



## 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:** April 21, 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:** April 21, 2025 to May 21, 2025

**Scoping Meeting:** Date: April 24, 2025  
Time: 6:00 p.m.  
Location: City Council Chambers of Madera City Hall, 205 W. 4<sup>th</sup> St., Madera, California  
View: [www.madera.gov/live](http://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: 883 4408 8750 #.

**Project Title:** Granite Creek Project (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 2024-07)

**Project Proponent:** DR Horton (Applicant), Precision Civil Engineering (Representative/Agent), Charles Mosesian (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 **April 21, 2025 to May 21, 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 4<sup>th</sup> Street, Madera, Ca 93637  
p. (559) 661-5451 | c. (559) 666-4061  
[wtackett@madera.gov](mailto: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: April 24, 2025

Time: 6:00 p.m.

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

View: [www.madera.gov/live](http://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: 883 4408 8750 #.

The scoping meeting will be held in the City Council Chambers of Madera City Hall, 205 W. 4<sup>th</sup> 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](http://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.

## 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. The proposed Plan Area lies within the UGB and SOI just west of the current city limit boundary.

The centroid of the Project area is approximately 36°57'44.29"N, 120°07'09.50"W.

## Project Description

DR Horton (Applicant) has filed applications requesting an Annexation (ANX 2024-02), General Plan Amendment (GPA 202-03), Pre-Zone (REZ 2024-03), Tentative Parcel Map (TPM 2025-01), and Tentative Subdivision Map (TSM 2024-07) for and to develop the Granite Creek Precise Plan (Project, or Plan Area). The Project consists of the following:

- **Annexation** to annex approximately 327-acres of property located on the north side of Avenue 14-½ between Road 23 and Road 24 into the City of Madera.
- **General Plan Amendment (GPA)** to change the existing land use to a mix of uses, including residential, mixed use, commercial, open space, and public/semi-public uses as detailed in Figure 2-4. In 2009, the City of Madera adopted its current General Plan which designates the 204-acres of the Granite Creek Plan Area (Plan Area) as Village Reserve (VR). The GPA will also remove 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.
- **Pre-Zone** to zone approximately 327-acres of property consistent with existing City of Madera zone districts. Proposed zoning includes approximately: 5.48 acres of P-D (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), 23.70 acres of RCO (Resource Conservation and Open Space), and 91.61 acres of Unclassified zoning (Fresno River) as shown on Figure 2-5.
- **Tentative Subdivision Map** to 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 203-acre development are proposed for 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.

## **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.

Although the only physical development proposed by the Project includes the 60-acre TSM as described herein above, this environmental document analyzes the potential buildout of the Project site at a programmatic level, 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.

The proposed Project intends to provide a well-planned community with a mix of uses for the residents of the City of Madera in an area planned for urban development. The development assumptions for the Project site include maximum development potential of 1,542 residential units, approximately 417,609 square feet of commercial and/or mixed use, approximately 194,626 square feet of public/semi-public facilities (including a new school site) and dedication/improvement of approximately 9.74 acres of open space.

