



Community and Economic Development Planning Division

Becky Beavers *BB*
Deputy Director

- 200 W. 4th Street
- Suite 3100
- Madera, CA 93637
- (559) 675-7821
- FAX (559) 675-6573
- TDD (559) 675-8970
- mc_planning@madera-county.com

PLANNING COMMISSION DATE: June 5, 2018

AGENDA ITEM: #3

CUP	#2018-009	Single Family Residence in a PDD zone District
APN	#054-531-006	Applicant/Owner: Flores Holdings LLC
CEQA		Exempt

REQUEST:

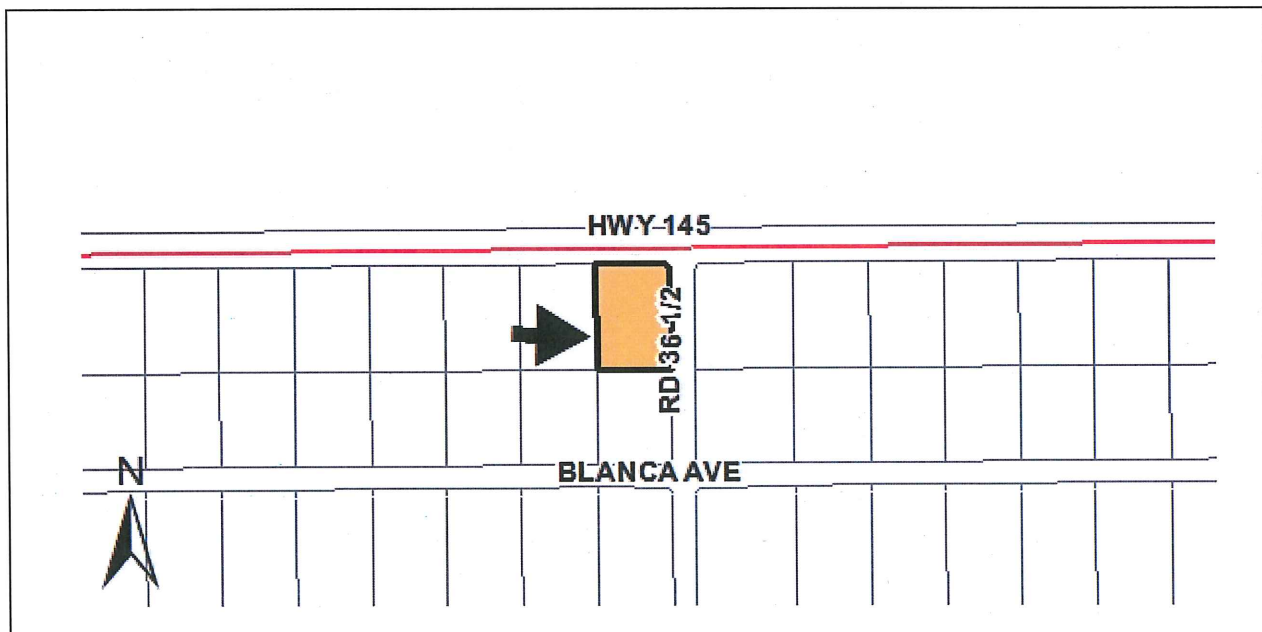
The application is to allow the construction of a single family dwelling in a PDD (Planned Development District).

LOCATION:

The parcel is located on the southwest corner of Highway 145 and Road 36 1/2 (no situs) Madera.

ENVIRONMENTAL ASSESSMENT:

Under the provision of the California Environmental Quality Act (CEQA) Section 15303, and the Madera County Environmental Evaluation Guidelines, the County has determined that this project will not have a significant effect on the environment and is exempt from CEQA.



RECOMMENDATION: Approval of Conditional Use Permit #2018-009 subject to conditions.

GENERAL PLAN DESIGNATION (Exhibit A):

SITE: CC (Community Commercial) Designation

SURROUNDING: CC (Community Commercial), AE (agricultural Exclusive) and RR (Rural Residential) Designations

O'NEALS SMALL AREA PLAN (Exhibit A-1):

SITE: Rural Commercial Area Designation

SURROUNDING: Rural Commercial Area and RDA (Rural Development Area) Designations

ZONING (Exhibit B):

SITE: PDD (Planned Development) District

SURROUNDING: PDD (Planned Development) District, RRS-2 (Rural Residential Single Family-2 Acre) District, RRM (Rural Residential Multiple Family) District and ARE-40 (Agricultural Rural Exclusive-40 Acre) District

LAND USE:

SITE: Vacant

SURROUNDING: Residential, Agricultural and Vacant Parcels

SIZE OF PROPERTY: 1.28 Acres

ACCESS (Exhibit A): The property is accessed on Road 26 1/2.

BACKGROUND AND PRIOR ACTIONS:

The Bonadelle Ranchos No. 8 Subdivision was recorded in 1965. In January 1998, the Planning Commission rezoned a block of 13 lots facing Highway 145, including the subject property, from CRM (Commercial Rural Median) District to PDD (Planned Development) District. At the time of rezoning, seven parcels were vacant and six parcels were developed with single family residences.

PROJECT DESCRIPTION:

This is a request for a Conditional Use Permit to allow construction of a single family dwelling in a PDD (Planned Development District). The 1.28 acre project site is currently vacant.

The project proposal includes a 2,646 square foot, four bedroom, two bath home and an attached garage on the project site. The site plan (Exhibit D-1) shows the

proposed residence, septic system, water well, propane tank, storage tank and extended driveway. The project site will be accessible from Road 36 ½.

ORDINANCES/POLICIES:

Chapter 18.67.020 of the Madera County Zoning Ordinances outlines the allowable uses within the PDD (Planned Development) District.

Chapter 18.92 of the Madera County Zoning Ordinance outlines the procedures for the processing of conditional use permits.

ANALYSIS:

The proposed project is located on a 1.28 acre parcel zoned Planned Development District. Properties located to the north of the Highway 145 are used for cattle grazing. The properties immediately west of the project site are also zoned PDD (Planned Development) District. This zoning allows for the development of a single family dwelling with the approval of a conditional use permit. Properties located to the east, west and south are primarily developed with single family dwellings.

The Madera County General Plan designates the project site as CC (Community Commercial) which allows for retail, wholesale, public, quasi public uses, as well as similar or compatible uses. The proposed project is compatible with the General Plan designation. The project area is included in the O'Neals Area Plan. This Area Plan designates the project site as Rural Commercial Area. Even though this project is not proposing a commercial use, it does not conflict with the O'Neals Area Plan's Goals and Policies for development within the Rural Commercial Area.

