

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

**COUNCIL CHAMBERS - CITY HALL
TUESDAY
July 11, 2017
6:00 pm**

CALL TO ORDER

ROLL CALL

Commissioner Kenneth Hutchings (Chairperson)
Commissioner Robert Gran, Jr. (Vice Chairperson)
Commissioner Jim DaSilva
Commissioner Bruce Norton
Commissioner Pamela Tyler
Commissioner Israel Cortes
Commissioner Richard Broadhead

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 June 13, 2017

CONSENT ITEMS

PUBLIC HEARING ITEMS

1. CUP 2017-13, 14 and SPR 2017-19 – West Yosemite Office Complex

A noticed public hearing to consider two conditional use permits and a site plan review to allow for the development of a 7,688 square foot office complex to be located in proximity to the northwest corner of West Yosemite Avenue and North K Street (601 and 609 West Yosemite Avenue, and 110 North K Street) in the WY (West Yosemite Professional Office) Zone District within the O (Office) General Plan land use designation. Conditional Use Permit 2017-13 would allow for the conversion of the site to a professional office complex, consistent with the development standards of the WY Zone. Conditional Use Permit 2017-14 would

allow for a bank to be a component of the development (APN: 010-081-003, 004 and 005).

2. VAR 2017-03 – Arain Setback Variance

A noticed public hearing to consider a variance from the setback requirements of the WY (West Yosemite Professional Office) Zone District in order to allow for less than the required five foot interior side yard structural setback on property located at the northeast corner of the intersection of West Yosemite Avenue and North P Street (1015 and 1019 West Yosemite Avenue) in the WY (West Yosemite Professional Office) Zone District, within the O (office) General Plan land use designation. The variance would allow for the retention of a breezeway structure (APN: 010-064-007).

3. CUP 2016-08 – Herbalife Fitness Revocation

A noticed public hearing to consider revocation of Conditional Use Permit 2016-08, which allows for a fitness use for the property located east on North D Street approximately 215 feet north of the intersection of North D Street and East Riverside Drive (711 North D Street) in the C1 (Light Commercial) Zone District with a C (Commercial) General Plan land use designation (APN: 001-011-007).

4. SPR 2017-20 – Northwest Fire Station

A noticed public hearing to consider a site plan review for the development of a fire station on four parcels encompassing approximately 5.71 acres located in proximity to the southwest corner of the intersection of Condor Drive and Aviation Drive, in the C2 (Heavy Commercial) Zone District with a C (Commercial) General Plan land use designation. A finding of General Plan conformity will be considered. A Negative Declaration will also be considered by the Planning Commission (APN: 013-050-007, 008, 009 and 010).

ADMINISTRATIVE REPORTS

COMMISSIONER REPORTS

ADJOURNMENT

The next regular meeting will be held on August 8, 2017.

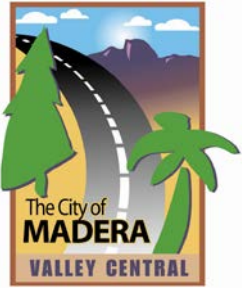
In compliance with the Americans with Disabilities Act, the meeting room is accessible to the physically disabled and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices or translators needed to assist participation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

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

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

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

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



CITY OF MADERA
PLANNING COMMISSION

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

**Staff Report: West Yosemite Office Complex
CUP 2017-13, 14, SPR 2017-19 & Categorical Exemption
Item #1 – July 11, 2017**

PROPOSAL: An application for two (2) conditional use permits and a site plan review to allow for the construction of two office structures encompassing approximately 7,700 total square feet on three (3) vacant lots in the WY (West Yosemite Professional Office) Zone District.

APPLICANT:	Mark Barsotti	OWNER:	Mark Barsotti
ADDRESS:	NWC of West Yosemite Avenue & North K Street	APNs:	010-081-003, 004, and 005
APPLICATION:	CUP 2017-13, CUP 2017-14 and SPR 2017-19	CEQA:	Negative Declaration

LOCATION: The project site is located at the northwest corner of West Yosemite Avenue and North K Street.

STREET ACCESS: The site has access to North K Street.

PARCEL SIZE: Three parcels encompassing approximately 0.69 acres.

GENERAL PLAN DESIGNATION: O (Office)

ZONING DISTRICT: WY (West Yosemite Professional Office)

SITE CHARACTERISTICS: The project site encompasses three vacant parcels located on the West Yosemite Avenue office corridor. The surrounding area includes other office businesses and various densities of residential development.

ENVIRONMENTAL REVIEW: A Negative Declaration was adopted by the Planning Commission on June 13, 2017 for this property as part of Rezone 2017-01. The Negative Declaration anticipated and addressed the proposed development.

SUMMARY: The applicant proposes the construction of an office complex consisting of two (2) office structures on three vacant lots on West Yosemite Avenue. Approval of a use permit is required for any new construction as well as the establishment of a bank in the WY Zone District. The project proposal includes enhanced architectural features and landscaping that define walkways and the main entrances to the two (2) new structures. In order for the site to provide General Plan conformance, minor alterations to the City’s parking standards are required.

APPLICABLE CODES AND PROCEDURES

MMC § 10-3.752 Uses Permitted; Professional Office Zones
MMC § 10-3-9.403 Use Permits Required; West Yosemite Overlay
MMC § 10-3-9.404 Development Standards; West Yosemite Overlay
MMC § 10-3.4.0102 Site Plan Review Applicability
MMC § 10-3.1202 Parking Spaces Required
MMC § 10-3.1301 Use Permits

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 Planning Commission recently approved Rezone 2017-01 allowing the rezone of the three (3) project parcels from R1 (Low Density Residential) to the WY (West Yosemite Professional Office) Zone District. All three properties were previously utilized as single-family residences.

ANALYSIS

General Plan Conformance

All new construction requires that findings of conformance with the City's General Plan and West Yosemite Overlay development standards be made as a component of the approval process. The proposed office complex provides compliance with the City's General Plan and West Yosemite Overlay development standards as follows:

- Site Design

The proposed structures front onto the West Yosemite Avenue frontage, reducing the visual impact of the parking lot in the rear. Accessibility from West Yosemite Avenue includes a walkway corridor, which provides access and connectivity between both structures. Bicycle facilities will be installed to serve a multimodal community.

- Architecture

The proposed building elevations are linked visually by an attractive, contemporary architectural style. The structures include windows with overhead trim, decorative recesses, pop-outs with archways and wall indents that break up the mass of the structure. The proposed exterior material is predominantly stucco, complemented by stone veneer attached to the fascia on a few of the pop-outs.

The proposed southern elevations on both structures do not include any architectural style, other than two (2) column pop-outs on the eastern-most structure. Staff recommends the applicant

enhance the southern elevation of both structures to include, at a minimum, two (2) column pop-outs with stone treatments and decorative recesses between the doors and the column pop-outs. Alternative treatments sufficient to provide four-sided architecture may be proposed.

- Landscaping

Landscaping is proposed to enhance and embellish the appearance of the project site. Landscaped planters and peninsulas are proposed that break up potential heat islands in the parking lot. Shade trees are proposed within the landscaped peninsulas to provide greater shade for vehicles. The proposed landscaping surrounding the structures and walkways help define their public entrances.

Parking

The applicant proposes to establish a bank as the primary tenant for one of the structures. The second structure will tentatively serve as general office space. The City's parking standards for a bank requires a ratio of one (1) parking stall for each 250 square feet of gross floor area, and for office uses a ratio of one (1) parking stall for each 300 square feet of gross floor area. The bank is proposed as a 4,088 square foot structure and the general office as a 3,600 square foot structure. The bank and general office structure require the development of twenty-eight (28) parking stalls, two (2) of which are required to be handicap accessible. The City's parking standards for the minimum drive aisle width within parking lots is twenty-six (26') feet.

In order to enhance General Plan conformity, staff recommended the inclusion of landscape peninsulas in order to reduce the footprint of paved areas and segregate the parking field into smaller components. Subsequently, tree plantings should result in better shade coverage to the parking field. The result of these recommendations are that the parking lot design is slightly inconsistent with the City's parking standards. Drive aisles are one foot narrower than recommended and there are only twenty-seven (27) parking stalls. Staff recommends the allowance of these minor alterations to the City's parking standards due to the requirement of additional landscaping that is required for General Plan conformance.

The proposed conditional use permits and site plan review were 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 new construction of an approximate 7,700 square foot office complex is not specifically addressed in the vision or action plans, the overall project does indirectly support **Action 115.1** – *As a component of the General Plan Update, encourage viable economic development.*”

RECOMMENDATION

The information presented in this report supports approval of the conditional use permits 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 Permits 2017-13, 14 and Site Plan Review 2017-19 subject to the findings and conditions of approval outlined in this report.

PLANNING COMMISSION ACTION

The Planning Commission will be taking action regarding Conditional Use Permits 2017-13 and 2017-14, and Site Plan Review 2017-19, determining to either:

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

Any action by the Planning Commission approving or denying the applications is subject to appeal to the City Council within fifteen (15) calendar days of the Planning Commission's action.

Motion 1: Move to approve Conditional Use Permits 2017-13 and 2017-14, and Site Plan Review 2017-19, based on and subject to the following findings and conditions of approval:

Findings

- A Negative Declaration was adopted by the Planning Commission on June 13, 2017 for this property as part of Rezone 2017-01. The adopted Negative Declaration included an application to rezone three parcels encompassing 0.69 acres from the R1 (Residential) Zone District to the WY (West Yosemite Professional Office) Zone District to allow for the development of an approximately 8,000 square foot office complex with associated improvements and infrastructure.
- Construction of a new office complex, including anticipation of a bank, is consistent with the purposes of the O (Office) General Plan designation and the WY (West Yosemite Professional Office) Zone District which provide for the uses, subject to the issuance of conditional use permits.
- As conditioned, the development will be compatible with surrounding properties.
- As conditioned, the establishment, maintenance or operation of the office complex 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. The applicant's failure to utilize Conditional Use Permit 2017-13 and/or 2017-14 within one year following the date of this approval shall render the conditional use permit(s) null and void unless a written request for extension has been submitted to and approved by the Planning Commission.
3. Conditional Use Permit 2017-13 and/or 2017-14 may be made null and void without any additional public notice or hearing at any time upon both the benefactors of the use permit(s) and owners of the property voluntarily submitting to the City a written request to permanently extinguish the Conditional Use Permit(s).

4. Conditional Use Permit 2017-13 and/or 2017-14 will expire and be rendered null and void if the use(s) is/are discontinued for a twelve month period unless a written request for extension has been submitted to and approved by the Planning Commission.
5. Site Plan Review 2017-19 will expire one year from date of issuance, unless positive action is taken on the project as provided in the Municipal Code or required action is taken to extend the approval before expiration date. (Municipal Code Section 10-3.4.0114, Lapse of Site Plan Approval)
6. Conditional Use Permits 2017-13 and 2017-14, and Site Plan Review 2017-19 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 an item before the Planning Commission so that it may determine whether to consider setting a hearing regarding revocation of the permit.
7. 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.
8. 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 Site Plan Review 2017-19.
9. 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.
10. All on-site and off-site requirements listed herein shall be completed in advance of any request for building permit final inspection, occupancy of the tenant suite and/or issuance of a business license.

Building Department

11. Building permits are required for all proposed tenant improvements. The uses of all rooms and activity areas shall be identified on any plans submitted for issuance of building permits.
12. The applicant shall submit detailed plans that include interior setbacks for ADA compliance to be approved by the Building Department.

Engineering Department

General

13. Nuisance onsite lighting shall be redirected as requested by the City Engineer within 48 hours of notification.
14. Impact fees shall be paid at time of building permit issuance.
15. The developer shall pay all required fees for completion of the project. Fees due may include, but shall not be limited to the following: plan review, encroachment permit processing, reciprocal access agreement preparation and improvement inspection fees.

16. Improvement plans signed and sealed by an engineer shall be submitted to the Engineering Division in accordance with the submittal process.
17. The improvement plans for the project shall be required to include the most recent version of the City's General Notes.
18. In the event archeological resources are unearthed or discovered during any construction activities on site, all construction activities shall cease and the Community Development Director or City Engineer shall be notified so that procedures required by State law can be implemented.
19. Improvements within the City right-of-way require an Encroachment Permit from the Engineering Division.
20. The developer shall record reciprocal ingress/egress and parking easements acceptable to the City of Madera across the entire site and applicable to all parcels. The easements shall provide the mutual right of access for all future uses in the project site. The developer shall pay associated fees with the Engineering Department.
21. A parcel merger may be allowed as an alternative to recording a reciprocal easement agreement. If a parcel merger is desired, the applicant shall pay a \$331.00 fee or the fee in effect at that time with the Engineering Department.

