



PLANNING DEPARTMENT

Gary Conte, Planning Manager

CITY OF MADERA

NOTICE OF A PUBLIC HEARING AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE 7-ELEVEN TRAVEL CENTER RETAIL AND SERVICE STATION PROJECT

NOTICE IS HEREBY GIVEN that the City of Madera (City) plans to adopt a mitigated negative declaration for the 7-Eleven Travel Center Retail and Service Station ("Project"), including Conditional Use Permit (CUP) 2022-17, and Site Plan Review (SPR) 2022-25. The public hearing to consider the Project and the accompanying mitigated negative declaration is tentatively scheduled for Planning Commission on Tuesday, July 11, 2023, at 6.00 pm. Hearing information can be found at <http://www.madera.gov/home/departments/planning/agendas-minutes/>.

The applicant, Stock Five Holdings, LLC, proposes a conditional use permit (CUP 2022-17) and site plan review (SPR 2021-25) to develop a 4,730 square foot, 21' foot tall retail building which includes sale of alcohol and tobacco; associated with a service station use providing 12 passenger vehicle pumps; 10 commercial truck pumps; canopy covering each refueling area, associated site improvements; landscaping improvements; installation of two lane roundabout and enhanced street frontages surrounding the property.

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study/Mitigated 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 Mitigated 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 Mitigated Negative Declaration will begin on June 3, 2023 and end at 5 PM on July 3, 2023.

For additional information or to submit comments, please contact Robert Smith at (559) 662-4916, via email rsmith@madera.gov, or visit the address noted above.

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