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## EXECUTIVE SUMMARY

### 1.1) Specific Plan Overview

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The Villages at Almond Grove Specific Plan includes approximately 1,883 gross acres located in Madera County, near the western boundary of the City of Madera. The purpose of the Specific Plan is to guide the development of residential, retail, potential school sites, and open space offering a variety of uses within the Plan Area.

The Plan Area is located north of the Fresno River, south of Avenue 17, west of Road 24, and south and west of the Madera Municipal Airport in Madera County, California.

The relationship of the Plan Area to the City and surrounding region is depicted in *Exhibit 1.1, Regional Context Map*. *Exhibit 1.2, Vicinity Map*, shows the relationship of the Plan to adjacent land uses.

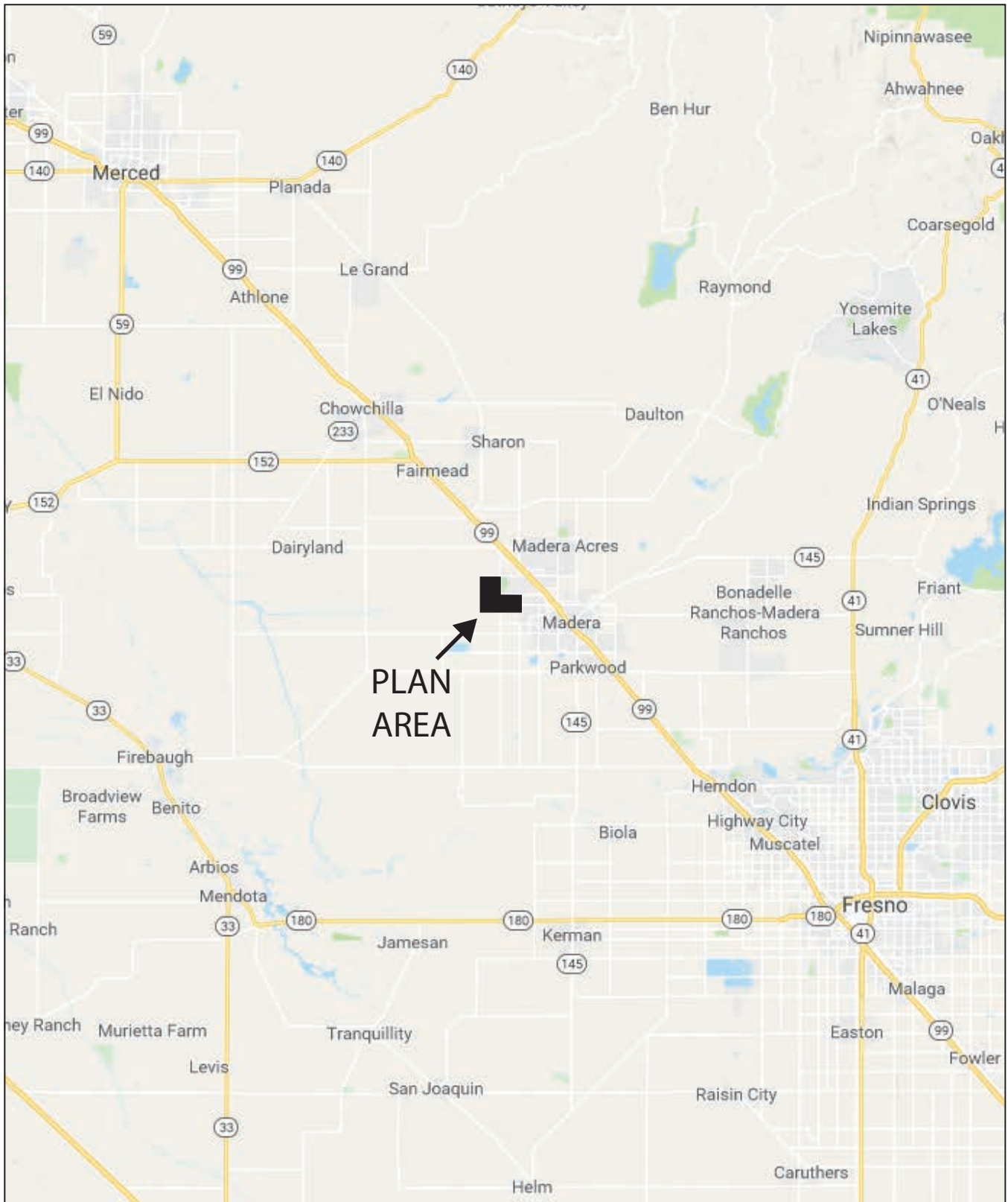
The City of Madera, like many areas in California, is experiencing a rapid rate of growth. This growth is anticipated to continue, resulting in increased development pressures. The City of Madera desires to avoid haphazard development and yet still accommodate growth in a responsible fashion so that the small town atmosphere of the City is maintained.

