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 21, 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 21, 2025 to May 21, 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 21, 2025 to May 21, 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

Source: World Oceans and World Imagery Basemap (Esri et al. 2024).

Figure 2-3 Annexation Area

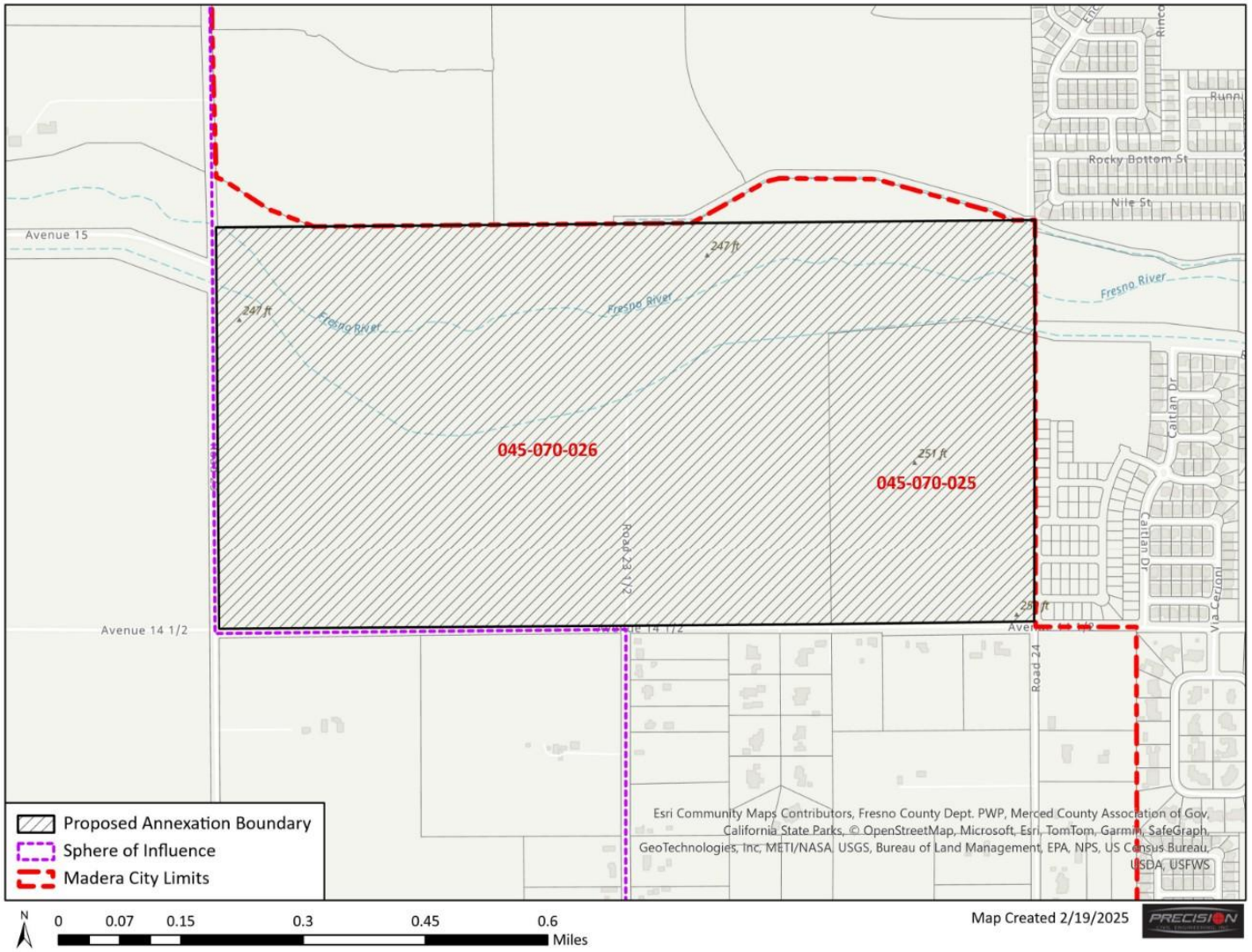
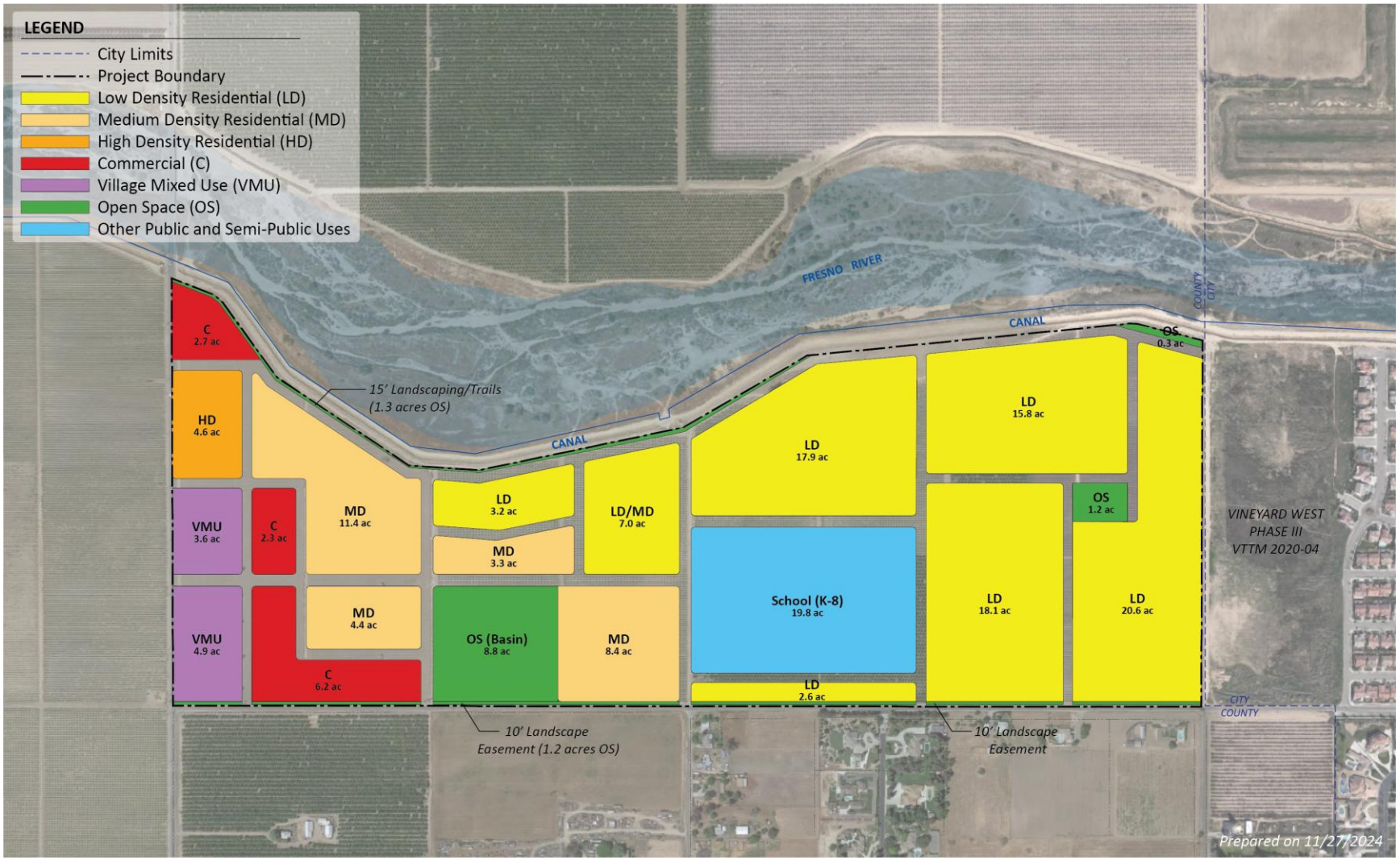
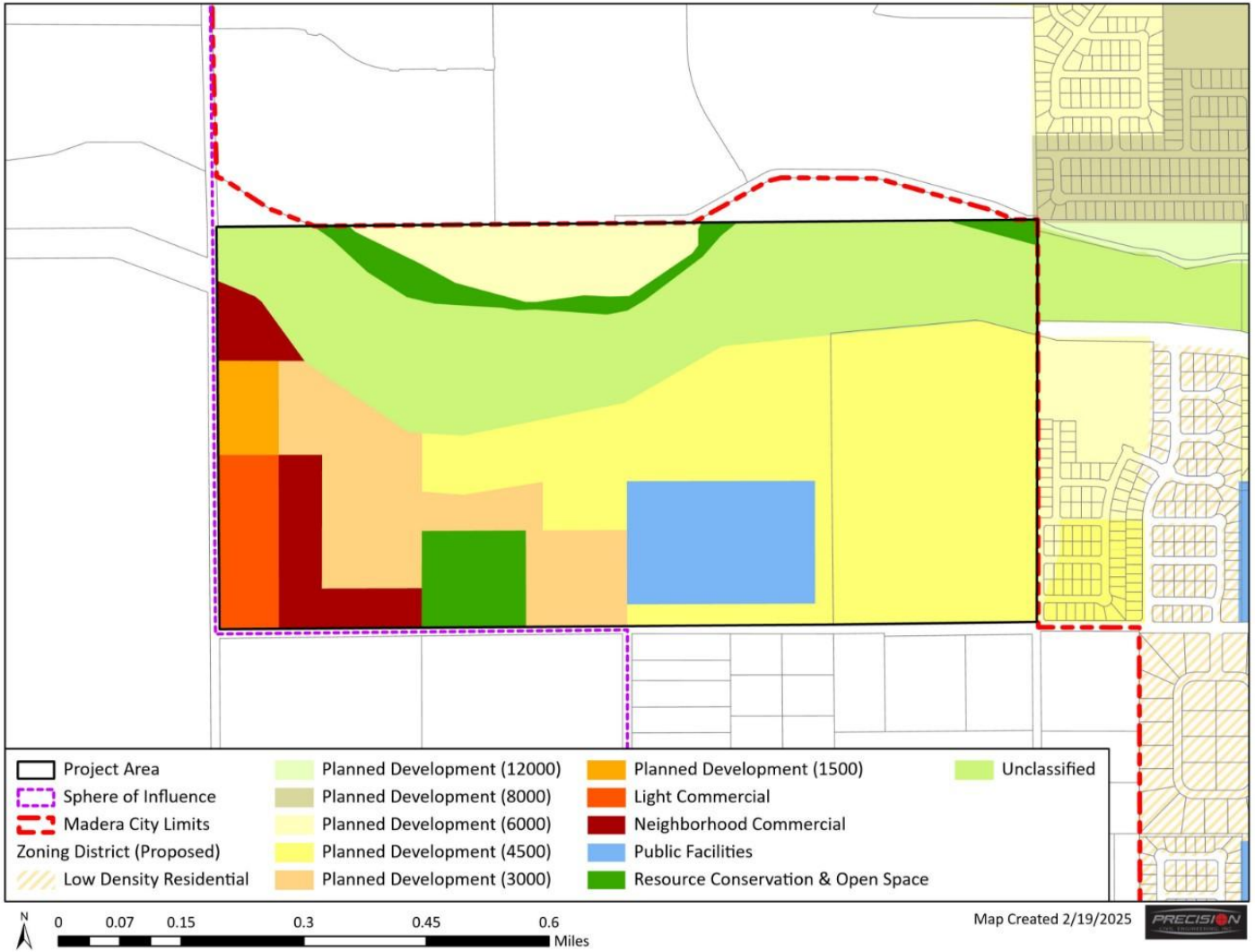


