

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Affordable Multi-Family Housing Project- Tentative Tract Map No. 22-0011

Lead Agency: City of Chowchilla

Contact Name: Denise Munoz

Email: Dmunoz@CityOfChowchilla.org Phone Number: (559) 665-8615 ext. 400

Project Location: Chowchilla Madera
City *County*

Project Description (Proposed actions, location, and/or consequences).

See attached page

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

See attached page

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

There are no known areas of controversy associated with the Project.

Provide a list of the responsible or trustee agencies for the project.

- California Department of Fish and Wildlife
- San Joaquin Valley Air Pollution Control District
- Central Valley Regional Water Quality Control Board
- Caltrans
- Madera LAFCo

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) totaling 45 acres, to the 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
- Prezoning
- 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

Mitigation Measures

The Project would result in a potentially significant effect on Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Traffic and Transportation, Tribal Cultural Resources and Utilities and Service Systems. However, these impacts have been determined to be less than significant with the implementation of mitigation measures.

Mitigation Measure AES-1 establishes parameters for the potential removal and relocation of palm trees to reduce impacts to historically significant visual resources.

Mitigation Measure AIR-1 requires the Project contractor to use construction equipment that meets California Air Resources Board Tier 2 emissions standards equipped with Level 3 diesel particulate filters or the equivalent to reduce the impact of emissions during construction.

Mitigation Measure MM BIO-1 through BIO-6 associated with Biological Resources will include preconstruction surveys, avoidance, minimization, and educational measures to reduce impacts to potential special-status species.

Cultural Resources and Tribal Cultural Resources are reduced to a less than significant impact through establishment of procedure in the event that a cultural/tribal cultural resource (MM CUL-1 through CUL-2) is discovered during Project construction activities.

Geology and Soils impacts are reduced to a less than significant impact through establishment of procedures that ensure adequate stormwater pollution prevention, verify soil stability in Project construction design and sets parameters in the event that a paleontological resource is discovered during construction activities (MM GEO-1 through GEO-3).

Hazards and Hazardous Materials impacts are reduced to a less than significant level through establishment of procedures for assessing and disposing of potential hazardous waste and asbestos in the existing warehouse building and in the event that an unknown underground storage tank(s) or a septic system are discovered during grading (MM HAZ-1 through MM HAZ-3).

Hydrology and Water Quality and Utilities and Service Systems impacts are reduced to a less than significant level through requiring verification that the City can accommodate the water, storm water and wastewater needs of the Project (MM HYD-1, MM HDY-2 and UTL-1).

Noise impacts are reduced to a less than significant level through requiring the Project contractor to comply with specific staging, equipment and hours of operation requirements during construction (MM NSE-1).

Traffic and Transportation impacts are reduced to a less than significant level through payment of fees to improve local roadways (MM TRA-1).