The property owner proposes to build a 2,646 square foot home with four bedrooms, two baths and an attached garage. The project will also include an extended driveway and 2,500 gallon water storage tank. The proposal is consistent with the existing residences in the area.

The 1995 Madera General Plan designates the project site as CC (Community Commercial) which allows for retail, wholesale, public, quasi public uses, etc., as well as similar and compatible uses. The proposed project is considered a compatible use within the 1995 General Plan designation. The project area is also included in the O'Neals Area Plan. This Area Plan designates the project site as a Rural Commercial Area. The proposal for a single family dwelling is consistent and compatible with the surrounding, residential area.

The project has been circulated to County Departments and outside regulatory agencies for comments. This included the California Department of

Transportation, Regional Water Quality Control Board, Department of Fish and Wildlife, San Joaquin Valley Unified Air Pollution Control District, the Chowchilla Yokuts Tribe, Dumna Wo Wah Tribal Government, Picayune Rancheria of Chuckchansi, and Table Mountain Rancheria. One comment was received from the Table Mountain Rancheria Tribal Government, expressing no interest in the proposed project. A second comment was received from the California Resource Water Control Board, expressing no interest in the project. A third comment was received from California Department of Transportation (Caltrans). The Caltrans comment requested that the project maintain access along Road 36 ½ as opposed to Highway 145. The comment also stipulated that any work that would occur within Highway 145 would require a Caltrans encroachment permit. Both of Caltrans' requests have been incorporated into Conditions of Approval. The Madera County Environmental Health Division and Public Works Department have submitted comments.

If this project is approved, the applicant will need to submit a check, made out to the County of Madera, in the amount of \$50.00 for Notice of Exemption filing fee. The project is categorically exempt from CEQA and will not be required to pay Fish and Wildlife fees.

FINDINGS OF FACT:

The following findings of fact must be made by the Planning Commission to make a finding of approval of the project. Should the Planning Commission vote to approval the project, Staff recommends that the Planning Commission concur with the following:

1. *The proposed project does not violate the spirit or intent of the Zoning Ordinance.* The property is zoned PDD (Planned Development District). The proposed single family dwelling is consistent with the provisions of the Planned Development District. The zone district allows single family dwelling development subject to the approval of a conditional use permit.
2. *The proposed project is not contrary to the public health, safety, or general welfare.* The proposed project is consistent with neighboring parcels that have been residentially developed. The Planned Development zone district was established to provide opportunities for development that would not adversely impact residential use in the area.
3. *The proposed project is not hazardous, harmful, noxious, offensive, or a nuisance because of noise, dust, smoke, odor, glare, or similar, factors as recommended conditions of approval are incorporated into the project.* The recommended conditions are designed to reduce potential impacts on adjacent properties to a less than significant level. This parcel's proposed development is consistent with neighboring parcels in the area.

4. *The proposed project will not cause a substantial, adverse effect upon the property values and general desirability of the surrounding properties.* This property was designated PDD to ensure uses established would be consistent with surrounding development. A single family dwelling would not have an adverse impact on existing commercial use. There are currently other lots with single family dwellings in this commercial area. The proposed home is compatible with the uses allowed with the CC (Community Commercial) designation and with the intensity of uses which have been established in the area.

GENERAL PLAN CONSISTENCY:

The request would allow for development of a single family dwelling in a CC (Community Commercial) designated area. The allowed uses within the CC designation include retail, wholesale, services, restaurants, professional and administrative offices, hotels and motels, as well as public, quasi-public uses, and similar and compatible uses. The existing PDD (Planned Development) zone district allows for proposed use with a conditional use permit. The proposed home is compatible with the uses allowed within the CC (Community Commercial) designation and with the intensity of uses which have been established in the area.

RECOMMENDATION:

Approval of Conditional Use Permit #2018-003 subject to conditions.

CONDITIONS

See attached.

ATTACHMENTS:

1. Exhibit A, General Plan Map
2. Exhibit A-1, O'Neals Area Plan
3. Exhibit B, Zoning Map
4. Exhibit C, Assessor's Map
5. Exhibit D-1, Site Plan
6. Exhibit D-2, Floor Plan
7. Exhibit D-3, Floor Plan
8. Exhibit E, Aerial Map
9. Exhibit F, Topographical Map
10. Exhibit G, Operational Statement
11. Exhibit H, California Department of Transportation Comments
12. Exhibit I, California Water Resources Control Board Comments
13. Exhibit J, Table Mountain Rancheria Tribal Government Comments
14. Exhibit K, Environmental Health Comments
15. Exhibit L, Public Works Comments
16. Exhibit M, Public Works Capital Improvement Projects Division Comments

CONDITIONS OF APPROVAL

PROJECT NAME:	Flores Holdings LLC - Conditional Use Permit - Madera (051-531-006-000)
PROJECT LOCATION:	the southwest corner of Highway 145 and Road 36 1/2 (no situs) Madera
PROJECT DESCRIPTION:	To allow the construction of single family dwelling in a PDD (Planned Development District).
APPLICANT:	Flores Holdings LLC (Felipe Flores)
CONTACT PERSON/TELEPHONE NUMBER:	(559) 706-4907

No.	Condition	Department/ Agency	Verification of Compliance		
			Initials	Date	Remarks
Environmental Health					
1	The applicant must comply with Madera County Code(s) Title 13 throughout the property development as it pertains to Onsite Wastewater Treatment System(s) (OWTS) and Water System(s).	EH			
2	Solid waste collection with sorting for green, recycle, and garbage is required.	EH			
3	The construction and then ongoing operation must be done in a manner that shall not allow any type of public nuisance(s) to occur including but not limited to the following nuisance(s); Dust, Odor(s), Noise(s), Lighting, Vector(s) or Litter. This must be accomplished under accepted and approved Best Management Practices (BMP) and as required by the County General Plan, County Ordinances and any other related State and/or Federal jurisdiction.	EH			
Planning					
1	Construction of any additional structures on the site, single family residences, expansion of the existing residence, storage structures, garages, or any other types of structures shall require approval through the zoning permit process. New structures shall be subject to the development standards (setbacks, lot coverage, etc.) of the RRS-2 (Rural, Residential, Single Family-2 Acre) District. The only distinction is the 50 ft setback required along the parcels northern boundary, along Highway 145.	Planning			
2	This application does not permit commercial activities (excluding a home occupation); all future commercial uses must be review and approved by Planning Commission through the Conditional Use Permit process.	Planning			

