

NOTICE OF DETERMINATION

2022035

TO: County Clerk
County of Madera
200 West 4th Street
Madera, CA 93637

FROM: City of Madera
205 West 4th Street
Madera, CA 93637
Contact: Gary Conte, Planning Manager
Phone: (559) 661-5430

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number: 2018081051

Project Title: The Villages at Almond Grove Specific Plan
(Previously known as Village D Specific Plan)

Project Applicant: Fagundes, Fagundes, Fagundes
P.O. Box 2717
Merced, CA 95344
(209) 534-6254

Project Location: The Project 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, in Madera, California.

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. Project components include Specific Plan Amendment No. 2017-01 (adopting the Specific Plan); General Plan Amendment No. 2017-02 (land use diagram and text amendments), Pre-Zone/Rezone No. 2017-05 (rezoning to "Specific Plan" zoned district), Zoning Ordinance/Madera Municipal Code Amendment No. OTA 2022-01 (adding a specific plan zone district (SP Zone); development standards), Annexation No. 22-01 (initiating annexation), and Tentative Tract Maps 2020-02 and 2020-03 (subdividing land).

This is to advise that the City of Madera as Lead Agency has approved the above described project on April 20, 2022 and has made the following determinations regarding the above described project:

1. The Project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Program was adopted for this project.
5. A Statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at 205 West 4th Street, Madera, CA 93637.

Signature: 

Name & Title: Gary Conte, Planning Manager

Date: April 21, 2022

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

FILED
MADERA COUNTY
2022 APR 21 P 2:14
REBECCA MARTINEZ
COUNTY CLERK