

BEFORE
THE BOARD OF SUPERVISORS
OF THE COUNTY OF MADERA
STATE OF CALIFORNIA
ORDINANCE NO. 525-Y

AN ORDINANCE AMENDING MADERA COUNTY CODE SECTION
18.96.080, SUBSECTION B, AND ADDING CHAPTER 18.97 RELATING TO
PARKING PLAN AND DEVELOPMENT REVIEW

The Board of Supervisors of the County of Madera, State of California, ordains as follows:

SECTION 1

Subsection B of Section 18.96.080 of Chapter 18.96 of Title 18 of the Madera County Code is amended to read in its entirety as follows:

"B. For site plans accompanying applications for zoning to PRA, PRD, PSC, PIP, or similar planned districts, payment of an application fee is required, in an amount as established by Resolution of the Board of Supervisors. This application fee shall be in addition to that required for the processing of subdivision maps, building permits, road access permits, health inspection fees, zoning permits or any other required fees."

SECTION 2

Chapter 18.97 of Title 18 of the Madera County Code is added to read in its entirety as follows:

"CHAPTER 18.97 PARKING PLAN AND DEVELOPMENT REVIEW

18.97.010 **Applicability of Chapter.** The provisions of this Chapter shall be applicable to commercial, industrial, institutional, and any other projects requiring parking spaces, excepting single family residential uses or those projects subject to review by the Planning Commission.

18.97.020 **Form submitted.** Where a site plan is required by this title, the applicant shall submit a standard land use application form (supplied by the Zoning Administrator) in triplicate, to the Zoning Administrator.

18.97.030 **Number of copies and contents.** The number of copies of plans to be submitted shall be as determined by the Zoning Administrator. The applicant shall supply black-line copies of scaled site plan, elevations, and

floor plans including electrical and plumbing plans specifying and describing the following details of the proposed development:

- A. Name, address, and telephone number of the applicant.
- B. Name(s) and address (es) of the property owner(s).
- C. Assessor's Parcel Number(s).
- D. A site plan prepared by a registered engineer, licensed architect, or licensed surveyor drawn at a scale of not less than 1" = 30'. Scale utilized must be a standard scale shown on an Engineer's scale. Site plans shall include the following:
 - 1. Topography and proposed grading (separate sheet). Sheet size shall be 24" x 36", 36" x 48", or as may be required by the Zoning Administrator.
 - 2. Location of existing buildings, structures, and trees (with tree trunk size and canopy envelope) where such buildings, structures, and trees are to remain.
 - 3. Location of proposed buildings and structures (water storage tanks, propane tanks, etc.). Show on-site storm drainage retention ponds and recorded easements (i.e., easements as shown on recorded subdivision maps).
 - 4. Proposed use of all buildings or structures. An operational statement signed by the property owner detailing the proposed use of the building. Identify each tenant area (A, B, C, D, etc.) and specify each use by gross square footage of tenant area (i.e., Area A- restaurant – 1,200 square feet). Specify occupancy rating of building. When phasing of a development is proposed, a statement signed by the property owner must be submitted detailing a time line and sequence of construction.
 - 5. Dimensions of the existing and proposed buildings or structures or other information (e.g., seating capacity) of the proposed buildings allowing the Zoning Administrator to determine parking needs.
 - 6. Layout of proposed parking lot (dimensions of parking stalls and aisles), including internal circulation pattern, ingress and egress points, handicap accessible spaces, compact spaces, loading zones, pedestrian and vehicle flow designations, pavement type, and curbs, with additional detail as necessary.
 - 7. Provide detail that truck parking/loading space requirements are accessible. Provide detail showing that adequate backing and turning radius exists.
 - 8. Location of lighting.
 - 9. Location of landscaping and irrigation system, including identification of plant materials to be used and size of plants. Plan to be prepared by a landscape design professional.
 - 10. Location of trash enclosures.
 - 11. Building elevations and floor plans with outside dimensions and uses identified.
 - 12. Include a north arrow on the site plan.
 - 13. A signage plan showing existing and proposed signs, include dimensions of signs, height, and detail of advertising face.
 - 14. Proof of service documents for utilities (natural gas, propane, electrical, etc.) and sewer and water service.
 - 15. If access is proposed from a state highway, provide proof of approved encroachment permits.
 - 16. Projects located east of the Madera Canal must provide a copy of an agreement from the North Fork Mono Rancheria or the Picayune Rancheria of Chukchansi that an observer will be on-site during any grading, digging, or

trenching. This requirement will also be applicable applied in other areas of the County which the Zoning Administrator determines to have potential archeological resources that could be disturbed by development.

17. Provide such additional information or copies of materials as are determined to be necessary by the Zoning Administrator.

18.97.040 Copies reviewed by other agencies. The Zoning Administrator shall submit copies of the proposal and drawings to the Road, Environmental Health, Fire, Planning, and Engineering Departments, state agencies, and other agencies as applicable, for review and comment.

18.97.050 Agencies/Department comments forwarded to the zoning agency. A meeting of the involved county departments (Road, Environmental Health, Fire, Planning, and Engineering Departments) may be held for the purpose of discussing the proposed plan. Written comments will be forwarded to the applicant approving the site plan as submitted or detailing needed corrections.

18.97.060 Fee Payment by the applicant prior to acceptance by the administrator. A site plan review fee shall be paid to the zoning agency by the applicant prior to acceptance of the completed application by the Zoning Administrator. The site plan review fee shall be established by resolution of the Board of Supervisors.

SECTION 3

This ordinance shall take effect thirty (30) days' after its adoption.

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The foregoing Ordinance was adopted this 12th day of Dec.

2006, by the following vote.

Supervisor Bigelow voted:	<u>Yes</u>
Supervisor Moss voted:	<u>Yes</u>
Supervisor Dominici voted:	<u>Absat</u>
Supervisor Rodriguez voted:	<u>Yes</u>
Supervisor Gilbert voted:	<u>Yes</u>



ATTEST

[Signature]
 Clerk, Board of Supervisors

[Signature]
 Chairman, Board of Supervisors

Approved as to Legal form:
COUNTY COUNSEL

By [Signature]