

3.0 PROJECT DESCRIPTION

This chapter describes The Villages at Almond Grove Specific Plan (project) evaluated in this Draft Environmental Impact Report (Draft EIR) and included as Appendix B of this Draft EIR. This chapter includes a description of the project location, a list of project objectives, a description of proposed project components, and a list of required approvals and entitlements. The City of Madera (City) is the CEQA lead agency and has final authority to approve the proposed project. Information presented in this chapter was derived from current project plans and other information provided by the Project Applicant and City staff, and serves as the basis for the environmental analysis contained in this Draft EIR.

3.1 PROJECT AREA LOCATION AND SETTING

The City of Madera is located in Madera County, west of the Sierra Nevada. The City is located along California State Route (SR) 99, 13 miles southeast of Chowchilla and 15 miles northwest of Fresno. Figure 3-1, Project Location and Regional Vicinity Map, shows the regional location of the City.

The following section describes the project area, the existing circulation network, existing land uses and infrastructure, and project background.

3.1.1 Project Area

The project area (Specific Plan Area) is approximately 1,900 acres in size and is located on the western edge of the City of Madera. In October 2018, the Madera County Local Agency Formation Commission (LAFCO) approved the expansion of the City's Sphere of Influence to include the Specific Plan Area.¹ The proposed project is bounded by the Fresno River to the south, Road 24 to the east, Avenue 17 to the north, and Road 22 to the west.

The Specific Plan Area is surrounded by primarily agriculture uses on the north and western boundaries, and the Fresno River and agriculture uses to the south. The Madera Municipal Golf Course, Madera Municipal Airport, and residential uses are directly north and east of the project site, as shown in Figure 3-1.

Madera County Assessor's parcel numbers within the Specific Plan Area are listed below:

033-070-005	033-170-001	033-170-010
033-070-004	033-170-002	033-170-011
033-070-002	033-170-009	033-180-002
033-070-003	033-170-005	033-180-003

¹ Madera Local Agency Formation Commission, Resolution No. 2018-009.

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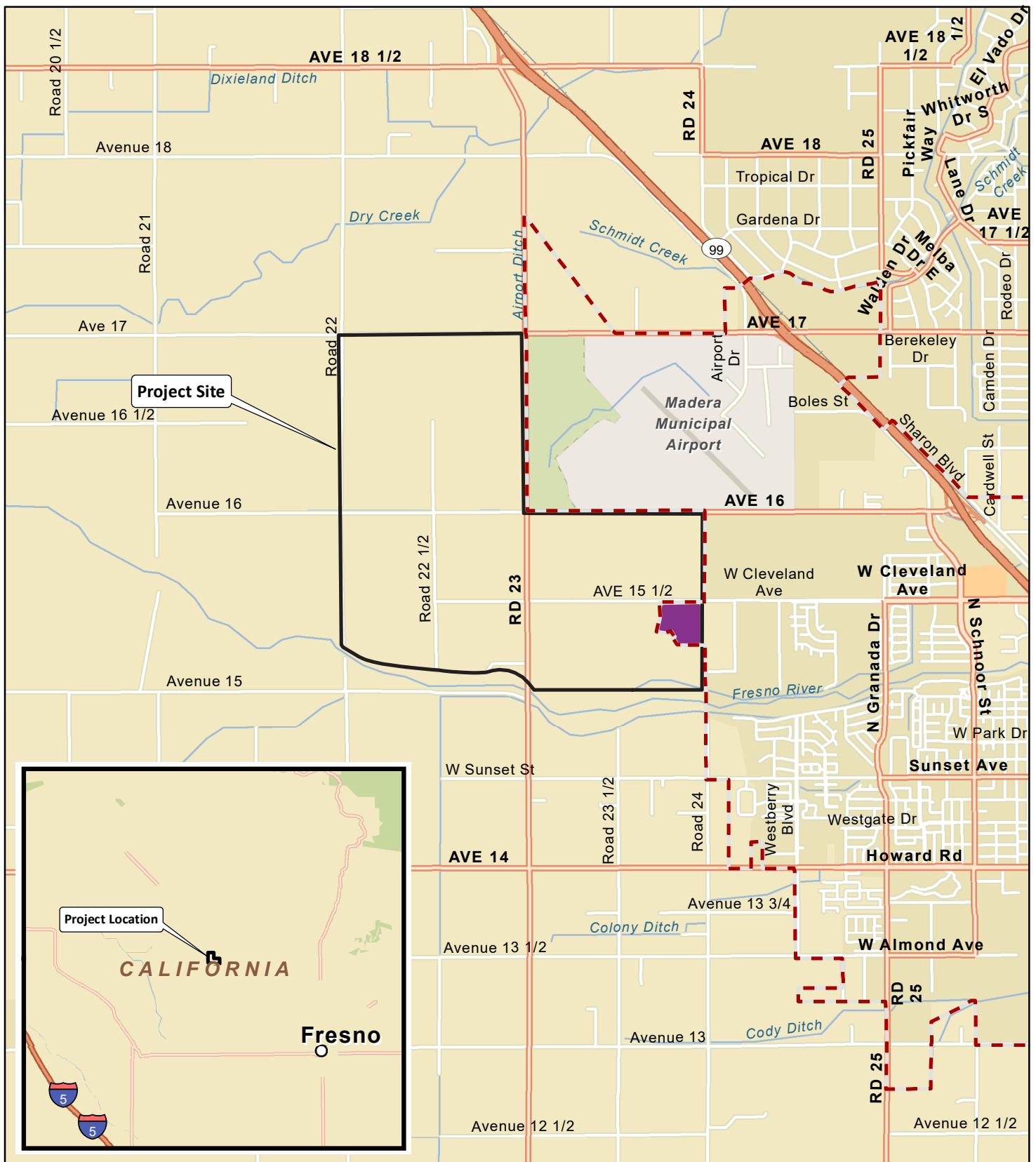


FIGURE 3-1

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LEGEND

- Specific Plan Area
- Madera City Limit
- Links Ranch Project



0 2000 4000
FEET

SOURCE: ESRI StreetMap North America (2012); Madera County (2021).

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The Villages at Almond Grove Specific Plan EIR
Project Location and Regional Vicinity Map

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The existing Madera County General Plan land use designations include Agriculture Exclusive (AE) and Agriculture (A).

The existing Madera County zoning designations include Agricultural Rural Exclusive - 40 Acres (ARE-40) and Agricultural Rural Exclusive - 20 Acres (ARE-20).

The existing City of Madera General Plan land use designations include Village Reserve (VR), Village Mixed Use (VMU), High Density Residential (HD), Medium Density Residential (MD), Low Density Residential (LD), Neighborhood Mixed Use (NMU), Open Space (OS), Resource Conservation/Agriculture (RC).

3.1.2 Existing Circulation Network

As shown in Figure 3-1, major roadways in the vicinity of the Specific Plan Area are located one mile apart, with minor collector roadways located in between each major roadway. The Fresno River to the south, and the Madera Municipal Airport and Municipal Golf Course to the north and east limit continuity of the roadway network and connectivity to surrounding development and the City. As a result, the existing circulation network contains a limited number of roadways providing access to the Specific Plan Area. Avenue 17, Avenue 16 (Kennedy Street), and Avenue 15 ½ (Cleveland Avenue) provide direct east and west access to the Specific Plan Area. Road 23 provides direct north and south access.

3.1.3 Existing Land Uses and Infrastructure

As shown in Figure 3-2, Existing Land Uses, the Specific Plan Area is predominately characterized by active agriculture operations and a mix of irrigated crops. The Specific Plan Area contains three active Williamson Act contracts.² The Specific Plan Area also contains existing residential and agricultural support structures. The Fresno River is located along the southern edge of the Specific Plan Area. The following Madera Irrigation District (MID) irrigation canals and pipeline traverse the Specific Plan Area:

- Canal 24.2-14.2 is located in the southern portion of the Specific Plan Area and runs parallel to the Fresno River.
- Canal 24.2-13.2 is located along the north side of Avenue 16/Kennedy Avenue.
- The Airport Canal is located along the Road 23.
- Airport 1.0 E. pipeline and Airport 1.0 W. canal and pipeline are located along the Avenue 17 alignment on the northern boundary of the Specific Plan Area.

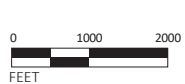
² Parcels 033-170-001, 033-170-009, and 033-170-005. These parcels are located south of Avenue 16 and west of Road 23 in the southwest portion of the project site.

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FIGURE 3-2

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Project Boundary

SOURCES: Google Earth, 8/23/2018; LSA, 2021

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The Villages at Almond Grove Specific Plan EIR
Existing Land Uses

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3.1.4 Project Background

The City of Madera adopted a General Plan in 2009 that includes the concept of “Urban Growth” areas and identified locations to focus future growth based on the “Building Block” concept of “Neighborhoods” and “Villages.” Neighborhoods are to be compact, walkable residential areas, generally 1/3 to 1/2 mile in radius or roughly 200 to 500 acres and are to be developed at an overall density of 6 to 8 dwelling unit/acre (du/ac) and serve a population of approximately 4,000 persons. In general, the density near the core of a Neighborhood or where the development adjoins a Village Center are to be higher than at the edges of a Neighborhood. At the core of each Neighborhood is a “Neighborhood Center,” a small-scale neighborhood serving activity center (1 to 5 acres in size) where people can congregate and interact.

A Village is a collection of 3 to 4 neighborhoods (800 to 1,200 acres) featuring a mix of residential dwelling types, including single-family areas found in Neighborhoods described above and multi-family development near the center and strategically dispersed in single-family areas at an overall density of 8 to 18 du/ac and serve a population of approximately 15,000 persons. At the center of a Village is the “Village Center” which is to serve the daily needs of their service area. Village Centers are to be spaced 1.5 to 2 miles apart. Village Centers are predominately commercial centers but may also include residential uses at a density of 6 to 12 units/acre. Village Centers should be developed with higher density residential uses adjacent to the Centers.

The 2,763-acre Village D Urban Growth area, composed of four neighborhoods, includes the entire Specific Plan Area and its three planned neighborhoods, as well as a neighborhood area east of Road 24 within the City limits and outside of the Specific Plan Area. The development of the Urban Growth areas is to be guided by specific plans, which would allow for orderly growth and adequate infrastructure and public facilities/services to support the future population within each area. A specific plan need not cover an urban growth area designated within the City’s General Plan.

In November 2021, the City of Madera approved the Links Ranch Subdivision Project, a residential project located within the southeast portion of the Specific Plan Area, as shown in Figure 3-1. The Links Ranch Subdivision Project included annexation of approximately 41 acres, and the prezone and subdivision of approximately 40 acres to facilitate the development of a 214-lot single-family residential units. The Links Ranch Subdivision Project is consistent with the proposed Specific Plan, as described below.

3.2 PROJECT OBJECTIVES

The Specific Plan is designed to implement a series of project-specific objectives to ensure that the Specific Plan is implemented with quality residential, commercial, and light industrial development. The following is a list of list of project objectives:

- Address the City of Madera’s current and projected housing needs for all segments of the community by providing a range of single- and multi-family homes.
- Promote high quality retail and mixed-use development to attract an array of businesses and employment opportunities.

