



Community and Economic Development Planning Division

Becky Beavers
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PLANNING COMMISSION DATE: February 6, 2018

AGENDA ITEM: #4

GP	#2017-002	General Plan Text Change to amend the roadway classification for Avenue 12
APN	Avenue 12 Right of Way	Applicant: Russ Shaw/Golden Valley Unified School District
CEQA	EXEMPT	Section 15301

REQUEST:

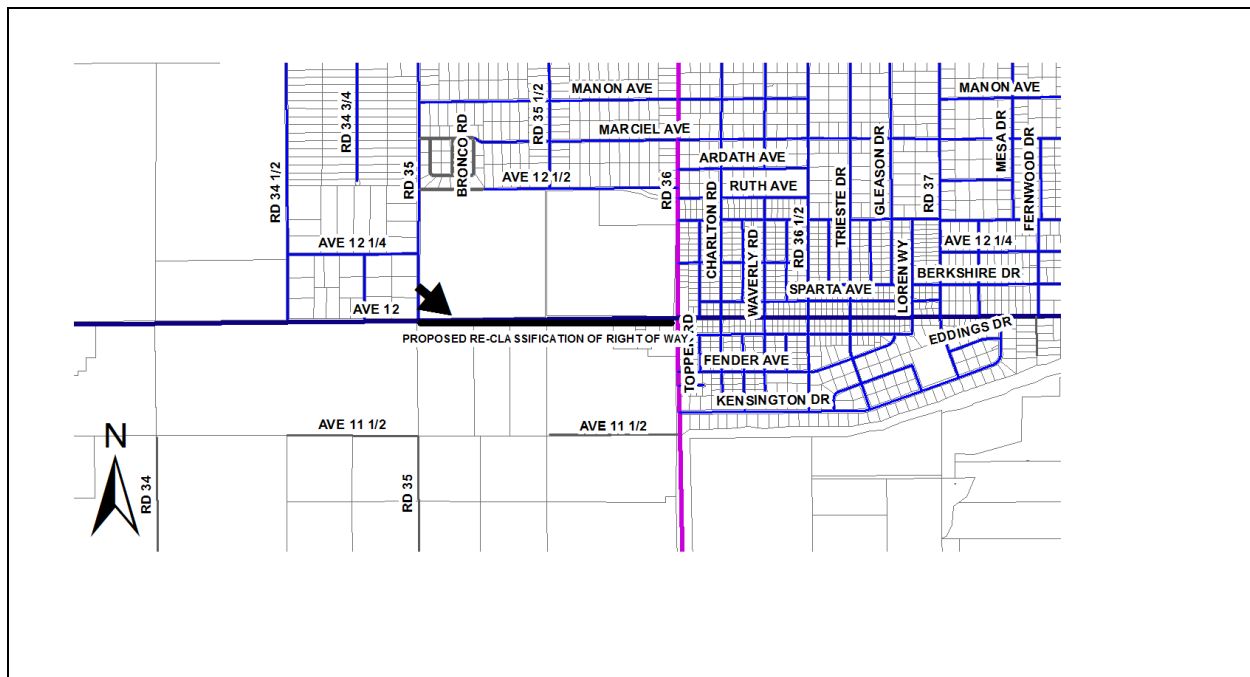
The applicants are requesting to re-designate the roadway classification from “Limited Expressway” to “Arterial” on Avenue 12 from Road 35 to Road 36, Madera.

LOCATION:

Avenue 12 Right of Way from Road 35 to Road 36.

ENVIRONMENTAL ASSESSMENT:

Under the provisions of the California Environmental Quality Act (CEQA), Section 15301 and the Madera County Environmental Guidelines, the County has determined that this project will not have a significant effect on the environment and is exempt from CEQA.



RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION (Exhibit A):

SITE: Road Right of Way

ZONING (Exhibit B):

SITE: Road Right of Way

LAND USE:

SITE: Avenue 12 Right of Way

SIZE OF PROPERTY:

Avenue 12 from Road 35 to Road 36

ACCESS:

See attached exhibits

PROJECT DESCRIPTION:

The applicants are requesting a General Plan text change to re-designate the roadway classification from "Limited Expressway" to "Arterial" on Avenue 12 from Road 35 to Road 36, Madera.

