

APPENDIX A

NOTICE OF PREPARATION AND PUBLIC SCOPING COMMENTS

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**NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT
AND PUBLIC SCOPING MEETING
FOR THE
VILLAGE D SPECIFIC PLAN**

To: Responsible and Trustee Agencies, and interested members of the public

From: City of Madera Community Development Department, Christopher Boyle, Planning Manager

Subject: Notice of Preparation of a Draft Environmental Impact Report for the Village D Specific Plan

Date: August 17, 2018

Action: The City of Madera (City) will be the Lead Agency pursuant to the requirements of the California Environmental Quality Act (CEQA), and will be responsible for the preparation of an Environmental Impact Report (EIR) pursuant to CEQA and CEQA Guidelines.

Project Title: Village D Specific Plan

Project Applicant: Fagundes Brothers

Project Location

The proposed project is approximately 1,800 acres in size and is located on the western edge of the city of Madera, in the county of Madera. 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 city of Madera is located along California State Route (CSR) 99, 13 miles southeast of Chowchilla and 15 miles northwest of Fresno. The project site is characterized as active agriculture operations with supporting residential and agriculture structures. Figure 1 (attached) shows the location of the project site relative to Madera and its regional context.

Project Description

The overall proposed project to be addressed in the EIR is referred to as the Village D Specific Plan, or simply the Specific Plan. 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, and to accomplish the following objectives:

- Address the City’s current and projected housing needs
- Create mixed-use development to attract businesses and employment opportunities
- Achieve the goals related to community character and pedestrian-friendly design of the General Plan’s Community Design Element and Land Use Element
- Facilitate annexation of areas in the Specific Plan Area that are outside of the City limits of Madera

- Create a transportation network to meet the objectives of the General Plan's Circulation Element
- Promote opportunities for water efficiency and incorporate sustainable building and operating practices

At buildout, the Specific Plan would provide approximately 8,976 residential units, approximately 1,393,920 square feet of commercial and office space, approximately 104 acres of parks and recreational area, and approximately 75 acres of public facilities, including schools. 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 will be developed and refined as part of the preparation of the Specific Plan, during the application review, and during the evaluation process that will occur simultaneously with preparation of the Draft EIR. It is expected that the proposed project would require a General Plan Amendment, rezoning, and annexation of the Specific Plan Area into the City. 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 some parcels would require removal of active Williamson Act contracts prior to development.

Alternatives to be Analyzed in the EIR

In accordance with Section 15126.6 of the CEQA Guidelines, the Draft EIR will assess a range of reasonable alternatives to the project. The range of alternatives to be addressed will include alternatives that are specifically required by CEQA (e.g., the No Project Alternative), as well as other alternatives (intended to reduce or eliminate potentially significant impacts) as identified through the coordinated consultation and planning process.

Potential Environmental Impacts

An Initial Study is typically prepared during the environmental scoping process to determine whether a project warrants the preparation of an EIR. Pursuant to CEQA Guidelines Section 15060(d), the lead agency can determine that an EIR will be clearly required for a project and may skip further initial review and begin work directly on the EIR. The City has determined that there is substantial evidence that this project could result in significant environmental impacts and/or have a significant impact on the quality of the human environment, thereby necessitating the preparation of an EIR.

The EIR will evaluate the potential environmental impacts of the proposed Specific Plan, after having first established the environmental setting, or baseline, for the environmental analysis. The proposed Specific Plan will be analyzed in the EIR relative to both short-term construction and long-term operations in the environmental topics listed below. In each instance, the significance of potential impacts, cumulative impacts, and appropriate mitigation measures associated with the project would be thoroughly discussed in the EIR. The EIR will be comprehensive and will evaluate each of the environmental issue topics required by CEQA. The individual issue topics include:

- Aesthetics
- Agricultural/Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources

- Geology, Soils, and Seismicity
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities, Service Systems, and Energy Conservation

Written Comments

As required by Section 15082 of the CEQA Guidelines, this Notice of Preparation (NOP) has been prepared and distributed to solicit comments from interested parties and potential Responsible and Trustee Agencies and other public agencies so that project-related concerns relevant to each agency's statutory responsibilities in connection with the proposed Specific Plan can be addressed in the EIR, as well as any related issues from interested parties other than potential responsible and Trustee Agencies, including other agencies and affected members of the public. The EIR will be the environmental document of reference for Responsible and Trustee Agencies when considering subsequent discretionary approvals.

The City requests that interested parties and any potential Responsible or Trustee Agencies responding to this NOP reply in a manner consistent with Section 15082(b) of the CEQA Guidelines, which allows for submittal of any comments in response to this notice no later than 30 days after receipt of the NOP. Comments in response to this NOP will be accepted through September 17, 2018. Written comments should be addressed to the person noted below:

Christopher Boyle, Planning Manager
Community Development Department
City of Madera
205 W. 4th Street
Madera, CA 93637
Phone: (559) 661-5433
Email: cboyle@cityofmadera.com

Public Scoping Meeting

The CEQA process encourages comments and questions from the general public, public agencies, and other interested parties throughout the planning process. Consistent with the California Public Resources Code and Section 15082(c)(1), (2)(A) to (D) of the CEQA Guidelines, a Public Scoping Meeting will be held to solicit public and agency comments on the scope and content of the Draft EIR. Verbal and/or written comments may also be presented at the Public Scoping meeting. The Public Scoping Meeting will be held as follows:

Date: Wednesday, September 12, 2018

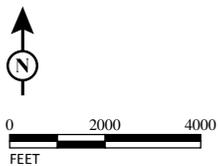
Time: 6:00 p.m.

Place: Council Chambers at City Hall, 205 West 4th Street, Madera, California 93637



FIGURE 1

LSA



- Project Site Boundary
- Madera City Limit

DEPARTMENT OF TRANSPORTATION**DISTRICT 6**

1352 WEST OLIVE AVENUE
P.O. BOX 12616
FRESNO, CA 93778-2616
PHONE (559) 444-2493
FAX (559) 445-5875
TTY 711
www.dot.ca.gov



*Making Conservation a
California way of life.*

September 11, 2018

06-MAD-99-14.233
Village D Specific Plan
Notice of Preparation for
Draft Environmental Impact Report
SCH (2018081051)

Mr. Christopher Boyle
Planning Manager
City of Madera
205 W. Fourth Street
Madera, CA 93637

Dear Mr. Boyle:

Thank you for including Caltrans in the environmental review process for the project referenced above. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

We provide these comments consistent with the State's smart mobility goals that support a vibrant economy, and build communities. The following comments are based on the Notice of Preparation for the Village D Specific Plan Draft Environmental Impact Report (EIR) to allow for the construction of approximately 8,976 residential units, approximately 1,393,920 square-foot of commercial and office space, approximately 104 acres of parks and recreational area, and approximately 75 acres of public facilities, including schools.

The environmental document should include an analysis of the multimodal travel demand expected from the proposed project. This analysis should also identify potentially significant adverse impacts from such demands and avoidance, minimization, and mitigation measures needed to address them. Early collaboration, such as sharing the analysis for review and comment prior to the environmental document, leads to better outcomes for all stakeholders. Given that Caltrans current guidelines are in the process of being updated, a transportation impact study scoping meeting with District staff should be used to discuss the most appropriate methodology for this analysis. At a minimum, the analysis should provide the following:

1. Vicinity maps, regional location map, and a site plan clearly showing project access in relation to nearby roadways and key destinations. Ingress and egress for all project components should be clearly identified. Clearly identify the State right-of-way (ROW). Project driveways, the State Highway System and local roads, intersections and interchanges, pedestrian and bicycle routes, car/bike parking, and transit routes and facilities should be mapped.
2. Project-related VMT should be calculated factoring in per capita use of transit, rideshare or active transportation modes and VMT reduction factors. The assumptions and methodologies used to develop this information should be detailed in the study, should

*"Provide a safe, sustainable, integrated and efficient transportation system
to enhance California's economy and livability"*

Mr. Christopher Boyle
September 11, 2018
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utilize the latest place based research, and should be supported with appropriate documentation. Mitigation for any roadway section or intersection with increasing VMT should be identified and mitigated in a manner that does not further raise VMT.

3. Schematic illustrations of walking, biking and auto traffic conditions at the project site and study area roadways, trip distribution percentages and volumes as well as intersection geometrics, i.e., lane configurations, for AM and PM peak periods. Operational concerns for all road users that may increase the potential for future collisions should be identified and fully mitigated in a manner that does not further raise VMT.
4. The Draft EIR should also identify, evaluate and propose mitigation for potential impacts to the State Highway System that includes the entire width of the State right-of-way. To avoid delays to the encroachment permit process, a thorough environmental analysis will be required for the proposed mitigation of impacts to the SHS and should be included in the environmental document. The preparer of the Draft EIR should consult with Caltrans prior to starting the transportation and traffic technical study. The scope of the traffic study should be reviewed and commented by Caltrans.

Support for infill and smart growth development is found in our new Mission, Vision, and Goals, the California Transportation Plan 2040, Smart Mobility Framework, Strategic Management Plan, and related guidance documents.

If you have any further questions, please contact me at (559) 444-2493 or dave.padilla@dot.ca.gov.

Sincerely,



DAVID PADILLA
Associate Transportation Planner
Planning North Branch

c: Michael Navarro, Chief, Planning North Branch, Caltrans

CENTRAL VALLEY FLOOD PROTECTION BOARD

3310 El Camino Ave., Ste. 170
SACRAMENTO, CA 95821
(916) 574-0609 FAX: (916) 574-0682



August 21, 2018

Mr. Christopher Boyle
City of Madera
205 W. Fourth Street
Madera, California 93637

Subject: Village D Specific Plan, Notice of Preparation, SCH Number: 2018081051

Location: Madera County

Dear Mr. Boyle,

Central Valley Flood Protection Board (Board) staff has reviewed the subject document and provides the following comments:

The proposed project is adjacent to the Fresno River, a regulated stream under Board jurisdiction, and may require a Board permit prior to construction.

The Board's jurisdiction covers the entire Central Valley including all tributaries and distributaries of the Sacramento and San Joaquin Rivers, and the Tulare and Buena Vista basins south of the San Joaquin River.

Under authorities granted by California Water Code and Public Resources Code statutes, the Board enforces its Title 23, California Code of Regulations (Title 23) for the construction, maintenance, and protection of adopted plans of flood control, including the federal-State facilities of the State Plan of Flood Control, regulated streams, and designated floodways.

Pursuant to Title 23, Section 6 a Board permit is required prior to working within the Board's jurisdiction for the placement, construction, reconstruction, removal, or abandonment of any landscaping, culvert, bridge, conduit, fence, projection, fill, embankment, building, structure, obstruction, encroachment, excavation, the planting, or removal of vegetation, and any repair or maintenance that involves cutting into the levee.

Permits may also be required to bring existing works that predate permitting into compliance with Title 23, or where it is necessary to establish the conditions normally imposed by permitting. The circumstances include those where responsibility for the works has not been clearly established or ownership and use have been revised.

Mr. Christopher Boyle
August 21, 2018
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Other federal (including U.S. Army Corps of Engineers Section 10 and 404 regulatory permits), State and local agency permits may be required and are the applicant's responsibility to obtain.

Board permit applications and Title 23 regulations are available on our website at <http://www.cvpfb.ca.gov/>. Maps of the Board's jurisdiction are also available from the California Department of Water Resources website at <http://gis.bam.water.ca.gov/bam/>.

Please contact James Herota at (916) 574-0651, or via email at James.Herota@CVFlood.ca.gov if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Andrea Buckley". The signature is written in a cursive style.

Andrea Buckley
Environmental Services and Land Management Branch Chief

cc: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044



T 510.836.4200
F 510.836.4205

410 12th Street, Suite 250
Oakland, Ca 94607

www.lozeaudrury.com
richard@lozeaudrury.com

Via Email and U.S. Mail

August 22, 2018

Dave Merchen, Director of
Community Development
City of Madera
205 W 4th Street
Madera, CA 93637
dmerchen@cityofmadera.com

Sonia Alvarez, City Clerk
City Clerk's Office
City of Madera
205 W 4th Street
Madera, CA 93637
salvarez@cityofmadera.com

Re: Request for Mailed Notice of CEQA and Land Use Actions and Public Hearings

Dear Mr. Merchen and Ms. Alvarez:

I am writing on behalf of the Laborers International Union of North America, Local Union 294 and its members living in the City of Madera ("LiUNA").