- Establish a mix of land uses and local-serving activities that meet the General Plan's objectives concerning community character and pedestrian-friendly design.
- Implement the City's General Plan Land Use Element goal to facilitate annexation of large areas of land that are governed by a specific plan, which provides for compatibility of land uses, fiscal balance, recreation, and resource protection.
- Establish a transportation network that will fulfill the policies of the Madera General Plan's Circulation Element by allowing residents to live within proximity to schools, recreational opportunities, retail centers, and commercial development, and minimize vehicle trips through utilizing access to a variety of transportation opportunities, including pedestrian pathways, bikeways, regional arterials, and transit.
- Promote opportunities for water efficiency in Plan Area architecture and landscaping to promote water conservation.
- Incorporate green and sustainable practices, as practicable, in developing buildings and infrastructure.
- Undertake development of the Plan Area in a manner that is economically feasible and balanced to address the City's economic interests.

3.3 PROPOSED PROJECT

The anticipated buildout of the Specific Plan as analyzed in this EIR includes multiple residential densities, village centers, employment opportunities, and public facilities, all supported by an integrated open space and trails network. Land uses accommodated also include space for future elementary schools. The Specific Plan Area includes a maximum of 10,783 dwelling units and approximately 2.1 million square feet of non-residential uses, as summarized in Table 3.A. In addition, Table 3.B, Table 3.C, and Table 3.D include the land use summaries for the Northwest, Southeast, and Southwest neighborhoods, respectively. These tables include maximum dwelling units and square feet for non-residential uses. Target densities are included in this EIR for analysis purposes, and do not represent a minimum density. Individual projects would be governed by the Density Range for each land use. The City of Madera will be responsible for ensuring the total number of dwelling units does not exceed 10,783 units without additional analysis.

The Specific Plan provides development flexibility by allowing for permitted transfer of dwelling units and non-residential square footage within neighborhoods or village center over the life of the Specific Plan. Unused dwelling units or non-residential square footage in one neighborhood may also be transferred to other neighborhoods if the specific conditions outlined in Chapter 8 of the Specific Plan are met, including the requirement that such a transfer is consistent with the Airport Land Use Compatibility Plan for the Madera Municipal Airport.

Table 3.A: Overall Land Use Summary

Land Use Type	Land Use District	Acreage (ac)	Density Range (du/ac)	Target Density (du/ac) ¹	Dwelling Units	Commercial/ Office/ Industrial (FAR)	Commercial/ Office/ Industrial (SF)
Residential							
Village Country Estates	V-CE	36.00	0.1 - 2.0	1.5	54		
Village Low Density	V-LDR	911.30	2.1 - 7.0	5.25	4,784		
Village Medium Density	V-MDR	318.20	7.1 - 15.0	11.25	3,579		
Village High Density	V-HDR	105.20	15.1 - 50.0	22.5	2,366		
Residential Subtotal		1,370.70			10,783		
Mixed Use							
Village Mixed Use	V-MU	120.10	0 - 50.0			0.35	1,830,587.20
Village Parks and Recreation							
Community Parks	V-PR	24.80					
Neighborhood Parks		92.50					
West Trail		2.25					
South Trail		3.25					
Pocket Parks/Basins		40.90					
Village Parks and Recreation Subtotal		163.70					
Natural Open Space							
Fresno River Area	V-OS	16.78					
Industrial							
Village Business Park	V-BP	29.69				0.2	258,659.30
Public Facilities							
Elementary School Sites	V-ES	53.85					
Major Roadways							
Major Roadways	ROW	128.45					
Total		1,883.27			10,783		2,089,246.50

Source: The Villages at Almond Grove Specific Plan (KTY 2021).

¹ This EIR used the Target Densities of each Land Use District to assess potential environmental impacts resulting from implementation of the proposed Specific Plan.

Table 3.B: Northwest Neighborhood Land Use Summary

Land Use Type	Land Use District	Acreage (ac)	Density Range (du/ac)	Target Density (du/ac)	Dwelling Units	Commercial/ Office/ Industrial (FAR)	Commercial/ Office/ Industrial (SF)
Residential							
Village Country Estates	V-CE		0.1 – 2.0	1.5			
Village Low Density	V-LDR	422.96	2.1 – 7.0	5.25	2,221		
Village Medium Density	V-MDR	99.53	7.1 – 15.0	11.25	1,120		
Village High Density	V-HDR		15.1 50.0	22.5			
Residential Subtotal		522.49			3,341		
Mixed Use							
Village Mixed Use	V-MU	12.42	7.1 – 50.0			0.35	189,355.30
Village Parks and Recreation							
Community Parks	V-PR						
Neighborhood Parks		37.86					
West Trail		2.25					
South Trail							
Pocket Parks/Basins		8					
Village Parks and Recreation Subtotal		48					
Natural Open Space							
Fresno River Area	V-OS						
Industrial							
Village Business Park	V-BP	29.69				0.2	258,659.30
Public Facilities							
Elementary School Sites	V-ES	17.17					
Major Roadways							
Major Roadways	ROW	19.82					
Total		649.50			3,341		448,014.60

Source: The Villages at Almond Grove Specific Plan (KTGY 2021).

Table 3.C: Southeast Neighborhood Land Use Summary

Land Use Type	Land Use District	Acreage (ac)	Density Range (du/ac)	Target Density (du/ac)	Dwelling Units	Commercial/ Office/ Industrial (FAR)	Commercial/ Office/ Industrial (SF)
Residential							
Village Country Estates	V-CE		0.1 – 2.0	1.5			
Village Low Density	V-LDR	295.91	2.1 – 7.0	5.25	1,554		
Village Medium Density	V-MDR	124.64	7.1 – 15.0	11.25	1,402		
Village High Density	V-HDR	45.15	15.1 – 50.0	22.5	1,016		
Residential Subtotal		465.70			3,972		
Mixed Use							
Village Mixed Use	V-MU	42.65	7.1– 50.0			0.35	650,241.90
Village Parks and Recreation							
Community Parks	V-PR	14.83					
Neighborhood Parks		34.65					
West Trail							
South Trail		3.20					
Pocket Parks/Basins		13.07					
Village Parks and Recreation Subtotal		65.75					
Natural Open Space							
Fresno River Area	V-OS	16.78					
Industrial							
Village Business Park	V-BP						
Public Facilities							
Elementary School Sites	V-ES	16.68					
Major Roadways							
Major Roadways	ROW	37.43					
Total		644.99			3,972		650,241.90

Source: The Villages at Almond Grove Specific Plan (KTGY 2021).

Table 3.D: Southwest Neighborhood Land Use Summary

Land Use Type	Land Use District	Acreage (ac)	Density Range (du/ac)	Target Density (du/ac)	Dwelling Units	Commercial/ Office/ Industrial (FAR)	Commercial/ Office/ Industrial (SF)
Residential							
Village Country Estates	V-CE	36.00	0.1 – 2.0	1.5	54		
Village Low Density	V-LDR	192.40	2.1 – 7.0	5.25	1,010		
Village Medium Density	V-MDR	94.00	7.1 – 15.0	11.25	1,058		
Village High Density	V-HDR	60.00	15.1 – 50.0	22.5	1,350		
Residential Subtotal		382.40			3,472		
Mixed Use							
Village Mixed Use	V-MU	65.00	7.1 – 50.0			0.35	990,990.00
Village Parks and Recreation							
Community Parks	V-PR	10.00					
Neighborhood Parks		20.00					
West Trail							
South Trail							
Pocket Parks/Basins		20.00					
Village Parks and Recreation Subtotal		50.00					
Natural Open Space							
Fresno River Area	V-OS	0.00					
Industrial							
Village Business Park	V-BP	0.00					
Public Facilities							
Elementary School Sites	V-ES	20.00					
Major Roadways							
Major Roadways	ROW	71.20					
Total		588.60			3,472		990,990.00

Source: The Villages at Almond Grove Specific Plan (KTGY 2021).

3.3.1 Proposed Land Uses

The Village at Almond Grove Specific Plan would establish nine land use districts, which would implement the “Specific Plan Area (SP)” land use designation of the City of Madera General Plan, as amended. As the primary implementing document for the Specific Plan Area, the intent of each land use district is described below, and the Specific Plan land use districts are shown in Figure 3-3, Land Use Plan.

In addition, the proposed Specific Plan would include infrastructure improvements including roadways and utilities. Additional details for all proposed Specific Plan components, including the location of land uses within the Specific Plan Area would be developed and refined as part of the preparation of the Specific Plan, during the application review, and during the environmental review process.

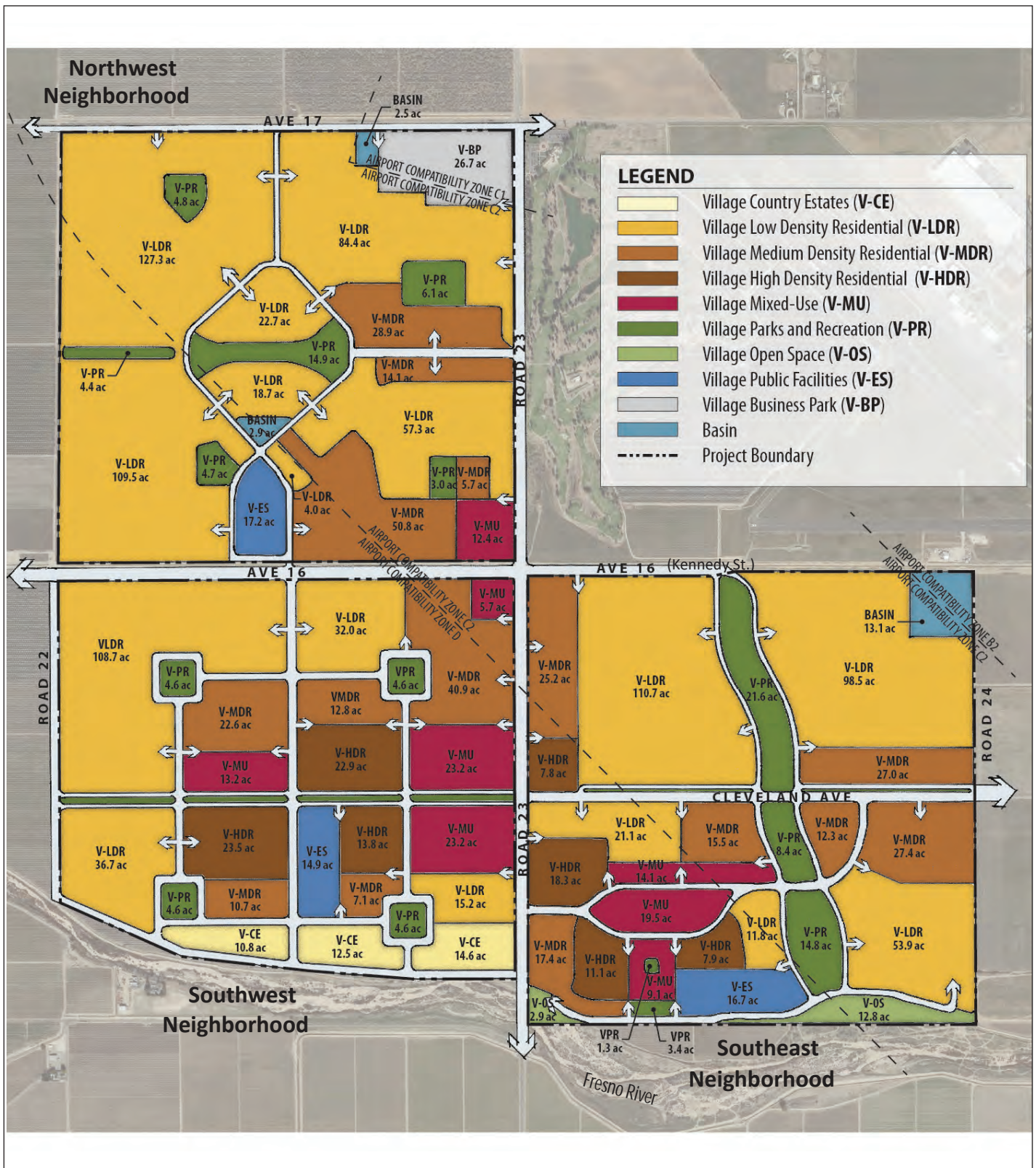


FIGURE 3-3

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The Villages at Almond Grove Specific Plan EIR
Land Use Plan

