

Notice is hereby given that at 6:00 PM on April 20, 2022, at Council Chambers at City Hall, 205 W. 4th Street, Madera, CA, the Madera City Council will conduct public hearings to consider the following items: Specific Plan Amendment 2017-01 (Adopting the Villages at Almond Grove Specific Plan), General Plan Amendment 2017-02, Pre-Zone/Rezone 2017-05, Zoning Ordinance Text Amendment OTA 2022-01, Environmental Impact Report (SCH #2018081051), and Annexation 2022-01. During such time you may be present and be heard concerning the adoption of the Villages at Almond Grove Specific Plan ("Specific Plan") and related items to allow for adoption of the Specific Plan as well as development in the Specific Plan Area. The proposed Specific Plan establishes a new community in west Madera and contains a full range of land uses including housing types, commercial uses, potential school sites, and open space uses. Specifically, the following items will be considered:

**Specific Plan Amendment 2017-01:** The proposed amendment would adopt the Villages at Almond Grove Specific Plan. The purpose of the Specific Plan is to provide guidance for an orderly and cohesive planned community consistent with the City of Madera General Plan and zoning ordinance. The Specific Plan Area is 1,883-acres, consisting of approximately 10,800 residential units, approximately 2.1 million square feet of commercial and office space, approximately 164 acres of parks and recreational area, approximately 55 acres of schools and other public facilities. The proposed Specific Plan provides a development framework for land use, mobility including roadways, utilities and services, resource projection, and implementation to promote the systematic and orderly development of the Specific Plan Area. The Specific Plan Area is bound by Avenue 17 on the north, Road 22 on the west, the Fresno River on the south, and Road 23 and Road 24 on the east.

**General Plan Amendment 2017-02:** The project includes General Plan amendments to 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. The City's General Plan would be amended to create a Specific Plan land use category that would be applied to the proposed "Specific Plan Area". In addition, the General Plan would be amended to remove the requirement that residential development shall conform to the "Target Density" requirement for each land use category (density requirements will be governed by the given density range). The General Plan Amendment would also remove the requirement for a permanent agricultural buffer on the western edge of the Specific Plan Area.

**Pre-Zone/Rezone 2017-05:** The portion of the plan area within the County of Madera is currently zoned Agricultural Rural Exclusive-40 Acres (ARE-40) and Agricultural Rural Exclusive-20 Acres (ARE20). The smaller area within City limits is currently zoned PD 4500 (Planned Development, one unit per 4,500 square feet of site area). The entire plan area would be pre-zoned and rezoned by the City of Madera to the "Specific Plan Zone District."

**Annexation 2022-01:** The project includes annexation of approximately 1,843 acres to the City of Madera. Madera LAFCo is the responsible agency for the annexation request.

**Zoning Ordinance Text Amendment OTA 2022-01:** The City's Municipal Code would be amended to include a specific plan zone district (SP Zone) to provide a framework for the establishment of standards and permitted uses in the zone.

**Environmental Impact Report (SCH #2018081051):** An environmental impact report (EIR) was prepared for the project and future development consistent with the requirements of the California Environmental Quality Act (CEQA). CEQA requires that all cities consider the environmental consequences of projects over which they have discretionary authority before acting on those projects. Copies of the EIR are available at Madera City Hall and can also be found online at the City's website at: <https://www.madera.gov/home/departments/planning/#tr-current-projects-environmental-review-2436011>. For additional information, contact the Madera Planning Department at (559) 661-5430, via email at [gconte@madera.gov](mailto:gconte@madera.gov), or visit Madera City Hall at 205 W. 4th Street, Madera, CA 93637.

Zoom weblink and telephone number listed on the City Council agenda for the April 20, 2022 Council meeting will provide access to the hearing. The public may participate in person or telephonically during the meeting. Comments will also be accepted via email at [citycouncilpubliccomment@madera.gov](mailto:citycouncilpubliccomment@madera.gov) or by regular mail at 205 W. 4th Street, Madera, CA 93637. The hearing will also be live streamed at [www.madera.gov/live](http://www.madera.gov/live) for observation by members of the public. The Council agenda will be posted not later than Friday, April 15, 2022 on the City website at [www.madera.gov](http://www.madera.gov).

Copies of the staff report will be available for review on the City of Madera website ([www.madera.gov](http://www.madera.gov)) and at the City Clerk's Office, 205 West 4th Street, Madera, CA 93637 on or after Friday, April 15, 2022, or by emailing the City Clerk at [agonzales@madera.gov](mailto:agonzales@madera.gov).

Inquiries/comments may be sent to: [agonzales@madera.gov](mailto:agonzales@madera.gov). Live Spanish language translation will be available using the Zoom platform. Please contact the City Clerk's Office at 559-661-5405 for in person translation if an applicable language is needed for this hearing or if you require special accommodations to participate in the public hearing. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements. Si usted tiene preguntas, comentarios o necesita ayuda con interpretación, favor de llamar al Departamento de Secretaria Municipal de la ciudad de Madera (559) 661-5405.

Pursuant to Section 65009 of the Government Code of the State of California, notice is hereby given that if any of the foregoing projects or matters is challenged in Court, such challenge may be limited to only those issues raised at the public hearing, or in written correspondence delivered to the City Council at or prior to the public hearing.

April 9, 2022

Alicia Gonzales  
City Clerk

No. 4895 - April 9, 2022

