

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: Tentative Subdivision Map No. 2025-05

Lead Agency: City of Madera

Contact Person: Jonathan Bartel

Mailing Address: 205 West 4th Street,

Phone: (559) 661-5494

City: Madera, CA

Zip: 93637

County: Madera

Project Location: County: Madera

City/Nearest Community: City of Madera

Cross Streets: 1171 East Pecan Avenue, which is bounded by East Pecan Avenue (also called Avenue 13) to the south and Apricot Lane to the west, approximately 0.25 miles west of State Route (SR) 99

Zip Code: 93637

Longitude/Latitude (degrees, minutes and seconds) 36 ° 56 ' 20.9" N 120° 02' 37.5"W Total Acres: 5.37

Assessor's Parcel No.: 012-500-021

Section: 30

Twp.: 11S

Range: 18E

Base: MDBM

Within 2 Miles: State Hwy #: 99

Waterways: Little Dry Creek

Airports: N/A

Railways: UPRR

Schools: Parkwood, Madera South, Coltonwood, Madison

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ 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 33 Acres 5.37☐ 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:**

Very Low Density Residential; Residential

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

TSM 2025-05 will subdivide the subject property into 33 medium density single-family residential lots and two outlots. Outlot A is 3,951 square feet (sq ft) dedicated to landscaping and utilities and Outlot B is 564 sq ft dedicated to landscaping and open spaces. Lot sizes range from approximately 3,400 sq ft to 6,500 sq ft. The Project includes on- and off-site improvements such as interior local streets, curbs, gutters, sidewalks, streetlights, open spaces, landscaping, sewer water, and storm drain connections. All streets are to be offered for dedication for public street purposes. All residential units will be equipped with photovoltaic (PV) solar panels, utilize all electric appliances, and will be EV-ready (pre-wired during construction to allow for installation of EV residential charger in the future). Water, sewer, and storm drainage will be provided by the City of Madera.

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

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

Starting Date September 23, 2026 Ending Date October 24, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>QK</u>	Applicant: <u>Jonathan Bartel</u>
Address: <u>5080 California Avenue, Suite 200</u>	Address: <u>205 W 4th St,</u>
City/State/Zip: <u>Bakersfield, CA 93309</u>	City/State/Zip: <u>Madera, CA 93637</u>
Contact: <u>Jaymie L. Brauer</u>	Phone: <u>(559) 661 5494</u>
Phone: <u>661-616-2600</u>	

Signature of Lead Agency Representative:  Date: 09/21/2026

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