



PLANNING DEPARTMENT

Will Tackett, Community Development
Director

CITY OF MADERA

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the City of Madera (City), as the Lead Agency, plans to adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) for Annexation (ANX) 2023-01, Prezone (REZ) 2023-04, Precise Plan (PPL) 2023-01, Tentative Subdivision Map (TSM) 2023-01, and Tentative Subdivision Map (TSM) 2024-02 (collectively, the “Project”) pertaining to ±9.12 acres of property located on the northeast corner of the intersection of Adell Street and North D Street (the “project site”).

REZ 2023-04 proposes to prezone the project site to the PD-4500 (Planned Development, one unit for each 4,500 square feet of site area) for purposes of annexation to the City of Madera in accordance with ANX 2023-01. These applications have been filed to facilitate a Planned Development subdivision of an ±8.08 portion of the project site (APNs 038-090-009 and 038-090-010) into 42 lots for single-family residential use PPL 2023-01; TSM 2023-01 for subdivision to 17 lots and TSM 2024-02 for subdivision to 25 lots.

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study/MND has been prepared, describing the degree of potential environmental impacts of the proposed Project. The site has been reviewed in accordance with Government Code Section 65962.5 and is not listed as a hazardous waste or materials site. 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-436011. The public review period during which the City will receive comments on the proposed Mitigated Negative Declaration will begin on May 18, 2024 and will close 4:00 PM on June 10, 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 bgarcia@madera.gov. For additional information, please contact Robert Smith at (559) 662-4916 or by email at bgarcia@madera.gov, or visit the website address noted above.

A public hearing to consider the Project and the accompanying MND and MMRP is tentatively scheduled for Planning Commission on Tuesday, June 11, 2024, at 6:00 pm. Hearing information can be found at <http://www.madera.gov/home/departments/planning/agendas-minutes/>.