

CITY OF MADERA

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION FOR THE ARC FRESNO/MADERA COUNTIES PROJECT

NOTICE IS HEREBY GIVEN that the City of Madera (City) plans to adopt a negative declaration for the Arc Fresno/Madera Counties Project ("Project"), including General Plan Amendment 2022-03, Rezone 2022-02, Conditional Use Permit 2022-07, Site Plan Review 2022-12 and Annexation 2022-03. The public hearing to consider the Project and the accompanying negative declaration is tentatively scheduled for Planning Commission on Tuesday, December 13, 2022 at 6:00 pm. Hearing information can be found at www.madera.gov/home/departments/planning/agendas-minutes/.

Under SPR 2022-12, the applicant, The Arc Fresno/Madera Counties, proposes to construct a new 8,170 square foot Arc facility on a 2.12-acre site ("Arc development site"), along with stormwater facilities connecting to a County storm basin east of the site. The Arc facility would serve as an Intellectual and Developmental Disability Center, providing education and other services for individuals with disabilities. GPA 2022-03 proposes amendment of the Arc development site's City General Plan Land Use designation from MD (Medium Density Residential) to HD (High Density Residential). In addition, GPA 2022-03 would also amend the southern portion (5 acres) of the Jack G. Desmond Middle School site (APN 038-010-026) from OS (Open Space) to P&SP (Other Public & Semi-Public Uses). REZ 2022-02 would prezone the Arc development site to R3 (One unit per each 1,800 sq ft). Other properties in the annexation area would be prezoned to be consistent with the City's General Plan Land Use designation applicable to the property. CUP 2022-07 would allow the operation of the Arc facility on the Arc development site. The Arc development site and 53 additional parcels are proposed for annexation to the City as a part of ANX 2022-03. The total annexation area is approximately 230 acres.

The 2.12-acre Arc development site (APN 038-060-018) is located along the west side of Road 26 (Country Club Drive), north of Ellis Street. The 230-acre annexation area is generally bounded by Martin Street to the north, North D Street to the east, existing City limits to the south, and the MID Canal and Road 26 (Country Club Drive) to the west (refer to Exhibit 1).

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study/Negative Declaration has been prepared, describing the degree of potential environmental impacts of the proposed Project. The City has assessed the potential environmental impacts of this Project and has determined that they will be less than significant. Copies of the Initial Study and proposed Negative Declaration are on file and available for public review at the City of Madera Planning Department, 205 W. 4th Street, Madera, CA 93637. The public review period during which the City will receive comments on the proposed Negative Declaration will begin on November 19, 2022 and will close 4:00 p.m. on December 9, 2022. Comments shall be submitted in writing to Gary Conte, AICP, Planning Manager at City of Madera Planning Department, 205 W. 4th Street, Madera, CA 93637, or at gconte@madera.gov.

The site has been reviewed in accordance with Government Code Section 65962.5 and is not listed as a hazardous waste or materials site.

