

Notice of Preparation

To: State Clearinghouse, Trustee/Responsible/Other Public Agencies, Interested Organizations and Individuals

Subject: Environmental Impact Report for the Madera Transit Station Specific Plan

Date: April 29, 2026

Lead Agency Name and Address: Madera County 200 W. 4th Street Madera, CA 93637	Contact Person and Phone Number: Annette Kephart Administrative Services Manager annette.kephart@maderacounty.com (559) 675-7821
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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 Madera Transit Station Specific Plan (MTSP or proposed project). The Madera County Community and Economic Development Department, Planning Division, will prepare the EIR and is requesting information from interested parties regarding 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 proposed project, your agency will need to use the EIR prepared by Madera County when considering issuance of permits or other approvals for the proposed 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 no later than 30 days after receipt of this notice. The response deadline is May 29, 2026. Please send your response in writing to Annette Kephart, Administrative Services Manager, at the Lead Agency address shown above or via email at annette.kephart@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 May 13, 2026, at 4:00 p.m., in person, at the Madera County Government Center, 200 W. 4th Street, Madera, Fourth Floor Meeting Room 4006. Participation in the scoping meeting will also be available via teleconference/webinar at 4:00 p.m. on May 13, 2026, using the following website or phone number:

Website: <https://www.maderacounty.com/government/community-economic-development-department/divisions/planning-division/madera-transit-station-specific-plan>

Meeting Link: <https://teams.microsoft.com/meet/223155775128470?p=FgygqdPRQbQ2ewHJH3>

Meeting ID: 223 155 775 128 470

Passcode: 7ht2Ya9Y

Phone: +1 (323) 488-2458

Phone Conference ID: 286 293 787#

Project Title: Madera Transit Station Specific Plan

Project Location: The Madera Transit Station Specific Plan (MTSP) is in the southwestern part of Madera County. It is along the State Route 99 (SR-99) corridor approximately five miles northwest of the San Joaquin River and the border of Fresno County, approximately 10 miles northwest of the City of Fresno, and 35 miles southeast of the City of Merced. In addition, the northwest portion of the MTSP is within the City's sphere of influence (SOI). Figure 1, *Regional Location*, and Figure 2, *Local Vicinity*, show the location of the MTSP within the region.

The MTSP Plan Area (MTSP Area) is bounded by SR-99 and the Union Pacific Railroad to the west, Pecan Avenue to the north, Road 32 and agricultural lands to the east, and Avenue 11 to the south. The Burlington Northern Santa Fe Railway Company (BNSF) Railroad and Santa Fe Drive, which runs parallel to the BNSF Railroad, bisect the northeastern portion of the MTSP Area from north to southeast. To the west of the BNSF Railroad, the High-Speed Railroad bisects the Plan Area from north to south.

Project Summary: The MTSP is a proposed planning document that would guide future land use and development within approximately 3,801 acres of unincorporated land in Madera County, the City of Madera, and the City's SOI. The MTSP would provide an updated land use and circulation framework to accommodate development patterns oriented around multimodal transportation access to accommodate the planned Madera Station, which is proposed to provide Amtrak and California High-Speed Rail (HSR) service to the region.

The MTSP would also update land use and circulation planning for areas surrounding Madera Community College and would organize the remainder of the MTSP Area into planned neighborhoods with supporting public facilities, services, and commercial uses. After adoption, the MTSP would replace the 1995 Madera State Center Community College Specific Plan (1995 Specific Plan) and would serve as the governing planning document for future development within the MTSP Area.¹ Figure 3, *1995 Specific Plan*, provides the location of the 1995 Specific Plan in the context of the MTSP.

Figure 4, *Proposed Land Use Plan*, shows the proposed land use plan for the MTSP and the MTSP Area in relation to the Madera city limits. The MTSP would include eight neighborhoods that would group related land uses and provide a framework for development and potential phasing across the MTSP Area. Figure 5, *MTSP Neighborhoods*, illustrates the proposed neighborhood structure. At full buildout, the MTSP would allow for up to 11,674 dwelling units and approximately 21.9 million square feet of non-residential development within a total developable area of approximately 3,593 acres (5.6 square miles). Table 1, *MTSP Buildout*, shows the projected buildout for the MTSP Area. The MTSP would be adopted by Madera County and include amendments to the County of Madera's General Plan.

