



NOTICE OF AVAILABILITY of a NOTICE OF PREPARATION

Project Title: Root Creek at Riverstone
Project Location: Unincorporated Madera County
Lead Agency: Madera County
200 West 4th Street, Suite 3100
Madera, California 93637
Contact Person: Jamie Bax, (559) 675-7821; jamie.bax@maderacounty.com
Date: March 23, 2026

Announcement

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 has issued a Notice of Preparation (NOP) requesting information from interested parties as to the scope and content of the environmental information to be included in the EIR and announcing a scoping meeting that 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.

The NOP can be viewed at the Madera County Planning Division at the above address, and is available electronically upon request to the Madera County Planning Division by contacting Jamie Bax by email at jamie.bax@maderacounty.com or by phone at (559) 675-7821.

Due to the time limits mandated by State law, written responses to the NOP must be sent at the earliest possible date and no later than April 22, 2026. When submitting a written response, please provide your name, address, telephone number, and email address. Written responses can be mailed in hard copy or can be submitted by email, either in the body of an email or as an attachment (PDF format is preferred for email attachments), to:

Jamie Bax, Director
200 West 4th Street, Suite 3100
Madera, California 93637
e-mail: jamie.bax@maderacounty.com

Project Summary

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

