



PLANNING DEPARTMENT

Will Tackett, Community Development Director

NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE CITY OF MADERA GRANITE CREEK PROJECT

Date: April 11, 2025

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

From: City of Madera, Community Development Department

Subject: Notice of Preparation and Scoping Meeting for a Draft Environmental Impact Report for the City of Madera Granite Creek Neighborhood/Precise Plan

Comment Period: April 12, 2025 to May 12, 2025

Scoping Meeting: Date: April 24, 2025
Time: 6:00 p.m.
Location: City Council Chambers of Madera City Hall, 205 W. 4th St., Madera, California
View: www.madera.gov/live.
Zoom: Members of the public may comment on agenda items at the meeting or remotely through an electronic meeting via phone by dialing (669) 900-6833 enter ID: 883 4408 8750 #.

Project Title: Granite Creek Project (General Plan Amendment 2024-03, Prezone 2024-03 (for Annexation 2024-02), Precise Plan 2024-06, Tentative Parcel Map 2025-01 and Vesting Tentative Subdivision Map 2024-07)

Project Proponent: DR Horton (Applicant), Precision Civil Engineering (Representative/Agent), Charles Mosesian (Property Owner)

Purpose of this Notice of Preparation

The City of Madera ("City") is preparing an Environmental Impact Report (EIR) for the proposed Project. The City, as the Lead Agency, has determined that the Project will require the preparation of an EIR in accordance with the California Environmental Quality Act (CEQA; California Public Resources Code, Section 21000 et seq.), and Title 14 of the California Code of Regulations (CCR; CEQA Guidelines, 14 CCR 15000 et seq.). The City has prepared this Notice of Preparation (NOP) in accordance with CEQA Guidelines Sections 15082(a) and 15375.

Public Review Period

The City requests that responsible or trustee agencies and interested members of the public respond to this NOP within the 30-day review period, from April 12, 2025 to May 12, 2025, **at 5 pm**. Comments should be provided in writing to:

Will Tackett, Director of Community Development
City of Madera, Community Development Department
205 West 4th Street, Madera, Ca 93637
p. (559) 661-5451 | c. (559) 666-4061
wtackett@madera.gov

In accordance with CEQA Guidelines Section 15082, responses must provide specific details about the scope and content of the environmental information related to the responsible or trustee agency's area of statutory responsibility. At a minimum, identify the significant environmental issues and reasonable alternatives and mitigation measures that the responsible or trustee agency will need to have explored in the Draft EIR, and whether the agency will be a responsible or trustee agency for the project.

Scoping Meeting

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 date, time, and location of the Scoping Meeting are:

Date: April 24, 2025

Time: 6:00 p.m.

Location: City Council Chambers of Madera City Hall, 205 W. 4th St., Madera, California

View: www.madera.gov/live.

Zoom: Members of the public may comment on agenda items at the meeting or remotely through an electronic meeting via phone by dialing (669) 900-6833 enter ID: 883 4408 8750 #.

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 also observe the live-streamed meeting on the City's website at www.madera.gov/live. Members of the public may comment on agenda items at the meeting or remotely through an electronic meeting via phone by dialing (669) 900-6833 enter ID: 883 4408 8750 #. On the telephone, press *9 to raise your hand to comment and *6 to unmute yourself to speak. 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.

Project Location

The Granite Creek Plan Area (Plan Area) is generally located east of Road 23 between Avenue 14-1/2 and the Fresno River in unincorporated Madera County. The Plan Area is bound by Avenue 14-1/2 to the south, Road 23 to the west, the Fresno River to the north, and Road 24 to the east. The Plan Area consists of two (2) properties that total approximately 204 acres that are generally bound to the north by the Fresno River, to the south by Avenue 14-1/2, to the west by Road 23, and to the east by the Vineyard West Phase II Subdivision. The Plan Area is directly west of the city limits of the City of Madera and lies within the Urban Growth Boundary (UGB) and the Sphere of Influence (SOI) for the City of Madera. The Plan Area consists of two (2) parcels including Madera County Assessor's Parcel Numbers (APNs) 045-070-025 and a portion of 045-070-026. The proposed Plan Area lies within the UGB and SOI just west of the current city limit boundary.

