



PLANNING DEPARTMENT

Will Tackett, Community Development Director

NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE CITY OF MADERA AVENUE 17 AND STATE ROUTE 99 INDUSTRIAL/COMMERCIAL 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 Avenue 17/State Route 99 Industrial/Commercial Project

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

Scoping Meeting: Date: 29 May 2025
Time: 6:00 PM
Location: City Council Chambers of Madera City Hall, 205 W. 4th St., Madera, California
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: Avenue 17 and State Route 99 (General Plan Amendment 2022-07, Rezone 2022-07, Tentative Parcel Map 2022-08, Environmental Review 2022-06)

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

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

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 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: 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 proposed Project is in the northwestern area of the City of Madera, California, on the northeast corner of Avenue 17 and State Route 99. The site consists of one parcel identified as Madera County Assessor Parcel Number (APN) 013-240-001, which is approximately 100 acres in area. The site is a portion of Section 14, Township 11 South, Range 17 East, Mountain Diablo Base and Meridian. The site is bound by State Route 99 and the Union Pacific Railroad right-of-way to the west, Avenue 17 to the south, Schmidt Creek to the north, and single-family residences to the east.

The centroid of the Project area is approximately 36.998.421"N, 120.098.070"W.

Project Description

GMA Engineering (Applicant) has filed applications for a General Plan Amendment (GPA 2022-07), Rezone (REZ 2022-07), Tentative Parcel Map (TPM 2022-08), and Environmental Review (ENV 2022-06) pertaining to an approximately 100-acre parcel that is located on the northeast corner of Avenue 17 and State Route 99 in the City of Madera, California (APN: 013-240-001).

- **General Plan Amendment** (GPA) would change the Madera General Plan land use designation of an approximately 77-acre portion of the site from Commercial to Industrial. REZ 2022-07 would rezone an approximately 77-acre portion of the site from C-2 – Heavy Commercial to I – Industrial and rezone an approximately 12-acre portion of the site from C-2 to C-H – Highway Commercial.
- **Rezone** for the proposed zone districts would be consistent with the underlying land use designations.
- **Tentative Parcel Map** (TPM) would subdivide the ±100-acre parcel into 18 lots consisting of 6 industrially zoned lots and 12 commercially zoned lots. An approximately 18-acre wetlands area in the northwestern portion of the site would be designated a remainder parcel. Approximately 11 acres would be reserved for future rights-of-way (e.g., streets, sidewalks, curb, and gutter) connecting the proposed lots to and from Avenue 17. No physical development is proposed for the site at this time.

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 type of EIR focuses primarily on the changes in the environment that would result from the development project. The EIR shall examine all phases of the project including planning, construction, and operations. For the purposes of the environmental analysis, the vision for the Project site is a mixed-use development containing industrial and commercial uses allowed within the proposed land use designations and zone districts. The development assumptions for the Project site include 919,560 square