SOURCE: The Villages at Almond Grove Specific Plan, February 2021

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Tables 3.B through 3.D show the proposed land uses divided into three neighborhoods:

- **Northwest Neighborhood.** This area is approximately 650 acres in size and is bounded by Avenue 17 to the north, Road 23 to the east, Avenue 16 to the South, and agriculture to the west.
- **Southeast Neighborhood.** This area is approximately 589 acres in size and is bounded by Avenue 16 to the north, Road 23 to the east, the Fresno River to the South, and agriculture to the west.
- **Southwest Neighborhood.** This area is approximately 645 acres in size and is bounded by Avenue 16 to the north, agriculture to the east, the Fresno River to the South, and Road 23 to the west.

3.3.1.1 Residential

The proposed Specific Plan includes the four residential land use districts described below.

- **Village Country Estates (V-CE).** This district supports single-family detached residential development at a density range of 0.1 to 2.0 dwelling units per acre (du/ac).
- **Village Low Density Residential (V-LDR).** This district supports single-family detached residential development at density range of 2.1 to 7.0 du/ac.
- **Village Medium Density Residential (V-MDR).** This district supports a combination of single-family detached, single-family attached (e.g., townhomes, condominiums) and multi-family development at a density of 7.1 to 15.0 du/ac.
- **Village High Density Residential (V-HDR).** This district supports a combination of single-family attached and multi-family development at a density of 15.1 to 50.0 du/.

3.3.1.2 Mixed Use

The Specific Plan includes the following mixed-use land use district:

- **Village Mixed Use (V-MU).** The Specific Plan identifies three Village Mixed Use (VMU) plan areas. The VMU district is designed to provide flexibility to respond to changing market conditions and consumer preferences, while allowing for innovation in project design. The V-MU district may be developed with one or more types of land uses, including higher density residential (7.1 to 50.0 du/ac), commercial, office, public and/or semi-public uses. Single-family detached homes shall not be permitted in the V-MU districts.

3.3.1.3 Industrial

The Specific Plan includes the following industrial land use district.

- **Village Business Park (V-BP).** The V-BP district accommodates industrial-serving, commercial and office uses, and very light industrial uses, which may be developed at a target intensity of

0.2 FAR, as limited by Airport Land Use Compatibility Plan. Development within this land use district is typically multi-tenant in nature; however, single-tenant buildings are not precluded.

3.3.1.4 Parks, Recreation and Open Space

The Specific Plan includes the following land use districts for parks, recreation and open space within the Plan Area.

- **Village Parks and Recreation (V-PR).** The V-PR district includes community parks, neighborhood parks, pocket parks, village paseos, neighborhood paseos, landscape corridors, and development edge buffers. Basins are also accommodated within this land use district.
- **Village Open Space (V-OS).** The V-OS district includes the preservation and enhancement of natural open space. The area along the Fresno River is included in this land use district.

3.3.1.5 Public Facilities

The Specific Plan includes the following land use district for public facilities.

- **Village Public Facilities (V-PF).** The V-PF district includes elementary school sites and public facilities such as fire stations, libraries, museums, police stations and post offices. Development of school facilities on the proposed elementary school sites identified within the Plan Area would be subject to review and approval by Madera Unified School District.

3.3.2 Development Regulations and Design Guidelines

Chapter 6 of the Specific Plan establishes permitted uses and physical development standards and regulations for the planned development of the Specific Plan. Development standards include criteria for site design, architecture, landscaping, parking, and circulation that would apply to development of the Project and which would serve as the Specific Plan Area's zoning. At the time that a developer/builder proposes a project under the Specific Plan, the future project would be reviewed for consistency with the development regulations and guidelines included in the Specific Plan when more project-specific information and details are available.

The standards and guidelines establish requirements specific to each proposed land use category such as maximum FAR, maximum building area, maximum building heights, building setbacks from property lines, landscaping standards, and required off-street parking. See Table 6.1 for development standards and Table 6.2 for permitted uses of the Specific Plan.

Chapter 7 of the Specific Plan sets forth design guidelines applicable in the Specific Plan Area generally, and in each of the land use districts. These guidelines apply to site design, landscaping, and building materials and architecture.

3.3.3 Proposed Circulation

The following provides a description of the proposed automobile, pedestrian and bicycle circulation within the Specific Plan Area. Figure 3-4, Circulation Plan, shows the proposed roadways and classifications.

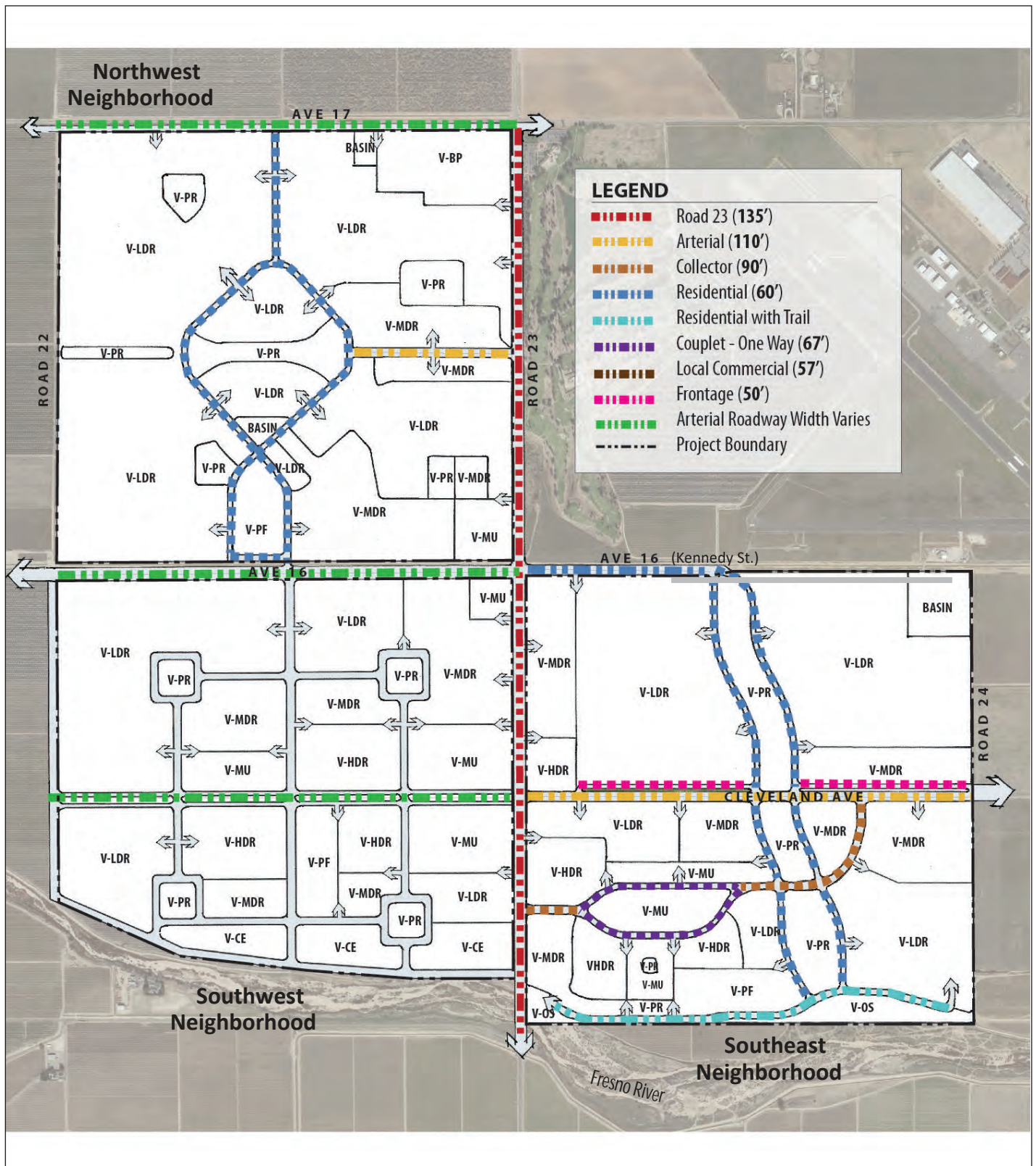


FIGURE 3-4

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The Villages at Almond Grove Specific Plan EIR
Circulation Plan

SOURCE: The Villages at Almond Grove Specific Plan, February 2021

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3.3.3.1 Vehicle Access

Primary access roads to the Specific Plan Area include Avenue 17, Avenue 16 (Kennedy Street), and Avenue 15 ½ (Cleveland Avenue) and Road 23. Current access to the Specific Plan Area would not be altered as a part of the Specific Plan.

The General Plan's circulation system for the Specific Plan Area consists of Arterials, Collectors, loop Road and local Streets. Arterials and Major Collectors are located alternately every mile with a Minor Collector located approximately every half-mile. The Vern McCullough Fresno River trail is a Class I³ trail that provides access and mobility opportunities for pedestrians, runners and bicyclists. Currently the system does not extend to the project site.

3.3.3.2 Pedestrian Circulation

The pedestrian circulation system would utilize sidewalks and paseos throughout the Specific Plan Area. Sidewalks would be provided along all streets and would be a minimum of five feet wide to a maximum of 12 feet wide. Sidewalks on Residential, Collector, Arterial, and Frontage roads would be 5 feet wide, while sidewalks on Local Commercial streets would be 10 feet wide. Sidewalks along Road 23 would be 8 feet wide, and sidewalks on the One-Way Couplets would be 12 feet wide. Sidewalks would be constructed of concrete as part of the roadway improvements. Paseos would be incorporated as part of the open space area and would provide pedestrian connections throughout the Specific Plan Area.