No.	Condition	Department/ Agency	Verification of Compliance		
			Initials	Date	Remarks
3	If archeological evidence is noted on the site prior to the start of construction, no work shall start without first notifying the Planning Department and completion of a Phase 2 archaeological study.	Planning			
4	Construction activities are limited to the hours of seven a.m. and seven p.m. Monday through Friday and nine a.m. and five p.m. on Saturdays. Construction activities will be prohibited on Sundays.	Planning			
5	Lighting associated with this project is to be hooded and directed downward and away from adjoining parcels.	Planning			
6	All roadways and parking areas associated with the project are to be covered and maintained with material sufficient to create a dust free environment.	Planning			
7	Before the applicant can apply for building permits, the applicant must submit a Plot Plan Map to the Planning Division. The map must clearly indicate the property's setbacks: 25 ft from the front, 10 ft from the south side, 50 ft from the north side and 20 ft from the rear.	Planning			
Public Works					
1	Prior to any construction where such construction is occurred within an existing County right-of-way, the applicant is required to apply for an Encroachment Permit from the Public Works Department. Said permit must be obtained prior to commencing the work.	Public Works			
2	All driveway approaches accessing the site shall be built to County applicable design standard details. Maximum approach width is 25' for residential uses. Approaches wider than the stated maximums may be allowed subject to prior approval of the Public Works Director or his designee. The approaches are subject to inspections conducted by the department inspector.	Public Works			
3	Contractors shall be responsible for locating all underground utilities prior to the start of any work by contacting Underground Service Alert (USA) 48 hours prior to any excavation. Contractor shall be responsible for contacting the appropriate party in advance of any work for necessary inspections in compliance to these plans, standard plans and standard specifications.	Public Works			
4	The applicant will be required to call the Public Works Department for final inspection of the grading permit when grading is complete and prior to beginning construction on the new house.	Public Works			
CALTRANS					
1	Applicant must adhere to all Caltrans requirements.	CALTRANS			

