

## **Notice of Availability of a Draft Environmental Impact Report Granite Creek Precise Plan**

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**Notice is Hereby Given:** The City of Madera (City), as the Lead Agency, has prepared a Draft Environmental Impact Report (Draft EIR) (State Clearinghouse Number: 2025040849) in accordance with the California Environmental Quality Act (CEQA) for the proposed project identified below. The Draft EIR is available for review and public comment as identified below. The complete Project description, location and the potential environmental effects of the proposed project are contained in the Draft EIR. As described in the Draft EIR, it was determined that all impacts were either less than significant or could be mitigated to a less than significant level with the exception of impacts to Air Quality (project and cumulative level). The Draft EIR follows a Notice of Preparation and public scoping period that was duly noticed and conducted for the Project from April 21, 2025 to May 21, 2025.

**Project Title:** Granite Creek Precise Plan

**Project Location:** The Granite Creek Plan Area (Plan Area) is generally located east of Road 23 between Avenue 14-1/2 and the Fresno River in unincorporated Madera County. The Plan Area is bound by Avenue 14-1/2 to the south, Road 23 to the west, the Fresno River to the north, and Road 24 to the east. The Plan Area consists of two (2) properties that total approximately 204 acres that are generally bound to the north by the Fresno River, to the south by Avenue 14-1/2, to the west by Road 23, and to the east by the Vineyard West Phase II Subdivision. The Plan Area is directly west of the city limits of the City of Madera and lies within the Urban Growth Boundary (UGB) and the Sphere of Influence (SOI) for the City of Madera. The Plan Area consists of two (2) parcels including Madera County Assessor's Parcel Numbers (APNs) 045-070-025 and a portion of 045-070-026.

**Project Description:** DR Horton (Applicant) requests an Annexation, General Plan Amendment (GPA), Pre-Zone, Precise Plan, Tentative Parcel Map, and Tentative Subdivision Map (TSM), which would allow for the development of the Granite Creek Precise Plan (proposed Project, Project, or Plan Area). The Annexation would annex approximately 313-acres of property located on the north side of Avenue 14-½ between Road 23 and Road 24 into the City of Madera. The GPA would change the existing land use to a mix of uses, including residential, mixed use, commercial, open space, and public/semi-public uses. The GPA will also modify the Village E Specific Policy that requires a permanent agricultural buffer where the westerly edge of the Village abuts the Growth Boundary. While only 60-acres of the Project is proposed for immediate development, a general plan amendment for 210-acres is proposed. The Pre-Zone would zone approximately 313-acres of property consistent with existing City of Madera zone districts. Proposed zoning includes approximately: 5.48 acres of P-D (Planned Development) (1500), 35.35 acres of P-D (3000), 105.44 acres of P-D (4500), 18.27 acres of P-D (6000), 10.06 acres of C-1 (Light Commercial), 15.19 acres of C-N (Neighborhood Commercial), 22.34 acres of PF (Public Facilities), 18.73 acres of RCO (Resource Conservation and Open Space), and 85.59 acres of Unclassified zoning (Fresno River). The Precise Plan would be adopted as a planning and regulatory document that is to guide the development of the Granite Creek Plan Area. The TSM would subdivide the approximately 60-acre parcel into 345 residential lots ranging in size from 4,500 square feet to 10,723 square feet (sf.). Approximately 60 acres of the 20-acre Plan Area is proposed for immediate residential development. The 60-acre site is proposed to be developed with 345 residential lots at approximately 6.1 dwelling units per acre and with a 1.19-acre out lot for development as a park area along with streets, lighting, and outer landscape areas to accommodate sidewalk and trail areas. The 60-acre residential development is located entirely on APN 045-070-025 and will be built over three (3) phases of development beginning at the south end of the parcel closest to Road 14-1/2.

Although the only immediate physical development proposed by the Project includes the 60-acre TSM as described previously, this environmental document analyzes the potential buildout of the Project site, using reasonable assumptions so that future development described in the Precise Plan can tier from this EIR pursuant to CEQA Guidelines Section 15168(C)(1) and 15168(d) for evaluations of environmental issues associated with later activities/subsequent projects. Depending on the final design of future physical development, additional project specific CEQA review may be required as determined by the City through the entitlement review and approval process. Build out of the Granite Creek Plan Area is limited to a maximum of 1,542 residential dwelling units and approximately 612,235 square feet over approximately 204 acres. Proposed development beyond these limitations may require additional environmental review. The number of residents at full build out is estimated at 5,119 based on an average household size of 3.32. Nearly 60% of the proposed Project area is planned for residential uses, followed by 40% planned for employment uses including commercial and mixed use, and the remaining for public institutional (K-8 School Site), open space, and roadways.

**Document Availability and Public Review Timeline:** Due to the time limits mandated by State law, your comments on the Draft EIR must be sent at the earliest possible date *but not later than 45 days* after receipt of this notice. The review period for the EIR will be from June 6, 2026 to July 21, 2026. Copies of the EIR can be obtained by request to Will Tackett, whose contact information is given below.

**Submitting Comments:** Comments on the Draft EIR are invited from all interested parties. Written comments or questions concerning the Draft EIR for the proposed Project should be directed to the individual listed below by 5:00 p.m. on July 21, 2026. Please include the commenter's full name and address. Please submit comments to:

Will Tackett, Director of Community Development  
City of Madera, Community Development Department  
205 West 4<sup>th</sup> Street  
Madera, CA 93637  
(559) 661-5451  
[wtackett@madera.gov](mailto:wtackett@madera.gov)

**Public Hearings:** Following the 45-day public review period, the Final EIR; Mitigation Monitoring and Reporting Program; and Responses to Comments will then be submitted to the City Council, who has final authority to adopt and/or certify the Project documents. The public hearings will be duly noticed in accordance with City policies and procedures.

The City of Madera appreciates your interest in this Project and welcomes your involvement in the environmental review process for the Carleton Acres Specific Plan Project.