

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. 8307; GPA 566, TTM 6420, VA 4140

Lead Agency: County of Fresno

Contact Name: Ejaz Ahmad

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Project Location: Fresno Fresno
City *County*

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

Amend the Land Use Element of the Fresno County General Plan by changing the land use designation of a 15.24-acre parcel and a 21.18-acre parcel from Agricultural to Rural Residential; change the zoning of the subject parcels from the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to the R-R (Rural Residential, two-acre minimum parcel size) Zone District; allow Tentative Tract Map to create 18 single-family lots from the subject parcels; and allow Variance to waive public road frontage and lot depth to lot width ratio requirement of RR Zone District, and a gated entry with private roads and individual septic system and water well on each of the proposed lots. The subject parcels are located at the junction of Friant Road and Willow Avenue, approximately 1,870 feet north of the City of Fresno boundary (APN 579-060-37; 55) (12760 and 12762 N. Friant Road, Fresno).

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 residential development may result in the creation of new sources of light and glare in the area. However, with adherence to the proposed mitigation, requiring all lighting to be hooded and directed away from adjacent properties and public right-of-ways, the impact would be less than significant.

BIOLOGICAL, A. B. The project may have an impact on biological resources. However, with adherence to the proposed mitigation measures, requiring protection of Swainso's hawk and American Badger, the impacts would be less than significant.

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

TRANSPORTATION, A. The project would contribute to cumulative significant traffic impact. However, with adherence to the proposed mitigation measures requiring that the project shall pay its fair share for off-site improvements, and an emergency vehicle access to the site shall be limited to emergency vehicles only, 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.

None other than the Lead Agency (Fresno County)