ANALYSIS:

A text change to the General Plan took place in 2008 to identify certain portions of Avenue 12 as "limited expressway". This designation is a 4 to 6 lane facility with typical intersection spacing at one to one-half mile increments and prohibits new local driveways. The proposed "Arterial" designation is 2-6 lane facility with typical intersection spacing at one mile increments and minimized driveway local driveways.

With the recent approvals of commercial use at the southwest corner of the intersection of Avenue 12 and Road 36 and with the proposed expansion of Liberty High School for Ag Science buildings and uses on the north side of Avenue 12 and west of Road 36, access will be beneficial.. County Code section 10.35.060, Speed Limits, identifies Avenue 12 from Road 36 to Road 38 as a 40 miles per hour (mph) speed zone. According to the California Vehicle Code section 22349(b), the speed limit is 55 mph for a two-lane, undivided highway unless it has been posted for a different speed by the local agency upon the basis of an engineering and traffic survey. The applicant requesting the change of designation for the 1 mile stretch of Avenue 12 from Road 35 to Road 36 will need to perform an engineering and traffic survey to support the revision to the current 40 mph speed zone in the County Code and submit this for review and approval by the Public Works Department.

The proposal will be an expansion of the existing "Arterial" segment of Avenue 12 running through the Madera Ranchos (road 36 to Road 38) which allows access to residences and businesses and is currently posted at a slower speed limit (40 mph). No additional traffic lighting is proposed at this time, however future signals may be warranted at major cross streets and/or development access points based on traffic impacts. Access will be limited to right turn in and out movements only.

RECOMMENDATION:

The analysis contained in this report supports approval of the General Plan Text Change.

ATTACHMENTS:

1. EXHIBIT A, Applicant's project description
2. EXHIBIT B, Site Map



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American Institute of Certified Planners - No. 025304
Real Estate Broker AZ. - License No. BR113828000
Real Estate Broker Cal. - License No. 00775173
Registered Land Surveyor AZ - License No. 30363
Registered Land Surveyor Cal. - License No. 4837
Licensed AZ Com. Bldg. Cont. - License No. B-116370
Licensed AZ Engineering Contractor - License No. A 116371
Licensed Calif. Gen. Bldg & Engr. Cont. A&B - No. 709570

November 14, 2017

Via: jamie.bax@co.madera.ca.gov

To: Ms. Jamie Bax, Senior Planner
Community & Economic Development - Planning Division
200 W. 4th Street, Suite 3100
Madera, CA 93637

Re: Proposal for Madera County General Plan Text Change

Dear Ms. Bax:

Enclosed herewith is the requisite application form and attendant Exhibits thereto for a General Plan Text Amendment proposal. The goal of this General Plan Text amendment application is to eliminate the "limited expressway" designation for Ave 12 between Road 35 and Road 36 in the Madera Ranchos.

In 2008 by Resolution No. 2008-119, the Board of Supervisors approved a text change to the 1995 Madera County General Plan to identify certain portions of said Madera County Ave 12 with a "limited expressway" designation and to incorporate said "limited expressway" designation within the Madera County General Plan document by inclusion in Table I-3 of the General Plan Policy document and by definition in the "Transportation and Circulation" element of the Plan.

The Co-Applicants in this General Plan Text Amendment proposal are fundamentally the land owners on either side of Ave. 12 in the area between Road 35 ½ and Road 36. More specifically, the Co-Applicants are (i) The Golden Valley Unified School District; and (ii) G.C. Brown Developers, Inc., a California corporation. Each of the co-applicants have desires to utilize their respective properties in ways that would require more access to and egress from specific locations off of Ave 12 than what is contemplated under the "limited expressway" concept. Stated otherwise, a more balanced blend of mobility and traffic access is needed to foster the future proposed land uses of the two respective parties to the benefit and betterment of the community.