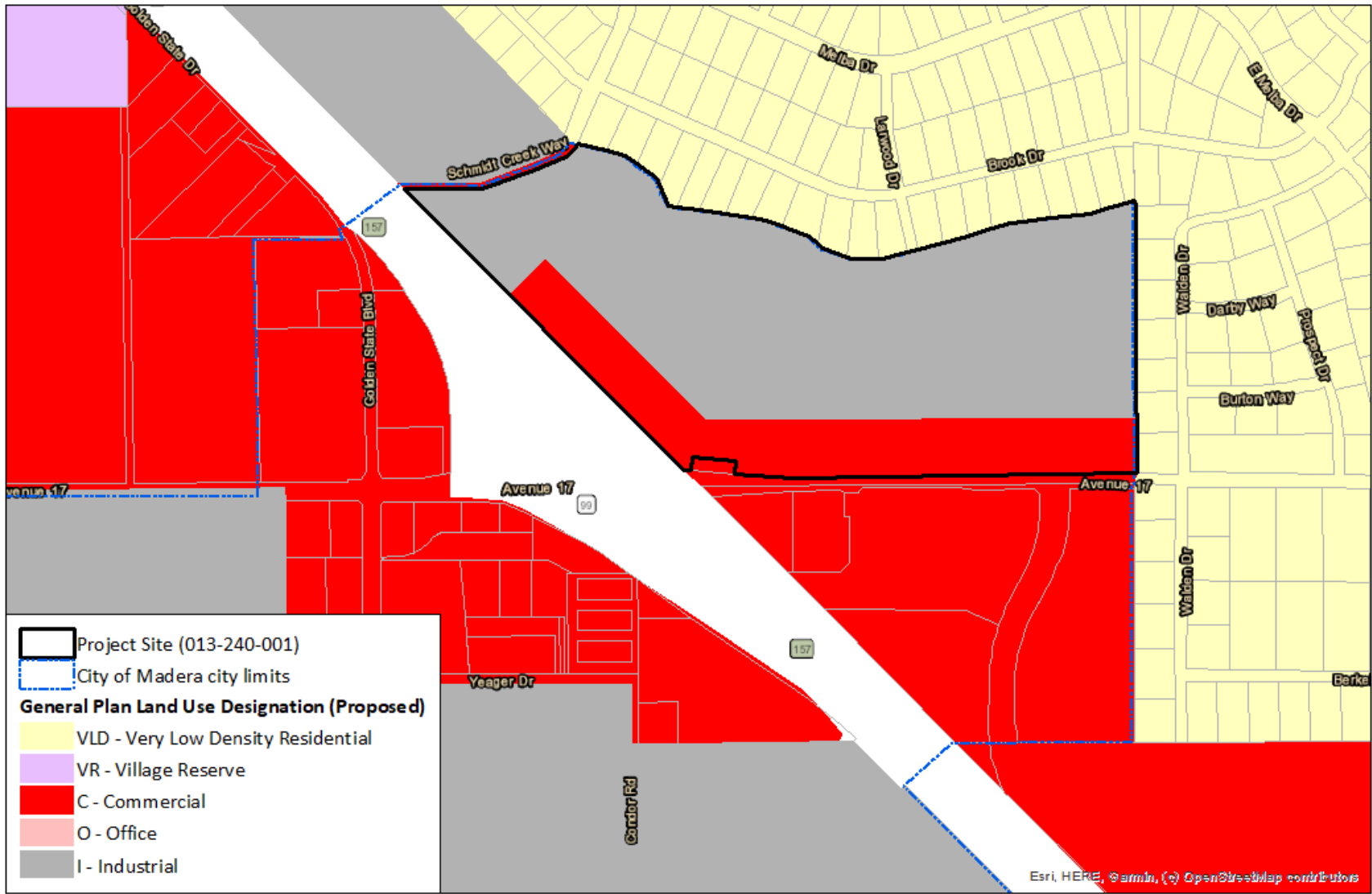
feet of warehousing, two 100-room hotels, a 20,000-square foot construction equipment rental store, a 5,500-square foot sit-down restaurant, three 4,000-square foot fast-food restaurants, and a convenience store and gas station with 10 fueling positions.

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.