We hereby request that the City of Madera ("City") send by electronic mail, if possible or U.S. Mail to our firm at the address below notice of any and all actions or hearings related to activities undertaken, authorized, approved, permitted, licensed, or certified by the City and any of its subdivisions, and/or supported, in whole or in part, through contracts, grants, subsidies, loans or other forms of assistance from the City, including, but not limited to the following:

- Notice of any public hearing in connection with the Project as required by California Planning and Zoning Law pursuant to Government Code Section 65091.
- Any and all notices prepared for the Project pursuant to the California Environmental Quality Act ("CEQA"), including, but not limited to:
 - Notices of any public hearing held pursuant to CEQA.
 - Notices of determination that an Environmental Impact Report ("EIR") is required for a project, prepared pursuant to Public Resources Code Section 21080.4.
 - Notices of any scoping meeting held pursuant to Public Resources Code Section 21083.9.
 - Notices of preparation of an EIR or a negative declaration for a project, prepared pursuant to Public Resources Code Section 21092.
 - Notices of availability of an EIR or a negative declaration for a project, prepared pursuant to Public Resources Code Section 21152 and Section 15087 of Title 14 of the California Code of Regulations.
 - Notices of approval and/or determination to carry out a project, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.

August 22, 2018

Request for Mailed Notice of CEQA and Land Use Actions and Public Hearings in the City of
Madera

Page 2 of 2

- Notices of approval or certification of any EIR or negative declaration, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
- Notices of determination that a project is exempt from CEQA, prepared pursuant to Public Resources Code section 21152 or any other provision of law.
- Notice of any Final EIR prepared pursuant to CEQA.
- Notice of determination, prepared pursuant to Public Resources Code Section 21108 or Section 21152.

Please note that we are requesting notices of CEQA actions and notices of any public hearings to be held under any provision of Title 7 of the California Government Code governing California Planning and Zoning Law. **This request is filed pursuant to Public Resources Code Sections 21092.2 and 21167(f), and Government Code Section 65092**, which requires agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body.

Please send notice by electronic mail, if possible or U.S. Mail to:

Richard Drury
Komalpreet Toor
Lozeau Drury LLP
410 12th Street, Suite 250
Oakland, CA 94607
510 836-4200
richard@lozeaudrury.com
komal@lozeaudrury.com

Please call if you have any questions. Thank you for your attention to this matter.

Sincerely,



Komalpreet Toor
Legal Assistant
Lozeau | Drury LLP

Phone (559) 673-3514

www.madera-id.org

General Manager

Thomas Greci

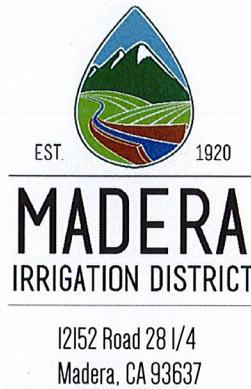
Assistant

General Manager

Dina Cadenazzi Nolan

Legal Counsel

John P. Kinsey



Board of Directors

Division 1

David Loquaci

Division 2

Rick Cosyns

Division 3

Brian Davis

Division 4

James Erickson

Division 5

Carl Janzen

August 29, 2018

Sent Via Email and U.S. Mail

Christopher Boyle, Planning Manager
City of Madera
205 W. 4th Street
Madera, CA 93637

Re: Notice of Preparation of Draft Environmental Impact Report for the Village D Specific Plan

Dear Mr. Boyle,

Thank you for providing Madera Irrigation District (the “District”) the opportunity to review and comment on the Notice of Preparation (the “NOP”) for the Village D Specific Plan (the “Specific Plan”). The NOP describes a proposal by the City of Madera (the “City”) to develop a mixed used community that includes residential units, commercial and office space, parks, recreational areas, and public facilities, including schools. According to the NOP the Specific Plan is located near the western edge of the city limits and, thus, is currently within the Madera Irrigation District Groundwater Sustainability Agency’s jurisdiction.

The District’s mission is to obtain and manage affordable surface water and groundwater supplies in a manner which will ensure the long-term viability of irrigated agriculture in the District. As you are aware, the Madera Subbasin is experiencing significant groundwater overdraft conditions, which have increased over time. These overdraft conditions have resulted in impacts such as the lowering of the water table within the Madera Subbasin, land subsidence, saline water intrusion, and adverse impacts on water quality.

As a result of the foregoing, and to evaluate whether the Specific Plan will result in a significant effect on the environment, the EIR for the Specific Plan must fully and accurately disclose the source of the Specific Plan’s proposed water supplies and compare those supplies to the anticipated demand of the project. Also, to the extent the Specific Plan seeks to rely, in any way, on groundwater supplies, it is also critically important that an expert, preferably a certified hydrogeologist who has familiarity with the baseline environmental conditions within the Madera Subbasin, perform a conservative evaluation of the Specific Plan’s impacts on groundwater resources, including groundwater sustainability.

The EIR should also evaluate the Specific Plan’s consistency with various planning efforts presently being undertaken and implemented within the Madera Subbasin. For example, the Specific Plan should be

consistent with the Madera Subbasin Groundwater Sustainability Plan (GSP) currently being developed by Madera Subbasin Groundwater Sustainability Agencies (GSAs), including the City of Madera GSA. Additionally, as noted above, the Specific Plan area is currently within the Madera Irrigation District Groundwater Sustainability Agency boundary. The addition of the land and, in turn, water demand to the City of Madera GSA will need to be addressed and accounted for in the City's water budget and the Madera Subbasin GSP. This project will also require an annexation/deannexation process of the Specific Plan area from the Madera Irrigation District GSA to the City of Madera GSA.

District facilities (canals, pipelines, turnouts etc.), including those known as Lat. 24.2-13.2, Airport, and Airport 1.0 W are within or near the project area. The EIR should address potential impacts regarding continued access to District facilities, public safety near canals and pipelines, and new surface runoff into canals. Additionally, the District's ability to maintain and repair facilities within the project area is to be preserved. It should be noted that any work performed on, or impacting, United States Bureau of Reclamation (USBR) facilities must be approved by the USBR prior to work commencing.

