

## NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION 2024-1

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) 2024-1 for public comment.

**Project/Location:** The proposed project is located in the City of Chowchilla, California along Chowchilla Boulevard approximately 0.10 of a mile northwest of Avenue 24 ½ (APN: 002-250-053; Figure 1). The subject property is currently undeveloped. The property is bordered to the west by the Autozone Distribution Center, to the north State Route 99, to the east by undeveloped land and to the south by Chowchilla Boulevard. The Chowchilla Municipal Airport is within close proximity southeast of the project site.

**Project Description:** The project proposes to subdivide an existing approximately 26.28-acre parcel into 13 lots ranging from 0.78 acres to 8.17 acre with Tentative Subdivision Map (TSM) 23-0474. In addition, the project proposes to develop an 8.17-acre lot with a 32,645 square foot building consisting of an office, warehouse, enclosed outdoor storage space and construction of a city owned 0.78-acre storm drainage basin (Parcel 5) through Site Plan Review (SPR) 23-0222. The development would serve as the new location of Mid-Valley Pipe & Supply's Chowchilla operation.

As a part of the project, the installation and construction of underground infrastructure, roadways with curbs, gutter, and sidewalk, and the widening and improvement of Chowchilla Boulevard along the Project frontage is also proposed. The remaining lots would be graded and improved for future development with driveways and underground utilities. Future development of the remaining parcels would be proposed by the individual end users.

**Document Availability:** The IS/MND will be available for review at the following locations beginning on Wednesday, September 18, 2024:

- 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>

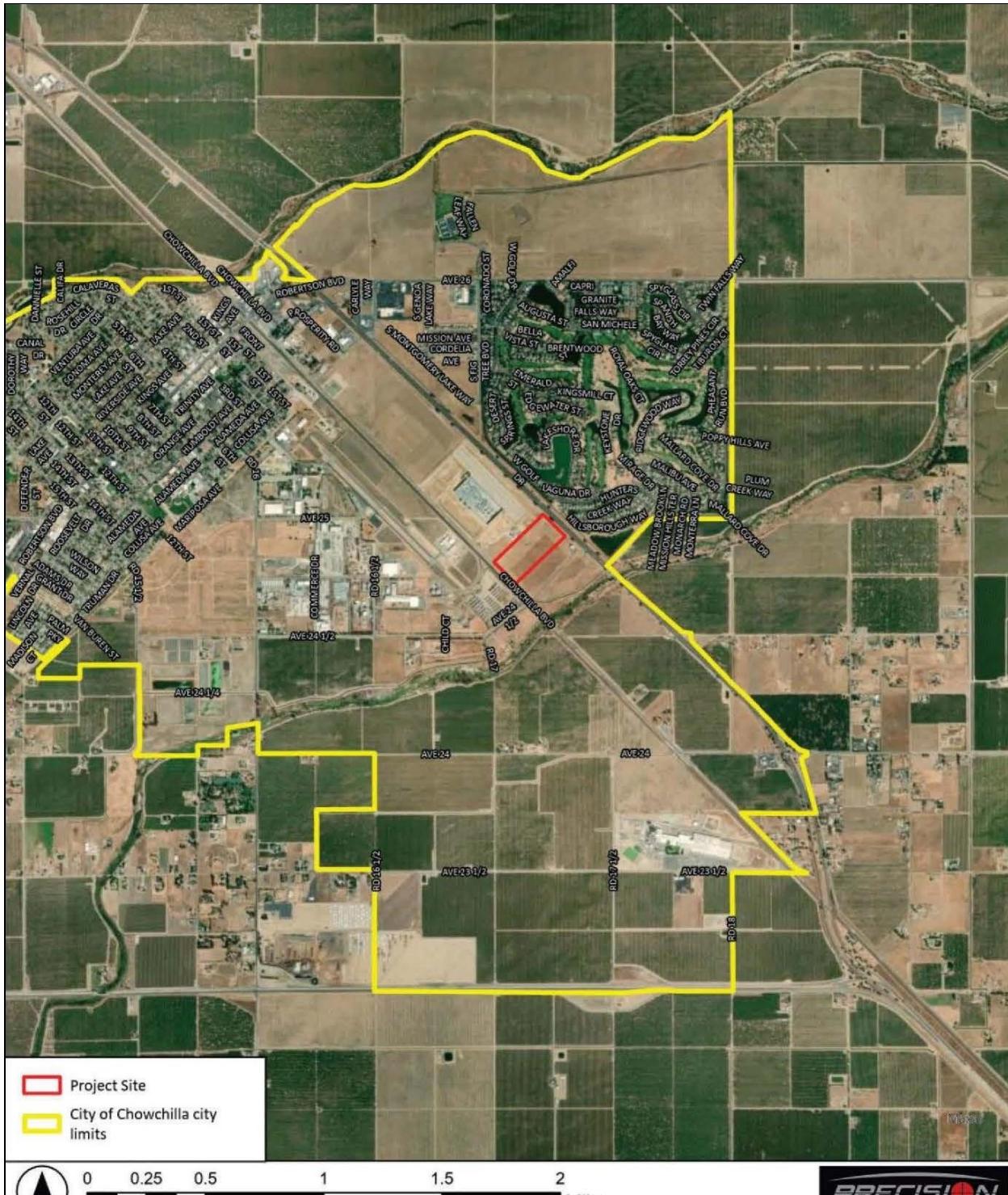
**Public Review Period:** The 30-day public review period for the IS/MND is from September 18, 2024 to October 17, 2024.

**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 Wednesday, October 18, 2024. Written comments may be sent to: Annalisa Perea, 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 2024-1 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 November 20 2024. 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*



**Figure 1: Project Location**