

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Root Creek at RiverstoneLead Agency: Madera CountyContact Person: Jamie BaxMailing Address: 200 W. 4th StreetPhone: 559-675-7821City: MaderaZip: 93637County: Madera**Project Location:** County: MaderaCity/Nearest Community: RiverstoneCross Streets: Avenue 12, Road 39, Road 40Zip Code: 93637Longitude/Latitude (degrees, minutes and seconds): 36 ° 54 ' 33 " N / 119 ° 49 ' 49 " W Total Acres: 2,524Assessor's Parcel No.: Multiple (see below)Section: 6,7,18,41 Twp.: 12SRange: 20EBase: Mt. DiabloWithin 2 Miles: State Hwy #: SR 41Waterways: San Joaquin River, Root Creek

Airports: _____

Railways: _____

Schools: Stone Crk., GldnValley**Document Type:**CEQA: NOP Draft EIRNEPA: NOIOther: 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 Unit Development Use Permit Coastal Permit Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____**Development Type:** Residential: Units 14,992 Acres 1,727 Office: Sq.ft. 3.4 mil Acres 172 Employees _____ Transportation: Type _____ Commercial: Sq.ft. 2.7 mil Acres 113 Employees _____ Mining: Mineral _____ Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____ Educational: Sq.ft. 1 mil. Acres 126 Waste Treatment: Type _____ MGD _____ Recreational: Active/Passive/Open Space Hazardous Waste: Type _____ Water Facilities: Type _____ MGD _____ Other: _____**Project Issues Discussed in Document:** Aesthetic/Visual Fiscal Recreation/Parks Vegetation Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement Coastal Zone Noise Solid Waste Land Use Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____**Present Land Use/Zoning/General Plan Designation:**Agriculture / ARE-40 (Agricultural, Rural, Exclusive (40-acre)) / AE (Agricultural Exclusive)**Project Description:** (please use a separate page if necessary)

The project involves a proposed General Plan amendment and adoption of an area plan and specific plan that would establish new land use designations and zoning for approximately 2,524 acres providing for development of up to 14,992 residential dwelling units (single and multi-family); up to 6.1 million square feet of service, commercial, and light industrial uses; 126 acres of public institutional uses including schools; and approximately 208 acres of parks, trails, and open space. Offsite utility and road improvements would also be required for the proposed development. Project parcels include assessor parcel numbers (APNs): 049-051-004, 049-051-005, 049-052-005, 049-052-003, 049-081-001, 049-075-003, 049-081-002, 049-081-004, 049-081-005, 049-082-003, 049-082-006, 049-082-007, 049-082-008, 049-082-009 & 049-101-014.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/>	Air Resources Board	<input checked="" type="checkbox"/>	Office of Historic Preservation
<input checked="" type="checkbox"/>	Boating & Waterways, Department of	<input checked="" type="checkbox"/>	Office of Public School Construction
<input type="checkbox"/>	California Emergency Management Agency	<input checked="" type="checkbox"/>	Parks & Recreation, Department of
<input type="checkbox"/>	California Highway Patrol	<input checked="" type="checkbox"/>	Pesticide Regulation, Department of
<input checked="" type="checkbox"/>	Caltrans District # <u>6</u>	<input checked="" type="checkbox"/>	Public Utilities Commission
<input type="checkbox"/>	Caltrans Division of Aeronautics	<input checked="" type="checkbox"/>	Regional WQCB # <u>5</u>
<input checked="" type="checkbox"/>	Caltrans Planning	<input checked="" type="checkbox"/>	Resources Agency
<input checked="" type="checkbox"/>	Central Valley Flood Protection Board	<input checked="" type="checkbox"/>	Resources Recycling and Recovery, Department of
<input type="checkbox"/>	Coachella Valley Mtns. Conservancy	<input type="checkbox"/>	S.F. Bay Conservation & Development Comm.
<input type="checkbox"/>	Coastal Commission	<input type="checkbox"/>	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/>	Colorado River Board	<input checked="" type="checkbox"/>	San Joaquin River Conservancy
<input checked="" type="checkbox"/>	Conservation, Department of	<input type="checkbox"/>	Santa Monica Mtns. Conservancy
<input type="checkbox"/>	Corrections, Department of	<input checked="" type="checkbox"/>	State Lands Commission
<input type="checkbox"/>	Delta Protection Commission	<input checked="" type="checkbox"/>	SWRCB: Clean Water Grants
<input checked="" type="checkbox"/>	Education, Department of	<input checked="" type="checkbox"/>	SWRCB: Water Quality
<input checked="" type="checkbox"/>	Energy Commission	<input checked="" type="checkbox"/>	SWRCB: Water Rights
<input checked="" type="checkbox"/>	Fish & Game Region # <u>4</u>	<input type="checkbox"/>	Tahoe Regional Planning Agency
<input type="checkbox"/>	Food & Agriculture, Department of	<input checked="" type="checkbox"/>	Toxic Substances Control, Department of
<input checked="" type="checkbox"/>	Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/>	Water Resources, Department of
<input type="checkbox"/>	General Services, Department of	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Health Services, Department of	<input type="checkbox"/>	Other: _____
<input checked="" type="checkbox"/>	Housing & Community Development		
<input checked="" type="checkbox"/>	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date March 23, 2026 Ending Date April 22, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Benchmark Resources</u>	Applicant: _____
Address: <u>2515 East Bidwell Street</u>	Address: _____
City/State/Zip: <u>Folsom, CA 95630</u>	City/State/Zip: _____
Contact: <u>Bob Delp</u>	Phone: _____
Phone: <u>916-812-8122</u>	

Signature of Lead Agency Representative:  Date: 3/20/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.