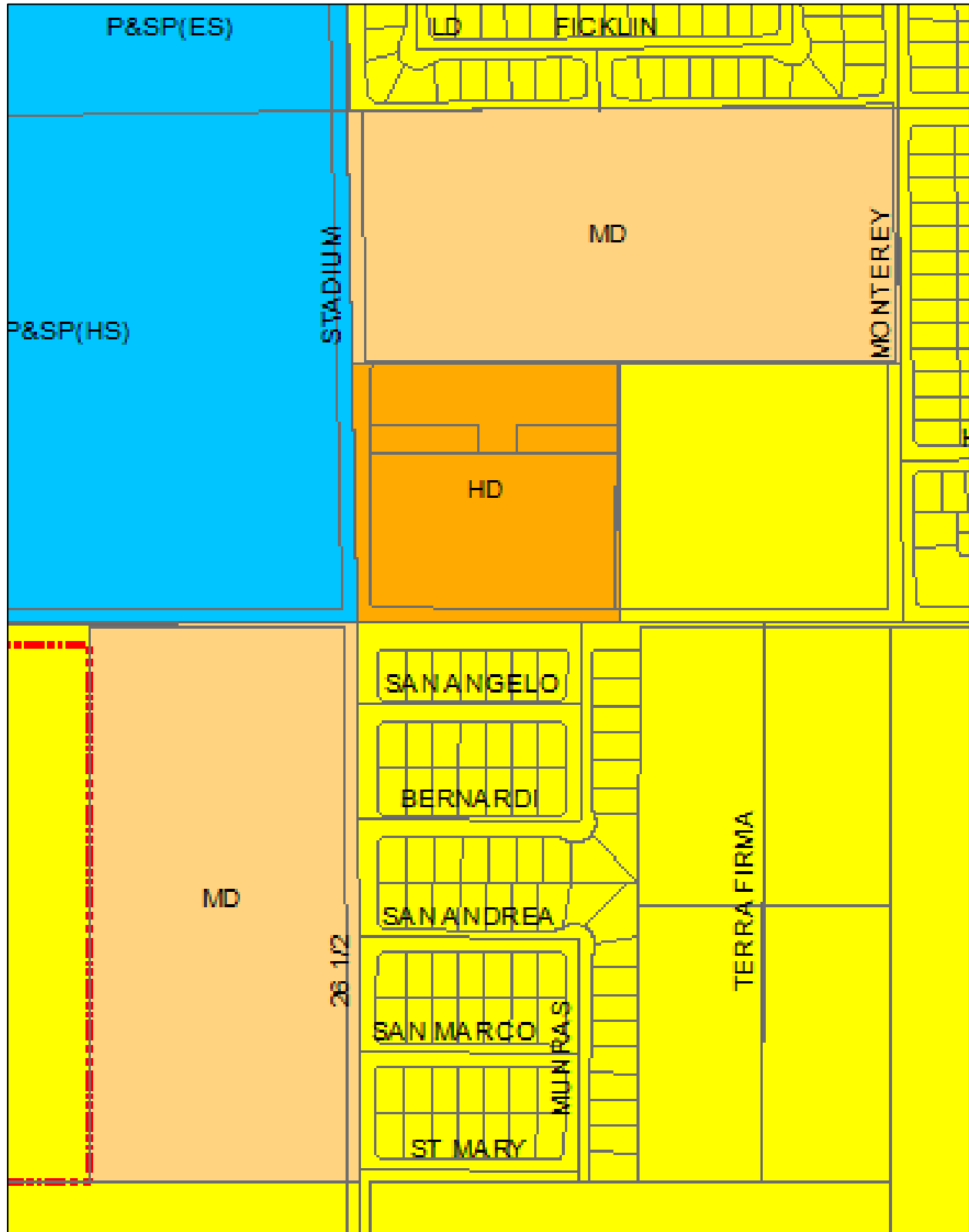
ATTACHMENTS

Aerial Map
Current General Plan Map
Proposed General Plan Map
Zoning Map
Resolution of Recommendation to the City Council
 Exhibit A - Revised General Plan Map

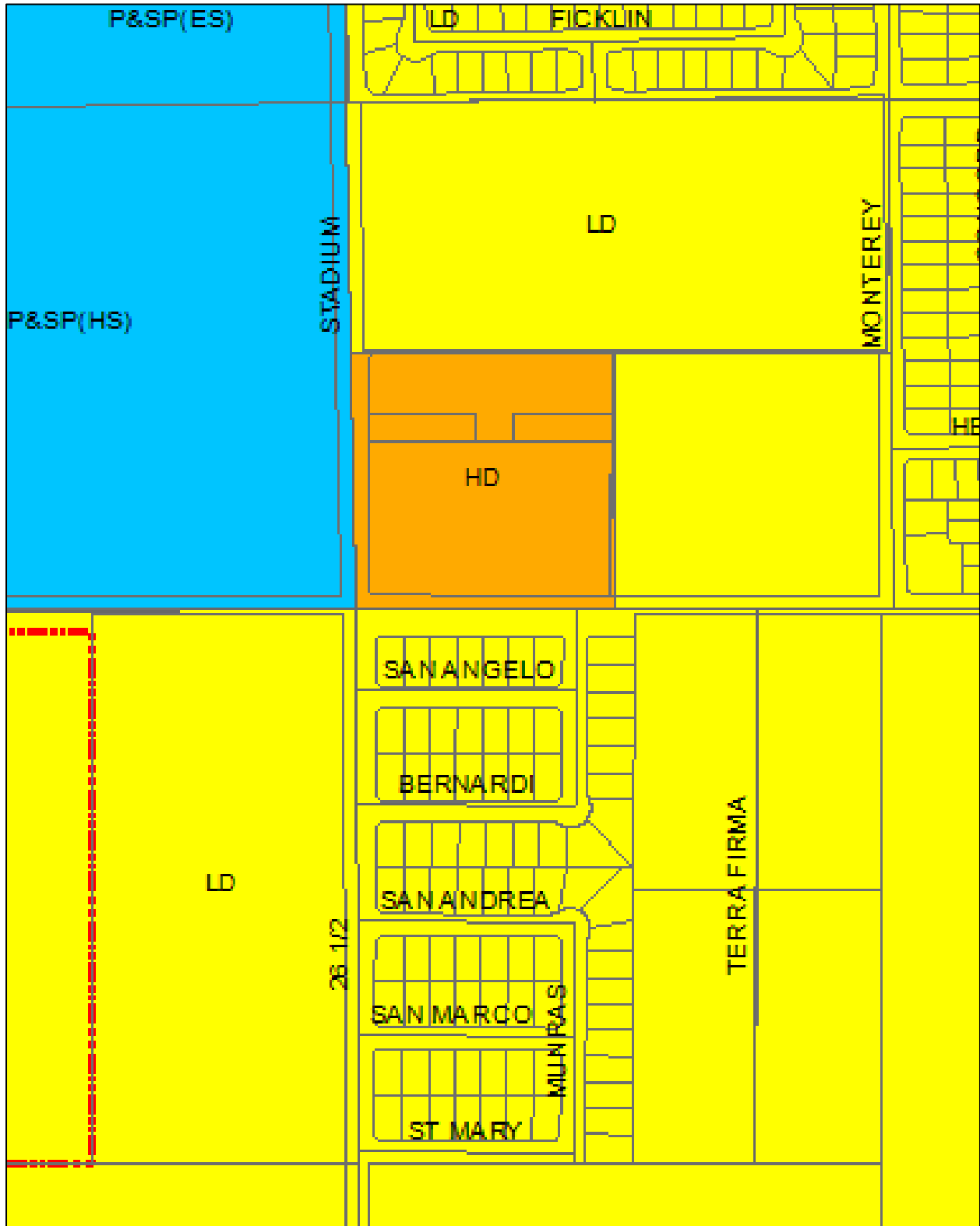
Aerial Photo



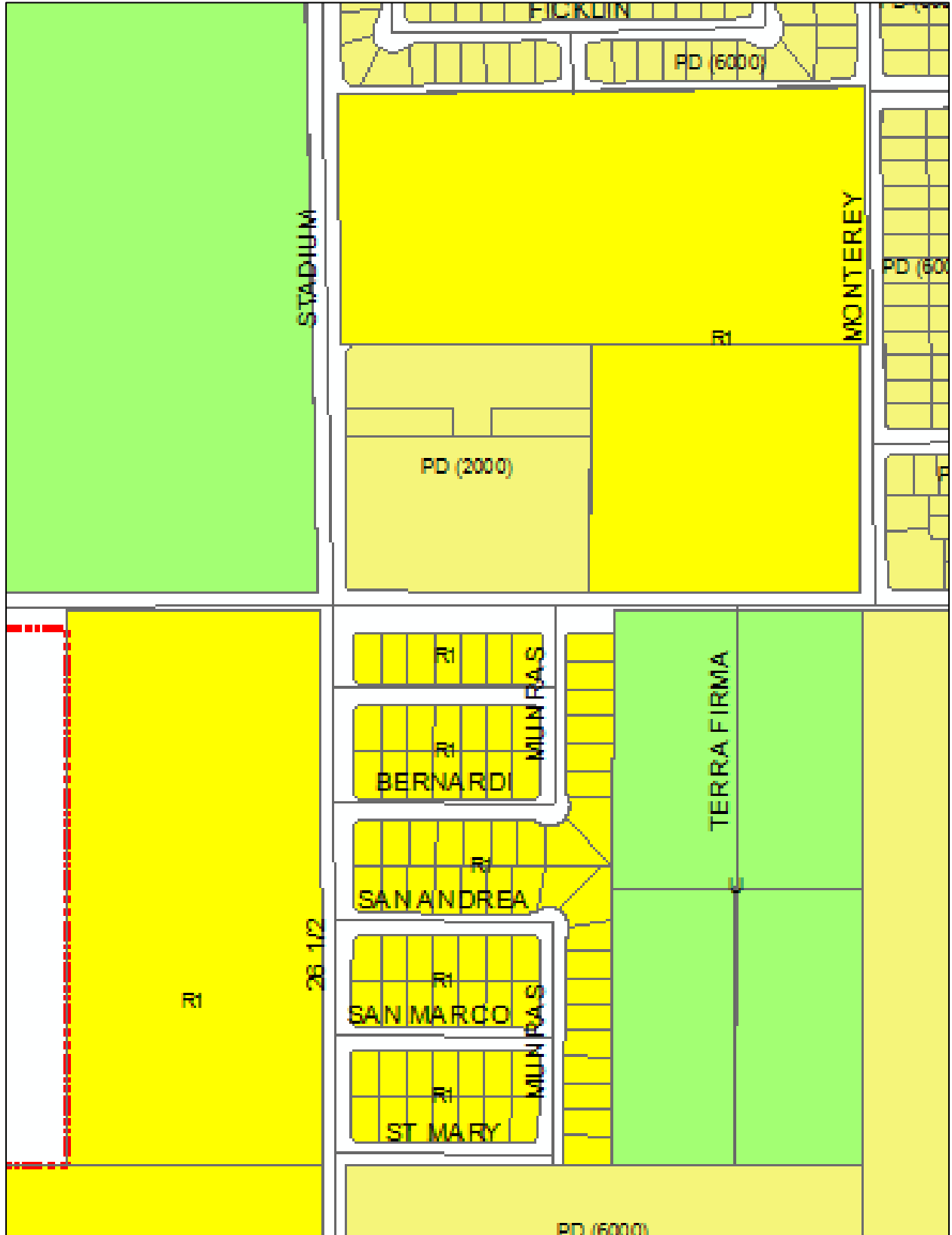
Current General Plan Map



Proposed General Plan Map



Zoning Map



RESOLUTION NO. _____

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MADERA RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF MADERA APPROVAL OF AN AMENDMENT OF THE GENERAL PLAN CHANGING THE LAND USE DESIGNATION OF 37.8 ACRES OF PROPERTY LOCATED IN PROXIMITY TO THE INTERSECTION OF STADIUM ROAD AND PECAN AVENUE FROM THE MD (MEDIUM DENSITY) TO THE LD (LOW DENSITY) GENERAL PLAN LAND USE DESIGNATION.

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

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

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

WHEREAS, a proposal has been made to amend the General Plan land use designation for approximately 18.7 acres of property located on the southeast corner of its intersection of Stadium Road and Gary Lane, resulting in a change from the MD (Medium Density) to the LD (Low Density) General Plan land use designation, as shown in the attached Exhibit A; and

WHEREAS, a proposal has been made to amend the General Plan land use designation for approximately 19.1 acres of property located on the southwest corner of Stadium Road and Pecan Avenue, resulting in a change from the MD (Medium Density) to the LD (Low Density) General Plan land use designation, as shown in the attached Exhibit A; and

WHEREAS, the proposed General Plan Amendment will provide consistency between the General Plan, Zoning, and proposed land uses; and

WHEREAS, the General Plan Amendment is compatible with the neighborhood and is not expected to be detrimental to the health, safety, peace, comfort or general welfare of the neighborhood or the City; and

WHEREAS, the proposed General Plan amendment is exempt under Section 15061(b)(3) of the California Environmental Quality Act “CEQA” because the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment, and it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; and

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

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

1. The above recitals are true and correct.
2. Based upon the testimony and information presented at the hearing, and all evidence in the whole record pertaining to this matter, the Commission finds in its independent judgement that the proposed General Plan amendment is exempt under Section 15061(b)(3) of the California Environmental Quality Act “CEQA” because the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment, and it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; and
3. The Planning Commission hereby recommends that the General Plan land use map be amended as specified in attached Exhibit A, amending the General Plan land use designation for approximately 18.7 acres of property located on the southeast corner of its intersection of Stadium Road and Gary Lane from the MD (Medium Density) to the LD (Low Density) General Plan land use designation.
4. The Planning Commission hereby recommends that the General Plan land use map be amended as specified in attached Exhibit A, amending the General Plan land use designation for approximately 19.1 acres of property located on the southwest corner of

Stadium Road and Pecan Avenue from the MD (Medium Density) to the LD (Low Density) General Plan land use designation.

4. The proposed amendment to the Land Use Map is hereby found consistent with all elements of the Madera General Plan.

5. This resolution is effective immediately.

* * * * *

Passed and adopted by the Planning Commission of the City of Madera this 10th day of February, 2015, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

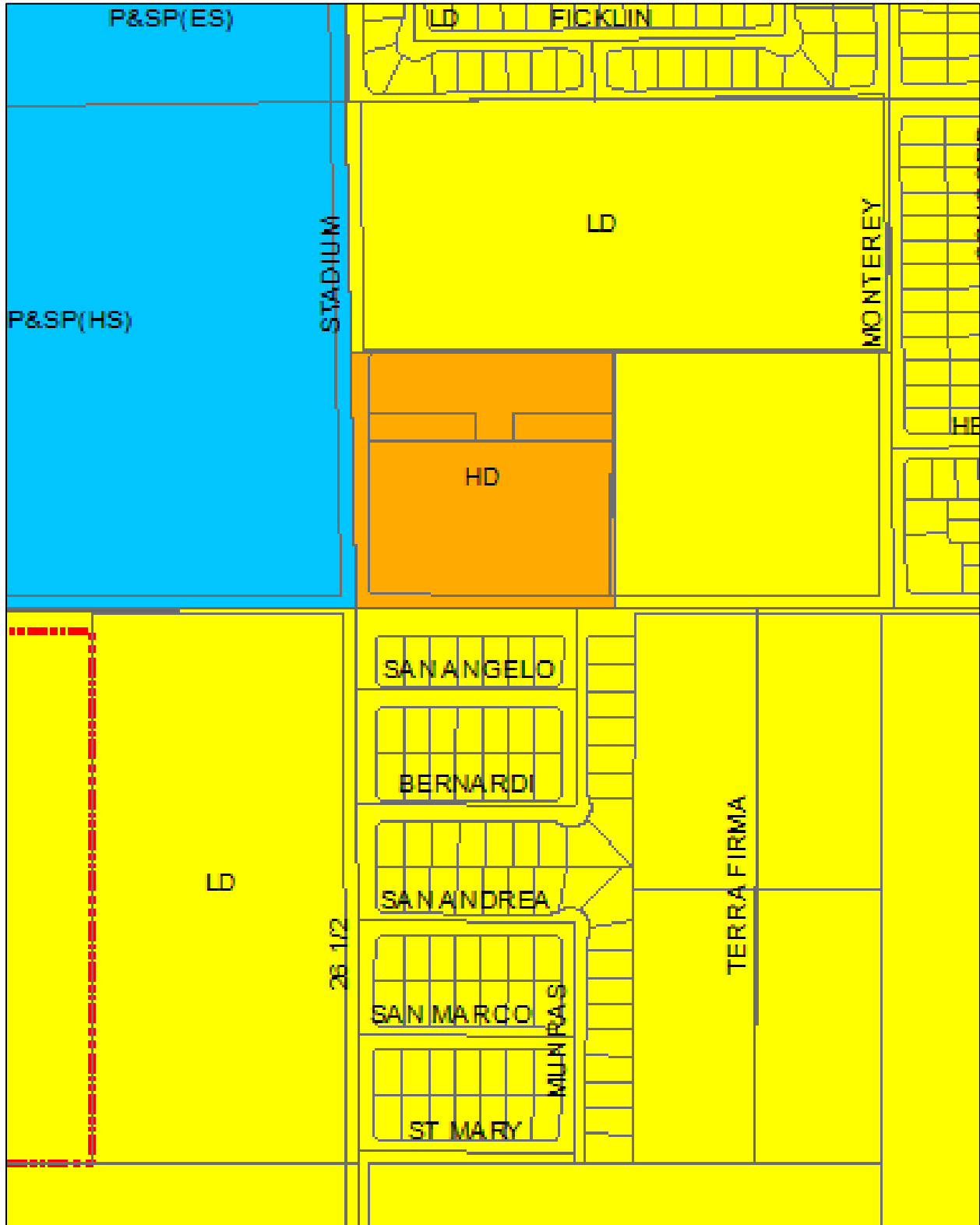
Kenneth Hutchings, Chairperson
City Planning Commission

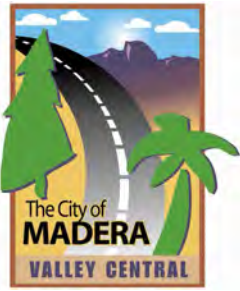
Attest:

Christopher F. Boyle
Planning Manager

PLANNING COMMISSION RESOLUTION NO. _____

EXHIBIT 'A'





**CITY OF MADERA
PLANNING COMMISSION**

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

**Staff Report: Riverwalk Drive Improvements
Consideration of a Resolution Adopting a Negative Declaration
And Making a Finding of General Plan Conformity
Item #4 – February 10, 2015**

PROPOSAL: Adoption of a resolution adopting a negative declaration and approving a finding of General Plan Conformity for a proposal to construct new Riverwalk Drive roadway improvements in order to connect North A Street to North C Street, north of the East Central Avenue alignment.

APPLICANT:	City of Madera	OWNER:	City of Madera
ADDRESS:	Multiple	APN:	007-022-002, 003 and 014 007-031-001, 018 and 019
APPLICATION:	EA 2014-01	CEQA:	Negative Declaration

LOCATION: The property is located south of the Fresno River corridor, north of the East Central Avenue alignment, between North A Street and North C Street.

STREET ACCESS: The site has access to North A Street, North B Street and North C Street.

PARCEL SIZE: Approximately 1.75 acres

GENERAL PLAN DESIGNATION: LD (Low Density)

ZONING DISTRICT: R3 (Residential)

SITE CHARACTERISTICS: The project site is vacant. The site was formerly developed with residential structures. Those structures have been demolished. Residential development is located to the south, east and west, with the Fresno River corridor being located to the north.

