

# 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: Environmental Assessment No. P23-03993/P23-03982/P23-03990

Lead Agency: City of Fresno

Contact Name: Robert Holt

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Project Location: Fresno Fresno  
*City* *County*

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

Development Permit Application No. P23-03993 requests authorization to construct the following:  
1) (APNs: 504-092-15, 504-092-16; approximately 2.20 acres) A proposed commercial complex including new construction of one (1) approximately 12,750 square-foot retail shell building, one (1) approximately 5,000 square-foot commercial pad for a future commercial building (Pad 1), and one (1) approximately 4,916 square-foot commercial pad for a future commercial building (Pad 2). Additional new on-site and off-site improvements include, but are not limited to, a paved parking lot, landscaping, two (2) solid waste enclosures, two (2) outdoor patios, curb, gutter, and sidewalks. Direct access to the subject properties are proposed via two (2) driveway approaches on North Hayes Avenue. The proposed drive-thru for Pad 1 is considered separately under Conditional Use Permit Application No. P23-03982.  
2) (APNs: 504-092-09, 504-092-10ST; approximately 16.53 acres) A proposed private multi-family residential apartment complex consisting of 33 three-story multi-family residential buildings encompassing a total of 396 multi-family residential dwelling units. The dwelling units would be comprised of 120 one-bedroom units, 192 two-bedroom units, and 84 three-bedroom units. These are categorized 10 Type 1 Buildings (one-bedroom units), 16 Type 2 Buildings (two-bedroom units), and 7 Type 3 Buildings (three-bedroom units) for a total of 33 residential buildings. Additionally, on-site and off-site improvements include, but shall not be limited to, a parking lot including covered (garages and

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

The project does not have any significant or potentially significant effects.

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

Not applicable.

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

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, Public Works and Planning Department  
County of Fresno, Environmental Health Division  
Fresno Irrigation District  
Fresno Metropolitan Flood Control District  
San Joaquin Valley Air Pollution Control District  
Pacific Gas & Electric