



## 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 Precise Plan (PPL) 2024-04, Tentative Subdivision Map (TSM) 2024-05 (collectively, the "Project") pertaining to ±29.08 acres of property (APN 011-370-005) located on the east side of Tozer Street (Rd. 28) between Avenue 13 ½ and East Pecan Avenue (Avenue 13) (the "project site").

Tentative Map 2024-05 proposes to subdivide the Project site to create 168 single-family residential lots with PPL 2024-04 setting the planned development standards for the future development of the project site.

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 4<sup>th</sup> 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](http://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 March 15, 2025 and will close 4:00 PM on April 3, 2025. Comments shall be submitted in writing and addressed to Robert Smith, Senior Planner at the City of Madera Planning Department, 205 West 4<sup>th</sup> Street, Madera, CA 93637 or at [bgarcia@madera.gov](mailto:bgarcia@madera.gov). For additional information, please contact Robert Smith at (559) 662-5432 or by email at [bgarcia@madera.gov](mailto: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, April 8, 2025, at 6:00 pm. Hearing information can be found at <http://www.madera.gov/home/departments/planning/agendas-minutes/>.