ENVIRONMENTAL REVIEW: An initial study and a negative declaration have been prepared for consideration by the Planning Commission, consistent with CEQA Guidelines.

SUMMARY & RECOMMENDATION: The proposed project is consistent with the goals and policies of the General Plan and the purpose and intent of Zoning Ordinance. Staff recommends adoption of the resolution adopting the Negative Declaration and approving the finding of conformity with the General Plan.

APPLICABLE CODES AND PROCEDURES

City of Madera General Plan, adopted October 7, 2009

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

ANALYSIS

Project Description

The City of Madera proposes to construct new roadway improvements on Riverwalk Drive from 'A' Street to 'C' Street, on 'A' Street from Riverwalk Drive to Central Avenue, and on 'C' Street from Riverwalk Drive to Central Avenue. Construction work in general consists of roadway excavation and earthwork, placement of new asphaltic concrete pavement section, construction of concrete curb and gutter, sidewalk, disabled ramps and concrete drive approaches, installation of a 12" water line on 'A' Street, Riverwalk Drive and 'C' Street, construction of two (2) new storm drain manholes connecting to existing storm drain facilities, installation of two (2) oil water separators to the existing storm drain facilities, street lights, conduit and conductors, and signing and striping of the roadway.

The project was originally anticipated to be completed as a component of a larger redevelopment project. As currently proposed, no other construction other than the right-of-way improvements will accompany the project to the Planning Commission.

Environmental Review

Environmental analysis has been completed for the proposed project and a negative declaration has been prepared in accordance with the California Environment Quality Act (CEQA). The City's review and determination regarding the potential environmental impacts of the project is based on the data presented in the attached combined initial study and environmental checklist prepared by Rebecca Fraser of RL Fraser Consulting. The City has assumed the role of "lead agency" for this project in accordance with CEQA and the state guidelines.

The initial study contains an "environmental checklist form" for assessing potential environmental impacts of the project, in the form suggested by state guidelines. This form evaluates the potential environmental effects of the project. The document also fulfills the environmental review requirements for any reviews and approvals by other agencies.

The proposed project is not expected to result in any significant environmental impacts that have not been mitigated to an acceptable level through project design and/or compliance with appropriate regulations and standards. Based on this determination, the City is proposing that a "negative declaration" be certified for the proposed project. The initial study contains details regarding the location and construction of the project, as well as the environmental information that was prepared as a part of the environmental review for the project. A public notice for the proposed negative declaration was published in the Madera Tribune.

General Plan Conformity

The Circulation and Infrastructure element of the General Plan includes many goals and policies designed to encourage suitable streets now and into the future. This street project satisfies those goals and policies, which include Goal CI-3, which requires a "roadway system that accommodates land uses at the City's desired level of service, provides multiple options for travel routes, protect residential areas from excessive traffic . . . and contributes to the quality of the City's residential . . . areas." Goal CI-4 provides further conformance by promoting the "single-loaded" street that "allows homes to face a parkway and the adjacent river."

Additionally, the Land Use element provides further direction. Core land use principles of the General Plan call out the need to utilize the Fresno River “as an amenity by incorporating it as a major feature in the development or redevelopment of properties along the river.” Specific policies related to the downtown district state that “[f]uture development along the Fresno River should be designed to take advantage of the river frontage, including orienting development to front the river where not otherwise prohibited by site conditions.”

The Riverwalk Drive Improvement project (ST 10-03) is in conformity with the goals and policies of the General Plan.

CONSISTENCY WITH THE VISION MADERA 2025 PLAN

Though approval of a resolution in support of the Riverwalk Drive Improvements project is not specifically addressed in the vision or action plans, the overall project does directly support the goal to provide “safe, clean and attractive streets [that] accommodate traffic, providing easy access to all parts of the city.”

SUMMARY OF RECOMMENDATIONS

The information presented in this report supports adoption of a resolution adopting the negative declaration and approving a finding of General Plan conformity for the project.

PLANNING COMMISSION ACTION

The Planning Commission will be acting on the resolution adopting the negative declaration and approving a finding of General Plan conformity.

Motion 1: Move to adopt a resolution finding the Riverwalk Drive Improvements project in conformance with the General Plan and adopting the negative declaration.

(OR)

Motion 2: Move to continue the discussion of the Riverwalk Drive Improvements project to the March 10, 2015 Planning Commission in order for the following information to be provided or for the following reasons: (specify)

ATTACHMENTS

Negative Declaration

Planning Commission Resolution

CITY OF MADERA

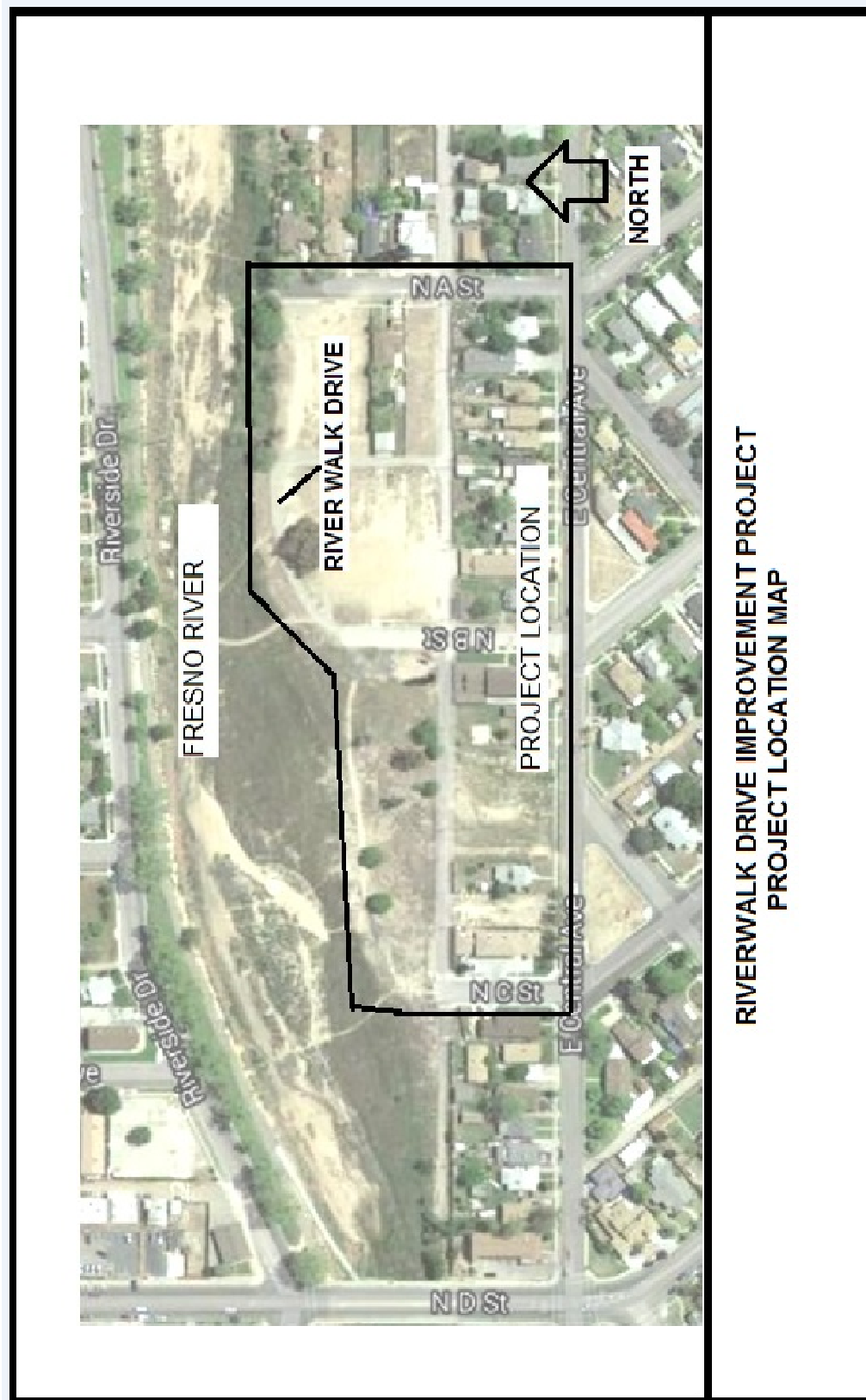
INITIAL STUDY CHECKLIST

1. **Project title:** River Walk Drive Improvement
2. **Lead agency:** City of Madera
3. **Contact person:** Rebecca Fraser
RL Fraser Consulting
PO Box 2040
Clovis, CA 93613
559-213-3347
4. **Project location:** The project is located in the City of Madera, County of Madera, north of the central downtown area, south of the Fresno River channel, within Section 13, Township 11 South, Range 17 East, and M.D.B. & M. It occupies portions of Assessor's Parcel Number 007-022-002, 003 and 014 and 007-031-001, 018 and 019. The site can be found on the Madera USGS 7.5 minute quadrangle.
5. **Latitude, Longitude:** 36° 96' 81.6" N Latitude, 120° 05' 78.8" W Longitude
6. **General plan designation:** LD (Low Density)
7. **Zoning:** R-3 (Residential)
8. **Other public agencies who's approval is required:** N.A.

Project Description:

Environmental Assessment No. 2014-01: The City of Madera proposes to construct new roadway improvements on Riverwalk Drive from 'A' Street to 'C' Street, on 'A' Street from Riverwalk Drive to Central Avenue, and on 'C' Street from Riverwalk Drive to Central Avenue. Construction work in general consists of roadway excavation and earthwork, placement of new asphaltic concrete pavement section, construction of concrete curb and gutter, sidewalk, disabled ramps and concrete drive approaches, installation of a 12" water line on 'A' Street, Riverwalk Drive and 'C' Street, constructing 2 new storm drain manholes connecting to existing storm drain facilities, installing 2 oil water separators to the existing storm drain facilities, street lights, conduit and conductors, and signing and striping of the roadway.

Figure 1: Location Map



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below are discussed in detail within this document. Though some project elements could result in an adverse environmental effect, modifications were made to the project description that would reduce all impacts to less than significant.

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

Signature

Date

Printed Name

For

Issues:

I. AESTHETICS

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

Response:

a) No Impact. The proposed project site is located in a residential area. Existing views are primarily of existing urban features within the City of Madera. The proposed improvements will be consistent with the visual environment in the residential area and will not have a substantial impact on scenic vistas.

b) No Impact. The project will not damage scenic resources, including, but not limited to, rock outcroppings, and historic buildings within a state scenic highway.

c) No Impact. The project would not degrade the existing visual character or quality of the site and surroundings under examination. The proposed project would not alter the landforms, view sheds, and overall character of the area.

d) Less Than Significant Impact. There will be an increase in light and glare and other aesthetic impacts associated with urban development as a result of the project, although it will be a less than significant impact when City standards are implemented.

II. AGRICULTURE AND FOREST RESOURCES

Would the project:	Potentially Significant Impact	Less than Significant With Mitigation	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response:

The proposed project is located in the urban area of the City of Madera; the site is surrounded by residential area and the Fresno River.

a) No Impacts. The project would not convert prime farmland, unique farmland, or farmland of statewide importance to non-agricultural use. The project site is identified as residential in the City of Madera General Plan and Zoning Map.

b) No Impacts. The project site and surrounding lands are zoned for residential uses by the City of Madera. As a result, the project will not conflict with existing zoning for agricultural use or a Williamson Act contract.

c) No Impacts. There is no forest or timberland within the vicinity of Madera Area. There will be no impact.

d) No Impacts. See **II(c)**, above.

e) No Impacts. See **II(b) and II(c)**, above

III. AIR QUALITY

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

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

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

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

The State of California has designated the project area as being a severe non-attainment area for 1-hour O3, a non-attainment area for PM10, and an attainment area for CO. The EPA has designated the project area as being an extreme non-attainment area for 1-hour O3, a serious non-attainment area for 8-hour O3, a serious non-attainment area for PM10, and a moderate maintenance for CO.9

The current land division project would not conflict with or obstruct the implementation of applicable Regional Air Quality Control Plans. Project specific emissions of criteria pollutants from future development will be dependent on the nature and intensity of the uses which are ultimately proposed.

Similarly, future projects will be evaluated to determine required compliance with District Rule 9510, which is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval, and to pay any applicable off-site mitigation fees before issuance of the first building permit. Demonstration of compliance with District Rule 9510, including payment of all applicable fees before issuance of the first building permit, would be made a condition of project approval. Short-term construction impacts on air quality, principally from dust generation, will be mitigated through watering.

The project would not create substantial air emissions or deterioration of ambient air quality, and any future development would be subject to Air Pollution Control District review. Construction equipment will produce a small amount of air emissions from internal combustion engines and dust. The project will not violate any air quality standard or substantially contribute to an existing or projected air quality violation. The project will not result in a considerable net increase in non-attainment pollutants in this area. The project will not expose sensitive receptors to any significant amount of pollutants. The Project will not create any objectionable odors

The proposed roadway improvements, and the eventual development of the subject properties, will not create impacts beyond those analyzed and addressed through the General Plan Update and the accompanying environmental impact report. All phases of site development will conform with and incorporate General Plan policies and requirements. All phases of development will similarly conform with and implement regional air quality requirements. No additional analysis is required. Any unique features or project impacts which are identified as specific projects are proposed within the project area will be evaluated and addressed on a project by- project basis.

a) **No Impacts.** The proposed project would not conflict with or obstruct implementation of the applicable air quality plan.

b) **Less Than Significant Impacts.** The proposed project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

c) **Less Than Significant Impacts.** The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard, including releasing emissions which exceed quantitative thresholds for ozone precursors.

- d) **Less Than Significant Impacts.** The proposed project would not expose sensitive, receptors to substantial pollutant concentrations.

- e) **No Impacts.** The proposed project would not create any new/permanent objectionable odors affecting a substantial number of people.

- f) **Less Than Significant Impacts.** The proposed project would not substantially alter air movement, moisture, or temperature, or cause any substantial change in climate.

IV. BIOLOGICAL RESOURCES

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

No threatened or endangered species were identified in the project area with the preparation of the City of Madera General Plan. The project area has been subjected to residential uses in the past. There is no record of special-status species in this project area. Development of the project area is consistent with the City of Madera General Plan.

Response:

a) No Impacts. No sensitive habitats, special-status plants, or special-status wildlife are known to exist on the Project site, or in the immediate vicinity of the area, according to the City of Madera General Plan and Environmental Impact Report, dated October 7, 2009.

b) No Impacts. Riparian habitat or other sensitive natural communities do not exist on the site or within the immediate vicinity. There would be no impact.

c) No Impacts. The project site does not contain any wetlands or other waters of the United States, and will have no impact on any such waters

d) No Impacts. No wildlife corridors or wildlife nursery sites are located on the Project site. The Project site is bordered by residential uses. Therefore the proposed Project would not interfere with the movement of any wildlife species or the use of native wildlife nursery sites.

e) No Impacts. There is no adopted ordinance related to tree preservation; however, no trees will be disturbed during the construction of the project. There would be no impact.

f) No Impacts. No habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan is in effect for the area of the proposed Project. Therefore, the proposed Project would have no impact.

V. CULTURAL RESOURCES

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

Response:

The project does not have the potential to cause a physical change that would affect unique historic ethnic or cultural values. The project will not disturb archaeological resources. The project will not disturb any unique paleontological or geologic resources. The project will not disturb any human remains. In the event any archaeological resources are discovered with the project construction, all activities shall cease and the Community Development Department shall be notified so that the procedures required by State Law may be applied.

a) No Impacts. The proposed project would not cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines. There are no known historical resources located in the affected territory.

b) No Impacts. The proposed project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines. There are no known archaeological resources located in the project area.

c) No Impacts. The proposed project would not directly or indirectly destroy any unique paleontological resources or sites or unique geologic features. There are no known paleontological resources located in the project area.

d) No Impacts. No formal cemeteries or other places of human internment are known to exist at the site. In the event human remains are encountered during construction activities, all work within the vicinity of the remains would halt in accordance with Health and Safety Code §7050.5, Public Resources Code §5097.98, and Section 15064.5 of the CEQA Guidelines, and the Tulare County coroner’s office would be contacted. As such, potential impacts to human remains would not occur as a result of the Project.

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VI. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less than Significant With Mitigation	Less than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the most recently adopted Uniform Building Code creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Response:

- a** **i) No Impacts.** There are no known faults near the project area. The new roadway improvements will be built according to current seismic safety standards.

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

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VII. GREENHOUSE GAS EMISSIONS

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

Responses:

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

The Air District’s recommended methodology is difficult, if not impossible to apply to the project currently proposed, which does specify the nature or intensity of uses which may be developed in the future. In the absence of further regulatory or scientific information related to GHG emission and CEQA significance, it is currently too speculative to make a significant determination regarding this project’s direct and indirect impact with respect to climate change. The City General Plan includes policies in support of GHG emissions reduction and climate change. The City supports local, regional, and statewide efforts to reduce the emission of greenhouse gases linked to climate change.

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VIII. HAZARDS AND HAZARDOUS MATERIALS

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

Response:

a) No Impacts. There would be no transport, use or disposal of hazardous materials.

b) No Impacts. The Project would not create a significant hazard to the public or the environment as the Project would not discharge hazardous materials into the environment.

c) No Impacts. The project will not result in the emission of any hazardous substances. There will be no handling of hazardous or acutely hazardous materials.

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d) No Impacts. The land within the project site is not included on a list of hazardous material sites. The Department of Toxic substances Control Hazardous Waste and Substances Site List (Cortese List) does not list any hazard waste and substance sites within the City of Madera (www.dtsc.ca.gov/database/Calsites/Cortese_List.cfm).

e) No Impacts. The project site is not located within an airport land use plan or, within two miles of a public airport or public use airport. The proposed project would not bring about a safety hazard related to an airport or aviation activities for people residing or working in the project area.

f) No Impacts. The project is not located within the vicinity of a private airstrip, and would not result in a safety hazard for people residing or working in the project vicinity related to an airstrip or aviation activities.

g) No Impacts. The Project does not cross any publicly accessed routes, and would not interfere with implementation of an emergency response plan or evacuation.

h) Less Than Significant Impacts. The project is located within a residential area adjacent to Fresno River. There is no risk associated with wild land fires.

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IX. HYDROLOGY AND WATER QUALITY

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

The proposed project would not violate any water quality standards or waste discharge requirements. There will not be a significant reduction in the amount of groundwater otherwise available for public water supplies as a result of this project. Services will be provided in accordance with the City's Master Plans. The project will not change any drainage patterns or stream courses, or the source or direction of any water movement. During construction, the

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project site may be exposed to increased soil erosion from wind and water. Dust control will be used during construction. With completion, the project will not bring about erosion, significant changes in topography or unstable soil conditions.

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

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

Response:

a) No Impacts. Development of the project site would be required to comply with all City of Madera ordinances and standard practices which assure proper grading and storm water drainage into the approved storm water systems. Any development would also be required to comply with all local, state, and federal regulations such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.

b) No Impacts. The proposed project will not substantially deplete groundwater supplies or interfere substantially with ground water recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.

c) No Impacts. The proposed project would not alter the existing drainage pattern of the site or area through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site.

d) No Impacts. The proposed project would not alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off-site.

e) No Impacts. The proposed project would not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.

f) No Impacts. The proposed project would not degrade water quality.

