



PLANNING DEPARTMENT

Gary Conte, Planning Manager

CITY OF MADERA

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION FOR THE 812 TORRES WAY PROJECT

NOTICE IS HEREBY GIVEN that the City of Madera (City) plans to adopt a negative declaration for the 812 Torres Way ("Project"), including General Plan Amendment (GPA) 2021-01. The public hearing to consider the Project and the accompanying negative declaration is tentatively scheduled for Planning Commission on Tuesday, March 8, 2022, at 6.00 pm. Hearing information can be found at <http://www.madera.gov/home/departments/planning/agendas-minutes/>.

The applicant, Alfredo Martinez, proposes a General Plan Amendment to an approximately 1.18-acre site on the west of Torres Way. The site's existing General Plan land use designation would be amended from LD (low Density) residential to HD (High Density) residential and the existing zoning designation (R3) would remain unchanged.

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 the City of Madera Public Works Department, 1030 South Gateway Drive, Madera, CA 93637. The public review period during which the City will receive comments on the proposed Negative Declaration will begin on February 10, 2022 and end at 5.00 PM on March 4, 2022. 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.