Sewer

22. Each parcel shall have a separate sewer service. Any new or existing connection shall be constructed to current City standards. Existing, if any, cross lot connections shall be severed.
23. Sewer main connections six (6") inches and larger in diameter shall require manhole installation.
24. Existing septic tanks, if found, shall be required to be removed, permitted and inspected by the City of Madera Building Department.

Storm Drain

25. Storm runoff from this project will surface drain into existing facilities and eventually into the MID Canal. Water runoff from the site shall be cleaned prior to entering the existing storm water system to the satisfaction of the Madera Irrigation District through the use of an on-site oil/water separator or drop inlet inserts at drop inlets that receive runoff from the site.

Streets

26. Access to the site shall be required to be limited to two (2) driveway approaches, one (1) each on North K Street and the alley. Proposed access on North K Street shall be as far away as possible from the intersection of West Yosemite Avenue, but no less than 150 feet from the curb return. All proposed driveways shall be built per City standards with an ADA path of travel.
27. Throat lengths for driveways shall be required to be sufficient in length as to eliminate the possibility of vehicles queuing into the City right-of-way.
28. On-site circulation shall be designed in such a manner as not to allow vehicle circulation through the City's right-of-way on North K Street.

29. All sidewalk fronting the project parcel on West Yosemite Avenue and North K Street shall be required to be removed and reconstructed per City standards. An unimpeded ADA path of travel shall be required to be maintained at all times.
30. The adjacent alley driveway approach from West Yosemite Avenue proposed as an access point for the project shall be required to be constructed to current City standards.
31. The alley shall be paved from West Yosemite Avenue to the furthest end of the project parcels, per City standards. Grading of the alley shall be constructed in such a way that future drainage patterns are not negatively constrained. The structural section should be per standard or greater to sufficiently accommodate the increase in traffic volumes.
32. The developer shall annex into and execute such required documents that may be required to participate in Landscape Maintenance District Zone 51 for the purposes of participating in the cost of maintaining landscape improvements within said zone.
33. All public utilities along the alley shall be undergrounded, except transformers, which may be mounted on pads.
34. The developer shall install a street light on the North K Street frontage in accordance with current City standards. Street lights shall be LED using Beta Lighting standards or equal in accordance with City of Madera standards.

Water

35. Each parcel shall have a separate water service. Any new or existing connection shall be constructed to current City standards including an Automatic Meter Reading (AMR) water meter installed within the City right-of-way and backflow prevention device installed within private property. Existing, if any, cross lot connections shall be severed.
36. A separate water meter and backflow prevention device shall be required for the landscaped area.

Fire Department

37. Building permits shall be required for all new construction.
38. A key box shall be required for each structure.
39. One (1) 2A10BC-rated fire extinguisher shall be required for each 3,000 square feet of area in each structure. The fire extinguisher shall be mounted in a visible and accessible location within a maximum of seventy-five (75') feet of travel distance from all areas within the structure.
40. The structures, as shown, shall require rated exterior walls (where the exterior walls face each other) due to their proximity.
41. Door hardware and other egress features shall comply with California Building Code/California Fire Code Chapter 10.

Planning Department

General

42. Vandalism and graffiti shall be corrected per the Madera Municipal Code.
43. The applicant shall operate in a manner that does not generate noise, odor, blight or vibration that adversely affects any adjacent properties.
44. 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.
45. The applicant shall comply with all federal, state and local laws. Material violation of any of those laws concerning the use will be cause for revocation of Conditional Use Permit 2017-10.

Operations

46. Conditional Use Permit 2017-13 allows for new construction of an office complex consisting of a 4,088 square foot structure and a 3,600 square foot structure with a parking lot.
47. Conditional Use Permit 2017-14 allows for the establishment of a bank in a proposed 4,088 square foot structure.
48. Changes or expansions in the use shall require an amendment to Conditional Use Permit 2017-13 and/or 2017-14.
49. No outdoor display of merchandise shall be allowed.

Building Colors, Materials and Lighting Considerations

50. The applicant shall submit a colors and materials board to the Planning Department prior to submission of any building permits.
51. The construction of structures approved as part of Site Plan Review 2017-19 shall be consistent with the approved colors and materials board as reviewed and approved by the Planning Manager. Any alteration shall require approval by the Planning Manager.
52. The southern elevation for each structure shall be enhanced to match the design and architectural value of the other elevations. This may be accomplished by including, at a minimum, two (2) columnar pop-outs with stone treatments and decorative recesses between the doors and columnar pop-outs. Alternative enhancements which cumulatively achieve four-sided architectural value may be proposed. Revised elevation drawings shall be submitted to and approved by the Planning Manager. All final elevations must be approved by the Planning Department prior to submittal for building permit plan check.
53. Address sign designs shall be approved by the Planning Department prior to issuance of building permits.
54. All exterior lighting shall be directed away from residential properties and not interfere with the driving safety of vehicular traffic.
55. The specifications and types of exterior lighting fixtures to be installed on the site shall be submitted to and approved by the Planning Department as a component of building permit

issuance. All exterior lighting shall be directed away from adjoining properties and not interfere with the driving safety of vehicular traffic. Exposed bulbs shall not be permitted.

HVAC and PG&E Utility Placement Considerations/Screening Requirements

56. Prior to the issuance of building permits, the applicant shall identify the following information on the site plan 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.
57. All electrical and HVAC equipment shall be screened to the specifications of the Planning Department.
58. Electrical/mechanical equipment shall be located in the interior of the proposed new structure(s) within an electrical/mechanical service room(s).
59. When HVAC equipment is roof-mounted, all equipment placement shall be completely screened from view and architecturally integrated into the roof wells or continuous building perimeter fascia screening. If ground mounted, all HVAC equipment shall be completely screened by a six (6') foot enclosure constructed so as to match the primary color and material of the structure.
60. Natural gas meter placement shall be screened from public view per Planning Department approval.
61. Roof access ladders shall be located within the interior of the structures.
62. Future placement of roof-mounted equipment, which is not part of this site plan approval, may require amendment to Site Plan Review 2017-19.
63. All ducts and vents penetrating roofs shall be directed away from the front of public entrance side(s) of the structures using methods to minimize their appearance and visibility from the street. Placements are preferred at rear sides of roof ridges. All roof-mounted ducts and vents shall be painted matte black or with a color better suited to minimize their appearance.
64. Fire sprinkler risers shall be located within the interior of the structures or located out of public view. Locations shall be approved by the Planning Department prior to the issuance of building permits.

Fences and Walls

65. The developer shall construct a new six (6') foot tall masonry block fence at the rear of the parking lot, adjacent to the residential property north/northwest of the project site.
66. The developer shall construct a new trash enclosure with stucco exterior, painted to match the proposed structures. The location of the trash enclosure shall be approved by the Planning Manager.

Landscaping

67. A detailed landscaping and irrigation plan shall be prepared by a licensed landscape architect, stamped and submitted as part of the submittals for a building permit plan check. Landscape and irrigation plans shall be approved by the Planning Department prior to issuance of building permits. The plan shall include:

- Demonstration of compliance with the State of California's Model Water Efficient Landscape Ordinance (MWELO).
 - Landscaped areas shall be developed along all street frontages and within the parking field.
 - Shade trees shall be planted in landscaped peninsulas within the parking field. There shall be no allowance for the planting of shade trees along the landscaped planter adjacent to the fence separating the property to the north/northwest.
 - The maximum mature plant height allowed in the landscaped planter adjacent to the masonry block fence separating the property to the north/northwest shall be no taller than three (3') in height.
 - Landscaped areas shall be provided with permanent automatic irrigation systems.
 - Landscaped areas shall be protected by raised six (6") inch concrete curbing.
 - A detailed planting list for landscaping, with the number, size, spacing (where applicable) and specie of all plantings shall be included as part of the approved landscaping plan prepared by a licensed landscape architect.
68. The property owner shall maintain all landscaping in a healthy and well-manicured appearance to achieve and maintain the landscaping. This includes, but is not limited to, ensuring properly operating irrigation equipment at all times, trimming and pruning of trees and shrubs, and replacing dead or unhealthy vegetation with drought-tolerant plantings.

Parking

69. All parking and loading areas shall be marked and striped to City standards: Perpendicular (90 degree) parking spaces shall measure a minimum of nine (9') feet wide by nineteen (19') feet deep, or seventeen (17') feet deep when abutting a landscape planter with minimum of two (2') foot overhang. No compact stalls shall be incorporated into the parking field. No wheel stops shall be incorporated into the parking field/parking stall layout except where required for compliance with ADA requirements. Minimum drive aisle width shall be twenty-four (24') feet for primary drive aisles.
70. On-site parking shall be provided at all times in conformance with the Madera 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 an amendment to Site Plan Review 2017-19.
71. Bicycle parking facilities shall be provided for patrons and employees in accordance with plans approved by the Planning Department as to number and location.

Signage

72. 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.

(OR)

Motion 2: Move to continue the application for Conditional Use Permits 2017-13 and 2017-14, and Site Plan Review 2017-19 to the August 8, 2017 Planning Commission hearing for the following reasons: (specify)

(OR)

Motion 3: Move to deny the application for Conditional Use Permits 2017-13 and 2017-14, and Site Plan Review 2017-19, based on and subject to the following findings: (specify)

