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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: Tentative Subdivision Map No. 6519

Lead Agency: City of Fowler

Contact Name: Dawn Marple

Email: dmarple@ppeng.com Phone Number: (559) 834-3113

Project Location: Fowler *City* Fresno *County*

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

Please see the attached Project Description.

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

See attached Mitigation Monitoring and Reporting Program.

Revised September 2011

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 areas of controversy at this time.

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

Not applicable.

Description of the Project

Yamabe & Horn Engineering, on behalf of Joseph Crown and Crown Homes, has proposed a Tentative Subdivision Map (TSM) on APN 345-100-08S, a parcel of approximately 39.93 acres in size (Project site). The Project site is designated as Low Density Residential by the City's General Plan and is zoned Exclusive Agriculture by the County of Fresno. As a part of the Project, the applicant has proposed a General Plan Amendment (GPA) to amend the site's General Plan land use designation to Medium Low Density Residential. Additionally, the Project site would be annexed to the City and given a mapping prezone designation of R-1-6 with an implementing zone district prezone designation of R-3, consistent with the Medium Low Density Residential land use. The Project would subdivide the Project Site into 183 single family residential lots, meeting the density requirements of the Medium Low Density Residential land use. As a part of the Project, an approximately 85,867 square foot (sqft) park would be constructed. Other landscaping areas would also be included throughout the TSM, including internal paseos and a trail alignment along the Project site's South Sunnyside Avenue street frontage. Lots proposed would range from 5,000 sqft in size to 13,459 sqft in size. Access to the proposed subdivision would be provided from two points of access along both South Sunnyside Avenue and East Parlier Avenue. East Parlier Avenue becomes West Parlier once annexed to Fowler City. The Consolidated Irrigation District canal existing on the northeastern portion of the site is proposed to be undergrounded.

Table 5-1: Mitigation, Monitoring, and Reporting Program

Mitigation, Monitoring, and Reporting Program						
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
Biological Resources						
BIO-1	**1-A) Nesting Bird Avoidance:** Project activities should occur, if feasible, between September 16 and January 31 (outside of the nesting bird season) to avoid impacts to nesting birds. **1-B) Migratory Nesting Bird Pre-Activity Survey:** If Project activities must occur within the migratory bird nesting season (February 1 to September 15), a qualified biologist shall complete a pre-activity survey for active nests within five (5) calendar days prior to the start of Project activities. The survey shall be completed within the Project site, and all accessible lands up to 100 feet outside of the Project site for nesting migratory birds and up to 500 feet outside of the Project site for nesting raptors. Raptor nests would be considered "active" upon the nest-building stage. If no active nests are observed, the Project may proceed. The biologist shall also conduct a one-time take avoidance pre-construction survey for Swainson's hawk nests onsite and within a 0.5-mile radius. This one time take avoidance survey will be conducted in accordance with the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (Swainson's Hawk Technical Advisory Committee 2000), or current guidance. **1-C) Nesting Bird Avoidance Buffers:** On discovery of any active nests or breeding colonies near work areas, a qualified biologist shall determine appropriate avoidance buffer distances based on applicable California Department of Fish and Wildlife and/or United States Fish and Wildlife Service guidelines, the biology of the species,	Five days prior to ground disturbance	Prior to ground disturbance	City of Fowler and/or construction contractor	City of Fowler with assistance of a qualified biologist	

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	conditions of the nest(s), and the level of Project disturbance. If needed, avoidance buffers shall be identified with flagging, fencing, or other easily visible means, and should be maintained until the biologist has determined that the nestlings have fledged.					
BIO-2	**Wildlife Access**: Access within Kirby Ditch shall not be blocked outside of construction hours or during overnight hours, or weekends. The following best management practices will also be implemented during construction activities: i. All open trenches, holes, sumps, and other excavations greater than 6-inches with sidewalls steeper than a 1:1 (45 degree) slope within Kirby Ditch will have an escape ramp of earth or a non-slip material with a less than 1:1 slope or these will be covered with barrier material such that animals are unable to dig or squeeze under the barrier and become entrapped. ii. A litter control program will be implemented during Project activities. All workers will place their foodstuffs, trash, and other waste in covered or closed trash containers. Contents of the trash containers will be properly disposed of at the end of each working day. iii. If work within the Project site is occurring at night, spotlights will face away from Kirby Ditch, and all generators and construction activities will be located at least 50 ft. away from the banks of Kirby Ditch.	During Construction Activities	Daily	City of Fowler and/or construction contractor	City of Fowler with assistance of a qualified biologist	
Cultural Resources						
CUL-1	**Archaeological Remains:** Should archeological remains or artifacts be unearthed during any stage of project activities, work in the area of the discovery shall cease until the area is evaluated by a qualified archaeologist. If mitigation is warranted,	During Construction Activities	Daily	City of Fowler and/or construction contractor	City of Fowler with assistance of a qualified archaeologist	

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	the project proponent shall abide by recommendations of the archaeologist.					
CUL-2	**Human Remains:** In the event that human remains are discovered on the Project site, the Fresno County Coroner must be notified of that discovery (Health and Safety Code Section 7050.5) and all activities in the immediate area if the find or in any nearby area reasonably suspected of overlie adjacent human remains must cease until appropriate and lawful measures have been implemented. If the Coroner determines that the remains are not recent, but rather of Native American origin, the Coroner shall notify the Native American Heritage Commission (NAHC) in Sacramento within 24 hours to permit the NAHC to determine the most likely descendent of the deceased Native American.	During Construction Activities	Daily	City of Fowler and/or construction contractor	City of Fowler with assistance of a qualified archaeologist	
Geology and Soils						
GEO-1	Should a unique paleontological resource, site, or unique geological feature be unearthed during any stage of Project activities, work in the area of discovery will cease until the area is evaluated by a qualified geologist and/or paleontologist. If discoveries are uncovered, the Project proponent will abide by recommendations of the geologist or paleontologist	During Construction Activities	Daily	City of Fowler and/or construction contractor	City of Fowler with assistance of a qualified geologist and/or paleontologist	
Greenhouse Gas Emissions						
GHG-1	Buildings in the subdivision shall be constructed with electrically-powered appliances and building mechanical equipment in place of natural-gas fueled equipment.	During building permit stage	Per building permit	City of Fowler and/or construction contractor	City of Fowler Building Department	
GHG-2	To the maximum extent feasible, the subdivision shall exceed the California Green Building Standard Code Tier 2 requirements for electric vehicle charging infrastructure.	During building permit stage	Per building permit	City of Fowler and/or construction contractor	City of Fowler Building and Engineering Department	
Transportation						

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TRA-1	The Project shall pay its equitable fair share costs for the future construction of two roundabouts, which will be designed and constructed to the satisfaction of Caltrans and the City Engineer, at the intersections of Sumner Avenue/Merced Street and Highway 99 southbound off-ramp and Merced Street and Highway 99 northbound on- and off-ramps. The equitable fair share cost for improvements at each of these two intersections will be 14.3% (southbound) and 11% (northbound). The two roundabouts shall be constructed prior to occupancy being granted for any portion of the Project.	Fair shares fees shall be paid at building permit stage	Fee to be paid per building permit	City of Fowler	Payment of fees	
Tribal Cultural Resources						
See **CUL-1** and **CUL-2.**						