

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: Cleveland Ave Project (General Plan Amendment 2024-02, Rezone 2024-01, Precise Plan 2024-05, Tentative Subdivision Map 2024-06)

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

Project Location: County: Madera City/Nearest Community: Madera
 Cross Streets: Cleveland Avenue and Avenue 16 Zip Code: 93637

Longitude/Latitude (degrees, minutes and seconds): 36 ° 58 ' 34.7 " N / 120 ° 06 ' 20.6 " W Total Acres: 71.33

Assessor's Parcel No.: 013-030-024 Section: 15 Twp.: 11S Range: 17E Base: MDB

Within 2 Miles: State Hwy #: 99 Waterways: Fresno River
 Airports: Madera Municipal Railways: UP, BNSF Schools: Madera Unified

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: Precise Plan

Development Type:

Residential: Units 134 Acres 33
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. 413820 Acres 37.96 Employees 1+ 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/RC - Resource Conservation/Open Space and I - Industrial/RC - Resource Conservation/Ag and Industrial

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

GPA 2024-02 proposes to amend the General Plan to change the land use designations for the project site from ±33.37 acres of Resource Conservation/Agriculture and ±37.96 acres of Industrial designated area to ±33.30 acres of Low Density Residential (2.1-7 dwelling units per acre) and ±38.03 acres of Industrial designated area. REZ 2024-01 proposes to change the zone district for the westerly ±33.30 portion of the site proposed to be designated Low Density Residential from the RCO (Resource Conservation and Open Space) and I (Industrial) zone districts to the PD-6000 (Planned Development, one unit for each 6,000 square feet of site area) (±13.47 acres) and PD-8000 (Planned Development, one unit for each 8,000 square feet of site area) (±19.83 acres) zone districts. The rezone also proposes to change the zone district for a ±2.71 acre portion of the easterly area of the site proposed for industrial from the RCO (Resource Conservation and Open Space) zone district to the I (Industrial) zone district. TSM 2024-06 proposes to subdivide the western, residential portion of the site into 134 single-family lots and the eastern, industrial portion of the site into 12 industrial lots with one building per lot. PPL 2024-05 would set the development standards for future development in the PD zone districts.

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".

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| <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 checked="" 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 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 type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <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 May 5, 2025 Ending Date June 4, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Precision Civil Engineering</u>	Applicant: <u>Span Development</u>
Address: <u>1234 O Street</u>	Address: <u>3353 Yeager Drive</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Madera, CA 93637</u>
Contact: <u>Bonique Emerson</u>	Phone: <u>(559) 661-1111</u>
Phone: <u>(559) 449-4500</u>	

Signature of Lead Agency Representative: Robert Smith Digitally signed by Robert Smith
Date: 2025.04.30 13:44:19 -0700 Date: 4/30/25

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