



PLANNING DEPARTMENT

Will Tackett, Community Development
Director

CITY OF MADERA

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE AIRPORT CHEVRON SERVICE STATION, QUICK SERVICE RESTAURANT AND CONVENIENCE STORE PROJECT

NOTICE IS HEREBY GIVEN that the City of Madera (City), as the Lead Agency plans to adopt a mitigated negative declaration for the Airport Chevron project, Conditional Use Permits CUP 2021-11, CUP 2021-12, CUP 2021-13, and Site Plan Review 2021-25 (“Project”). A public hearing to consider the Project and the accompanying mitigated negative declaration is tentatively scheduled for Planning Commission on Tuesday, February 13, 2024, at 6:00 pm. Hearing information can be found at <http://www.madera.gov/home/departments/planning/agendas-minutes/>.

The applicant, Manuel Magallon and property owner, RKS Properties, are requesting site plan review (SPR 2021-25) approval to develop a vacant 1.14-acre property with a new 4,992-sf building apportioned into a 2,992-sf convenience store and a 2,000-sf fast-food restaurant with drive-thru service; a new 6-pump vehicle fueling station with a 2,544-sf canopy, two new underground fuel storage tanks, a new 2-bin refuse enclosure, and perimeter landscaping on the northeast corner of the intersection of Avenue 17 and Airport Drive. The proposal would occupy an existing 1.14-acre vacant lot.

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 the impacts will either be less than significant or less than significant with mitigation measures incorporated. 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 West 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. The public review period during which the City will receive comments on the proposed Mitigated Negative Declaration will begin on January 13, 2024 and will close 4:00 PM on February 12, 2024. Comments shall be submitted in writing and addressed to Robert Smith, Senior Planner at the City of Madera Planning Department, 205 West 4th Street, Madera, CA 93637 or at rsmith@madera.gov. For additional information, please contact Robert Smith at (559) 662-4916 or by email at rsmith@madera.gov, or visit the website address noted above.

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