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g) No Impacts. The proposed project is located in Flood Zone X (shaded) areas of 500-year flood; area of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile and area protected by levees from 100-year flood and Flood Zone X areas outside the 500-year flood; per FEMA Maps according to Community Panel 06039C1160E, revised on September 28, 2008. The proposed project is not located within a 100-year flood area, so there will be no significant environmental impacts associated with flooding.

h) No Impacts. See **IX(g)** above.

i) No Impacts. The proposed project would not expose people or structures to a significant risk or loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

j) No Impacts. Due to the project site's distance from any significant body of water and the relatively flat nature of the site, there is no danger of inundation by seiche, tsunami, or mudflow.

X. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less than Significant With Mitigation	Less than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Development of the project area is consistent with the City of Madera General Plan and Zoning Ordinance.

Response:

a) No Impacts. The project would not physically divide an established community. Rather, it logically allows development to occur in an orderly manner, adjacent to urban development.

b) No Impacts. The proposed use is consistent with the City's General Plan land use designation of High Density Residential and will be subject to all environmental, zoning, and standard specifications of the City. No conflict with existing plans will occur and there is no impact.

c) No Impacts. The Project would not conflict with any adopted habitat conservation plans or natural community conservation plans.

Initial Study Checklist

XI. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less than Significant With Mitigation	Less than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response:

a) No Impacts. The project would not result in the loss or availability of mineral resources.

b) No Impacts. The proposed project would not result in the loss of availability of any locally important mineral resources recovery sites.

XII. NOISE

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

Initial Study Checklist

Response:

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

a) No Impacts. The proposed project would not result in exposure of persons to or the generation of noise.

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

c) Less Than Significant Impact. The proposed project would result in a permanent increase in ambient noise levels in the project vicinity above levels existing without the project. These noise levels were anticipated as part of the development of the project site, consistent with the Madera General Plan.

d) Less Than Significant Impact. The proposed project may result in some temporary increase in ambient noise levels in the project vicinity during construction of the site.

e) No Impacts. The project site is not located near an airport.

f) No Impacts. There are no private airstrips in the project vicinity.

Initial Study Checklist

XIII. POPULATION AND HOUSING

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

Response:

a) No Impacts. The Project is intended to improve an existing roadway. There would be no impact.

b) No Impacts. The proposed project will not result in the displacement of any residential housing.

c) No Impacts. The project will not result in the displacement of any people.

Initial Study Checklist

XIV. PUBLIC SERVICES

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

Response:

a) No Impacts.

Fire protection – There will be no impact to fire protection.

Police protection – There will be no impact to police protection.

Schools – The Project is within the Madera Unified School District (MUSD) and would not result in the creation of additional housing or result in population growth.

Parks - The Project would not increase the need for parks or adversely effect existing parks.

Other public facilities – The Project would not adversely affect other public facilities.

Initial Study Checklist

XV. RECREATION

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

Response:

a) No Impacts. The project will not impact recreational facilities.

b) No Impacts. There will be no recreational facilities included in the project.

Initial Study Checklist

XVI. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less than Significant With Mitigation	Less than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location those results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or pro-grams regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response:

a) No Impacts. The proposed Project will provide an improved roadway for residents of the City of Madera to use. The new roadway will not conflict with existing traffic plans and the City of Madera General Plan

b) No Impacts. The proposed project does not Conflict with any applicable congestion management program.

c) No Impacts. The Project is not located near any airport.

d) No Impacts. No roadway design features are associated with this Project and there is no change in the existing land use which would result in an incompatible use.

Initial Study Checklist

e) **No Impacts.** The proposed project will improve the existing roadway and provide better access to the residential area. No roads would be modified as a result of this Project; therefore, there would be no impact to any emergency access.

f) **No Impacts.** The Project would not generate any additional traffic that would subsequently result in an increased need for parking.

g) **No Impacts.** There are no adopted alternative transportation policies, plans, or programs in the Project area.

Initial Study Checklist

VII. UTILITIES AND SERVICE SYSTEMS

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

Response:

a), b) No Impacts. As discussed in Impact VIII-b and Impact XVI-a, Project operation would not generate wastewater nor would it require significant amounts of water. No new facilities would be needed.

c) No Impacts. The proposed project will not impact existing storm water drainage facilities.

d) No Impacts. No new or expanded water entitlements would be required for the proposed Project.

e) No Impacts. As discussed in Impact XVI-a, the Project would not generate wastewater.

f) No Impacts. The Project will not generate solid waste requiring disposal at a landfill.

g) No Impacts. See above response.

Initial Study Checklist

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

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

Response:

a) Less Than Significant Impact. The potential for impacts to biological and cultural resources from the construction and operation of the proposed Project would be less than significant. Accordingly, the Project would involve no potential for significant impacts through the degradation of the quality of the environment, the reduction in the habitat or population of fish or wildlife, including endangered plants or animals, the elimination of a plant or animal community or example of a major period of California history or prehistory.

b) Less Than Significant Impact. As discussed above, the Project would result in less than significant impacts to biological and cultural resources with mitigation incorporation. Compliance with applicable codes, ordinances, laws and other required regulations would reduce the magnitude of any impacts associated with construction activities to a less than significant level.

c) Less Than Significant Impact. The Project would not result in substantial adverse effects on human beings, either directly or indirectly. No additional mitigation measures would be required. Adverse effects on human beings resulting from implementation of the Project would be less than significant.

City of Madera

Notice of Determination Form C

From: City of Madera
Community Development Department
205 West 4th Street
Madera Ca 93637

To: County Clerk
County of Madera
200 West 4th Street
Madera, CA 93637

Subject:

Filling of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Riverwalk Drive Improvements – EA 2014-01

Project Title:

N/A	Rebecca Fraser	(559) 661-5433
State Clearinghouse Number (If Submitted to Clearinghouse)	Lead Agency Contact Person	Area Code/Telephone/Extension

Project Location (including County):

The project is located in the City of Madera, County of Madera, north of the central downtown area, south of the Fresno River channel, within Section 13, Township 11 South, Range 17 East, and M.D.B. & M. It occupies portions of Assessor's Parcel Number 007-022-002, 003 and 014 and 007-031-001, 018 and 019. The site can be found on the Madera USGS 7.5 minute quadrangle.

Project Description:

Environmental Assessment No. 2014-01: The City of Madera proposes to construct new roadway improvements on Riverwalk Drive from 'A' Street to 'C' Street, on 'A' Street from Riverwalk Drive to Central Avenue, and on 'C' Street from Riverwalk Drive to Central Avenue. Construction work in general consists of roadway excavation and earthwork, placement of new asphaltic concrete pavement section, construction of concrete curb and gutter, sidewalk, disabled ramps and concrete drive approaches, installation of a 12" water line on 'A' Street, Riverwalk Drive and 'C' Street, constructing 2 new storm drain manholes connecting to existing storm drain facilities, installing two (2) oil water separators to the existing storm drain facilities, street lights, conduit and conductors, and signing and striping of the roadway.

This is to advise that the City of Madera Planning Commission, acting as the Lead Agency, approved the above described on February 10, 2015 and has made the following determinations regarding the above described project:

1. The project, as proposed, will not have a significant effect on the environment.
2. An Initial Study and Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were not made a condition of the approval of the project.
4. Findings were made pursuant to the provisions of CEQA.

This is to advise that the final environmental document, with all comments, responses, and record of project approval is available to the general public at: City of Madera, Planning Department, 205 W 4th Street, Madera, CA 93637.

February 6, 2015

Planning Manager

Signature (Public Agency)

Date

Title

Date received for filing at OPR:

RESOLUTION NO. _____

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MADERA, ADOPTING AND CERTIFYING A NEGATIVE DECLARATION FOR THE RIVERWALK DRIVE IMPROVEMENT PROJECT IN ORDER TO CONNECT NORTH A STREET TO NORTH C STREET, NORTH OF THE EAST CENTRAL AVENUE ALIGNMENT, AND FINDING SAID PROJECT TO BE IN CONFORMANCE WITH THE GENERAL PLAN.

WHEREAS, the City of Madera, acting as the Lead Agency, prepared an initial study and Negative Declaration for the Riverwalk Drive Improvements project in compliance with the California Environmental Quality Act; and

WHEREAS, the Negative Declaration was noticed for public hearing in accordance with the applicable State and Municipal Codes and standard practices; and

WHEREAS, the Planning Commission has completed its review of the Staff Report and documents submitted for the proposed project, evaluated the information contained in the negative declaration, and considered testimony received as a part of the public hearing process.

NOW THEREFORE THE PLANNING COMMISSION OF THE CITY OF MADERA HEREBY FINDS AND RESOLVES AS FOLLOWS:

1. The above recitals are true and correct.
2. Based upon the information included in the Initial Study with Negative Declaration, and upon review and consideration of comments from responding individuals and agencies, the adoption of the Initial Study with Negative Declaration is in the best interest of the City of Madera, and the Commission finds that in light of the whole record in this matter, there is no substantial evidence in the record that the project may have a significant effect on the environment , which cannot be mitigated through project design and implementation of regulations and standards, and the Initial Study with Negative Declaration prepared for this project is the appropriate environmental document.

3. The Planning Commission hereby adopts the Initial Study with Negative Declaration prepared for the proposed Riverwalk Drive Improvements project.

4. The Planning Commission hereby finds the Riverwalk Drive Improvements project in conformance with the General Plan.

* * * * *

Passed and adopted by the Planning Commission of the City of Madera this 10th day of February, 2015, by the following votes:

AYES:

NOES:

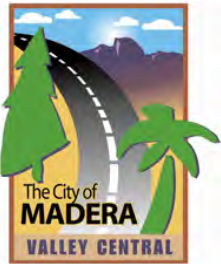
ABSTENTIONS:

ABSENT:

Kenneth Hutchings, Chairperson
City Planning Commission

Attest:

Christopher F. Boyle
Planning Manager



CITY OF MADERA PLANNING COMMISSION

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

Staff Report: Braga Organic Farms Consideration of a Resolution Adopting a Negative Declaration and Approving SPR 2014-43 Item #5 – February 10, 2015

PROPOSAL: An application for a site plan review for the construction of a 4,875 square foot commercial/industrial structure in the C2 (Heavy Commercial) Zone District.

APPLICANT:	Michael Braga	OWNER:	Robert Poythress
ADDRESS:	2592 Mitchell Court	APN:	009-351-010
APPLICATIONS:	SPR 2014-43	CEQA:	Negative Declaration

LOCATION: The project site is located at the southeast corner of the intersection of South Granada Drive and Mitchell Court.

STREET ACCESS: The site is accessed from South Granada Drive and Mitchell Court.

PARCEL SIZE: Approximately 0.43-acre (18,700 sf)

GENERAL PLAN DESIGNATION: I (Industrial)

ZONING DISTRICT: C2 (Heavy Commercial)

SITE CHARACTERISTICS: The property is currently undeveloped. There is commercial development to the north, industrial development to the south, with vacant parcels to the east and west.

ENVIRONMENTAL REVIEW: An initial study and a negative declaration have been prepared for consideration by the Planning Commission, consistent with CEQA Guidelines.

SUMMARY & RECOMMENDATION: The applicant proposes the construction a 4,875 square foot commercial/industrial structure. The structure and overall site design are in conformance with the goals and policies of the General Plan. Staff recommends adoption of the resolution adopting the Negative Declaration and approving the site plan review for the project.

APPLICABLE CODES AND PROCEDURES

MMC § 10-3.405 Uses
MMC § 10-3.1001 I (Industrial) Zone District
MMC § 10-3.4.0101 Site Plan Review
MMC § 10-3.1201 Parking Regulations
MMC § 10-3.1301 Use Permits

The General Plan designates the project site as I (Industrial) property. The project site is located in the C2 (Heavy Commercial) Zone District. The C2 (Heavy Commercial) Zone District allows for the development of a 4,875 square foot commercial/industrial structure. Construction of the physical improvements on the site is subject to the site plan review process to ensure consistency with the General Plan and compliance with other applicable ordinance.

PRIOR ACTION

The property was a component of Tentative Subdivision Map 2002-05.

ANALYSIS

Project Description

The project site is proposed for development of a 4,875 square foot commercial/industrial structure which would become the home of Braga Organic Farms. Braga Organic Farms currently enjoys a substantial internet presence, selling pistachios, almonds, walnuts, pumpkins seeds and the like in both retail and wholesale quantities. Approval of the proposed project would allow for the development of a “brick and mortar” product showroom as well as a packaging and shipping facility for the e-commerce component of the Braga Organic Farms business.

Consistency with General Plan

In 2009, after an extensive visioning process and public comment, the City adopted an updated General Plan which “represents the product of years of efforts on the part of residents and businesses in the community working to maintain and improve Madera’s quality of life and implement the community’s shared vision for the future”. As a component of the new General Plan, individual project proposals “must be consistent with the goals and policies in this General Plan.” Some of these goals mandated in the Community Design element of the General Plan are:

- Goals:**
- CD-1** High quality urban design throughout Madera.
 - CD-2** Retain a sense of community in Madera and enhance Madera’s small city character.
 - CD-13** Well-designed industrial development.

Supporting policies provide direction in the implementation of the General Plan’s goals. Some of those policies are:

- CD-1** The City of Madera will require that all new development is well-planned and of the highest possible quality. The City will seek to build an image of Madera as a contemporary small city with vibrant, livable neighborhoods and walkable pedestrian- and bicycle- oriented development.
- CD-2** All new development shall adhere to the basic principles of high-quality urban design, architecture and landscape architecture including, but not limited to, human-

scaled design, pedestrian orientation, interconnectivity of street layout, siting buildings to hold corners, entryways, gathering points and landmarks.

CD-5 New development shall be approved only if it meets the design principles set forth in this Community [Design] Element and to any local, project-specific, or citywide design guidelines.

Policies focused upon industrial development include:

CD-62 Development in industrial areas which are visible from public roadways and/or from adjacent properties shall incorporate high-quality design principles, including:

- Offices and enclosed structures oriented toward street frontages.
 - Building facades that provide visual interest.
 - Loading facilities and storage areas which are screened from public view along collectors and arterials.
 - Visually appealing fences and walls.
 - The use of landscaped buffers around parking lots and industrial structures.
- For the purposes of implementing this Policy, a “building” shall include any structure which is designed to be used by humans or whose purpose is to warehouse materials or enclose an industrial process.

CD-65 Regardless of building materials or construction techniques, such as tilt up concrete or prefabricated metal buildings, all buildings shall meet all of the City’s standards and guidelines for excellence in design.

These and other goals and policies are the standards that all new industrial development in the City is measured by. Combined, they implement the principles of the Community Design element of the General Plan.

As proposed, the site plan and building elevations are in conformance with the General Plan.

Site Design

The Braga Organic Farms building is a dual purpose building that proposes to incorporate a retail component into a building that is primarily dedicated to serving as a packaging and shipping center. The structure and site are designed to provide separation between what are two distinctly different uses. A parking field for retail customers is located along the frontage to Mitchell Court and parking dedicated to employees and the packaging and shipping component is located to the rear of the project site. Cumulatively, site design satisfies Policy CD-62. The structure acts to screen loading areas and the trash enclosure. The office and showroom are oriented toward the street frontage. Landscaping buffers are located around the perimeter of the site, screening the parking fields and adding visual interest to the site.

Parking

City parking standards for the proposed use call out a ratio of one parking space for each two employees plus one space for each 300 square feet of office space and customer net floor area. This would translate into a requirement of a minimum of six (6) parking stalls for the proposed project when fully constructed. The project proposes seven (7) parking stalls, including one ADA-compliant space. The design of the parking field is consistent the Zoning Ordinance and General Plan policy which encourages landscape peninsulas as integral components of site design that provide greater shade for vehicles and better segregation of the parking field (Policy CD-58).

Architecture

The structure is designed to meld attractively into and enhance surrounding industrial development. A primarily stucco structure, the showroom entrance is enhanced in order to provide visual interest. A parapet provides additional architectural value. Although a largely industrial structure, the building does aspire to the highest possible architectural value and “includes human-scale details such as windows facing the street, awnings, and architectural features that create a visually interesting pedestrian environment.” The structure satisfies the goals and policies of the General Plan, specifically Goal CD-13, “well-designed industrial development.”

Landscaping

A landscaping plan has not been provided as a component of the project. A landscape and irrigation plan would be required as a component of any formal submittal for building permit plan check. The landscape and irrigation plan should be prepared by a licensed landscape architect, consistent with the State of California’s Model Water Efficient Landscape Ordinance. Landscaping should be included as an integral component of the parking field and in conjunction with building frontages so as to provide ample shade while enhancing site aesthetics.

The proposed site plan review has been reviewed by various City Departments and outside agencies. The responses and recommendations have been incorporated into staff’s recommendation to the Planning Commission.

SUMMARY OF RECOMMENDATIONS

Site design cumulatively satisfies the goals and policies General Plan. The information presented in this report supports adoption of a resolution adopting a negative declaration and approving the site plan review.

PLANNING COMMISSION ACTION

The Planning Commission will be acting on Site Plan Review 2014-43, determining to either:

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

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

Motion 1: Move to adopt a resolution adopting a negative declaration and approving the site plan review, based on and subject to the findings and conditions of approval:

Findings

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

- The establishment of a Braga Organic Farms in a 4,875 square foot structure is consistent with the purposes of the I (Industrial) General Plan designation and the C2 (Heavy Commercial) Zone District which provide for the commercial/industrial use, subject to the completion of site plan review.
- As conditioned, development of the site is consistent with the Madera General Plan principles, goals and policies.
- As conditioned, the project will be consistent with established codes, standards and policies relating to traffic safety, street improvements and environmental quality.
- As conditioned, the establishment, maintenance or operation of the Braga Organic Farms commercial/industrial site will not under the circumstances of this 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.

CONDITIONS OF APPROVAL

General Conditions

1. Project approval is conditioned upon acceptance of the conditions of approval contained herein, as evidenced by receipt in the Planning Department of the applicant's signature upon an Acknowledgement and Acceptance of Conditions within thirty days of the date of approval for this use permit.
2. Site Plan Review 2014-43 will expire one year from date of issuance, unless positive action is taken on the project as provided in the Municipal Code or take the required action to extend the approval before expiration date. (Municipal Code Section 10-3.4.0114, Lapse of Site Plan Approval)
3. The site or building plans submitted for any building permit applications shall reflect changes required by the herein listed conditions of approval. Any deviation from the approved plan or any condition contained herein shall require, at a minimum, prior written request by the applicant and approval by the Planning Manager.
4. Any proposed future modifications to the site, including but not limited to building exteriors, parking/loading areas, fence/walls, new buildings or landscaping shall require an amendment to this site plan review.
5. It shall be the responsibility of the property owner and management to ensure that any required permits, inspections and approvals from any regulatory agency shall be obtained from the concerned agency prior to establishment of the use.

Building Department

6. Site development shall be consistent with the approved site plan and floor plan. The uses of all rooms and activity areas shall be identified on plans submitted for issuance of building permits. If no plans are to be submitted, uses shall be as stated on plans submitted for site plan approval.

7. Provide a minimum of three (3) sets of the following plans to the Building Department for the initial plan check. Plans shall be prepared by an individual licensed to practice architecture and includes 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
 - d) All exterior elevations
 - e) Site utilities plan showing on-site sanitary sewer, water, storm sewer, water meters, backflow prevention devices, roof drains, etc., and the connections to off-site utilities.
8. Current State of California and federal handicap 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.
9. Additional items identified as not complying with current codes and ordinances which require correction or attention may be identified after reviews are completed. Any item not in conformance with current codes and ordinances must be corrected.

