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This notice was posted on 12/17/2024 and will remain posted for a period of 30 days through 01/16/2025 Receipt No. 20-12172024-091 Doc. No. 2024091.
Rebecca Martinez, Madera County Clerk-Recorder

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail: P.O. Box 3044, Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Rm 113, Sacramento, CA 95814

☒ County Clerk
County of: Madera
Address: 200 W. 4th Street
Madera, CA 93637

From:
Public Agency: City of Madera
Address: 205 W. 4th Street
Madera, CA 92627
Contact: Will Tackett
Phone: (559)661-5451

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2024110144

Project Title: Ellis/Fairview Residential Subdivision Annexation

Project Applicant: CVI Group

Project Location (include county): City of Madera, County of Madera

Project Description:

See attached

This is to advise that the City of Madera (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on 12/10/24 (date) and has made the following determinations regarding the above described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☐ were ☒ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
City of Madera, 205 W. 4th Street, Madera, CA 93637

Signature (Public Agency): [signature] Title: Assistant Planner

Date: 12/17/24 Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

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Rebecca Martinez, Madera County Clerk-Recorder

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 38-060-033) 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 2024-02 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.