¹ The 1995 Specific Plan was intended for the creation of the State Center Community College and other supporting land uses such as residential, commercial, and industrial uses. However, most of the 1995 Specific Plan area includes agricultural land with little development.

Table 1 MTSP Buildout

Specific Plan Land Use	Gross Acres	Projected Residential Buildout (units)	Projected Nonresidential Buildout (sf)
Low Density Residential	743.6	2,380	--
Medium Density Residential	493.2	3,946	--
High Density Residential	62.1	1,242	--
Transit-Oriented Mixed Use	205.3	4,106	357,680
Flex Commercial	392.3	--	4,101,301
Neighborhood Mixed-Use	32.7	--	284,557
Entertainment	98.4	--	1,028,654
Light Industrial	1,159.4	--	16,161,653
Public/Quasi-Public	166.0	--	--
Open Space & Recreation: Regional Park	48.7	--	--
Open Space & Recreation: Community Park	191.2	--	--
Total	3,592.9	11,674	21,933,845

Potential Areas of Environmental Effect

The EIR will describe the reasonably foreseeable and potentially significant adverse effects of the proposed project (both direct and indirect). The EIR will also evaluate potential cumulative impacts of the project in conjunction with other related past, present, and reasonably foreseeable projects. The County anticipates that the proposed project could result in potentially significant environmental impacts in the following topic areas, which will be further evaluated 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
- Parks and Recreation
- Population and Housing
- Public Services
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire
- Cumulative Effects
- Growth-Inducing Effects

