

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: Tentative Subdivision Map No. 2025-05

Lead Agency: City of Madera

Contact Name: Jonathan Bartel

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Phone Number: 559-661-5494

Project Location: Madera

City

Madera

County

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

TSM 2025-05 will subdivide the subject property into 33 medium density single-family residential lots and two outlots. Outlot A is 3,951 square feet (sq ft) dedicated to landscaping and utilities and Outlot B is 564 sq ft dedicated to landscaping and open spaces. Lot sizes range from approximately 3,400 sq ft to 6,500 sq ft. The Project includes on- and off-site improvements such as interior local streets, curbs, gutters, sidewalks, streetlights, open spaces, landscaping, sewer water, and storm drain connections. All streets are to be offered for dedication for public street purposes. All residential units will be equipped with photovoltaic (PV) solar panels, utilize all electric appliances, and will be EV-ready (pre-wired during construction to allow for installation of EV residential charger in the future). Water, sewer, and storm drainage will be provided by the City of Madera.

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

Biological Resources - a pre-construction survey, an on call biologist, and a worker environmental awareness training program is required. A pre-disturbance survey may be required.
Cultural Resources - Construction shall halt if any materials, human remains, or burials are found. Lead agency shall be notified and an archaeologist shall examine the findings.
Geology and Soils - Construction shall halt if any paleontological resources are found. Lead agency shall be notified and a paleontologist shall examine the findings.
Hazards & Hazardous Materials - Construction shall halt if any storage tanks or septic systems are found. SWRCB and Madera County Environmental Health shall be notified.
Noise - Mechanical ventilation or air conditioning shall be provided for all homes so that windows and doors can remain closed for sound insulation purposes.
Tribal Cultural Resources - Construction shall halt if any materials, human remains, or burials are found. Lead agency shall be notified and an archaeologist shall examine the findings.

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

None.

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

None.