



Community and Economic Development Planning Division

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NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION 2023-32

This notice is to inform the public and interested agencies that in accordance with the California Environmental Quality Act (CEQA), the County of Madera is circulating Initial Study/Mitigated Negative Declaration (MND) 2023-32 for public comment.

Project/Location: The property is located on the on the southeast corner at the intersection of Avenue 12 and Jason Ct. (no situs) Madera.

Project Description: Legacy Realty and Development, (applicant) requests a zone change, lot line adjustment, conditional use permit (CUP), and other County approvals and authorizations allowing for the construction and operation of 1) a professional medical office, 2) a convenience store, gas station, and carwash, and 3) a coffee shop on an approximately five-acre site located in the unincorporated community of Madera Ranchos in Madera County.

The project site consists of four contiguous parcels identified as assessor parcel numbers (APNs) 049-590-033, 049-590-034, 049-590-305, and 049-590-036 as shown on Figure 2, "Project Site," that compose an area of 205,780 square feet (SF), or 5.01 acres. The project site is topographically flat and undeveloped, with vegetation managed through regular discing and other weed abatement methods.

Each of the four project parcels have a County General Plan land use designation of NC (Neighborhood Commercial) and zoning designation of RRS (Residential, Rural, Single Family District). The properties to the north of Avenue 12 north of the project site have a land use designation of CC (Community Commercial), and are zoned CRM (Commercial, Rural, Median District) with an MHA (Manufactured Housing Architectural Review Overlay), and primarily consist of retail establishments. To the east, west, and south of the project site, properties have a land use designation of NC (Neighborhood Commercial). Jason Court is a County public street adjacent to the west of the project site. The property to the west of the northern portion of the project site is zoned PDD (Planned Development District), and is developed with a single-family residence and retail store. The properties to the east and south of the project site are zoned RRS (Residential, Rural, Single Family District) and are developed with an existing commercial storage facility, residence, and orchard.

The applicant is proposing a zone change for all four of the project site parcels from RRS (Residential, Rural, Single Family District) to PDD (Planned Development District), which is consistent with the existing Madera County General Plan land use designation. As specified in the Madera County Code of Ordinances chapter 18.67, the PDD designation is to encourage and facilitate creative and innovative use of land that may otherwise be limited or prohibited in other zoning designations. The PDD district is designed to allow diversity in the relationship between buildings and open spaces so as to create unique, interesting physical environments that maximize usable open space while at the same time preserving the public health, safety, and welfare.

The applicant is also proposing a lot line adjustment to reconfigure the four parcels to accommodate the proposed development, with lot line creating four parcels with the following square footage (SF) areas:

Proposed Parcel A (northwest portion of site): 41,284 SF
Proposed Parcel B (northeast portion of site): 43,025 SF
Proposed Parcel C (southwest portion of site): 89,346 SF
Proposed Parcel D (southeast portion of site): 23,712 SF
Total Area: 196,712 SF (4.5 acres)

The lot line adjustment would reconfigure the northwesternmost parcel to accommodate realignment of the northern portion of Jason Court to create a four-way intersection with Avenue 12 and Fernwood Drive. The applicant would dedicate the necessary right-of-way to the County for the Jason Court realignment and for road and sidewalk improvements along the project site's northern frontage along Avenue 12. Ingress and egress to the site would be provided via a proposed 40-foot-wide full access driveway on the west of the site connecting with Jason Court and a proposed 40-foot-wide driveway on the north side of the site connecting with Avenue 12.

Building A would be located on the southwest portion of the site on proposed Parcel C and would be an approximately 11,160 SF single-story structure permitted for use as a professional medical office. Parking for Building A uses would include 85 standard vehicle parking stalls, five accessible vehicle parking stalls, and twenty-five electric vehicle parking stalls, for a total of 115 parking stalls. Building A would be permitted to operate Monday through Friday from 7:00 a.m. to 6:00 p.m. Building A's use is estimated to involve 46 workers and an average of 200 customers a day.

Building B would be located in the northwest portion of the site on proposed Parcel A and would be an approximately 2,364 sf single-story building permitted for use as a coffee shop. Building B would include a drive-through window located on the southwest side of the building, with the entrance to the drive-through located on the northeast side of the building. Parking for Building B would include 17 standard parking stalls, 2 accessible vehicle parking stalls, and 4 electric vehicle parking stalls, for a total of 25 parking stalls. Building B would be permitted to operate 7 days a week, 24 hours a day. Building B's use is estimated to involve approximately 15 workers and an average of 500 customers daily.

Building C would be located in the northeast portion of the site on proposed Parcel C, and would be an approximately 4,100 sf single-story structure permitted for use as a convenience store/gas station. Building C would be permitted to operate 7 days a week, 24 hours a day. have three employees with an average of 667 customers per day. Parking for Building C would include 11 standard vehicle parking stalls, 2 accessible vehicle parking stalls, and 4 electric vehicle parking stalls. A vehicle fueling area would be constructed north of Building C as shown on Figure 4, and would contain six (6) fuel pumps each with capacity to serve two vehicles at a time (one on each side). The fuel pump area would be covered by a canopy over an approximately 4,025 sf area. Underground fuel storage tanks would be installed adjacent to the east of the fueling area. A drive-through carwash would be located east of Building C with vehicle entry from the west and along the south of Building C.

Document Availability: The Initial Study/MND will be available for review at the following location beginning on January 5th, 2024:

- County of Madera Community & Economic Development Planning Division, 200 W 4th Street, Madera, CA 93637

Public Review Period: The 30-day public review period for the Initial Study/MND is from January 5th to February 5th, 2024.

Comments: Any person who wishes to comment on the County's intent to adopt the MND must submit written comments no later than 5:00 p.m. on Monday, February 5th, 2024. Written comments may be sent to Annette Kephart, Senior Planner, County of Madera Community & Economic Development Planning Division, 200 W 4th Street, Ste. 3100, Madera, CA 93637



Legend

Project Area

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0 140 280 560 Feet



Project Area