Please provide the District with a copy of any subsequent environmental documentation when it becomes available for public review. Please send any future correspondence relating to the Specific Plan or the issues identified in this letter to:

Ramon E Mendez
Project Engineer
Madera Irrigation District
12152 Road 28 ¼
Madera, CA 93637

If you have any questions please call (559) 673-3514.

Sincerely,



Thomas Greci
General Manager

cc: David Braun, Madera County LAFCO



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH



KEN ALEX
DIRECTOR

Notice of Preparation

August 17, 2018

To: Reviewing Agencies

Re: Village D Specific Plan
SCH# 2018081051

Attached for your review and comment is the Notice of Preparation (NOP) for the Village D Specific Plan draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Christopher Boyle
City of Madera
205 W. Fourth Street
Madera, CA 93637

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2018081051
Project Title Village D Specific Plan
Lead Agency Madera, City of

Type NOP Notice of Preparation
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 approx. 8,976 residential units, approx. 1,393,920 sq. ft. of commercial and office space, approx. 104 acres of parks and recreational area, and approx. 75 acres of public facilities, including schools. In addition, the proposed Specific Plan would include infrastructure improvements including roadways and utilities.

Lead Agency Contact

Name Christopher Boyle
Agency City of Madera
Phone 559-661-5433
email
Address 205 W. Fourth Street
City Madera
Fax
State CA **Zip** 93637

Project Location

County Madera
City Madera
Region
Cross Streets Ave. 16 and Road 23
Lat / Long
Parcel No. Several
Township **Range** **Section** **Base**

Proximity to:

Highways CSR 99
Airports Madera Municipal
Railways
Waterways Fresno River
Schools Lincoln ES
Land Use Project site is characterized as active agriculture operations with supporting residential and agriculture structures.

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Biological Resources; Drainage/Absorption; Noise; Population/Housing Balance; Public Services; Sewer Capacity; Traffic/Circulation; Water Quality; Growth Inducing; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Cal Fire; Central Valley Flood Protection Board; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 4; California Department of Education; Office of Emergency Services, California; Department of Housing and Community Development; Native American Heritage Commission; Caltrans, Division of Aeronautics; California Highway Patrol; Caltrans, District 6; Regional Water Quality Control Bd., Region 5 (Fresno)

Date Received 08/17/2018 **Start of Review** 08/17/2018 **End of Review** 09/17/2018

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

SCI# **2018081051**

Project Title: Village D Specific Plan
Lead Agency: City of Madera **Contact Person:** Christopher Boyle, Planning Manager
Mailing Address: 205 W. 4th Street **Phone:** (559) 661-5433
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:** 1,800
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 Draft EIR **NEPA** NOI **Other** Joint Document
 Early Cons Supplement /Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.): Draft EIS Other:
 Mit Neg Dec Other: FONSI

Local Action Type
 General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Development Use Perm Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other:
 AUG 17 2018

STATE CLEARINGHOUSE

Development Type
 Residential: Units: 8,976 Acres: _____ Water Facilities: Type: _____ MGD: _____
 Office: Sq. ft. _____ Acres: _____ Employees: _____ Transportation: Type: _____
 Commercial: Sq. ft. 1.4 mil Acres: _____ Employees: _____ Mining: Mineral: _____
 Industrial: Sq. ft. _____ Acres: _____ Employees: _____ Power: Type: _____ MW: _____
 Educational: _____ Waste Treatment: Type: _____ MGD _____
 Recreational: 104 acres Hazardous Waste: Type: _____
 Other: 75 acres of public facilities

Project Issues That May Have A Significant Or Potentially Significant Impact:
 Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Floodplain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archaeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Wildlife
 Coastal Zone Noise Solid Waste Growth Inducement
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Land Use
 Economic/Jobs Public Services/Facilities Traffic/Circulation 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 8,976 residential units, approximately 1,393,920 square feet of commercial and office space, approximately 104 acres of parks and recreational area, and approximately 75 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.

**RE-ISSUED NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT
REPORT
AND PUBLIC SCOPING MEETING
FOR THE
VILLAGE D SPECIFIC PLAN**

To: Responsible and Trustee Agencies, and interested members of the public

From: City of Madera Community Development Department, Christopher Boyle, Planning Manager

Subject: Notice of Preparation of a Draft Environmental Impact Report for the Village D Specific Plan

Date: December 3, 2018

Action: The City of Madera (City) will be the Lead Agency pursuant to the requirements of the California Environmental Quality Act (CEQA), and will be responsible for the preparation of an Environmental Impact Report (EIR) pursuant to CEQA and CEQA Guidelines.

Project Title: Village D Specific Plan

Project Applicant: Fagundes Brothers

A NOP for this Project was distributed in August 2018. Following the review period, the Project Applicant provided refinements to the project that resulted in changes to the overall buildout numbers of the Specific Plan. The major differences between the project as described in the August 2018 NOP and the updated project are summarized below:

Summary of Changes to the Project

	August 2018 Project	Updated Project	Difference
Residential units	8,976 units	10,784 units	+ 1,808 units
Commercial/office space	1,393,920 square feet	1,850,000 square feet	+ 456,080 square feet
Industrial space	0 square feet	500,000 square feet	+ 500,000 square feet
Parks and Recreation Area	104 acres	120 acres	+ 16 acres
Public Facilities	75 acres	100 acres	+ 25 acres

In addition to the changes shown above, the Project Applicant has identified the location of a business park at the southwest corner of the intersection of Avenue 17 and Road 23. Due to the proximity of the Madera Municipal Airport, the business park would primarily be located in Compatibility Zone C1 which limits the number of employees allowed per acre, but may be applicable in other parts of the plan area.

The comments received during the original NOP review period are still applicable and will be addressed in the EIR. However, the City believes that in order to allow for continued public input and participation, this reissued NOP provides public agencies and the general public an opportunity to submit additional comments on the updated project. As such, in compliance with Section 15802 of the CEQA Guidelines, the City is soliciting comments on the scope and

content of the EIR. The City will prepare an EIR to address the environmental impacts associated with development of the Project, and the EIR will examine all phases of the Project including planning, construction, and operation. The Project, its location and potential environmental effects are described below.