To accomplish this goal, the City of Madera adopted a forward thinking General Plan -Vision 2025. The City's General Plan includes the concept of "Urban Growth" areas. The City has identified locations to focus future growth in a manner that builds upon and integrates with the existing community of Madera.

The development of the Urban Growth areas is to be guided by specific plans, which are devices used to ensure orderly growth and adequate infrastructure and public facilities/services to support the future population within each area.

The purpose of The Villages at Almond Grove Specific Plan is to implement the goals and policies of the City of Madera General Plan and to provide guidance to ensure orderly growth and provisions for adequate infrastructure, and public facilities and services to support a diversity of homes and businesses.

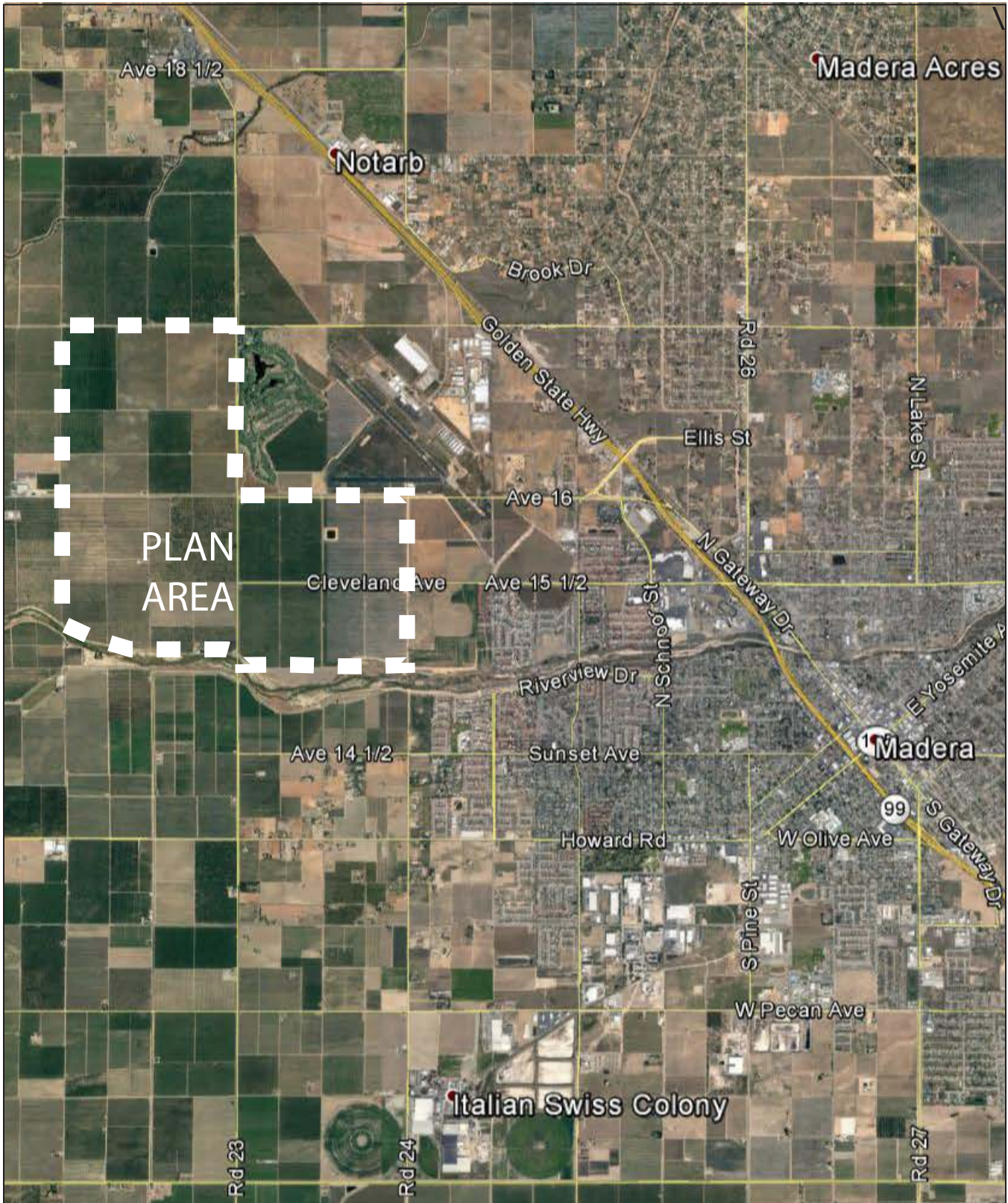
# Exhibit 1.1, Regional Context Map



Source: Google Maps



## Exhibit 1.2, Vicinity Map



Source: Google Maps



## 1.2) Governing Documents

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Development of The Villages at Almond Grove will be governed by the following:

- » City of Madera General Plan, as amended, which establishes policies governing land use, circulation, housing, conservation and open space, noise, safety, and public facilities within the Plan area.
- » The Villages at Almond Grove Specific Plan which includes a Land Use Plan, Design Guidelines, and Development Regulations. Where the Specific Plan is silent, the City of Madera Municipal Code and other applicable City standards shall govern.
- » The Infrastructure Master Plan (IMP) prepared for the Villages at Almond Grove Specific Plan, which includes more detailed design standards for water, sewer, storm drainage, and other public facilities and services. The IMP also includes the Public Facilities and Financing Plan (PFFP) as required by Madera General Plan Land Use Policy LU-14.
- » Development agreement may be utilized and would include methods for financing (apart from the PFFP), acquisition, and construction of infrastructure.
- » The Madera County wide Airport Land Use Compatibility Plan policies specific to the Madera Municipal Airport and the California Airport Land Use Planning Handbook published by Caltrans Division of Aeronautics.

## 1.3) Specific Plan Organization

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The Specific Plan has been divided into the following chapters:

### **Chapter 1 - Executive Summary**

The Executive Summary defines the Specific Plan location and purpose.

### **Chapter 2 - Introduction**

The Introduction serves to acquaint the reader with:

- » Community vision and objectives,
- » Plan Area setting,
- » General description of the Specific Plan proposal,
- » Goals and policies of the Specific Plan,
- » The Villages at Almond Grove Specific Plan entitlements; and
- » Relationship of The Villages at Almond Grove Specific Plan to the City of Madera General Plan, and the City of Madera Municipal Code and Development Standards.

### **Chapter 3 - Existing Conditions**

The existing physical setting and conditions of the Plan Area and its surrounding is described in this chapter.

### **Chapter 4 - Land Use Plan**

The Land Use Chapter defines the location and intent of the land use districts established by the Specific Plan. This chapter also includes the development capacity of each district for the Plan Area as well as by neighborhood (Northwest, Southwest, and Southeast).

### **Chapter 5 - Infrastructure and Public Services**

This chapter provides information on circulation improvements, planned backbone water, sewer, and storm drain systems, the grading concept for the development of the Specific Plan, and a discussion of public utilities and services to serve the Plan Area.

### **Chapter 6 - Development Regulations**

Development regulations established in this chapter govern and regulate the development of various uses within The Villages at Almond Grove Specific Plan.

### **Chapter 7 - Design Guidelines**

The Villages at Almond Grove Design Guidelines are intended to direct the site planning, landscaping, and architectural quality of the development. Streetscapes, entries, edge treatments, walls and fencing, lighting, signage, and architectural design are some of the features to be addressed in the Design Guidelines.

### **Chapter 8 - Implementation and Administration**

This chapter includes the policies and procedures for the City's review, process, and approval of specific development proposals within The Villages at Almond Grove. It also provides the methods and procedures for interpreting and amending The Villages at Almond Grove Specific Plan, as necessary.

## 1.4) Specific Plan Process

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The Villages at Almond Grove Specific Plan is the culmination of a comprehensive and collaborative planning and design process involving the Plan Area Development Team, City of Madera, Madera County Airport Land Use Commission, Madera County LAFCo, and various other government agencies. The process was completed in the following phases: (1) Research; (2) Opportunities and Constraints Analysis; (3) Preliminary Land Use and Circulation Concepts; (4) Refinement of the Land Use and Circulation Concept; (5) Preparation of the Draft Specific Plan; and (6) Presentation and adoption of The Villages at Almond Grove Specific Plan. Throughout this process the Plan Area Team coordinated regularly with City staff. Based on this collaborative process, the following Principles were identified to guide the development and design of The Villages at Almond Grove Specific Plan.

### 1.4.1) Principles

1. Extending the City's Fabric - Create a plan that extends the existing urban fabric of the City of Madera, and enhances livability through added amenities.
2. Compact Mixed-Use - Integrate housing, business, employment, and civic uses crucial to the strength and economic viability of the plan. Create compact centers with a human-scaled mix of uses fronting walkable streets, further enhance its pedestrian-friendly access.
3. Diversity of Housing Building Types - Provide a variety of housing options allowing for a diverse mix of household sizes, lifestyles, and incomes key to a well-balanced community.
4. Walkable, Bikeable Streets - Establish a variety of interconnected streets providing multiple access routes to civic and commercial uses, ensuring low-traffic walking and on-street bicycling. Streets featuring sidewalks, planting strips, on-street parking, and homes with front porches inviting walkability.
5. Open Space Integration - Provide a network of parks, open spaces, and trails to serve as focal points, gathering places, recreational uses, and green connectivity. The Fresno River serves as the main open space amenity with a riverfront park, urban gardens and a trail system connection for residents and visitors to enjoy.
6. Sustainability - Utilize smart growth principles advocating thoughtful and sustainable development patterns to conserve resources, reduce impacts on the environment, promote active lifestyle, support livability, offer social engagement opportunities and achieve fiscal sustainability. Protection of the Fresno River area is a vital component of the health and well-being of the community and the environment.