3.3.3.3 Bicycle Circulation

Bicycle lanes and off-street trails would provide accessibility and mobility throughout the Specific Plan Area. In addition, a multi-purpose pedestrian and bicycle trail would be constructed along the Fresno River. Trail connections would be constructed to link the multi-purpose trail along the river that connects to the Vern McCullough Fresno River trail with on-street bicycle network. Proposed bike paths would provide linkages to the City's master planned bike path system.

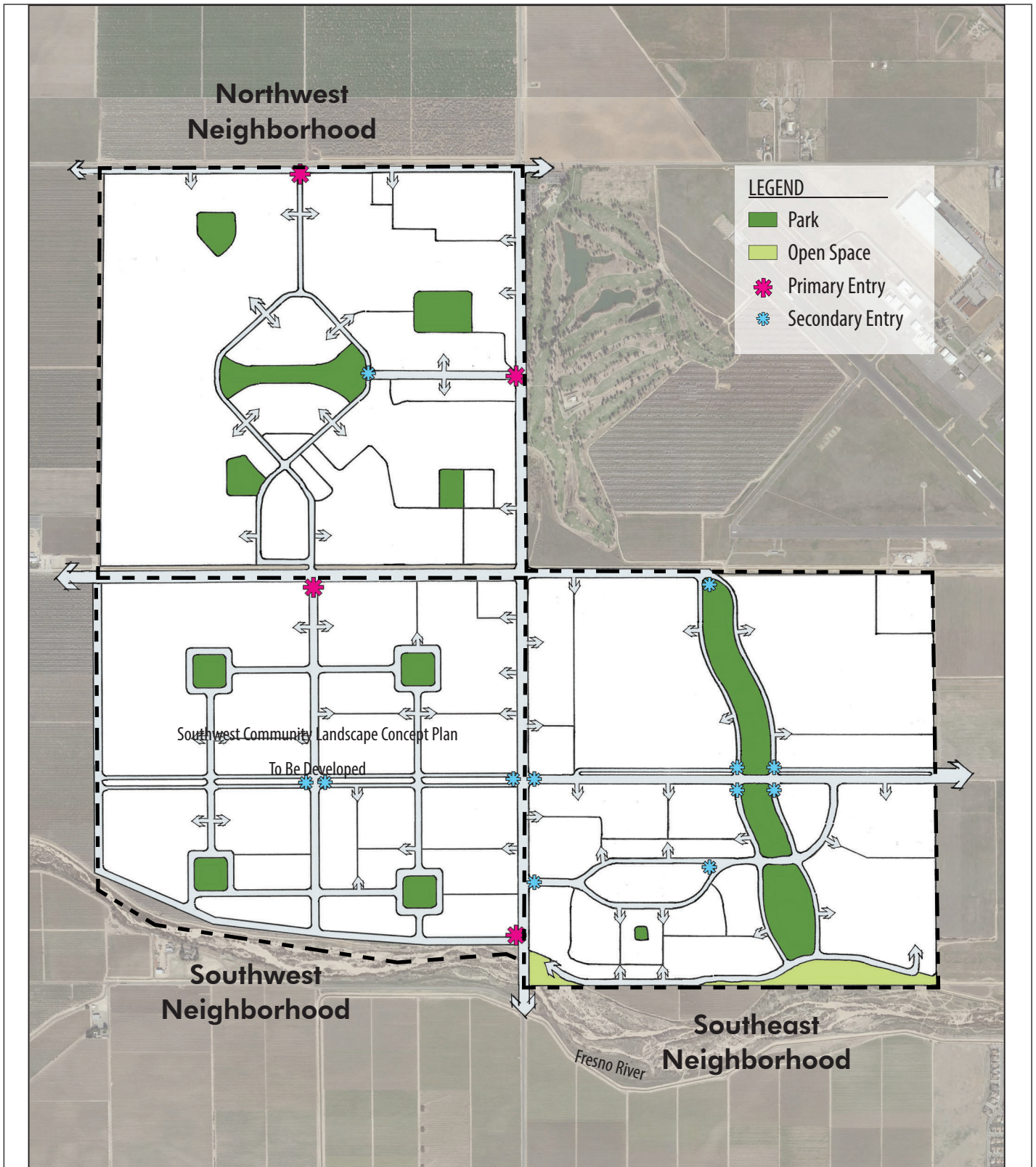
3.3.4 Landscape Guidelines

3.3.4.1 Master Landscape Concept Plan

Figure 3-5, Master Landscape Plan, shows the proposed locations of key landscape features in the Specific Plan Area, including the community entries, landscape corridors, paseos, parks and development edge buffers.

³ A Class I provides a completely separated facility for the exclusive use of bicycles and pedestrians with crossflow by vehicles minimized.

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FIGURE 3-5



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The Villages at Almond Grove Specific Plan EIR
Master Landscape Plan

SOURCE: The Villages at Almond Grove Specific Plan, 2021

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3.3.4.2 Streetscapes

The streetscape sections included in the Specific Plan are intended to illustrate the general streetscape design and depict only typical street conditions. For cross sections showing different conditions of each street, please refer to Chapter 5 of the Specific Plan. Final streetscape design may vary based on actual site conditions. A list of recommended trees, shrubs and groundcovers for arterial and collector streets is provided in the Plant Palette in Section 7.4.8 of this Specific Plan.

3.3.4.3 General Landscape Criteria

In both public and private spaces, landscape will be designed with an understanding of massing, scale and view opportunities. The following design criteria will be taken into consideration:

1. Landscaping should define edges, soften building contours, highlight important architectural features, provide shade for pedestrians, add visual interest, and screen less attractive elements.
2. Incorporate special landscape treatments at entry areas and special nodes such as building entries, street intersections and public gathering areas.
3. Where appropriate, use special landscape elements such as arbors, trellis, and benches to create focal points, enhance visual interest and provide pedestrian comfort. Landscape elements should relate to the character and scale of the neighborhood and the surrounding space.
4. Plant material selections and locations should consider the site, soil conditions, solar orientations and relationships to adjacent streets and buildings.
5. Wherever possible, select plant materials that require minimal or no irrigation following establishment, do not require active maintenance such as mowing or use of chemical fertilizers, pesticides or herbicides.
6. Combine plant materials of different colors and textures to create visual interest.
7. Protect and preserve native plant species in natural open space, wherever feasible.
8. Consider view opportunities from the neighborhoods to surrounding amenities, using landscaping to frame these views rather than leaving view areas completely open.
9. Development perimeter edges should be buffered by using planting materials that blend harmoniously with the surrounding landscape.
10. Perennials are encouraged in parks to create colorful, animated gardens.
11. Vines may be used to soften arbors, architecture, garages and front porches. Vine grouped in a cluster (pocket) are encouraged along streets to break up lines of garages.
12. Street trees may be either informally or formally spaced, but should average not less than 30 feet on center spacing where the site plan can accommodate such spacing. Planting of street

trees should be coordinated with public utility easements and above-ground structures, as necessary.

13. Specimen trees should be used at community and neighborhood entries, parks and key planting medians to provide focal points.
14. In alley drives, shrub pockets should be planted with vertical shrubs, along with ground cover and smaller shrubs at the base. Trees may be provided where space allows. Trees in alleys are optional and at the discretion of the developer/builder, and are not required as part of project approvals.
15. Combine informal plant and tree groupings should be combined along natural open space adjacent to the Fresno River and open space trails. Tree sizes should vary within informal areas.
16. Paseos/trails and residential streets should offer canopy trees and flowering accent trees to provide shade and color.
17. Planting in the Village Center should be more formal in character than the rest of the community. The Village Center should incorporate a more enhanced palette, emphasizing year-round greenery with color accents.
18. Suitable deciduous trees that will provide full canopy shade at maturity should be planted along the Village Center streets, where appropriate.
19. Landscape plans for any development should consider traffic safety sight line requirements and structures on adjacent properties to avoid conflicts as the trees and shrubs mature.
20. Street trees and trees in private landscaped areas near public walkways and street curbs should be selected and installed to prevent damage to sidewalks, curbs, gutters and other public improvements as much as possible.
21. Automatic irrigation systems should be installed in rights-of-way, public areas and mixed-use areas. In areas where irrigation is required, the irrigation system should be designed to maximize efficiency and limit or eliminate the use of potable water. Potential strategies for reducing irrigation water include using native/adapted plantings, high-efficiency equipment including, but not limited to, drip irrigation, use of captured rainwater, and use of recycled wastewater where feasible. Irrigation design should utilize weather- and climate-smart controllers, irrigation zones to suit plant requirements, and high-efficiency nozzles.
22. Erosion control techniques to mitigate increased runoff should be integrated with the overall landscape design. Emphasis should be placed on drainage solutions that conform to the natural character of the landscape.
23. Landscaping should be continuously maintained and replanted as necessary. All landscaped areas should be kept free of debris and litter.

3.3.4.4 General Hardscape Criteria

1. Hardscape materials should be selected with an understanding of massing, scale and programmed use.
2. Use durable paving and hardscape materials. Materials may include, but are not limited to, natural color concrete with medium water-wash finish, retardant finish or seeded aggregate finish, colored concrete and decomposed granite.
3. Enhanced paving should be used at community and neighborhood entries, and heavy pedestrian traffic areas in the Village Center.
4. Consider the use of permeable paving materials that help promote infiltration and reduce stormwater runoff.
5. Consider the use of paving materials with a high Solar Reflectivity Index.

3.3.4.5 Entry Treatments

Community Entries. The guidelines included in Table 3.E would apply to the neighborhood entries.

Table 3.E: Neighborhood Entries Guidelines

Neighborhood Entries Guidelines	
1.	The primary neighborhood entry treatment establishes the overall theme that will be reinforced at other key entry locations throughout the neighborhood. Locations and design of primary entries are identified in the proposed Specific Plan. The design includes a main feature as a vertical monument in the median supported by supplemental walls on one or both side of the road as the space allows and will be determined with each Tentative Map. The vertical element may be located on a prominent corner rather than in a median, but the design intent of the Specific Plan would be maintained.
2.	Secondary neighborhood entries should feature similar treatments as the primary neighborhood entry, but at a smaller scale.
3.	Enhanced plantings may be incorporated around project entry monumentation.
4.	Discreetly placed lighting should be used to enhance the entry experience during the nighttime hours.

Source: The Villages at Almond Grove Specific Plan (KTGY 2021).

Mixed Use Area Entries. The mixed use area entries would reflect the neighborhood entry treatment and the overall landscape concept of the Specific Plan. The locations of the mixed use area entries would be determined at the time of the Tentative Map submittal for the mixed use areas. The guidelines included in Table 3.F would apply to the mixed use area entries.

Table 3.F: Mixed Use Area Entries Guidelines

Mixed Use Area Entries Guidelines	
1.	Provide enhanced landscaping at the Village Center entries that complement the surrounding streetscape. Layer shrub planting at the entry areas to create depth, texture and interest.
2.	Enhanced paving, such as concrete pavers or colored and textured concrete, should be provided at the entry corners.
3.	Consider using planters and/or low seat walls at the entries to delineate public spaces. Materials should complement the landscape theme(s).
4.	Incorporate special identity signage, lighting and/or architectural icon elements at the entries, where appropriate.

Source: The Villages at Almond Grove Specific Plan (KTGY 2021).

