



PLANNING DEPARTMENT

Will Tackett, Community Development Director

NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE CITY OF MADERA GRANITE CREEK PROJECT

Date: May 3, 2025

To: Responsible or Trustee Agencies and interested members of the public

From: City of Madera, Community Development Department

Subject: Notice of Preparation and Scoping Meeting for a Draft Environmental Impact Report for the City of Madera Granite Creek Neighborhood/Precise Plan

Comment Period: May 5, 2025 to June 4, 2025

Scoping Meeting: Date: May 29, 2025
Time: 6:00 p.m.
Location: City Council Chambers of Madera City Hall, 205 W. 4th St., Madera, California
View: www.madera.gov/live.
Zoom: 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: 863 2143 7466 #

Project Title: Cleveland Ave Project (General Plan Amendment 2024-02, Rezone 2024-01, Precise Plan 2024-05, Tentative Subdivision Map 2024-06)

Project Proponent: Span Development (Property Owner/Applicant), GMA Engineering (Representative/Agent)

Purpose of this Notice of Preparation

The City of Madera ("City") is preparing an Environmental Impact Report (EIR) for the proposed Project. The City, as the Lead Agency, has determined that the Project will require the preparation of an EIR in accordance with the California Environmental Quality Act (CEQA; California Public Resources Code, Section 21000 et seq.), and Title 14 of the California Code of Regulations (CCR; CEQA Guidelines, 14 CCR 15000 et seq.). The City has prepared this Notice of Preparation (NOP) in accordance with CEQA Guidelines Sections 15082(a) and 15375.

Public Review Period

The City requests that responsible or trustee agencies and interested members of the public respond to this NOP within the 30-day review period, from May 5, 2025 to June 4, 2025, **at 5 pm**. Comments should be provided in writing to:

Will Tackett, Director of Community Development
City of Madera, Community Development Department
205 West 4th Street, Madera, Ca 93637
p. (559) 661-5451 | c. (559) 666-4061
wtackett@madera.gov

In accordance with CEQA Guidelines Section 15082, responses must provide specific details about the scope and content of the environmental information related to the responsible or trustee agency's area of statutory responsibility. At a minimum, identify the significant environmental issues and reasonable alternatives and mitigation measures that the responsible or trustee agency will need to have explored in the Draft EIR, and whether the agency will be a responsible or trustee agency for the project.

Scoping Meeting

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 date, time, and location of the Scoping Meeting are:

Date: May 29, 2025

Time: 6:00 p.m.

Location: City Council Chambers of Madera City Hall, 205 W. 4th St., Madera, California

View: www.madera.gov/live.

Zoom: 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: 863 2143 7466 #.

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 comment on agenda items at the meeting or remotely through an electronic meeting via phone by dialing (669) 900-6833 enter ID: 863 2143 7466 #. 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.

Project Location

The Cleveland Avenue (Plan Area) is located on the northeast corner of Cleveland Avenue and Avenue 16 in Madera, California. The Plan Area is bound by an existing agricultural lot which separates it from the Madera Municipal Airport to the north, and Avenue 16 to the west and North Westberry Boulevard to the east. The Plan Area is ±71.33 acres in area and is located within the incorporated boundary of the City of Madera. The Plan Area consists of one parcel including Madera County Assessor's Parcel Number (APN) 013-030-024.

The centroid of the Project area is approximately 36°58'55" N & 120°06'22" W.

Project Description

Span Development (Applicant) has filed applications for General Plan Amendment (GPA) 2024-02, Rezone (REZ) 2024-01, Precise Plan (PPL) 2024-05 and Tentative Subdivision Map (TSM) 2024-06, pertaining to ±71.33 acres of property located on the northeast corner of Cleveland Avenue and Avenue 16 in Madera, California (APN 013-030-024) (the "project site").

. The Project consists of the following:

- **General Plan Amendment (GPA)** proposes to amend the General Plan to change the land use designations for the project site from ±33.37 acres of Resource Conservation/Agriculture and ±37.96 acres of Industrial designated area to ±33.30 acres of Low Density Residential (2.1-7 dwelling units per acre) and ±38.03 acres of Industrial designated area.
- **Rezone (REZ)** proposes to change the zone district for the westerly ±33.30 portion of the site proposed to be designated Low Density Residential from the RCO (Resource Conservation and Open Space) and I (Industrial) zone districts to the PD-6000 (Planned Development, one unit for each 6,000 square feet of site area) (±13.47 acres) and PD-8000 (Planned Development, one unit for each 8,000 square feet of site area) (±19.83 acres) zone districts. The rezone also proposes to change the zone district for a ±2.71 acre portion of the easterly area of the site proposed for industrial from the RCO (Resource Conservation and Open Space) zone district to the I (Industrial) zone district.
- **Tentative Subdivision Map (TSM)** proposes to subdivide the western, residential portion of the site into 134 single-family lots and the eastern, industrial portion of the site into 12 industrial lots with one building per lot.
- **Precise Plan (PPL)** proposes to establish development standards for future development in the PD zone districts

Potential Environmental Impacts

Pursuant to CEQA Guidelines Section 15060(e), if the Lead Agency can determine that an EIR will be clearly required for a project, the lead agency may skip further initial review of the project and begin work directly on the EIR process. The City of Madera, as Lead Agency, has determined that there is substantial evidence that this Project could result in significant environmental impacts and/or have a significant impact on the quality of the human environment, thereby necessitating the preparation of an EIR.