Moreover, slower posted speed limits along this portion of Avenue 12 should be implemented for the general health, safety, and welfare of the users of the roadway and to incorporate the community's needs and values for more educational opportunity(s) and for more retail/commercial opportunity(s) and perhaps transfer points for buses and other transportation modes, thereby nurturing and enhancing the

community's "livability". According to the FHWA, "*Livability is about tying the quality and location of transportation facilities to broader opportunities such as access to good jobs, affordable housing, quality schools and safe streets*".

The Co-Applicants believe that the Director of Community Development (at the time in 2008) who proposed and advocated the jurisdictional action that resulted in the 2008 Board of Supervisors Resolution 119 did not take into account the future educational and commercial access needs of the community, and therefore the Co-Applicants feel warranted to request the County of Madera to remove the Ave 12 "limited expressway" designation from the segment of Ave. 12 between Road 35 to Road 36 and respectfully request that this application to be used as the means to accomplish that end.

As you may not know, the Golden Valley Unified School District is planning on constructing an important and significant AG Sciences campus for its' students in the Southwesterly portion of the school district property fronting on Ave. 12.

Attached hereto as supporting information for this application you will find (i) a pictorial exhibit of the proposed General Plan modification(Exhibit "A"); and (ii) and annotated Table I-3 from the General Plan document with verbiage changes that would result upon the approval of the Text Amendment(Exhibit "B"). Should you require any further clarifications or need any additional information hereto, please feel free to contact myself at (520)906-4984 or grshaw2@yahoo.com or Ms. Vanida Beigy, P.E. of Precision Engineering at (559)449-4500 or vbeighy@precisioneng.net.

I anticipate that the proposed text amendment will be found to have no possible effect on the environment, the therefore, a categorical exemption from CECA review would be in order.

Thank you for you kind consideration and assistance with respect to the foregoing. Also enclosed please find two checks, one from each applicant, in the total amount of \$2900.00, as stipulated by the Planning Director in previous meetings about this matter.

Cordially and Respectfully Yours,

Andrew G. Alvarado, Superintendent
Golden Valley Unified School District,

Russell Shaw, AICP
Agent for G.C. Brown Developers, Inc.

Cc:

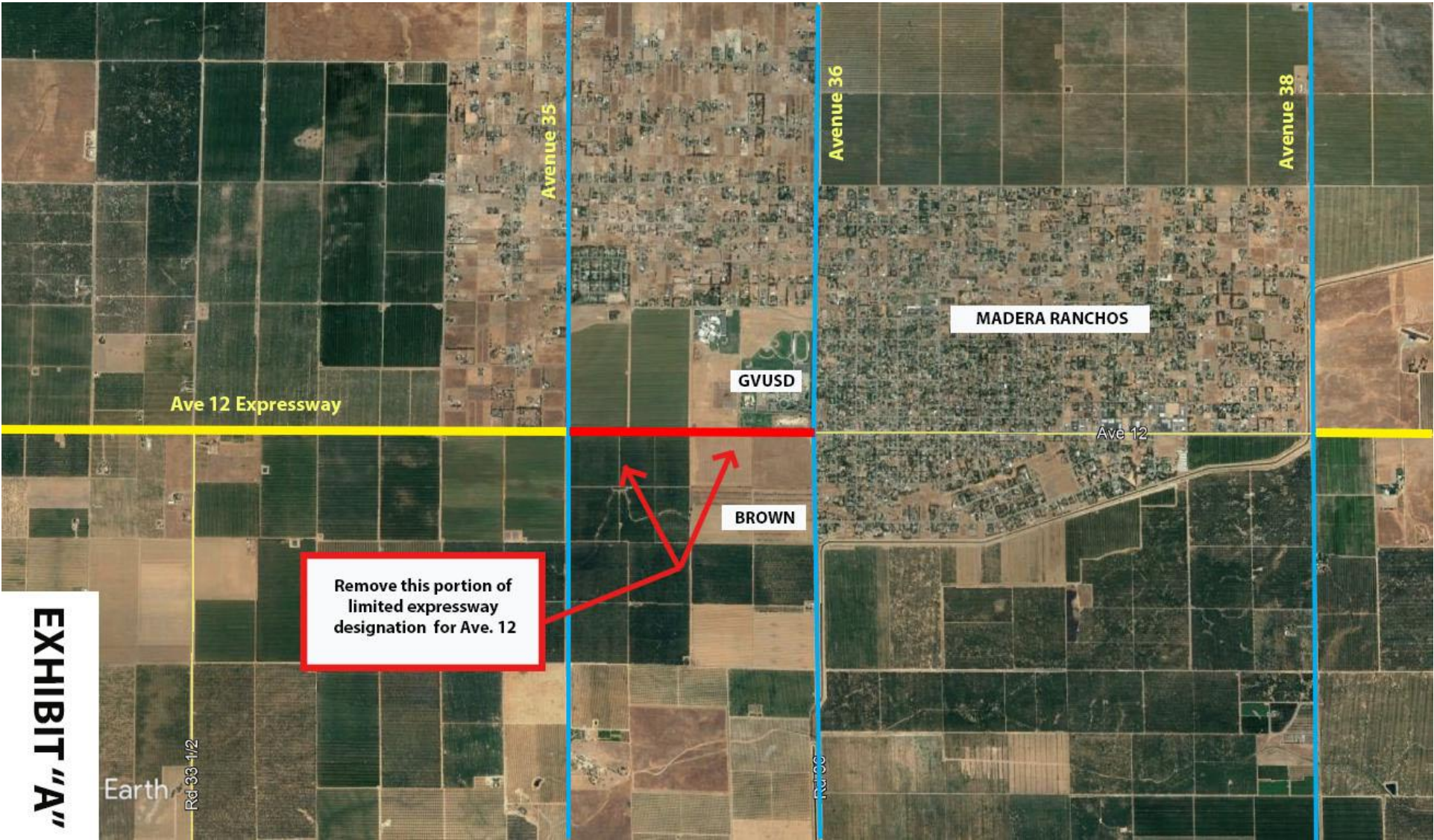


EXHIBIT "A"