Figure 2-4 Proposed Land Use Plan



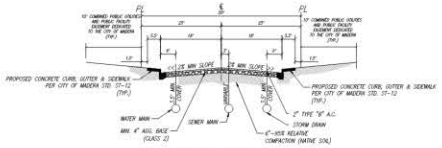
Proposed Zoning



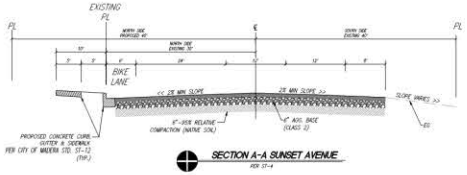
TENTATIVE SUBDIVSION MAP

TRACT MAP NO. XXX

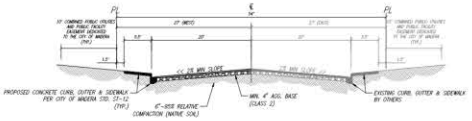
IN THE CITY OF MADERA
COUNTY OF MADERA, STATE OF CALIFORNIA
PREPARED ON JULY 11, 2024
SHEET 1 OF 4



INTERIOR STREET (TYP.)

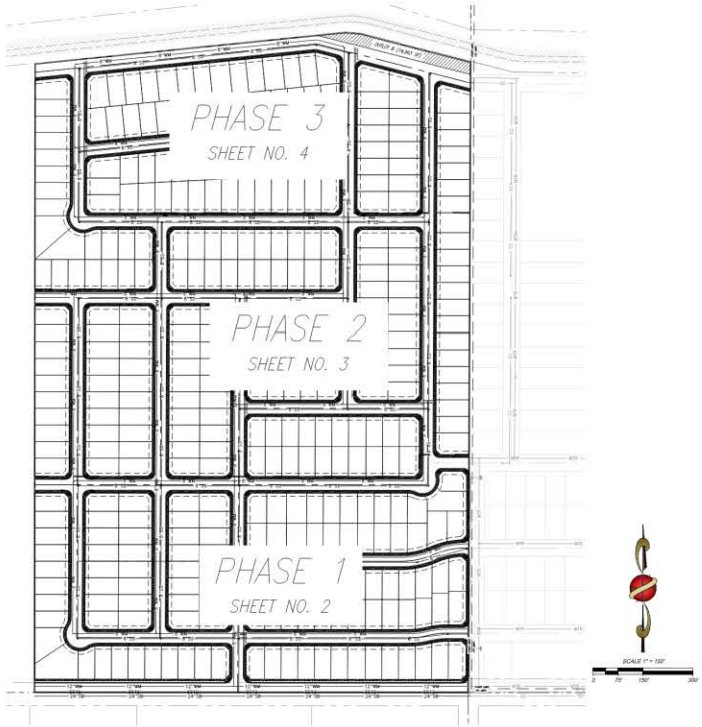


SECTION A-A SUNSET AVENUE
PER ST-4



SECTION B-B BUENA POSADA DRIVE
PER ST-5

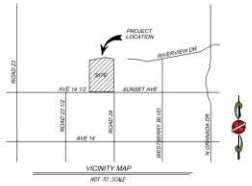
LEGEND	
	SECTION LINE
	EXISTING RIGHT OF WAY
	SUBJECT PROPERTY BOUNDARY
	EXISTING EDGE OF PAVEMENT (TO BE REMOVED)
	EXISTING OVERHEAD UTILITY LINE
	EXISTING SANITARY SEWER MAIN
	EXISTING STORM DRAIN
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM DRAIN MANHOLE
	EXISTING FENCE LINE
	EXISTING STORM DRAIN INLET
	PROPOSED LOT LINE
	PROPOSED CENTERLINE
	INDICATES OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES
	INDICATES AREA WITHIN FLOODZONE "X"
	INDICATES PROPOSED OUTLOTS



KEY MAP

FLOODZONE CLASSIFICATION:

SUBJECT PROPERTY LIES WITHIN FLOODZONE "X" PER FEMA FIRMETTE MAP NO. 06039C1100E, EFFECTIVE 9/26/2008. AREAS IN FLOODZONE "X" ARE AREAS WITH 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.



SITE INFORMATION

LAND USE
EXISTING: AGRICULTURE
PROPOSED: RESIDENTIAL

ZONING
EXISTING: AR-40
PROPOSED: R1

SITE AREA
GROSS AREA = 4.57.69 AC.
NET AREA = 4.56.69 AC.

NUMBER OF LOTS
342

DENSITY
8.55 UNITS PER ACRE

LOT SIZE
AVG. LOT SIZE: 5,066 S.F.
MIN. LOT SIZE: 4,332 S.F.
MAX. LOT SIZE: 10,723 S.F.