Engineering Department

General

10. Nuisance onsite lighting shall be redirected as requested by the City Engineer within 48 hours of notification.
11. The improvement plans for the project shall include the most recent version of the City's General Notes.
12. Improvements within the City right-of-way require an Encroachment Permit from the Engineering Department.
13. The developer shall pay all required fees for completion of project. Fees due include but shall not be limited to the following: plan review, encroachment permit processing and improvement inspection fees.
14. Impact fees shall be paid at time of building permit issuance.

Streets

15. The developer shall construct a minimum of 5-foot contiguous concrete sidewalk, and 9-foot mow strip along the entire frontage of the proposed building along South Granada Drive and Mitchell Court, per City standards.
16. A handicap access ramp shall be installed at the southeast corner of Mitchell Court and South Granada Drive in accordance with current City standards and meet American Disabilities Act (ADA) requirements.
17. The developer shall install one street light along Granada Drive frontage in accordance with current City spacing standards dependent on existing street lights. Street lights

shall be LED using Beta Lighting standards or equal, in accordance with City of Madera standards.

18. The driveway approach on Mitchell Court shall be constructed in compliance with the City of Madera Standards.
19. The proposed driveway approach on South Granada Drive shall be a street type entrance with minimum face of curb radius of 15 feet.
20. Handicap access ramps shall be constructed at all curb returns.
21. The developer shall agree to participate in any future maintenance program developed by the city which may include but is not limited to a Community Facilities District (CFD) for the maintenance of alley ways.

Water

22. Water service connection shall be constructed to current City standards including installation of water meter located within City right-of-way and a backflow prevention device shall be installed and located within private property.
23. A separate water meter and backflow prevention device will be required for landscape consumption.

Sewer

24. Sewer service connection shall be constructed to current City standards with sewer clean out.

Storm Drain

25. Storm runoff from the frontage street of this project currently surface drains to a drain inlet on Mitchell Court and ultimately into City of Madera Basin GP. Developer shall drain proposed project to existing storm drain facilities and provide a detailed study to support design per City of Madera Storm Drain Master Plan.

Fire Department

26. Fire access roads/drives must be posted in accordance with the CFC and CVC.
27. The methodology for storage and packaging products may constitute high-piled combustible storage. If so, additional requirements such as smoke and heat vents and/or fire sprinklers may be required.
28. A key box is required for rapid entry by emergency services.
29. Portable fire extinguishers are required. At least two 2A10BC-rated fire extinguishers are required on the ground floor and at least one more is required on the mezzanine.

Planning Department

Site Data

- Building Area: 4,875 square feet – Braga Organic Farms
 - Minimum Parking Requirements: 6 spaces
 - Parking Provided: 7 spaces (includes 1 accessible spaces)
 - Loading Spaces Required: 0
 - Loading Spaces Provided: 1
30. Site Plan Review 2014-43 allow for the development of a Braga Organic Farms commercial/industrial structure and site.
31. Vandalism and graffiti shall be corrected per the Madera Municipal Code.
32. The property owner, operator and/or manager shall keep the property clear of all trash, rubbish and debris at all times, and disposal of refuse shall be restricted to the dumpster owned by the property owner.
33. All parking and loading areas shall be marked and striped to City Standards: Perpendicular (90 degree) parking spaces shall measure a minimum of nine feet (9') wide by 19' deep (17' deep with 2' bumper overhang). No compact stalls shall be incorporated into the parking field. Minimum drive aisle/backing/maneuvering space is twenty-six (26') feet for primary drive aisles.
34. On-site parking shall be provided at all times in conformance with the Municipal Code. Further expansion of the use or additional or accessory uses may require the provision of additional parking spaces in compliance with City Standards prior to establishment of the use. All required parking shall be permanently maintained with all parking spaces to be shown on plans submitted for building permits. Any modifications in the approved parking layout shall require approval by the Planning Department.
35. No wheel stops shall be incorporated into the parking field/parking stall layout, except as required within Americans with Disabilities Act (ADA) compliant parking stalls.
36. Bicycle parking facilities shall be provided for patrons and employees in accordance with plans approved by the Planning Department as to number and location.

HVAC and PG&E Utility Placement Considerations/Screening Requirements

37. Prior to the issuance of building permits, applicant to identify on the site plan the following information for Planning Department review and approval:
- The location of all natural gas and electrical utility meter locations
 - The location of all HVAC (heating, ventilation or air conditioning) equipment
 - The location of all compressor equipment, and mechanical and electrical equipment
38. Where feasible, electrical/mechanical equipment shall be located in the interior of the proposed new structure within electrical/mechanical service rooms. Utilities (switch boxes, electrical panels and other utility appendages) proposed at the exterior shall be allowed only on the east elevation of the structure, screened from the public right-of-way.

39. When HVAC equipment is roof-mounted, all equipment placement shall be completely screened from view and architecturally integrated into the roof using roof wells or continuous building perimeter fascia screening. If ground mounted, all HVAC equipment shall be completely screened by a six foot enclosure constructed so as to match the primary color and material of the structure.
40. Natural gas meter placement shall be screened from public view per Planning Department approval.
41. The applicant shall coordinate the installation of utilities consistent with these conditions of approval with Pacific Gas and Electric Company. The applicant may contact David Vandergriff of PG&E at 2871 Airport Drive, Madera, CA 93637 or via telephone at (559) 675-2234.
42. Roof access ladders shall be located within the interior of the building.
43. Future placement of roof-mounted equipment, which is not part of this site plan approval, may require amendment to this Site Plan Review.
44. All ducts and vents penetrating roofs shall be directed away from the front of public entrance side(s) of the building using methods to minimize their appearance and visibility from the street. Placements preferred at rear sides of roof ridges. All roof-mounted ducts and vents to be painted matt black or with a color better suited to minimize their appearance.
45. Fire sprinkler risers shall be located within the interior of the building or located out of public view. Locations shall be approved by the Planning Department prior to the issuance of building permits.

Building Colors, Materials and Lighting Considerations

46. The construction of buildings approved as part of site plan review shall be consistent with an approved color and materials board and representative color section rendering of the proposed building to be reviewed and approved by the Planning Manager. Any substantial alteration shall require Planning Commission approval.
47. Address sign designs shall be approved by the Planning Department prior to issuance of building permits.
48. The specifications and types of exterior lighting fixtures to be installed on the site shall be submitted to and approved by the Planning Department prior to issuance of building permits. All exterior lighting shall be directed away from adjoining properties and not interfere with the driving safety of vehicular traffic. Exposed bulbs will not be permitted.
49. All parking lot lights/lighting shall be incorporated into landscaped areas.
50. The developer shall contact the Planning Department when all site lighting is operational. At this time, additional light screening may be required.

Signage

51. Signage shall be in accordance with City Standards, and all signing shall be reviewed and approved by the Planning Department prior to issuance of a separate sign construction permit which may be required by the Building Department.

52. All proposed construction announcement sign uses shall conform to the Municipal Sign Ordinance.

Landscaping

53. Onsite and offsite landscaping and irrigation shall be installed consistent with plans submitted at time of building permit plan check and approved by the Planning Manager and Parks Department prior to issuance of building permits. The landscape and irrigation plan shall be prepared by a licensed landscape architect and shall be consistent with the State of California Model Water Efficiency Landscape Ordinance. Any deviation shall require prior written request and approval. Removal or modification shall be at developer's expense.
54. The landscaping and irrigation plan submitted at time of building permit plan check shall include:
- Landscaping areas throughout the project shall be planted so as to provide a minimum of 70% vegetative cover.
 - Landscaped areas shall be developed along all street frontages and within parking fields.
 - On-site landscaping shall meet the minimum standards of five (5) percent of the parking lot in permanent landscaping.
 - Shade trees shall be planted throughout the parking lot, with a minimum of one tree per three parking spaces. This condition shall be partially satisfied by one shade tree being planted in each landscape peninsula within the parking field.
 - Landscaped areas are to be provided with permanent automatic irrigation systems.
 - A detailed planting list for landscaping, with the number, size, spacing (where applicable) and specie of all plantings shall be included as part of the approved plan.
55. The property owner shall maintain all landscaping in a healthy and well manicured appearance to achieve and maintain the landscaping design that was approved by the City. This includes, but is not limited to, ensuring properly operating irrigation equipment at all times, trimming and pruning of trees and shrubs, mowing lawns consistent with industry standards, and replacing dead or unhealthy vegetation.

Walls and Fences

56. The trash enclosure shall be constructed of masonry block consistent with City standards with a stucco finish and color to match the primary structure.

San Joaquin Valley Air Pollution Control District

57. The applicant shall comply with the rules and regulations of the San Joaquin Valley Air Pollution Control District, including the applicability of District Rule 9510 (Indirect Source Review) to the project. The applicant shall contact the San Joaquin Valley Air Pollution Control District for compliance with District Rule 9510 (Indirect Source Review).

(OR)

Motion 2: Move to continue the application for Determination of Use 2014-01 and Site Plan Review 2014-34 to the March 10, 2015 Planning Commission hearing, for the following reasons or in order for the following information to be provided: (specify)

(OR)

Motion 3: Move to deny Determination of Use 2014-01 and Site Plan Review 2014-34 based on the following findings: (specify)

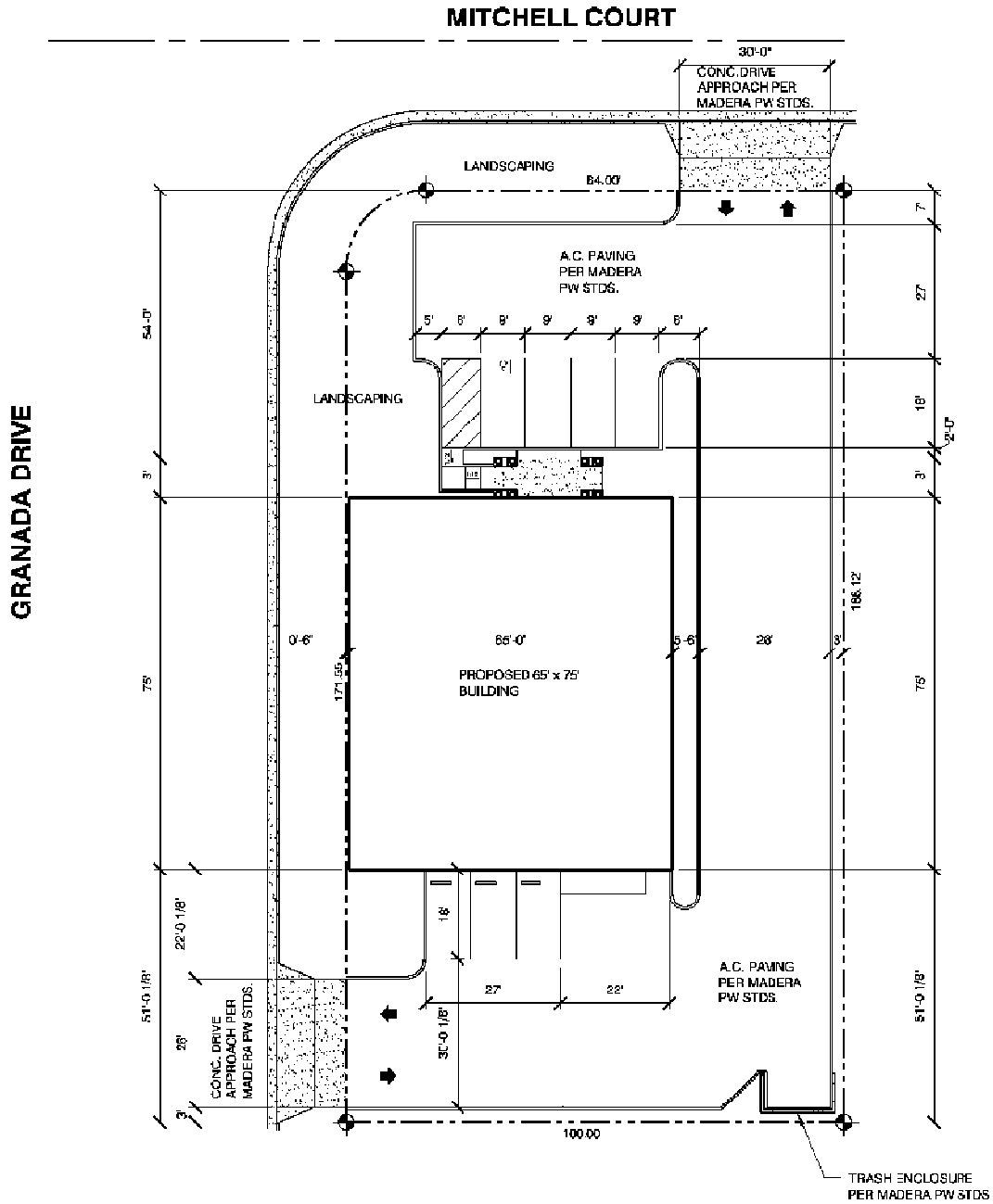
ATTACHMENTS

Aerial Photo
Site Plan
Floor Plan
Elevations
Negative Declaration
Resolution

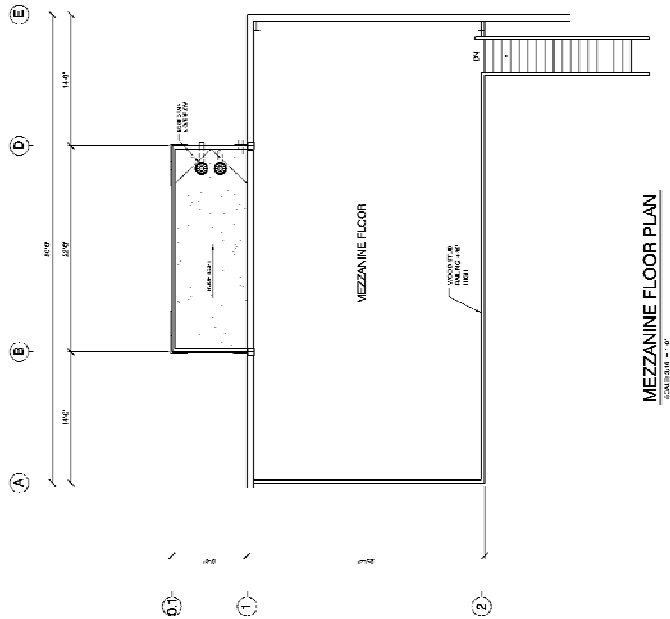
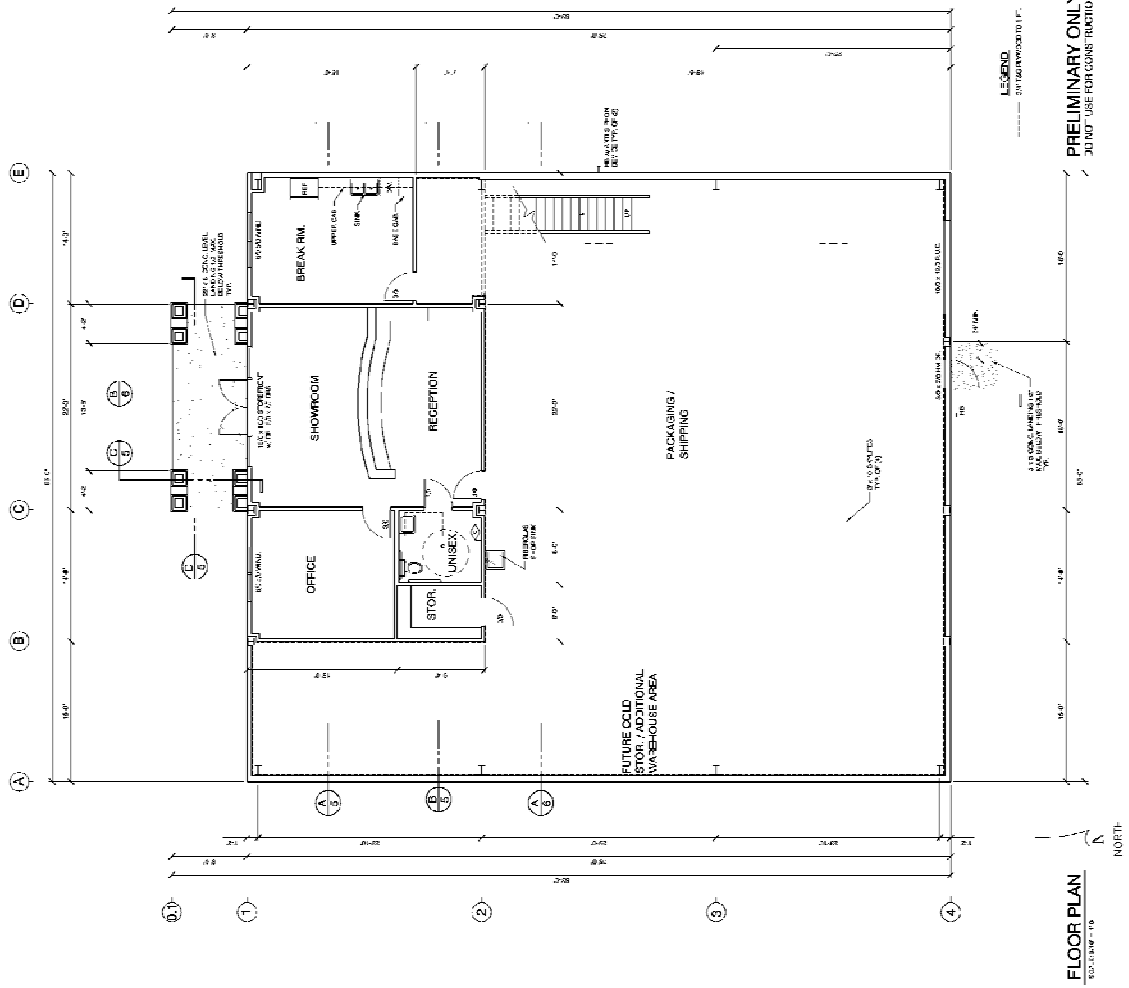
Aerial Image



Site Plan



Floor Plan

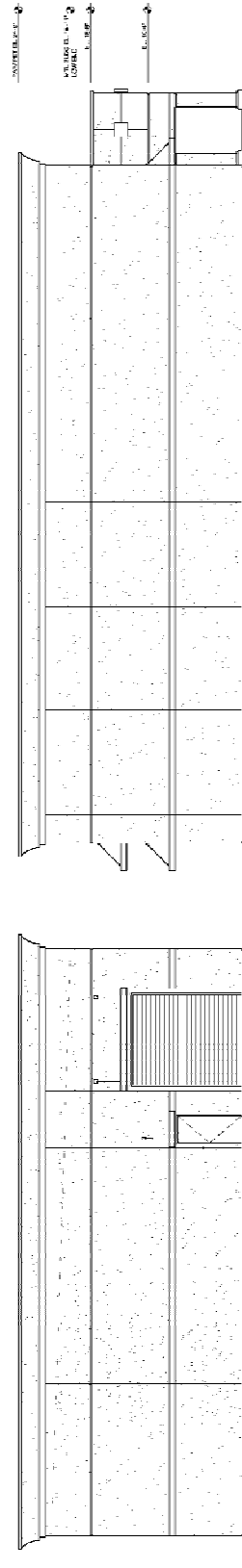


Elevations



WEST ELEVATION
SCALE: 3/8" = 1'-0"

NORTH ELEVATION
SCALE: 3/8" = 1'-0"



EAST ELEVATION
SCALE: 3/8" = 1'-0"

SOUTH ELEVATION
SCALE: 3/8" = 1'-0"

PRELIMINARY ONLY
DO NOT USE FOR CONSTRUCTION

INITIAL STUDY AND ENVIRONMENTAL ASSESSMENT

Braga Organic Farms Site Plan Review SPR 2014-43

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

Project: Site Plan Review SPR 2014-43

Applicant: Mr. Michael Braga
10668 Road 26 ½
Madera, CA 93637

Owner: Mr. Robert Poythress
3125 Forest Drive
Madera, CA 93637

Location: The project site encompasses approximately 18,700 square feet (.43-acre) of currently vacant land. The project site is located at the southeast corner of the intersection of South Granada Drive and Mitchell Court (APN# 009-351-010).