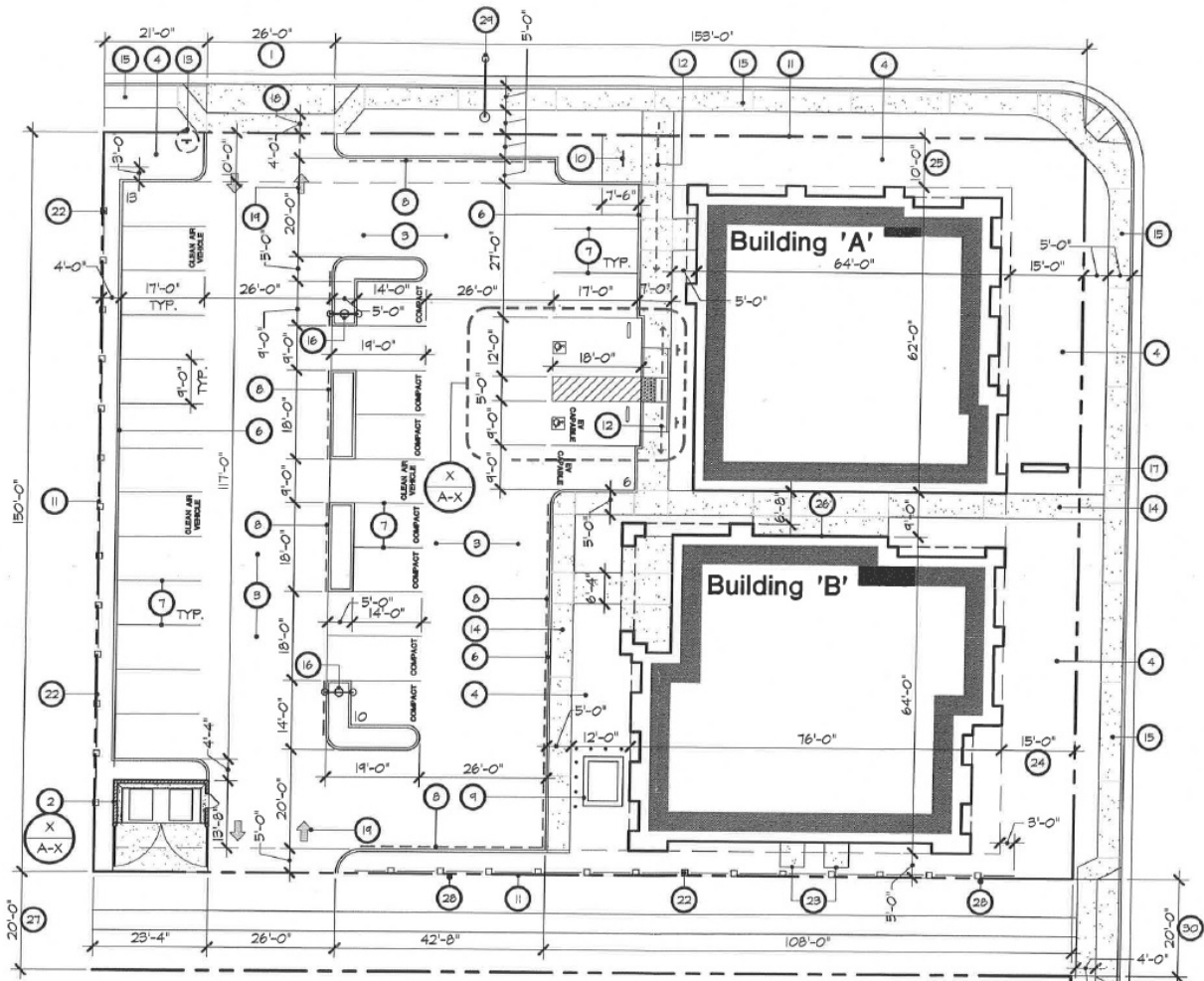
ATTACHMENTS

Aerial Photo
Site Plan
Elevations
Environmental Assessment

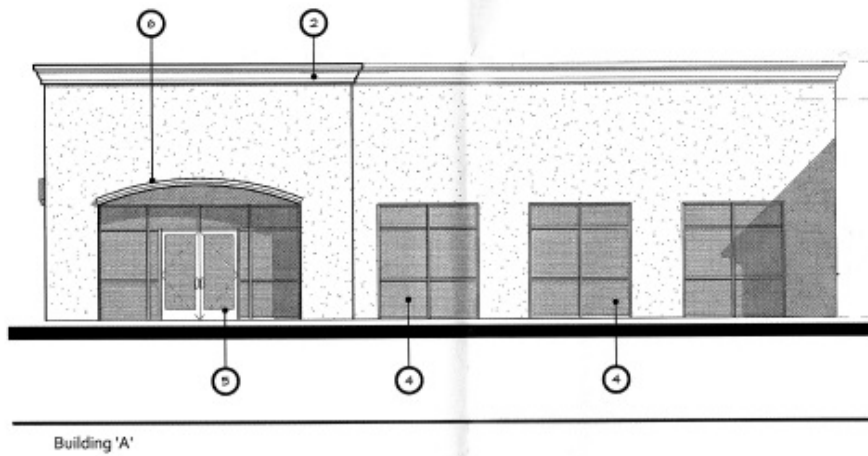
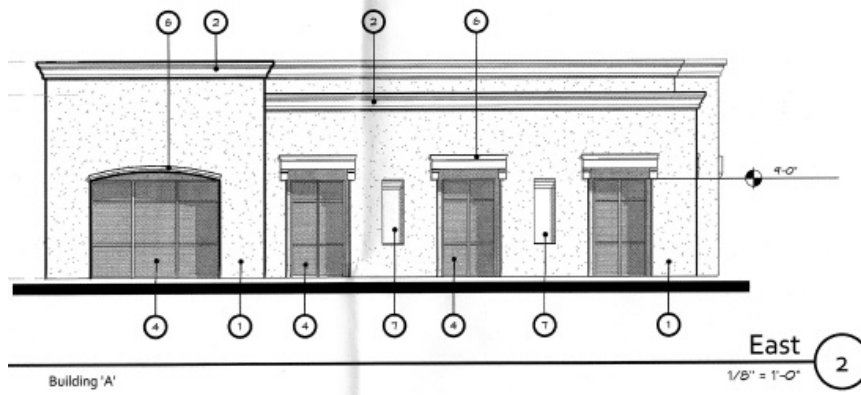
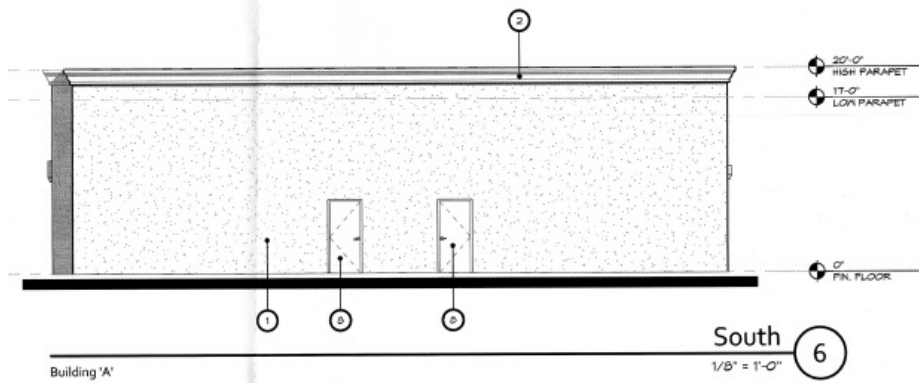
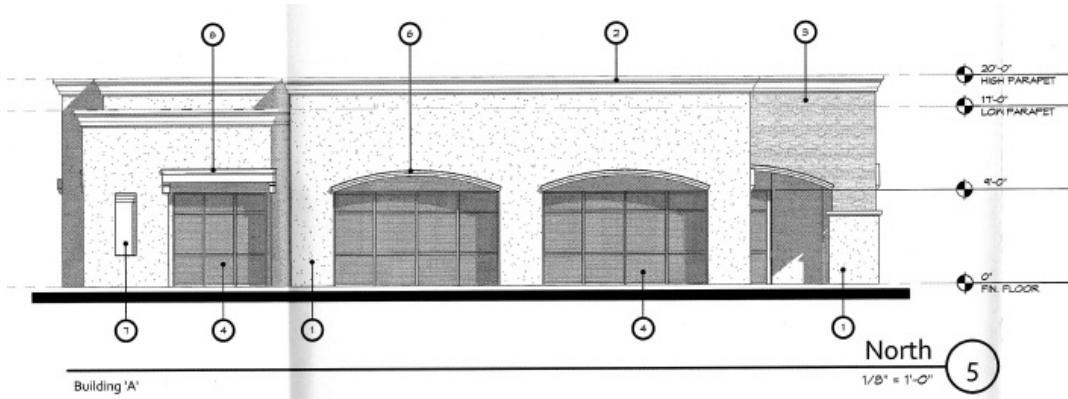
Aerial Photo



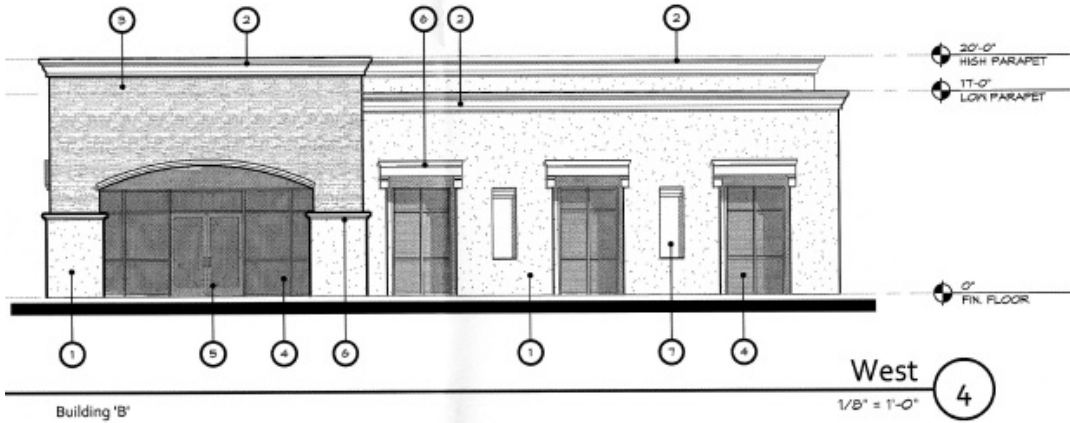
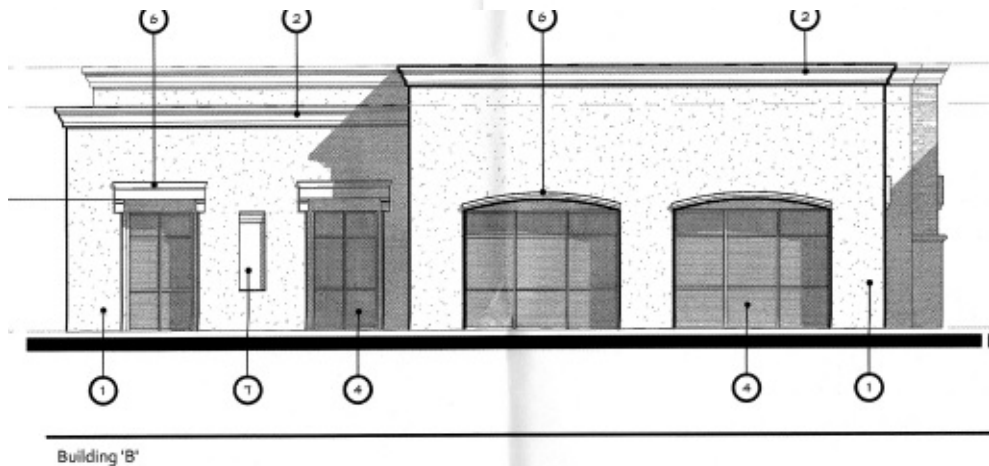
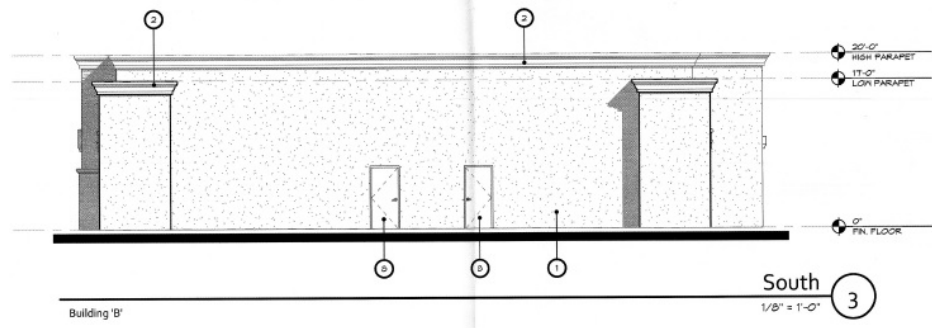
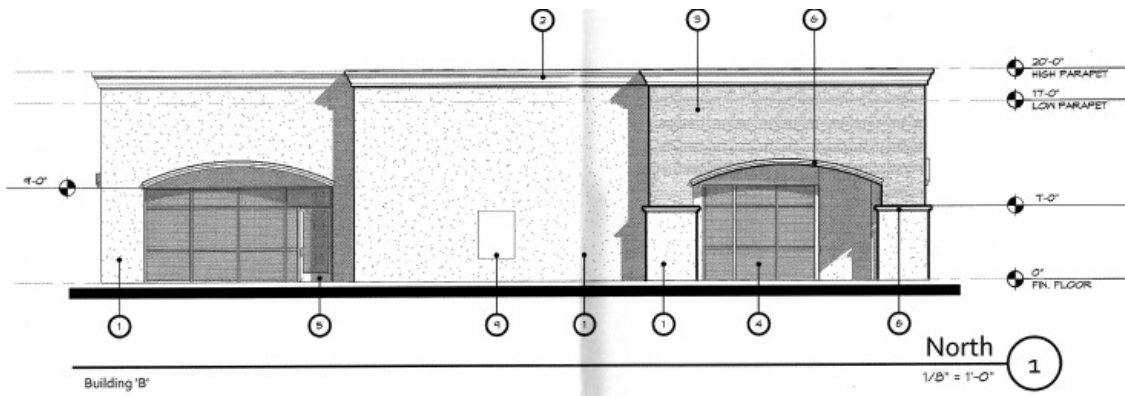
Site Plan

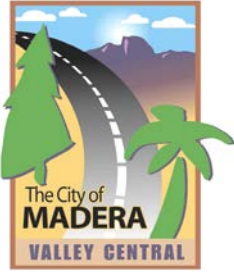


Elevations



Elevations





CITY OF MADERA
PLANNING COMMISSION

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

**Staff Report: Arain West Yosemite Setback Variance
VAR 2017-03 and Environmental Determination
Item #2 - July 11, 2017**

PROPOSAL: An application for a variance from the setback standards of the WY (West Yosemite Professional Office) Zone District to allow for a zero (0') foot and an approximate (3') foot interior side yard structural setback where a minimum of five (5') feet is allowed.

