

2.1.5 General Plan Designation

The Project site lies within the Urban Growth Boundary (UGB) and Sphere of Influence (SOI) just west of the current city limit boundary. The site is designated by the General Plan as Village Reserve.

2.1.6 Zoning

The Project site is currently zoned by Madera County as Agricultural, Rural, Exclusive-40 (ARE-40).

2.1.7 Description of Project

Project Background and Purpose

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.

Project Description

DR Horton (Applicant) requests an Annexation, General Plan Amendment, Pre-Zone, Tentative Parcel Map, and Tentative Subdivision Map for 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.

Project Assumptions

Although the only 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 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 density, intensity, acreage, and realistic maximum development potential (housing units or square footage) of the proposed Project are summarized in Table 2-1. 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.

Table 2-1 Project Buildout Assumptions

Land Use Designation	Zoning Designation	Total Acreage	Maximum Dwelling Units per Gross Acre or Maximum Non-Residential Floor Area Ratio	Maximum Development Potential
Residential Land Use Designations				
Low Density Residential	P-D (4500)	105.44	2.1 – 7.0 dwelling units	738 units
Medium Density Residential	P-D (3000)	35.35	7.1 – 15.0 dwelling units	530 units
High Density Residential	P-D (1500)	5.48	15.1-50 dwelling units	274 units
Employment Land Use Designations				
Village Mixed Use (VMU)	C-1 (Light Commercial)	10.06	0.5 Maximum Non-Residential FAR	219,106 square feet
Commercial (C)	C-N (Neighborhood Commercial)	15.19	0.3 Maximum Non-Residential FAR	198,503 square feet
Public and Semi-Public Land Use Designations				
Other Public and Semi-Public	PF (Public Facilities)	22.34	0.2 (Assumed Maximum FAR)	194,626 square feet
Open Space	RCO (Resource Conservation and Open Space)	9.74	0.2 (Assumed Maximum FAR)	84,854 square feet

Land Use Designation	Zoning Designation	Total Acreage	Maximum Dwelling Units per Gross Acre or Maximum Non-Residential Floor Area Ratio	Maximum Development Potential
TOTAL		203.60	--	1,542 units 612,235 square feet

Currently, there are no plans for the development of the remaining 123 acres of land proposed to be annexed. However, entitlements for this project will include a General Plan Amendment for approximately 210 acres and Pre-Zoning of all 327 acres. This includes the establishment of a 20-acre K-8 school site and an 8.8-acre dual use basin for water retention and recreational purposes.

Infrastructure

Water

The proposed Project will connect to the existing City water system. Per the City of Madera Water System Master Plan, adopted by City Council on November 19, 2014 via Resolution No. 14-212, the Project will install master planned water mains on Avenue 14 ½: a 12-inch between Road 23 ½ and Buena Posada Drive, and an 18-inch water main between Road 23 and Road 23 ½. An 18-inch water main will also be installed in the westerly boundary of the Project and will tie-in to the Villages at Almond Grove Development, located to the north.

The proposed Project will comply with the California Green Building Code standards, which requires residential and nonresidential water efficiency and conservation measures for new buildings and structures that will reduce the overall potable water use inside the building by 20 percent. The Project will be required to install ultra-low flow fixtures and appliances. All development within the Project area will be required to install water meters at all service connections. The City will assess service charges based on volumetric rates and/or tiered rates, which encourages reasonable water use.

Wastewater

The City of Madera Sanitary Sewer System Master Plan identified the need for an additional sewer trunk line running down Road 23 (Road 23 Trunk) to connect to the existing Wastewater Treatment Plant (WWTP). The Road 23 Trunk will be a 30-inch line that connects to a 48-inch line running parallel to an existing 48-inch pipe on Avenue 13. Both 48-inch pipelines will connect to the existing WWTP. The 30-inch line will be approximately 16,000 (about 8,000 at the Avenue 14 ½ tie-in) linear feet (lf) and the parallel 48-inch pipe will be approximately 8,000. It was determined that there is sufficient capacity to temporarily tie into the Westberry Boulevard Sewer Line (Westberry Trunk) until the Road 23 Sewer Trunk Line is installed. This is supported by a report from Akel Engineering, the City’s consultant for their sewer master plan. The report dated December 21, 2023, and titled Sewer System Hydraulic Analysis for Granite Creek Subdivision, analyzed the possibility for the first 345 lots of the Granite Creek Development to be accommodated by the Westberry Trunk. The report indicated that the extra capacity is due in part to greater water use efficiency since the adoption of the 2014 Sewer System Master Plan.

