

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: Prj #2023-002 – Mixed Use Development

Lead Agency: Madera County

Contact Name: Annette Kephart

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Phone Number: 559-675-7821

Project Location: Madera

City

County

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

Legacy Realty and Development, (applicant) requests a zone change, lot line adjustment, conditional use permit (CUP), and other County approvals and authorizations allowing for the construction and operation of 1) a professional medical office, 2) a convenience store, gas station, and carwash, and 3) a coffee shop on an approximately five-acre site located in the unincorporated community of Madera Ranchos in Madera County.

The project site consists of four contiguous parcels identified as assessor parcel numbers (APNs) 049-590-033, 049-590-034, 049-590-305, and 049-590-036 as shown on Figure 2, "Project Site," that compose an area of 205,780 square feet (SF), or 5.01 acres. The project site is topographically flat and undeveloped, with vegetation managed through regular discing and other weed abatement methods.

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

Air Quality

project construction and operation would not expose nearby sensitive receptors to substantial pollutant concentration after incorporation of Mitigation Measure MM AIR-1. Therefore, the impact would be less than significant with mitigation incorporated.

AIR MM-1 Cleaner Off-road Construction Equipment. The following mitigation measure shall be implemented during all phases of construction to reduce potential exposure of diesel particulate matter (DPM) and particulate matter less than 10 micrometers in aerodynamic diameter (PM_{2.5}) emissions to sensitive receptors located near the Project site. Prior to the issuance of any grading and/or building permits (whichever occurs earliest), the project applicant shall prepare and submit a construction management plan that includes specifications of the equipment to be used during construction to the Director of Planning, Building and Code Enforcement or the Director's designee. The plan shall meet the standards set forth below:

(a) For all construction equipment larger than 25 horsepower used at the site, equipment shall meet USEPA Tier 4 emission standards. Tier 4 Interim engines shall, at a minimum, meet USEPA or CARB particulate matter emissions standards for Tier 4 Interim engines.

(b) Alternatively, use of CARB-certified Level 3 diesel particulate filters on off-road equipment with engines greater than 7

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