AE

HWY 145

CC

RD 36 1/2

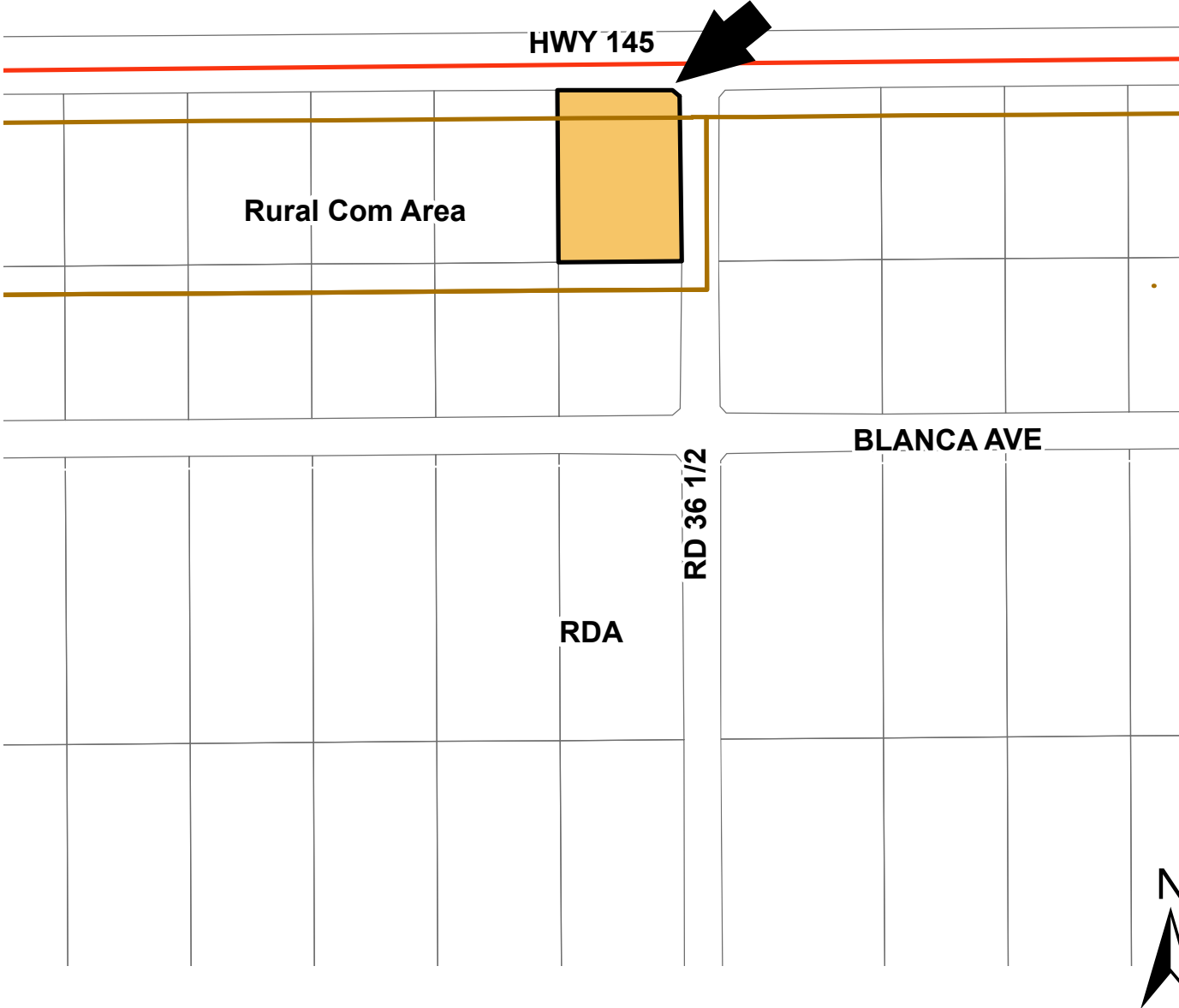
BLANCA AVE

RR

N



GENERAL PLAN MAP



O'NEALS AREA PLAN MAP

ARE-40

HWY 145

PDD

RRM

MHA

BLANCA AVE

RD 36 1/2

RRS-2

MHA



ZONING MAP

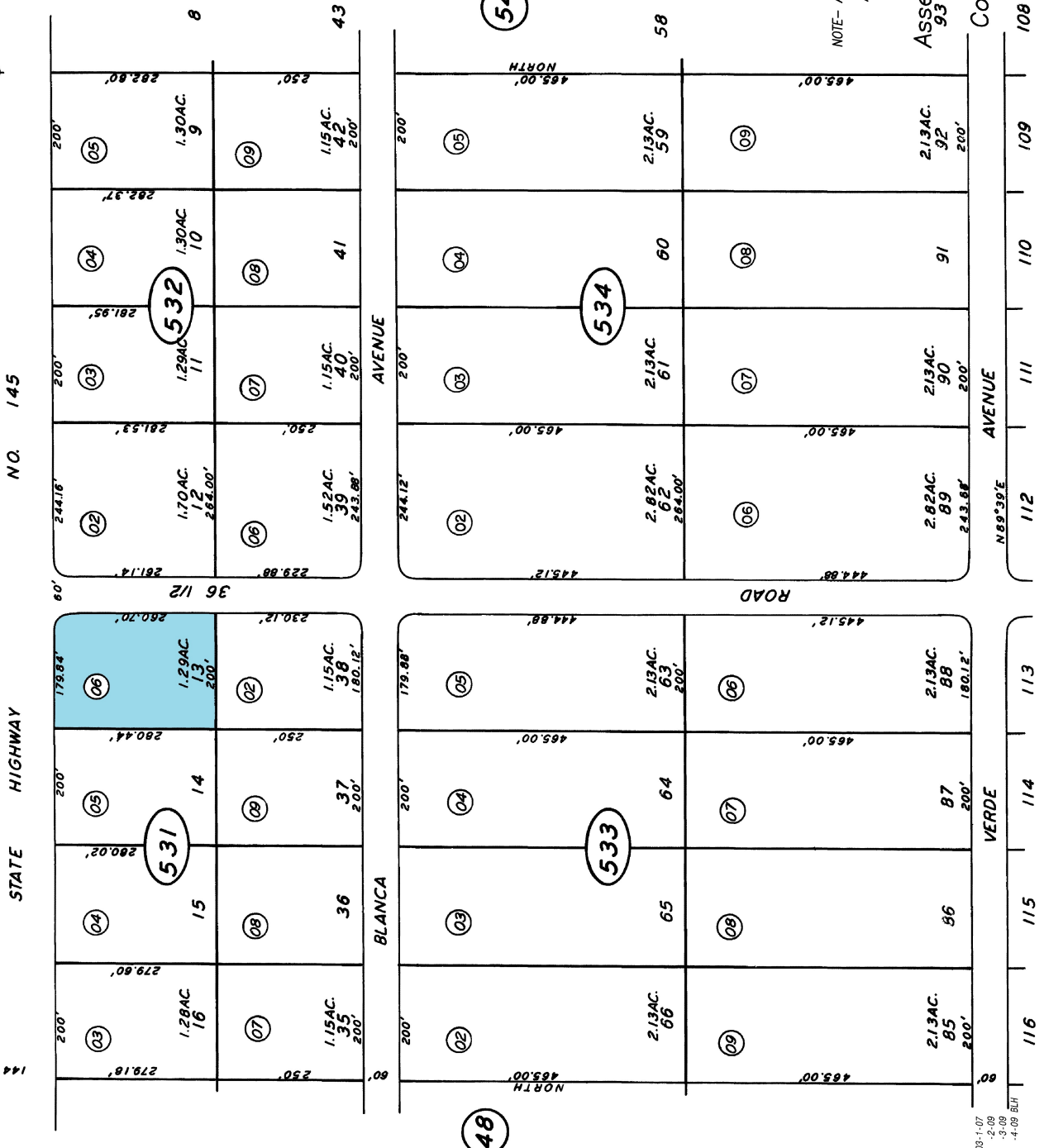
52
18

SEC. 3 T.11S. R.19E. M.D.B.&M.
BONADELLE RANCHOS NO. 8

VOL. 11 PAGE 120-135

N 89° 39' E

Tax Area Code 51-53
65-020

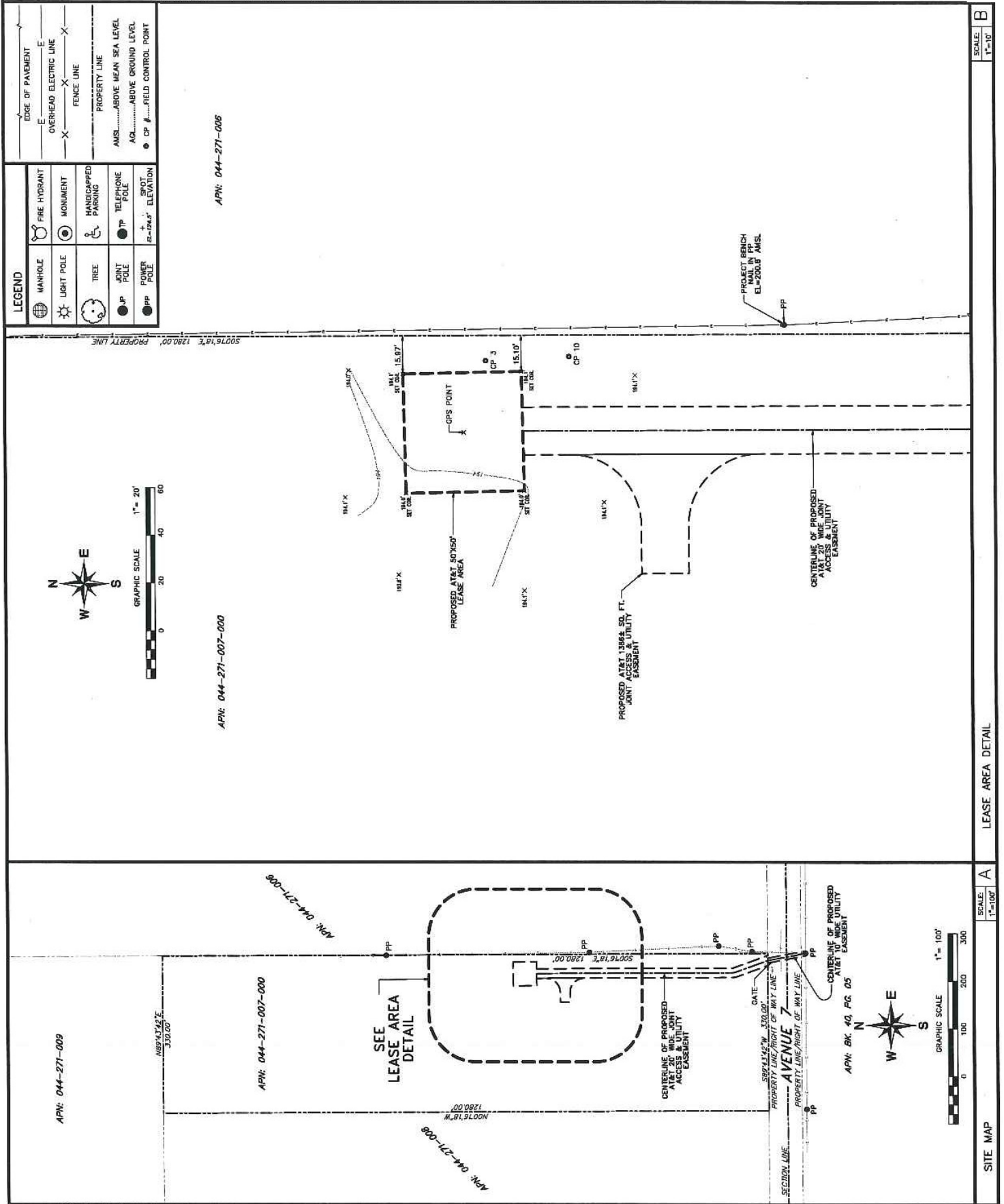


NOTE: This map is for assessment purposes only and is not intended for interpretation of boundary rights, zoning regulations or land division.

NOTE- Assessor's Block Numbers Shown in Ellipses. ○