A lift station will be needed to temporarily direct sewer flows to the Westberry Trunk. The lift station will be located along Avenue 14 ½, on the east side of the development area, near the entrance to the initial

first 345 lots. Upon the installation of the Road 23 Trunk, Granite Creek would be required to reverse sewer flows to the Road 23 Trunk and remove the temporary lift station. The environmental impacts of the sewer infrastructure described herein have been analyzed in the City's General Plan Update Draft EIR, SCH# 2007121153, where impacts were found to be less than significant.

The entire Project site is estimated to generate 187,000 gallons per day (gpd) of wastewater flows. Assuming seven percent inflow and infiltration, the total generated wastewater is expected to be about 200,000 gpd.

Stormbasin

The proposed basin will be a dual-use basin that will have a park area and a low flow area. The low flow area will have enough capacity so that a 2-year storm event can be retained without utilizing storage from the park area. The park area will only be used for storage during other major storm events. Approximately 54 acre-feet will be required to store the anticipated runoff generated from the project area during a 100-year major storm event, while 14 acre-feet will be needed to store the 2-year storm event flows.

A smaller temporary basin will be constructed for the initial 345 units at the same location and will be gradually expanded as development occurs. The ultimate basin design will be constructed at full buildout or when conditioned by the City.

Electric, Natural Gas and Telecommunication

Power will be provided to the Project area by Pacific Gas and Electric Company (PG&E). The location and alignment of future electrical lines will be determined by PG&E based on the required electrical loads and existing capacity of surrounding infrastructure. Natural gas will also be provided by PG&E through the extension of existing gas distribution lines. Telecommunications will be provided through existing telephone lines and wireless communication systems.

2.1.8 Site and Surrounding Land Uses and Setting

Project Setting

Project Site

A majority of the proposed Project site is currently in agricultural production of grapevines and almond trees.

Surrounding Area

The Project area is surrounded primarily by agricultural uses to the north past the Fresno River and to the west, and single-family residential uses to the east. The south side of the Project area includes a combination of residential uses and agricultural uses. Table 2-2 shows the existing uses, general plan designations, and zone districts of the surrounding properties.

A majority of the properties surrounding the Project area to the south and west are planned and zoned for agricultural uses. Properties to the north and east are planned and zoned for multiple uses including residential, commercial, industrial, office, public institutional, and open spaces.

Table 2-2 Existing Uses, General Plan Designations, and Zone Districts of Surrounding Properties

Direction from Project Site	Existing Use	General Plan Designation	Zone District
North	Agriculture, Fresno River	Village Mixed Use (VMU, Medium Density Residential (MDR), Low Density Residential (LDR), Open Space (OS), High Density Residential (HDR)	Village Country Estates (VCE), Village Low Density Residential (VLDR), Village Medium Density Residential (VMDR), Village High Density Residential (VHDR), Village Mixed Use (VME)(City)
East	Agriculture, Residential	AE – Agricultural Exclusive, A – Agricultural	ARE-20, AR-5, RRS-2 (County)
South	Residential	Low Density Residential	PD (6000), PD (4500) (City)
West	Agriculture	AE – Agricultural Exclusive	AR-5 (County)

2.1.9 Other Public Agencies Whose Approval May Be Required

- Madera County LAFCO
- San Joaquin Valley Air Pollution Control District (SJVAPCD)
- California Regional Water Quality Control Board