Project Location Map



Proposed Land Use Map

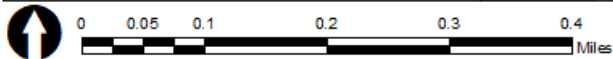
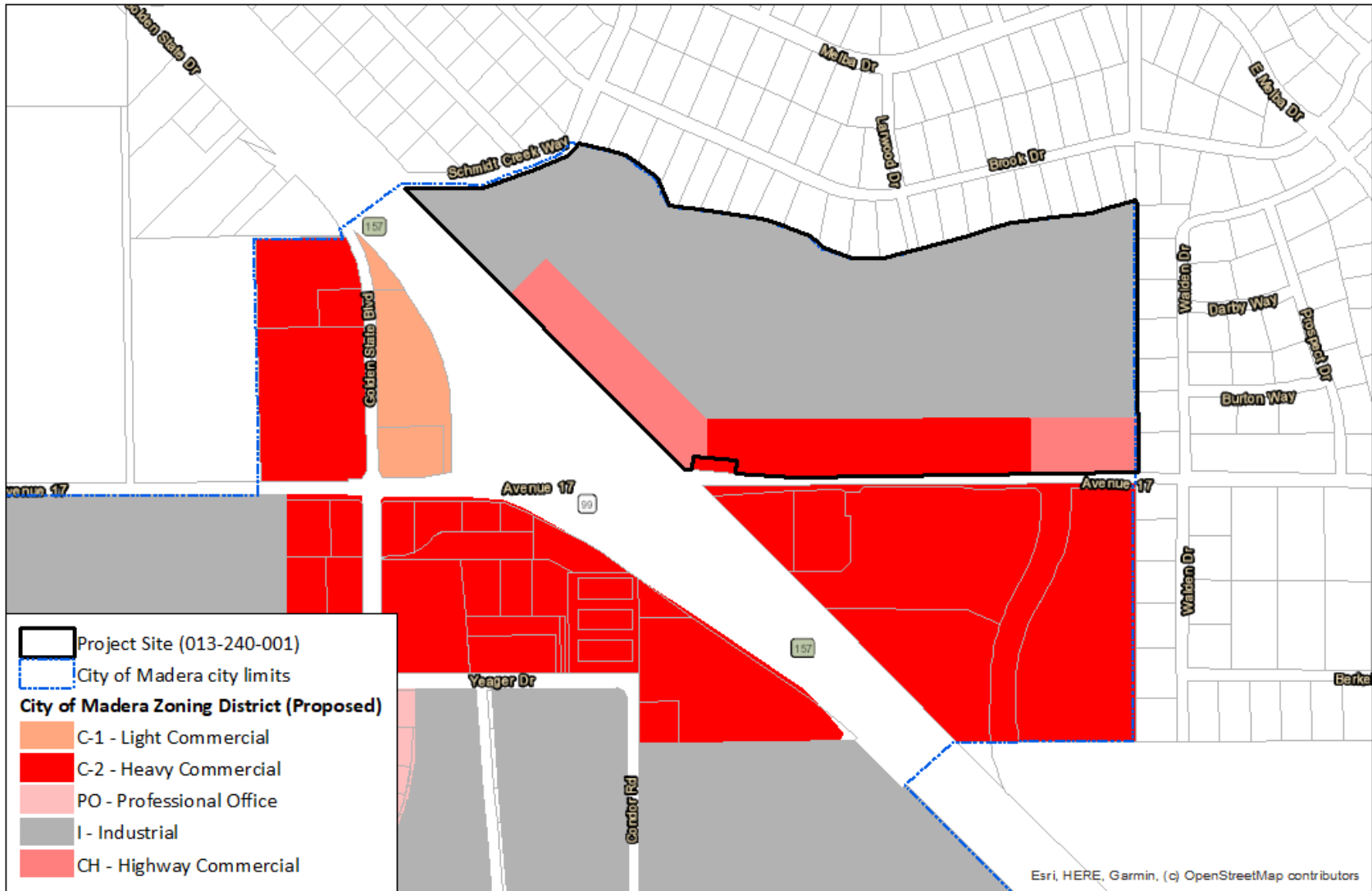


