

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: Affordable Multi-Family Housing Project- Tentative Tract Map No. 22-0011

Lead Agency: City of Chowchilla Contact Person: Denise Munoz
 Mailing Address: 130 S. Second Street Phone: (559) 665-8615 ext. 400
 City: Chowchilla Zip: 93610 County: Madera

Project Location: County: Madera City/Nearest Community: City of Chowchilla
 Cross Streets: State Route 233 (Robertson Boulevard) and Road 15 Zip Code: 93610
 Longitude/Latitude (degrees, minutes and seconds): 37 ° 6 ' 17.18 " N / 120 ° 13 ' 33.44 " W Total Acres: 63.24
 Assessor's Parcel No.: 026-233-008, 026-233-007, -009, and -010 Section: 31 and 36 Twp.: 9S Range: 15E Base: MDB&M
 Within 2 Miles: State Hwy #: 233 and 99 Waterways: Berenda Slough and Ash Slough
 Airports: Chowchilla Municipal Airport Railways: United Pacific Schools: Wilson Middle School, Marie Fuller Elementary School

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 188 Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: _____
 Water Facilities: Type _____ MGD _____

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: Cultural/Tribal/Wildfire

Present Land Use/Zoning/General Plan Designation:

Residential, Rural, Single Unit (RRS) and Commercial, Rural, Median District (CRM)

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

See attached 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 an "X". If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>6</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>4</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: <u>Madera Local Agency Formation Commission</u> |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date March 31, 2026 Ending Date April 30, 2026

Lead Agency (Complete if applicable):

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

Signature of Lead Agency Representative:  Date: 3/30/2026

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

Project Description

Project site: This term refers to the approximately 18.24-acre parcel (APN 026-233-008) to be developed as part of TTM No. 22-0011. The Project site is currently an undeveloped field and is zoned Residential, Rural, Single-Family District (RRS) and Commercial, Rural Median District (CRM) within the County of Madera. The Project site is located in an unincorporated area of southwest Madera County, directly adjacent to the southwest limits of the City of Chowchilla and within the City's Planning Area and Sphere of Influence (SOI). The entire 18.24-acre parcel would be annexed into the City of Chowchilla and pre-zoned to High Density Residential (R-H), consistent with the City's High Density Residential (HDR) land use designation.

The Project site will consist of the following components:

- The northeastern portion of the parcel will be subdivided into 17 lots that are planned for the development of 17 three-bedroom/two-bathroom duplex homes (34 units) on 7.85 acres.
- The central and western portions of the parcel will be developed in two phases that will include a total of 18 two-story apartment complexes with a total of 154 apartment units on 10.39 acres.
- The apartments would be constructed as:
 - 100 percent below-market-rate affordable housing units.
 - 60 percent three-bedroom units.
 - 40 percent two-bedroom units.
 - One percent will be one-bedroom units.
- Adequate parking will be provided throughout the complex adjacent to apartment buildings.
- A clubhouse, management office, and pool will be developed near the western Project site boundary.
- The following Outlots along the eastern Project site boundary are designated as:
 - Outlot A is designated for a pond and park.
 - Outlot B is designated as an emergency/fire access road and a recreation trail.
 - Outlot C is designated as open space and recreation trail.
- On- and off-site improvements, including circulation roads, interior local streets, street lighting, curb, gutter, sidewalk, open space, and landscaping, are proposed as part of the Project. The Project site will construct an internal road that connects the existing Lincoln Avenue on the north Project boundary to the existing Road 15 on the west Project boundary.
- Primary access to the duplexes will be from Lincoln Avenue and internal circulation roads, and primary access to the apartments will be from Road 15. Sewer, water, and storm drain services would be provided by the City. Electricity will be provided by PG&E.

Annexation Only Area: This term refers to the three unincorporated parcels (APNs 026-233-007, 026-233-009, and 026-233-010) totaling 45 acres, to the southwest adjacent to the Project site Area APN 026-233-007 is currently an agricultural orchard, and APNs 026-233-

009 and -010 are currently developed with rural residential homes. The Annexation Only Area will be annexed into the City and pre-zoned to High Density Residential (H-D), consistent with the City's Land Use Element Map. No development or changes in land use are proposed for the Annexation Only Area. Any future development or change in land use may require additional environmental review and analysis.

Buildout: The Project site will be constructed in two phases, as outlined below.

Phase 1 and Phase 2 – a total of 188 residential units: Construction is planned in two phases and is anticipated to begin in spring 2027. There is an existing metal warehouse building at the southwest corner of the property that will be demolished prior to the start of construction. Phase 1 consists of the 6.31-acre western portion of the multi-family development and is anticipated to be completed in spring 2029. Phase 2 would then begin in fall 2029 and would be completed in fall 2031. The duplexes will likely be constructed concurrently with the multi-family apartments development; therefore, between 2027 and 2031.

Discretionary Actions: The following discretionary entitlements are required for the proposed Project:

- General Plan Amendment
- Prezoning
- Annexation
- Tentative Tract Map No. 22-0011
- Development Permit No. 22-0011

It is anticipated that the following equipment would be used during construction activities:

- Roller
- Loaded trucks
- Excavator
- Generator
- Service truck
- Air compressor