Figures

Figure 1, Regional Location

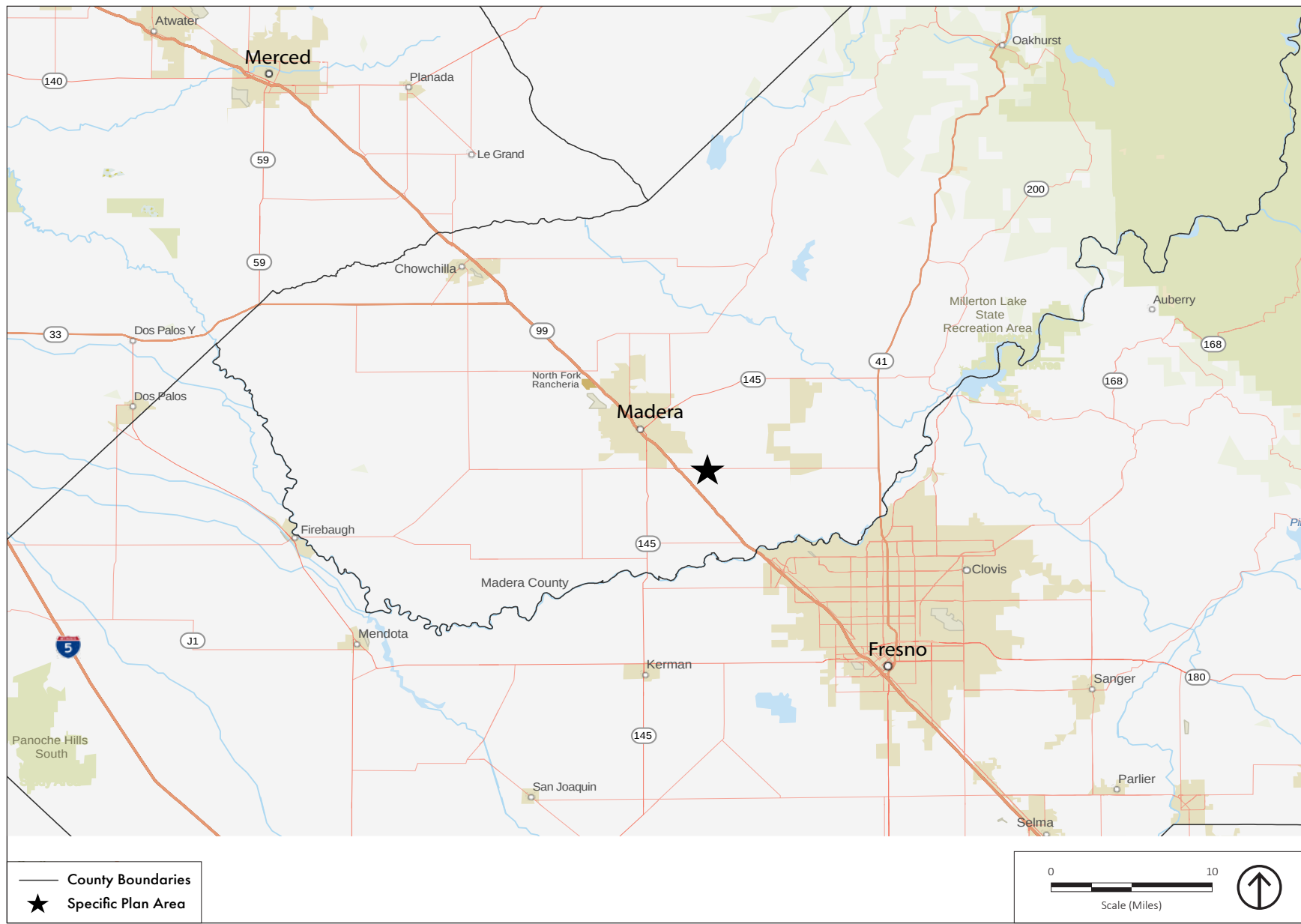
Figure 2, Local Vicinity

Figure 3, 1995 Specific Plan

Figure 4, Proposed Land Use Plan

Figure 5, MTSP Neighborhoods

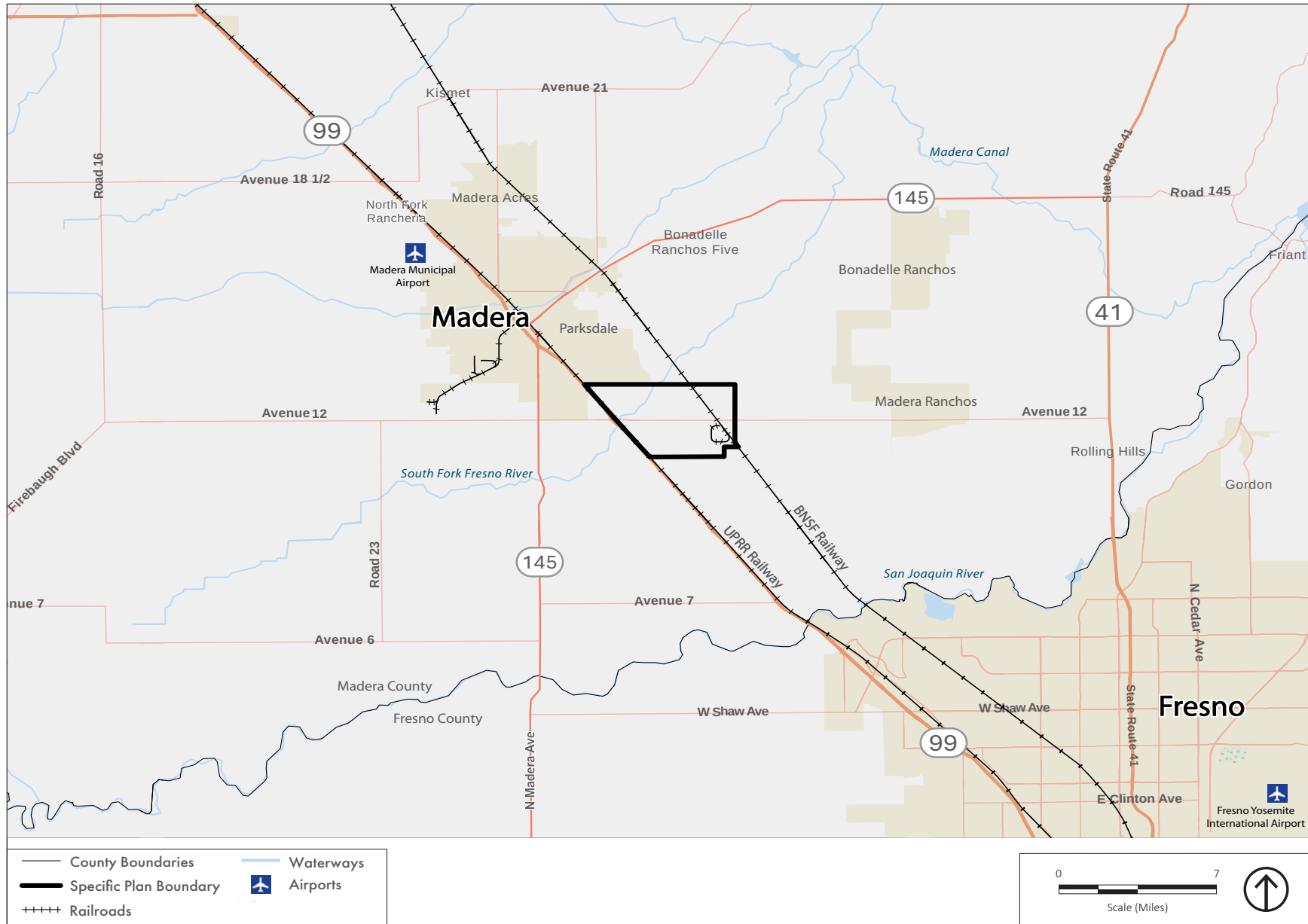
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Source: County of Madera 2025.

