# Notice of Completion & Environmental Document Transmittal

*Mail to:* State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
*For Hand Delivery/Street Address:* 1400 Tenth Street, Sacramento, CA 95814

**SCH #**

**Project Title:** Ellis/Fairview Residential Subdivision

Lead Agency: City of Madera | Contact Person: Will Tackett
Mailing Address: 205 W 4th Street | Phone: (559) 661-5451
City: Madera | Zip: 93637 | County: Madera

**Project Location:** County: Madera | City/Nearest Community: Madera
Cross Streets: Ellis Street and Fairview Street | Zip Code: 93637
Longitude/Latitude (degrees, minutes and seconds): 36 ° 59 ′ 17 ″ N / 120 ° 04 ′ 34 ″ W Total Acres: 19.9
Assessor's Parcel No.: 038-060-017, 038-110-016, 038-110-017, 038-110-018, 038-110-019, 038-110-020, 0 Section: 11 Twp.: 11S Range: 17E Base: MDB
Within 2 Miles: State Hwy #: 99 Waterways: Fresno River
Airports: None Railways: None Schools: Madera USD

**Document Type:**

CEQA: ☐ NOP ☐ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:
☒ Mit Neg Dec Other: ☐ FONSI

**Local Action Type:**

☐ General Plan Update ☐ Specific Plan ☒ Rezone ☒ Annexation
☒ General Plan Amendment ☐ Master Plan ☒ Prezone ☐ Redevelopment
☐ General Plan Element ☒ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☒ Land Division (Subdivision, etc.) ☐ Other:

**Development Type:**

☒ Residential: Units 61 Acres 6.93
☐ Office: Sq.ft. Acres Employees ☐ Transportation: Type
☐ Commercial: Sq.ft. Acres Employees ☐ Mining: Mineral
☐ Industrial: Sq.ft. Acres Employees ☐ Power: Type MW
☐ Educational: ☐ Waste Treatment: Type MGD
☐ Recreational: ☐ Hazardous Waste: Type
☐ Water Facilities: Type MGD ☐ Other:

**Project Issues Discussed in Document:**

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☒ Vegetation
☒ Agricultural Land ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Air Quality ☒ Forest Land/Fire Hazard ☒ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian
☒ Biological Resources ☒ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects
☒ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☐ Other:

**Present Land Use/Zoning/General Plan Designation:**

Vacant/RRS - Residential, Rural, Single Family/LD - Low Density Residential

**Project Description:** *(please use a separate page if necessary)*

Attached as separate page.

*Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.*

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

_____ Air Resources Board
_____ Boating & Waterways, Department of
_____ California Emergency Management Agency
_____ California Highway Patrol
_____ Caltrans District # _____
_____ Caltrans Division of Aeronautics
_____ Caltrans Planning
_____ Central Valley Flood Protection Board
_____ Coachella Valley Mtns. Conservancy
_____ Coastal Commission
_____ Colorado River Board
_____ Conservation, Department of
_____ Corrections, Department of
_____ Delta Protection Commission
_____ Education, Department of
_____ Energy Commission
_____ Fish & Game Region # _____
_____ Food & Agriculture, Department of
_____ Forestry and Fire Protection, Department of
_____ General Services, Department of
_____ Health Services, Department of
_____ Housing & Community Development
_____ Native American Heritage Commission
_____ Office of Historic Preservation
_____ Office of Public School Construction
_____ Parks & Recreation, Department of
_____ Pesticide Regulation, Department of
_____ Public Utilities Commission
_____ Regional WQCB # _____
_____ Resources Agency
_____ Resources Recycling and Recovery, Department of
_____ S.F. Bay Conservation & Development Comm.
_____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____ San Joaquin River Conservancy
_____ Santa Monica Mtns. Conservancy
_____ State Lands Commission
_____ SWRCB: Clean Water Grants
_____ SWRCB: Water Quality
_____ SWRCB: Water Rights
_____ Tahoe Regional Planning Agency
_____ Toxic Substances Control, Department of
_____ Water Resources, Department of

_____ Other: _____
_____ Other: _____

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**Local Public Review Period (to be filled in by lead agency)**

Starting Date _____ Ending Date _____

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**Lead Agency (Complete if applicable):**

Consulting Firm: _____
Address: _____
City/State/Zip: _____
Contact: _____
Phone: _____

Applicant: CVI Group
Address: 2141 Tuoloumne Street, Suite J
City/State/Zip: Fresno, CA, 93721
Phone: (559) 479-1530

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**Signature of Lead Agency Representative:** _____ **Date:** 10/28/202

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

## Project Description

CVI Group (Applicant) proposes Annexation (ANX) 2024-01 and Pre-zone/Rezone (REZ) 2024-01 pertaining to 11 parcels (APNs 038-060-017, 038-110-016, 038-110-017, 038-110-018, 038-110-019, 038-110-020, 038-110-021, 038-110-022, 038-060-028, 038-060-032, and 038-060-033) that total approximately 19.90 acres located on the east side of Fairview Street between Tanforan Drive and Adell Street in Madera, CA ("Project Area"). The Applicant also proposes General Plan Amendment (GPA) 2024-01, Tentative Subdivision Map (TSM) 2024-01, and Precise Plan (PPL) 2024-01 to facilitate a 61-lot single-family residential development ("Project") pertaining to one (1) parcel (APN 038-060-017) that totals approximately 6.93 acres located on the northeast corner of Ellis Street and Fairview Street in Madera, CA ("Project site"). No development is proposed on the 10 parcels that are only included as part of the annexation/pre-zone.

- ANX 2024-01 would annex approximately 11 parcels, totaling 19.90 acres, from the County of Madera to the City of Madera, in addition to the right-of-way on Ellis Street between Fairview Street and the canal.
- GPA 2024-01 would change the General Plan land use designation of the Project site, APN 038-060-017, from LD – Low Density Residential to MD – Medium Density Residential. No change is proposed to the rest of the Project Area.
- REZ 2024-01 would pre-zone the Project site, APN 038-060-017, to the Planned Development (P-D) (3000) zoning district. The zoning district would be consistent with the proposed planned land use, Medium Density Residential, pending approval of GPA 2024-01. The rest of the Project Area would be pre-zoned to the R-1 – Low Density Residential, which is consistent with the existing General Plan land use designation.
- TSM 2024-01 would subdivide the Project site, APN 038-060-017, into 61 single-family lots (8.80 dwelling units/acre).
- PPL 2024-01 would adopt a precise plan to facilitate the development of the Project site, APN 038-060-017, in accordance with the PD (3000) zone district. The precise plan is conditioned to be provided before the Project goes to City Council hearing.