

NOTICE OF INTENT TO ADOPT  
MITIGATED NEGATIVE DECLARATION

This notice is to inform the public and interested agencies that in accordance with the California Environmental Quality Act (CEQA), the City of Chowchilla is circulating Initial Study/Mitigated Negative Declaration (IS/MND) for public comment.

**Project/Location:** The Project site and the Annexation Only Area are located in an unincorporated area of southwest Madera County, directly adjacent to the southwest limits of the City of Chowchilla. The Project consists of Assessor Parcel Numbers (APNs), the Project site is APN 026-233-008, and the Annexation Only Area are APNs 026-233-007, -009, and -010, with a combined total of approximately 63.24 acres.

The Project is within Sections 31 and 36, Township 9S, Range 15E and 16E, Mount Diablo Base and Meridian (MDB&M), of the Chowchilla U.S. Geological Survey (USGS) Quad Map. The site is generally bound by Roberston Boulevard (State Route 233) to the northwest and the City of Chowchilla to the northeast. The surrounding land uses are single-family residential subdivision and agricultural land to the north, agricultural land and rural residential housing to the east, agricultural land to the south, and rural residential housing to the west.

**Project Description:**

Project site: This term refers to the approximately 18.24-acre parcel (APN 026-233-008) to be developed as part of TTM No. 22-0011. The Project site is currently an undeveloped field and is zoned Residential, Rural, Single-Family District (RRS) and Commercial, Rural Median District (CRM) within the County of Madera. The Project site is located in an unincorporated area of southwest Madera County, directly adjacent to the southwest limits of the City of Chowchilla and within the City's Planning Area and Sphere of Influence (SOI). The entire 18.24-acre parcel would be annexed into the City of Chowchilla and pre-zoned to High-Density Residential (R-H), consistent with the City's High-Density Residential (HDR) land use designation.

The Project site will consist of the following components:

- The northeastern portion of the parcel will be subdivided into 17 lots that are planned for the development of 17 three-bedroom/two-bathroom duplex homes (34 units) on 7.85 acres.
- The central and western portions of the parcel will be developed in two phases that will include a total of 18 two-story apartment complexes with a total of 154 apartment units on 10.39 acres.
- The apartments would be constructed as:
  - 100 percent below-market-rate affordable housing units.
  - 60 percent three-bedroom units.
  - 40 percent two-bedroom units.
  - One percent will be one-bedroom units.
- Adequate parking will be provided throughout the complex adjacent to apartment buildings.
- A clubhouse, management office, and pool will be developed near the western Project site boundary.
- The following Outlots along the eastern Project site boundary are designated as:
  - Outlot A is designated for a pond and park.
  - Outlot B is designated as an emergency/fire access road and a recreation trail.
  - Outlot C is designated as open space and recreation trail.
- On- and off-site improvements, including circulation roads, interior local streets, street lighting, curb, gutter, sidewalk, open space, and landscaping, are proposed as part of the Project. The Project site will construct an internal road that connects the existing Lincoln Avenue on the north Project boundary to the existing Road 15 on the west Project boundary. Primary access to the duplexes will be from Lincoln Avenue and internal circulation roads, and primary access to the apartments will be from Road 15. Sewer, water, and storm drain services would be provided by the City. Electricity will be provided by PG&E.

**Annexation Only Area:** This term refers to the three unincorporated parcels (APNs 026-233-007, 026-233-009, and 026-233-010) southwest adjacent to the Project site Area. APN 026-233-007 is currently an agricultural orchard, and APNs 026-233-009 and -010 are currently developed with rural residential homes. The Annexation Only Area will be annexed into the City and pre-zoned to High-Density Residential (H-D), consistent with the City's Land Use Element Map. No development or changes in land use are proposed for the Annexation Only Area. Any future development or change in land use may require additional environmental review and analysis.

**Buildout:** The Project site will be constructed in two phases, as outlined below.

Phase 1 and Phase 2 – a total of 188 residential units: Construction is planned in two phases and is anticipated to begin in spring 2027. There is an existing metal warehouse building at the southwest corner of the property that will be demolished prior to the start of construction. Phase 1 consists of the 6.31-acre western portion of the multi-family development and is anticipated to be completed in spring 2029. Phase 2 would then begin in fall 2029 and would be completed in fall 2031. The duplexes will likely be constructed concurrently with the multi-family apartments development; therefore, between 2027 and 2031.

**Discretionary Actions:** The following discretionary entitlements are required for the proposed Project:

- General Plan Amendment
- Rezoning
- Annexation
- Tentative Tract Map No. 22-0011
- Development Permit No. 22-0011

**It is anticipated that the following equipment would be used during construction activities:**

- Roller
- Loaded trucks
- Excavator
- Generator
- Service truck
- Air compressor

**Document Availability:** The IS/MND will be available for review at the following locations beginning on Tuesday, March 31, 2026:

- City of Chowchilla Community & Economic Development Department, 130 S. 2<sup>nd</sup> Street, Chowchilla, CA 93610
- City of Chowchilla website: <https://cityofchowchilla.org/153/Planning>

**Public Review Period:** The 30-day public review period for the IS/MND is from March 31, 2026 to April 30, 2026.

**Comments:** Any person who wishes to comment on the City's intent to adopt the IS/MND must submit written comments no later than 5:00 p.m. on Thursday, April 30, 2026. Written comments may be sent to: Susan Long, Contract City Planner, City of Chowchilla, 130 S. 2<sup>nd</sup> Street, Chowchilla, CA 93610, or may be sent by e-mail to [chowchillaplanning@qkinc.com](mailto:chowchillaplanning@qkinc.com).

**Project Impacts:** Based on the findings of the IS, it has been determined that the project will not have a significant effect upon the environment based on implementation of mitigation measures, which will be attached to the project as conditions of approval. The MND has been prepared outlining a Mitigation Monitoring and Reporting Plan to mitigate the potentially significant impact to a less than significant level. Additionally, the project site is not known to contain any significant hazardous waste contamination under Section 65962.5 of the Government Code.

**Public Hearing:** A duly noticed Planning Commission Public Hearing will be set for May 20, 2026. Public hearing notices will be appropriately notified per City and CEQA requirements.

*Para asistencia en español, por favor de contactar el Departamento de Desarrollo Comunitario y comunicarse con Abigail Zurita ([azurita@cityofchowchilla.org](mailto:azurita@cityofchowchilla.org)) al 559-665-8615 ext. 712*