



Community and Economic Development Planning Division

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NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION 2024-12

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) 2024-12 for public comment.

Project/Location: The property is located on the northeast corner of Avenue 12 and Road 39 1/2 (no situs) Madera.

Project Description: Derrel's Mini-Storage is requesting a project (PRJ BDS #2024-003) for a Conditional Use Permit to construct a mini-storage facility that includes recreational vehicle storage and an on-site manager's office/residence. The request also includes a rezone from ARE-40 (Agricultural, Rural, Exclusive, 40 Acres) to PDD (Planned Development District), a General Plan Amendment from AE (Agricultural Exclusive) to CC (Community Commercial), and a Variance from Madera County Code section 18.94.075 that requires one parking stall for every 25 storage units on a 22.12-acre site located in the unincorporated Madera County. APN: 049-022-017

The Derrel's Mini Storage Project consists of the construction and development of a new mini storage facility with RV parking and an on-site manager's office/residence. The project is located at the northeast corner of Avenue 12 and Road 39 ½ on approximately 20.12 acres. The Assessor's Parcel Number (APN) associated with the project site is 049-022-017. The mini-storage buildings are proposed in phases as follows:

- Phase 1: 172,150 square feet
- Phase 2: 119,800 square feet
- Future Phase 3: 84,850 square feet

When Phases 1 and 2 are complete, the future area will be developed with 60,620 square feet of covered storage spaces for recreational vehicles (RV storage). Site access is proposed via a main driveway connecting to Road 39½ approximately 300 feet north of Avenue 12. The project will also include site landscaping, paving, driveways and water/sewer construction. The proposed building shall comply with Madera County Code Title 13 as it relates to onsite domestic water and sewage disposal. The proposed domestic water well shall be constructed to Public Water Well Standards. Based on the operational statement, this facility will be classified as a public water system once it meets the states definition. An Engineered Design Onsite Wastewater Treatment System (OWTS) will be required for review and approval. A water system capable of meeting the minimum required California Fire Code Hydrant flow rate at the required duration will be required to supply the project site.

Building Square Footage

- Storage
- Phase 1: 172,825 square feet
- Phase 2: 119,800 square feet
- Future: 84,850 square feet

- Office: 804 square feet
- Residence 1,327 square feet + garage totaling 391 square feet

RV Square Footage

- Carports/enclosed: 60,620 square feet

Land Acreage

- Approximately 20.12 gross acres

The project site as it currently exists is vacant with no existing structures and requires no removal of hardscape.

Document Availability: The Initial Study/MND will be available for review at the following location beginning on December 18th, 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 December 18th to January 17th, 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 Friday, January 17th, 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



Project Area