Project Location

The proposed project is approximately 1,800 acres in size and is located on the western edge of the city of Madera, in the county of Madera. 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 city of Madera is located along California State Route (CSR) 99, 13 miles southeast of Chowchilla and 15 miles northwest of Fresno. The project site is characterized as active agriculture operations with supporting residential and agriculture structures. Figure 1 (attached) shows the location of the project site relative to Madera and its regional context.

Project Description

The overall proposed project to be addressed in the EIR is referred to as the Village D Specific Plan, or simply the Specific Plan. 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, and to accomplish the following objectives:

- Address the City's current and projected housing needs
- Create mixed-use development to attract businesses and employment opportunities
- Achieve the goals related to community character and pedestrian-friendly design of the General Plan's Community Design Element and Land Use Element
- Facilitate annexation of areas in the Specific Plan Area that are outside of the City limits of Madera
- Create a transportation network to meet the objectives of the General Plan's Circulation Element
- Promote opportunities for water efficiency and incorporate sustainable building and operating practices

At buildout, the Specific Plan would provide approximately 10,784 residential units, approximately 1,850,000 square feet of commercial and office space, approximately 500,000 square feet of industrial space, approximately 120 acres of parks and recreational area, and approximately 100 acres of public facilities, including schools. 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 will be developed and refined as part of the preparation of the Specific Plan, during the application review, and during the evaluation process that will occur simultaneously with preparation of the Draft EIR. It is expected that the proposed project would require a General Plan Amendment, rezoning, and annexation of the Specific Plan Area into the City. 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 some parcels would require removal of active Williamson Act contracts prior to development.

Alternatives to be Analyzed in the EIR

In accordance with Section 15126.6 of the CEQA Guidelines, the Draft EIR will assess a range of reasonable alternatives to the project. The range of alternatives to be addressed will include alternatives that are specifically required by CEQA (e.g., the No Project Alternative), as well as other alternatives (intended to reduce or eliminate potentially significant impacts) as identified through the coordinated consultation and planning process.

Potential Environmental Impacts

An Initial Study is typically prepared during the environmental scoping process to determine whether a project warrants the preparation of an EIR. Pursuant to CEQA Guidelines Section 15060(d), the lead agency can determine that an EIR will be clearly required for a project and may skip further initial review and begin work directly on the EIR. The City has determined that there is substantial evidence that this project could result in significant environmental impacts and/or have a significant impact on the quality of the human environment, thereby necessitating the preparation of an EIR.

The EIR will evaluate the potential environmental impacts of the proposed Specific Plan, after having first established the environmental setting, or baseline, for the environmental analysis. The proposed Specific Plan will be analyzed in the EIR relative to both short-term construction and long-term operations in the environmental topics listed below. In each instance, the significance of potential impacts, cumulative impacts, and appropriate mitigation measures associated with the project would be thoroughly discussed in the EIR. The EIR will be comprehensive and will evaluate each of the environmental issue topics required by CEQA. The individual issue topics include:

- Aesthetics
- Agricultural/Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology, Soils, and Seismicity
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities, Service Systems, and Energy Conservation

Written Comments

As required by Section 15082 of the CEQA Guidelines, this Notice of Preparation (NOP) has been prepared and distributed to solicit comments from interested parties and potential Responsible and Trustee Agencies and other public agencies so that project-related concerns relevant to each agency's statutory responsibilities in connection with the proposed Specific Plan can be addressed in the EIR, as well as any related issues from interested parties other

than potential responsible and Trustee Agencies, including other agencies and affected members of the public. The EIR will be the environmental document of reference for Responsible and Trustee Agencies when considering subsequent discretionary approvals.

The City requests that interested parties and any potential Responsible or Trustee Agencies responding to this NOP reply in a manner consistent with Section 15082(b) of the CEQA Guidelines, which allows for submittal of any comments in response to this notice no later than 30 days after receipt of the NOP. Comments in response to this NOP will be accepted through January 2, 2019. Written comments should be addressed to the person noted below:

Christopher Boyle, Planning Manager
Community Development Department
City of Madera
205 W. 4th Street
Madera, CA 93637
Phone: (559) 661-5433
Email: cboyle@cityofmadera.com

Public Scoping Meeting

The CEQA process encourages comments and questions from the general public, public agencies, and other interested parties throughout the planning process. Consistent with the California Public Resources Code and Section 15082(c)(1), (2)(A) to (D) of the CEQA Guidelines, a new Public Scoping Meeting will be held to solicit public and agency comments on the scope and content of the Draft EIR. Verbal and/or written comments may also be presented at the Public Scoping meeting. The Public Scoping Meeting will be held as follows:

Date: Tuesday, December 18, 2018

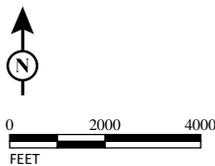
Time: 2:00 p.m.

Place: Council Chambers at City Hall, 205 West 4th Street, Madera, California 93637



FIGURE 1

LSA



- Project Site Boundary
- Madera City Limit

SOURCE: ESRI STREETMAP NORTH AMERICA (2012).
 I:\CMD1801 Village D Madera\figures\Fig_1.ai (5/29/18)

DEPARTMENT OF TRANSPORTATION**DISTRICT 6**

1352 WEST OLIVE AVENUE
P.O. BOX 12616
FRESNO, CA 93778-2616
PHONE (559) 444-2493
FAX (559) 445-5875
TTY 711
www.dot.ca.gov



*Making Conservation a
California way of life.*

September 11, 2018

06-MAD-99-14.233
Village D Specific Plan
Notice of Preparation for
Draft Environmental Impact Report
SCH (2018081051)

Mr. Christopher Boyle
Planning Manager
City of Madera
205 W. Fourth Street
Madera, CA 93637

Dear Mr. Boyle:

Thank you for including Caltrans in the environmental review process for the project referenced above. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

We provide these comments consistent with the State's smart mobility goals that support a vibrant economy, and build communities. The following comments are based on the Notice of Preparation for the Village D Specific Plan Draft Environmental Impact Report (EIR) to allow for the construction of approximately 8,976 residential units, approximately 1,393,920 square-foot of commercial and office space, approximately 104 acres of parks and recreational area, and approximately 75 acres of public facilities, including schools.