APPLICANT:	Dr. Mohammad Arain	OWNER:	Dr. Mohammad Arain Wineroth/Second Street LTD
ADDRESS:	1015 West Yosemite Avenue	APN:	010-064-007
APPLICATIONS:	VAR 2017-03	CEQA:	Categorically Exempt

LOCATION: The property is located at the northeast corner of West Yosemite Avenue and North P Street.

STREET ACCESS: The site has access to North P Street.

PARCEL SIZE: Approximately 0.52 acres

GENERAL PLAN DESIGNATION: O (Office)

ZONING DISTRICT: WY (West Yosemite Professional Office)

SITE CHARACTERISTICS: The property is located along the West Yosemite Avenue office corridor. The surrounding area includes other office uses and residential properties with a variety of densities. The First Baptist Church is adjacent to the west.

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

SUMMARY: The City recently approved a parcel map which divided the subject property into two (2) lots, each of which hosts an existing office building. A breezeway feature between the office buildings does not meet minimum setbacks to the new property lines. The proposed variance will recognize the non-conforming setbacks and allow the breezeway structure to remain. The minimum interior side yard structural setback is five (5') feet, where up to zero (0') feet is proposed. The existing breezeway is a unique embellishment feature that visually links the structures and defines the pathway to their entrances. Although removal of the breezeway would resolve the setback issue, it would subsequently threaten the architectural value and General Plan conformance on the site.

APPLICABLE CODES AND PROCEDURES

MMC § 10-3-9.404 West Yosemite Overlay; Development Standards
MMC § 10-3.1401 Variances

A variance may be granted by the Planning Commission where practical difficulties, unnecessary hardships, or results that are inconsistent with the general purposes of the Zoning Ordinance may result from the strict and literal application of any of the provisions of the ordinance. If the Commission cannot make the appropriate findings, the variance request should be denied. Conditions may be attached to the approval of the variance to ensure compatibility. Project design may be altered and on or off-site improvements required in order to make the project compatible with nearby uses.

PRIOR ACTION

Tentative Parcel Map (TPM) 2016-02 was approved on June 5, 2017 which allowed for the division of a 0.52 acre parcel into two (2) parcels encompassing 0.24 and 0.28 acres contingent upon the conditions of approval. The map subsequently recorded. The conditions of approval required compliance with applicable zoning requirements, but also allowed for the submittal of an application for a variance if certain standards could not be met prior to recordation. Because the existing breezeway does not meet the structural setback standards of the WY (West Yosemite Professional Office) Zone District, and the owners prefer not to demolish the feature, the variance was submitted for the Planning Commission's consideration pursuant to the conditions of approval for TPM 2016-02 MOD.

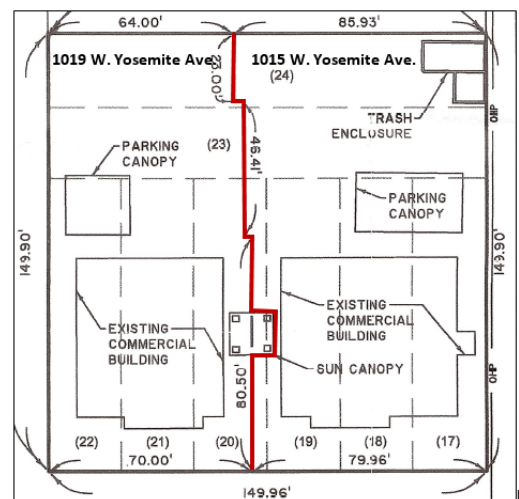
ANALYSIS

Justification for Variance

There are two (2) findings that need to be made in order to be able to grant a variance. The ordinance states those findings as follows:

1. Where practical difficulties, unnecessary hardships, or results inconsistent with the general purposes of this chapter may result from the strict and literal application of any of the provisions of this chapter, a variance may be granted as provided in this subchapter.
2. Variances shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the zoning regulations deprives such property of privileges enjoyed by other property in the vicinity under identical zoning classifications. Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.

The WY (West Yosemite Professional Office) Zone District requires a minimum interior side yard structural setback of five (5') feet. TPM 2016-02 MOD allowed for the creation of one property with an interior side yard structural setback of zero (0') feet to the existing breezeway structure (located at 1019 West Yosemite Avenue) and the creation of a second property with a side yard setback of approximately three (3') feet to the



eastern structure (located at 1015 West Yosemite Avenue). The interior side yard structural setbacks of zero (0') feet and three (3') feet respectively, is inconsistent with the development standards of the WY Zone District.

A variance from the development standards can be supported because the site suffers from a special circumstance that deprives the property of setback privileges that other properties in the vicinity, under the WY Zone District, do not suffer from. The office complex was constructed with a breezeway structure, which is a unique architectural embellishment that other properties in the vicinity within the WY Zone District do not have. The breezeway structure provides connectivity between the existing primary structures and a defined pathway to their entrances, resulting in General Plan conformance on the site. Without approval of the variance, the setbacks would remain in non-conformance. Although removal of the breezeway structure would result with the structures being in compliance of the WY Zone District setback standards, consequently it would threaten the architectural value and General Plan conformance of the site.

Cumulatively, the office site suffers from a special circumstance that other properties do not suffer from. Staff is in support of the variance to allow for an interior side yard structural setback of zero (0') feet and three (3') feet respectively, where a minimum interior side yard structural setback of five (5') feet is required.

RECOMMENDATION

The information presented in this report supports approval of the variance. It is recommended that the Planning Commission consider this information, together with testimony provided during the public hearing, and make a decision regarding the project.

PLANNING COMMISSION ACTION:

The Planning Commission will be acting on the request for Variance 2017-03, determining to either:

- approve the application 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 fifteen (15) calendar days of the Commission's action:

Motion 1: Move to approve the application for Variance 2017-03 based on and subject to the findings and conditions of approval as listed.

Findings:

- This project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) since there will be no negligible expansion of the existing use of the structure.
- Because of special circumstances of the site, practical difficulties, unnecessary hardships, or results inconsistent with the general purposes of this chapter, a variance may be granted to allow for an interior side yard structural setback of zero (0') feet to the breezeway structure located at 1019 West Yosemite Avenue and approximately (3') feet to the eastern structure located at 1015 West Yosemite Avenue, where a minimum of five (5') feet is allowed in the WY (West Yosemite Professional Office) Zone District.

- The practical difficulty and special circumstance of the site results from the inability to comply with the setback standards of the WY (West Yosemite Professional Office) Zone District caused by prior construction of a breezeway that brings General Plan conformance to the site, which would have otherwise allowed for enough area to create a new parcel line that would comply with the setback standards of the WY Zone District.

CONDITIONS OF APPROVAL

Planning Department

Variance

1. Variance 2017-03 provides for a zero (0') foot interior side yard structural setback from the requirements of the WY (West Yosemite Professional Office) Zone District for the property located at 1019 West Yosemite Avenue.
2. Variance 2017-03 provides for a three (3') foot interior side yard structural setback from the requirements of the WY (West Yosemite Professional Office) Zone District for the property located at 1015 West Yosemite Avenue.

(OR)

Motion 2: Move to continue the public hearing for Variance 2017-03 to August 8, 2017, to allow the following information to be provided or for the following reason(s): (specify)

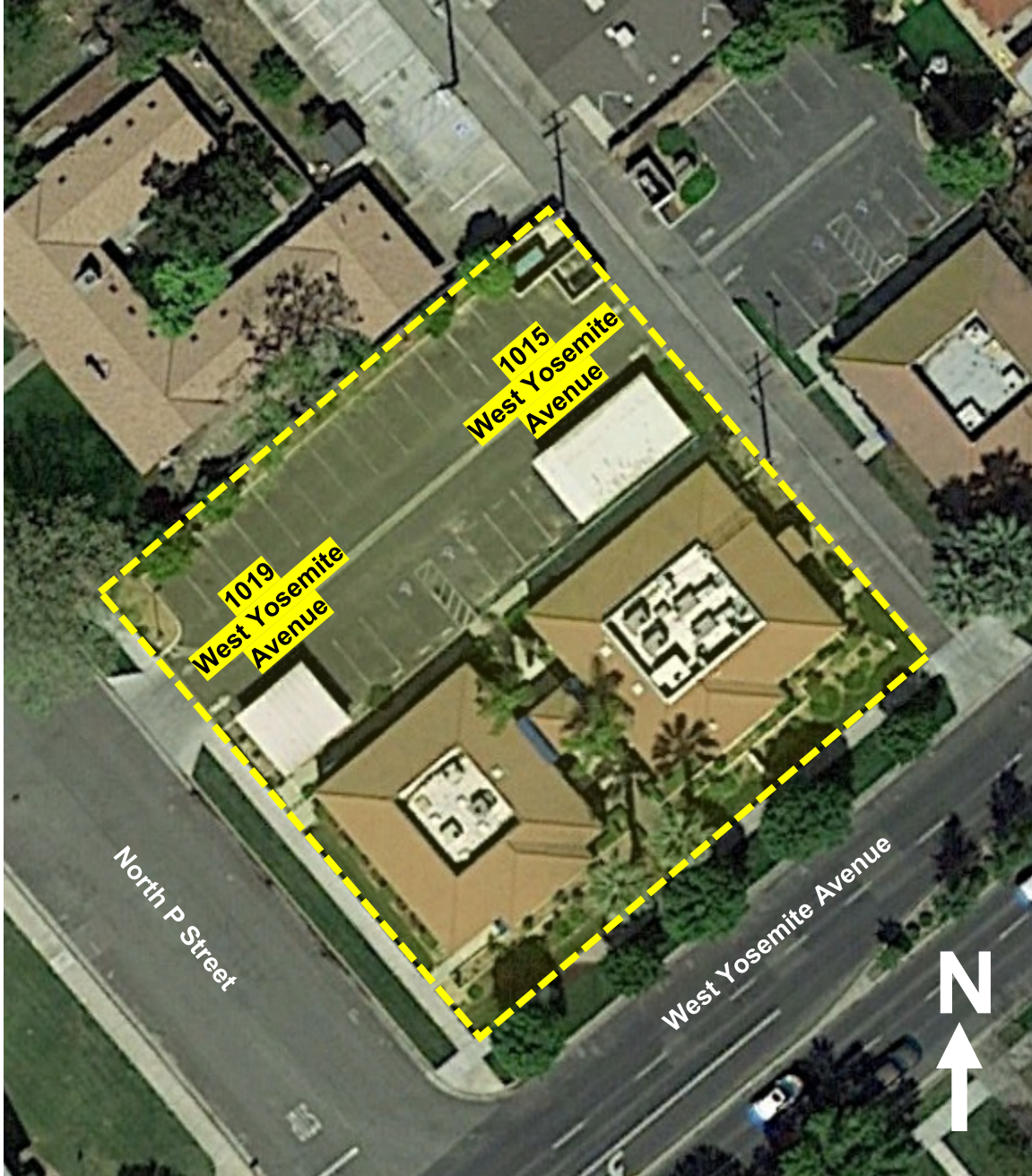
(OR)

Motion 3: Move to deny the application for Variance 2017-03 based on the following findings: (specify)