Proposal: An application for site plan review to allow for the construction of a 4,875 square foot commercial/industrial structure with supporting improvements. The project includes the construction of the commercial/industrial building, an approximately seven stall parking field with associated paths of travel for vehicles and pedestrians, landscaping, other related on-site improvements, and off-site right-of-way improvements to the frontage of the property.

Existing Zone District: C2 (Heavy Commercial)
Existing General Plan Land Use Designation: I (Industrial)

Surrounding Land Uses and Zoning:

South – Industrial
North – Commercial
West – Rural Residential/Agriculture
East – Vacant

Responsible and Interested Agencies:

San Joaquin Valley Air Pollution Control District
Madera Irrigation District

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION:

On the basis of this initial evaluation:

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

Signature _____
Printed Name : Christopher Boyle, Planning Manager

Date: January 15, 2015

Explanation of Environmental Checklist

I. AESTHETICS. Would the project:

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

Discussion: The project proposes the development of a 4,875 square foot commercial/industrial structure with supporting improvements. The project includes the construction of the commercial/industrial building, an approximately seven stall parking field with associated paths of travel for vehicles and pedestrians, landscaping, other related on-site improvements, and off-site right-of-way improvements to the frontage of the property.

The project site has been identified for industrial development within the 2009 General Plan and is zoned appropriately for the proposed use. The project will not affect a scenic vista and will not have an overall adverse visual impact on the immediate area. The project will not affect a scenic highway, and will not have an overall adverse visual impact on any scenic resources. The project would result in some sources of light. Existing City Standards will insure that the impact is less than significant and will not substantially degrade the existing visual character or quality of the property and its surroundings.

a) **No Impacts.** The project will not result in the obstruction of federal, state or locally classified scenic areas, historic properties, community landmarks, or formally classified scenic resources such as a scenic highway, national scenic area, or state scenic area. The project will not have a substantial adverse effect on a scenic vista. The City of Madera is located in a predominantly agricultural area near the base of the Sierra Nevada Mountain Range, which provides for aesthetically pleasing views and open spaces. By developing land within the city's sphere of influence, the proposed project will reduce development pressure on rural lands.

- b) **No Impacts.** The project will not damage scenic resources, including, but not limited to, rock outcroppings, and historic buildings within a state scenic highway.
- c) **Less Than Significant Impacts.** The project would not degrade the existing visual character or quality of the site and surroundings under examination. The proposed project would not alter the landforms, view sheds, and overall character of the area.
- d) **Less Than Significant Impacts.** There will be an increase in light and glare and other aesthetic impacts associated with urban development as a result of the project, although it will be a less than significant impact when required directional shielding is incorporated.

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

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

Discussion: The project area is located on land identified as Vacant land within the 2010 California Farmland Mapping and Monitoring Program.

a.) **No Impacts.** The project would not convert prime farmland, unique farmland, or farmland of statewide importance (as shown on the maps prepared pursuant to the farmland mapping and monitoring program of the California resources agency) to non-agricultural use. The project site is identified as Vacant land on the 2010 Important Farmland Map, the project site has been identified for industrial uses within the City of Madera General Plan, and the land is not currently being utilized for agricultural purposes.

a) **No Impacts.** The project would not conflict with existing zoning for agricultural use and there are no Williamson Act contracts in the affected territory. The City of Madera General Plan identifies this site for industrial uses.

b) **No Impacts.** The development of this property will not influence surrounding properties to convert from farmland to non-agricultural uses since this property is surrounded by property designated for urban development, consistent with the Madera General Plan.

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

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

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

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

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

The project would not conflict with or obstruct the implementation of applicable Regional Air Quality Control Plans. The SJVUAPCD has determined that project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons per year NOx, 10 tons per year ROG, and 15 tons per year PM10. Therefore, the District concludes that project specific criteria pollutant emissions would have a less than significant adverse impact on air quality.

Additionally, because the proposed project would equal or exceed 2,000 square feet of commercial/industrial space, the project may be subject to SJVUAPCD District Rule 9510 (Indirect Source Review). District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval, and to pay any applicable off-site mitigation fees before issuance of the first building permit. Demonstration of compliance with District Rule 9510, including payment of all applicable fees before issuance of the first building permit, would be made a condition of project approval.

Short-term construction impacts on air quality, principally from dust generation, will be mitigated through watering. The project would not create substantial air emissions or deterioration of ambient air quality, and any future development would be subject to Air Pollution Control District review. Construction equipment will produce a small amount of air emissions from internal combustion engines and dust. The project will not produce any climate changes. The project will not violate any air quality standard or substantially contribute to an existing or projected air quality violation. The project will not result in a considerable net increase in non-attainment pollutants in this area. The project will not expose sensitive receptors to any significant amount of pollutants. The project will not create any objectionable odors

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

IV. BIOLOGICAL RESOURCES. Would the project:

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

Discussion: With the preparation of the City of Madera General Plan, no threatened or endangered species were identified in the project area. The project area has been subjected to agricultural uses in the past, resulting in a highly maintained and disturbed habitat. There is no record of special-status species in this project area. Development of the project area is consistent with the urbanization of the Madera area, as evaluated in the General Plan and its EIR; therefore impacts in this category are not anticipated to exceed the impacts addressed in those documents.

The approximately .43-acre project site is void of any natural features such as seasonal drainages, riparian or wetland habitat, rock outcroppings, or other native habitat or associated species. Review of the most recent Department of Fish and Game CNDDDB Occurrences database information indicates that there are no recorded occurrences of any listed species (endangered or threatened) within a one-half-mile radius of the project site. The property surrounding the site is either already developed or approved for urban development. The site is currently being maintained by an annual regimen of disking for weed abatement and fire prevention purposes. Therefore, no opportunity exists for the site to be utilized as a native resident or migratory wildlife corridor. Development of the site will not conflict with any local policies or ordinances protecting biological resources, or conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

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

V. CULTURAL RESOURCES. Would the project:

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

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

a) **No Impacts.** The proposed project would not cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines. There are no known historical resources located in the affected territory.

b) **No Impacts.** The proposed project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines. There are no known archaeological resources located in the project area.

c) **No Impacts.** The proposed project would not directly or indirectly destroy a unique a paleontological resources or sites or unique geologic features. There are no known paleontological resources or sites or unique geologic features located in the affected territory.

d) **No Impacts.** The project would not likely disturb any human remains, including those interred outside of formal cemeteries. If development occurs in the future and any remains are discovered, the requirements of CEQA that regulate archaeological and historical resources (Public Resources Code Section 21083.2 and 21084.1), and all local, state and federal regulations that regulate archaeological and historical resources would be complied with.

VI. GEOLOGY AND SOILS. Would the project:

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

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

ai.) **No Impacts.** No known faults with evidence of historic activity cut through the valley soils in the project vicinity. The major active faults and fault zones occur at some distance to the east, west, and south of the project site. Due to the geology of the project area and its

distance from active faults, the potential for loss of life, property damage, ground settlement, or liquefaction to occur in the project vicinity is considered minimal.

aii) **No Impacts.** Ground shaking generally decreases with distance and increases with the depth of unconsolidated alluvial deposits. The most likely source of potential ground shaking is attributed to the San Andreas, Owens Valley, and the White Wolf faults. Based on this premise, and taking into account the distance to the causative faults, the potential for ground motion in the vicinity of the project site is such that a minimal risk can be assigned.

aiii) **No Impacts.** Liquefaction describes a phenomenon in which a saturated, soil loses strength during an earthquake as a result of induced shearing strains. Lateral and vertical movement of the soil mass, combined with loss of bearing usually results. Loose sand, high groundwater conditions (where the water table is less than 30 feet below the surface), higher intensity earthquakes, and particularly long duration of ground shaking are the requisite conditions for liquefaction. There is no evidence of the presence of these requisite conditions.

aiv) **No Impacts.** The project will not result in or expose people to potential impacts from landslides or mudflows.

b) **No Impacts.** Construction of urban uses would create changes in absorption rates, drainage patterns, and the rate and amount of surface runoff on the selected project site. Standard construction practices that comply with City of Madera ordinances and regulations, The California Building Code, and professional engineering designs approved by the Madera Engineering Division will mitigate any potential impacts from future urban development, if any.

c) **No Impacts.** The project site would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in off-site landslide, lateral spreading, subsidence, liquefaction or collapse.

d) **No Impacts.** The project will not result in or expose people to potential impacts from expansive soils.

e) **No Impacts.** Should urban uses be approved in the project area, the City of Madera would provide necessary sewer and water systems.

VII. GREENHOUSE GAS EMISSIONS. Would the project:

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

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

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

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

Discussion: The project site is not within one-quarter mile of an existing school, and will not bring about a direct increase in the risk of accidental explosion or release of hazardous substances. The project site has not been identified as a hazardous material site. The project will not result in a substantial air safety hazard for people residing in the area or

future residents of the project. The Madera County Airport Land Use Compatibility Plan identifies the project site as being outside of the assessment area, with negligible risk and no limits of development density. The project will not result in any hazards to air traffic or be a substantial air safety hazard. The project will not interfere with any emergency response or evacuation plans. Truck traffic generated with construction of the project is expected to be insignificant. Traffic generated with development is not expected to be substantially higher than current volumes. The project will not bring about an increase in fire hazards in areas from flammable brush, grass, or trees.

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

IX. HYDROLOGY AND WATER QUALITY. Would the project:

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

Discussion:

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

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

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

a) **No Impacts.** Development of the project site would be required to comply with all City of Madera ordinances and standard practices which assure proper grading and storm water drainage into the approved storm water systems. Any development would also be required to comply with all local, state, and federal regulations to prevent any violation of water quality standards or waste discharge requirements.

b) **No Impacts.** The proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.

c) **No Impacts.** The proposed project would not alter the existing drainage pattern of the site or area through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site.

d) **No Impacts.** The proposed project would not alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off-site.

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

IX. LAND USE AND PLANNING. Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

a) **No Impacts.** The project would not physically divide an established community. Rather, it logically allows development to occur in an orderly manner, adjacent to urban development.

b) **No Impacts.** The proposed project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.

c) **No Impacts.** The project would not conflict with any applicable habitat conservation plan or natural community conservation plan.

X. MINERAL RESOURCES. Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **No Impacts.** The project would not result in the loss or availability of mineral resources.

b) **No Impacts.** The proposed project would not result in the loss of availability of any locally important mineral resource recovery sites.

XI. NOISE. Would the project result in:

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

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

- a) **No Impacts.** The proposed project would not result in exposure of persons to or the generation of noise.
- b) **No Impacts.** The proposed project would not result in exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels.
- c) **Less than significant impact.** The proposed project would result in a permanent increase in ambient noise levels in the project vicinity above levels existing without the project. These noise levels were anticipated as part of the development of the project site, consistent with the Madera General Plan.

- d) **Less than significant impact.** The proposed project may result in some temporary increase in ambient noise levels in the project vicinity during construction of the site.
- e) **No Impacts.** The proposed project site is not located within an airport land use plan or within two miles of a public airport or public use airport.
- f) **No Impacts.** The project will is not located within the vicinity of a private airstrip.

XII. POPULATION AND HOUSING. Would the project:

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

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

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

XIII. PUBLIC SERVICES.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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- a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: Development of this site, under the current or requested land use and zoning, will result in an increased demand for public services. As development occurs, there will be a resultant increase in job opportunities, and a greater demand placed upon services such as fire and police protection, and additional park and school facilities. There will be an increase in street, and water and sewer system maintenance responsibility because of this project. However, based on the density of the proposal, the increase in manpower requirements for the Public Works Department will be minimal.

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

i) Fire protection. **Less than significant impact.** The proposed project would not result in substantial adverse physical impacts to fire protection services.

ii) Police protection. **Less than significant impact.** The proposed project would not result in substantial adverse physical impacts associated with the provision of police protection.

iii) Schools. **Less than significant impact.** The Madera Unified School District levies a school facilities fee to help defray the impact of commercial development. The proposed project would not generate a significant impact to the schools in Madera.

iv) Parks. **Less than significant impact.** The proposed project would not generate a significant impact to the park facilities in Madera.

v) Other public facilities. **Less than significant impact.** The proposed project would not have any impacts on other public facilities.

XIV. RECREATION

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

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

a) **No Impacts.** The project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

b) **No Impacts.** The project does not include recreational facilities or facilities which might have an adverse physical effect on the environment.

XV. TRANSPORTATION/TRAFFIC. Would the project:

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

Discussion: This property was included in the General Plan and its EIR and the potential traffic generated from this land use considered. The goals and policies of the General Plan serve to mitigate traffic impacts that occur as a result of new development. Granada Drive, which abuts the western frontage of the project site, is identified as an Arterial per the General Plan. Mitchell Court which abuts the northern frontage of the project site, is identified as a local per the General Plan.

a) **Less-Than-Significant Impacts.** The proposed project would not cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system that would result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections. Improvements to the South Granada Drive and Mitchell Court rights-of-way will be made as part of the project.

b) **Less-Than-Significant Impacts.** The project would not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways.

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

XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:

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

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

a) **No Impacts.** The project will not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.

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

XVII. MANDATORY FINDINGS OF SIGNIFICANCE.

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

Determination:

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

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

RESOLUTION NO. _____

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MADERA, ADOPTING AND CERTIFYING A NEGATIVE DECLARATION FOR THE BRAGA ORGANIC FARMS PROJECT, ALLOWING FOR THE CONSTRUCTION OF A 4,875 SQUARE FOOT COMERCIAL/INDUSTRIAL STRUCTURE AND SUPPORTING IMPROVEMENTS, AND CONDITIONALLY APPROVING SITE PLAN REVIEW 2014-43.

WHEREAS, the City of Madera, acting as the Lead Agency, prepared an initial study and Negative Declaration for the Braga Organic Farms project in compliance with the California Environmental Quality Act; and

WHEREAS, the Negative Declaration was noticed for public hearing in accordance with the applicable State and Municipal Codes and standard practices; and

WHEREAS, the Planning Commission has completed its review of the Staff Report and documents submitted for the proposed project, evaluated the information contained in the negative declaration, and considered testimony received as a part of the public hearing process: and

WHEREAS, Site Plan Review 2014-43 is consistent with the goals and policies of the General Plan and the Zoning Ordinance of the City of Madera.

NOW THEREFORE THE PLANNING COMMISSION OF THE CITY OF MADERA HEREBY FINDS AND RESOLVES AS FOLLOWS:

1. The above recitals are true and correct.
2. Based upon the information included in the Initial Study with Negative Declaration, and upon review and consideration of comments from responding individuals and agencies, the adoption of the Initial Study with Negative Declaration is in the best interest of the City of Madera, and the Commission finds that in light of the whole record in this matter, there is no substantial evidence in the record that the project may have a significant effect on the environment, which cannot be mitigated through project design and implementation of regulations and standards, and the Initial Study with Negative Declaration prepared for this project is the appropriate environmental document.

3. The Planning Commission hereby adopts the Initial Study with Negative Declaration prepared for the proposed Riverwalk Drive Improvements project.

4. The Planning Commission hereby approves Site Plan Review 2014-43, subject to the findings and conditions of approval.

* * * * *

Passed and adopted by the Planning Commission of the City of Madera this 10th day of February, 2015, by the following votes:

AYES:

NOES:

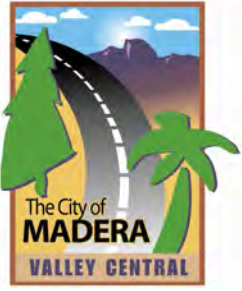
ABSTENTIONS:

ABSENT:

Kenneth Hutchings, Chairperson
City Planning Commission

Attest:

Christopher F. Boyle
Planning Manager



CITY OF MADERA PLANNING COMMISSION

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

Staff Report: Starbucks Coffee Company CUP 2003-08 MOD, SPR 2015-04 & Categorical Exemption Item #6 – February 10, 2015

PROPOSAL: An application for modification of Conditional Use Permit 2003-08, which allowed for a drive-thru window as a component of a Starbucks coffee house. The modification would allow for a digital ordering interface in conjunction with the remodeling of the drive-thru.

APPLICANT:	GPA Inc. / Spencer Regnery	OWNER:	Mathews & Associates 2 LLC
ADDRESS:	2295 Marketplace Drive	APN:	013-070-028
APPLICATION:	CUP 2003-08 MOD & SPR 2015-04	CEQA:	Categorical Exemption

LOCATION: The property is located at the southeast corner of West Kennedy Street and Marketplace Drive.

STREET ACCESS: The site has access to Marketplace Drive.

PARCEL SIZE: Approximately 0.65-acre

GENERAL PLAN DESIGNATION: C (Commercial)

ZONING DISTRICT: C-2 (Heavy Commercial)

SITE CHARACTERISTICS: The site is currently fully developed with an existing Starbucks coffee shop as a component of a commercial complex.

ENVIRONMENTAL REVIEW: The proposed addition of a digital order screen is categorically exempt under Section 15311, Accessory Structures, of the California Environmental Quality Act (CEQA) since there will be replacement of minor structures (menu boards) and construction of a minor structure (digital order screen) accessory to the existing commercial facility.

SUMMARY & RECOMMENDATION: The proposed project provides for the replacement of a menu and preview board with the addition of a digital order screen. It is recommended that the amended conditional use permit and site plan review be approved subject to the listed conditions.

APPLICABLE CODES AND PROCEDURES

MMC § 10-3.901 Heavy Commercial Zones

MMC § 10-3.1301 Use Permits

MMC § 10-3.54.0101 Site Plan Review

City of Madera Design and Development Guidelines for Commercial Development

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

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

PRIOR ACTION

The existing Starbucks coffee shop and drive-thru were entitled as part of Conditional Use Permit 2003-08.

ANALYSIS

The City's General Plan indicates that land designated as C (Commercial) is appropriate for commercial development. The City's Zoning Ordinance also allows for retail uses in the C2 (Heavy Commercial) Zone District, except that the drive-thru use is allowed only with the approval of a conditional use permit.

The proposal under consideration would allow for a complete signage update for the Starbucks coffee house located near the Kennedy Street/Gateway Drive – Freeway 99 interchange. The signage update would include the replacement of the existing drive-thru preview and menu boards and the installation of an additional new component to the Starbucks drive-thru signage, a digital order screen. The digital ordering screen would allow for interaction between the customer and Starbucks employees, similar to a "FaceTime" interface where there is "real time" video communication.

The Sign Ordinance does not make specific provisions for a digital order screen within the Special Use Signs (MMC § 10-6.13) section of ordinance. The Planning Commission may grant an allowance for the requested signage as a component of the conditional use permit which allows for the drive-thru use in association with the operation of the Starbucks coffee house. In that the overall request for replacement of signage is in conformance with the requirements of the sign ordinance, staff supports the allowance for the digital ordering screen.

Consistency with General Plan

After an expansive visioning process, the City adopted an updated General Plan in 2009. As a component of the new General Plan, individual project proposals "must be consistent with the goals and policies in this General Plan." Some of these goals mandated in the Community Design element of the General Plan are:

- Goals:** **CD-1** High quality urban design throughout Madera.
 CD-12 Aesthetically pleasing commercial development.

