



## PLANNING DEPARTMENT

Gary Conte, Planning Manager

### CITY OF MADERA

#### **NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE CARMEL II AND CARMEL IV RESIDENTIAL TENTATIVE SUBDIVISION MAPS PROJECT**

**NOTICE IS HEREBY GIVEN** that the City of Madera (City), as the Lead Agency plans to adopt a mitigated negative declaration for the Carmel II and Carmell IV residential Vesting Tentative Subdivision Maps, Rezone (REZ) 2022-04, and Tentative Subdivision Maps (TSM) 2022-01 and 2023-02 (“Project”). A public hearing to consider the Project and the accompanying mitigated negative declaration is tentatively scheduled for Planning Commission on Tuesday, January 16, 2024, at 6:00 pm. Hearing information can be found at <http://www.madera.gov/home/departments/planning/agendas-minutes/>.

The applicant, DMP Development Corp, proposes to subdivide an approximate 58-acre site (APNs 012-480-008 and 012-480-009) into 336 lots for single-family residential uses via two independent, but adjacent, subdivision tract maps – Carmel II (TSM 2022-01) and Carmell IV (TSM 2023-02). The 58-acre site is located west of Stadium Road, south of West Pecan Avenue. The City limits form the western and southern project site boundaries (refer to Exhibit 1). TSM 2022-01 proposes to create 104 lots for single-family residential uses and 1 outlot for the development of a 14,800 square foot (sf) pocket park. The single-family lots range from 4,500 to 7,112 sf. The average proposed single-family lot size is 5,300 sf. TSM 2022-01 provides 1 access point to Stadium Road and 1 access point to West Pecan Avenue, as well as providing access points to future adjacent residential subdivisions to the west and south (TSM 2023-02). Circulation within the subdivision will be provided by public streets (refer to Exhibit 2).

TSM 2023-02 proposes to create 213 lots for single-family uses and 1 outlot for 14,700 ft pocket park. The single-family lots range from 4,500 to 11,205 sf. The average proposed single-family lot size is 5,472 sf. TSM 2023-02 provides 1 access point to Stadium Road, as well as providing access points to future adjacent residential subdivisions to the north (TSM 2022-01) and south. Circulation within the subdivision will be provided by public streets (refer to Exhibit 3). Both tentative subdivision maps propose to widen and enhance the existing City Right of Way surrounding the subdivisions, extend public improvements (sidewalk, water, sewer, and drainage).

REZ 2022-04 proposes to rezone the 58-acre site from R-1 (One unit per each 6,000 square feet) to PD (4,500) – Planned Development (One unit per each 4,500 square feet of area).