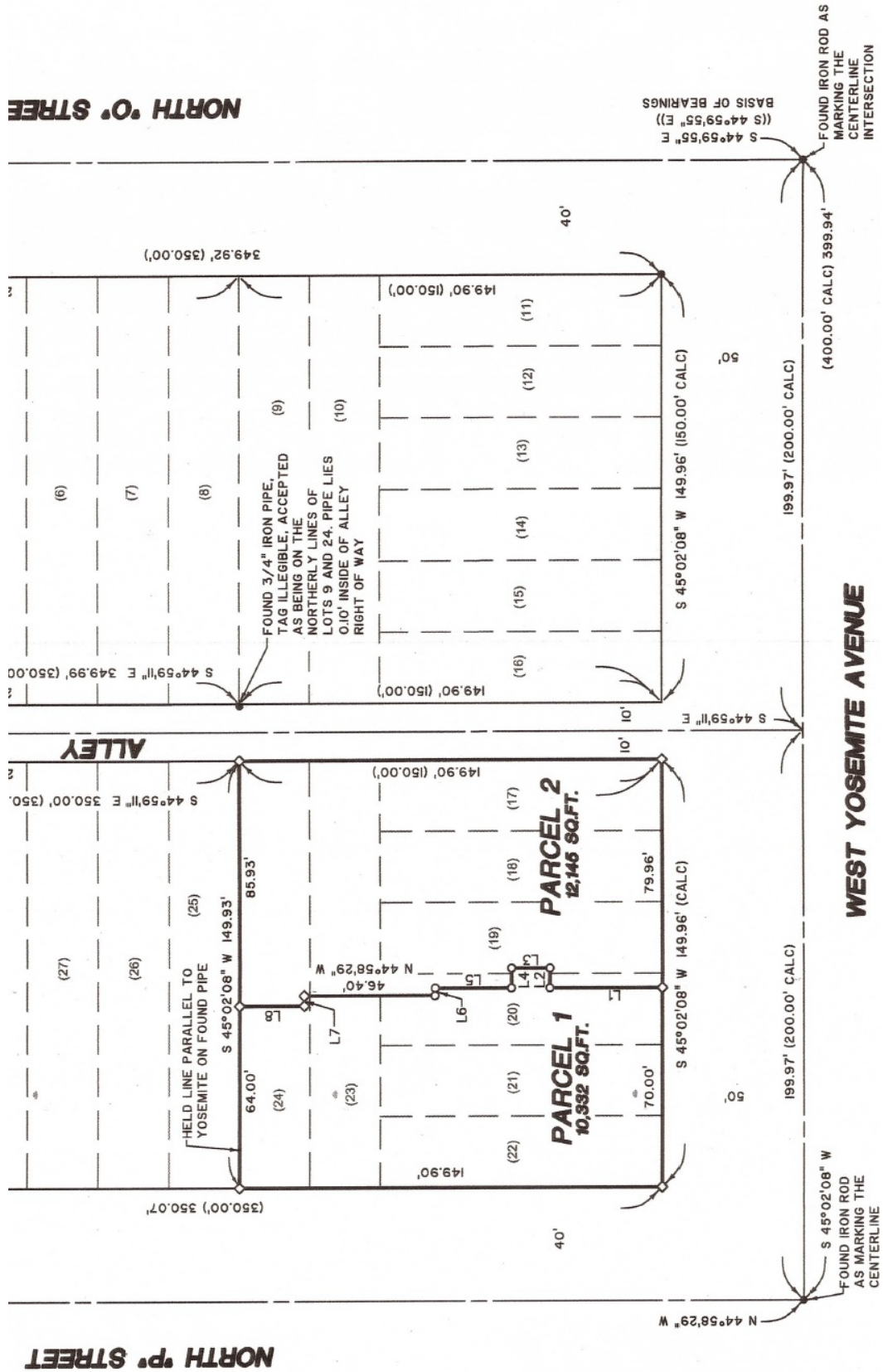
ATTACHMENTS

- Aerial Photo
- Site Plan
- Site Photo

Aerial Photo

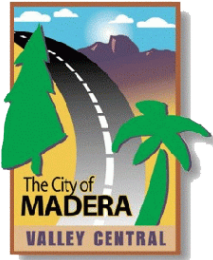


Site Plan



Site Photo





CITY OF MADERA
PLANNING COMMISSION

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

**Staff Report: Herbalife Fitness Revocation
CUP 2016-08 and SPR 2016-01 MOD
Item #3 – July 11, 2017**

PROPOSAL: A noticed public hearing to consider revocation of Conditional Use Permit 2016-08 allowing for an athletic fitness use as a component of a retail Herbalife business.

APPLICANT:	Florencio Jasso	OWNER:	Daud A Abu Ziadih
ADDRESS:	711 North D Street	APN:	004-011-007
APPLICATIONS:	CUP 2016-08 & SPR 2016-01 MOD	CEQA:	Categorical Exemption

LOCATION: The property is located on the east side of North D Street, approximately 215 feet north of the intersection of North D Street and East Riverside Drive.

STREET ACCESS: The site has access to North D Street.

PARCEL SIZE: Approximately 0.14 acres.

GENERAL PLAN DESIGNATION: C (Commercial)

ZONING DISTRICT: C1 (Light Commercial)

SITE CHARACTERISTICS: The site is a fully developed commercial property. The property includes an 1,800 square foot office building with two tenant suites. Residential properties are located east of the project site. Various retail stores are located north, south and west of the project site along the North D Street corridor. A recycling center is immediately south. The former Bridge Store is across North D Street, west of the project site.

ENVIRONMENTAL REVIEW: The current review of the use permits and site plan review has been determined to be categorically exempt under the California Environmental Quality Act (CEQA) guidelines, Section 15321 (Enforcement Actions).

SUMMARY: The site is not in compliance with the conditions of approval for Conditional Use Permit 2016-08 and Site Plan Review 2016-01 MOD. Outreach to assist the applicant in attaining compliance has been unsuccessful. No substantive change in compliance has been observed since the review of the use and compliance remains at sixty-two (62%) percent.

APPLICABLE CODES AND PROCEDURES

MMC §10-3.802, Light Commercial Zones, Uses Permitted
MMC § 10-3.1301 Use Permits

PRIOR ACTION

Conditional Use Permit 2016-08, which allowed for the establishment of a fitness use in conjunction with a retail “Herbalife” store, was conditionally approved by the Planning Commission on May 10, 2016. A review of the use was completed on June 13, 2017 wherein the Planning Commission scheduled the use permit for public hearing to consider possible revocation.

ANALYSIS

History

Conditional Use Permit 2016-08 and Site Plan Review 2016-01 MOD were submitted in response to an inspection of the site, as part of the original SPR 2016-01. During the noted inspection, staff observed the operation of an athletic fitness workout component operating in conjunction with the Herbalife store. The athletic fitness use required the approval of Conditional Use Permit 2016-08, which was approved by the Planning Commission in May of 2016.

Due to the lack of significant progress being made to come into compliance with required conditions of approval, staff sent communication letters in February and March of 2017 to the business owner. Staff has not received any communication from the business owner. During multiple visits to the site, staff did not observe or encounter the business owner or any other responsible party.

Findings of Review

Attached please find a matrix of the conditions of approval for Conditional Use Permit 2016-08 and Site Plan Review 2016-01 MOD. These conditions were evaluated by staff for compliance on multiple occasions, the last inspection occurring on June 16, 2017. Shaded conditions of approval are currently not in compliance. Of the thirty-four (34) conditions of approval, thirteen (13) need attention in order to be in compliance with the conditions of approval. Compliance with twenty-one (21) of thirty-four (34) conditions equates to a sixty-two (62%) percent compliance rate.

Significant progress has not been made towards meeting off-site requirements from the Engineering Department, the construction of a single-bin trash enclosure and landscaping on-site. Because the applicant has not made meaningful progress toward completion of the agreed upon conditions of approval, the conditional use permit is now brought before the Commission for revocation.

SUMMARY OF RECOMMENDATIONS

It is recommended that the Planning Commission consider this information, together with testimony provided during the public hearing, and make the appropriate findings and decision regarding the revocation of Conditional Use Permit 2016-08.

PLANNING COMMISSION ACTION

The Commission would be taking action regarding Conditional Use Permit 2016-08, determining to either:

- revoke Conditional Use Permit 2016-08, or
- find that revocation of the use permit is not warranted at this time.

Any action by the Planning Commission is subject to appeal to the City Council within fifteen (15) calendar days of the Planning Commission's action.

Motion 1: Move to revoke Conditional Use Permit 2016-08 effective immediately, based on and subject to the following findings.

Findings

- Conditions of approval for Conditional Use Permit 2016-08, Nos. 5, 6, 8 through 10, 12 through 16, 27, 30 and 33, adopted by the Planning Commission on May 10, 2016, are not in compliance.
- Based on observations of staff and the evidence from the whole of the record, the use is not operating in compliance with conditions of approval; and
- The continued operation of the use in violation of the conditions of approval may be detrimental or injurious to property and improvements in the neighborhood or general welfare of the City; and
- The above findings are supported by evidence presented at the public hearing, by field observations by multiple City departments, and in staff reports during the processing and review of this entitlement; which is made a part of this record by this reference.

(OR)

Motion 2: Move to find that the revocation of Conditional Use Permit 2016-08 is not warranted at this time for the following reasons (Specify):

ATTACHMENTS

- Aerial Map
- Conditions of Approval Compliance Matrix
- Site Photos

Aerial Photo



Conditions of Approval Compliance Matrix

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	In compliance
2.	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.	Procedural
3.	The applicant's failure to utilize this use permit within one year following the date of this approval shall render the conditional use permit null and void unless a written request for extension has been submitted to and approved by the Planning Commission	Procedural
4.	Conditional Use Permit 2016-08 will expire and be rendered null and void if the use is discontinued for a twelve month period unless a written request for extension has been submitted to an approved by the Planning Commission.	Procedural
5.	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, Staff may schedule a public hearing before the Planning Commission within 45 days of the violation to revoke the permit or modify the conditions of approval.	Not in compliance
6.	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.	No required improvements completed. No deviation approved by the Planning Manager.
7.	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.	Procedural

8.	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.	Not in compliance
Building Department		
9.	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.	Non-conformant ADA stall. No loading zone.
10.	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.	Not in compliance
Engineering Department		
11.	Nuisance onsite lighting shall be redirected as requested by the City Engineer within 48 hours of notification.	Procedural
12.	Improvement plans for the project shall include the most recent version of the City's General Notes.	Not in compliance
13.	Improvements within the City right-of-way shall require an Encroachment Permit from the Engineering Division.	Not in compliance
14.	The developer shall pay all required fees for completion of the project. Fees due may include, but shall not be limited to, the following: encroachment permit processing and improvement inspection fees.	Not in compliance
15.	Existing water service connections shall be upgraded to current City standards including water meters located within city right-of-way and backflow prevention device located within private property by July 1, 2016.	Not in compliance
16.	Existing sewer service connection shall be upgraded to meet current City standards, at a minimum site shall have a sewer clean out installed per current City standards by July 1, 2016.	Not in compliance

Fire Department		
17.	2A10BC-rated portable fire extinguishers are required. A minimum of one is required, which must be mounted between three (3') and five (5') feet above the floor in a visible and accessible location.	In compliance
18.	Door hardware must open from the inside without the use of a key or any special knowledge or effort.	In compliance
Planning Department		
19.	This use permit allows for the establishment of a fitness component to the existing Herbalife lounge/café located in an approximately 780 square foot tenant suite.	In compliance
20.	The maximum number of fitness participants allowed in the exercise area of the tenant suite is ten (10).	In compliance
21.	The fitness use shall be utilized within the tenant suite at all times. No outdoor activities are permitted as a component of the business.	In compliance
22.	The fitness use shall only be permitted to operate from between the hours of 8:00 a.m. and 10:00 a.m., and 4:00 p.m. until 7:00 p.m.	In compliance
23.	The business may be open from as early as 7:00 a.m. in the morning to as late as 11:00 p.m. at night, seven days a week.	In compliance
24.	Vandalism and graffiti shall be corrected per the Madera Municipal Code.	In compliance
25.	Outdoor dining shall not be allowed. The provision of chairs and/or tables outdoors is prohibited.	In compliance
26.	Outdoor storage of goods and/or materials shall not be allowed.	In compliance
27.	The construction of a new trash enclosure will be required that will provide service to all tenants on this site and must be constructed on or before July 1, 2016. The trash enclosure will be located along the alley that abuts the property to the east.	Not in compliance

28.	The applicant shall operate in a manner that does not generate significant noise, odor or vibration that adversely affects any adjacent properties.	In compliance
29.	The property owner, operator and manager shall keep the property clear of trash, rubbish, and debris at all times; and dumping of refuse shall be restricted to the dumpster and/or refuse containers owned by the property owner.	In compliance
30.	The applicant shall comply with all federal, state and local laws. Material violation of any of those laws concerning the use will be cause for revocation of this permit.	Not in compliance
31.	The hosting of special events and competitions is not allowed for by this use permit. At no time shall the occupancy of the space exceed the occupancy load as determined by the Fire Official.	In compliance
32.	On-site parking shall be provided at all times in conformance with the Municipal Code. All required parking shall be permanently maintained.	In compliance
33.	The property owner shall maintain all landscaping in a healthy and well-manicured appearance. This includes, but is not limited to; ensuring irrigation equipment is properly operating at all times, trimming and pruning trees and shrubs and replacing dead or unhealthy vegetation with drought tolerant plantings.	Not in compliance
34.	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.	In compliance. Other businesses on-site do not have permits.