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 2-3 Annexation Area

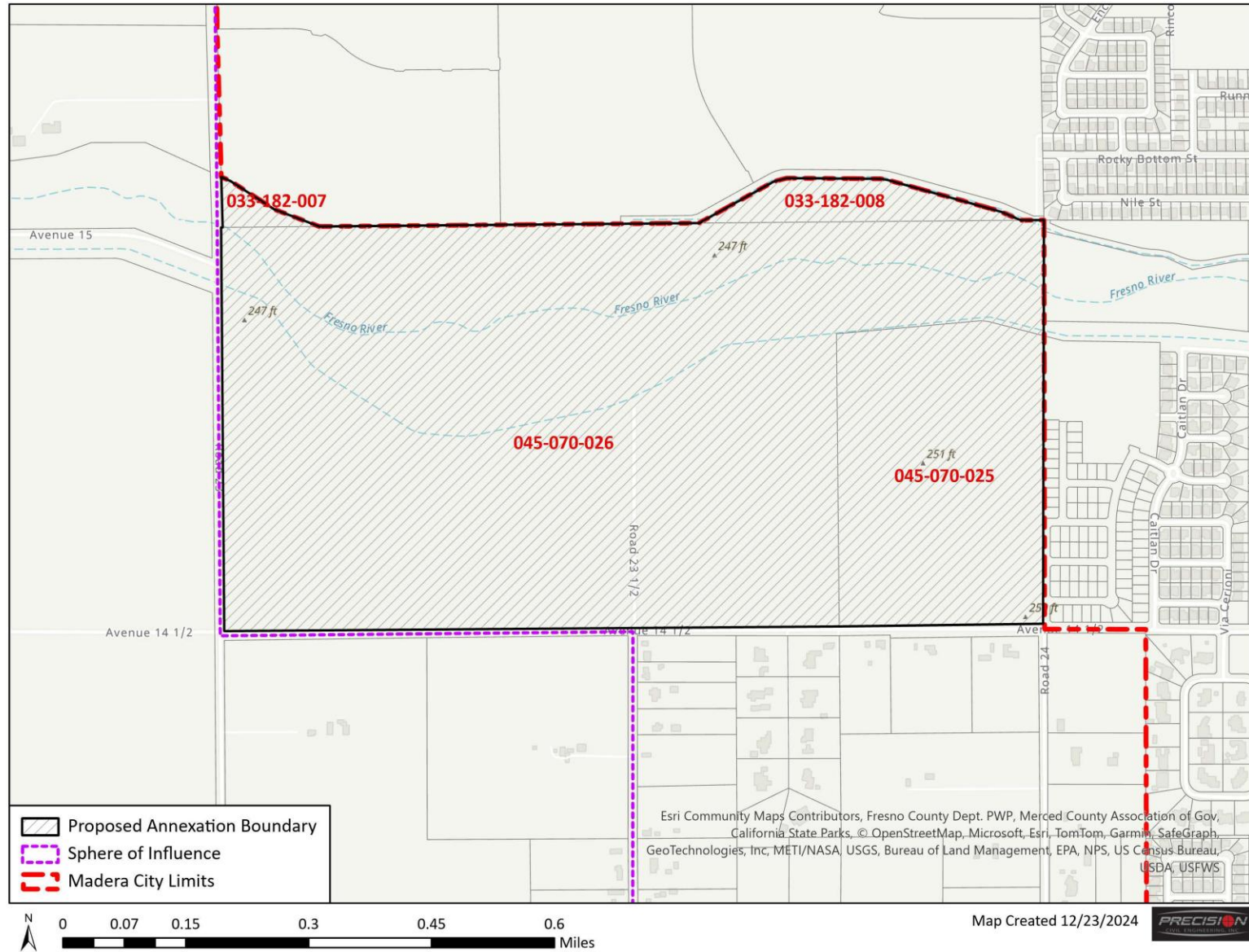