Assessor's Parcel Numbers Shown in Circles. ○

Assessor's Map No. 51-53
93 Golden Valley Unified
County of Madera, Calif.
1965

ASSESSOR'S MAP



LEGEND	
	MANHOLE
	LIGHT POLE
	TREE
	JOINT POLE
	POWER POLE
	FIRE HYDRANT
	MONUMENT
	HANDICAPPED PARKING
	TELEPHONE POLE
	SPOT ELEVATION
	EDGE OF PAVEMENT
	OVERHEAD ELECTRIC LINE
	FENCE LINE
	PROPERTY LINE
	AMS.....ABOVE MEAN SEA LEVEL
	AQL.....ABOVE GROUND LEVEL
	CP #.....FIELD CONTROL POINT

APN: 044-271-005

APN: 044-271-007-000

APN: 044-271-007-000

APN: 044-271-008

SCALE: 1"=10'

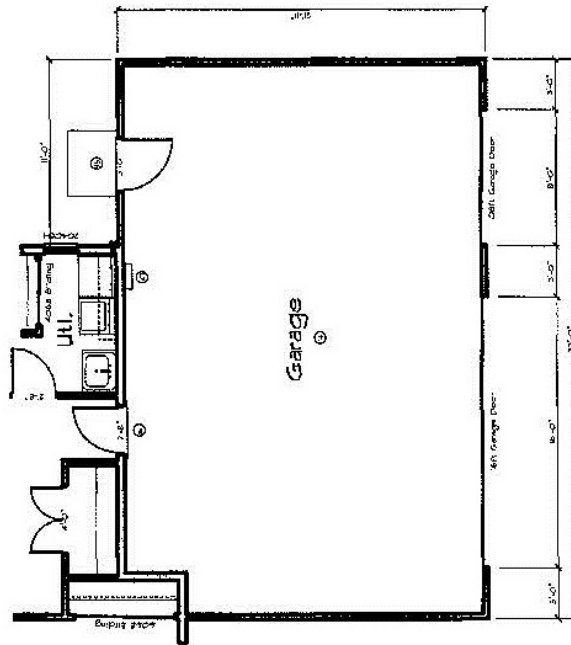
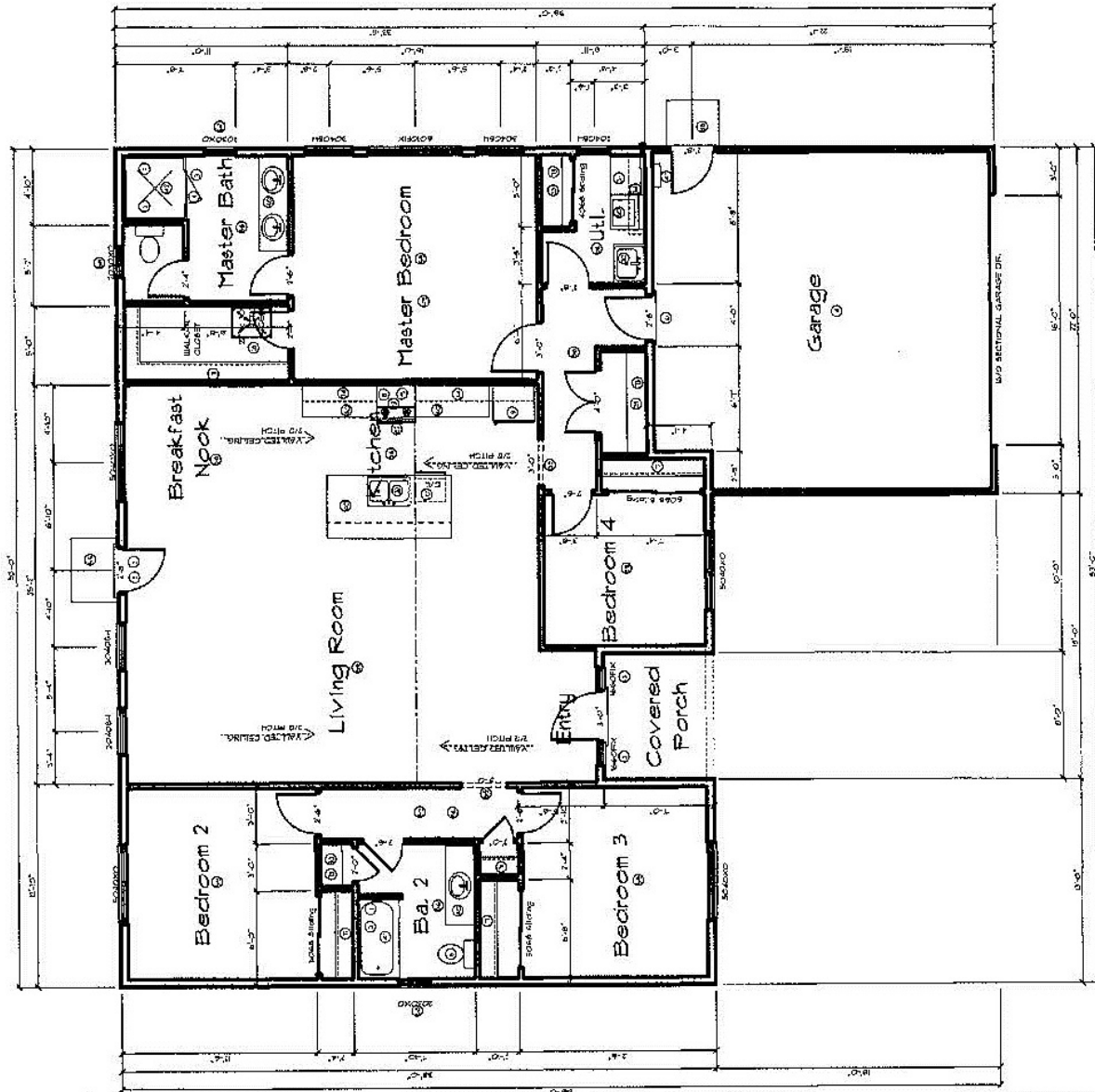
SCALE: 1"=100'