0 0.05 0.1 0.2 0.3 0.4 Miles

CITY OF MADERA - AVENUE 17/STATE ROUTE 99 DEVELOPMENT

PRECISION CIVIL ENGINEERS, INC.
Created: 12/6/2023

Proposed Zoning Map

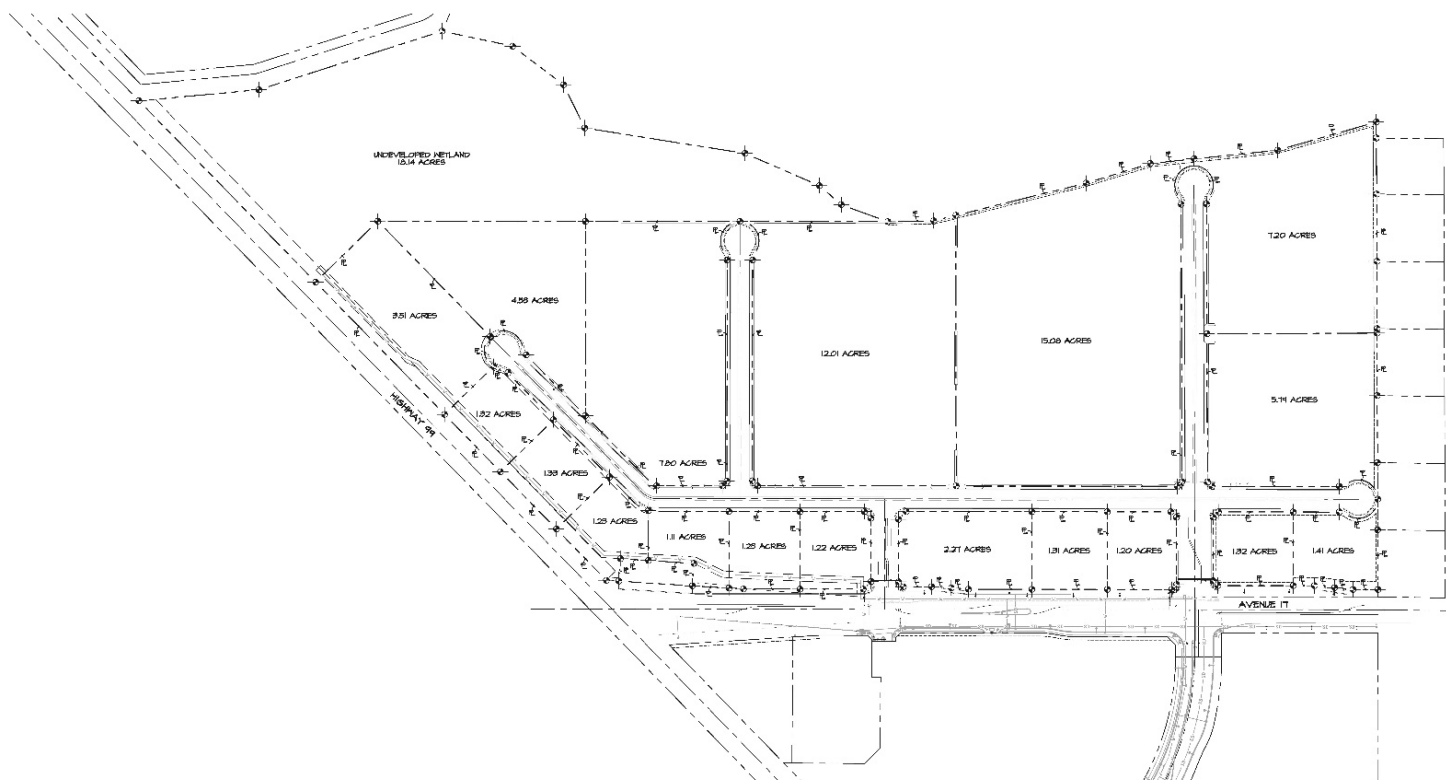


CITY OF MADERA - AVENUE 17/STATE ROUTE 99 DEVELOPMENT

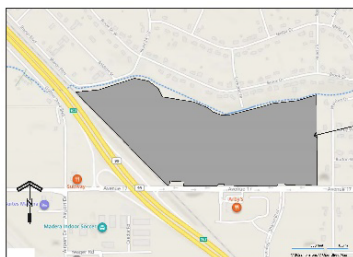


Created: 12/6/2023

Conceptual Site Layout

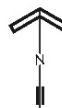


VICINITY MAP :



PROJECT LOCATION

- LEGEND :**
- Proposed
 - Existing
 - Proposed Landscaping
SEE LANDSCAPE PLAN



MASTER SITE DEVELOPMENT PLAN

© 2024 GMA & ASSOCIATES, INC. 2025

DESIGNED BY
GMA GERALD MELE & ASSOCIATES, INC.
 1001 S. 10TH ST., SUITE 100, PALMDALE, CA 93550
 ENGINEERING • ARCHITECTURE

PROJECT
SPAN DEVELOPMENT
 PALMDALE, CA 93507

PROPOSED PROJECT FOR
SPAN DEVELOPMENT
 1001 S. 10TH ST., SUITE 100, PALMDALE, CA 93550

No.	Issue/Revision	Date

Date	04/26/23
Scale	1" = 150'-0"
Dr. By	S. COOM
Job No.	2021248
Dwg. No.	20248-102
Sheet	A-1
Revision No.	