Figure 2-4 Proposed Land Use Plan

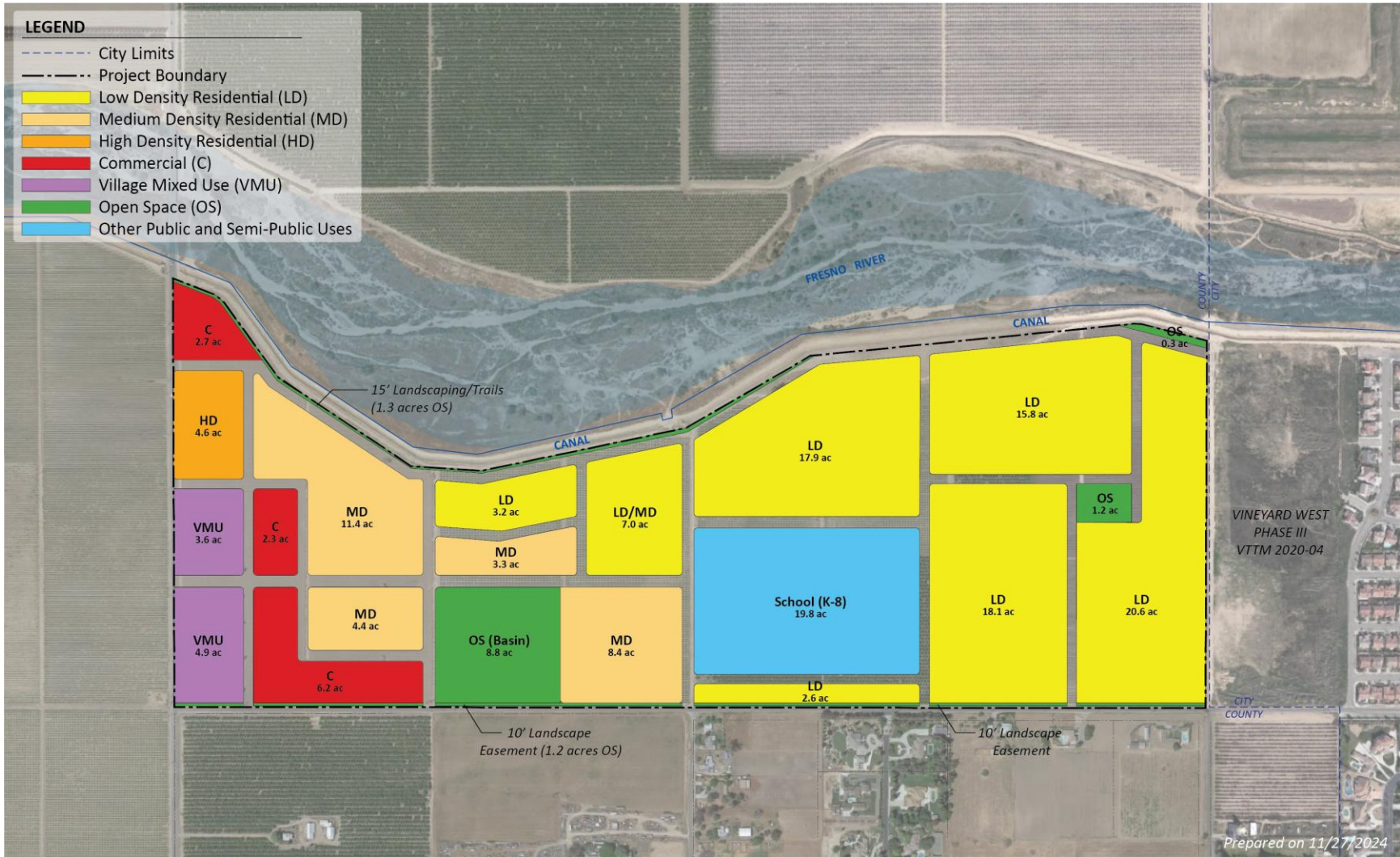
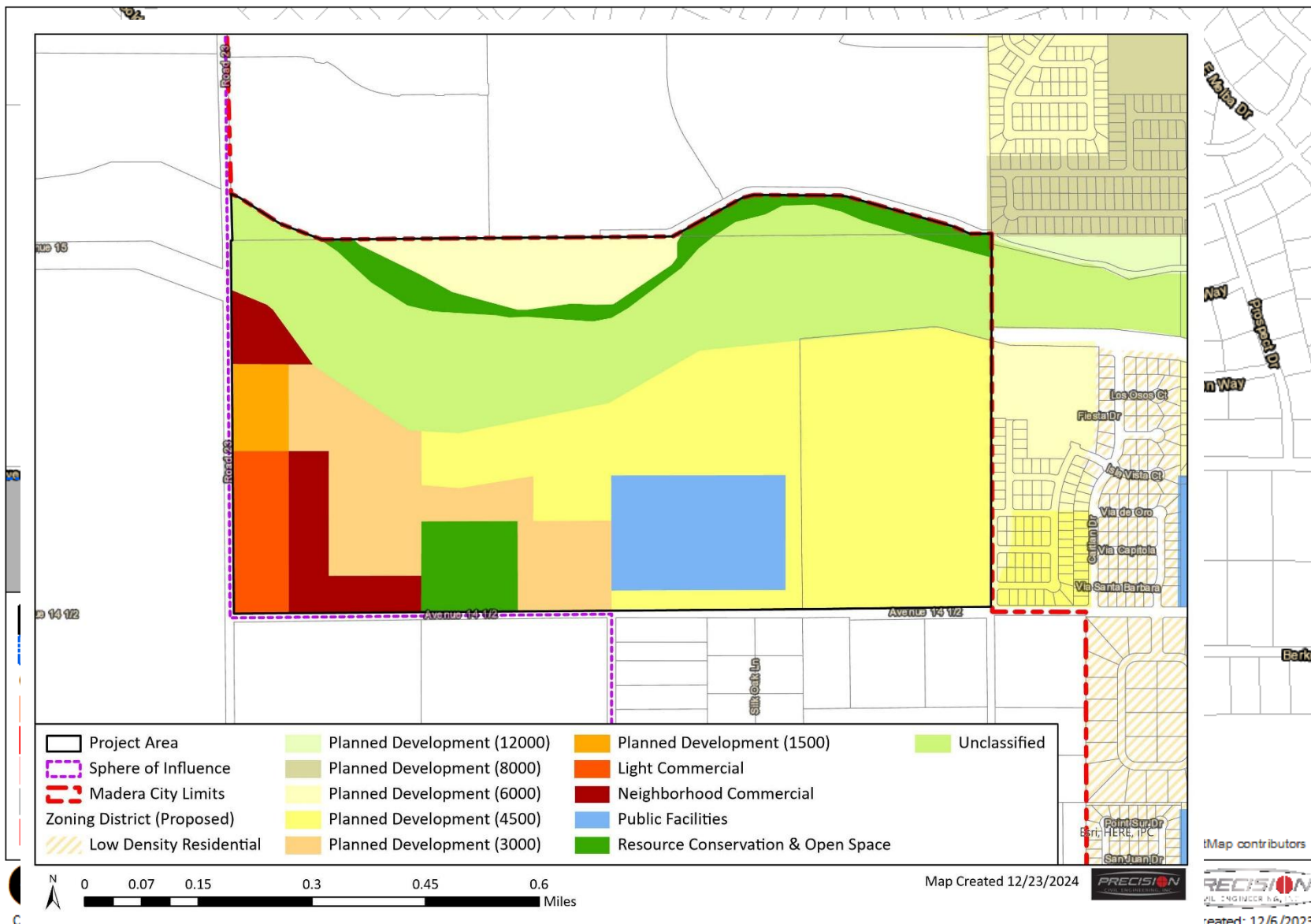