The environmental document should include an analysis of the multimodal travel demand expected from the proposed project. This analysis should also identify potentially significant adverse impacts from such demands and avoidance, minimization, and mitigation measures needed to address them. Early collaboration, such as sharing the analysis for review and comment prior to the environmental document, leads to better outcomes for all stakeholders. Given that Caltrans current guidelines are in the process of being updated, a transportation impact study scoping meeting with District staff should be used to discuss the most appropriate methodology for this analysis. At a minimum, the analysis should provide the following:

1. Vicinity maps, regional location map, and a site plan clearly showing project access in relation to nearby roadways and key destinations. Ingress and egress for all project components should be clearly identified. Clearly identify the State right-of-way (ROW). Project driveways, the State Highway System and local roads, intersections and interchanges, pedestrian and bicycle routes, car/bike parking, and transit routes and facilities should be mapped.
2. Project-related VMT should be calculated factoring in per capita use of transit, rideshare or active transportation modes and VMT reduction factors. The assumptions and methodologies used to develop this information should be detailed in the study, should

*"Provide a safe, sustainable, integrated and efficient transportation system
to enhance California's economy and livability"*

Mr. Christopher Boyle
September 11, 2018
Page 2

utilize the latest place based research, and should be supported with appropriate documentation. Mitigation for any roadway section or intersection with increasing VMT should be identified and mitigated in a manner that does not further raise VMT.

3. Schematic illustrations of walking, biking and auto traffic conditions at the project site and study area roadways, trip distribution percentages and volumes as well as intersection geometrics, i.e., lane configurations, for AM and PM peak periods. Operational concerns for all road users that may increase the potential for future collisions should be identified and fully mitigated in a manner that does not further raise VMT.
4. The Draft EIR should also identify, evaluate and propose mitigation for potential impacts to the State Highway System that includes the entire width of the State right-of-way. To avoid delays to the encroachment permit process, a thorough environmental analysis will be required for the proposed mitigation of impacts to the SHS and should be included in the environmental document. The preparer of the Draft EIR should consult with Caltrans prior to starting the transportation and traffic technical study. The scope of the traffic study should be reviewed and commented by Caltrans.

Support for infill and smart growth development is found in our new Mission, Vision, and Goals, the California Transportation Plan 2040, Smart Mobility Framework, Strategic Management Plan, and related guidance documents.

If you have any further questions, please contact me at (559) 444-2493 or dave.padilla@dot.ca.gov.

Sincerely,



DAVID PADILLA
Associate Transportation Planner
Planning North Branch

c: Michael Navarro, Chief, Planning North Branch, Caltrans

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).
 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
 - a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
 - a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
 - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
 - a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subs. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: Sharaya.Souza@nahc.ca.gov.

Sincerely,



for

Sharaya Souza
Staff Services Analyst

cc: State Clearinghouse



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH



KEN ALEX
DIRECTOR

Notice of Preparation

December 3, 2018

To: Reviewing Agencies

Re: Village D Specific Plan
SCH# 2018081051

Attached for your review and comment is the Notice of Preparation (NOP) for the Village D Specific Plan draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

**Christopher Boyle
City of Madera
205 W. Fourth Street
Madera, CA 93637**

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,


Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2018081051
Project Title Village D Specific Plan
Lead Agency Madera, City of

Type NOP Notice of Preparation

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 approx. 10,784 residential units, approx. 1,850,000 sq. ft. of industrial space, approx 120 acres of parks and recreational area, and approx. 100 acres of public facilities, including schools. In addition, the proposed Specific Plan would include infrastructure improvements including roadways and utilities.

Lead Agency Contact

Name Christopher Boyle
Agency City of Madera
Phone 559-661-5433 **Fax**
email
Address 205 W. Fourth Street
City Madera **State** CA **Zip** 93637

Project Location

County Madera
City Madera
Region
Cross Streets Ave. 16 and Road 23
Lat / Long
Parcel No. Several
Township

Range

Section

Base

Proximity to:

Highways CSR 99
Airports Madera Municipal
Railways
Waterways Fresno River
Schools Lincoln ES
Land Use Project site is characterized as active agriculture operations with supporting residential and agriculture structures.

Project Issues Agricultural Land; Air Quality; Biological Resources; Drainage/Absorption; Noise; Population/Housing Balance; Public Services; Sewer Capacity; Traffic/Circulation; Water Quality; Growth Inducing; Landuse; Cumulative Effects; Aesthetic/Visual; Archaeologic-Historic; Flood Plain/Flooding; Geologic/Seismic; Recreation/Parks; Schools/Universities; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Vegetation; Water Supply; Wetland/Riparian; Wildlife

Reviewing Agencies Resources Agency; Department of Conservation; Central Valley Flood Protection Board; Office of Historic Preservation; Department of Parks and Recreation; Department of Fish and Wildlife, Region 4; California Department of Education; Office of Emergency Services, California; Department of Housing and Community Development; Native American Heritage Commission; State Lands Commission; Caltrans, Division of Aeronautics; California Highway Patrol; Air Resources Board; Air Resources Board, Transportation Projects; State Water Resources Control Board, Division of Drinking Water; Regional Water Quality Control Bd., Region 5 (Fresno); Department of Toxic Substances Control; Caltrans, District 6

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: Village D Specific Plan
Lead Agency: City of Madera **Contact Person:** Christopher Boyle, Planning Manager
Mailing Address: 205 W. 4th Street **Phone:** (559) 661-5433
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:** 1,800
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 Draft EIR **NEPA** NOI Joint Document
 Early Cons Supplement /Subsequent EIR Draft EIS Final Document
 Neg Dec (Prior SCH No.): FONSI Other:
 Mit Neg Dec Other:

State Office of Planning & Research
 DEC 03 2018

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

STATE CLEARINGHOUSE

Development Type
 Residential: Units: 10,784 Acres: _____ Water Facilities: Type: _____ MGD: _____
 Office: Sq. ft. _____ Acres: _____ Employees: _____ Transportation: Type: _____
 Commercial: Sq. ft. 1,850,000 Acres: _____ Employees: _____ Mining: Mineral: _____
 Industrial: Sq. ft. 500,000 Acres: _____ Employees: _____ Power: Type: _____ MW: _____
 Educational: _____ Waste Treatment: Type: _____ MGD _____
 Recreational: 120 acres Hazardous Waste: Type: _____
 Other: 100 acres of public facilities

Project Issues That May Have A Significant Or Potentially Significant Impact:
 Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Floodplain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archaeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Wildlife
 Coastal Zone Noise Solid Waste Growth Inducement
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Land Use
 Economic/Jobs Public Services/Facilities Traffic/Circulation 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 10,784 residential units, approximately 1,850,000 square feet of commercial and office space, approximately 500,000 square feet of industrial space, approximately 120 acres of parks and recreational area, and approximately 100 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.

