



PLANNING DEPARTMENT

Gary Conte, Planning Manager

CITY OF MADERA

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION FOR THE COUNTRY CLUB COMMERCIAL CENTER PROJECT

NOTICE IS HEREBY GIVEN that the City of Madera (City) plans to adopt a negative declaration for the Country Club Commercial Center ("Project"), including Conditional Use Permits 2019-19, 2019-20, and 2021-02, and Site Plan Review 2019-25. The public hearing to consider the Project and the accompanying negative declaration is tentatively scheduled for Planning Commission on Tuesday, December 14th, 2021 at 6:00 pm. Hearing information can be found at madera.gov/home/departments/planning/agendas-minutes.

The Project site is a vacant 1.37-acre parcel located on the southeast corner of Country Club Drive and Adell Street. The applicant, Lion Builders, Inc., proposes construction of a 4,000 square foot convenience store with alcohol and tobacco sales along with 12 multi-product fuel dispensers under a canopy. In addition, proposed on site would be a 5,800 square foot retail pad of which 2,200 square feet is identified as a coffee shop with a drive through window. The remaining 3,600 square feet is identified as future retail space. The proposed site improvements will provide for 43 parking spaces, four of which will be handicap accessible parking spaces. Access to the site will be from two proposed driveways along Adell Street and from Country Club Drive via an existing driveway south of the property currently providing access to Tractor Supply.

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study/Negative Declaration has been prepared, describing the degree of potential environmental impacts of the proposed Project. The City has assessed the potential environmental impacts of this Project and has determined that they will be less than significant. Copies of the Initial Study and proposed Negative Declaration are on file and available for public review at Madera City Hall, 205 W Fourth Street, Madera, CA 93637. The public review period during which the City will receive comments on the proposed Negative Declaration will begin on October 9th, 2021 and end on October 29th, 2021. Comments should be in writing, if possible, and addressed to Gary Conte, AICP, Planning Manager at City of Madera Planning Department, 205 W. 4th Street, Madera, CA 93637, or at gconte@madera.gov.

The site has been reviewed in accordance with Government Code Section 65962.5 and is not listed as a hazardous waste or materials site.