



Notice of Preparation Root Creek at Riverstone Project Environmental Impact Report

To: Responsible Agencies and Trustee Agencies/Interested Organizations and Individuals
Subject: Environmental Impact Report for the Root Creek at Riverstone Project
Date: March 23, 2026

Lead Agency Name and Address: Madera County 200 W. 4 th St. Suite 3100 Madera, CA 93637	Contact Person and Phone Number: Jamie Bax Director of Community & Economic Development (559) 675-7821 Ext. 3221
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Madera County will be the Lead Agency pursuant to the California Environmental Quality Act (CEQA) and will prepare an Environmental Impact Report (EIR) for the proposed Root Creek at Riverstone Project (Project). The Madera County Community and Economic Development Planning Division is requesting information from interested parties as to the scope and content of the environmental information to be included in the EIR. If you represent an agency with statutory responsibilities in connection with the Project, your agency will need to use the EIR prepared by Madera County when considering issuance of permits or other approvals for the Project.

Due to the time limits mandated by State law, your written response to this Notice of Preparation (NOP) must be sent at the earliest possible date but not later than 30 days after receipt of this notice. The response deadline is April 22, 2026. Please send your response to Jamie Bax at the lead agency address shown above or via email at jamie.bax@maderacounty.com.

A scoping meeting will be conducted by the County to receive public and agency input on the scope of environmental issues to be addressed in the EIR. The scoping meeting will be held on April 9, 2026, at 4:00 p.m. at the Madera County Government Center 200 W. 4th Street, Madera, Third Floor Hearing Room.

Project Title: Root Creek at Riverstone

Project Location:

The Project site is an approximately 2,524-acre area located in southeastern Madera County within approximately 1.5 miles west of State Route 41 (SR 41), and generally bounded by Avenue 12 to the north, Road 39 to the west, Road 40 to the east, and the San Joaquin River to the south, as shown Figure 1, "Project Location," of this NOP. 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.

Project Description:

San Joaquin River Ranch, LLC, is the Project applicant and requests that Madera County amend the Madera County General Plan to incorporate a New Growth Area for the Project boundary and adopt a proposed area plan and specific plan, enter into a development agreement, and grant





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additional entitlements as necessary to allow for the development of residential, commercial, and mixed-use land uses within the Project planning area.

The Project specific plan would serve as the planning document to implement the goals and policies of the Madera County General Plan and the Project area plan. The specific plan would guide and regulate development within the Project by establishing zoning districts, land uses, and land use and development standards applicable to the Project planning area.

The Project would provide for development of up to 14,992 residential dwelling units (single and multi-family); up to 6,144,574 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.

Figure 2, "Proposed Land Use Plan," illustrates the Project's proposed land uses and distribution within the Project planning area composed of RCR North and RCR South. Each Project land use type would provide for a range of development densities for dwelling units and commercial square footage, and it is anticipated that 80 percent of maximum potential development in each land use category represent the most reasonably anticipated buildout scenario for evaluation in the EIR.

The Project includes the following entitlements from Madera County:

- **General Plan Amendment:** The Madera County General Plan would be amended through adoption of a New Growth Area for the Project planning area and adoption of an Area Plan for the Project planning area. Adoption of the Area Plan would amend the General Plan land use designations within the Project planning area and would establish goals and policies applicable to the Project planning area.
- **Specific Plan Adoption:** The Project Specific Plan would be adopted to serve as the mechanism for implementing the goals and policies of the Area Plan. The Specific Plan would identify implementing zoning districts, circulation, and infrastructure and service needs for development within the Project planning area. Amendment of the Madera County zoning map to reflect the Specific Plan zoning districts would also be approved concurrent with adoption of the Specific Plan.
- **Development Agreement:** The applicant proposes that a Development Agreement be negotiated and entered into between the County and the Project applicant. It is anticipated that the Development Agreement would establish obligations and entitlement and address the Project's financing, operation, and governance plans for public infrastructure and services required to serve the Project land uses. Specific terms of a proposed Development Agreement will be developed during the Project review process.





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It is currently anticipated that the Project would require the following approvals from Madera County:

- Certification of a Final EIR, and adoption of CEQA Findings of Fact, a Mitigation Monitoring and Reporting Program, and, if necessary due to significant and unavoidable environmental impacts, a Statement of Overriding Considerations,
- Adoption of a General Plan Amendment to approve the Project New Growth Area and to incorporate the Project Area Plan to the General Plan,
- Adoption of the Project Area Plan,
- Adoption of the Project Specific Plan,
- Approval of Madera County zoning maps and zoning code text incorporating the Project zoning specified in the Project Specific Plan,
- Adoption or acceptance of a Water Supply Assessment verifying the adequacy of the Project's planned water supply,
- Approval of an Infrastructure Master Plan for the Project,
- Approval of a large lot tentative map to establish the various large lot parcels within the Project planning areas some of which would be further subdivided during Project development phases; and
- Execution of a development agreement.