2.1.10 Consultation with California Native American Tribes

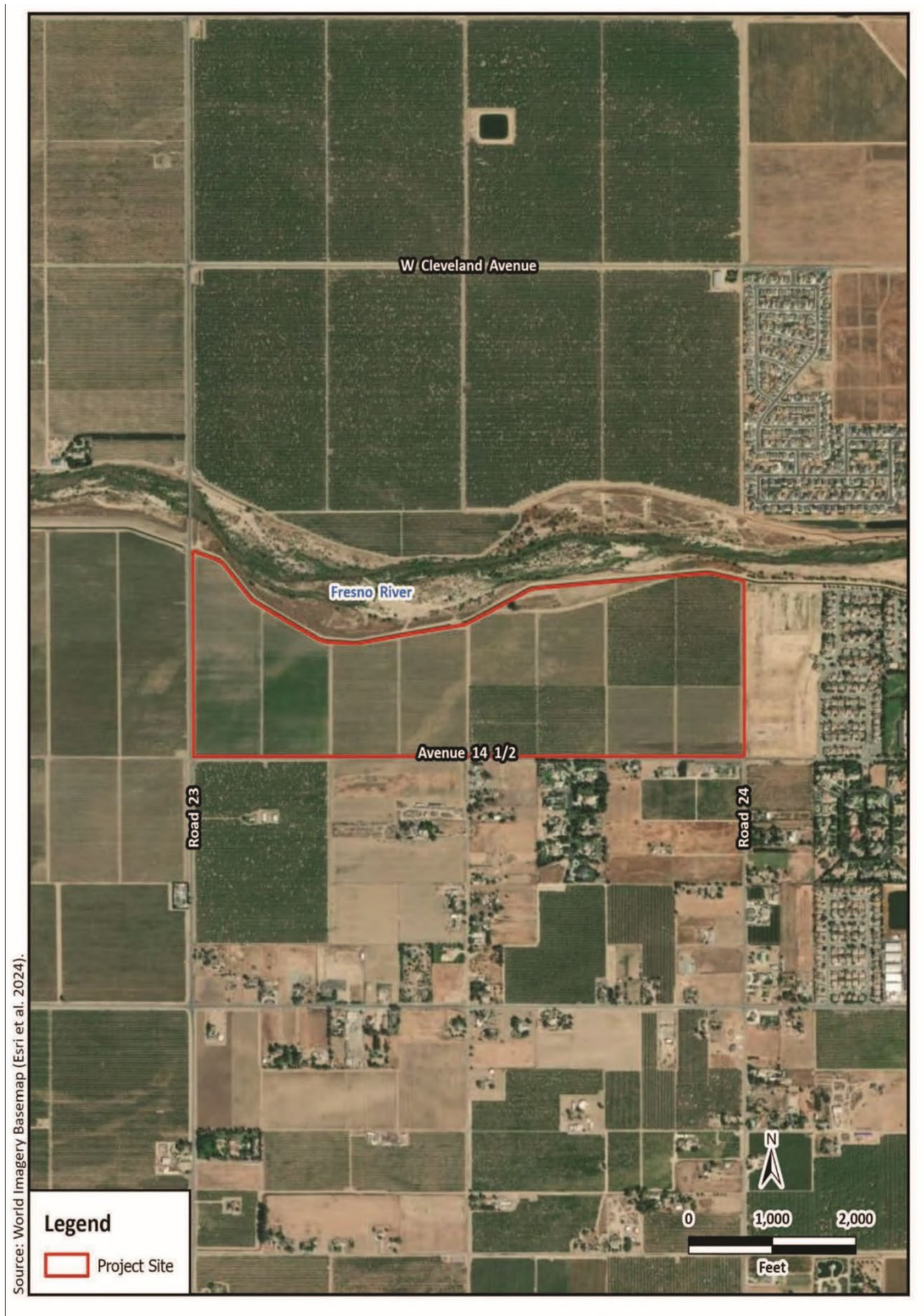
Public Resources Code Section 21080.3.1, *et seq.* (codification of AB 52, 2013-14)) requires that a lead agency, within 14 days of determining that it will undertake a project, must notify in writing any California Native American Tribe traditionally and culturally affiliated with the geographic area of the project if that Tribe has previously requested notification about projects in that geographic area. The notice must briefly describe the project and inquire whether the Tribe wishes to initiate request formal consultation. Tribes have 90 days from receipt of notification to request formal consultation. The lead agency then has 30 days to initiate the consultation, which then continues until the parties come to an agreement regarding necessary mitigation or agree that no mitigation is needed, or one or both parties determine that negotiation occurred in good faith, but no agreement will be made.

