

MITIGATED NEGATIVE DECLARATION

MND 2023-32

RE: Prj #2023-002 – Mixed Use Development

LOCATION AND DESCRIPTION OF PROJECT:

The subject property is located on the southeast corner at the intersection of Avenue 12 and Jason CT (no situs) Madera. Legacy Realty & 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 Collectively, the requested entitlements are referred to herein as the project. 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 that compose an area of 205,780 square feet (SF), or 5.01 acres.

ENVIRONMENTAL IMPACT:

No adverse environmental impact is anticipated from this project. The following mitigation measures are included to avoid any potential impacts.

BASIS FOR MITIGATED NEGATIVE DECLARATION:

1. Please see attached Mitigation Monitoring Report.

Annette Kephart

Madera County Environmental Committee

A copy of the negative declaration and all supporting documentation is available for review at the Madera County Community & Economic Development Department - Planning Division, 200 West 4th Street, Ste. #3100, Madera, California.

DATED: December 27, 2023

FILED:

PROJECT APPROVED: