



Community and Economic Development Planning Division

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NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION 2024-09

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) 2024-09 for public comment.

Project/Location: The property is located on the north side of Avenue 14, approximately 0.6 miles west of its intersection with Highway 41 (40887 Avenue 14), Madera.

Project Description: Barbar K. Rao, (applicant) is applying for a Conditional Use Permit to operate an outdoor recreation facility for hosting events on a 40-acre lot. The facility can accommodate a maximum of 200 guests and 10 employees. It includes a 980-square-foot main building, a 980-square-foot kitchen building, a 980-square-foot restroom building, a 2,800-square-foot main shaded structure with 546-square-foot secondary shaded structures, and a 95,000-square-foot stage with terraced seating. The parcel is mostly fallow land with approximately 5 acres of fruit trees and a single-family residence.

The parcel is in the ARE-40 (Agricultural, Rural, Exclusive, 40 Acre) District, with a General Plan Designation of AE (Agricultural Exclusive) and an O'Neals Area Plan Designation of RCA (Resource Conservation and Public Lands). The properties to the north, west, and south of the project site also have a land use designation of AE (Agricultural Exclusive) and are zoned ARE-40 (Agricultural, Rural, Exclusive, 40 Acre) District. These areas mainly consist of agricultural land with single-family residences. To the east of the project site, properties have a land use designation of VLDR (Very Low Density Residential) with a zone District of RRS-2 (Residential, Rural, Single Family (2 Acre)) District and are developed with single-family residences.

The applicant is requesting a Conditional Use Permit for an outdoor recreational facility that complies with the ordinance. This permit would allow the facility to be located in a specific zone district without conflicting with applicable land use (zoning) or the General Plan. The general plan designation of AE (Agricultural Exclusive) permits public and quasi-public uses.

Document Availability: The Initial Study/MND will be available for review at the following location beginning on August 9, 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 August 9 to September 8, 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 Sunday, September 8, 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



Source: Esri, DeLorme, GeoEye, Earthstar Geographics, CNRS/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Project Area