The centroid of the Project area is approximately 36°57'44.29"N, 120°07'09.50"W.

Project Description

DR Horton (Applicant) has filed applications requesting an Annexation (ANX 2024-02), General Plan Amendment (GPA 202-03), Pre-Zone (REZ 2024-03), Tentative Parcel Map (TPM 2025-01), and Tentative Subdivision Map (TSM 2024-07) for and to develop the Granite Creek Precise Plan (Project, or Plan Area). The Project consists of the following:

- **Annexation** to annex approximately 327-acres of property located on the north side of Avenue 14-½ between Road 23 and Road 24 into the City of Madera.
- **General Plan Amendment (GPA)** to change the existing land use to a mix of uses, including residential, mixed use, commercial, open space, and public/semi-public uses as detailed in Figure 2-4. In 2009, the City of Madera adopted its current General Plan which designates the 204-acres of the Granite Creek Plan Area (Plan Area) as Village Reserve (VR). The GPA will also remove the Village E Specific Policy that requires a permanent agricultural buffer where the westerly edge of the Village abuts the Growth Boundary. While only 60-acres of the project is proposed for immediate development, a general plan amendment for 210-acres is proposed.
- **Pre-Zone** to zone approximately 327-acres of property consistent with existing City of Madera zone districts. Proposed zoning includes approximately: 5.48 acres of P-D (1500), 35.35 acres of P-D (3000), 105.44 acres of P-D (4500), 18.27 acres of P-D (6000), 10.06 acres of C-1 (Light Commercial), 15.19 acres of C-N (Neighborhood Commercial), 22.34 acres of PF (Public Facilities), 23.70 acres of RCO (Resource Conservation and Open Space), and 91.61 acres of Unclassified zoning (Fresno River) as shown on Figure 2-5.
- **Tentative Subdivision Map** to subdivide the approximately 60-acre parcel into 345 residential lots ranging in size from 4,500 square feet to 10,723 square feet (sf.). Approximately 60 acres of the 203-acre development are proposed for residential development. The 60-acre site is proposed to be developed with 345 residential lots at approximately 6.1 dwelling units per acre and with a 1.19-acre out lot for development as a park area along with streets, lighting, and outer landscape areas to accommodate sidewalk and trail areas. The 60-acre residential development is located entirely on APN 045-070-025 and will be built over three (3) phases of development beginning at the south end of the parcel closest to Road 14-1/2.

Potential Environmental Impacts

Pursuant to CEQA Guidelines Section 15060(e), if the Lead Agency can determine that an EIR will be clearly required for a project, the lead agency may skip further initial review of the project and begin work directly on the EIR process. The City of Madera, as Lead Agency, 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.

Further, the City has determined that a Project EIR will be prepared for the Project. CEQA Guidelines Section 15161 states that a Project EIR examines the environmental impacts of a specific development project.

Although the only physical development proposed by the Project includes the 60-acre TSM as described herein above, this environmental document analyzes the potential buildout of the Project site at a programmatic level, using reasonable assumptions so that future development described in the Precise Plan can tier from this EIR pursuant to CEQA Guidelines Section 15168(C)(1) and 15168(d) for evaluations of environmental issues associated with later activities/subsequent projects. Depending on the final design of future physical development, additional project specific CEQA review may be required as determined by the City through the entitlement review and approval process.

The proposed Project intends to provide a well-planned community with a mix of uses for the residents of the City of Madera in an area planned for urban development. The development assumptions for the Project site include maximum development potential of 1,542 residential units, approximately 417,609 square feet of commercial and/or mixed use, approximately 194,626 square feet of public/semi-public facilities (including a new school site) and dedication/improvement of approximately 9.74 acres of open space.

The EIR will evaluate each of the environmental issue topics required by CEQA as probable impacts, including Aesthetics, Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, Wildfire, and Cumulative Impacts. The EIR will also identify and evaluate a range of reasonable alternatives.

Figure 2-1 Regional Location



Figure 2-3 Annexation Area

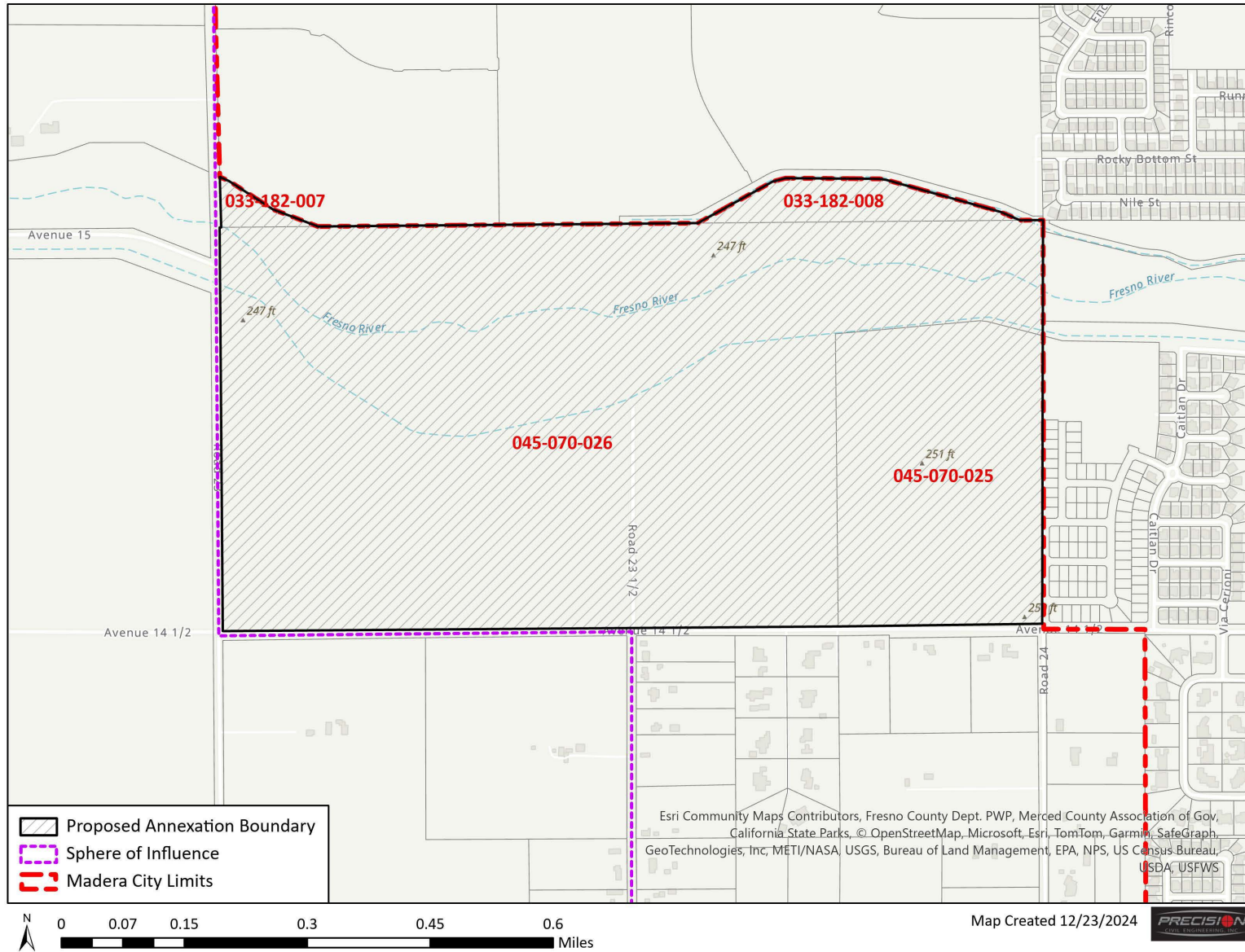


Figure 2-4 Proposed Land Use Plan