Residential Neighborhood Entries. At the discretion of the developer/builder, each residential neighborhood entry may contain signage. Where provided, the signage should identify the name of the development within the planning area(s). The locations of the residential neighborhood entries would be determined at the time of the Tentative Map submittal for the planning areas.

3.3.5 Parks, Recreation, and Open Space

An integrated network of open spaces, park areas, and trails would facilitate connectivity throughout the Specific Plan Area and would provide passive and active use opportunities for Project users, employees and the community at large. The proposed park, open space and recreational facilities are described more fully in Chapter 5 of the Specific Plan.

The open space includes parks, landscape corridors adjacent to major streets, development edge buffers, and paseos. These areas are identified as open space to provide recreation areas, pedestrian/bicycle travel, flood control through the use of enhanced drainage ways, and buffer zones. The locations of the open space areas are shown in Figure 3-5.

3.3.5.1 Parks

Community Parks. Community parks would be over 10 acres in size and would provide a variety of active and passive recreation amenities. Amenities may include open turf areas, ballfields for organized sports, basketball courts, volleyball courts, children play areas with playground equipment, picnic facilities, amphitheaters, walking and bike paths, shade structures, community rooms, swimming pools, restrooms and parking. In addition, the community parks may include interpretive areas commemorating the history of Madera.

Neighborhood Parks. Neighborhood parks would range in size from 3 to 10 acres, and may include active and passive recreation amenities and associated facilities such as open play areas, basketball courts, playground equipment, picnic and BBQ areas, shade structures, walking and bike paths, and parking.

Pocket Parks. A series of pocket parks, in size of three or fewer acres, would be located throughout the Specific Plan Area. These smaller parks would generally provide recreation amenities and open space intended to serve the uses located in the area surrounding each respective pocket park. Typical amenities at pocket parks would include children's play areas with playground equipment, picnic tables and seating, gardens, and walking and bike paths.

General Park Development Guidelines. The guidelines listed in Table 3.G would apply to parks within the Specific Plan Area.

3.3.5.2 Trails and Paseos

Trails and paseos would be located throughout the Specific Plan Area to provide pedestrian and bicycle connectivity within neighborhoods as well as to natural open space features.

Table 3.G: Park Development Guidelines

Park Development Guidelines	
1.	Parks should contain recreation amenities and facilities consistent with the needs of nearby residents.
2.	Park landscaping should incorporate native plant species, wherever possible, to reduce irrigation and maintenance needs.
3.	Parks should be linked to the surrounding land uses via trails and/or sidewalks.
4.	Park amenities should be designed and constructed for maximum durability and safety and minimal maintenance.
5.	Parks should be designed to facilitate surveillance by police, security services and nearby residents.
6.	Park development should occur in conjunction with the adjacent residential development on a project-by-project basis.
7.	Some basin locations where feasible may serve dual purposes for recreation and drainage.
8.	Parks shown on the Conceptual Master Landscape Plan shall be dedicated to the City in accordance with the requirements stipulated in the development agreements between the individual developers and the City. Maintenance of these public parks shall be provided by the City. Maintenance of private parks will be the responsibility of individual homeowners' associations.

Source: The Villages at Almond Grove Specific Plan (KTGY 2021).

Village Paseos. Village paseos would provide pedestrian and bicycle linkages to traverse each community and various residential neighborhoods. The village paseos would include multi-use trails, drainage and bioswales, and open space areas. The village paseos would be accessible from various residential areas and would connect to a series of parks via neighborhood paseos. In most locations, the village paseo would vary from 10 to 25 feet in width, including a minimum 10-foot-wide multi-use trail that would be constructed of asphalt, decomposed granite or other suitable all-weather surfaces, and landscaped areas adjacent to the trail. Benches and seating areas would be provided along the trail, where appropriate.

Vernon McCullough Fresno River Trail. The Vernon McCullough Fresno River Trail currently provides access to the natural riparian environment along the Fresno River east of the Specific Plan Area. The Specific Plan would construct an extension of the trail along the Fresno River in the Specific Plan Area. The trail would be connected to residential neighborhoods, parks and open space areas within the Specific Plan Area. The trail would incorporate a multi-use trail adjacent to natural open space and the future alignment would avoid existing trees whenever possible. The multi-use trail would be a minimum of 10 feet wide and would be constructed with asphalt, decomposed granite or other suitable all-weather surfaces.

Landscape Corridor Trails. Multi-use trails would be located within the landscape corridors along streets. These landscape corridor trails would provide pedestrian and bicycle connections between neighborhoods within the Specific Plan Area and future communities surrounding the Specific Plan area. The landscape corridor trails would be a minimum of eight feet wide and would be constructed of concrete, asphalt, decomposed granite or other suitable all-weather surfaces. Plantings adjacent to the landscape corridor trails would be informal in nature.

Sidewalks. Sidewalks within the Specific Plan Area would be provided along all streets, and would be a minimum of 5 feet wide to a maximum of 12 feet wide. Sidewalks on Residential, Collector, Arterial, and Frontage roads would be 5 feet wide, while sidewalks on Local Commercial streets would be 10 feet wide. Sidewalks along Road 23 would be 8 feet wide, and sidewalks on the One-Way Couplets would be 12 feet wide.

3.3.5.3 Natural Open Space

Natural open space areas would be included along the southern boundary of Specific Plan Area to allow for biological resource protection, and enhanced drainage features for flood control. Public access to the natural open space areas would be provided, to the extent permitted by regulatory agencies. The guidelines listed in Table 3.H would apply to the design and development of natural open space areas:

Table 3.H: Natural Open Space Guidelines

Natural Open Space Guidelines	
1.	Natural open space should be connected to other land uses by trails or paseos to the greatest extent feasible.
2.	All-weather pedestrian/bicycle trails are permitted in the natural open space areas.
3.	Landscaping, if provided, should incorporate native plant materials and blend with the natural character of the surrounding open space areas.
4.	A program for removal of invasive plant species should be developed for all open space areas.
5.	Grading and construction should be limited to trails, drainage channels and related features such as access road and bridge improvements, water quality enhancement basins, irrigation pumping facilities, etc. Areas disturbed by these construction activities should be re-vegetated with native annual grasses and/or other riparian vegetation.
6.	Construction activities within natural open space areas will be subject to regulatory agency approvals, where applicable.
7.	Land uses located adjacent to natural open space areas should be designed so as not to adversely impact the protected resources.

Source: The Villages at Almond Grove Specific Plan (KTGY 2021).

3.3.6 Lighting Guidelines

The lighting guidelines listed in Table 3.I would apply to development within the Specific Plan Area.

Table 3.I: Lighting Guidelines

Lighting Guidelines	
1.	Lighting design should be an integral part of the overall site and building design. Lighting design should complement the surrounding streetscape and architecture, and be incorporated into other nearby design elements.
2.	Street lights, walkway lighting, architectural lighting and landscape accent lighting should be aesthetically pleasing and subdued, while providing for public safety. Use low-energy, shielded light fixtures that direct light downward to minimize glare. Up-lighting of architectural features and landscaping may be permitted.
3.	Street lights should be located at regular intervals along streets and at intersections, cul-de-sacs, corners, and areas where pedestrians might commonly encounter vehicular traffic, or as required by the City of Madera.
4.	Public Right of Way and parking areas should be adequately illuminated for public safety as required by City of Madera. Human-scaled light poles, bollards or path lights should clearly mark the path of travel to enhance pedestrian safety and comfort.
5.	Lighting for non-residential development should be screened from direct view from adjacent residential uses. Lighting for non-residential development should be designed to minimize glare, obtrusive light and artificial sky glow by limiting lighting that is misdirected, excessive or unnecessary, while at the same time maintaining a safe environment.
6.	Lighting that represents movement, flashes, blinks or is of unusually high intensity or brightness is prohibited, except during holiday seasons when flashing lights used for holiday displays are permitted.
7.	Lighting in residential areas and along streets and trails should be designed to minimize artificial lighting from reflecting into adjacent natural open space.
8.	Incorporate energy-saving light fixtures, where feasible.
9.	Lighting should conform to local codes and ordinances, applicable safety and illumination requirements, and California Title 24 requirements.

Source: The Villages at Almond Grove Specific Plan (KTGY 2021).

3.3.7 Sustainability Guidelines

Development would be encouraged to incorporate sustainable building and design practices to lessen the environmental impacts of the proposed Specific Plan. These practices can include compact development, reduced impervious surfaces, improved water detention and conservation, preservation of habitat areas, mixing of compatible land uses, water-efficient landscaping and irrigation, and enhanced pedestrian and bicycle amenities that reduce reliance on the use of automobiles.

It is anticipated that new sustainable strategies would be continually developed during the buildout of the Specific Plan, but the Specific Plan would encourage the implementation of realistic sustainable design strategies into project design as the community continues to evolve over time. Table 3.J provides a summary of possible sustainable design strategies that may be utilized during implementation of the Specific Plan.

3.3.8 Utilities and Service Systems

3.3.8.1 Potable Water

The City of Madera would provide water to the Specific Plan Area. The Water System Master Plan shown on Figure 3-6, Conceptual Water Master Plan, illustrates the major water facilities proposed for the project. The proposed master plan, distribution system, and pipe sizes, were developed based on the proposed Land Use Plan. Adjustments to the land uses would require modifications to the Conceptual Water System Master Plan based on approval of subsequent development entitlements that finalize residential densities, Neighborhood Commercial, Recreational Center and office use.

3.3.8.2 Wastewater

The City of Madera would provide wastewater services to the Specific Plan Area. The City of Madera Sanitary Sewer System Master Plan (SSSMP) identified the need for an additional sewer trunk line on Road 23 to connect to the existing Waste Water Treatment Plant (WWTP). The Wastewater System Master Plan included as Figure 3-7, Wastewater System Master Plan, shows the wastewater pipeline system for the Specific Plan. Adjustments to the sewer master plan would be made with subsequent development entitlements approving final street alignments and actual residential densities and specific commercial uses.

The sewer trunk line in Road 23 would be a 30-inch line that would connect to a 48-inch line that would run parallel to an existing 48-inch pipeline that connects to the existing WWTP. A lift station would be installed at the intersection of Avenue 16 and Road 23.

