

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. 7504, General Plan Amendment Application No. 555; Amedment Application No. 3832

Lead Agency: County of Fresno

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Phone Number: (559) 600-4204

Project Location: Fowler

Fresno

City

County

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

Amend the Land Use Element of the County-adopted Selma Community Plan to redesignate a 18.56-acre parcel and a 9.29-acre parcel from Agriculture to General Industrial; and Change the zoning of the said parcels from the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to the M-3 (c) (Heavy Industrial, Conditional) Zone District to allow limited by-right industrial uses and expansion of an existing rail spur and related freight terminal operations located on an adjacent westerly property. The subject parcels are located on the southwest corner of E. Manning and S. Leonard Avenues approximately 4,025 feet north of the city limits of the City of Selma (APN: 348-050-25S & 29) (8309 E. Manning Avenue and 9073 S. Leonard Avenue, Fowler) (Sup. Dist. 4).

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. Industrial development resultant of the proposed M-3 zoning may visually impact the closest residence on a neighboring parcel and may also result in the creation of new sources of light and glare in the area. However, with the implementation of the proposed mitigation measures requiring a non see-through fencing at the property line and outdoor lighting be hooded and directed away from adjacent properties, the impact would be less than significant.

CULTURAL RESOURCES, A. B. C. The project may have an impact on cultural resources. However, with the implementation of the proposed mitigation measure requiring all work to be halted and an archeologist be called in to evaluate the findings and make any necessary recommendations, the impact would be less than significant impact.

GEOLOGY AND SOILS, E. The project will require low water uses that generate small amount of liquid waste or until the project site is annexed to the Selma-Kingsburg Fowler Sanitation District, or the City of Selma. With the implementation of this requirement, the impact would be less than significant.

TRANSPORTATION, A. The project would contribute to traffic impact in the area. However, with the implementation the proposed mitigation measure requiring the project to pay its fair share for off-site improvements, the impact would be 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.

California Department of Fish and Wildlife
US Fish and Wildlife Service
California Department of Transportation
Fresno County Planning (Lead Agency)