ASSESSOR'S PARCEL NUMBER(S)
045-070-025

SITE LOCATION
NORTHWEST CORNER OF AVENUE 14 ½ & ROAD 24
MADERA, CALIFORNIA

SUBDIVIDER
DR HORTON
7625 N. PALM AVE.
FRESNO, CA 93711
559-436-4467

OWNER
CHARLES S. MOSESIAN
6301 N. VAN NESS BLVD.
FRESNO, CA 93711
MOSESIANINVESTMENTS@YAHOO.COM

ENGINEER
PRECISION CIVIL ENGINEERING, INC.
1234 "O" ST.
FRESNO, CA 93727
559-449-4500

NOTES:

1. ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY ZONING CODES.
2. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
3. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MADERA STANDARDS AND SPECIFICATIONS.
4. EACH INDIVIDUAL PAD SHALL SUBMIT FOR A BUILDING PERMIT.
5. EXISTING VINEYARD AND ALMOND ORCHARD TREES TO BE REMOVED PRIOR TO CONSTRUCTION.
6. ALL ON-SITE AND OFF-SITE IMPROVEMENTS SHALL CONFORM WITH THE DESIGN STANDARDS IN ACCORDANCE WITH THE CITY OF MADERA STANDARDS AND SPECIFICATIONS.
7. PROPOSED SITE IMPROVEMENTS SHALL INCLUDE SITE GRADING AND DRAINAGE, UTILITY SERVICE AS INSTRUCTED BY THE UTILITY AGENCIES, DRAINAGE FACILITIES AS REQUIRED, AND CONSTRUCTION OF ROADWAYS IMPROVEMENTS.
8. NO GRADE DIFFERENCES OF 6" OR MORE EXIST ADJACENT TO THE PROPERTY.
9. THERE WILL BE NO GRADE DIFFERENCES OF 6" OR MORE AFTER CONSTRUCTION OF THE SUBDIVISION.
10. ABANDON ALL WELL AND SEPTIC TANKS TO COUNTY STANDARDS.
11. THIS TRACT IS NOT WITHIN 200 FEET OF ANY RAILROAD, FREEWAY OR EXPRESSWAY.
12. NO CANALS OR PRIVATE DITCHES EXIST ON SUBJECT PROPERTY.
13. THE EXISTING CONTOUR LINES INDICATED ARE BASED ON SURVEYOR DATA FROM OCTOBER 16, 2023.
14. THE SUBDIVISION WILL BE DEVELOPED IN THREE (3) PHASES:
    PHASE 1: 104 LOTS
    PHASE 2: 139 LOTS
    PHASE 3: 102 LOTS

OUTLOT NOTES

OUTLOT A TO BE DEDICATED FOR OPEN SPACE PURPOSES.

OUTLOT B TO BE DEDICATED TO THE CITY OF PUBLIC OPEN SPACE/RAILHEAD PURPOSES.

LEGAL DESCRIPTION

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF MADERA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTH HALF OF SECTION 21, 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 SOUTHEAST CORNER OF THE NORTH HALF OF SAID SECTION 21; THENCE, ALONG THE SOUTH LINE OF SAID SECTION 21, SOUTH 89° 19' 20" WEST 1,300.61 FEET; THENCE, NORTH 0° 34' 18", EAST 1,893.54 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE UNITED STATES OF AMERICA BY DEED RECORDED ON 13 MAY, 1954 IN BOOK 459 AT PAGE 226, OFFICIAL RECORDS OF MADERA COUNTY; THENCE, ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND, NORTH 84° 40' 17" EAST 836.58 FEET; THENCE, CONTINUING ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND, SOUTH 83° 41' 47" EAST 44.80 FEET; THENCE, CONTINUING ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND, SOUTH 70° 00' 47" EAST 337.83 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 21; THENCE, ALONG THE EAST LINE OF SAID SECTION 21, SOUTH 0° 44' 13" WEST 1893.24 FEET, TO THE POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE APPROVING A LOT LINE ADJUSTMENT, CERTIFICATE NO. 2015-02, RECORDED JUNE 17, 2015, AS INSTRUMENT NO. 2015017779 OF OFFICIAL RECORDS.

APN: 045-070-025-000

BASIS OF BEARINGS

NAD1983 STATE PLANE FIPS ZONE 0401
BK 45, PGS 27 & 28, MCR

SECRETARY, CITY OF MADERA PLANNING COMMISSION DATE

PLANNING ● SURVEYING ● CIVIL ENGINEERING
1234 O STREET, FRESNO, CALIFORNIA 93721
TEL: (559) 449-4500 FAX: (559) 449-4515
WWW.PRECISIONCIVIL.NET

PRECISION CIVIL ENGINEERING, INC.

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

PREPARED FOR:
DR HORTON
7625 N PALM AVE
FRESNO, CA 93711
(559) 436-4467

REVISIONS

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

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