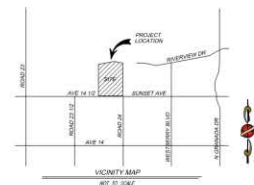
Figure 2-5 Proposed Zone District





# TENTATIVE SUBDIVISION MAP TRACT MAP NO. XXX

IN THE CITY OF MADERA  
COUNTY OF MADERA, STATE OF CALIFORNIA  
PREPARED ON JULY 11, 2024  
SHEET 1 OF 4



### SITE INFORMATION

LAND USE	ASSessor'S PARCEL NUMBER(S)
RESIDENTIAL (RESIDENCE) <td></td>	
PROPOSED RESIDENCE <td></td>	
ZONE	SITE LOCATION
PLANNED RESIDENTIAL	SECTION 16 CORNER OF AVENUE 14 D & H SAN JOE
SITE AREA	SUBDIVIDER
1,573.91 AC.	TED & PAUL ABE
NET AREA = 1,559.81 AC.	PRELIM OR 2022
	357-451-4617
NUMBER OF LOTS	
45	OWNER
	CHARLES J. WOODSON
	PREP. BY LAW REED BERTI
OWNER	REGISTERED PROFESSIONAL ENGINEER
CHARLES J. WOODSON	
1013 J ST. MADERA, CA	ENGINEER
PRELIM OR 2022	DAVID D. ZIL
	DAVID D. ZIL ENGINEERING, INC.
	1013 J ST. MADERA, CA 95372
	526-440-4327