Site Photos



All landscaping on the site is dead. Condition #33 is in non-compliance.



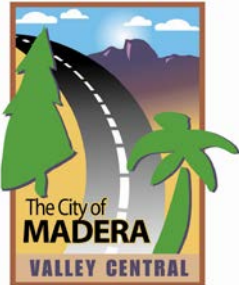
Site Photos



ADA parking stall is not correct. No loading zone is provided.



The required trash enclosure has not been constructed.



<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: Northwest Fire Station
SPR 2017-20 and Negative Declaration
Item #4 – July 11, 2017**

PROPOSAL: Consideration of adoption of a negative declaration and application for a site plan review to allow for the development of an approximately 10,000 square foot fire station. A finding of General Plan conformity will also be considered.

APPLICANT:	City of Madera	OWNER:	Lewis Helen F Tr Etal
ADDRESS:	Southwest Corner of Condor Drive and Aviation Drive	APN:	013-050-007, 008, 009, 010 and 011
APPLICATION:	SPR 2017-20	CEQA:	Negative Declaration

LOCATION: The site is comprised of up to five (5) contiguous properties located in proximity to the southwest corner of the intersection of Condor Drive and Aviation Drive.

STREET ACCESS: The site is accessed by Aviation Drive.

PARCEL SIZE: Up to a maximum of 7.43 acres in total.

GENERAL PLAN DESIGNATION: C (Commercial)

ZONING DISTRICT: C2 (Heavy Commercial)

SITE CHARACTERISTICS: The site is currently vacant. The surrounding property is vacant, including the drainage basin located immediately west of the project site. Existing nonconforming rural residential uses are located to the east. The nearest improved site is the California Custom Processing almond plant currently under construction, located approximately 300 feet to the northwest of the project on the north side of Aviation Drive.

ENVIRONMENTAL REVIEW: An initial study and Negative Declaration have been prepared for consideration by the Commission in conformity with the California Environmental Quality Act (CEQA) guidelines.

SUMMARY: The proposed fire station is in conformance with the General Plan, Specific Plan No.1, the C2 (Heavy Commercial) Zone District, the Design and Development Guidelines and the Madera Countywide Airport Land Use Compatibility Plan. A negative declaration has been prepared in support of the project.

APPLICABLE CODES AND PROCEDURES

MMC § 10-3.403 Additional Permitted Uses
MMC § 10-3.902 C2 Zones - Uses Permitted
MMC § 10-3.4.0101 Site Plan Review
MMC § 10-3.1202 Parking Spaces Required

The C2 (Heavy Commercial) Zone District does not specifically allow for the development of a fire station. MMC § 10-3.403 of the City's Zoning Ordinance provides for additional permitted uses, provided such use is similar to those mentioned within the applicable zone and, in the opinion of the Commission, is not more obnoxious or detrimental to the welfare of the community than the permitted uses specifically mentioned in the respective zone.

A site plan review application must also be processed in order to memorialize the development of the property into a fire station consistent with all applicable codes.

PRIOR ACTION

None.

ANALYSIS

Background

Construction of a new fire station in the northwest portion of the City is included within the 2017/18 to 2021/22 Capital Improvement Program (CIP) recently reviewed by the Planning Commission for conformance with the City's General Plan. CIP Project No. FD-02 anticipates the development process for that facility beginning this year. Funding for the project is secured by Measure K, the one-half cent sales tax approved by the voters on November 8, 2016, and development impact fees.

The City is in the process of selecting a site for the new fire station and is considering the subject property for that purpose. The property is currently comprised of 5 separate parcels totaling nearly 7.5 acres. If this site is selected, not all of the individual parcels would necessarily be acquired. The fire station will include approximately 10,000 square feet of structural floor area, including apparatus bays for three vehicles, along with living space for dorm rooms, a kitchen, bathrooms, exercise rooms and the like. Also included in site development will be dedicated circulation for fire fighting vehicles as well as parking and circulation for employees as well as visitors to the site. Other components of construction will include infrastructure, utility, and frontage improvements, and lighting, landscaping and signage. In the future, complementary facilities might be added to the site as demand is created and funding becomes available.

Site Layout and Building Design

A preliminary site layout, building footprint, and building design examples are included with this Site Plan Review package. These materials are presented to demonstrate the feasibility of developing the fire station site in a manner consistent with City standards and requirements. Conditions of approval are proposed for adoption by the Commission as part of the Site Plan Review. Like all such approvals, these conditions will be binding on the project unless they are formally amended. The final site and building design will be completed by an Architect working with a City project team. Unless the final design does not allow consistency with the conditions of approval adopted by the Commission, the final design drawings themselves will be added administratively to the Site Plan Review and no additional review by the Planning Commission is anticipated.

General Plan Consistency

All proposed improvements will be developed consistent with the General Plan's goals and policies which mandate "that all new development is well-planned and of the highest possible quality". Policy CD-49 states that "buildings shall include human-scale details such as windows facing the street, awnings, and architectural features that create a visually interesting pedestrian environment." This concept is reinforced by Policy CD-53 which requires that "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."

Moreover, the General Plan's Health and Safety element Policy HS-35 states that "the City shall ensure the safety and protection of Madera and its community members by providing appropriate first response to emergencies and ensure that sufficient resources are available to expand protection as the community grows." Placement of the City's third fire station improves response times in the developed areas of northwest Madera while providing for future growth pressures anticipated to occur in the northwest quadrant of the City.

The conceptual design and selected location of the proposed fire station are consistent with the goals and policies of the General Plan. Findings of conformance are included as part of the decision before the Planning Commission.

Specific Plan No. 1

Within Specific Plan No. 1, the project site is envisioned for heavy commercial activities. Although the construction of a fire station is not directly aligned with commercial zoning designations, the proposed site plan will demonstrate conformance with the development standards of the plan, which require twenty-five (25') foot front yard setbacks, expansive landscaping of street frontages, and screened storage and trash facilities.

Madera Countywide Airport Land Use Compatibility Plan

The Madera Countywide Airport Land Use Compatibility Plan (ALUCP) has the fundamental purpose of promoting land use compatibility around the airport, in order to ensure "the orderly expansion of airports" over time. A primary concern is the safety of citizens both on the ground and in the air, hoping to minimize loss of life in the event of an airport accident.

All but a small component of the project area is located in the D (Other Airport Environs) Zone of the ALUCP. Within this zone, the development of public safety facilities (including fire stations) is a compatible land use. Small components on the project's southernmost area are located in the B1 (Inner Approach/Departure Zone), B2 (Sideline Zone), and C1 (Outer Approach/Departure Zone), where the activity is either conditionally compatible (B2 and C1) or considered incompatible (B1). The airport plan does provide for structural development in the B2 and C1 zones, providing direction toward and standards for compatible development. In order to ensure compatibility, no structural improvements are proposed within the portion of land within the B1 Zone. Final site plan submittals will demonstrate full compliance with the ALUCP.

Parking

The Municipal Code requires that public buildings such as a fire station provide one parking stall per each two employees, plus the number of additional stalls required by the Planning Commission. As the proposed facility has sleeping quarters for a maximum of twelve (12) fire station personnel, six (6) parking stalls are recommended to serve the employees of the station. Staff additionally recommends no less than ten (10) additional parking stalls to accommodate visitors to the fire station property. Although final site plans have not been approved, there is more than enough space to provide the recommended parking stalls on the site.

Infrastructure

The site can be adequately served with sewerage and water currently located in the Aviation Drive and Condor Drive rights-of-way. Aviation Avenue improvements commensurate with the construction of a one hundred (100') foot wide arterial street are required as a component of the construction of the project. Storm drainage will continue to surface flow into a drain inlet at the intersection of Condor Drive and Aviation Drive, and subsequently into the abutting master planned basin to the west.

Site Design

As noted above, site design provided as a component of this site plan review request is conceptual and will be refined after the purchase of the project site from the current owner. Exhibits included within this report act to generally illustrate the capability of the project site to easily accommodate the development of a fire station. The final design selected for construction by the City will be required to satisfy the goals and policies of the General Plan, the design guidelines of Specific Plan No. 1, development standards of the C2 (Heavy Commercial) Zone District and the City's Design and Development Guidelines. Additionally, site design will demonstrate conformance with the Madera Countywide Airport Land Use Compatibility Plan.

Conceptual elevations are also provided. It is anticipated that the final fire station design will substantially incorporate the design queues of the elevation exhibits. Arched roof elements, defined entry accents, a mixture of construction materials (such as brick, stone, metal and glass), and drought tolerant landscaping will ultimately provide for the construction of a contemporary public safety facility. The graphic to the right is an example similar to the project design, in this case, an existing fire station in Bakersfield.



CEQA Compliance

An initial study and Negative Declaration have been prepared for consideration by the Commission in conformity with the California Environmental Quality Act (CEQA) guidelines. It is recommended that the Planning Commission adopt the negative declaration as a component of any project approval.

CONSISTENCY WITH THE VISION MADERA 2025 PLAN

Although a fire station is not specifically addressed in the vision or action plans, the project cumulatively supports the statement of "A Safe, Healthy Environment" emphasizing the community's desire to protect Madera and Maderans from all threats to public safety. The development of the northwest fire station does directly address Strategy 421, which challenges the City to "ensure the safety and protection of Madera and its community members through adequate first response to emergencies" while "maintain[ing] sufficient resources to expand protection as the community grows."

RECOMMENDATIONS

The northwest fire station will provide a contemporary, modern public safety facility that addresses the requirements of all applicable planning doctrine. Construction of the facility is anticipated within the City's Capital Improvement Program and funded by the recently approved Measure K one-half cent sales tax and development impact fees. It is recommended that the Commission adopt the negative declaration and approve the site plan review, subject to the findings and conditions of approval.

PLANNING COMMISSION ACTION

The Planning Commission will be acting on the negative declaration, a finding of General Plan Conformity, and the site plan review.

Motion 1a: Move to adopt a negative declaration, consistent with Section 15070(a) of the California Environmental Quality Act; and

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.

(AND)

Motion 1b: Move to approve a Finding of Conformity with the General Plan for the Acquisition of the subject property and the development of a Fire Station, subject to the findings as listed below.

Findings

- The acquisition of the subject property and establishment of a fire station is consistent with the Land Use Element of the General Plan, in which Policy LU-9 states that public facilities, such as fire stations, wells for public water supplies, parks, and other governmental facilities, are permitted in and are considered to be consistent with any land use designation.
- The acquisition of the subject property and establishment of a fire station is consistent with the purposes of the General Plan's Health and Safety element which states that the City shall ensure the safety and protection of Madera and its community members by providing appropriate first response to emergencies and ensure that sufficient resources are available to expand protection as the community grows.
- The establishment of a fire station is consistent with the purposes of the General Plan's Community Design element which states that the City shall require that all new development is well-planned and of the highest possible quality, adhering to the basic principles of high-quality urban design, architecture and landscape architecture.

(AND)

Motion 1c: Move to approve Site Plan Review 2017-20 based on and subject to the findings and conditions of approval as listed below.

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 fire station is consistent with the purposes of the General Plan's Health and Safety element which states that the City shall ensure the safety and protection of Madera and its community members by providing appropriate first response to emergencies and ensure that sufficient resources are available to expand protection as the community grows.
- The establishment of a fire station is consistent with the purposes of the General Plan's Community Design element which states that the City shall require that all new development is well-planned and of the highest possible quality, adhering to the basic principles of high-quality urban design, architecture and landscape architecture.
- The establishment of a fire station is consistent with the purposes of the C2 (Heavy Commercial) Zone District, which provides for additional permitted uses whenever, in the opinion of the Commission, such use is not more obnoxious or detrimental to the welfare of the community.
- As conditioned, development of the site is consistent with the Madera General Plan principles, goals and policies, Specific Plan No. 1 and the Madera Countywide Airport Land Use Compatibility Plan.
- 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 project is not more obnoxious or detrimental to the welfare of the community than the permitted uses specifically mentioned in the C2 (Heavy Commercial) Zone District.