These and other goals and policies are the standards that all new development in the city is measured by. Combined, they implement the principles of the Community Design element of the General Plan. The incorporation of a digital ordering screen as a component of an updated drive-thru use is in conformance with the General Plan.

CONSISTENCY WITH THE VISION MADERA 2025 PLAN

Though approval of a drive-thru digital order screen is not specifically addressed in the vision or action plans, the overall project does indirectly support **Action 115.2** – *As a component of the General Plan Update, increase retail outlets and promote Shop Madera ...;*

SUMMARY OF RECOMMENDATIONS

The information presented in this report supports conditional approval of the use permit modification and site plan review request. It is recommended that the Planning Commission consider the information in this report, as well as testimony in the public hearing, and approve Conditional Use Permit 2003-08 MOD and Site Plan Review 2015-04, subject to the findings and conditions of approval.

PLANNING COMMISSION ACTION

The Planning Commission will be acting on the Conditional Use Permit modification and Site Plan Review.

Motion 1: Move to approve Conditional Use Permit 2003-08 MOD and Site Plan Review 2015-04, based on and subject to the findings and conditions of approval:

Findings

- The installation of a digital order screen is categorically exempt under Section 15311, Accessory Structures, of the California Environmental Quality Act (CEQA) since there will only be construction of minor structures accessory to the existing commercial facility.
- The installation of digital order screen as a component of signage at the Starbucks Coffee Shop is consistent with the purposes of the C (Commercial) General Plan designation and the C-2 (Heavy Commercial) Zone District which provide for the use, subject to the issuance of a conditional use permit.
- As conditioned, a digital order screen will be compatible with surrounding properties, because its operation will not negatively impact adjoining commercial uses.
- As conditioned, the establishment, maintenance or operation of the digital order screen will not under the circumstances of this 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.

CONDITIONS OF APPROVAL

General Conditions

1. Project approval is conditioned upon acceptance of the conditions of approval contained herein, as evidenced by receipt in the Planning Department of the applicant's signature upon an Acknowledgement and Acceptance of Conditions within thirty (30) days of the date of approval for this use permit.
2. Any deviation from the approved plan or any condition contained herein shall require prior written request by the applicant and approval by the Planning Director.
3. The use permit may be made null and void without any additional public notice or hearing at any time by the owners of the property voluntarily submitting to the City a written request to permanently extinguish the conditional use permit.
4. The applicant's failure to utilize this use permit within one year following the date of this approval shall render the conditional use permit null and void unless a written request for extension has been submitted to and approved by the Planning Commission.
5. This conditional use permit will expire and be rendered null and void if the use is discontinued for a twelve month period.
6. This use permit shall be subject to periodic reviews and inspection by the City to determine compliance with the conditions of approval and applicable codes. If at any time, the use is determined by Staff to be in violation of the conditions of approval, Staff may schedule a public hearing before the Planning Commission within 45 days of the violation to consider revocation of the permit.

Planning Department

7. The modification of Conditional Use permit 2003-08 allows for the utilization of digital signage as part of the drive-thru component of the coffee house.
8. The drive-thru shall be allowed one preview board, one menu board and one digital ordering screen.
9. No additional freestanding signage shall be allowed as a component of the Starbucks coffee house.
10. All Starbucks signage shall require the approval of a sign review application and building permit in advance of installation.
11. The conditions of approval for Conditional Use Permit 2003-08 are not altered in any way, except as modified by this modification request.
12. Vandalism and graffiti shall be corrected per the Madera Municipal Code.
13. The property owner, operator and/or manager shall keep the property clear of all trash, rubbish and debris at all times, and disposal of refuse shall be restricted to the dumpster owned by the property owner.

(OR)

Motion 2: Move to continue the application for Conditional Use Permit 2003-08 MOD and Site Plan Review 2015-04 to the March 10, 2015 Planning Commission hearing for the following reasons or in order for the following information to be provided: (specify)

(OR)

Motion 3: Move to deny the application for Conditional Use Permit 2003-08 MOD and Site Plan Review 2015-04, based on and subject to the following findings: (specify)

ATTACHMENTS

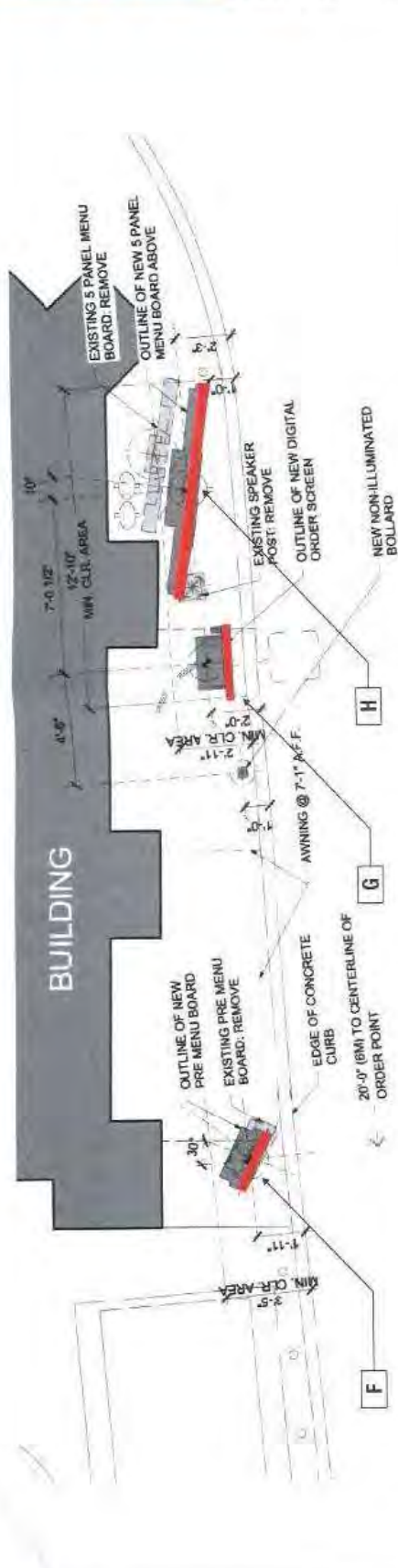
Aerial Photo

Site Plan

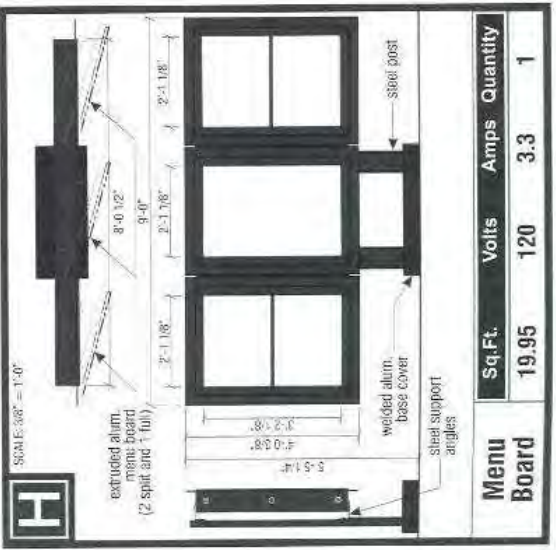
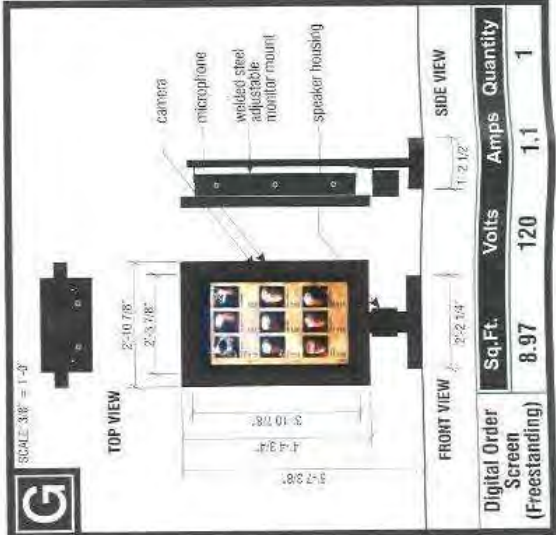
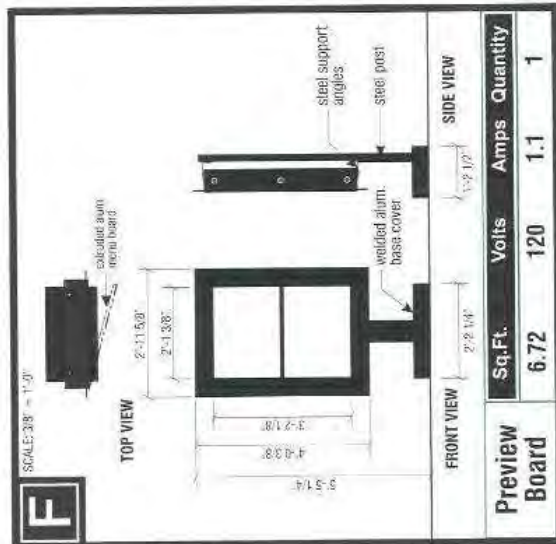
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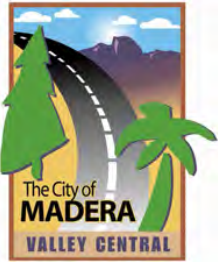
Site Plan



F SCALE: 3/8" = 1'-0"



EVOLVED DT SIGNAGE NOTE: MANUFACTURED BY OTHERS, INSTALLED BY SEA



**CITY OF MADERA
PLANNING COMMISSION**

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

**Staff Report: Madera Star Smog
CUP 2015-01, SPR 2015-02 and Environmental Determination
Item #7 – February 10, 2015**

PROPOSAL: An application for a conditional use permit and site plan review to allow for the establishment of an automotive smog check business.

APPLICANT:	Jatinder Singh	OWNER:	Rochelle Noblett
ADDRESS:	217 East 6 th Street	APN:	007-161-013
APPLICATION:	CUP 2015-01 & SPR 2015-02	CEQA:	Categorical Exemption

LOCATION: The property is located at approximately 100 feet southwest of the intersection of South C Street and East 6th Street.

STREET ACCESS: The site has access to East 6th Street and South C Street.

PARCEL SIZE: 7,500 square feet

GENERAL PLAN DESIGNATION: C (Commercial)

ZONING DISTRICT: C1 (Light Commercial)

SITE CHARACTERISTICS: The site is a fully developed commercial property that includes a parking field which serves both the project site and an adjacent parcel. The 1,400 square foot lease space is a part of a larger building which includes Pete's Sports Shop. Commercial development consistent with the downtown district surrounds the project site.

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

SUMMARY & RECOMMENDATION: The use is consistent with the purpose and intent of the Zoning Ordinance and can be made compatible with the surrounding uses. Staff recommends approval of the automotive smog check business.

APPLICABLE CODES AND PROCEDURES

MMC § 10-3.801 Light Commercial Zones
MMC § 10-3.4.0102 Site Plan Review Applicability
MMC § 10-3.1202 Parking Spaces Required
MMC § 10-3.1301 Use Permits

The General Plan designates the project site as C (Commercial) property. The project site is located in the C1 (Light Commercial) Zone District. The C1 (Light Commercial) Zone District allows for the establishment of an automotive smog shop subject to the approval of a use permit by the Planning Commission.

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

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

PRIOR ACTION: None

ANALYSIS

Background

The proposed use would occupy an approximately 1,400 square foot portion of an existing structure formerly utilized as a screen print shop by the adjacent Pete's Sports Shop. The prior tenant operated a non-permitted used appliance store from the proposed lease space. Issues discussed as part of this analysis include operational concerns and parking requirements.

Operations

Madera Star Smog proposes to operate a California smog certification station. No other services will be provided beyond the smog check itself, and small parts replacement specific to assisting vehicles to passing the smog check. The smog check will be completed using a laptop computer connected to the vehicle emissions system. The only other equipment proposed is an air compressor to check automobile tire pressure. A waiting room will be provided for patrons. The business proposes to be open six days a week, Monday through Friday from 8:00 a.m. until 5:30 p.m., and Saturday from 9:00 a.m. until 2:00 p.m.

No other automotive services will be provided as part of the proposed business. No drive train repairs, fluid changes, suspension work and the like will be offered. Only smog checks will be performed, with minor adjustments to vehicles sufficient to pass smog certification. The conversion of the structure does result in a change in building occupancy. Structural improvements may be required in advance of issuance of a business license.

Parking

The project site is fully developed to include a parking lot that serves not only the proposed project lease area but the overall 9,000 square foot Pete's Sports Shop building as well. In that the project proposes no building expansion and is located within the downtown parking district, no additional parking is required as a component of the use permit request. It is recommended though that the existing parking field be striped to City standard to provide maximum utilization of the parking lot and safety for patrons to the site.

General Plan Conformance

The establishment of an open-bay smog shop is potentially inconsistent and/or incompatible with the downtown retail environment contemplated by the General Plan. In this case, existing conditions in proximity to the proposed use allow for a finding of compatibility. The owner of the primary Pete's Sports Shop structure ultimately controls the tenancy of the project site, minimizing the potential for actual conflicts. Based on these factors, it is reasonable to view this use as an interim use; otherwise the approval of this kind of use might tend to limit the desirability of area for traditional downtown commercial in the future and make it difficult to make finding of support for the project.

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

CONSISTENCY WITH THE VISION MADERA 2025 PLAN

Though approval of an automotive smog check business in a commercial zone district is not specifically addressed in the vision or action plans, the overall project does directly support "the need for good jobs and a broad spectrum of business opportunities." Moreover, **Action 115.1 and 115.2** "encourage viable economic development" and "increase retail outlets and promote Shop Madera ..."

SUMMARY OF RECOMMENDATIONS

The information presented in this report supports conditional approval of the use permit and site plan review request.

PLANNING COMMISSION ACTION

The Planning Commission will be acting on Conditional Use Permit 2015-01 and Site Plan Review 2015-02, determining to either:

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

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

Motion 1: Move to approve Conditional Use Permit 2015-01 and Site Plan Review 2015-02, based on and subject to the findings and conditions of approval:

Findings

- This project is categorically exempt under Section 15301, Existing Facilities, of the California Environmental Quality Act (CEQA) since there will be negligible expansion of the existing use of the structure.
- The establishment of an automotive smog check business is consistent with the purposes of the C (Commercial) General Plan land use designation and the C1 (Light Commercial) Zone District which provide for the use, subject to the issuance of a conditional use permit.
- There is adequate parking and site features to allow for the proposed automotive smog check business.
- As conditioned, the development of the automotive smog check business will be compatible with surrounding properties.
- As conditioned, the establishment, maintenance or operation of the use will not under the circumstances of this particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare 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.

CONDITIONS OF APPROVAL

General Conditions

1. Project approval is conditioned upon acceptance of the conditions of approval contained herein, as evidenced by receipt in the Planning Department of the applicant's signature upon an Acknowledgement and Acceptance of Conditions within thirty (30) days of the date of approval for this use permit.
2. Site Plan Review 2015-02 will expire one year from date of issuance, unless positive action is taken on the project as provided in the Municipal Code or take the required action to extend the approval before the expiration date. (Municipal Code Section 10-3.4.0114, Lapse of Site Plan Approval)
3. The use permit may be made null and void without any additional public notice or hearing at any time upon both the benefactors of the use permit and owners of the property voluntarily submitting to the City a written request to permanently extinguish the conditional use permit.
4. The applicant's failure to utilize this use permit within one year following the date of this approval shall render the conditional use permit null and void unless a written request for extension has been submitted to and approved by the Planning Commission.
5. Conditional Use Permit 2015-01 will expire and be rendered null and void if the use is discontinued for a twelve month period.
6. This use permit shall be subject to periodic reviews and inspection by the City to determine compliance with the conditions of approval and applicable codes. If at any time, the use is determined by Staff to be in violation of the conditions of approval, Staff

may schedule a public hearing before the Planning Commission within 45 days of the violation to consider revocation of the permit.

Building Department

7. Current State of California and federal handicap requirements shall apply to the entire site and all structures and parking thereon. Compliance shall be checked at permit stage and confirmed at final inspection.

Engineering Department

8. Nuisance onsite lighting shall be redirected as requested by City Engineer within 48 hours of notification.
9. Improvements within the City right-of-way require an Encroachment Permit from the Engineering Department.
10. The improvement plans for the project shall include the most recent version of the City's General Notes.
11. The handicap access ramp on northeast corner of East 6th Street and South C Street shall be reconstructed to meet current ADA and City standards.

Fire Department

12. One 2A10BC-rated portable fire extinguisher is required for each 3000 square feet of enclosed building or fraction thereof. The maximum travel distance to reach a portable fire extinguisher shall not exceed 75 feet.
13. Prior to issuance of business license, the applicant shall take the direction of the Building Official and complete all improvements required as part of the change in occupancy of the structure. A building permit shall be required for the change of occupancy and any improvements required of the structure.
14. Egress from within the building must comply for placement of the door(s) and door hardware.
15. Heavy engine repair or service work is not permitted under this Conditional Use Permit.
16. The exterior walls may require fire rated separations due to proximity to property line and other uses. This will be determined during the building permit stage.

Planning Department

17. Vandalism and graffiti shall be corrected per the Madera Municipal Code.
18. No outdoor display of merchandise and/or outdoor storage of goods and materials shall be allowed.
19. The applicant shall operate in a manner that does not generate significant noise, odor or vibration that adversely affects any adjacent properties.

20. The property owner, operator and manager shall keep the property clear of all trash, rubbish and debris at all times; and dumping of refuse shall be restricted to the dumpster and refuse containers owned by the property owner.
21. The applicant shall comply with all federal, state and local laws. Material violation of any applicable laws concerning the use will be cause for revocation of this permit.
22. The automotive smog check business may be open from as early as 8:00 a.m. until as late as 8:00 p.m., seven days per week.
23. The project shall be developed in accordance with the applicant's operational statement and site plan as submitted with the application for the Conditional Use Permit. Minor modifications to the site plan necessary to meet regulatory or engineering constraints may be made with written approval of the Planning Manager.
24. The existing parking field shall be striped to City standard to provide maximum utilization of the parking lot and safety for patrons to the site. At least one Americans with Disabilities Act (ADA) compliant parking stall shall be included as part of the parking lot striping.
25. No other automotive services shall be provided as part of the proposed business. No drive train repairs, fluid changes, suspension work, installation of automotive accessories and the like shall be offered. Only smog checks shall be performed, with minor adjustments to vehicles sufficient to pass smog certification.
26. All signage shall be in compliance with the Madera Municipal Code at all times.

