

NOTICE OF COMPLETION & ENVIRONMENTAL DOCUMENT TRANSMITTAL

Mail to: State Clearinghouse, PO Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Room 222, Sacramento, CA 95812

SCH # 2018081051

Project Title: The Villages at Almond Grove Specific Plan (Previously known as Village D Specific Plan)
Lead Agency: City of Madera Contact Person: Gary Conte, Planning Manager
Mailing Address: 205 W. 4th Street Phone: (559) 661-5430
City: Madera Zip: 93637 County: Madera

Project Location: County: Madera City/Nearest Community: Madera
Cross Streets: Avenue 16 and Road 23 Zip Code: 93637
Lat./Long.: ... N/ ... W Total Acres: 1,900
Assessor's Parcel No. Several Section: Twp: Range: Base:
Within 2 Miles: State Highway No. CSR 99 Waterways: Fresno River
Airports: Madera Municipal Railways: Schools: Lincoln Elementary

Document Type
CEQA: [] NOP [x] Draft EIR [] Early Cons [] Supplement /Subsequent EIR [] Neg Dec (Prior SCH No.): [] Mit Neg Dec Other:
NEPA: [] NOI [] EA [] Draft EIS [] FONSI
Other: [] Joint Document [] Final Document [] Other:

Local Action Type
[] General Plan Update [x] Specific Plan [] Rezone [x] Annexation
[x] General Plan Amendment [] Master Plan [x] Prezone [] Redevelopment
[] General Plan Element [] Planned Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [x] Land Division (Subdivision, etc.) [] Other:

Development Type
[x] Residential: Units: 10,783 Acres: Water Facilities: Type: MGD:
[] Office: Sq. ft. Acres: Employees: [] Transportation: Type:
[x] Commercial: Sq. ft. 1,830,587 Acres: Employees: [] Mining: Mineral:
[x] Industrial: Sq. ft. 258,659 Acres: Employees: [] Power: Type: MW:
[] Educational: 163.7 acres [] Waste Treatment: Type: MGD
[x] Recreational: [] Hazardous Waste: Type:
[x] Other: 53.85 acres of public facilities

Project Issues That May Have A Significant Or Potentially Significant Impact:
[x] Aesthetic/Visual [] Fiscal [x] Recreation/Parks [x] Vegetation
[x] Agricultural Land [x] Floodplain/Flooding [] Schools/Universities [x] Water Quality
[x] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [x] Water Supply/Groundwater
[x] Archaeological/Historical [x] Geologic/Seismic [x] Sewer Capacity [x] Wetland/Riparian
[x] Biological Resources [] Minerals [x] Soil Erosion/Compaction/Grading [x] Wildlife
[] Coastal Zone [x] Noise [x] Solid Waste [x] Growth Inducement
[x] Drainage/Absorption [] Population/Housing Balance [x] Toxic/Hazardous [x] Land Use
[] Economic/Jobs [x] Public Services/Facilities [x] Traffic/Circulation [x] Cumulative Effects
[] Other:

PRESENT LAND USE/ZONING/GENERAL PLAN USE DESIGNATION:
The project site is characterized as active agriculture operations with supporting residential and agriculture structures.

PROJECT DESCRIPTION:
The Specific Plan envisions the development of a new compact mixed-use community that creates walkable and bikeable streets, and integrates open space throughout the area west of the City limits. The Specific Plan proposes to implement a village concept that would create opportunities for commercial development to be integrated with park and open space amenities. At buildout, the Specific Plan would provide approximately 10,783 residential units, approximately 1,830,000 square feet of commercial and office space, approximately 258,000 square feet of industrial space, approximately 164 acres of parks and recreational area, and approximately 54 acres of public facilities, including schools. In addition, the proposed Specific Plan would include infrastructure improvements including roadways and utilities.

NOTE: The State Clearinghouse will assign identification numbers for all new projects. If an SCH number already exists for a project (e.g., Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X."

If you have already sent your document to the agency, please denote that with an "S."

<input checked="" type="checkbox"/>	Air Resources Board	<input type="checkbox"/>	Office of Historic Preservation
<input type="checkbox"/>	Boating & Waterways, Department of	<input checked="" type="checkbox"/>	Office of Public School Construction
<input type="checkbox"/>	California Highway Patrol	<input checked="" type="checkbox"/>	Parks & Recreation
<input checked="" type="checkbox"/>	Caltrans District # 6	<input checked="" type="checkbox"/>	Pesticide Regulation, Department of
<input checked="" type="checkbox"/>	Caltrans Division of Aeronautics	<input type="checkbox"/>	Public Utilities Commission
<input type="checkbox"/>	Caltrans Planning (Headquarters)	<input type="checkbox"/>	Reclamation Board
<input type="checkbox"/>	Coachella Valley Mountains Conservancy	<input checked="" type="checkbox"/>	Regional WQCB # 5
<input type="checkbox"/>	Coastal Commission	<input type="checkbox"/>	Resources Agency
<input type="checkbox"/>	Colorado River Board	<input type="checkbox"/>	S.F. Bay Conservation & Development Commission
<input checked="" type="checkbox"/>	Conservation, Department of	<input type="checkbox"/>	San Gabriel & Lower Los Angeles River & Mountains Conservancy
<input type="checkbox"/>	Corrections, Department of	<input type="checkbox"/>	San Joaquin River Conservancy
<input type="checkbox"/>	Delta Protection Commission	<input type="checkbox"/>	Santa Monica Mountains Conservancy
<input checked="" type="checkbox"/>	Education, Department of	<input type="checkbox"/>	State Lands Commission
<input type="checkbox"/>	Energy Commission	<input type="checkbox"/>	SWRCB: Clean Water Grants
<input checked="" type="checkbox"/>	Fish & Wildlife Region # 4	<input type="checkbox"/>	SWRCB: Water Quality
<input checked="" type="checkbox"/>	Food & Agriculture, Department of	<input type="checkbox"/>	SWRCB: Water Rights
<input type="checkbox"/>	Forestry & Fire Protection	<input type="checkbox"/>	Tahoe Regional Planning Agency
<input type="checkbox"/>	General Services, Department of	<input checked="" type="checkbox"/>	Toxic Substances Control, Department of
<input type="checkbox"/>	Health Services, Department of	<input checked="" type="checkbox"/>	Water Resources, Department of
<input checked="" type="checkbox"/>	Housing & Community Development	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Integrated Waste Management Board	<input type="checkbox"/>	Other: _____
<input checked="" type="checkbox"/>	Native American Heritage Commission		
<input type="checkbox"/>	Office of Emergency Services		

Local Public Review Period (to be filled in by lead agency)

Starting Date: December 23, 2021 Ending Date: February 7, 2022

Lead Agency (Complete if Applicable)

Consulting Firm:	<u>LSA Associates, Inc.</u>	Applicant:	<u>Fagundes, Fagundes, Fagundes</u>
Address:	<u>2565 Alluvial Avenue, Suite 172</u>	Address:	<u>P.O. Box 2717</u>
City/State/ZIP:	<u>Clovis, CA 93611</u>	City/State/ZIP:	<u>Merced, CA 95344</u>
Contact:	<u>Kyle Simpson</u>	Contact:	<u>Norman Allinder</u>
Phone:	<u>(559) 490-1212</u>	Phone:	<u>(209) 534-6254</u>

Signature of Lead Agency Representative:  Date: 12/22/2021

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.