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 2017-20 will expire one year from date of issuance, unless positive action is taken on the project as provided in the Municipal Code or the required action is

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

3. All plans submitted for on-site construction or building permits must incorporate and reflect all requirements outlined in the herein listed conditions of approval. Should the need for any deviations from these requirements arise, or for any future changes or additions not considered by the Planning Commission, they may be requested in writing and approved by the Planning Manager. The Planning Manager may determine that substantive changes require formal modification to the site plan review.
4. The approved site plan is based on the development of 2 or more contiguous lots. If the proposed fire station design encroaches upon an existing lot line, or if the setback requirements of the Zoning Ordinance are compromised by the fire station design, the City shall complete the necessary parcel merger and/or lot line adjustment necessary to achieve compliance with all components of the Zoning Ordinance and the Subdivision Map Act.

Building Department

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

Engineering Department

General

7. Nuisance onsite lighting shall be redirected as requested by City Engineer within 48 hours of notification.
8. Improvement plans signed and sealed by an engineer shall be submitted to the Engineering Division in accordance with the submittal process.
9. The improvement plans for the project shall include the most recent version of the City's General Notes.
10. In the event archeological resources are unearthed or discovered during any construction activities on site, construction activities shall cease and the Community

Development Director or City Engineer shall be notified so that procedures required by state law can be implemented.

11. Improvements within the City right-of-way require an Encroachment Permit from the Engineering Division.
12. All off-site improvements shall be completed prior to issuance of final occupancy.

Water

13. Unless otherwise directed by the City Engineer, each parcel shall have separate water service connection(s) and shall be constructed to current City standards including Automatic Meter Reading (AMR) water meter installed within City right-of-way and backflow prevention device installed within private property.
14. Unless otherwise directed by the City Engineer, each parcel shall have a separate water meter and backflow prevention device for landscape area.
15. Existing wells, if any, shall be abandoned as directed and permitted by the City of Madera for compliance with State standards.

Sewer

16. Sewer service connections shall be constructed to current City standards. Unless otherwise directed by the City Engineer, each parcel shall have a separate sewer service.
17. Sewer main connections six (6") inches and larger diameter shall require manhole installation.
18. Existing septic tanks, if found, shall be removed, permitted, and inspected by City of Madera Building Department.

Storm Drain

19. Storm runoff from this project site is planned to go to the Airport Basin located west of this project. Runoff volume calculations shall be provided and the Developer shall excavate basin to an amount equivalent to this project's impact on the basin.
20. Support calculations shall be provided that prove the existing storm drain facilities are capable of intercepting runoff in accordance with the provisions of the Storm Drainage System Master Plan.

Streets

21. The developer shall construct ADA accessible concrete sidewalk along the entire project parcel(s) frontage in its ultimate location relative to the property line on Condor Drive and Aviation Drive per City standards.
22. The driveway approach/approaches along Condor Drive shall be constructed to street type entrance with a minimum face curb radius of 15 feet and be constructed to current City and ADA standards.
23. Any driveway which is proposed to be gated shall allow the longest vehicle anticipated to use the driveway to pull off the street before stopping to open the gate.

24. Full movement driveways (2) shall be located as proposed in the site plan to provide shared access with the adjacent parcel in accordance with Parcel Map No. 12-P-04. Based on the final site layout and the merging or adjustment of parcel lines, driveway locations may be modified in a manner consistent with City standards as determined by the City Engineer. In no case shall the number of driveways increase above that shown in Parcel Map No. 12-P-04 nor shall driveways move closer to any existing street location than shown on the parcel map.
25. A special/limited use fire apparatus driveway shall be permitted as proposed in the site plan. This shall be in addition to the two full movement driveways that are shown in Parcel Map No. 12-P-04.
26. A maximum of one, gated egress only driveway is permitted onto Aviation Drive at the northwest corner of the site.

Unless the affected parcels are merged, the developer shall record reciprocal ingress/egress, utility and parking easements acceptable to the City of Madera across the entire project site and applicable to all parcels. The easements shall provide the mutual right of access for all future uses in the project site.
27. Throat lengths for driveways shall be sufficient in length as to eliminate the possibility of vehicles queuing into the City right-of-way.
28. An Irrevocable Offer of Dedication shall be made to dedicate ten (10) feet right-of-way along the entire project parcel frontage on Aviation Drive to provide a half street width of fifty (50) feet, south of the center line.
29. The developer shall dedicate a Public Utility Easement 10-foot wide along entire project parcel frontage on Aviation Drive.
30. The developer shall annex into and execute such required documents that may be required to participate in Landscape Maintenance District Zone 1 for the purposes of participating in the cost of maintaining landscape improvements within said zone.
31. "No Parking" signs shall be installed along the Condor Drive and Aviation Drive project frontage per City standards.
32. All proposed improvements shall anticipate and be located outside of the limits of possible Condor Drive widening.

Fire Department

33. Building permits are required for the construction of the project.
34. The structure shall be equipped with fire sprinklers since it includes a residential dormitory area.
35. 2A10BC rated fire extinguishers are required for each 3,000 square feet of floor area. If a fuel area is proposed, an additional 40BC fire extinguisher is required within thirty (30') feet of fuel dispensing operations.

36. An on-site fire hydrant may be required. A final determination will be made at the time of building permit plan check.
37. Rated separations are required between the vehicle bays and the remainder of the structure.
38. Oxygen storage for refilling of breathing apparatus must comply with the limits of the California Building Code and the California Fire Code.
39. The address must be properly posted and plainly visible from the street frontage.

Planning Department

40. It is the responsibility of the property owner and project proponent to ensure that any required permits, inspections and approvals from any regulatory agency other than the City of Madera are obtained from the concerned agency prior to establishment of the use.
41. Material safety data sheets for all materials will be available as required by law.
42. Vandalism and graffiti shall be corrected per the Madera Municipal Code.
43. The property shall be kept clear of all trash, rubbish and debris at all times, and disposal of refuse shall be restricted to the dumpster owned by the property owner.
44. 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.
45. 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 will 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.
46. No wheel stops shall be incorporated into the parking field/parking stall layout.
47. Bicycle parking facilities shall be provided for patrons and employees in accordance with plans approved by the Planning Department as to number and location.

Building and Site Aesthetics

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

49. Wherever feasible, electrical/mechanical equipment shall be located in the interior of the proposed new structure within electrical/mechanical service rooms.
50. Final building elevations and site plan details will be designed to conform within the goals and policies of the General Plan.
51. 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.
52. All parking lot lights/lighting shall be incorporated into landscaped areas.
53. Roof access ladders shall be located within the interior of the building.
54. 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 the approval of the Community Development Director.

Signage

55. 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.
56. All proposed construction announcement sign uses shall conform to the Municipal Sign Ordinance.

Landscaping

57. On-site and off-site landscaping and irrigation shall not be installed until plans are approved by the Planning Department and the Parks and Community Services Department. Any deviation shall require prior written request and approval. Removal or modification shall be at developer's expense.
58. 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.
59. A detailed landscaping and irrigation plan shall be prepared by a licensed landscape architect and submitted to and approved by the Planning Department prior to issuance of building permits. The plan shall include:
 - Demonstration of compliance with the State of California Model Water Efficient Landscape Ordinance.
 - 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 four (4) parking spaces.

- Landscape shall be developed between the primary structure the sidewalk abutting the parking field.
- The landscape plan shall include a no-less-than two-foot high hedge wherever parking stalls face the public right-of-way to reduce headlight glare onto public streets.
- Landscaped areas are to be provided with permanent automatic irrigation systems.
- A detailed planting list for landscaping, with the number, size, spacing (where applicable) and specie of all plantings shall be included as part of the approved landscaping plan prepared by a licensed landscape architect.

Walls and Fences

60. A trash enclosure shall be constructed of masonry block consistent with city standards with a finish color to match the primary structure.
61. Wrought iron fencing shall be utilized for all fencing primarily visible from the street. Wrought iron gates shall be incorporated as a component of the fencing. Chain link fencing may be utilized along all side and rear yards, as well as all areas out of site from the public right-of-way.

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.

(OR)

Motion 2: Move to continue the public hearing for Site Plan Review 2017-20 to the August 8, 2017 Planning Commission for the following reasons: (specify)

(OR)

Motion 3: Move to deny Site Plan Review 2017-20, based on and subject to the following findings: (specify)

ATTACHMENTS

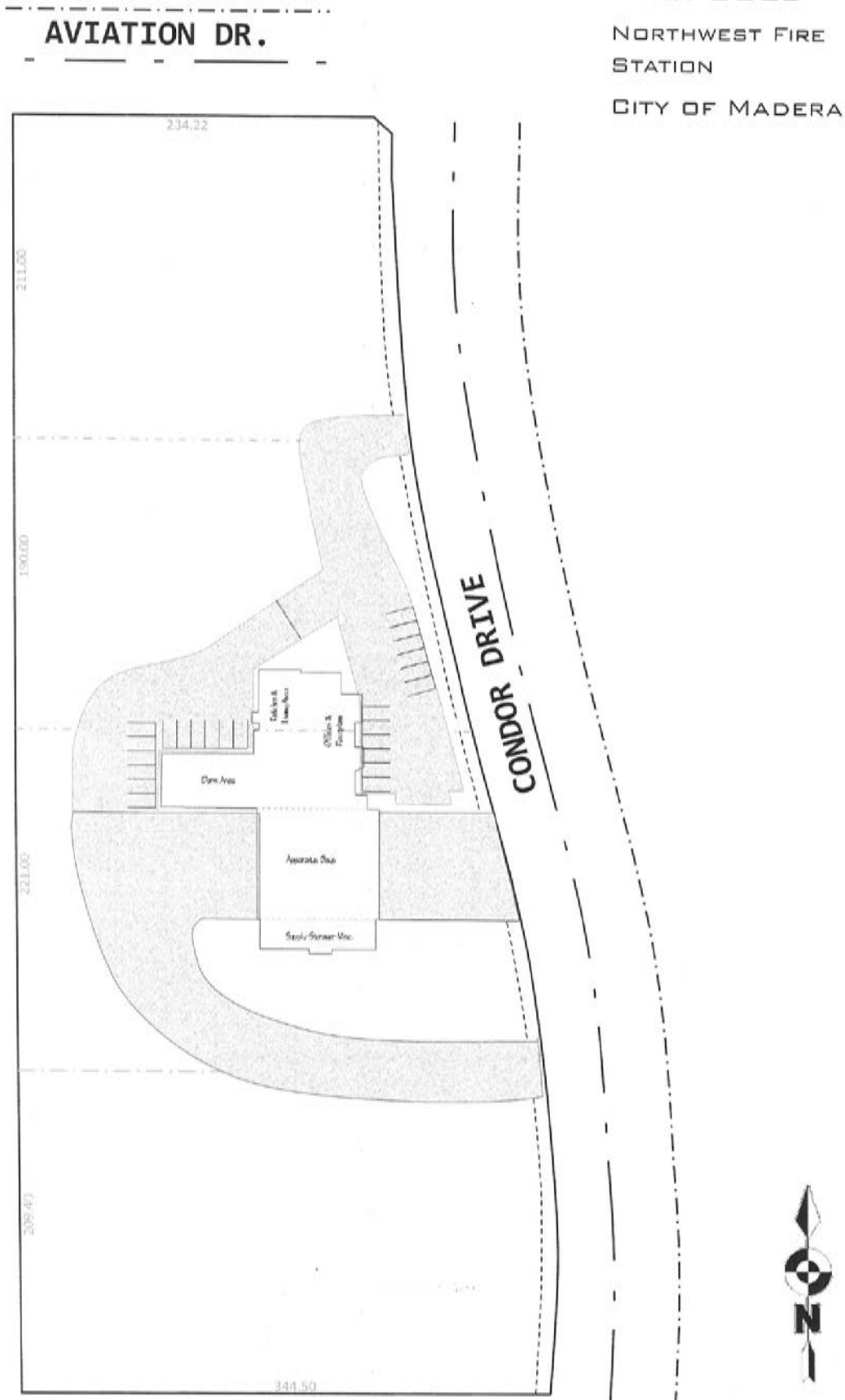
- Aerial Photo
- Site Plan
- Floor Plan
- Elevations
- Negative Declaration