Subsequent Actions That Would Rely on the EIR: It is currently anticipated that development of the Project would involve additional subsequent County actions including, but not necessarily limited to, the following:

- Approval of tentative maps and recordation of final maps to create individual lots for development,
- Approval of grading permits and building permits, and
- Approvals associated with infrastructure development, potentially including and not limited to well construction, water and wastewater treatment, energy and telecommunications service infrastructure, and road and trail improvements.

Other governmental agencies from whom approvals for development of the Project may be required include:

Local

- Root Creek Water District
- San Joaquin Valley Air Pollution Control District





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State

- California Department of Fish and Wildlife
- California Department of Health Services
- California Department of Transportation
- California Public Utilities Commission
- Regional Water Quality Control Board

Federal

- Army Corps of Engineers
- United States Fish and Wildlife Service

Environmental Issues to be Evaluated in the EIR:

Madera County has determined that an EIR will be prepared for the Project for compliance with CEQA. Potential impacts associated with the following environmental topics will be addressed in the EIR:

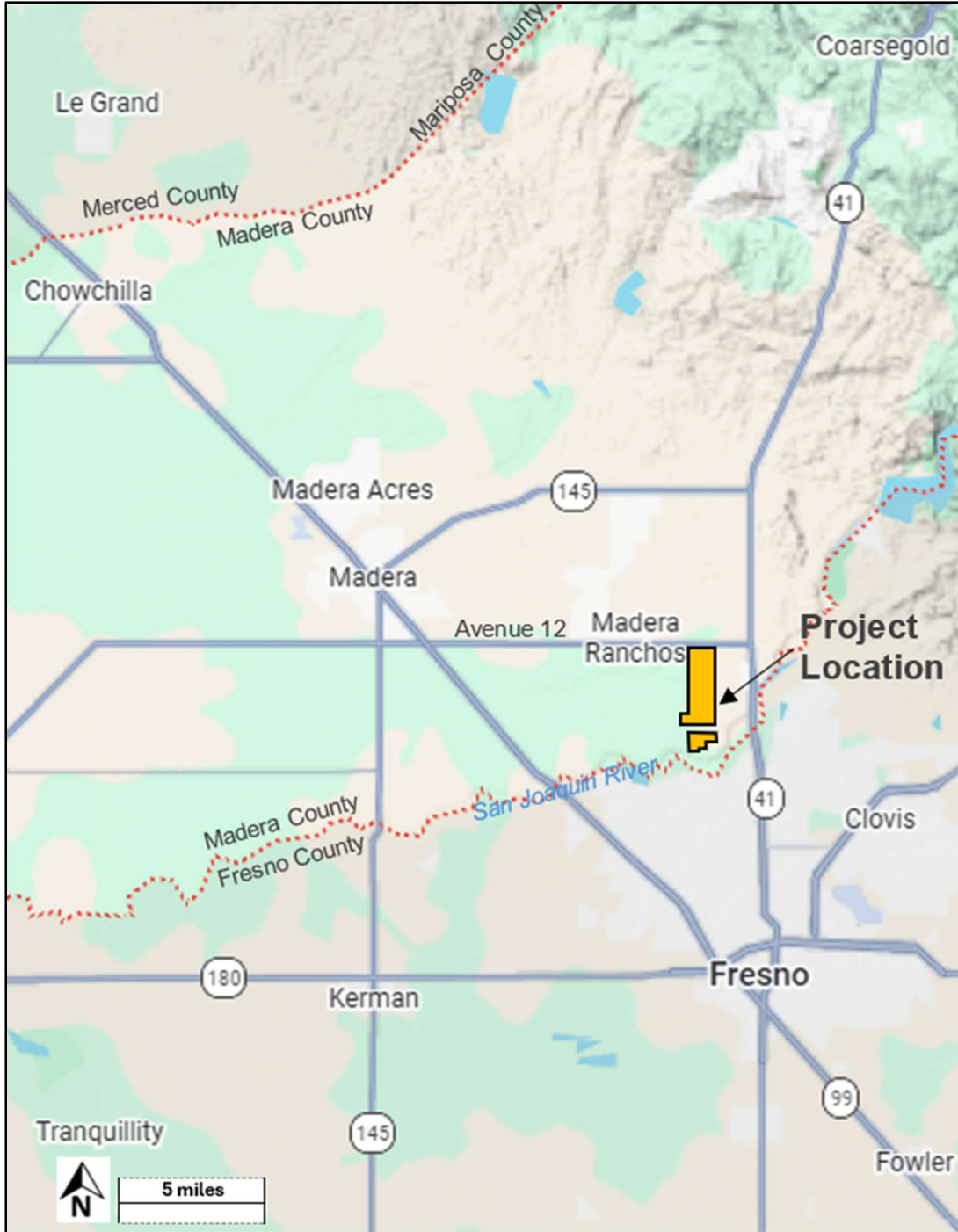
- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire





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Project Location



Basemap Source: Google Maps 2026.





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Proposed Land Use Plan

