



PLANNING DEPARTMENT

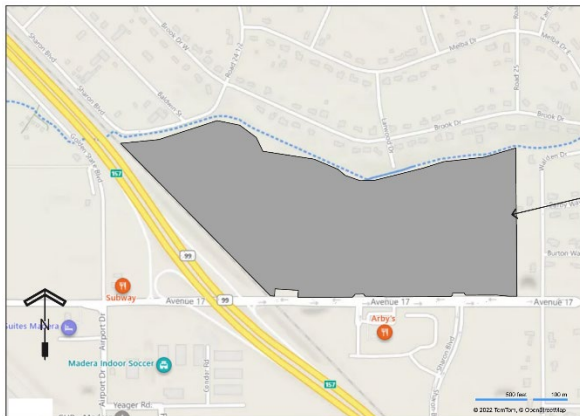
Will Tackett, Community Development Director

CITY OF MADERA

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN that the City of Madera (City), as the Lead Agency, is undertaking preparation of a Draft Environmental Impact Report (DEIR) for General Plan Amendment 2022-07, Rezone 2022-07, Tentative Subdivision Map 2022-08, pertaining to ± 100 acres of property located on the northeast corner of Avenue 17 and State Route 99 in the City of Madera, California (APN: 013-240-001) (the "project site").

GPA 2022-07 would change the Madera General Plan land use designation of an approximately 77-acre portion of the site from Commercial to Industrial. REZ 2022-07 would rezone the same approximately 77-acre portion of the site from the C-2 (Heavy Commercial) zone district to the I (Industrial) zone district and an approximately 12-acre portion of the site from the C-2 zone district to the C-H (Highway Commercial) zone district. TPM 2022-08 would subdivide the 100-acre parcel into 18 lots consisting of 6 "industrial" lots and 12 "commercial lots." An approximately 18-acre wetlands area in the northwestern portion of the site would be designated as a remainder parcel.



In accordance with the California Environmental Quality Act (CEQA) Guidelines (Section 15082), the purpose of this Notice of Preparation is to seek comments about the scope and content of the environmental impact assessment that will be conducted for this project site. Input is sought from Agencies, organizations and individuals as to the issues that should be addressed in the EIR. Due to the time limits mandated by State law, responses must be sent not later than 30 days from the date of this notice.

Notice is also hereby given that on Thursday, March 27th, 2025 at 6:00 p.m., the City will hold a Scoping Meeting in accordance with CEQA Guidelines Section 15082 to present information regarding the Project and the CEQA process, and to receive public comments regarding the scope and content of the Draft EIR. The scoping meeting will be held in the City Council Chambers of Madera City Hall, 205 W. 4th St., Madera, California. The Council Chambers will be open to the public. This meeting will also be available for public viewing and participation through Zoom. Members of the public may comment on agenda items at the meeting or remotely through an electronic meeting via phone by dialing (669) 9006833 enter ID: 851 3985 7833# followed by *9 on your phone when prompted to signal you would like to speak, or by computer

at https://cityofmadera.zoom.us/j/85139857833?tk=pD9AVxCrahvI07cqz4UItDByytZ82c08-CysmRWoqZg.DQcAAAAT0rshqRY2VUtHRzhTNIRET29LV3NaSFivY2NnAA&uuid=WN_-IsT6lzxQeufTieGNVjG2Q. All interested agencies, organizations and individuals are welcome to submit comments (see instructions below) and/or participate in the scoping meeting for the Draft EIR. Oral comments will be accepted during the scoping meeting.

Adoption and implementation of the project has the potential to result in environmental effects in the environmental impact areas identified in CEQA. For this reason, the project will be a “full scope” document and will analyze all of the required CEQA environmental issue areas. These include: aesthetics and visual resources; agriculture and forestry resources; air quality (including toxic air contaminants); biological resources; cultural resources; geology, seismicity, soils, and mineral resources; energy consumption; greenhouse gas emissions and climate change; hazards and hazardous materials; hydrology and water quality; land use and planning; noise and vibration; population and housing; public services and recreation; transportation; utilities and other service systems. The EIR will also address cumulative effects, growth inducing impacts and other issues required by CEQA.

Copies of the Notice of Preparation are on file and available for public review at the City of Madera Planning Department, 205 West 4th Street, Madera, CA 93637. A copy of the Notice of Preparation can also be found at www.madera.gov/home/departments/planning/#tr-current-projects-environmental-review-436011. The public review period during which the City will receive comments on the proposed scope of the Draft EIR will begin on March 15, 2025 and will close 5:00 PM on April 14, 2025. Comments shall be submitted in writing and addressed to Robert Smith, Senior Planner at the City of Madera Planning Department, 205 West 4th Street, Madera, CA 93637 or at rsmith@madera.gov. For additional information, please contact Robert Smith at (559) 662-5430 or by email at rsmith@madera.gov, or visit the website address noted above. Written comments will be accepted at the scoping meetings; or via mail to City of Madera Planning Department 205 W 4th St, Madera, CA 93637.