



NOTICE OF AVAILABILITY of a NOTICE OF PREPARATION

Project Title: Pistacchio Business Park

Project Location: Unincorporated Madera County

Lead Agency: Madera County 200 West 4th Street, Suite 3100
Madera, California 93637

Contact Person: Trevor Stearns, (559) 675-7821; trevor.stearns@maderacounty.com

Date: 10/23/2026

Announcement:

Madera County will be the Lead Agency pursuant to the California Environmental Quality Act (CEQA) and will prepare a Focused Environmental Impact Report (EIR) for the proposed Pistacchio Business Park (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 November 12, 2026, at 4:00 p.m. at the Madera County Government Center 200 W 4th Street, Madera, Third Floor, Presentation Room 3200. 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 November 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:

Trevor Stearns, Senior Planner
200 West 4th Street, Suite 3100
Madera, California 93637
e-mail: trevor.stearns@maderacounty.com

Project Summary

The Project parcels are currently designated Agricultural Exclusive (AE) in the Madera County General Plan and zoned Agricultural, Rural, Exclusive 40-acre (ARE-40). The applicant is requesting a General Plan Amendment to change the land use designation of the properties to Light Industrial/Business Park (LI), and is requesting to change the zoning to Industrial, Urban or Rural, Light District (I-L) in order to develop a business park with eight buildings/units. As identified by the applicant, the total building footprint square footage will be 1,119,612 sf (25.70 acres) with a mix of approximately 37 percent for warehousing and 63 percent for other Light Industrial uses.