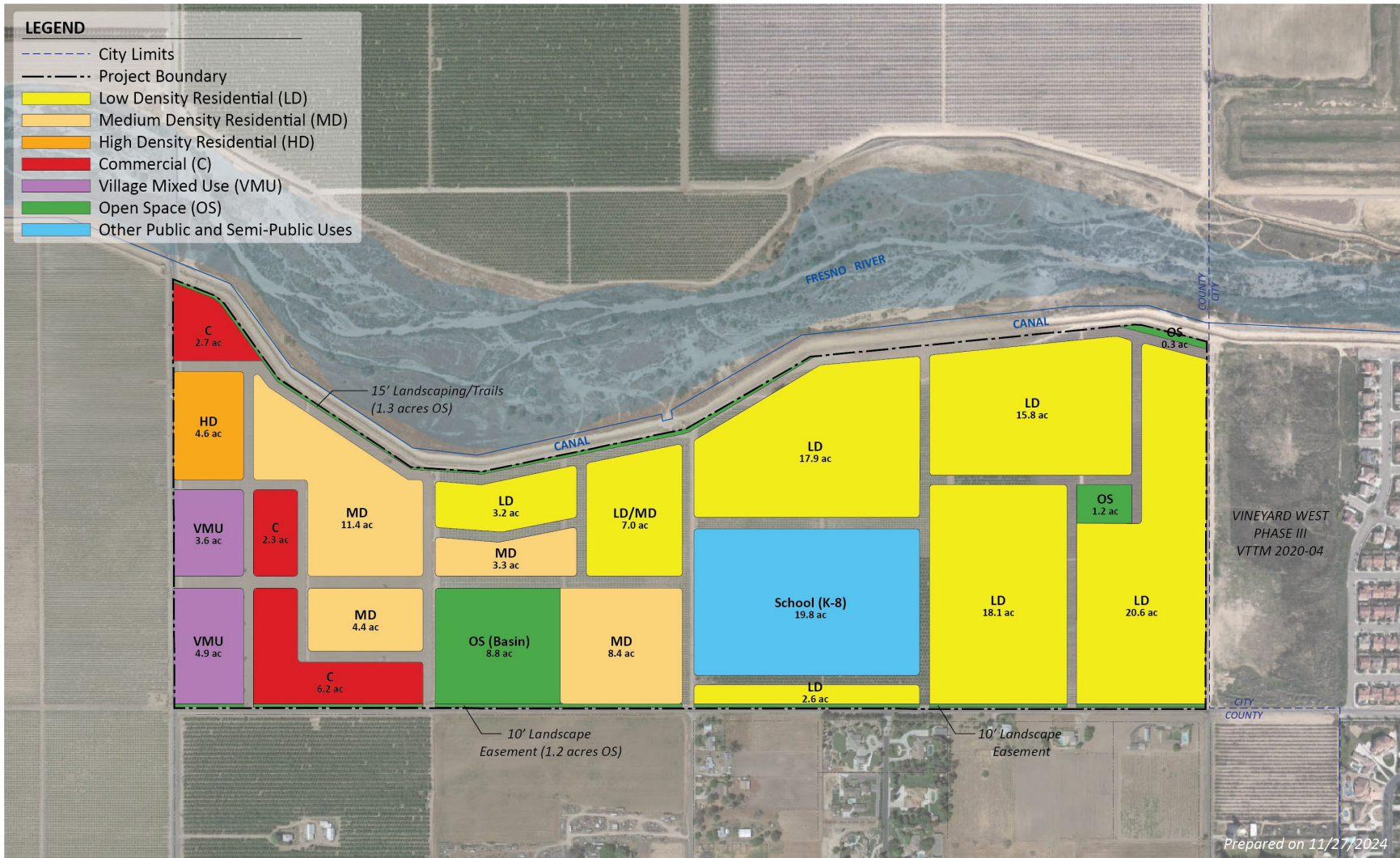
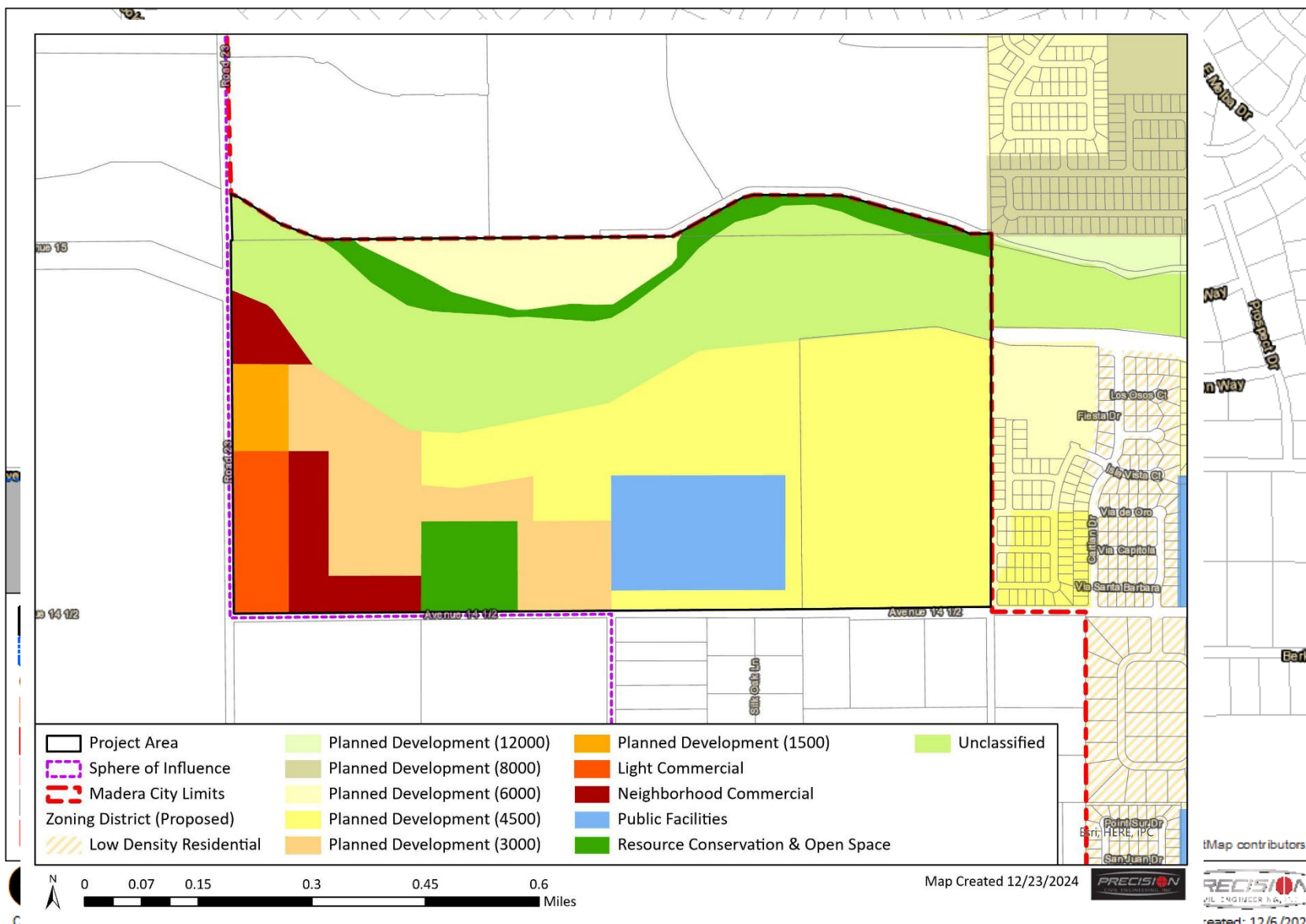
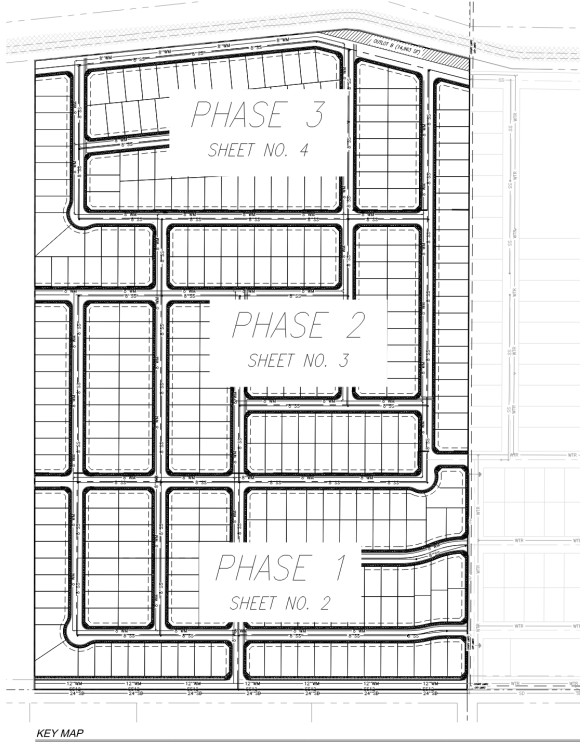
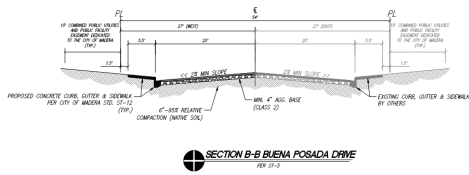
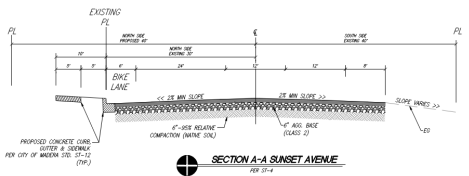
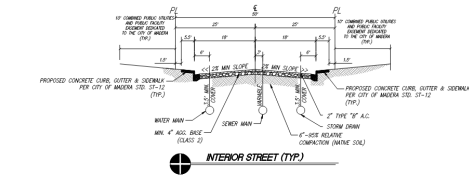
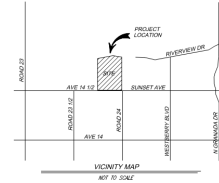


