



PLANNING DEPARTMENT

Gary Conte, Planning Manager

CITY OF MADERA

NOTICE OF A PUBLIC HEARING AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE 7-ELEVEN TRAVEL CENTER RETAIL AND SERVICE STATION PROJECT

NOTICE IS HEREBY GIVEN that the City of Madera (City), as the Lead Agency, plans to adopt a mitigated negative declaration for the 7-Eleven Travel Center Retail and Service Station ("Project"), including Conditional Use Permit (CUP) 2022-17, and Site Plan Review (SPR) 2022-25. The public hearing to consider the Project and the accompanying mitigated negative declaration is tentatively scheduled for Planning Commission on Tuesday, July 11, 2023, at 6.00 pm. Hearing information can be found at <http://www.madera.gov/home/departments/planning/agendas-minutes/>.

The applicant, Stock Five Holdings, LLC, is requesting a conditional use permit (CUP 2022-17) and site plan review (SPR 2021-25) for the development of a 4,880 square foot, 21 foot tall retail building which includes sale of alcohol and tobacco; associated with a service station use providing 12 passenger vehicle pumps; 10 commercial truck pumps; canopy covering each refueling area, associated site improvements; and landscaping improvements on a 4-acre site located on the northwest corner of Avenue 17 and Golden State Boulevard / Airport Drive. The project also includes approximately 3 acres of adjacent City rights-of-way and off-site infrastructure improvements including a two-lane roundabout.

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study/Mitigated 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 Mitigated Negative Declaration are on file and available for public review at the City of Madera Planning Department, 205 W. 4th Street, Madera, CA 93637. The Initial Study/Mitigated Negative Declaration is also available on the City's website at madera.gov/home/departments/planning/.

The City of Madera will receive public comments on the Initial Study/Mitigated Negative Declaration from June 3, 2023 through July 3, 2023. Written comments must be received no later than 4 pm (PST) on July 3, 2023. Please send your comments to Robert Smith at rsmith@madera.gov to the City's Planning Department address identified above, and include your name, address, and phone number and/or email address so that we may contact you for clarification, if necessary.

For additional information, please contact Robert Smith at (559) 662-4916, or via email at rsmith@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.