

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: VHT - Pinedale

Lead Agency: City of Fresno

Contact Name: Enrique Aponte

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Project Location: Fresno Fresno
City *County*

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

The proposed Project includes a Plan Amendment Application No. P22-00507 proposes to amend the Fresno General Plan and Pinedale Specific Plan to change the planned land use designations for the subject property from Residential – Medium Density (± 1.23 acres) to Commercial General (± 1.23 acres). The rezone application component proposes to amend the Official Zoning Map of the City of Fresno to rezone the subject property from the RS-5 (Residential Single Family, Medium Density) (± 1.23 acres) zone district to the CG (Commercial General) (± 1.23 acres) zone district in accordance with the Plan Amendment Application. Related Development Permit Application No. P22-00505 requests to construct an 11,664-square-foot, 28-foot-tall single-story medical clinic. The project proposes on and off-site improvements including but not limited to: two (2) points of ingress and egress; curbs, gutters, and sidewalks; landscaping; and guest, and employee parking. The project will also require the construction of public facilities and infrastructure in accordance with the standards, specifications, and policies of the City of Fresno.



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

Mitigation Measure AIR-1 requires construction contractors to adhere to San Joaquin Valley Air Pollution Control District (SJVAPCD) Regulation VIII (Fugitive PM10 Prohibitions) measures for dust control during construction. Mitigation Measure BIO-1 requires that if project construction activities occur during nesting season (between February 1 and August 31), a pre-construction survey shall be prepared and Mitigation Measure BIO-2 requires avoiding disturbance to any active bird nest(s) to ensure that no impacts to protected nesting birds would occur. Mitigation Measure CUL-1 requires a professional archaeologist to evaluate any cultural material encountered during construction and Mitigation Measure CUL-2 requires adherence to regulations with respect to discovery of human remains during construction. Mitigation Measure HYDRO-1 requires that the project applicant mitigate the increased runoff associated with the proposed project by either making improvements to the existing pipeline system to provide additional capacity or use some type of permanent peak reducing facility in order to eliminate adverse impacts on the existing system. Mitigation Measure NOI-1 requires the project to equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards, and designate a "disturbance coordinator" at the City who would be responsible for responding to any local complaints about construction noise. Implementation of these mitigation measures would reduce impacts to a less-than-significant level.



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 is no known controversy known to the City of Fresno.

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

Central Valley Regional Water Quality Control Board Storm Water Pollution Prevention Plan
City of Fresno, Department of Public Works
City of Fresno, Department of Public Utilities
City of Fresno, Planning and Development Department
City of Fresno, Fire Department
County of Fresno, Environmental Health Division
Fresno Irrigation District
Fresno Metropolitan Flood Control District
San Joaquin Valley Air Pollution Control District
Pacific Gas and Electric