- ### NOTES:
- ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY ZONING CODES.
  - ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
  - ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MADERA STANDARDS AND SPECIFICATIONS.
  - EACH HOMEOWNER SHALL APPLY FOR A BUILDING PERMIT.
  - EXISTING FENCING AND SIGNAGE REMAINS SHALL BE REMOVED PRIOR TO CONSTRUCTION.
  - ALL ON-SITE AND OFF-SITE IMPROVEMENTS SHALL CONFORM WITH THE DESIGN STANDARDS IN ACCORDANCE WITH THE CITY OF MADERA STANDARDS AND SPECIFICATIONS.
  - PROPOSED SITE IMPROVEMENTS SHALL INCLUDE SITE GRADING AND DRAINAGE UTILITY SERVICE AS INDICATED BY THE UTILITY AGENCIES, DRAINAGE FACILITIES AS REQUIRED, AND CONSTRUCTION OF REQUIRED IMPROVEMENTS.
  - NO UNRAE DIFFERENCES OF 4" OR MORE EXIST ADJACENT TO THE PROPERTIES.
  - THERE WILL BE NO UNRAE DIFFERENCES OF 4" OR MORE AFTER CONSTRUCTION OF THE SUBDIVISION AND REMOVAL ALL WELL AND CISTERN WELLS TO COUNTY STANDARDS.
  - THIS TRACT IS NOT MORE THAN 200 FEET OF ANY ADJACENT FRONT OR REAR LOT.
  - NO LOTS OR PARCELS EXCEED EXIST OR SUBJECT PROPERTY.
  - THE EXISTING CHANGES LINES INDICATED ARE BASED ON CHANGELINE DATA FROM OCTOBER 14, 2022.
  - THE SUBDIVISION WILL BE DEVELOPED IN THREE (3) PHASES:  
PHASE 1: 75% LOTS  
PHASE 2: 15% LOTS  
PHASE 3: 10% LOTS

### OUTLOT NOTES

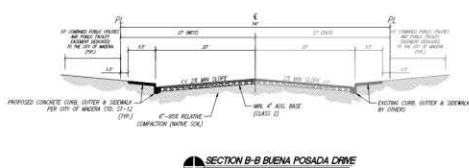
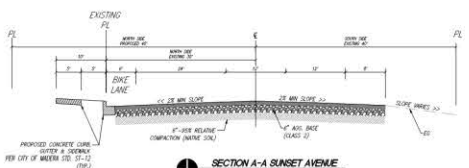
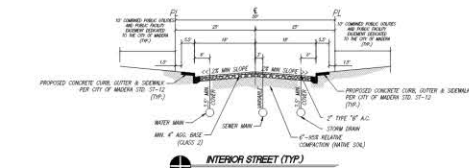
OUTLOT A TO BE DESIGNATED FOR OPEN SPACE PURPOSES  
OUTLOT B TO BE DESIGNATED FOR OPEN SPACE/TENNIS PURPOSES

### LEGAL DESCRIPTION

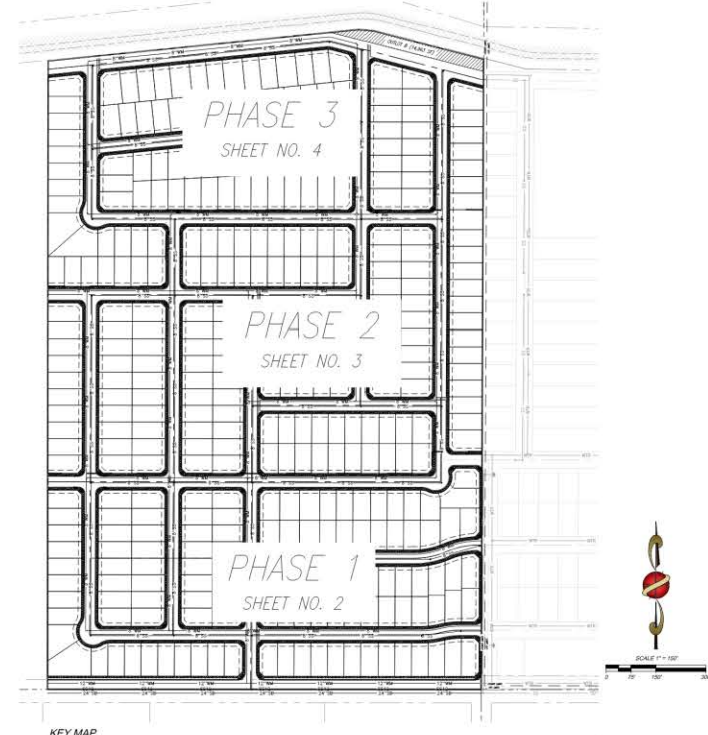
REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF MADERA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
A PORTION OF THE NORTH HALF OF SECTION 21, TOWNSHIP 11 SOUTH, RANGE 17 EAST, MOUNT Diablo MESA AND MOUNTAIN, IN THE COUNTY OF MADERA, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID SECTION 21; THENCE ALONG THE EAST LINE OF SAID SECTION 21, SOUTH 71° 07' 12" WEST, 1,573.91 FEET, BEARING NORTH OF 20° 10' 10" WEST, 1,573.91 FEET, TO A POINT ON THE SOUTHWEST CORNER OF THE SECTION 21 PARCELS OF THE SEASIDE TRACT, AS REFERENCE TO THE RECORDS OF THE COUNTY OF MADERA, STATE OF CALIFORNIA, IN BOOK 1085, PAGE 200; THENCE S 33° 35' 00" WEST, 409.61 FEET, TO THE POINT OF BEGINNING; THENCE S 69° 03' 12" WEST, 613.13 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 21, BEARING ALONG THE EAST LINE OF SAID SECTION 21, SOUTH 71° 07' 12" WEST, 1,573.91 FEET, TO THE POINT OF BEGINNING.  
THE LEGAL DESCRIPTION IS MADE SUBJECT TO THAT CERTAIN CERTIFICATE APPROVING A LOT LINE ADJUSTMENT, COMMERCIAL AND RESIDENTIAL, RECORDED JUNE 12, 2013, AT INSTRUMENT NO. 2013103759 OF THE CLERK OF THE COUNTY OF MADERA, STATE OF CALIFORNIA, IN BOOK 1043, PAGE 025-030.