(OR)

Motion 2: Move to continue the application for Conditional Use Permit 2015-01 and Site Plan Review 2015-02 to the March 10, 2015 Planning Commission hearing:

(OR)

Motion 3: Move to deny the application for Conditional Use Permit 2015-01 and Site Plan Review 2015-02, based on and subject to the following findings: (specify)

ATTACHMENTS

Aerial Photo

Site Photograph

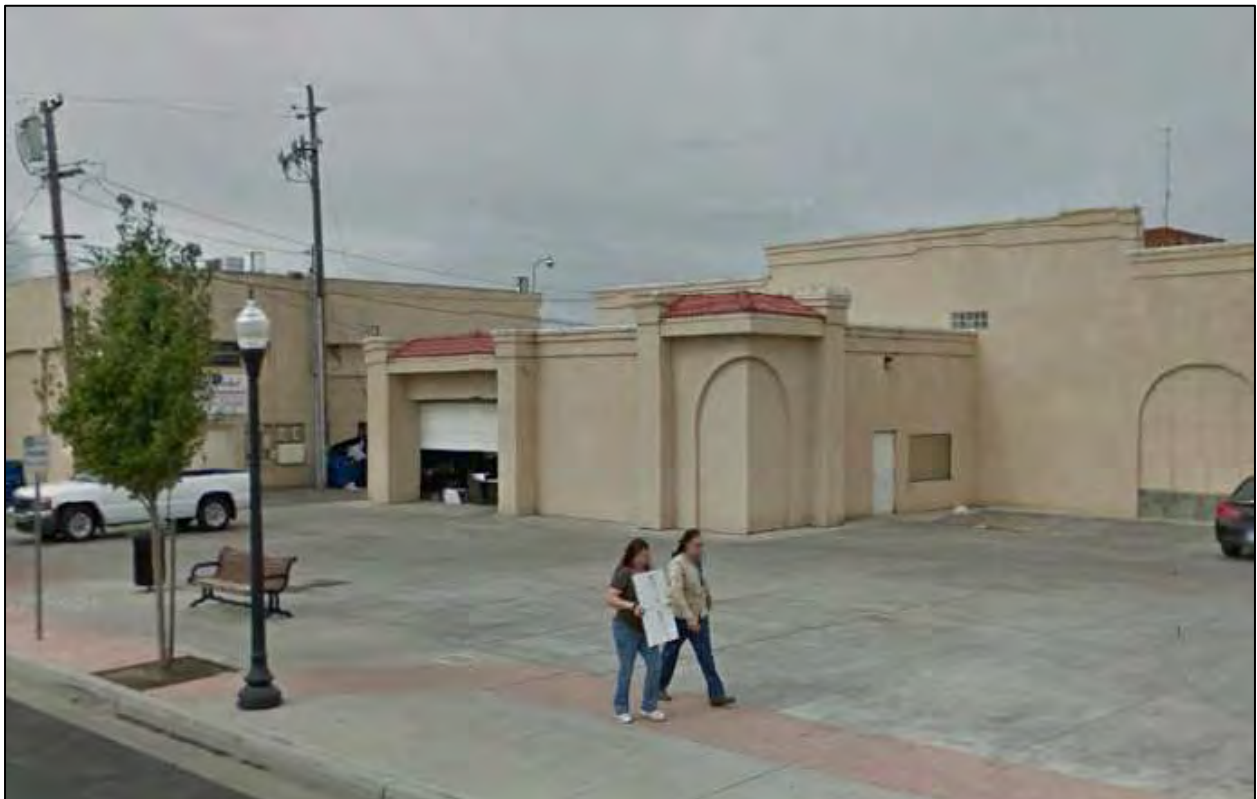
Aerial Photo



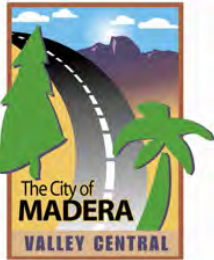
Photographs



From corner of East 6th Street and South C Street.



Proposed location of the automotive smog check business.



CITY OF MADERA PLANNING COMMISSION	205 W. Fourth Street Madera CA 93637 (559) 661-5430
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Staff Report: Barnes Welding Supply
CUP 2014-10 MOD, SPR 2015-03 & Categorical Exemption
Item #8 – February 10, 2015

PROPOSAL: An application for modification of a conditional use permit and site plan review to allow for outdoor storage as a component of the operation of a welding supply store.

APPLICANT:	Craig Wedgeworth	OWNER:	David Berry
ADDRESS:	311 South Pine Street, Suite 101A	APN:	012-230-023 - 026
APPLICATION:	CUP 2014-10 MOD & SPR 2015-03	CEQA:	Categorical Exemption

LOCATION: The site is located near the southeast corner of South Pine Street and Maple Street. The welding supply store would occupy 4,350 square feet of a 23,000 square foot building.

STREET ACCESS: Access to the parcel is provided via Maple Street and South Pine Street.

PARCEL SIZE: The project site encompasses portions of four parcels.

GENERAL PLAN DESIGNATION: I (Industrial)

ZONING DISTRICT: I (Industrial)

SITE CHARACTERISTICS: The welding supply store is preparing to locate in a portion of an existing industrial building in an industrial park. Other tenants in the building include a garden supply store, auto repair uses, warehousing and a performing arts studio.

ENVIRONMENTAL REVIEW: This project is categorically exempt under §15301 (Existing Facilities) of CEQA Guidelines.

SUMMARY & RECOMMENDATION: The industrial park has been utilized more and more by commercial uses over time. The site is a fitting location for a welding supply store. It is recommended that the conditional use permit and site plan review be modified to allow for outdoor storage and approved as conditioned.

APPLICABLE CODES AND PROCEDURES

MMC § 10-3.1001 Industrial Zones
MMC § 10-3.4.0102 Site Plan Review Applicability
MMC § 10-3.1202 Parking Spaces Required
MMC § 10-3.1301 Use Permits

The storage of gas requires a use permit in the (I) Industrial Zoning District. The establishment of a welding supply store can be allowed for with the approval of a use permit.

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

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

PRIOR ACTION

The industrial site was developed via Site Plan Reviews 1988-11 and 1989-29 which cumulatively allowed for the development of six industrial structures. The buildings and underlying property were subsequently subdivided into one common area parcel and 66 commercial/industrial condominium units as part of Tentative Parcel Map 1992-04. Several use permits are active on the project site. Conditional Use Permit 2014-10 and Site Plan Review 2014-16, allowing for the storage of gas in association with the welding supply store, were approved by the Planning Commission on June 17, 2014.

ANALYSIS

Background

The proposed use would utilize 4,350 square feet of an existing structure to establish a welding supply store. The business would be located within a building originally constructed to serve as an industrial warehouse. Over time, the use of the building has converted from the original vision for the property into the present condition where multiple tenant spaces serve in varying capacities, from warehousing to auto shop space to, most notably, a performing arts studio. Issues discussed as part of this analysis include operational concerns, parking requirements and site improvements.

Operations

The welding supply store plans to sell metal working and welding related tools, equipment, and supplies, as well as compressed gasses for fabricators, repair shops, contractors, food processors, medical facilities, and the hospitality industry. The applicant proposes to operate the business from 7:00 a.m. to 5:00 p.m. weekdays and from 7:00 a.m. to 12:00 noon on Saturdays.

Outdoor Storage

The applicant originally intended on storing gas canisters within a portion of the interior of their lease space. Building and fire codes made the storage of the canisters difficult within the interior of the structure since such activities require additional structural improvements that were not included within original construction of the structure. As an alternative, the applicant proposes to construct an outdoor storage area to house the gas canisters which are an integral component of the business. It is recommended that outdoor storage be allowed as a component of the operation of Barnes Welding Supply. It is further recommended that the outdoor storage enclosure be constructed of masonry block with a stucco finish and color to match the primary structure. Required open-sided sections should be constructed of decorative wrought iron. In that the outdoor storage enclosure is proposed in close proximity to the trash enclosure, it is recommended that the trash enclosure also have a stucco fix and color to match the primary structure. These improvements should be completed prior to any outdoor storage occurring on the project site.

Parking

The 311 South Pine Street is currently served by a total of 69 parking stalls. Four (4) parking stalls are tentatively slated to be removed in order to construct the outdoor storage area. Parking ordinance requires that one stall be provided for each two employees (3-5) and one space be provided for each 300 square feet of office space and customer net floor area (2,045 square feet). A total of ten (10) parking stalls are required to serve the proposed use. With sixty-five (65) parking stalls available to serve the project site overall, there is adequate parking to serve the use as proposed.

Suite 106	Advanced Automotive	19 stalls required
Suite 105	Storage	2 stalls
Suite 104	PAC Studios	19 stalls
Suite 102	Bloom Garden Supply	15 stalls
Suite 101	Barnes Welding	<u>10 stalls</u>
	Total	65 stalls required 65 stalls available

Performing Arts Club Conditional Use Permit

Directly adjacent to the proposed lease space is the PAC (Performing Arts Club) Studio. The PAC Studio was approved by the Planning Commission on December 8, 2009. In order to prevent any incompatible use from being established within 150 feet of the PAC Studio, a condition of approval was incorporated into Conditional Use Permit 2009-19 which required that a finding be made that future proposed uses would not conflict with the PAC Studio due to noise, vibration, odor or parking. A finding has been added to indicate that the welding supply store will not conflict with the PAC Studio use.

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

CONSISTENCY WITH THE VISION MADERA 2025 PLAN

The first of the four core vision statements in the Vision Plan is “a well-planned city”. The Commission, by considering how this development connects to other uses in this commercial/industrial area is actively implementing this key concept of the Vision Plan.

SUMMARY OF RECOMMENDATIONS

The information presented in this report supports conditional approval of the use permit and site plan review request.

PLANNING COMMISSION ACTION

The Planning Commission will be acting on the Conditional Use Permit and Site Plan Review to allow for outdoor storage as a component of the establishment of a welding supply store.

Motion 1: Move to approve Conditional Use Permit 2014-10 MOD and Site Plan Review 2015-03, based on and subject to the following findings and conditions of approval:

Findings

- This project is categorically exempt under Section 15301, Existing Facilities, of the California Environmental Quality Act (CEQA) since there will be no expansion of the existing structure.
- The welding supply store, including the storage of gas in association with its operation, is consistent with the purposes of the I (Industrial) General Plan land use designation and the I (Industrial) Zone District which provide for the use, subject to the issuance of a conditional use permit.
- The allowance for outdoor storage is consistent with the purposes of the I (Industrial) General Plan land use designation and the I (Industrial) Zone District which provide for the use, subject to the issuance of a conditional use permit.
- There is adequate parking and site features to allow for the proposed use.
- As conditioned, the development will be compatible with surrounding properties.
- As conditioned, the welding supply store and outdoor storage enclosure will not pose any significant impact to the performing arts studio permitted by Conditional Use Permit 2009-19.
- As conditioned, the establishment, maintenance or operation of the use will not under the circumstances of this particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare 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.

CONDITIONS OF APPROVAL

General Conditions

1. Project approval is conditioned upon acceptance of the conditions of approval contained herein, as evidenced by receipt in the Planning Department of the applicant's signature upon an Acknowledgement and Acceptance of Conditions within thirty days of the date of approval for this use permit.
2. Site Plan Review 2015-03 will expire one year from date of issuance, unless positive action is taken on the project as provided in the Municipal Code or take the required

action to extend the approval before the expiration date. (Municipal Code Section 10-3.4.0114, Lapse of Site Plan Approval)

3. The use permit may be made null and void without any additional public notice or hearing at any time upon both the benefactors of the use permit and owners of the property voluntarily submitting to the City a written request to permanently extinguish the conditional use permit.
4. The applicant's failure to utilize this use permit within one year following the date of this approval shall render the conditional use permit null and void unless a written request for extension has been submitted to and approved by the Planning Commission.
5. All conditions applicable to approval of Conditional Use Permit 2014-10, Site Plan Review SPR 2014-16 and subsequent modifications shall remain effective and are not revised in any way by this approval except as modified herein.
6. Conditional Use Permit 2014-10 MOD will expire and be rendered null and void if the use is discontinued for a twelve month period.
7. This use permit shall be subject to periodic reviews and inspection by the City to determine compliance with the conditions of approval and applicable codes. If at any time, the use is determined by Staff to be in violation of the conditions of approval, Staff may schedule a public hearing before the Planning Commission within 45 days of the violation to consider revocation of the permit.
8. The site or building plans submitted for any building permit applications shall reflect changes required by the herein listed conditions of approval. Any deviation from the approved plan or any condition contained herein shall require, at a minimum, prior written request by the applicant and approval by the Planning Director.
9. Any proposed future modifications to the site, including but not limited to building exteriors, parking/loading areas, fence/walls, new buildings or landscaping shall require an amendment to this site plan review.
10. It shall be the responsibility of the property owner and management to ensure that any required permits, inspections and approvals from any regulatory agency shall be obtained from the concerned agency prior to establishment of the use.

Building Department

11. Site development shall be consistent with the approved site plan and floor plan. The uses of all rooms and activity areas shall be identified on any plans submitted for issuance of building permits. Applicant must demonstrate the number of restrooms provided meets code or add additional restrooms as required.
12. Current State of California and federal handicap requirements shall apply to the entire site and all structures and parking thereon. Compliance shall be checked at permit stage and be confirmed at final inspection.
13. Additional items identified as not complying with current codes and ordinances which require correction or attention may be identified. Any item not in conformance with current codes and ordinances must be corrected.

Engineering Department

General

14. Nuisance on-site lighting shall be redirected as requested by the City Engineer within 48 hours of notification.
15. The improvement plans for the project shall include the most recent version of the City's General Notes.

Water

16. The existing water service connection must be to current City standards including Automatic Meter Read water meter located within City right-of-way and a backflow prevention device, located within private property.

Street

17. The existing handicap ramp at the corner of Pine Street and Maple Street shall be upgraded to meet current ADA and City standards.
18. Sidewalk on Maple Street along the entire project frontage shall be constructed per City and ADA Standards prior to issuance of a business license.

Fire Department

19. A building permit is required for all tenant improvements.
20. The applicant shall provide 2A10BC rated portable fire extinguishers. One is required for each 3,000 square feet of floor area, or fraction thereof. Signage must be provided if the fire extinguishers are not plainly visible.
21. A key box is required for access by emergency responders. If a box has already been provided a new key must be provided if the space is re-keyed.
22. Two means of egress will be required for the retail sales area.
23. Hazardous materials must comply with the 2013 Edition of the California Fire Code for quantities and storage arrangement. A complete HMMP is required prior to building permit issuance.

Planning Department

24. Vandalism and graffiti shall be corrected per the Madera Municipal Code.
25. The applicant shall operate in a manner that does not generate significant noise, odor or vibration that adversely affects any adjacent properties.
26. The property owner, operator and manager shall keep the property clear of all trash, rubbish and debris at all times; and dumping of refuse shall be restricted to the dumpster/refuse containers owned by the property owner.

27. The applicant shall comply with all federal, state and local laws. Material violation of any applicable laws concerning the use will be cause for revocation of this permit.
28. On-site parking shall be provided at all times in conformance with the Municipal Code. All required parking shall be permanently maintained with all parking spaces as shown on the submitted site plan. Any modifications in the approved parking layout shall require approval by the Planning Commission.
29. All signage shall be in compliance with the Madera Sign Ordinance. All signage is required to have an approved Sign Permit issued by the Planning Department per MMC §10-6.

Gas Storage

30. Gas storage shall be consistent with all regulatory requirements at all times.

Outdoor Storage

31. The outdoor storage enclosure shall be constructed of masonry block consistent with City standards with a stucco finish and color to match the primary structure. Required open-sided sections should be constructed of decorative wrought iron.
32. In that the outdoor storage enclosure is proposed in close proximity to the trash enclosure, the existing trash enclosure shall also have a stucco finish and color to match the primary structure.
33. Improvements associated with the allowance for outdoor storage shall be completed prior to any outdoor storage occurring on the project site.

(OR)

Motion 2: Move to continue the application for Conditional Use Permit 2014-10 MOD and Site Plan Review 2015-03 to the March 10, 2015 Planning Commission hearing for the following reasons or in order for the following information to be provided: (specify)

(OR)

Motion 3: Move to deny the application for Conditional Use Permit 2014-10 MOD and Site Plan Review 2015-03, based on and subject to the following findings: (specify)