SCALE: 1"=100'

LEASE AREA DETAIL

SITE MAP

SITE PLAN MAP



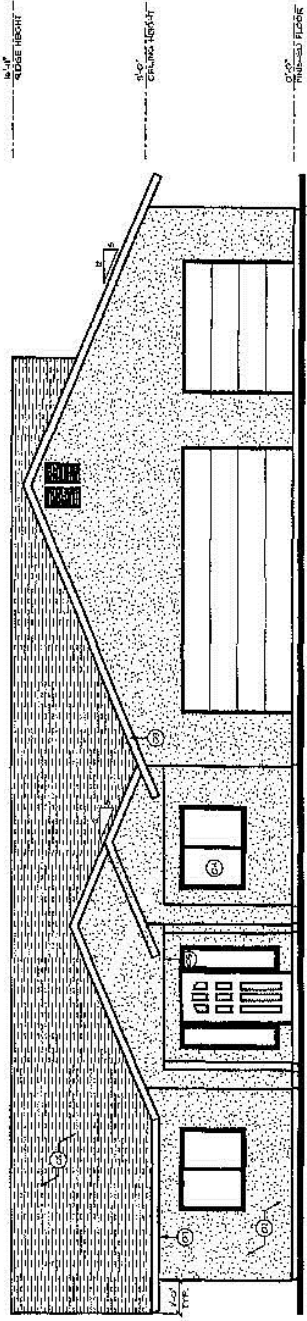
Flopped 3-Car Garage Option
SCALE: 1/4" = 1'-0"

Area:

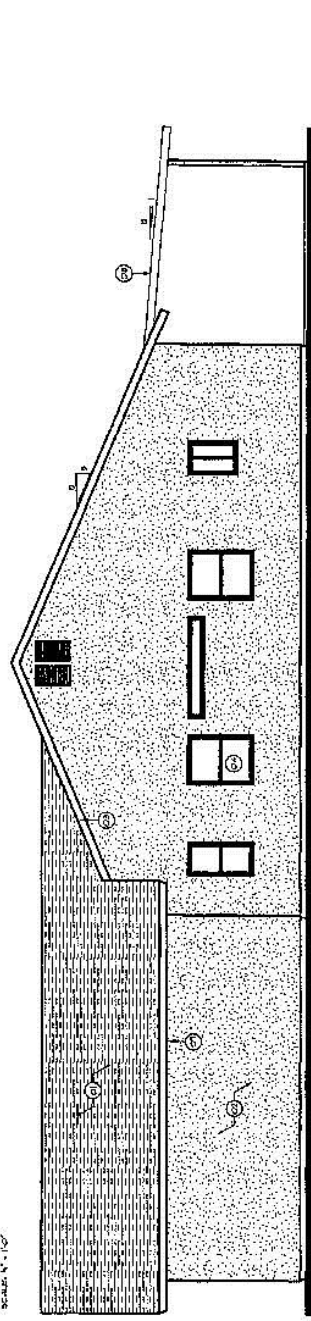
RESIDENCE:	1180 sq. ft.
GARAGE:	420 sq. ft.
COVERED PORCH:	260 sq. ft.
PATIO:	350 sq. ft.
TOTAL:	2646 sq. ft.

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

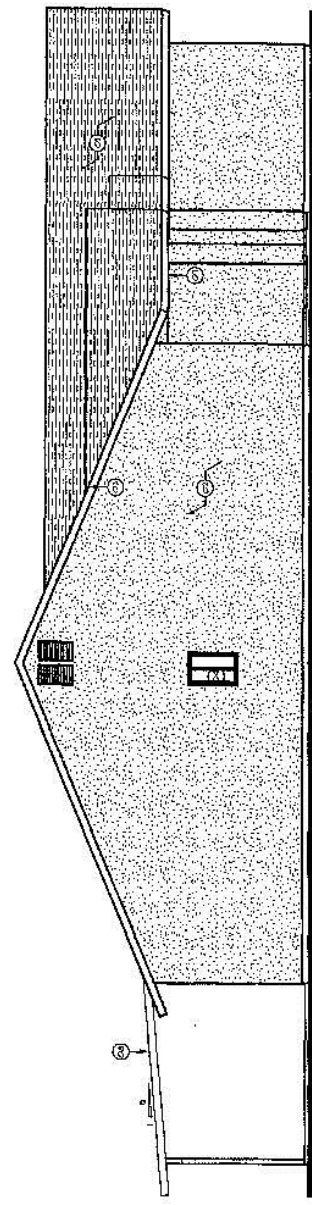
- KEYNOTES**
- 01 ROOF AREA SHALL BE COVERED BY FIRE RESISTANT CLASS "A" GUTTER, 3/4" x 1 1/2" x 1/2" INLET UNDEVELOPMENT OF GUTS. SKEWERS SHALL BE 1/2" x 1/2" x 1/2" OR GUTS ATTACHED AT 2" x 6" O.C. IN 1/2" O.C. IN.
 - 02 STUCCO SYSTEM THROUGH ROOF SHALL BE 1/2" x 1/2" x 1/2" INLET UNDEVELOPMENT OF GUTS. SKEWERS SHALL BE 1/2" x 1/2" x 1/2" OR GUTS ATTACHED AT 2" x 6" O.C. IN 1/2" O.C. IN. (SEE ELEVATION NOTES).
 - 03 2x6 INSULATED PASCIA TYPICAL 3/4" x 1/2" x 1/2" INLET UNDEVELOPMENT OF GUTS. SKEWERS SHALL BE 1/2" x 1/2" x 1/2" OR GUTS ATTACHED AT 2" x 6" O.C. IN 1/2" O.C. IN.
 - 04 ALL WINDOWS TO BE FULL GLAZED 1" FOR TITLE AS SHOWN.
 - 05 STUCCO INTERIORS OF THE MURCH CEILING OF HIGH RIBBED LATH.
 - 06 H.V.A.C. PACKAGE UNIT.
 - 07 EXPOSED GABLES THROUGHOUT ORIGINAL WOOD OR 1/2" x 1/2" TO BE PAINTED.