### BASIS OF BEARINGS

MEASUREMENTS MADE BY ME 2841  
ON JULY 27 & 28, 2024.



LEGEND	
[Symbol]	SECTION LINE
[Symbol]	EXISTING RIGHT OF WAY
[Symbol]	SUBJECT PROPERTY BOUNDARY
[Symbol]	EXISTING EDE OF PARCELS (TO BE REMOVED)
[Symbol]	EXISTING IMPROVED UTILITY LINE
[Symbol]	EXISTING SANITARY CISTERN MAIN
[Symbol]	EXISTING STORM DRAIN
[Symbol]	EXISTING WATER MAIN
[Symbol]	EXISTING SANITARY CISTERN MANHOLE
[Symbol]	EXISTING STORM DRAIN MANHOLE
[Symbol]	EXISTING FENCE LINE
[Symbol]	EXISTING STORM DRAIN WELLS
[Symbol]	PROPOSED LOT LINE
[Symbol]	PROPOSED CONTINGE
[Symbol]	AREAS SET ASIDE FOR DESIGNATION FOR PUBLIC STREET PURPOSES
[Symbol]	AREAS WITHIN FLOODZONE "X"
[Symbol]	AREAS PROPOSED OUTLOT



### FLOODZONE CLASSIFICATION:

SUBJECT PROPERTY LIES WITHIN FLOODZONE "X" PER FEMA FLOODING MAP NO. 22083C0249E. FLOODING MAP NO. 22083C0249E IS A FLOODING MAP AND IS NOT TO BE USED FOR DESIGNATION OF FLOODZONES UNLESS IT IS APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THIS MAP IS NOT TO BE USED FOR DESIGNATION OF FLOODZONES UNLESS IT IS APPROVED BY FEMA. THIS MAP IS NOT TO BE USED FOR DESIGNATION OF FLOODZONES UNLESS IT IS APPROVED BY FEMA.



SECRETARY, CITY OF MADERA PLANNING COMMISSION DATE

PLANNING & ENGINEERING CONSULTANTS  
150 S. STREET / P.O. BOX 13090 / MADERA, CALIFORNIA 95371  
TEL: 520-848-5500 / FAX: 520-848-5505  
WWW.PRECISIONCIVIL.COM



PROJECT FILE: GRANITE CREEK SUBDIVISION  
TENTATIVE MAP NO. XXX  
CITY OF MADERA COUNTY OF MADERA

DR. HORTON  
7700 N. PALM AVE  
PACIFIC, CA 90711  
(562) 428-4467

PREPARED BY: [Blank]  
CHECKED BY: VJT  
DATE: 2/18/2025  
SHEET NUMBER: 1 OF 4  
JOB NUMBER: 23-302