NOP Distribution List

County: *Madera*

SCH#

2018081059

Resources Agency

- Resources Agency**
Nadell Gayou
- Dept. of Boating & Waterways**
Denise Peterson
- California Coastal Commission**
Allyson Hitt
- Colorado River Board**
Elsa Contreras
- Dept. of Conservation**
Crina Chan
- Cal Fire**
Dan Foster
- Central Valley Flood Protection Board**
James Herola
- Office of Historic Preservation**
Ron Parsons
- Dept of Parks & Recreation Environmental Stewardship Section**
- S.F. Bay Conservation & Dev't. Comm.**
Steve Goldbeck
- Dept. of Water Resources Agency**
Nadell Gayou
- Fish and Game**
- Dept. of Fish & Wildlife**
Scott Flint
Environmental Services Division
- Fish & Wildlife Region 1**
Curt Babcock
- Fish & Wildlife Region 1E**
Laurie Harnsberger
- Fish & Wildlife Region 2**
Jeff Drongesen
- Fish & Wildlife Region 3**
Craig Weightman
- Fish & Wildlife Region 4**
Julie Vance
- Fish & Wildlife Region 5**
Leslie Newton-Reed
Habitat Conservation Program
- Fish & Wildlife Region 6**
Tiffany Ellis
Habitat Conservation Program
- Fish & Wildlife Region 6 I/M**
Heidi Calvert
Inyo/Mono, Habitat Conservation Program
- Dept. of Fish & Wildlife M**
William Paznokas
Marine Region
- California Department of Education**
Lesley Taylor
- OES (Office of Emergency Services)**
Monique Wilber
- Food & Agriculture**
Sandra Schubert
Dept. of Food and Agriculture
- Dept. of General Services**
Cathy Buck
Environmental Services Section
- Housing & Comm. Dev.**
CEQA Coordinator
Housing Policy Division

Independent Commissions/Boards

- Delta Protection Commission**
Erik Vink
- Delta Stewardship Council**
Anthony Navasero
- California Energy Commission**
Eric Knight

- Native American Heritage Comm.**
Debbie Treadway
- Public Utilities Commission**
Supervisor
- Santa Monica Bay Restoration**
Guangyu Wang
- State Lands Commission**
Jennifer Deleong
- Tahoe Regional Planning Agency (TRPA)**
Cherry Jacques
- Cal State Transportation Agency CalSTA**
- Caltrans - Division of Aeronautics**
Philip Crimmins
- Caltrans - Planning HQ LD-IGR**
Christian Bushong
- California Highway Patrol**
Suzann Ikeuchi
Office of Special Projects
- Caltrans, District 1**
Rex Jackman
- Caltrans, District 2**
Marcelino Gonzalez
- Caltrans, District 3**
Susan Zanchi
- Caltrans, District 4**
Patricia Maurice
- Caltrans, District 5**
Larry Newland
- Caltrans, District 6**
Michael Navarro
- Caltrans, District 7**
Dianna Watson
- Caltrans, District 8**
Mark Roberts
- Dept. of Transportation**

Other Departments

- Caltrans, District 9**
Gayle Rosander
- Caltrans, District 10**
Tom Dumas
- Caltrans, District 11**
Jacob Arnsstrong
- Caltrans, District 12**
Maureen El Harake
- Cal EPA**
- Air Resources Board**
- Airport & Freight**
Jack Wursten
- Transportation Projects**
Nesamani Kalandiyur
- Industrial/Energy Projects**
Mike Tollstrup
- California Department of Resources, Recycling & Recovery**
Kevin Taylor/Jeff Esquivel
- State Water Resources Control Board**
Regional Programs Unit
Division of Financial Assistance
- State Water Resources Control Board**
Cindy Forbes - Asst Deputy
Division of Drinking Water
- State Water Resources Control Board**
Div. Drinking Water # _____
- State Water Resources Control Board**
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality
- State Water Resources Control Board**
Phil Crader
Division of Water Rights
- Dept. of Toxic Substances Control Reg. # _____**
CEQA Tracking Center
- Department of Pesticide Regulation**
CEQA Coordinator

- Regional Water Quality Control Board (RWQCCB)**
- RWQCB 1**
Cathleen Hudson
North Coast Region (1)
- RWQCB 2**
Environmental Document Coordinator
San Francisco Bay Region (2)
- RWQCB 3**
Central Coast Region (3)
- RWQCB 4**
Teresa Rodgers
Los Angeles Region (4)
- RWQCB 5S**
Central Valley Region (5)
- RWQCB 5F**
Central Valley Region (5)
Fresno Branch Office
- RWQCB 5R**
Central Valley Region (5)
Redding Branch Office
- RWQCB 6**
Lahontan Region (6)
- RWQCB 6V**
Lahontan Region (6)
Victorville Branch Office
- RWQCB 7**
Colorado River Basin Region (7)
- RWQCB 8**
Santa Ana Region (8)
- RWQCB 9**
San Diego Region (9)
- Other** _____

DEPARTMENT OF TRANSPORTATION**DISTRICT 6**

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*Making Conservation a
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December 11, 2018

06-MAD-99-14.233
 Village D Specific Plan
 Re-Issued Notice of Preparation of a
 Draft Environmental Impact Report
 SCH (2018081051)

Mr. Christopher Boyle
 Planning Manager
 City of Madera
 205 W. Fourth Street
 Madera, CA 93637

Dear Mr. Boyle:

These comments are based on the Re-Issued Notice of Preparation (NOP) of a Draft Environmental Impact Report for the Village D Specific Plan. We previously provided comments on the August 2018 NOP. The Project Applicant increased the overall buildout of the Specific Plan as follows:

Land Use	August 2018 Project	December 2018 Project	Increase
Residential Units	8,976 units	10,784 units	1,808
Commercial/Office	1,393,920 square feet	1,850,000 square feet	456,080 square feet
Industrial Space	0 square feet	500,000 square feet	500,000 square feet
Parks and Recreation	104 acres	120 acres	16 acres
Public Facilities	75 acres	100 acres	25 acres

Our comment letter dated September 11, 2018 still applies to the December 2018 Project and is enclosed for your convenience.