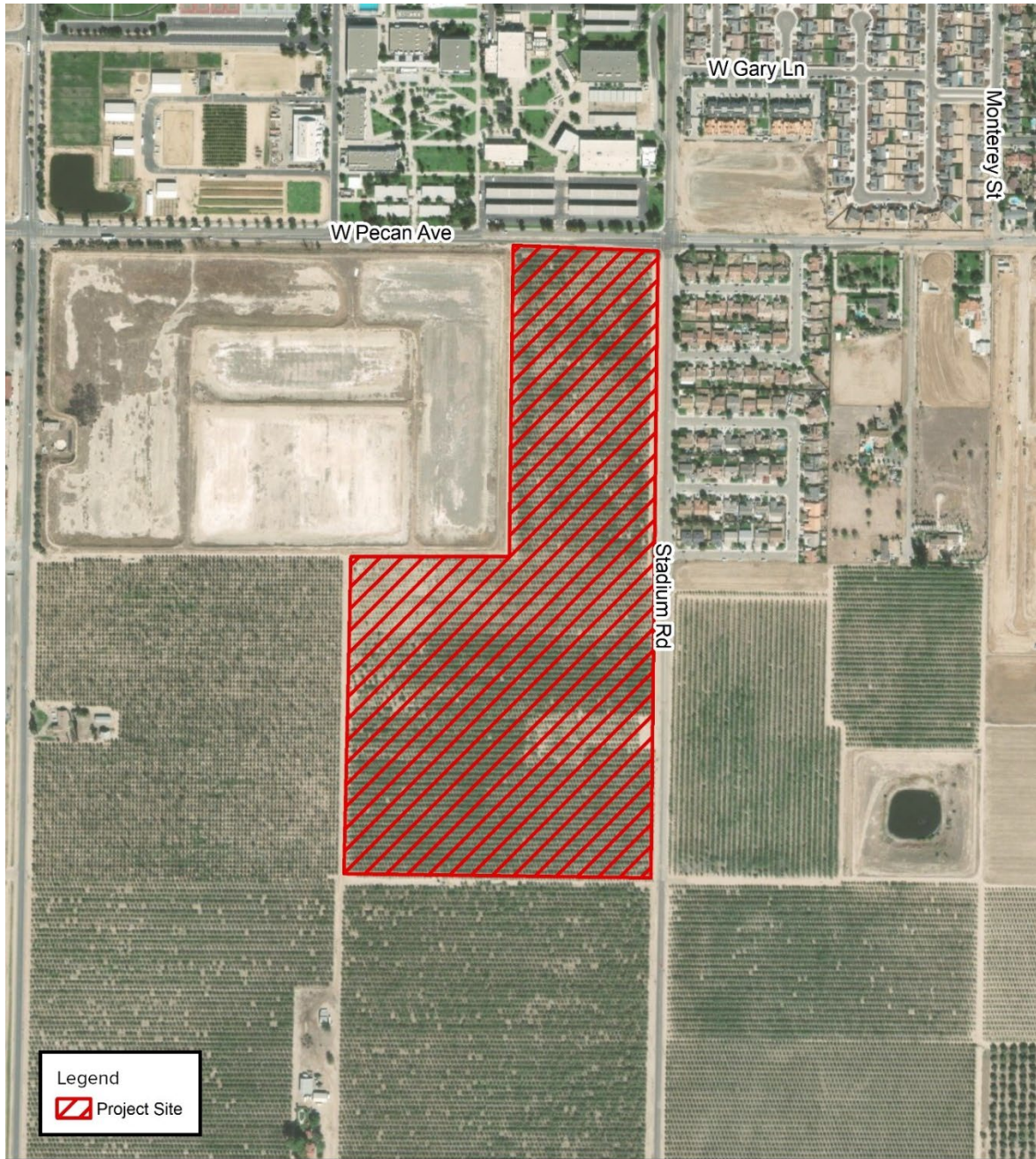
Pursuant to the California Environmental Quality Act (CEQA), an Initial Study/Mitigated Negative Declaration has been prepared, describing the degree of potential environmental impacts of the proposed Project. The City has assessed the potential environmental impacts of this Project and has determined

that the impacts will either be less than significant or less than significant with mitigation measures incorporated. 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 West 4<sup>th</sup> Street, Madera, CA 93637. A copy of the Initial Study and proposed Mitigated Negative Declaration can also be found at [www.madera.gov/home/departments/planning/#tr-current-projects-environmental-review-436011](http://www.madera.gov/home/departments/planning/#tr-current-projects-environmental-review-436011). The public review period during which the City will receive comments on the proposed Mitigated Negative Declaration will begin on December 2, 2023 and will close 4:00 PM on January 2, 2023. Comments shall be submitted in writing and addressed to Robert Smith, Senior Planner at the City of Madera Planning Department, 205 West 4<sup>th</sup> Street, Madera, CA 93637 or at [rsmith@madera.gov](mailto:rsmith@madera.gov). For additional information, please contact Robert Smith at (559) 662-4916 or by email at [rsmith@madera.gov](mailto:rsmith@madera.gov), or visit the website 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.

Exhibit 1  
Exhibit 2  
Exhibit 3

# EXHIBIT 1 Vicinity Map



**Vicinity Map**  
**Carmel Homes II & IV**  
City of Madera







# EXHIBIT 3

## Tentative Subdivision Map 2023-02

