Community and Economic Development
Planning Division

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NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION No. 2026-06

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) No. 2026-06 for public comment.

Project/Location: The project site is located at the end of Meadow Vista Drive, approximately 1,400' north of Highway 49. The site is identified as Assessor's Parcel Number's (APN) 064-142-014 and 064-180-016.

Project Description: The proposed project includes the development and operation of a 106-unit, age-restricted (55+) manufactured home park situated on approximately 40 acres of currently vacant land. The manufactured homes will be installed on permanent foundations and organized along internal private roadways. Key features of the project will include paved internal circulation routes, designated parking areas for residents and guests, a community center/clubhouse, a pickleball court, perimeter fencing, landscaping, lighting, and essential utility infrastructure.

Residents will have access to the park 24 hours a day. An on-site manager will live within the park, and approximately three to four employees will be responsible for its operations and maintenance.

California-American Water (Cal-Am) will supply domestic water for the proposed project, and a will-serve confirmation has been provided by the applicant. This initiative aims to create a vibrant community that addresses the unique needs of senior residents, enhancing their overall quality of life.

Each manufactured home will be securely installed on a permanent foundation to ensure safety and stability. The homes will be thoughtfully arranged along fully paved internal roadways, facilitating smooth vehicular circulation throughout the park. Key features will include well-defined internal routes, individual parking spaces for residents, ample guest parking, and a centrally located community center/clubhouse that will serve as a hub for social activities and gatherings. Additionally, the park will feature recreational amenities, such as a pickleball court, to offer residents opportunities for leisure and exercise.

To improve the living environment, the park will be surrounded by perimeter fencing and complemented by extensive landscaping that will include trees, shrubs, and flower beds, creating an inviting atmosphere. Functional lighting will be strategically placed throughout the park to ensure safety and security during nighttime hours, along with necessary utility infrastructure to support efficient water, electricity, and sewage services.

Residential use of the park will be available 24 hours a day, providing residents with the necessary flexibility. An on-site manager will oversee daily operations and address resident concerns, supported by a staff of approximately three to four employees who will focus on maintenance and management.

The park's domestic water supply will come from California-American Water (Cal-Am), a reputable provider in the area. Final approval of the project will require a will-serve confirmation from Cal-Am to ensure there is adequate water supply for all residential units.

Wastewater service for the proposed project will be provided through the County's existing community sewer system operated by Maintenance District 22A (MD-22A). Prior to development, the applicant shall coordinate with the Madera County Public Works Department to verify the availability of sewer capacity and determine applicable connection requirements. The applicant shall prepare and submit improvement plans for review and approval by the Public Works Department for construction of the sewer service connection to the existing MD-22A collection system at a location approved by the Department. All plans for the sewer connection shall be prepared by a California-registered civil engineer in accordance with County standards and requirements. Compliance with these requirements will ensure that the proposed project is adequately served by the existing wastewater collection system.

Solid waste and recycling services will be organized through a licensed waste hauler, ensuring compliance with all County regulations and the requirements established by SB 1383, which emphasizes increased organic waste recycling and reduction efforts.

Residents and visitors will have convenient vehicular access to the park via Meadow Vista Drive, the main thoroughfare connecting to local amenities and surrounding neighborhoods. This accessibility will promote ease of arrival and departure for both residents and guests, fostering a sense of community engagement.