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FIGURE 3-6

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NOT TO SCALE

The Villages at Almond Grove Specific Plan EIR
Conceptual Water Master Plan

SOURCE: The Villages at Almond Grove Specific Plan, February 2021

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FIGURE 3-7

LSA



NOT TO SCALE

The Villages at Almond Grove Specific Plan EIR
Wastewater System Master Plan

SOURCE: The Villages at Almond Grove Specific Plan, February 2021

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Table 3.J: Sustainability Guidelines

Sustainability Guidelines	
Site Planning	
1.	In Village Core areas, encourage compact development that concentrates residential areas close to other land uses such as retail commercial uses and parks.
2.	Incorporate a range of housing types and densities in the community.
3.	Create an interconnected street network that facilitates movement of pedestrians, cyclists and NEV users
4.	Enhance public transportation accessibility.
5.	Provide basic services in the Village Mixed Use areas and enhance the community's connectivity to such services.
6.	Encourage design of landscape areas that capture and direct stormwater runoff, particularly in open space areas, parks and trails/paseos.
7.	Stabilize slopes to limit erosion as part of the stormwater management plan and erosion control plan.
Energy Efficiency	
The Specific Plan encourages future development to strive for energy reduction in excess of that required by Title 24 standards. Where feasible and appropriate, the following strategies are encouraged, but not required:	
1.	Develop strategies to provide natural lighting, where feasible, to reduce reliance on artificial lighting.
2.	Encourage the use of Low-E or EnergyStar windows.
3.	Encourage the use of high-efficiency lighting systems with advanced lighting controls. For nonresidential buildings, consider providing motion sensors tied to dimmable lighting controls. Task lighting may be used to reduce general overhead light levels.
4.	A properly sized and energy-efficient heat/cooling system may be used in conjunction with a thermally efficient building shell. Consider using light colors for roofing and wall finish materials, and installing high R-value wall and ceiling insulation.
5.	Encourage implementing some of the strategies of the EnergyStar program, which is an energy performance rating system developed by the U.S. Department of Energy and the Environmental Protection Agency. The program certifies products and buildings that meet strict energy-efficiency guidelines. Involvement in the EnergyStar program will be completely optional at the discretion of each individual developer/builder.
6.	For retail, commercial and office uses, promote the use of light colored roofing with a high solar reflectance to reduce the heat island effect from roofs.
7.	In retail, commercial and office development, encourage the provision of preferred parking spaces for hybrid, fuel cell, electric and/or other fuel efficient vehicles.
Materials Efficiency	
1.	Use dimensional planning and other material efficiency strategies, where feasible. These strategies reduce the amount of building material wastes and cut construction costs.
2.	Consider using recycled base, crushed concrete base, recycled content asphalt, shredded tires in base and asphalt in roads, parking areas and drive aisles, if feasible and economically viable.
3.	Encourage the provision of adequate space to facilitate recycling collection.
4.	Encourage the use of rapidly renewable building materials and products (made from plants that are typically harvested within a ten-year cycle or shorter) into new homes. Examples of materials that could achieve this goal include, but are not limited to, bamboo, wool, cotton insulation, agrifiber, linoleum, wheatboard, strawboard and cork.
Water Efficiency	
1.	Where feasible reduce water consumption by providing low-flush toilets, low-flow shower heads and other water conserving fixtures, where feasible.
2.	Promote the use of recirculating systems for centralized hot water distribution.
3.	Promote the use of tankless water heaters.
4.	Use micro-irrigation (which excludes sprinklers and high-pressure sprayers) to supply water in non-turf areas, where applicable.
5.	Encourage the use of state-of-the-art irrigation controllers and self-closing nozzles on hoses.
6.	Where feasible, use separate valves for planting areas with different water usage levels, so that plants with similar water needs are irrigated by the same valve.
Landscape Design	
1.	Use low- or medium-water use and native plant materials where appropriate. Turf areas should be minimized in the community to promote water conservation. Limit the use of turf to areas that experience high functional use and are needed to accommodate outdoor activities such as sports, picnicking, etc. Only turf varieties that are suited to the climate should be used.

Table 3.J: Sustainability Guidelines

Sustainability Guidelines	
2.	Promote the use of plant materials that are well suited to the solar orientation and shading of the buildings.
3.	Encourage grouping of plants according to water use, slope aspect and sun/shade requirements. Each hydrozone may be irrigated on a separate valve using high-efficiency irrigation techniques.
4.	Consider the use of organic wood or shredded bark mulch and soil amendments to retain soil moisture.
5.	Encourage the use of colored hardscape materials to reduce glare and/or reflect heat in outdoor plazas and gathering areas.
6.	Encourage the use of low-growing, low- to medium-water use plant material in parkways instead of turf.
7.	Provide shade trees in paved areas and adjacent to buildings, where feasible, to increase natural cooling and conserve energy.
Occupant Health and Safety	
1.	Provide adequate ventilation and high-efficiency, in-duct filtration systems, where feasible, for commercial and office buildings. Heating and cooling systems that ensure adequate ventilation and proper filtration can have a dramatic and positive impact on indoor air quality.
2.	Potential pollutants generated in the home can be managed through the use of exhaust fans for kitchens, baths and laundry rooms.
3.	Provide effective drainage from the roof and surrounding landscape.
4.	Criteria may be established for the delivery and storage of absorptive materials, and the ventilation of spaces once the materials are installed to prevent mold.
Operation, Maintenance and Homeowner Education	
1.	Provide home manuals to owners/occupants on the use and care of “green” components in the home or building, where applicable.
2.	Provide built-in space for recycling containers in the home or building to encourage recycling, where possible.

Source: The Villages at Almond Grove Specific Plan (KTY 2021).

3.3.8.3 Stormwater

The Conceptual Storm Drainage Master Plan delineating the proposed storm drainage zones and major facilities for Project are included in the Infrastructure Master Plan, included in Appendix C. The Conceptual Storm Drainage Master Plan includes a description of the storm drainage system design and design standards that will provide flood protection to the Northwest Neighborhood and Southeast Neighborhood. A storm drainage master plan for the Southwest Neighborhood would be developed at a future date. The Conceptual Storm Drainage Master Plan was designed by calculating the estimated runoff based on the proposed land uses in the Specific Plan, and may be subject to modification pending approvals of more specific development entitlements over time.

3.3.8.4 Solid Waste

Mid Valley Disposal would provide solid waste disposal services to the project site.

3.3.8.5 Electricity and Natural Gas

Pacific Gas & Electric Company (PG&E) provides electricity and natural gas to the Specific Plan Area. PG&E would install natural gas mains to the Specific Plan Area, as necessary. All new electric lines and all existing lines within the Specific Plan Area would be installed according to City of Madera requirements.

3.3.9 Public Services

3.3.9.1 Fire Services

The City of Madera Fire Department would provide fire protection, paramedic, and emergency response services to the Specific Plan Area.

The fire station closest to the Specific Plan Area is Fire Station 58 at 2558 Condor Drive, less than one mile east of the Specific Plan Area. Fire Station 58 houses a quintuple combination pumper truck and has a staff of three firefighters.

3.3.9.2 Police Services

The Madera Police Department would provide law enforcement service to the Specific Plan Area. The police station is located in Madera at 330 South C Street, approximately four miles to the southeast.

3.3.9.3 Schools

The Madera Unified School District provides public school services to the Specific Plan Area. As discussed above, the development of school facilities within the Specific Plan Area would be subject to review and approval by Madera Unified School District.

3.3.10 Tentative Tract Maps

Two Tentative Tract Maps are included as part of the proposed project. Descriptions of each Tentative Tract Map are included below.

3.3.10.1 Vesting Tentative Tract Map Number 2020-02

Vesting Tentative Tract Map No. 2020-02 pertains to the Southeast Neighborhood, approximately 645 gross acres of property located east of Road 23, between Avenue 16 and the Fresno River (APN: 033-180-002, 003). This map is proposed in conjunction with an annexation request, General Plan Amendment, and the proposed Specific Plan that will establish the requested zone districts. The lot sizes, lot pattern, street design, etc., are proposed in conformance with the requirements detailed in the proposed Specific Plan. Vesting Tentative Tract Map No. 2020-02 proposes the creation of a 2,390-lot residential subdivision with lots ranging in size from 40 feet by 80 feet, to 55 feet by 110 feet. In addition to these residential lots, the tentative tract map proposes to create 29 outlots, 10 of which will be used for parks or open space, 2 for storm drain basins, 12 for future mixed-use developments, 4 for high-density residential uses, and 1 for a future school site. The site will be primarily a mix of Low-Density, Medium-Density, and High-Density residential uses. This tract map will conform to the Permitted Uses pursuant to the Specific Plan; however, Conditional Uses will require separate land use entitlements pursuant to the Specific Plan and may require future environmental analysis.

Because the proposed subdivision is larger than a typical tract map, the Tentative Tract Map 2020-02 has been broken up into 27 blocks. These blocks represent logical boundaries for development and are grouped by land use and/or drainage area whenever possible. The blocks are generally numbered in the logical order of development, however, the blocks could be developed out of sequence. Tentative Tract Map Number 2020-02 is shown in Figure 3-8, Tentative Tract Map Number 2020-02.

3.3.10.2 Vesting Tentative Tract Map Number 2020-03

Vesting Tentative Tract Map No. 2020-03 pertains to the Northwest Neighborhood, approximately 661 gross acres of property located west of Road 23, between Avenue 16 and Avenue 17 (APN: 033-700-02, 03, 04, 05). This map is proposed in conjunction with an annexation request, General Plan Amendment, and the proposed Specific Plan that will establish the requested zone districts. The lot sizes, lot pattern, street design, etc., are proposed in conformance with the requirements detailed in the proposed Specific Plan.

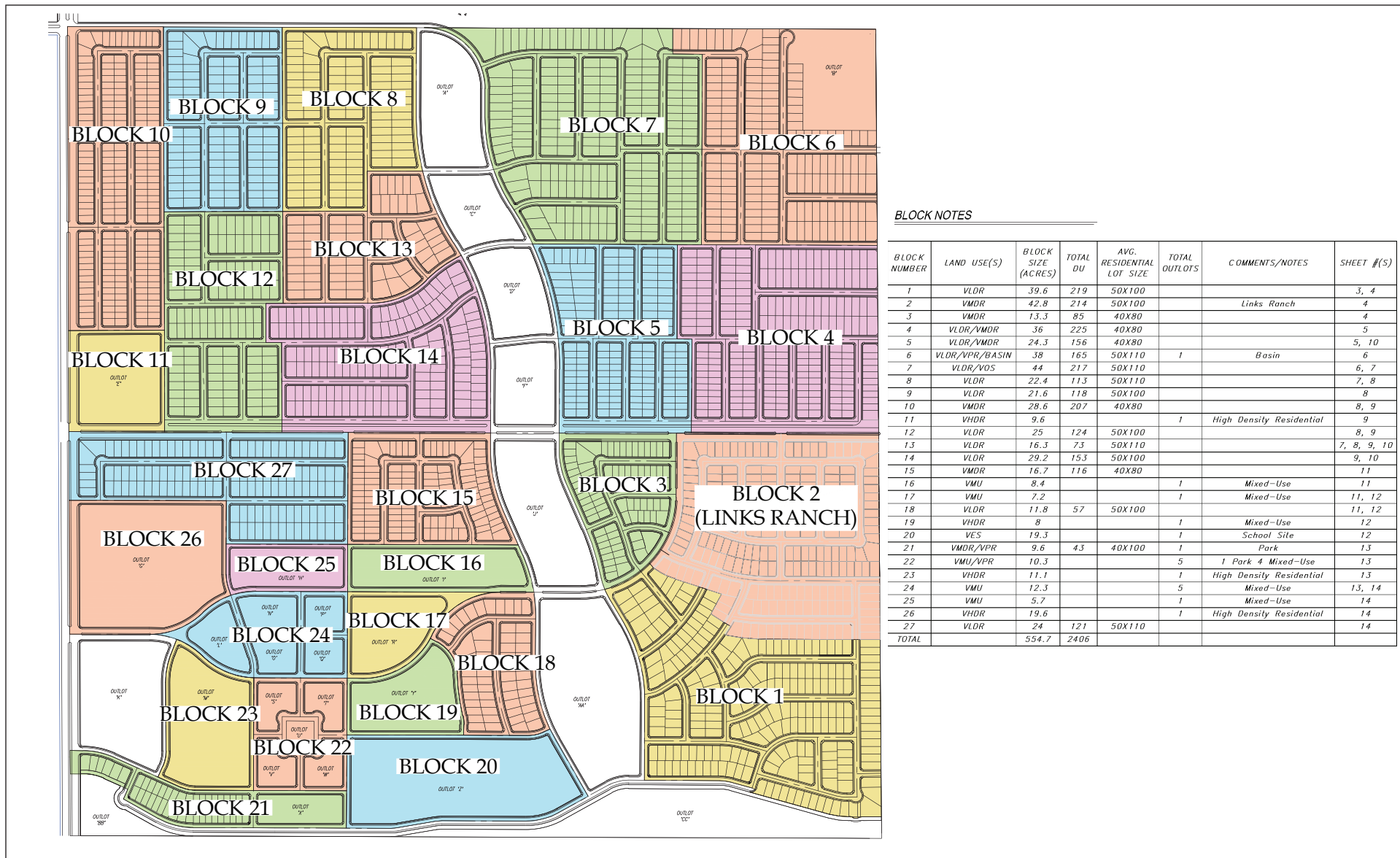
Vesting Tentative Tract Map No. 2020-03 proposes the creation of a 2,815-lot residential subdivision with lots ranging in size from 40 feet by 80 feet to 55 feet by 110 feet. In addition to these residential lots, the tentative tract map proposes to create 17 outlots, 6 of which will be used for parks or open space, 6 for future business park developments, 3 for storm drain basins, 1 for future mixed-use developments, and 1 for a future school site. This tentative tract map will conform to the Permitted Uses pursuant to the proposed Specific Plan; however, Conditional Uses will require separate land use entitlements pursuant to the proposed Specific Plan and may require future environmental analysis.

