

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: Copper Express Car Wash

Lead Agency: City of Fresno

Contact Name: Erik Young

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Phone Number: 559-621-8009

Project Location: Fresno

City

Fresno

County

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

The applicant proposes to develop a 3,500 square foot automated car wash located near (approximately 525 ft. to the west of) the northwest corner of East Copper and North Maple Avenues (Figure 1). The project site is within the Woodward Park Community Plan and includes a General Plan Amendment (GPA) from Commercial Community (CC) to Commercial General (CG). A Rezone from CC to the CG zone district will also be required to allow an automated automobile car wash. The rezone to CG would be limited to one proposed use of an automated car wash. No other uses are proposed. Primary ingress and egress to the site will be from East Copper Avenue on the south with access available from the east via a shared access driveway with the existing commercial shopping center. The existing curb and gutter along East Copper Avenue would be removed to construct a street-type approach in accordance with Public Works standard P-76. The car wash will have a tunnel with two driveway aisles and a 16-stall vacuuming area which will be located to the east of the car wash tunnel. One driveway aisle will be 9 ft. 3 in. and the other will be 9 ft. There will also be two pay stations located on the northern portion of the site. Total proposed building area including the car wash tunnel office, bathroom and storage is 3,500 sq. ft. There will also be 2,813 sq. ft. of canopy over the vacuum area and car wash tunnel entrance. The project site will be buffered by landscaping areas on the north, south and west of the property which will serve to mitigate noise and light generated by operation of the car wash. A landscaping strip will also be provided to the east of the car wash tunnel. An 8-ft. masonry sound barrier wall is proposed along north and west.



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 site is in an urban setting in northwest Fresno. The site has been disturbed (rough graded) and the surrounding area is developed. While there is no evidence that archaeological resources exist on the project site, there is some possibility that hidden and buried resources and/or human remains may exist on the project site with no surface evidence which would be potentially significant. To further assure construction activities do not result in significant impacts to any potential cultural resources discovered below ground surface, the project shall incorporate Mitigation Measure CUL-1 and CUL-2. Mitigation Measure CUL-1 requires construction to stop in the immediate vicinity of the find and consultation with a qualified historical resources specialist to determine whether the resource requires further study. Mitigation Measure CUL-2 requires that all activity cease immediately in the event that human remains are unearthed during excavation and grading activities. No further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98(a).



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.

City of Fresno:
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