



Community and Economic Development Planning Division

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NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION 2026-03

This notice is to inform the public and interested agencies that in accordance with the California Environmental Quality Act (CEQA), the County of Madera is circulating Initial Study/Mitigated Negative Declaration (MND) 2026-03 for public comment.

Project/Location: The project site is located at 19225 Road 24, in unincorporated Madera County, approximately 0.25 miles north of Avenue 19 and west of State Route 99. The site is identified as Assessor's Parcel Number (APN) 029-210-015.

Project Description: The proposed project involves approval of a Parcel Map to subdivide approximately a 10-acre parcel into five separate parcels, along with a General Plan Amendment to change the land use designation from Agricultural to Light Industrial.

The subdivision is proposed as follows:

- Parcel A (2.85 acres), Parcel C (1.86 acres), Parcel D (2.03 acres): Are potential development sites intended for light industrial uses consistent with IL zoning.
- Parcel B (2.17 acres): Existing warehouse/manufacturing facility.
- Parcel E (0.96 acres): Contains the existing stormwater retention basin and fire protection water storage (pool) that will serve all proposed parcels.

The property is comprised of one warehouse building, an onsite well, a private septic system, an onsite storm drain basin, and existing internal driveways and utility connections. The remainder of the site consists of compacted dirt and gravel with minimal vegetation. The site is generally flat and drains to the existing basin constructed on the east side of the property. No natural drainage courses, creeks, or sensitive biological features occur on-site. The surrounding area contains a mix of light industrial and rural agricultural uses, with industrial land to the north and agricultural lands to the south and west.

Primary access to the property is provided from Road 24, a two-lane paved County-maintained roadway. Internal circulation improvements and driveways will be constructed as needed with future site-specific development on each parcel.

The purpose of the project is to facilitate the efficient subdivision of an existing industrial property to support additional warehouse and light manufacturing facilities consistent with County zoning and economic development goals. The General Plan Amendment will align the land-use designation with existing and planned industrial uses, provide flexibility for future expansion, and maintain compatibility with adjacent land uses. Future construction on the newly created parcels will occur incrementally as demand warrants. Each new building will be subject to subsequent site plan review and building permit approvals to ensure compliance with applicable County, State, and Federal regulations,

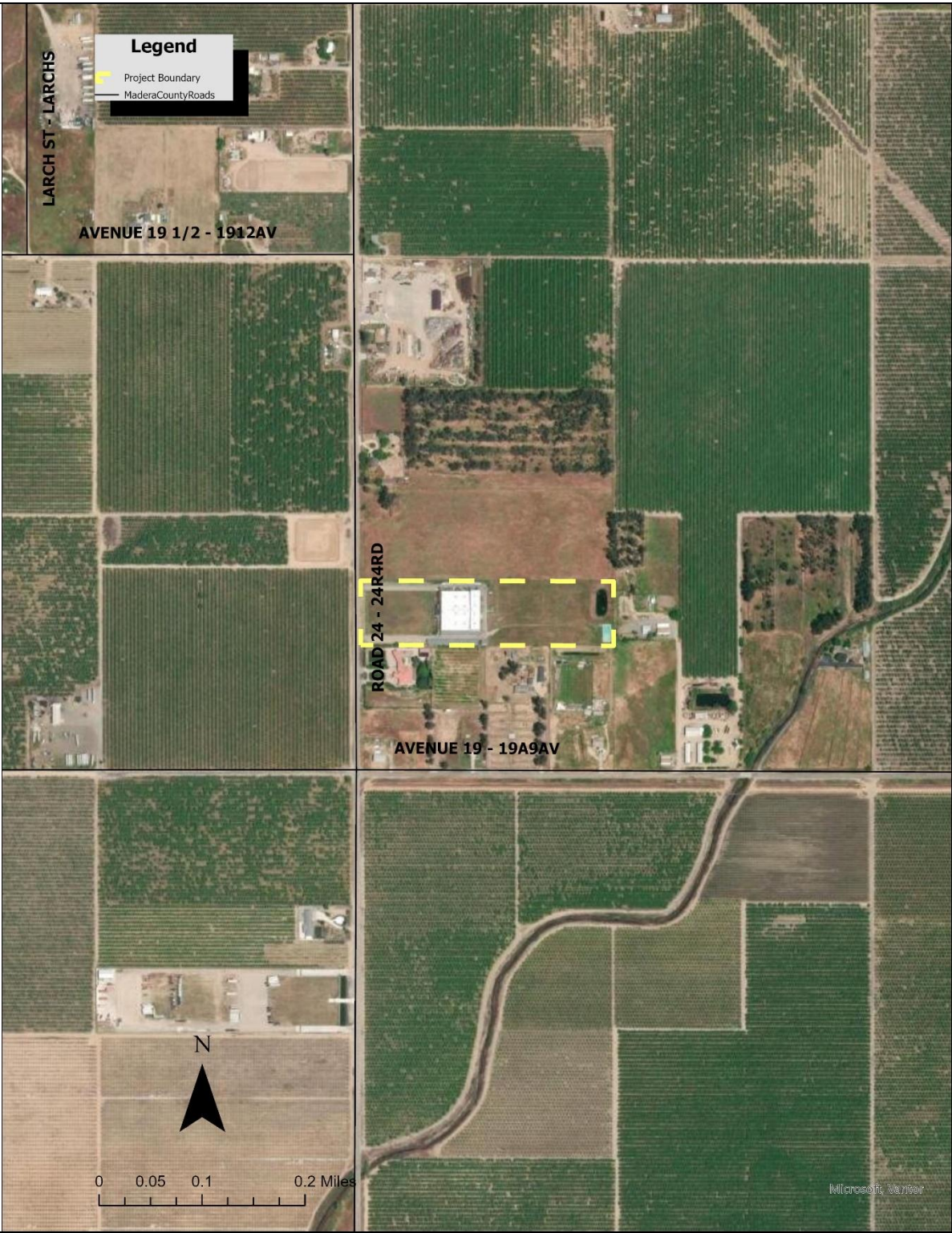
including but not limited to air quality, stormwater management, and environmental health requirements.

Document Availability: The Initial Study/MND will be available for review at the following location beginning on May 11th, 2025:

- County of Madera Community & Economic Development Planning Division, 200 W 4th Street, Madera, CA 93637

Public Review Period: The 30-day public review period for the Initial Study/MND is from May 11th to June 10th, 2025.

Comments: Any person who wishes to comment on the County's intent to adopt the MND must submit written comments no later than 5:00 p.m. on Tuesday, June 8th, 2025. Written comments may be sent to Trevor Stearns, Senior Planner, County of Madera Community & Economic Development Planning Division, 200 W 4th Street, Ste. 3100, Madera, CA 93637



Site Map