



PLANNING DEPARTMENT

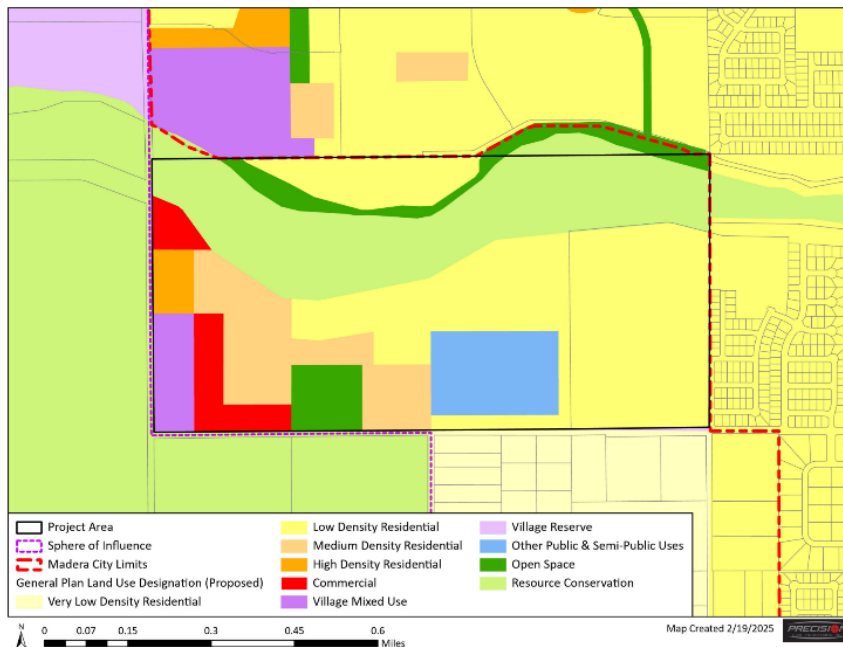
Will Tackett, Community Development Director

CITY OF MADERA

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN that the City of Madera (City), as the Lead Agency, is undertaking preparation of a Draft Environmental Impact Report (DEIR) for General Plan Amendment 2024-03, Prezone 2024-03 (for Annexation 2024-02), Precise Plan 2024-06, Tentative Parcel Map 2025-01 and Vesting Tentative Subdivision Map VTM 2024-07 pertaining to ± 327 acres of property located on the north side of Avenue 14 $\frac{1}{2}$ between Road 23 and Road 24 (Assessor's Parcel Numbers [APNs]: 045-070-025 & 026) (the "project area").

GPA 2024-03 would change the Madera General Plan land use designation of an approximately 210-acre portion of the project area to Low Density Residential (± 108.49 ac.); Medium Density Residential (± 35.35 ac.); High Density Residential (± 5.48 ac.); Village Mixed Use (± 10.06 ac.); Commercial (± 15.19 ac.); Public & Semi-Public (± 22.34 ac.); and, Open Space (± 13.67 ac.). Prezoning associated with the annexation would include P-D (1500) 5.48 acres; P-D (3000) 35.35 acres; P-D (4500) 105.44 acres; P-D (6000) 18.27 acres; C-1 (Light Commercial) 10.06 acres; C-N (Neighborhood Commercial) 15.19 acres; PF (Public Facilities) 22.34 acres; RCO (Resource Conservation and Open Space) 23.70 acres; and RCO (Resource Conservation and Open Space) 91.61 acres.



In accordance with the California Environmental Quality Act (CEQA) Guidelines (Section 15082), the purpose of this Notice of Preparation is to seek comments about the scope and comment of the environmental impact assessment that will be conducted for this project site. Input is sought from Agencies, organizations and individuals as to the issues that should be addressed in the EIR. Due to the time limits mandated by State law, responses must be sent not later than 30 days from the date of this notice.

Notice is also hereby given that on Thursday, April 24, 2025 at 6:00 p.m., the City will hold a Scoping Meeting in accordance with CEQA Guidelines Section 15082 to present information regarding the Project and the CEQA process, and to receive public comments regarding the scope and content of the Draft EIR. The scoping meeting will be held in the City Council Chambers of Madera City Hall, 205 W. 4th St., Madera, California. The Council Chambers will be open to the public. This meeting will also be available for public viewing and participation through Zoom. Members of the public may also observe the live-streamed meeting on the City's website at www.madera.gov/live. Members of the public may comment on agenda items at the meeting or remotely through an electronic meeting via phone by dialing (669) 900-6833 enter ID: 883 4408 8750 #. On the telephone, press *9 to raise your hand to comment and *6 to unmute yourself to speak. All interested agencies, organizations and individuals are welcome to submit comments (see instructions below) and/or participate in the scoping meeting for the Draft EIR. Oral comments will be accepted during the scoping meeting.

Adoption and implementation of the project has the potential to result in environmental effects in the environmental impact areas identified in CEQA. For this reason, the project will be a "full scope" document and will analyze all of the required CEQA environmental issue areas. These include: aesthetics and visual resources; agriculture and forestry resources; air quality (including toxic air contaminants); biological resources; cultural resources; geology, seismicity, soils, and mineral resources; energy consumption; greenhouse gas emissions and climate change; hazards and hazardous materials; hydrology and water quality; land use and planning; noise and vibration; population and housing; public services and recreation; transportation; utilities and other service systems. The EIR will also address cumulative effects, growth inducing impacts and other issues required by CEQA.

Copies of the Notice of Preparation are on file and available for public review at the City of Madera Planning Department, 205 West 4th Street, Madera, CA 93637. A copy of the Notice of Preparation can also be found at www.madera.gov/home/departments/planning/#tr-current-projects-environmental-review-436011. The public review period during which the City will receive comments on the proposed scope of the Draft EIR will begin on April 21, 2025 and will close 5:00 PM on May 21, 2025. Comments shall be submitted in writing and addressed to Robert Smith, Senior Planner at the City of Madera Planning Department, 205 West 4th Street, Madera, CA 93637 or at rsmith@madera.gov. For additional information, please contact Robert Smith at (559) 662-5430 or by email at rsmith@madera.gov, or visit the website address noted above. Written comments will be accepted at the scoping meetings; or via mail to City of Madera Planning Department 205 W 4th St, Madera, CA 93637.