



PLANNING DEPARTMENT

Gary Conte, Planning Manager

CITY OF MADERA

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION FOR THE SUNSET APARTMENTS PROJECT

NOTICE IS HEREBY GIVEN that the City of Madera (City) plans to adopt a negative declaration for the Sunset Apartments ("Project"), including General Plan Amendment 2020-01, Rezone 2021-01, and Site Plan Review 2020-01. The public hearing to consider the Project and the accompanying negative declaration is tentatively scheduled for Planning Commission on Tuesday, November 9th, 2021 at 6:00 pm. Hearing information can be found at www.madera.gov/home/departments/planning/agendas-minutes/.

The applicant, Gary Rogers, proposes to develop an approximately 0.875-acre site into 15 two-story apartment units. The site is located at the northeast corner of the Sunset Avenue and Orchard Avenue. The Project proposes two vehicular access points to Orchard Avenue with no access from Sunset Avenue or the adjacent alley. The site's General Plan designation would be amended from C (Commercial) to HD (High Density Residential) and the northern one-quarter of the site would be rezoned from R1 (One unit for every 6,000 square feet) to the R3 (One unit for every 1,800 square feet) to be consistent with the existing R3 zone on the remainder of the site.

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 September 29th, 2021 and end on October 19th, 2021. 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.