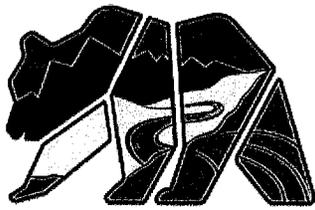
If you have any further questions, please contact me at (559) 444-2493 or dave.padilla@dot.ca.gov.

Sincerely,

DAVID PADILLA
 Associate Transportation Planner
 Planning North Branch

c: Michael Navarro, Chief, Planning North Branch, Caltrans

Attachment: NOP of DEIR for the Village D Specific Plan, September 11, 2018



December 24, 2018

VIA EMAIL: CBOYLE@CITYOFMADERA.COM

Mr. Christopher Boyle, Planning Manager
Community Development Department
City of Madera
205 W. 4th Street
Madera, CA 93637

Dear Mr. Boyle:

**NOTICE OF PREPARATION OF A ENVIRONMENTAL IMPACT REPORT FOR THE
VILLAGE D SPECIFIC PLAN, SCH# 2018081051**

The Department of Conservation's (Department) Division of Land Resource Protection (Division) has reviewed the Notice of Preparation of an Environmental Impact Report for the Village D Specific Plan (Project) submitted by the city of Madera (City). The Division monitors farmland conversion on a statewide basis and administers the California Land Conservation (Williamson) Act and other agricultural land conservation programs. We offer the following comments and recommendations with respect to the proposed project's potential impacts on agricultural land and resources.

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. At buildout, the Specific Plan would provide approximately 10,784 residential units, approximately 1,850,000 square feet of commercial and office space, approximately 500,000 square feet of industrial space, approximately 120 acres of parks and recreational area, and approximately 100 acres of public facilities, including schools. In addition, the proposed Specific Plan would include infrastructure improvements including roadways and utilities.

The proposed project is approximately 1,800 acres in size and is located on the western edge of the city of Madera, in the county of Madera. 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 city of Madera is located along California State Route (CSR) 99, 13 miles southeast of Chowchilla and 15 miles northwest of Fresno. The site contains areas under Williamson Act contract, and is classified by the Department of Conservation's Farmland Mapping and Monitoring program as Prime and Statewide Important Farmland.¹

¹ California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, California Important Farmland Finder, <https://maps.conservation.ca.gov/DLRP/CIFF/>, 2018

Department Comments

Although conversion of agricultural land is often an unavoidable impact under CEQA analysis, mitigation measures must be considered. In some cases, the argument is made that mitigation cannot reduce impacts to below the level of significance because agricultural land will still be converted by the project, and therefore, mitigation is not required. However, reduction to a level below significance is not a criterion for mitigation under CEQA. Rather, the criterion is feasible mitigation that lessens a project's impacts.

All mitigation measures that are potentially feasible should be considered. A measure brought to the attention of the lead agency should not be left out unless it is infeasible based on its elements. Agricultural conservation easements are an available mitigation tool that the City could consider. As such, the Department advises the use of permanent agricultural conservation easements on land of at least equal quality and size as partial compensation for the direct loss of agricultural land. Conservation easements will protect a portion of those remaining land resources and lessen project impacts in accordance with CEQA Guideline §15370. The Department highlights easements as a mitigation tool because of their acceptance and use by lead agencies as an appropriate mitigation measure under CEQA and because they follow an established rationale similar to that of wildlife habitat mitigation.

Mitigation via agricultural conservation easements can be implemented by at least two alternative approaches: the outright purchase of easements or the donation of mitigation fees to a local, regional, or statewide organization or agency whose purpose includes the acquisition and stewardship of agricultural conservation easements. The conversion of agricultural land should be deemed an impact of at least regional significance. Hence, the search for replacement lands should not be limited strictly to lands within the project's surrounding area.

Conclusion

The Department recommends the following discussion under the Agricultural Resources section of the Environmental Impact Report:

- Type, amount, and location of farmland conversion resulting directly and indirectly from implementation of the proposed project.
- Impacts on any current and future agricultural operations in the vicinity; e.g., land-use conflicts, increases in land values and taxes, loss of agricultural support infrastructure such as processing facilities, etc.
- Incremental impacts leading to cumulative impacts on agricultural land. This would include impacts from the proposed project, as well as impacts from past, current, and likely future projects.
- Potential contract resolutions for land in an agricultural preserve and/or enrolled in a Williamson Act contract.
- Proposed mitigation measure for all impacted agricultural lands within the proposed project area.

The Department suggests that the applicant file for non-renewal of the current Williamson Act contracts, and wait until the contract's non-renewal status has ended and the contracts have expired before moving forward with the proposed project. However, if the applicant wishes to

proceed with the project before that time they may consider contract cancellation. Cancellation of the proposed project site would prevent the proposed use from conflicting with existing law. Please refer to our website for further information regarding contract non-renewal, cancellation, and other contract removal methods.²

Thank you for giving us the opportunity to comment on the Notice of Preparation of an Environmental Impact Report for the Village D Specific Plan. Please provide this Department with notices of any future hearing dates as well as any staff reports pertaining to this project. If you have any questions regarding our comments, please contact Farl Grundy, Environmental Planner at (916) 324-7347 or via email at Farl.Grundy@conservation.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Monique Wilber". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Monique Wilber
Conservation Program Support Supervisor

² http://www.conservation.ca.gov/dlrp/wa/Pages/removing_contracts.aspx