Figure 1
Regional Location

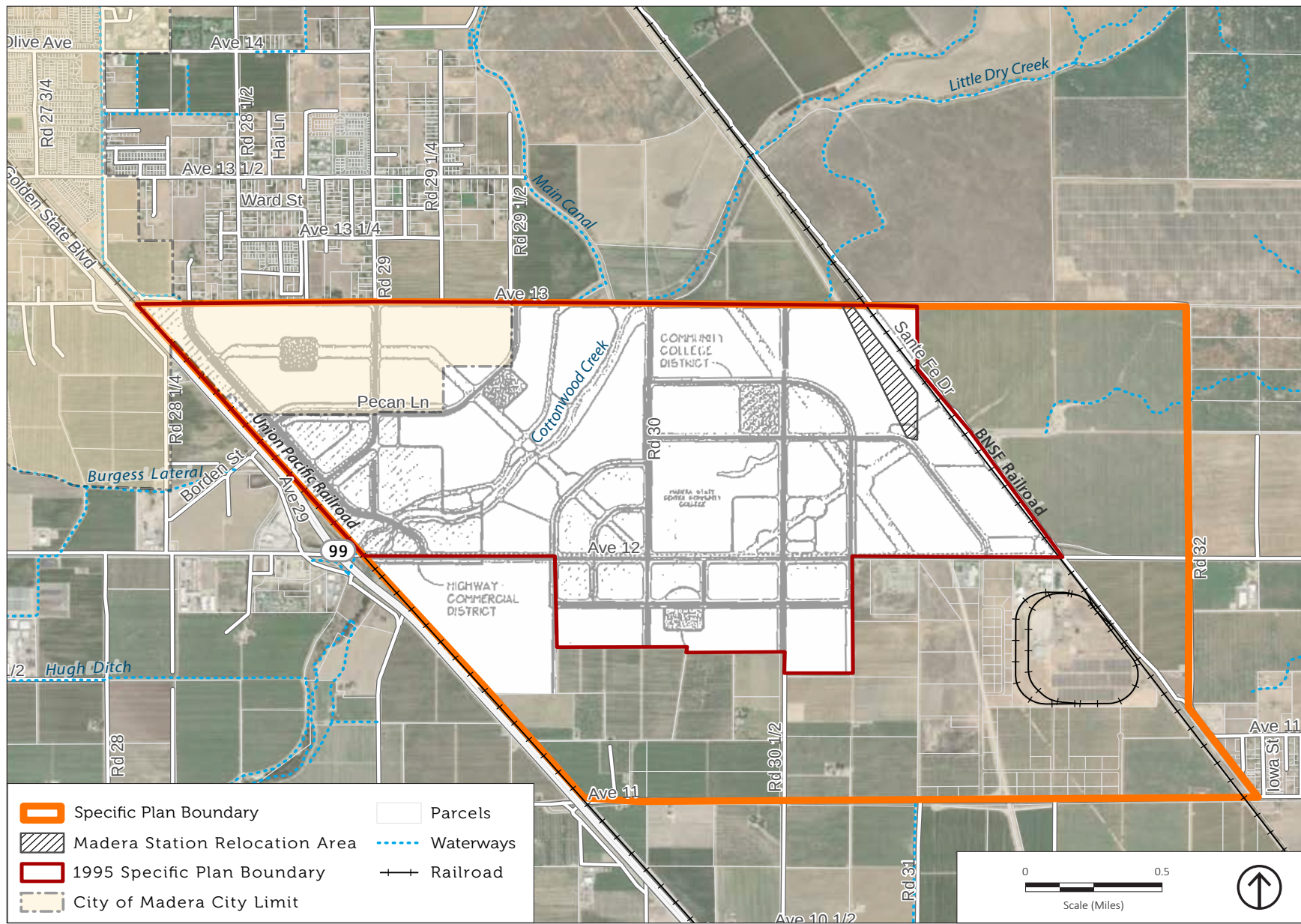
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Source: County of Madera 2026.