Because the proposed subdivision is larger than a typical tract map, the map for Tentative Tract Map 2020-03 has been broken up into 36 blocks. These blocks represent logical boundaries for development and are grouped by land use and/or drainage area whenever possible. The blocks are generally numbered in the logical order of development; however, the blocks could be developed out of sequence. Tentative Tract Map Number 2020-03 is shown in Figure 3-9, Tentative Tract Map Number 2020-03.

3.3.11 General Plan Amendment

The proposed project would include several amendments to the General Plan.

The proposed project would modify policies in the Land Use Element related to “Village D: Northwest Madera” to allow for consistency between the General Plan and the proposed Specific Plan. Under “Village D: Specific Policies” beginning on page 8-48 of the General Plan, the following text would be amended.



BLOCK NOTES

BLOCK NUMBER	LAND USE(S)	BLOCK SIZE (ACRES)	TOTAL DU	AVG. RESIDENTIAL LOT SIZE	TOTAL OUTLOTS	COMMENTS/NOTES	SHEET #(s)
1	VLDR	39.6	219	50X100			3, 4
2	VMOR	42.8	214	50X100		Links Ranch	4
3	VMOR	13.3	85	40X80			4
4	VLDR/VMOR	36	225	40X80			5
5	VLDR/VMOR	24.3	156	40X80			5, 10
6	VLDR/VPR/BASIN	38	165	50X110	1	Basin	6
7	VLDR/VOS	44	217	50X110			6, 7
8	VLDR	22.4	113	50X110			7, 8
9	VLDR	21.6	118	50X100			8
10	VMOR	28.6	207	40X80			8, 9
11	VHDR	9.6			1	High Density Residential	9
12	VLDR	25	124	50X100			8, 9
13	VLDR	16.3	73	50X110			7, 8, 9, 10
14	VLDR	29.2	153	50X100			9, 10
15	VMOR	16.7	116	40X80			11
16	VMU	8.4			1	Mixed-Use	11
17	VMU	7.2			1	Mixed-Use	11, 12
18	VLDR	11.8	57	50X100			11, 12
19	VHDR	8			1	Mixed-Use	12
20	VES	19.3			1	School Site	12
21	VMOR/VPR	9.6	43	40X100	1	Park	13
22	VMU/VPR	10.3			5	1 Park 4 Mixed-Use	13
23	VHDR	11.1			1	High Density Residential	13
24	VMU	12.3			5	Mixed-Use	13, 14
25	VMU	5.7			1	Mixed-Use	14
26	VHDR	19.6			1	High Density Residential	14
27	VLDR	24	121	50X110			14
TOTAL		554.7	2406				

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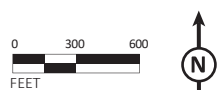


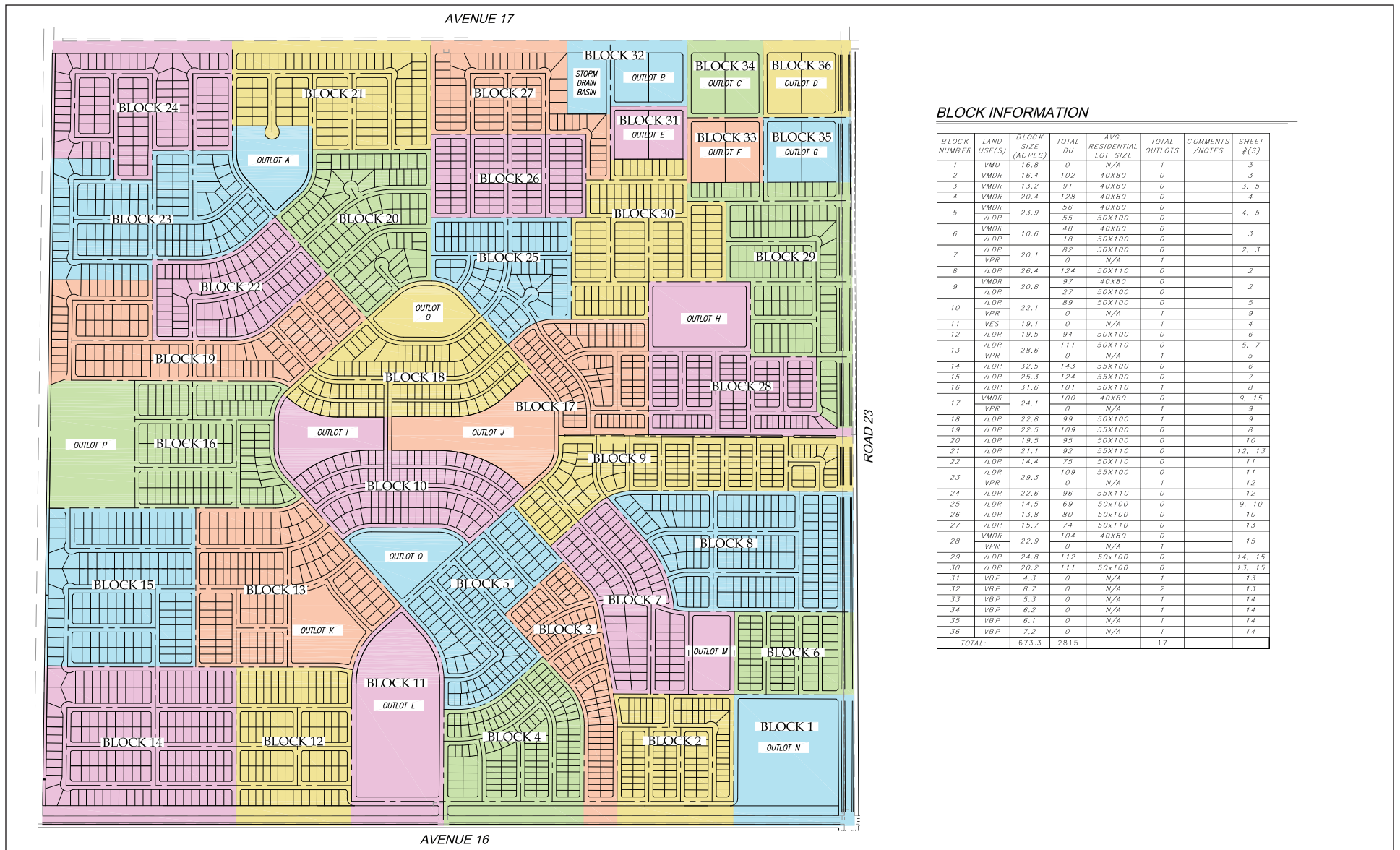
FIGURE 3-8

The Villages at Almond Grove Specific Plan EIR
Tentative Tract Map Number 2020-02

SOURCE: Precision Civil Engineering (2020)

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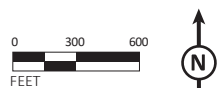


FIGURE 3-9

The Villages at Almond Grove Specific Plan EIR
Tentative Tract Map Number 2020-03

SOURCE: Precision Civil Engineering (2020)

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VILLAGE D: SPECIFIC POLICIES

The following policies are intended to identify some of the unique issues for this area which will need to be addressed, and to guide development, as the area transitions to urban use.

- All future development in this Village shall conform to the Building Blocks principles as described in this General Plan.
- ~~In conjunction with village and neighborhood planning, a mechanism shall be established which creates a permanent agricultural buffer where the westerly edge of the Village abuts the Growth Boundary. This buffer shall average at least 400' in depth, with a minimum depth of 250', and must run continuously along westerly edge of the Village. No habitable structures are to be located within this buffer, although passive recreational opportunities (such as trails and community gardens) may be allowed. Alternative methods and designs to establish the buffer may be proposed, and including placing the buffer on either side of the Growth Boundary. Physical maintenance of the buffer shall be provided consistent with the design and function of the space.~~
- The Village core area shall provide for an integrated mix of uses, including park and open space uses, along the river.
- Future development along the Fresno River should be designed to take advantage of the river frontage, including orienting development to front the river where not otherwise prohibited by site conditions.
- Village and neighborhood planning shall provide for the alignment of the designated arterial collector which runs through the Village east and west (~~Cleveland Avenue~~), to bend to the south to provide circulation to the proposed village core located along the Fresno River.
- All development proposals within Village D shall comply with the provisions of the Airport Land Use Master Plan. The establishment of land use designations at the village and neighborhood levels, as well as the layouts of individual projects, shall reflect the allowable uses and densities in the Airport Land Use Master Plan.

The proposed project would result in the removal of Policy LU-7 from the General Plan, as shown in ~~strikeout~~ text below.

~~Policy LU-7~~

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

- ~~Specific characteristics of the site (flooding, topography, protected habitat areas, airport proximity, etc.) cannot be built on and reduce the development potential below the Target Density.~~
- ~~Development at the Target Density would result in unacceptable impacts to roadways or other infrastructure or the exceedence of any City-adopted Threshold Standards.1~~
- ~~Development was limited by a Development Agreement, Vesting Tentative Tract Map, or other City-approved plan or agreement existing before October 1, 2009.~~
- ~~Target Density requirements shall apply to all land which was part of a parcel of at least ten (10) acres in size on or after October 1, 2009.~~

The proposed project would add Policy LU-45 to the General Plan, as shown below.

