



PLANNING DEPARTMENT

Will Tackett, Community Development Director

CITY OF MADERA

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the City of Madera (City) intends to adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program for General Plan Amendment (GPA) No. 2024-01, Pre-zone/Rezone (REZ) & Annexation (ANX) No. 2024-01, Tentative Subdivision Map (TSM) No. 2024-01 and Precise Plan (PPL) No. 2024-01 (collectively, the "Project"). These applications pertain to ±19.90 acres of land, comprised of 11 parcels in the County of Madera, CA, bounded by Adell and Fairview Streets on the south and west, and the Madera Irrigation District Canal (Lat. 24.2) on the north and east, ("Project Area").

GPA 2024-01, TSM 2024-01 and PPL 2024-01 propose to amend the land use designation for a ±6.93-acre portion of the Project Area (the "Project Site") from the Low Density Residential designation to the Medium Density Residential designation and to subdivide the respective portion of property to create a 61-lot single family residential development.

REZ (& ANX) 2024-01 propose to pre-zone the project area to facilitate annexation to the City of Madera. The ±6.93-acre portion of the Project Area proposed for development is proposed to be pre-zoned to the PD-3000 (Planned Development, one unit for each 3,000 square feet of site area) zone district in accordance with GPA 2024-01. The balance of the Project Area (±12.97 acres) is proposed to be pre-zoned to the R-1 (Residential, one unit for each 6,000 square feet of site area) zone district consistent with the General Plan.

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study/MND has been prepared, describing the degree of potential environmental impacts of the proposed Project. The site has been reviewed in accordance with Government Code Section 65962.5 and is not listed as a hazardous waste or materials site. The City has assessed the potential environmental impacts of this Project and has determined that they will be less than significant with mitigation incorporated.

Copies of the Initial Study/MND are available electronically and are on file and available for public review at the City of Madera Planning Department, 205 W. 4th 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.

The public review period during which the City will receive comments on the proposed MND will begin on November 9, 2024 and will end at 5:00 p.m. on December 9, 2024. Comments should be in writing, if possible, and addressed to Adileni Rueda, Assistant Planner, at the City of Madera Planning Department,

205 W. 4th Street, Madera, CA 93637, or via email at arueda@madera.gov. For additional information, please contact Adileni Rueda by telephone at (559) 661-5451 or via email at arueda@madera.gov.

Attachment 1: Project Vicinity Map

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