

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: Initial Study No. 8081 and Unclassified Condriional Use Permit No. 3713

Lead Agency: County of Fresno

Contact Name: Ejaz Ahmad

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Project Location: Clovis Fresno
City *County*

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

Allow a high intensity park with related improvements for weddings, fundraisers, corporate retreat, and private parties, including a veterinary office and a fruit stand/wine tasting room, on approximately 10-acre portion of a 43.94-acre parcel and a 1.62-acre parcel totaling 45.56 acres in the AE-40 (Exclusive Agricultural; 40-acre minimum parcel size) Zone District. The project site is located on the east side of Tollhouse Road (State Route 168), approximately 4.7 miles northeast of the City of Clovis (APNs: 150-141-24; 150-141-19) (13305 Tollhouse Road) (Sup. Dist. 5).

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

AESTHETICS, D. The proposed project may result in the creation of new sources of light and glare in the area. The proposed mitigation requiring all lighting to be hooded and directed away from adjacent properties and public right-of-ways would result in a less than significant impact.
BIOLOGICAL RESOURCES, A. B. The project may have an impact on biological resources on and near the project site.
The proposed mitigation measures requiring protocol surveys to identify sensitive habitats prior to ground disturbance, would result in a less than significant impact.
CULTURAL RESOURCES, A. B. C. The project may have an impact on cultural resources. The proposed mitigation measure requiring all work to be halted and an archaeologist be called in to evaluate the findings during ground disturbance, would result in a less than significant impact.
NOISE, A. B. The noise generated by the events may have an impact on surrounding area. The proposed mitigation measure requiring noise to be controlled to end, or move indoors before 10 pm to comply with the Fresno County Noise Ordinance, would result in a less than significant impact.
TRANSPORTATION, A. Large events on the property may result in traffic back up into the State Route 168 (Tollhouse Road). The proposed mitigation measure requiring traffic not to stop during events within 200 feet of the property frontage along SR 168, would result in a less than significant.

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 Known Controversies

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

None other than the Lead Agency (Fresno County)