Policy LU-45

The following is the City's specific plan land use category:

Specific Plan Area: The Specific Plan Area (SP) may be applied to areas where a Specific Plan has been adopted by the City. A Specific Plan is a detailed plan for the development of a particular area and may contain residential, commercial, industrial, public, and/or open space uses. Detailed land use regulations are contained within each adopted Specific Plan document.

As a result of the addition of Policy LU-45, Table LU-A General Plan/Zoning Consistency, on page 8-28, would be amended to add the General Plan Land Use Category of "Specific Plan Area", and "All Districts, SP" as its Consistent Zoning District.

On page 8-34, a policy is added to clarify the relationship between Village Reserve land use and the Specific Plan Area land use:

Policy LU-X

After the establishment of the Specific Plan for Village Reserve areas, the Specific Plan Area land use may be adopted in place of the existing land use designation through a General Plan Amendment. The area should be named "Specific Plan Area" with a number or the name of the project appended after (e.g., Specific Plan Area - Villages at Almond Grove).

Figure LU-2 of the General Plan would be amended to identify the Specific Plan Area and label it "Specific Plan Area – Villages at Almond Grove".

3.3.12 Zoning Code Amendment

The proposed project would include the following addition to the City's Municipal Code.

§ 10-3.12.501 PURPOSE AND APPLICATION

- (A) The purpose of the SP Zone is to accomplish the following:
 - (1) To provide a framework for how to analyze project level development standards and permitted uses in the SP zone district; and
 - (2) To provide a framework and requirements for approving Specific Plans proposed in the City by establishing a development review framework for comprehensively planned communities pursuant to Government Code Section 65450 to 65457 for the preparation of Specific Plans.

§ 10-3.12.502 APPLICABILITY

- (A) For properties already zoned SP, the allowed uses, allowed density, and required property development standards shall be as outlined in the applicable Specific Plan. Where the regulations of a Specific Plan are silent or not specifically referenced, the comparable regulations of this Zoning Ordinance and all adopted ordinances, regulations, standards, and guidelines of the City shall apply, subject to the Planning Director's discretion, unless otherwise declared by the Planning Commission.
- (B) For properties proposed to be rezoned to the SP Zone District, a Specific Plan meeting the requirements outlined below is required and must be submitted concurrently with the rezone request. The Specific Plan Zone District, including all standards and processes, is available to all new development proposals within the City of Madera, except those areas within the city limits already regulated by an existing adopted Specific Plan and approved prior to the adoption of this ordinance. Those areas shall be exempt from this chapter, and all activities within such areas shall be subject to the existing standards and procedures of the applicable Specific Plan.
- (C) All new SP Zone Districts must encompass an area of no less than five (5) acres of contiguous property.

§ 10-3.12.503 SPECIFIC PLAN REQUIRED ELEMENTS

- (A) A Specific Plan shall provide regulations and design standards governing the minimum and maximum development parameters of all real property within the proposed SP Zone District. All Specific Plans prepared and adopted under this chapter shall be consistent with the requirements of Government Code Section 65450, and shall include, at a minimum, the following:
 - (1) Purpose. State the relationship to the goals and policies of the General Plan.
 - (2) Setting. State the existing and regional setting to establish the conditions and reasons for the project.

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- (3) Proposed Land Uses. Establish the distribution, type, definitions of, and regulations for all proposed land uses. The uses described within the Specific Plan shall be designed and developed in a manner consistent with the General Plan and § 10-3.12.504 below.
- (4) Development Standards. Establish all regulating policies and include all of the following for all building types:
- a) Building height, setbacks, massing, and design standards.
 - b) Lot area, width, depth, and structural limitations.
 - c) Maximum number of dwelling units and the maximum residential density (of the Specific Plan Area and any individual site or portion).
 - d) Usable open space provisions and requirements within the development.
 - e) Off-street parking and loading facilities.
 - f) Design and development standards (architectural, landscape, streetscape, street furniture, utilities, fence/wall types, etc.), which may include design themes or similar architectural treatments to control future construction of buildings on parcels covered by the Specific Plan. Site planning at the perimeter of the Zone boundaries shall provide for the mutual protection of the Zone and the surrounding property.
 - (g) Signage requirements shall be addressed, either through Section 10-6 (Sign Regulations) or by a unique sign program codified in the Specific Plan.
 - (h) All areas for storage of vehicles, maintenance equipment, refuse and collection facilities, manufactured products, or other similar materials used by or in a manufacturing/fabricating process on-site shall be prohibited or shall be enclosed by a decorative, block, or brick wall and/or landscape screening in combination.
- (5) Site Planning. Establish a comprehensive map of all major streets, open spaces, private and public property, and land uses for all affected property, consistent with the intent of the General Plan.
- (a) Consider and preserve environmentally sensitive resources (water courses, view sheds, drainage areas, wooded areas, rough terrain

[canyons, ravines, steep slopes, ridges, knolls, promontories], and other similar natural features) and make provisions to retain natural features and amenities found on-site.

- (b) Provide landscape architectural concept plans and standards, including project entries, streetscapes, fencing details, lighting, signage, utility, and street furniture.
- (6) Infrastructure. Identify the proposed distribution, extent, intensity, and location of major components of public and private circulation/transportation, drainage, energy, sewers, solid waste disposal, water, and other essential facilities proposed.
 - (a) Include written analysis detailing plans for the construction, improvement, or extension of transportation facilities, public utilities, and all other public facilities/services required to serve the properties.
 - (b) Dedicate all public right-of-ways and public park spaces within or abutting the development to applicable City specifications.
 - (c) Private streets and alleys shall be designed to public street standards (where applicable), or propose modifications, and be privately owned and maintained for their intended purpose without public cost or maintenance responsibility.
 - (d) Consideration of other forms of access, such as pedestrian ways, paseos, courts, plazas, driveways, horse trails, bike trails, or open public parking areas, may be made at the time of Specific Plan consideration by the City.
- (7) Maintenance. Provisions assuring the continued maintenance of private property, grounds, and all common areas shall be required.
- (8) Phasing. Specific Plans developed in phases or neighborhoods over a period of time, not developed in a consecutive and uninterrupted manner, shall be required to process each phase or neighborhood through separate entitlement processes.

§ 10-3.12.504 ALLOWED LAND USES

- (A) All use of lands within the SP Zone Districts shall be compatible with the purpose and intent of this Zoning Ordinance.

- (B) All use of lands within the SP Zone Districts shall be consistent or made consistent with the City of Madera General Plan Land Use Map, which may include varying densities of residential, commercial, and/or industrial development.

§ 10-3.12.505 APPROVAL PROCESS

- (A) A new Specific Plan shall be processed as a General Plan Amendment and a Rezone.

3.3.13 Project Implementation and Phasing

The proposed Specific Plan would be implemented in three phases and would be implemented to provide the services and infrastructure required for each of the development planning areas. Table 3.K provides a summary of the development anticipated to be built in each phase. Phase I consists of the Southeast Neighborhood and is anticipated to be completed by 2029. Phase II consists of the Northwest Neighborhood and is anticipated to be completed by 2039. Phase III consists of the Southwest Neighborhood and is anticipated to be completed by 2049.

Table 3.K: Conceptual Implementation Phases

Phase	Single-Family Residential (Dwelling Units)	Multifamily Residential (Dwelling Units)	Business Park (Square Feet)	Village Mixed-Use (Square Feet)
Phase I – Southeast Neighborhood	2,250	1,718	-	650,242
Phase II – Northwest Neighborhood	2,780	560	258,659	189,355
Phase III – Southwest Neighborhood	1,595	1,880		990,990
Total	6,625	4,158	258,659.3	1,830,587.2

Source: LSA (2020)

The phasing set forth in the proposed Specific Plan would be conditioned on the approval of tentative tract maps. It should be noted that the ultimate pace and phasing of the development is dependent on a number of internal and external factors and may change based on a variety of factors indicating market conditions and development demand. Not all planned development within a given phase may be completed prior to the initiation of the next phase. In cases where development within a new phase is to begin prior to the completion of a phase in progress, all infrastructure improvements would be funded and designed for the phase in progress before any new phase may begin.

3.3.13.1 Infrastructure

Infrastructure within the Specific Plan Area would be installed by the project developer in accordance with the Specific Plan and an approved project Development Agreements or as approved by the City.

Grading and installation of infrastructure to serve the Specific Plan Area is anticipated to be completed in two phases: Phase I would consist of the Southeast Neighborhood and the Northwest

Neighborhood; and Phase II would consist of the Southwest Neighborhood. These phases may be developed as subphases and may occur either sequentially or concurrently with one another.

3.4 DISCRETIONARY ACTIONS AND USES OF THIS EIR

A number of permits and approvals, including discretionary actions, are listed in Table 3.L and would be required prior to implementation of the proposed project. As lead agency for the proposed project, the City of Madera would be responsible for the majority of the approvals required for development. Other agencies may also have some authority related to the project and its approvals.

Table 3.L: Required Permits and Approvals

Agency	Permit/Approval
State Water Resources Control Board (SWRCB)	National Pollutant Discharge Elimination System (NPDES) General Permit (with requisite Storm Water Pollution Prevention Plan, Conceptual Storm Water Pollution Prevention Plan, and Permanent Control Measures)
City of Madera	General Plan Amendment Specific Plan Precise Plans Site Plan Reviews Municipal Code Amendments Rezoning Parcel Maps, Lot Line Adjustments, Tentative and Final Subdivision Maps Development Agreement(s) Conditional Use Permits Encroachment Permits, Grading Permits, Building Permits Zoning Administrator Approvals
Madera Local Agency Formation Commission (LAFCO)	Annexation
Madera County Airport Land Use Commission	Verification of Consistency with Airport Land Use Plan

Source: LSA (2019).

It is expected that the proposed project would require a General Plan Amendment, rezoning, and annexation of the Specific Plan Area into the City. Annexation of the Specific Plan Area into the City requires approval by LAFCO prior to any discretionary actions on the Tentative Tract Maps. Additionally, future development proposals within the Specific Plan Area would be required to be consistent with the Airport Land Use Compatibility Plan for Madera Municipal Airport, and three parcels would require removal of active Williamson Act contracts prior to development.

In addition, implementation of the Project may require permits or approvals from the following local, regional, state and federal agencies, all of whom are expected to use this EIR in their decision making:

- California Air Resources Board (CARB)
- California Department of Conservation
- California Department of Fish and Wildlife
- California Department of Forestry and Fire Protection

- California Department of Housing and Community Development
- California Department of Parks and Recreation
- California Department of Transportation (Caltrans)
- California Department of Toxic Substances Control
- California Public Utilities Commission
- California State Office of Historic Preservation
- California State Lands Commission
- California State Water Resources Control Board
- Central Valley Regional Water Quality Control Board
- County of Madera
- Madera County Transportation Commission
- Madera Local Area Formation Commission
- Madera Irrigation District (if applicable)
- Madera County Mosquito and Vector Control District
- San Joaquin Valley Unified Air Pollution Control Agency
- Madera Unified School District
- U.S. Fish and Wildlife Service
- U.S. Army Corps of Engineers
- Any other Responsible or Trustee Agency that may need to provide discretionary approval