

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: Mid-Valley Pipe & Supply Industrial Subdivision

Lead Agency: City of Chowchilla

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Project Location: Chowchilla (City) / Madera (County)
City *County*

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

Mid Valley Pipe & Supply Inc. (Applicant) proposes Tentative Subdivision Map (TSM) 23-0474 and Site Plan Review (SPR) 23-0222. Mid-Valley Pipe & Supply provides steel building products and pipe material for farms, dairies, and commercial use. TSM 23-0474 would subdivide the subject approximately 26.28-acre parcel into 13 lots, ranging from 0.78-acres to 8.17-acres, and facilitate the installation and construction of underground infrastructure, in-tract roadways with curb, gutter, and sidewalk, and the widening and improvement of Chowchilla Boulevard along the Project frontage with pavement, curb, and gutter. SPR 23-0222 would facilitate the development of Parcel 7, an approximately 8.17-acre site with a 32,645 square foot (sf.) building consisting of a 4,250-sf. office, 28,115 sf. warehouse, 7,500 sf. partially enclosed outdoor space, 39 parking spaces, and onsite improvements including drive aisles, curb, gutter, sidewalk, lighting, trash enclosure, and landscaping. The facility would serve as the new location of Mid-Valley Pipe & Supply's Chowchilla operation. The SPR would also allow for the development of a City 0.78-acre storm drainage basin on Parcel 5. The remaining 11 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

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: BIO-1 (Pre-construction surveys), BIO-2 (Pre-activity nesting bird surveys)
Cultural Resources: CUL-1 (Discovery of unknown resources), CUL-2 (Discovery of Human Remains)
Geology & Soils: GEO-1 (paleontological/geological resources)
Tribal Cultural Resources: (See Cultural Resources)

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

No areas of controversy are currently known to the Lead Agency.

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

CA Dept of Fish and Wildlife
San Joaquin Valley Air Pollution Control District
Caltrans
Native American Heritage Commission
Regional Water Quality Control Board
State Water Resources Control Board
Dept of Toxic Substances Control
Dept of Water Resources