



NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

Project Title: Madera County Zoning Ordinance Change
Project Location: Unincorporated Madera County
Lead Agency: Madera County
200 West 4th Street, Suite 3100
Madera, California 93637
Contact Person: Jamie Bax, (559) 675-7821; jamie.bax@maderacounty.com
Start Date: August 30, 2023

Announcement

Notice is hereby given that Madera County has released the Initial Study – Mitigated Negative Declaration (ISMND) document for a 30-day public review/comment period for the above titled project.

To be considered prior to adoption of the ISMND, comments must be submitted to the County by no later than 5:00 p.m. on September 28, 2023. When submitting comments, please provide your name, address, telephone number, and email address. Comment letters can be mailed in hard copy or can be submitted by email, either in the body of an email or as an attachment (PDF format is preferred for email attachments). Please send your comments on the ISMND to:

Jamie Bax, Director
200 West 4th Street
Madera, California 93637
e-mail: jamie.bax@maderacounty.com

The zoning ordinance changes and the IS/MND can be found here on the Madera County website:

<https://www.maderacounty.com/government/community-economic-development-department/divisions/planning-division/planning-forms-and-documents/-folder-264>

Project Summary

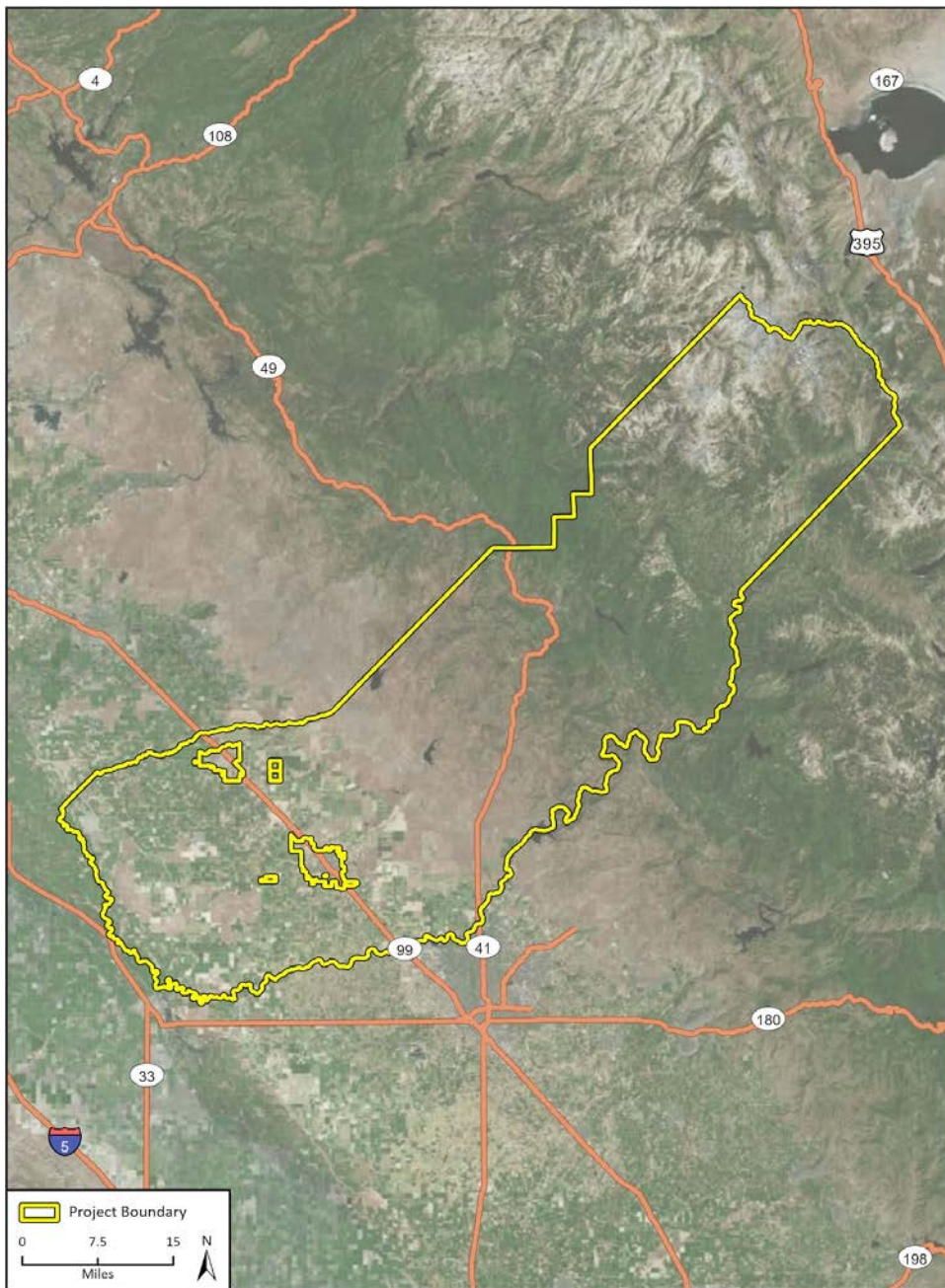
This Madera County Zoning Ordinance (MCZO) Change applies to all uses of land and structures, regardless of ownership, within unincorporated Madera County. The project would amend the County's Title 18, Zoning Ordinance and would implement the goals and policies of the General Plan. These changes do not alter the densities or housing allowed under the County General Plan. The analysis in the IS/MND focuses on changes and revisions to Articles 2, 3 and 4 that could result in physical changes. Article 2 includes revised allowable land uses and associated permit requirements for all land uses and new provisions to comply with State law. Article 3 would include refined vision setback area standards for clarity; new fences, wall, and hedge standards which regulate height and limitation on fencing; revised parking and new performance standards for air emissions. Article 4 includes revisions and updates to ADU standards to be consistent with State law, new operational and design standards for outdoor dining, new performance and operational standards, new objective design standards for multi-unit dwelling projects, and new wireless telecommunication facility standards.





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22-10955-EP0
Fig 2 Project Location