Further, the City has determined that a Project EIR will be prepared for the Project. CEQA Guidelines Section 15161 states that a Project EIR examines the environmental impacts of a specific development project.

This environmental document analyzes the potential buildout of the Project site at a programmatic level, using reasonable assumptions so that future development 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.

The proposed Project intends to provide a well-planned community and industrial uses for the residents and businesses of the City of Madera in an area planned for urban development. The development assumptions for the Project site include maximum development potential of 134 single family residential units, approximately 413,820 square feet of light industrial use and dedication/improvement of a stormwater detention basin, street rights-of-way and related infrastructure to serve the project.

The EIR will evaluate each of the environmental issue topics required by CEQA as probable impacts, including Aesthetics, Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, Wildfire, and Cumulative Impacts. The EIR will also identify and evaluate a range of reasonable alternatives.

Figure 2-1 Regional Location



Figure 2-2 Existing Land Use Plan

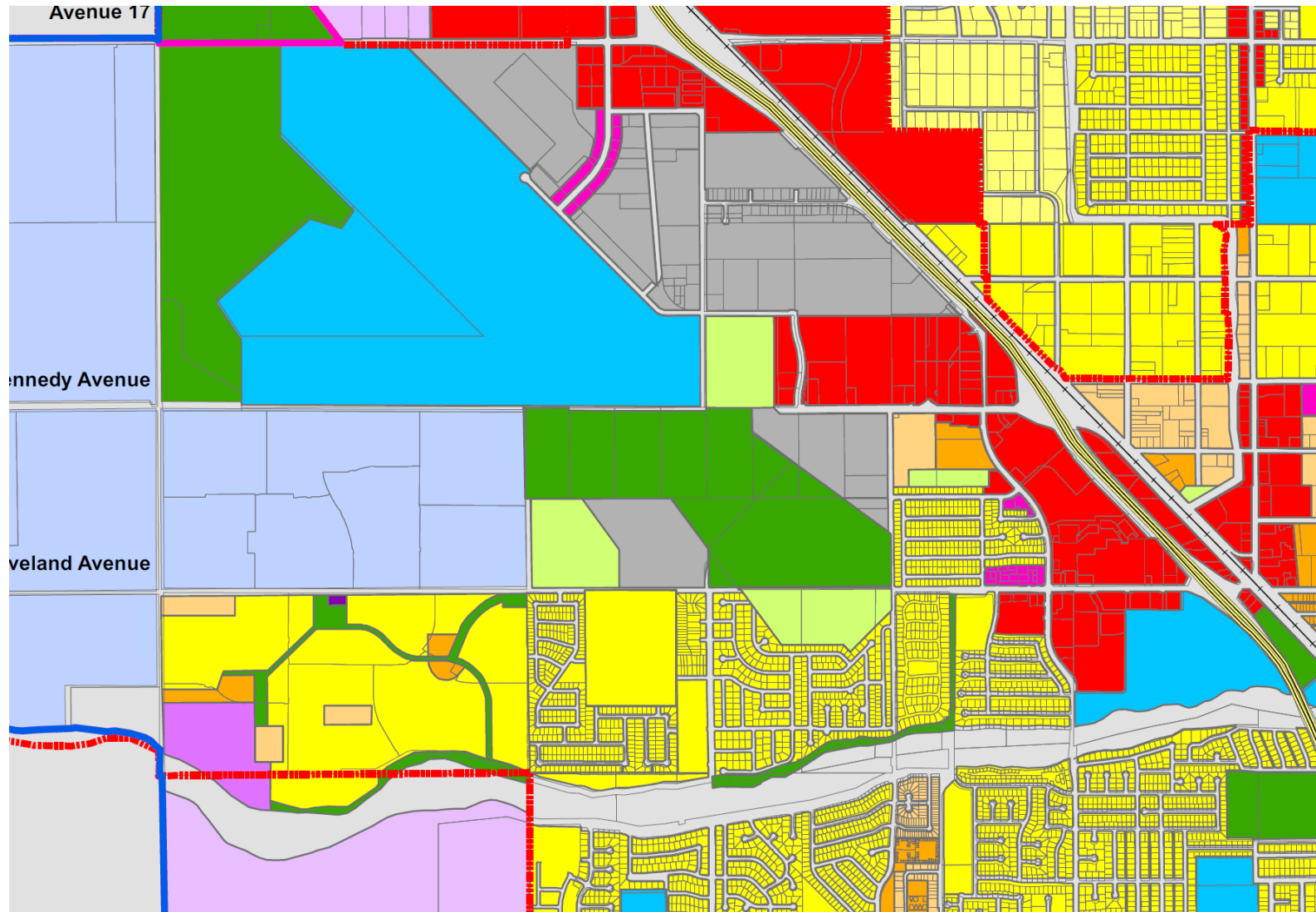


Figure 2-3 Proposed Zone District

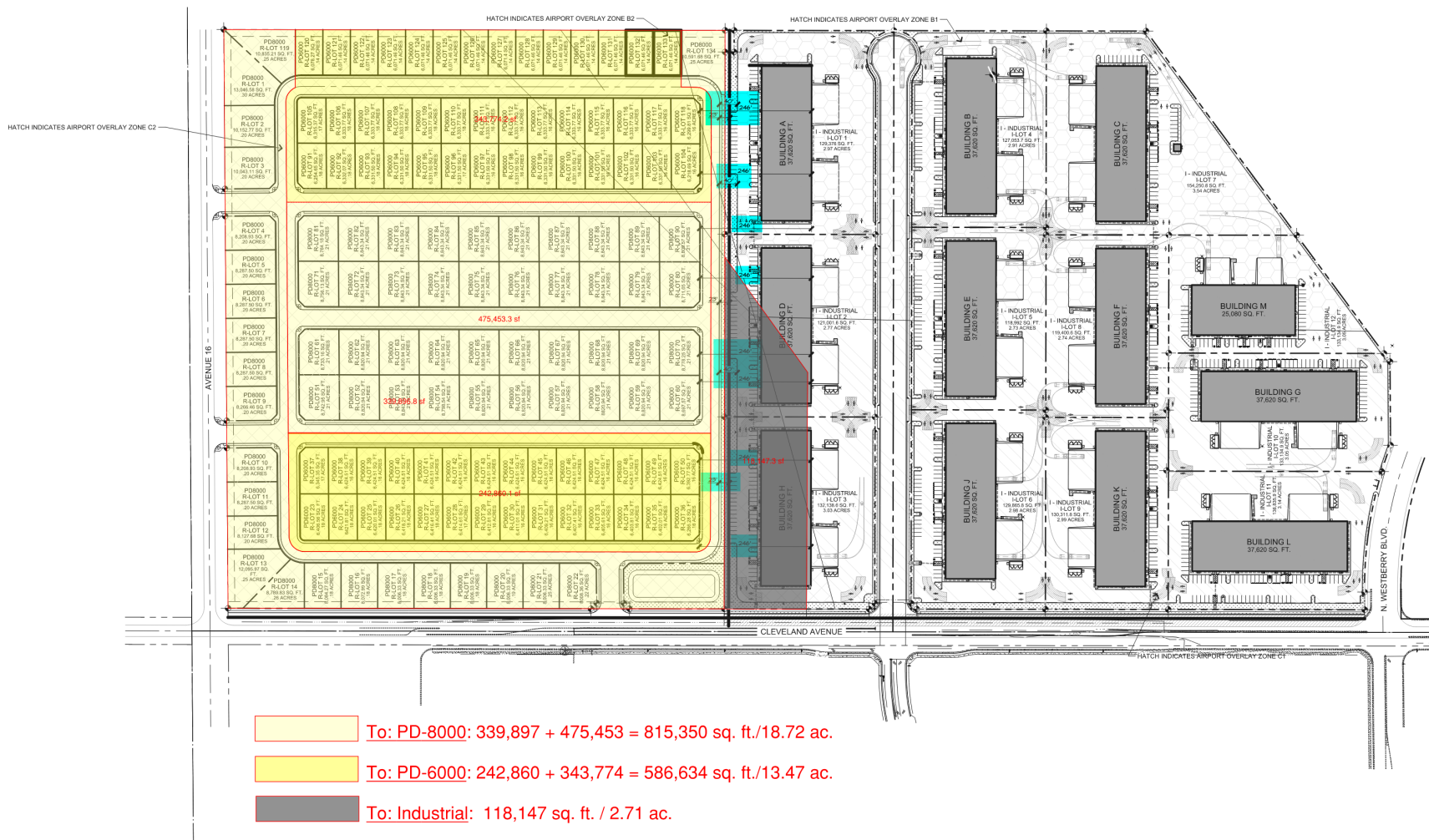


Figure 2-4 Proposed Tentative Subdivision Map