Letters were sent out to tribes on April 10, 2025. City of Madera has not received any written correspondence from a Tribe pursuant to Public Resources Code Section 21080.3.1 requesting notification of proposed Project at the time of public review

Figure 2-1 Regional Location



Figure 2-2 Site Aerial



Chapter 2 Project Description
Granite Creek Precise Plan Project

Figure 2-3 Annexation Area

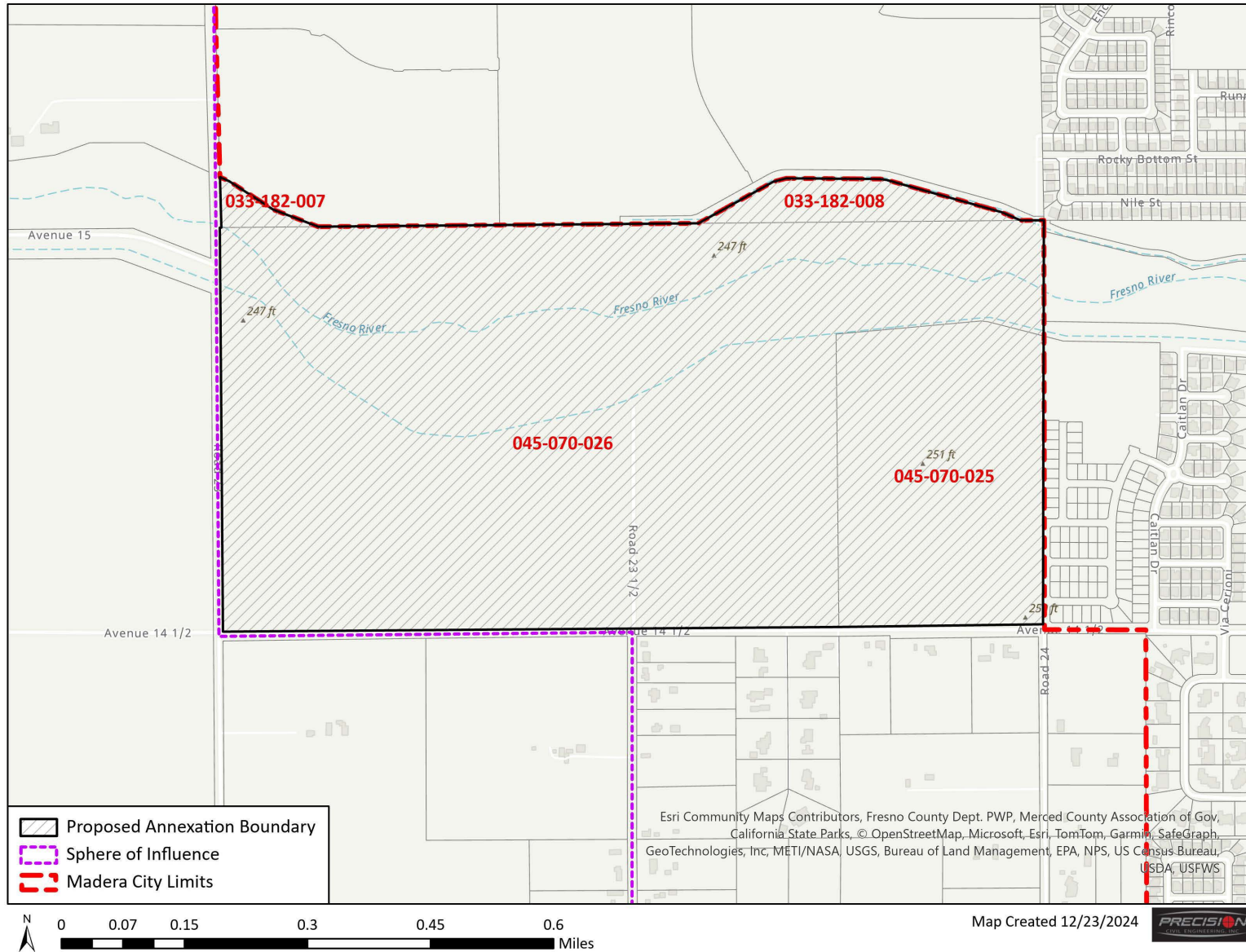


Figure 2-4 Proposed Land Use Plan

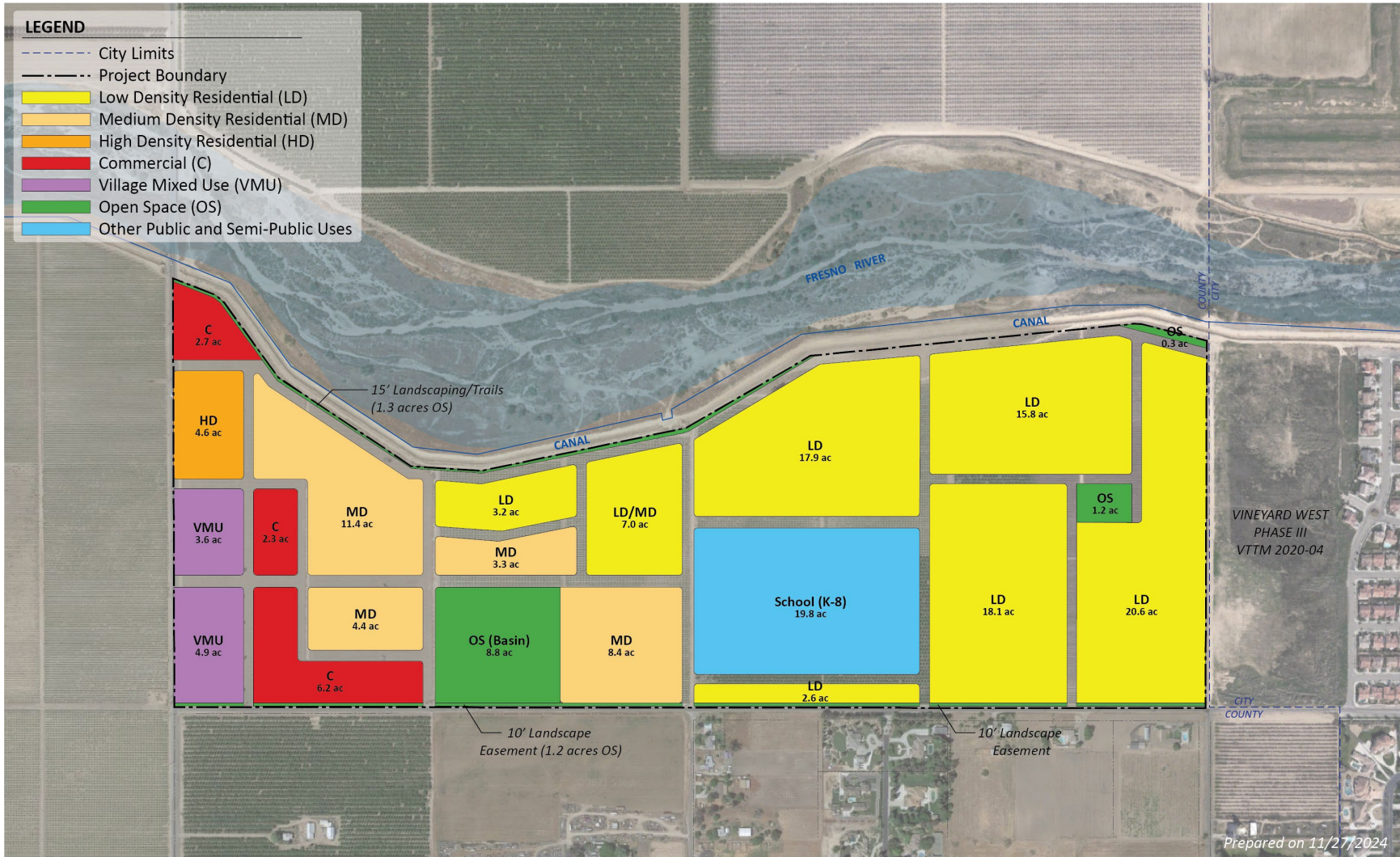


Figure 2-5 Proposed Zone District Map