Figure 2-5 Proposed Zone District



TENTATIVE SUBDIVISION MAP TRACT MAP NO. XXX

IN THE CITY OF MADERA
COUNTY OF MADERA, STATE OF CALIFORNIA
PREPARED ON JULY 11, 2024
SHEET 1 OF 4



FLOODZONE CLASSIFICATION:
SHADED AREAS ARE WITHIN FLOODZONE "X" FROM PARALLEL AND 100' SOUTH/150' EAST, EFFECTIVE 10/20/2006 AND IN FLOODZONE "X" ARE AREAS WITH 1/2% ANNUAL CHANCE FLOOD HAZARD AREAS 1' TO 4' DEEP, CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OF WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

SITE INFORMATION

LAND USE: RESIDENTIAL
ZONING: RM-40
PROJECT LOCATION: WESTWEST CORNER OF AVENUE 14 1/2 & ROAD 24, MADERA, CALIFORNIA
PROJECT AREA: 45,539 AC
NET AREA: 3,658 AC
PARCEL CLOTH: 50%
DENSITY: 2.5 UNITS PER ACRE
LOT SIZE: 10,707 S.F.
LOT AREA: 10,707 S.F.
OWNER: PRECISION CIVIL ENGINEERING, INC.
ENGINEER: PRECISION CIVIL ENGINEERING, INC.

NOTES:

- ALL EXISTING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY ZONING CODES.
- ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
- ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MADERA STANDARDS AND SPECIFICATIONS.
- EACH HOMEOWNER SHALL SIGNIFY FOR A BUILDING PERMIT.
- EXISTING TREES AND LANDSCAPING SHALL BE MAINTAINED PRIOR TO CONSTRUCTION.
- ALL ON-SITE AND OFF-SITE IMPROVEMENTS SHALL CONFORM WITH THE DESIGN STANDARDS IN ACCORDANCE WITH THE CITY OF MADERA STANDARDS AND SPECIFICATIONS.
- PROPOSED SITE IMPROVEMENTS SHALL INCLUDE SITE GRADING AND DRAINAGE, UTILITY SERVICE AS INDICATED BY THE UTILITY AGENCIES, DRAINAGE FACILITIES AS REQUIRED, AND CONSTRUCTION OF ROADWAY IMPROVEMENTS.
- NO UNRAE DIFFERENCES OF 6" OR MORE EXIST ADJACENT TO THE PROPERTY.
- THERE WILL BE NO UNRAE DIFFERENCES OF 1" OR MORE AFTER CONSTRUCTION OF THE SUBDIVISION.
- ABANDON ALL WELLS AND SEPTIC TANKS TO COUNTY STANDARDS.
- THIS TRACT IS NOT WITHIN 200 FEET OF ANY RAILROAD, FREIGHT OR EXPRESSWAY.
- NO CHANGE OF PAVEMENT DRAINED EAST OR SUBJECT PROPERTY.
- THE EXISTING CONDUIT LINES INDICATED ARE BASED ON SURVEY DATA FROM OCTOBER 16, 2023.
- THE SUBDIVISION WILL BE DEVELOPED IN THREE (3) PHASES:
PHASE 1: 164 LOTS
PHASE 2: 138 LOTS
PHASE 3: 102 LOTS

OUTLOT NOTES

OUTLOT # TO BE DESIGNATED FOR OPEN SPACE PURPOSES.
OUTLOT # TO BE DESIGNATED TO THE CITY OF PUBLIC OPEN SPACE/PARKLAND PURPOSES.

LEGAL DESCRIPTION

THE PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF MADERA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
A PORTION OF THE NORTH HALF OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 17 EAST, MOUNT Diablo Base and Meridian, IN THE COUNTY OF MADERA, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID SECTION 23, THENCE ALONG THE SOUTH LINE OF SAID SECTION 23, SOUTH 89° 18' 00" WEST 1000.00 FEET, THENCE NORTH 0° 30' 15" EAST 128.00 FEET TO A CORNER ON THE SOUTHWEST CORNER OF SAID SECTION 23, AND CONTINUED TO THE UNITED STATES OF AMERICA AS DEED RECORDED IN 13 MARI, 1924 IN BOOK 469 AT PAGE 236, OPTION RECORDS OF MADERA COUNTY, THENCE ALONG THE SOUTHWEST LINE OF SAID PARCELS OF LAND, NORTH 84° 00' 15" EAST 343.00 FEET, THENCE CONTINUING ALONG THE SOUTHWEST LINE OF SAID PARCELS OF LAND, SOUTH 84° 00' 15" EAST 343.00 FEET, THENCE CONTINUING ALONG THE SOUTHWEST LINE OF SAID PARCELS OF LAND, SOUTH 20° 00' 45" EAST 127.25 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 23, THENCE ALONG THE EAST LINE OF SAID SECTION 23, SOUTH 84° 00' 15" WEST 365.00 FEET, TO THE POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE APPROVING A LOT LINE ADJUSTMENT, CERTIFICATE NO. 2010-05, RECORDED JUNE 17, 2010, AS INCORPORATED IN 2010151770 OF OPTION RECORDS.

APN: 045-070-025-000

BASIS OF BEARINGS

80055076 PER PM NO. 2841
ON 4E, PLS 27 & 28, MARI



PRECISION CIVIL ENGINEERING
1314 S STREET, FRESNO, CALIFORNIA 93724
TEL: 559-468-9495
WWW.PRECISIONCIVIL.COM



PROJECT TITLE: GRANITE CREEK SUBDIVISION
SHEET DESCRIPTION: TENTATIVE MAP NO. XXX
COUNTY: MADERA
CITY: MADERA

PREPARED FOR:
DIP-HANTON
7820 N PALM LAKE
FRESNO, CA 93711
(559) 468-4647

REVISIONS

DRAWN BY: VYT
CHECKED BY: DY
DATE: 2/19/2025

SHEET NUMBER:
1 OF 4
JOB NUMBER:
23-302

SECRETARY, CITY OF MADERA PLANNING COMMISSION DATE