Earth
Ref: 33-1/2

Remove this portion of limited expressway designation for Ave. 12



BROWN

MADERA RANCHOS

GVUSD

Ave 12 Expressway

Avenue 35

Avenue 36

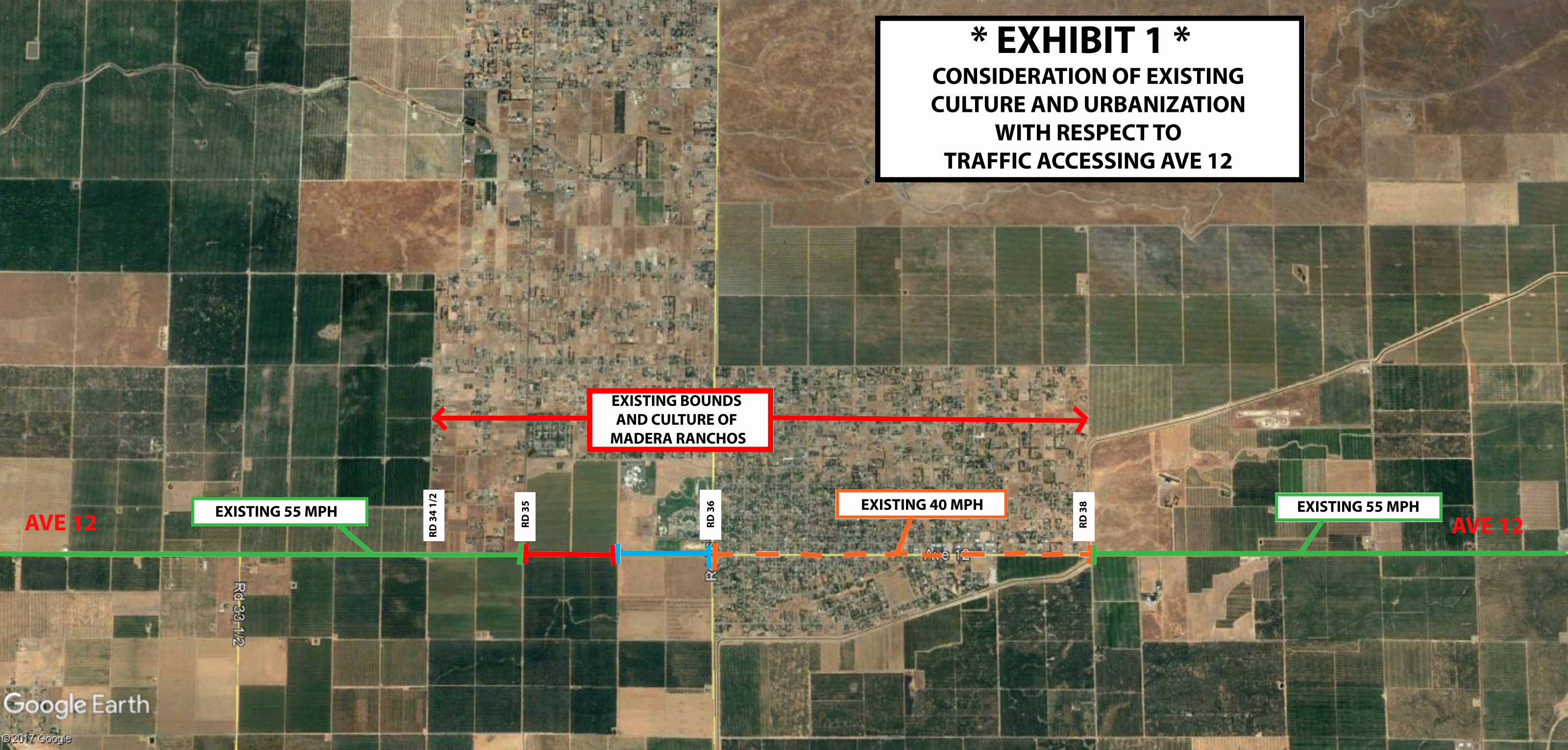
Avenue 38

Ave 12

EXHIBIT “B”

TABLE I-3 ROADWAY CLASSIFICATION DEFINITIONS					
Roadway Type	Function	Access	Typical Spacing	Typical Cross-section	Discussion
Freeway	Provides for inter- and intra-regional mobility	Provided at intervals of 1-3 miles at interchanges only	5-10 miles	4-8 lanes	Includes SR 99 and proposed SR 41 between San Joaquin River and Avenue 12
Highway 16	State Highways: serve long-distance trips with lower demand than freeway	Should be limited to inter-sections with freeways, expressways and arterials; in rural areas, may have some direct access to parcels	2-5 miles	2-6 lanes	Includes all State Highways not classified as freeway
Limited Expressway	Provides for high speed connections to existing highways through new urbanizing centers of Madera County.	Intersections should not occur closer than ½ mile together. New local drive ways should be prohibited on limited expressways. Existing driveways outside of developed communities shall be abandoned upon the submission of any form of development entitlement or land division.	1 to ½ mile	4-6 lanes	Includes Avenue 9 and Avenue 12 from Highway 41 to Highway 99, excluding the portion of Ave 12 between Road 35 and Road 38.
Expressway	Provides for intra-county or inter-city connectivity between major activity centers	Limited to intersections with highways, arterials and major traffic generators	2-5 miles (primarily in urbanizing areas)	4-6 lanes	Not currently proposed in Madera County. Traffic signals typically spaced at one mile increments

*** EXHIBIT 1 ***
**CONSIDERATION OF EXISTING
CULTURE AND URBANIZATION
WITH RESPECT TO
TRAFFIC ACCESSING AVE 12**



**EXISTING BOUNDS
AND CULTURE OF
MADERA RANCHOS**

EXISTING 55 MPH

EXISTING 40 MPH

EXISTING 55 MPH

AVE 12

AVE 12