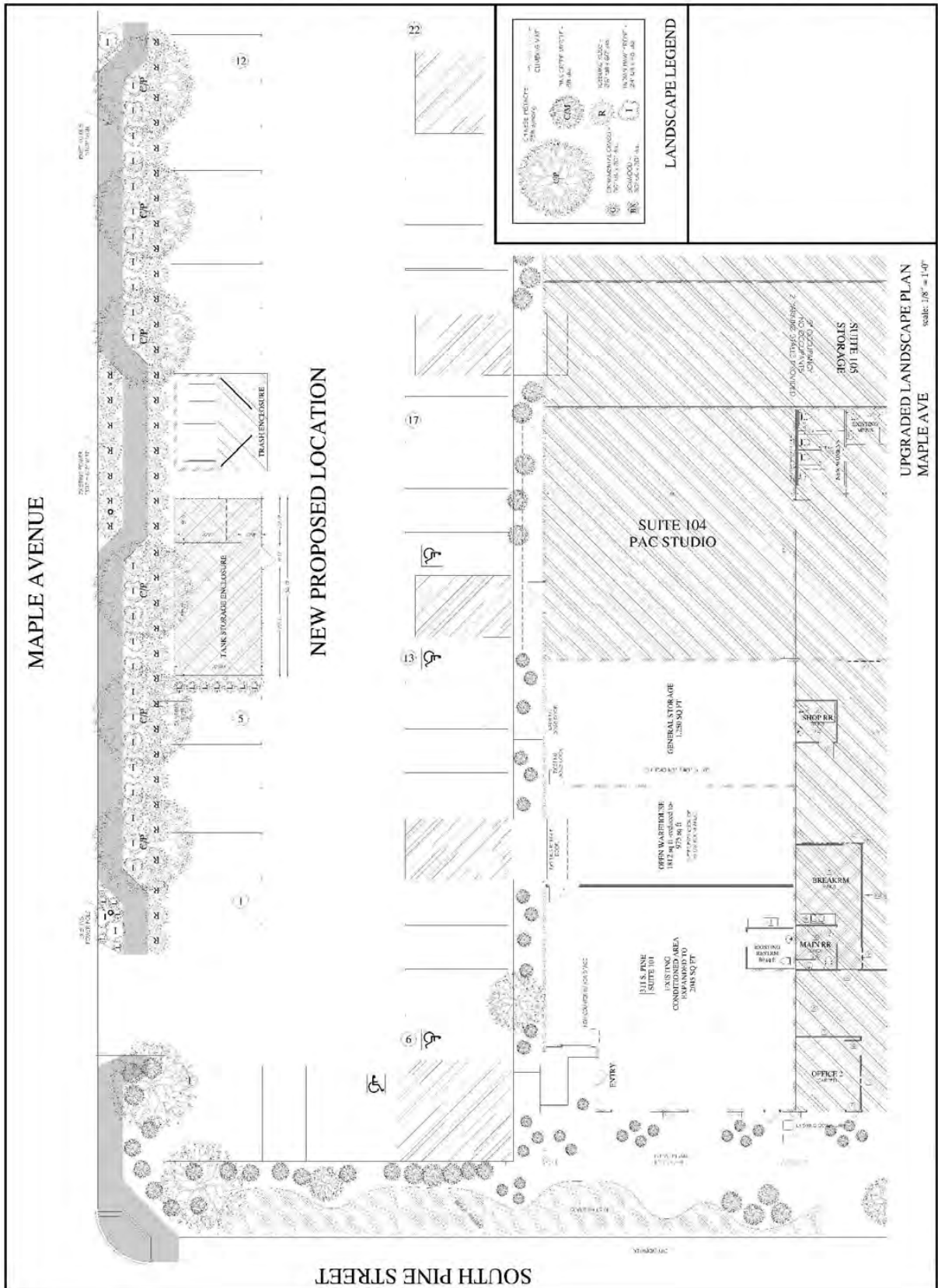
ATTACHMENTS

- Aerial Photo
- Site Plan
- Floor Plan

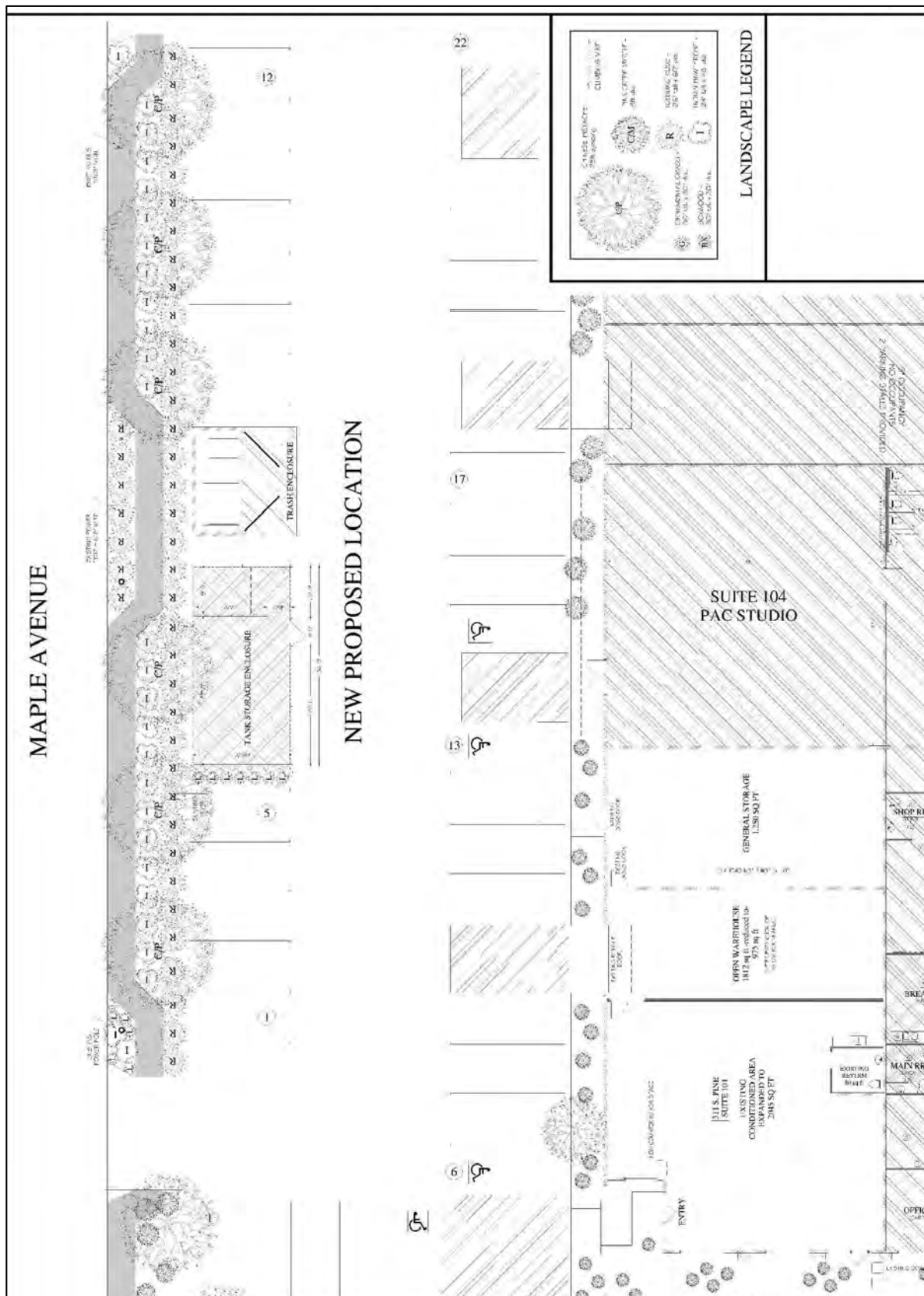
Aerial Photo

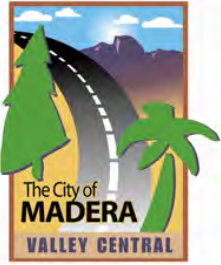


Site Plan



Floor Plan





**CITY OF MADERA
PLANNING COMMISSION**

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

**Staff Report: Housing Element Rezone
Rezone 2014-02
Item #9 – February 10, 2015**

PROPOSAL: Consideration of adoption of a resolution recommending to the City Council adoption of an ordinance amending the Zone District of specific parcels in order to provide consistency between the General Plan and compliance with the General Plan Housing Element.

APPLICANT:	City of Madera	OWNER:	See Attached list
ADDRESS:	N/A	APN:	See Attached List
APPLICATION:	REZ 2014-02	CEQA:	Previously adopted EIR

LOCATION: There are multiple parcels located throughout the City of Madera as listed in Exhibit “A” and as shown in Exhibit “B.”

PARCEL SIZE: Parcels range in size from approximately 2,700 square feet to 38.34 acres.

GENERAL PLAN DESIGNATION: MD (Medium Density) and HD (High Density)

ZONING DISTRICT: See attached Exhibit “A”.

ENVIRONMENTAL REVIEW: An environmental impact report (EIR) was previously certified in October 2009 by the City Council for the General Plan Update. The proposed rezoning of parcels provides consistency with the General Plan and previously certified EIR.

SUMMARY & RECOMMENDATION: The proposed rezoning of parcels provides the required consistency between the Zoning Ordinance and the Housing Element of the General Plan. It is recommended that the Planning Commission adopt a resolution recommending to the City Council adoption of an ordinance amending the Zone District of specific parcels in order to provide consistency between the General Plan and compliance with the General Plan Housing Element.

APPLICABLE CODES AND PROCEDURES

MMC §10-3.1501 Amendments
Gov. Code Article 10.6 Housing Element Law

PRIOR ACTION

The Housing Element was adopted as part of the compressive update of the General Plan in October 2009. In 2010, Planning Commission and City Council completed an update to the Housing Element of the General Plan.

ANALYSIS

Background

Housing elements are one of the mandatory elements of a General Plan. They are the only element that requires specific approval by the State. The State Department of Housing and Community Development "HCD" is the State agency responsible for reviewing housing elements. Every City and County is required to update and have their housing element certified on a regular cycle, currently every five years. The City anticipates shifting to an eight year cycle after certification of the 2015 Housing Element.

As part of the 2010 Update of the General Plan, the City prepared and adopted a new Housing Element. The Element was submitted to HCD for their review process and was approved by HCD on August 26, 2010. Preparation of the 2015 Housing Element is currently underway.

Rezone

The 2010 Housing Element update process included a change in General Plan land use designation for multiple parcels, and a rezone was expected to follow the General Plan amendment in order to provide consistency between the General Plan and zoning. Although work to complete the rezoning began around the same time as the general plan amendment was being completed, it recently became evident that that process had not been completed.

HCD establishes specific housing goals known as the Regional Housing Need Allocation "RHNA" that projects how many housing units will be needed in each jurisdiction to accommodate the increasing population during the next housing element certification cycle. Although the 2010 Housing Element was certified by the HCD, that certification contemplated completing the general plan amendment and rezoning of parcels as a component of providing a sufficient inventory of lands to accommodate the population anticipated with the RHNA component of the updated housing element. As noted above, the general plan amendment was completed.

The rezone under consideration completes the required rezone in support of the 2010 Housing Element update. Additionally, the rezone provides required consistency between the General Plan and Zoning Ordinance. Please review Exhibit "A" for a parcel by parcel listing of proposed changes in zoning district and Exhibit "B" for an illustrative map of the parcel locations.

Communications

Staff has noticed all affected property owners and has had dialogue, in person and/or via telephone, with the majority of affected property owners. In that the rezone was anticipated in the past and provides the desired consistency between the General Plan and Zoning Ordinance, staff has had no negative feedback or opposition to the rezone.

CONSISTENCY WITH THE VISION MADERA 2025 PLAN

The first of the four core vision statements in the Vision Plan is “a well-planned city”. Rezoning property consistent with the approved housing element supports this essential concept.

SUMMARY OF RECOMMENDATIONS

The information presented in this report supports a recommendation to the City Council to approve the proposed ordinance amending the Zone District of specific parcels in order to provide consistency between the General Plan and compliance with the General Plan Housing Element. It is recommended that the Commission consider this information, together with testimony provided at the public hearing, and adopt a resolution making such recommendations to the City Council.

PLANNING COMMISSION ACTION

The Commission will be making a recommendation to the City Council regarding the proposed rezoning of specific parcels identified within Exhibit “A” and illustrated within Exhibit “B.”

Motion 1: Move to adopt of a resolution recommending to the City Council adoption of an ordinance amending the Zone District of specific parcels identified within Exhibit “A” and illustrated within Exhibit “B” in order to provide consistency between the General Plan and compliance with the General Plan Housing Element.

(OR)

Motion 2: Move to continue the application for Rezone 2014-02 to the March 10, 2015 Planning Commission hearing:

(OR)

Motion 3: Move to deny the application for Rezone 2014-02, based on and subject to the following findings: (specify)

ATTACHMENTS

Resolution

Exhibit “A” List of APNs, Property Owners and Proposed Changes

Exhibit “B” Map of Proposed Changes

Draft Ordinance

RESOLUTION NO. ____

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MADERA RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF MADERA ADOPTION OF AN ORDINANCE REZONING THE SPECIFIC PARCELS IDENTIFIED WITHIN EXHIBIT "A" AND ILLUSTRATED WITHIN EXHIBIT "B."

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

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

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

WHEREAS, a proposal has been made to rezone specific parcels identified within Exhibit "A" and illustrated within Exhibit "B"; and

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

WHEREAS, the Rezone is compatible with the neighborhoods affected and is not expected to be detrimental to the health, safety, peace, comfort or general welfare of the affected neighborhoods or the City; and

WHEREAS, an environmental impact report (EIR) was previously certified in October 2009 by the City Council for the General Plan Update; and

WHEREAS, the proposed rezoning of parcels provides consistency with the General Plan; and

WHEREAS, the proposed rezoning was anticipated within, and its impacts addressed in conjunction with, the previously certified Environmental Impact Report; and

WHEREAS, the rezoning was distributed for public review and comment to various local agencies and groups, and public notice of this public hearing was given by mailed and

published notice, in accordance with the applicable State and Municipal Codes and standard practices; and

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

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

1. The above recitals are true and correct.

2. The Planning Commission hereby recommends that proposed rezoning of specific parcels, identified within Exhibit "A" and illustrated within Exhibit "B", was anticipated within, and its impacts addressed in conjunction with, the previously certified Environmental Impact Report.

3. The Planning Commission hereby recommends that proposed rezoning of specific parcels, identified within Exhibit "A" and illustrated within Exhibit "B", is consistent with the General Plan and is compatible with adjacent zoning and uses.

4. The Planning Commission hereby recommends the City Council adopt an ordinance rezoning property as identified within Exhibit "A" and illustrated within Exhibit "B".

5. This resolution is effective immediately.

* * * * *

Passed and adopted by the Planning Commission of the City of Madera this 10th day of February, 2015, by the following vote:

AYES:
NOES:
ABSTENTIONS:
ABSENT:

Kenneth Hutchings, Chairperson
City Planning Commission

Attest:

Christopher F. Boyle
Planning Manager

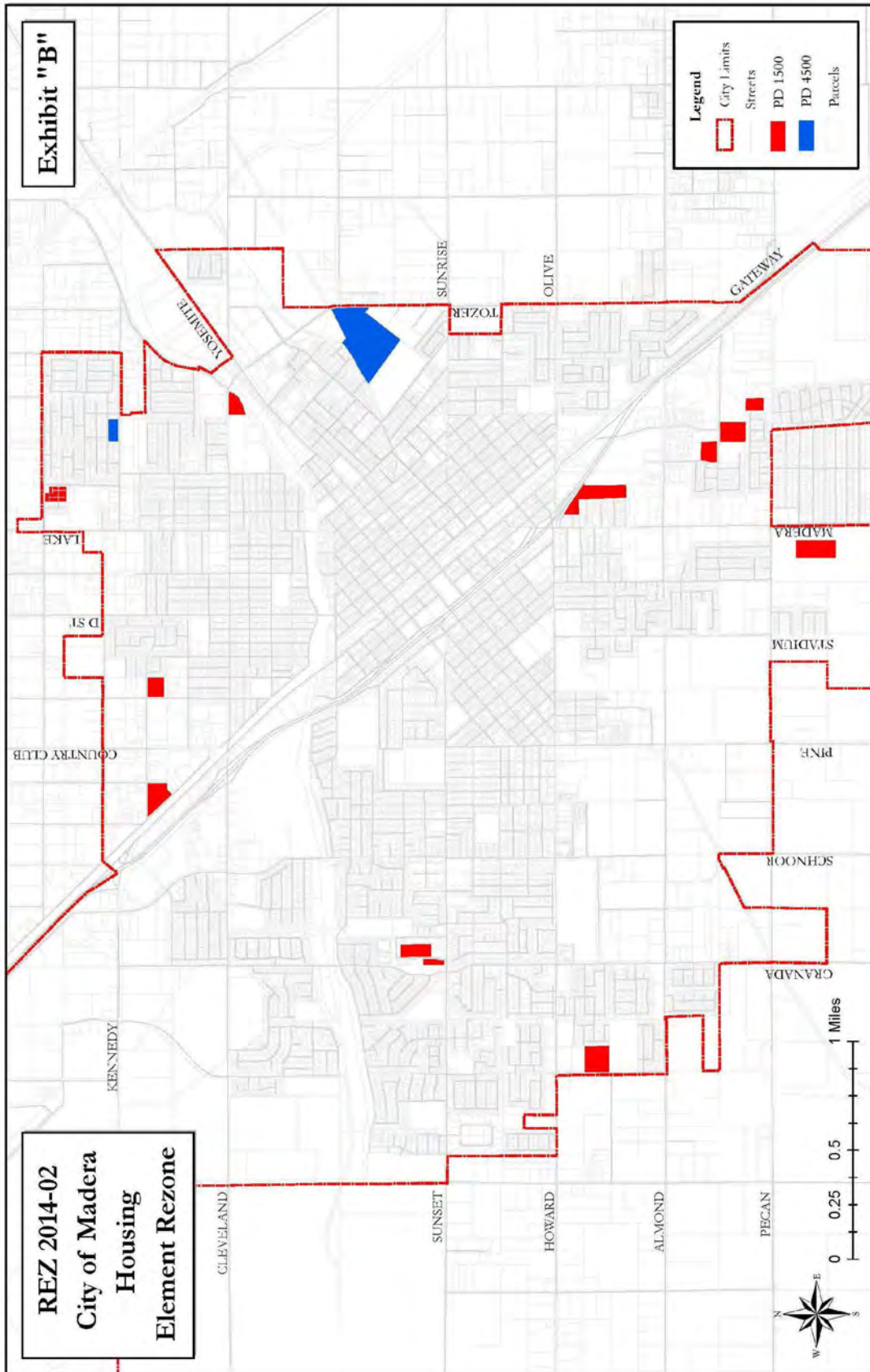
PLANNING COMMISSION RESOLUTION NO. _____

Exhibit 'A'

The rezoning of parcels is as follows:

<u>Property Owner</u>	<u>APN</u>	<u>Zoning From</u>	<u>Zoning To</u>
Cervantez Robert	003-240-001	PD 3000	PD 1500
Padilla Gloria Jean	003-240-002	PD 3000	PD 1500
Hernandez Diana	003-260-042	C1	PD 1500
Klair Jaspal Singh	003-260-043	C1	PD 1500
Paolinelli Kirk & Karen	003-260-044	C1	PD 1500
Gonzalez Ismael & Braulia	003-260-045	C1	PD 1500
Wright Ron	005-180-001	PD 3000	PD 1500
City of Madera	005-220-006	R1	PD 4500
Bhandal Construction Inc	Eagle Meadows Ph. II	PD 3000	PD 1500
Klair Joginder & Amarjeet	006-250-013	R2	PD 1500
Garcia Ubaldo & Marina	006-250-014	R2	PD 1500
Gray Johnnie & Margaret	006-360-012	R1	PD 1500
Jones Evelyn J	006-360-013	R1	PD 1500
Jones Evelyn J	006-360-014	R1	PD 1500
Lares Phillip Jr & Rosie	006-360-015	R1	PD 1500
Gerbi Michel P et al	008-180-005	R1	PD 4500
Covington Properties	009-600-004	PD 4500	PD 1500
Angell Houldings LLC	009-600-005	PD 4500	PD 1500
Eastbak L P	011-143-006	C1	PD 1500
Eastbak L P	011-143-007	C1	PD 1500
Dera LTD	011-143-008	C1	PD 1500
Landucci Flora	011-320-005	CH	PD 1500
Landucci Flora	Portion of 011-320-006	CH	PD 1500
Pestorich Holdings LLC	012-253-001	PD 3000	PD 1500
GVM INV LLC	012-260-003	PD 3000	PD 1500
Green Valley Corporation	012-260-004	PD 4500	PD 1500
Green Valley Corporation	012-260-007	PD 4500	PD 1500
GVM INV LLC	Portion of 012-270-002	PD 3000	PD 1500
Nassar Theodore & Aida	012-390-015	PD 3000	PD 1500
Atamian Robert & Judee	Portion of 012-480-005	PD 6000	PD 1500

PLANNING COMMISSION RESOLUTION NO. _____
EXHIBIT 'B'



DRAFT ORDINANCE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MADERA AMENDING THE OFFICIAL CITY OF MADERA ZONING MAP TO REZONE THE SPECIFIC PARCELS IDENTIFIED WITHIN EXHIBIT "A" AND ILLUSTRATED WITHIN EXHIBIT "B."

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

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

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

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

FINDINGS:

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

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

* * * * *

DRAFT ORDINANCE - EXHIBIT A

Exhibit 'A'

The rezoning of parcels is as follows:

<u>Property Owner</u>	<u>APN</u>	<u>Zoning From</u>	<u>Zoning To</u>
Cervantez Robert	003-240-001	PD 3000	PD 1500
Padilla Gloria Jean	003-240-002	PD 3000	PD 1500
Hernandez Diana	003-260-042	C1	PD 1500
Klair Jaspal Singh	003-260-043	C1	PD 1500
Paolinelli Kirk & Karen	003-260-044	C1	PD 1500
Gonzalez Ismael & Braulia	003-260-045	C1	PD 1500
Wright Ron	005-180-001	PD 3000	PD 1500
City of Madera	005-220-006	R1	PD 4500
Bhandal Construction Inc	Eagle Meadows Ph. II	PD 3000	PD 1500
Klair Joginder & Amarjeet	006-250-013	R2	PD 1500
Garcia Ubaldo & Marina	006-250-014	R2	PD 1500
Gray Johnnie & Margaret	006-360-012	R1	PD 1500
Jones Evelyn J	006-360-013	R1	PD 1500
Jones Evelyn J	006-360-014	R1	PD 1500
Lares Phillip Jr & Rosie	006-360-015	R1	PD 1500
Gerbi Michel P et al	008-180-005	R1	PD 4500
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Angell Houldings LLC	009-600-005	PD 4500	PD 1500
Eastbak L P	011-143-006	C1	PD 1500
Eastbak L P	011-143-007	C1	PD 1500
Dera LTD	011-143-008	C1	PD 1500
Landucci Flora	011-320-005	CH	PD 1500
Landucci Flora	Portion of 011-320-006	CH	PD 1500
Pestorich Holdings LLC	012-253-001	PD 3000	PD 1500
GVM INV LLC	012-260-003	PD 3000	PD 1500
Green Valley Corporation	012-260-004	PD 4500	PD 1500
Green Valley Corporation	012-260-007	PD 4500	PD 1500
GVM INV LLC	Portion of 012-270-002	PD 3000	PD 1500
Nassar Theodore & Aida	012-390-015	PD 3000	PD 1500
Atamian Robert & Judee	Portion of 012-480-005	PD 6000	PD 1500

DRAFT ORDINANCE - EXHIBIT B