Figure 2
Local Vicinity

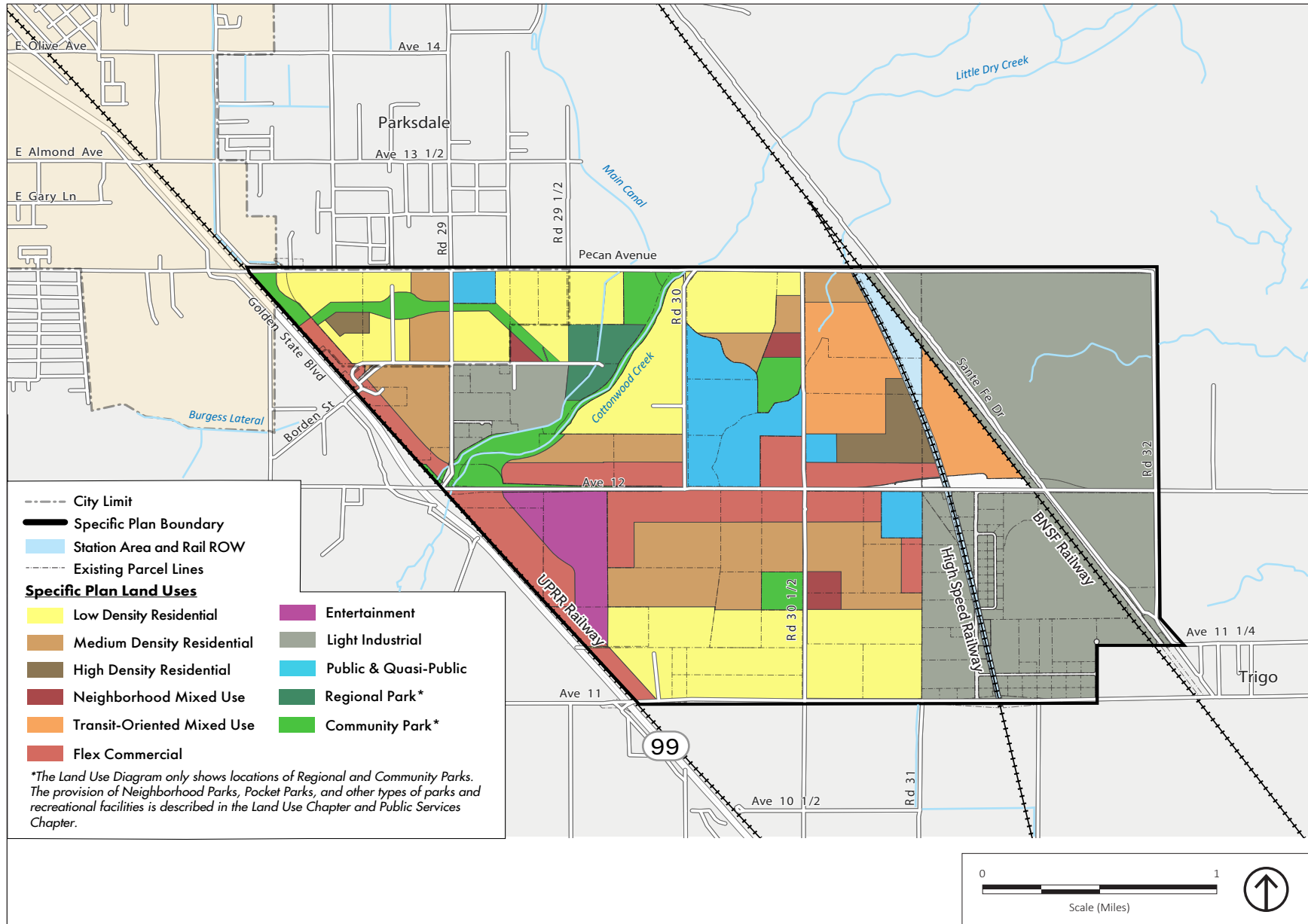
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Source: Madera County GIS 2023; PlaceWorks 2025.

