

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: Villa Bacarra ApartmentsLead Agency: City of FresnoContact Name: Erik YoungEmail: Erik.Young@fresno.gov Phone Number: 559-621-8009

Project Location:	<u>Fresno</u>	<u>Fresno</u>
	<i>City</i>	<i>County</i>

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

The applicant proposes to develop a three-story, 191-unit luxury multi-family residential apartment complex that includes 13 buildings (with solar roofing as required by the California Building Code) in multiple buildings with carports, a community building and open space amenities on approximately 7.10 acres of property bounded by E. Shepherd Ave. to the north, N. Maple Ave. to the east, E. Serena Ave to the south, and N. Chance Avenue to the north. The project site will have multiple access points; the main entrance and exit will be separate and located along E. Shepherd Ave; a dual entry/exit will be located along N. Chance Ave.; and one along N. Maple Ave. The project will be surrounded with a wrought iron fence and combination wrought iron-masonry block wall and would provide gated entrances as mentioned above. The development includes internal driveways and parking (both covered [solar carports and garages] and uncovered) with electrical vehicle charging stations, a community building, swimming pool, and two centrally-located green open space areas. Outside of parking, building, and recreational areas, the remainder of the project site would be landscaped with trees and shrubs.



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: Potential impacts to nesting birds. PEIR MM BIO-4.1 Proposed projects within the Planning Area should avoid, if possible, construction within the general nesting season. If construction cannot avoid the nesting season, a pre-construction clearance survey shall be conducted by a qualified biologist.

Cultural Resources: Potential impacts to previously unknown archaeological resources during construction.

PEIR MM CUL-1.1: If previously unknown resources are encountered before or during grading activities, construction shall stop in the immediate vicinity of the find and a qualified historical resources specialist shall be consulted to determine whether the resource requires further study.

Discovery of remains. PEIR MM CUL-3: In the event that human remains are unearthed during excavation and grading activities of any future development project, all activity shall cease immediately

Potential for asbestos containing materials and lead based paint (LBP) to be present, removal of septic and wells.

MM HAZ-1 The five on-site domestic wells and septic systems shall be properly destroyed according to local and State guidelines. MM HAZ-2 A thorough asbestos survey shall be conducted; All local regulations applicable to LBP shall be complied with; • A licensed waste hauler shall remove and properly dispose of all waste oil, used tires, and yard-care chemicals, off-site; General trash shall be placed in on-site waste containers for removal by a licensed solid waste company; The local planning department or other applicable oversight agency shall be consulted to determine if sampling relating to the former agricultural use is required.



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

None.

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

Fresno County, Department of Public Health
Fresno Metropolitan Flood Control District
Fresno Irrigation District
San Joaquin Valley Air Pollution Control District