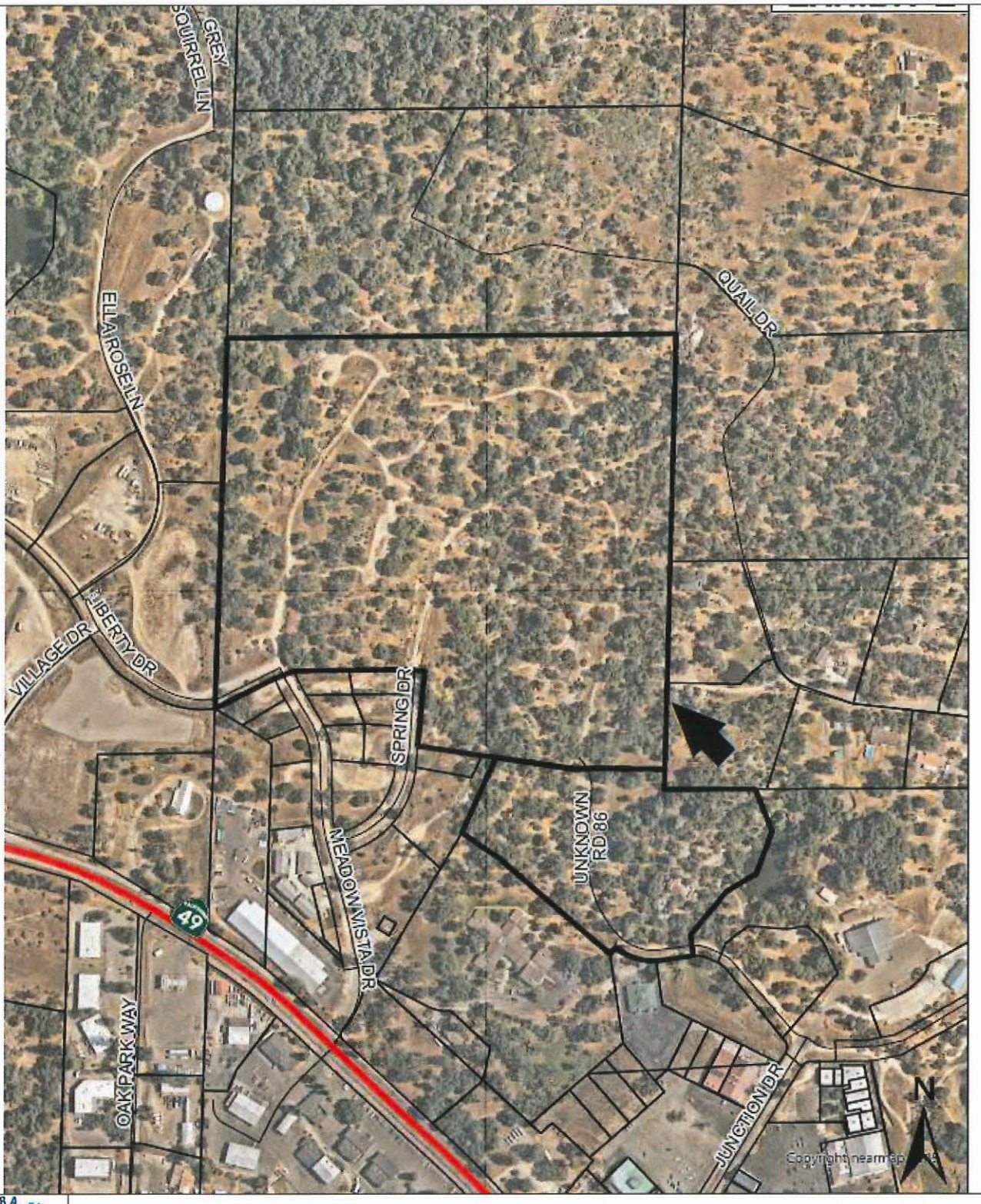
Overall, this development project aims to create a safe, comfortable, and engaging living environment for senior residents while adhering to all regulatory requirements and best practices in environmental management.

Document Availability: The Initial Study/MND will be available for review at the following location beginning on Thursday, July 30, 2026:

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

Public Review Period: The public review period for the Initial Study/MND is from July 31 to August 31, 2026.

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 Monday August 31, 2026. Written comments may be sent to Annette Kephart, Administrative Services Manager, County of Madera Community & Economic Development Planning Division, 200 W 4th Street, Ste. 3100, Madera, CA 93637



Project Area