Figure 3
1995 Specific Plan

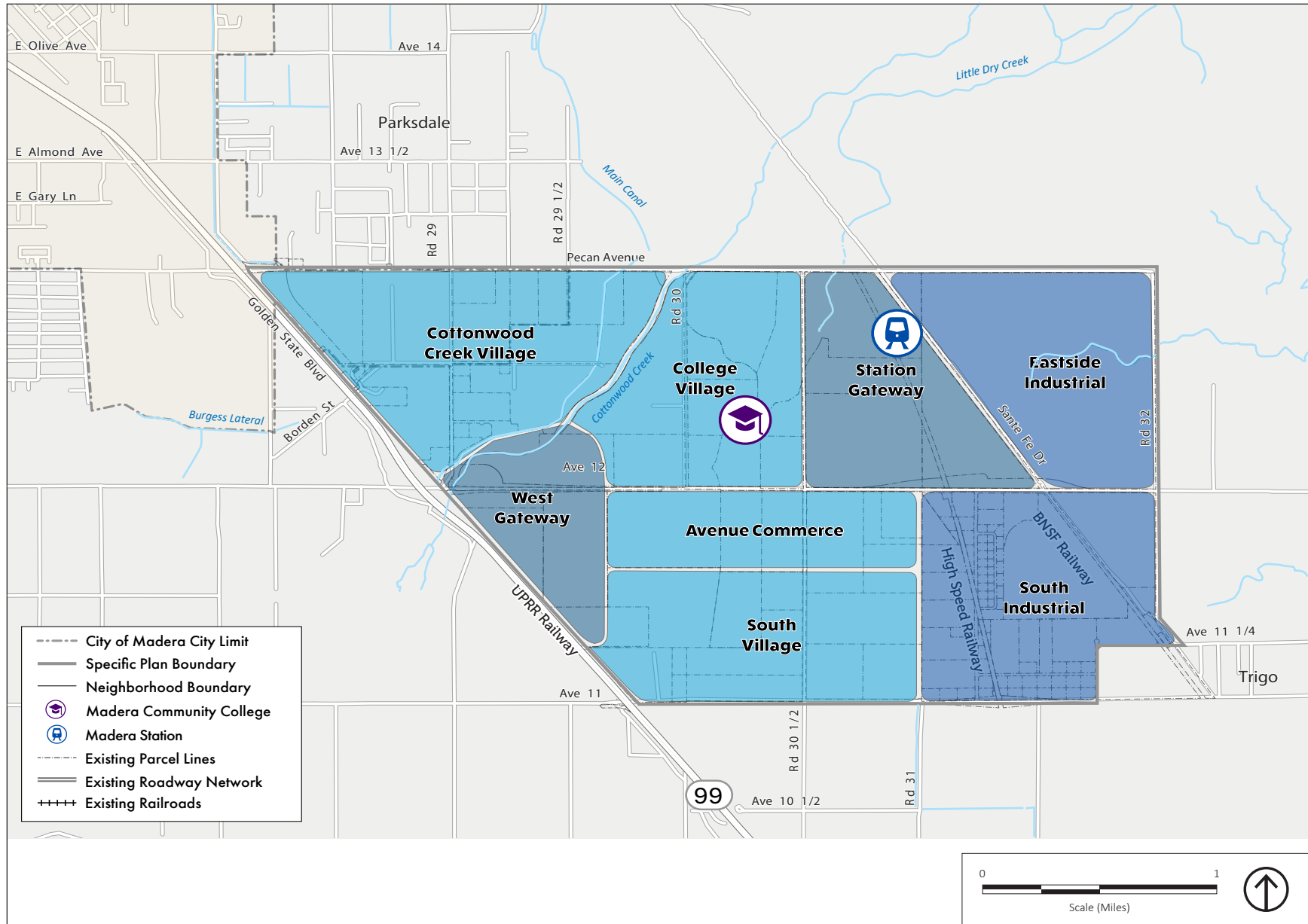
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Source: County of Madera 2026.

Figure 4
Proposed Land Use Plan

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Source: County of Madera 2025.

Figure 5
MTSP Neighborhoods