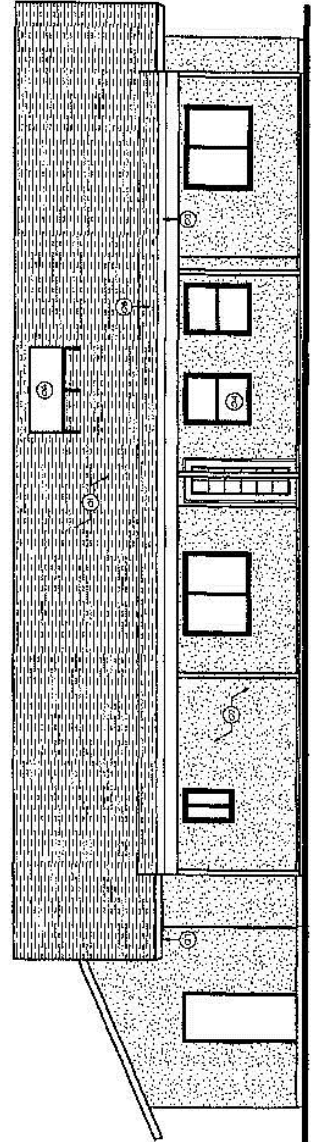
Front Elevation
SCALE: 1/4" = 1'-0"



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



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



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

ELEVATION MAP



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

AERIAL MAP



Copyright: © 2013 National Geographic Society

TOPOGRAPHICAL MAP



Community and Economic Development
Planning Division

Matthew Treber
Director

• 200 W 4th Street
• Suite 3100
• Madera, CA 93637
• (559) 675-7821
• FAX (559) 675-6573
• TDD (559) 675-8970
• mc_planning@madera-county.com

OPERATIONAL/ENVIRONMENTAL STATEMENT
CHECKLIST

It is important that the operational/environmental statement provides for a complete understanding of your project proposal. Please be as detailed as possible.

1. Please provide the following information:

Assessor's Parcel Number: 051-531-006-000
Applicant's Name: Flores Holdings LLC
Address: 13367 Wood Street Madera Ca 93638
Phone Number: 559-706-4907

2. Describe the nature of your proposal/operation.

New Construction

3. What is the existing use of the property?

Vacant lot

4. What products will be produced by the operation? Will they be produced onsite or at some other location? Are these products to be sold onsite?

N/A

5. What are the proposed operational time limits?

Months (if seasonal): N/A
Days per week: _____
Hours (from ___ to ___): Total Hours per day: _____

6. How many customers or visitors are expected?

Average number per day: N/A
Maximum number per day: _____
What hours will customers/visitors be there? _____

7. How many employees will there be?

Current: N/A
Future: _____
Hours they work: _____
Do any live onsite? If so, in what capacity (i.e. caretaker)? _____

8. What equipment, materials, or supplies will be used and how will they be stored? If appropriate, provide pictures or brochures.

N/A

9. Will there be any service and delivery vehicles? N/A

Number: _____

Type: _____

Frequency: _____

10. Number of parking spaces for employees, customers, and service/delivery vehicles. Type of surfacing on parking area.

N/A

11. How will access be provided to the property/project? (street name)

N/A

12. Estimate the number and type (i.e. cars or trucks) of vehicular trips per day that will be generated by the proposed development.

N/A

13. Describe any proposed advertising, including size, appearance, and placement.

N/A

14. Will existing buildings be used or will new buildings be constructed? Indicate which building(s) or portion(s) of will be utilized and describe the type of construction materials, height, color, etc. Provide floor plan and elevations, if applicable.

New home construction

15. Is there any landscaping or fencing proposed? Describe type and location.

N/A

16. What are the surrounding land uses to the north, south, east and west property boundaries?

Residential

17. Will this operation or equipment used, generate noise above other existing parcels in the area?

N/A

18. On a daily or annual basis, estimate how much water will be used by the proposed development, and how is water to be supplied to the proposed development (please be specific).

NA

19. On a daily or weekly basis, how much wastewater will be generated by the proposed project and how will it be disposed of?

N/A

20. On a daily or weekly basis, how much solid waste (garbage) will be generated by the proposed project and how will it be disposed of?

unknown at this time it will be disposed by builder in dumpster containers

21. Will there be any grading? Tree removal? (please state the purpose, i.e. for building pads, roads, drainage, etc.)

NO

22. Are there any archeological or historically significant sites located on this property? If so, describe and show location on site plan.

NO

23. Locate and show all bodies of water on application plot plan or attached map.

see attached plat map

24. Show any ravines, gullies, and natural drainage courses on the property on the plot plan.

see attached map

25. Will hazardous materials or waste be produced as part of this project? If so, how will they be shipped or disposed of?

NO

26. Will your proposal require use of any public services or facilities? (i.e. schools, parks, fire and police protection or special districts?)

NO

27. How do you see this development impacting the surrounding area?

value to existing homes

28. How do you see this development impacting schools, parks, fire and police protection or special districts?

unknown at this time,

29. If your proposal is for commercial or industrial development, please complete the following; Proposed Use(s):

N/A

Square feet of building area(s):

N/A

Total number of employees:

N/A

Building Heights:

N/A

30. If your proposal is for a land division(s), show any slopes over 10% on the map or on an attached map.

NA

From: [Padilla, Dave@DOT](mailto:Padilla_Dave@DOT)
To: [Emily Lane](mailto:Emily.Lane)
Subject: RE: Project Review Request for Conditional Use Permit 2018-009
Date: Thursday, April 19, 2018 9:52:00 AM
Attachments: [image009.png](#)

Hi Emily,

We have minimal comments. We request that the project take access to Road 36 ½ versus SR 145. Any work within SR 145 will require an encroachment permit from us.