Aerial Photo

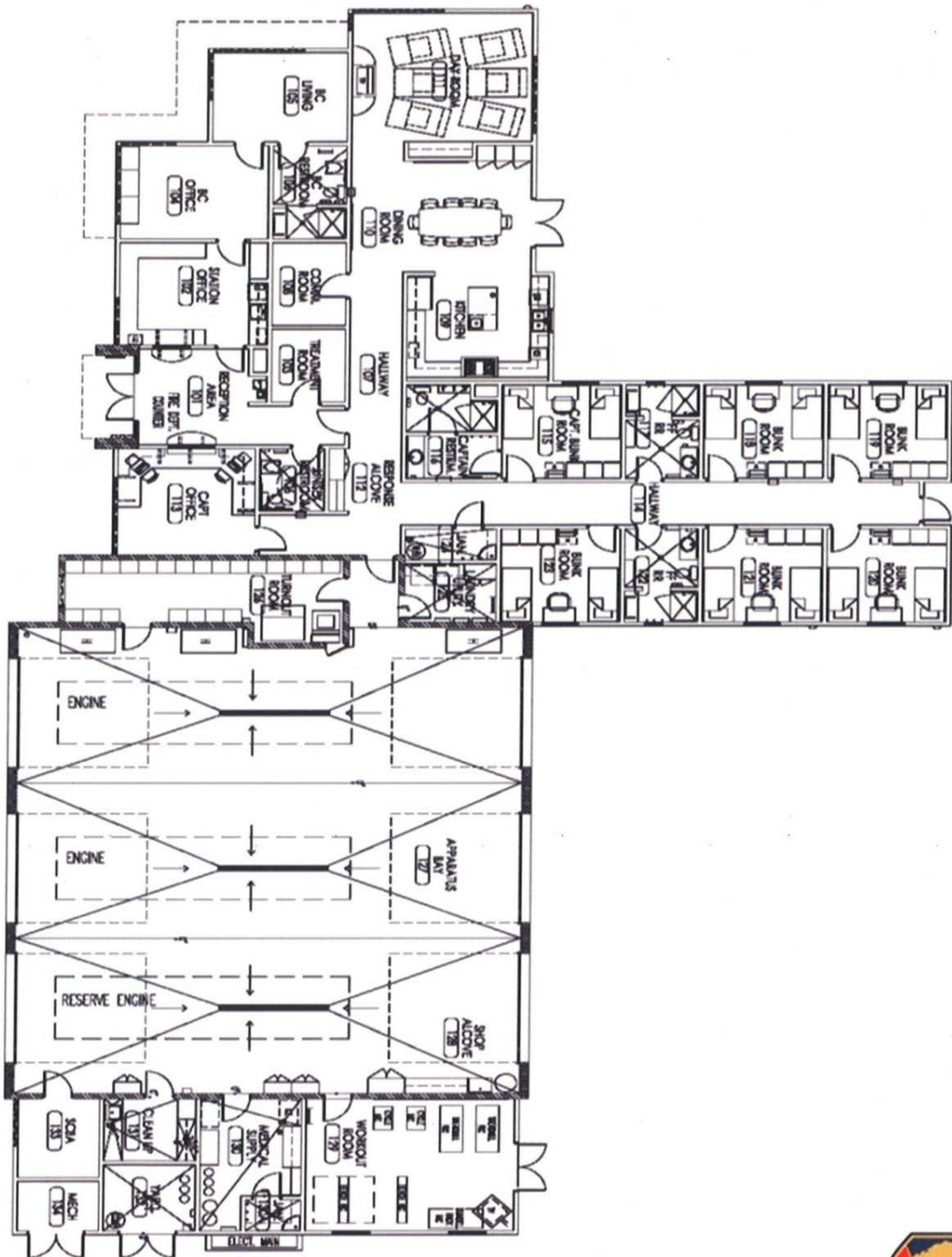


Site Plan

PROPOSED
NORTHWEST FIRE
STATION
CITY OF MADERA



Floor Plan



Elevations



INITIAL STUDY AND ENVIRONMENTAL ASSESSMENT

Northwest Fire Station Site Plan Review 2017-20

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 2017-20

Applicant: City of Madera

Owner: City of Madera (pending)

Location: The project site includes up to five parcels encompassing a total of approximately 7.43 acres of land. The project site is located in proximity to the southwest corner of the intersection of Condor Drive and Aviation Drive.

Proposal: The project proposes the development of a fire station with supporting infrastructure and appurtenances. The fire station will include approximately 10,000 square feet of structural floor area, including apparatus bays for three vehicles and apparatus support areas, along with living space for dorm rooms, a kitchen, bathrooms, exercise rooms and the like. Also included in site development will be dedicated vehicular circulation for fire fighting vehicles as well as parking and circulation for employees and visitors to the site. Other components of construction will include infrastructure, utility, and frontage improvements, and lighting, landscaping and signage. An emergency generator is to be provided for the facility. An on-site above ground fuel tank may be provided for fueling of fire apparatus vehicles. Areas not intended for public access will be fenced and gated for security.

Additional accessory and complementary facilities will be phased into the site as demand is created and funding becomes available. Those facilities include police department offices, training and conference buildings for public protection services (fire and law enforcement), fire suppression training tower, indoor shooting range, and outdoor training areas. Parking for additional and accessory uses will be provided in a manner consistent with City standards and building design, site landscaping, activity screening and other site features will be consistent with General Plan policies and development standards.

The site is currently in the C2 (Heavy Commercial) Zone District with a C (Commercial) General Plan land use designation. The City reserves the opportunity to process zoning and general plan entitlements to better reflect the proposed fire station land use at a later date.

Existing Zone District: C2 (Heavy Commercial)

Existing General Plan Land Use Designation: C (Commercial)

Surrounding Land Uses and Zoning:

South – Vacant Commercial

North – Vacant Industrial

West – Drainage Basin

East – Vacant Commercial and Existing Nonconforming Residential

Responsible and Interested Agencies:

California Department of Transportation

Madera Irrigation District

San Joaquin Valley Air Pollution Control 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 checked="" type="checkbox"/> Hazards & Hazardous Mat. | <input checked="" 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 checked="" type="checkbox"/> Utilities / Service Systems | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Mandatory Findings |

DETERMINATION:

On the basis of this initial evaluation:

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

Signature _____
Printed Name: Christopher Boyle, Planning Manager

Date: June 20, 2017

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 fire station with supporting infrastructure and appurtenances. The fire station will include approximately 10,000 square feet of structural floor area, including apparatus bays for three vehicles, along with living space for dorm rooms, a kitchen, bathrooms, exercise rooms and the like. Also included in site development will be dedicated vehicular circulation for fire fighting vehicles as well as parking and circulation for employees and visitors to the site. Other components of construction will include infrastructure, utility, and frontage improvements, and lighting, landscaping and signage. Accessory and complementary uses will be phased in as demand is created and funding becomes available. The site is currently in the C2 (Heavy Commercial) Zone District with a C (Commercial) General Plan land use designation. The City reserves the opportunity to process zoning and general plan entitlements to better reflect the proposed fire station land use at a later date.

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. Site development is generally consistent with the industrial zoning on the site, and applicable specific plans and the General Plan. The City may, upon development of the site, complete a rezone and General Plan amendment to reflect a public facility land use. In the interim, land use planning documents do not restrict the construction of a public facility in a commercial zone.

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.

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 Grazing Land within the 2014 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 Grazing Land on the 2014 Important Farmland Map. The project site has been identified for heavy commercial and light industrial uses within the City of Madera General Plan, and the land has not being utilized for any agricultural purposes for an extended length of time.

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 commercial 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 will not conflict with or obstruct the implementation of applicable Regional Air Quality Control Plans. The type of proposed development may be subject to Rule 9510

(Indirect Source Review) by the Regional Air Pollution Control District. Short-term construction impacts on air quality, principally from dust generation, will be addressed as part of Indirect Source Review (ISR). 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 project will be required to comply with all applicable rules and regulations of the SJVUAPCD, including but not limited to Rules 8041, 8051, 8061 and 8071.

- 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, although currently vacant, has anticipated light industrial and/or heavy commercial development for an extended period of time, resulting in a highly maintained and disturbed habitat. There is no record of special-status species in this project area. Development of the project area is consistent with the urbanization of the Madera area, as evaluated in the General Plan and its EIR; therefore impacts in this category are not anticipated to exceed the impacts addressed in those documents.

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

V. CULTURAL RESOURCES. Would the project:

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

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

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

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

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

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

VI. GEOLOGY AND SOILS. Would the project:

	Potentially Significant Impact	Less Than Significant 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. With development of the project site, the City of Madera will provide necessary sewer and water systems.

VII. Greenhouse Gas Emissions. Would the project:

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

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

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

	Potentially Significant Impact	Less Than Significant 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 operation of a fire station will involve the use and storage of chemical fire suppressants, oxygen tanks, and other emergency response gear. An on-site above ground fuel tank may be provided for fueling of fire apparatus vehicles. All materials will be handled and stored by individuals trained to do so, and the project will not bring about a direct

increase in the risk of accidental explosion or release of hazardous substances. The project site has not been identified as a hazardous material site. The project will not result in a substantial air safety hazard for people residing in the area or future residents of the project. The project is within the boundaries of the Madera County Airport Land Use Compatibility Plan. The project will not result in any hazards to air traffic or be a substantial air safety hazard because the project will comply with the compatibility criteria of the Madera County Airport Land Use Compatibility Plan. The project site is not in proximity to a school campus. 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) **Less Than Significant 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. MSDS sheets for products to be stored on the site identify no hazardous conditions as a result of the project.
- 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 Clovis (www.dtsc.ca.gov/database/Calsites/Cortese_List.cfm).
- e) **Less Than Significant Impacts.** The project site is located within an airport land use plan, within two miles of a public airport or public use airport. The proposed project would not bring about a safety hazard related to the airport or aviation activities for people residing or working in the project area because the project will comply with the compatibility criteria of the Madera County Airport Land Use Compatibility Plan.
- 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 checked="" type="checkbox"/>	<input 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) **Less Than Significant 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.

X. 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; the Zoning Ordinance, Specific Plan No. 1, and the Airport Land Use Compatibility Plan. Therefore impacts in this category are avoided.

a) **No Impacts.** The project would not physically divide an established community. Rather, it logically allows development to occur in an orderly manner, adjacent to and within the urbanized area of the City.

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

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

XI. MINERAL RESOURCES. Would the project:

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

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

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

XII. NOISE. Would the project result in:

	Potentially Significant Impact	Less Than Significant 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 not result in any permanent increase in ambient noise levels in the project vicinity above levels existing without the project. With the establishment of a fire station, from time to time, sirens will add to the overall noise experienced on the site and surrounding properties. These temporary increases in noise (from sirens) will be greater than without the establishment of a fire

station, but the noise will be periodic and of short duration. Overall increases in ambient noise levels will be negligible.

- 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 located within an airport land use plan and is located within two miles of a public airport or public use airport. Figure 14 of the Madera Municipal Airport Master Plan Report demonstrates that all 60 and 65 CNEL noise contours are contained entirely within the boundaries of the airport.
- f) **No Impacts.** The project will is not located within the vicinity of a private airstrip.

XIII. POPULATION AND HOUSING. Would the project:

	Potentially Significant Impact	Less Than Significant 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 fire station facility 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.

XIV. 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:

The project will not bring about a significant increase in demand for public services. 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. 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 Impacts.** The proposed project would not result in substantial adverse physical impacts to fire protection services. The project would enhance the fire safety.
- ii) Police protection. **Less than significant Impacts.** The proposed project would not result in substantial adverse physical impacts associated with the provision of police protection.

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

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

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

XV. RECREATION

	Potentially Significant Impact	Less Than Significant 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: The development of a fire station 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.

XVI. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: 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. Aviation Drive, which provides access to the project site, will be developed as an Arterial per the General Plan. Condor Drive is identified as a Collector 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.

b) **No Impacts.** The project would not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways.

c) **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) **No 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. It would enhance response to emergency events.
- 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.

XVII. 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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) **Less-Than-Significant 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) **Less-Than-Significant 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) **Less-Than-Significant 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.

XVIII. 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, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Population and Housing, Public Services, Transportation and Traffic, and Utilities and Service Systems.

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.