Thank you

David Padilla, Associate Transportation Planner
Office of Planning & Local Assistance
1352 W. Olive Avenue
Fresno, CA 93778-2616
Office: (559) 444-2493, Fax: (559) 445-5875



District 6

From: Emily Lane [mailto:Emily.Lane@maderacounty.com]
Sent: Wednesday, April 11, 2018 10:29 AM
To: Padilla, Dave@DOT <dave.padilla@dot.ca.gov>
Cc: Navarro, Michael@DOT <michael.navarro@dot.ca.gov>
Subject: Project Review Request for Conditional Use Permit 2018-009

Hello Mr. Padilla and Mr. Navarro,

I would like to extend a formal request to review Conditional Use Permit #2018-009. The Conditional Use Permit is to allow the construction of a single family dwelling within a Planned Development Zone District. The project is located on the southwest corner of Highway 145 and Road 36 ½ (no situs) APN 051-531-006.

If you have any questions or concerns please let me know.

Kind Regards,

Emily Lane | Planner
Community & Economic Development Department Planning Division

Emily Lane

From: Emily Lane
Sent: Monday, April 16, 2018 2:46 PM
To: 'Ferreria, Austin P.@Waterboards'
Subject: RE: CUP #2018-009 Flores Holdings Comments

Hello Mr. Ferreria,

Thank you for the update.

Kind Regards,

Emily Lane
Planner I
Community & Economic Development Department
200 W. 4th Street Suite 3100, Madera, CA 93637
(Office) 559-675-7821 Extension 3222
(Fax) 559-675-6753

From: Ferreria, Austin P.@Waterboards [<mailto:Austin.Ferreria@Waterboards.ca.gov>]
Sent: Monday, April 16, 2018 2:37 PM
To: Emily Lane
Subject: CUP #2018-009 Flores Holdings Comments

Ms. Lane,

The Division of Drinking Water has no comments for CUP #2018-009. Please let me know if you have any questions.

Very Respectfully,

Austin Ferreria
Water Resource Control Engineer
SoCal Drinking Water Field Operations Branch
265 W. Bullard Ave., Suite 101
Fresno, CA 93704
Phone: (559) 447-3399
Fax: (559) 447-3304



TABLE MOUNTAIN RANCHERIA

TRIBAL GOVERNMENT OFFICE

CERTIFIED 3675 2698

April 20, 2018

Emily Lane, Planner
Madera County
200 W. 4th Street, Suite 3100
Madera, Ca. 93637

Leanne Walker-Grant
Tribal Chairperson

Beverly J. Hunter
Tribal Vice-Chairperson

Craig Martinez
Tribal Secretary/Treasurer

Matthew W. Jones
Tribal Council Member

Richard L. Jones
Tribal Council Member

RE: CUP Madera 051-531-006-000

Dear: Emily Lane

This is in response to your letter dated, April 04, 2018, regarding, CUP Madera 051-531-006-000. Thank you for notifying us of the potential development and the request for consultation.

We decline participation at this time but would appreciate being notified in the unlikely event that cultural resources are identified.

Sincerely,

Robert Pennell
Tribal Cultural Resources Director
rpennell@tmr.org
559.325.0351

23736
Sky Harbour Road
Post Office
Box 410
Friant
California
93626
(559) 822-2587
Fax
(559) 822-2693

RECEIVED
APR 26 2018
MADERA COUNTY
PLANNING DEPARTMENT



Community and Economic Development
Environmental Health Division

Dexter Marr
Deputy Director

EXHIBIT K

- 200 W. Fourth St.
- Suite 3100
- Madera, CA 93637
- TEL (559) 661-5191
- FAX (559) 675-6573
- TDD (559) 675-8970

MEMORANDUM

TO: Emily Lane
FROM: Dexter Marr, Environmental Health Division
DATE: APRIL 13, 2018
RE: FLORES HOLDINGS - Conditional Use Permit - Madera (051-531-006-000)

Comments

TO: Planning Division
FROM: Environmental Health Division
DATE: April 13, 2018
RE: Conditional Use Permit (CUP) #2018-009, Flores Holding , Madera
APN 051-531-006

Environmental Health Division comments:

The applicant must comply with Madera County Code(s) Title 13 throughout the property development as it pertains to Onsite Wastewater Treatment System(s) (OWTS) and Water System(s).

Solid waste collection with sorting for green, recycle, and garbage is required.

Any construction performed on-site and ongoing operations must be done in a manner that shall not allow any type of public nuisance(s) to occur including but not limited to the following nuisance(s); Dust, Odor(s), Noise(s), Lighting, Vector(s) or Litter. This must be accomplished under accepted and approved Best Management Practices (BMP) and as required by the County General Plan, County Ordinances and any other related State and/or Federal jurisdiction.

If there are any questions or comments regarding this information please contact our Division at (559) 675-7823.



COUNTY OF MADERA
DEPARTMENT OF PUBLIC WORKS

AHMAD M. ALKHAYYAT
DIRECTOR

200 West 4th Street
Madera, CA 93637-8720
Main Line - (559) 675-7811
Special districts - (559) 675-7820
Fairmead Landfill - (559) 665-1310

MEMORANDUM

DATE: April 10, 2018
TO: Emily Lane
FROM: Phu Duong, Public Works
SUBJECT: FLORES HOLDINGS - Conditional Use Permit - Madera (051-531-006-000)

Comments

Public Works Department has reviewed the CUP#2018-009 associated with APN: 051-531-006; the department has the following conditions of approval:

Prior to any construction where such construction is occurred within an existing County right-of-way, the applicant is required to apply for an Encroachment Permit from the Public Works Department. Said permit must be obtained prior to commencing the work.

All driveway approaches accessing the site shall be built to County applicable design standard details. Maximum approach width is 25' for residential uses. Approaches wider than the stated maximums may be allowed subject to prior approval of the Public Works Director or his designee. The approaches are subject to inspections conducted by the department inspector.

Contractors shall be responsible for locating all underground utilities prior to the start of any work by contacting Underground Service Alert (USA) 48 hours prior to any excavation. Contractor shall be responsible for contacting the appropriate party in advance of any work for necessary inspections in compliance to these plans, standard plans and standard specifications.



COUNTY OF MADERA
DEPARTMENT OF PUBLIC WORKS

AHMAD M. ALKHAYYAT
DIRECTOR

EXHIBIT M

200 West 4th Street
Madera, CA 93637-8720
Main Line - (559) 675-7811
Special Districts - (559) 675-7820
Fairmead Landfill - (559) 665-1310

MEMORANDUM

DATE: April 4, 2018
TO: Emily Lane
FROM: Madera County Public Works
SUBJECT: FLORES HOLDINGS - Conditional Use Permit - Madera (051-531-006-000)

Comments

Owner has already completed a grading permit for the house 18-0010-GR. As a condition of the CUP please call the Public Works Department for final inspection of the grading permit when grading is complete and prior to beginning construction on the new house.

Haden Hinkle
559-675-7811