

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Meras Water Solutions tenant improvement & Conditional Use Permit

Lead Agency: City of Fresno Contact Person: Phillip Siegrist
 Mailing Address: 2600 Fresno Street 3rd Floor Phone: 559-621-8061
 City: Fresno Zip: 93721 County: Fresno

Project Location: County: Fresno City/Nearest Community: Fresno

Cross Streets: North side of East Dorothy Avenue, between South Cherry and South East Avenues Zip Code: _____

Longitude/Latitude (degrees, minutes and seconds): 36 ° 42 ' 18 " N / 119 ° 46 ' 40 " W Total Acres: 1.51 acre portion of 3.36 acre

Assessor's Parcel No.: 328-201-26S Section: 22 Twp.: 14S Range: 20E Base: Mount Diablo

Within 2 Miles: State Hwy #: 99 & 41 Waterways: N/A

Airports: N/A Railways: Souther Pacific & AT&SF Schools: West Fresno/Washington Union, FUSD, & Fresno Unified

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: use of existing ±25,696 square-foot office/warehouse shell building. No construction.

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Energy, Cultural, GHG, Tribal, mandatory Fin

Present Land Use/Zoning/General Plan Designation:

PLU: Employment - Heavy Industrial; Zoning: IH (Heavy Industrial)

Project Description: (please use a separate page if necessary)

Eric Vincent of Vincent Designs, on behalf of Meras Water Solutions, has filed Conditional Use Permit Application No. P21-06275 pertaining to an existing ±25,696 square-foot office/warehouse shell building on ±3.36 acres located on the north side of East Dorothy Avenue, between South Cherry and South East Avenues.

The subject site is already developed. Under the current Project (P21-06275), the Project Applicant (Meras Water Solutions) proposes to lease the existing ±25,695 square-foot building. The Project Applicant is a water treatment and remediation company that develops service programs for industrial water treatment, agricultural water treatment, food safety water treatment, and Legionella risk management programs. The facility will solely be used for the storage and shipping of environmentally hazardous chemicals to customers. Chemicals will be stored on-site no longer than 30 days from their received dated. No hazardous waste will be produced at the site and hazardous chemicals will neither be mixed or manufactured at the facility. All empty hazardous chemical containers will be sent back to the respective vendor for cleaning and reuse. Aside from interior tenant improvements, the project does not propose new construction or modifications to the existing site.

See Attached Project Description for more detail.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date November 14, 2021 Ending Date December 5, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>Crawford & Bowen Planning, Inc.</u>	Applicant: <u>Eric Vincent</u>
Address: <u>113 N Church St, Suite 302</u>	Address: _____
City/State/Zip: <u>Visalia, CA 93291</u>	City/State/Zip: _____
Contact: <u>Emily Bowen</u>	Phone: <u>(805) 225-3055</u>
Phone: <u>559-840-4414</u>	

Signature of Lead Agency Representative: Phillip Siegrist Digitally signed by Phillip Siegrist
Date: 2022.11.15 13:57:38 -08'00' Date: 3/14/2022

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Project Description

This section describes the components of the proposed Project in more detail, including operations, site preparation, proposed structures, and on- and off-site improvements.

Project Description

Eric Vincent of Vincent Designs, on behalf of Meras Water Solutions, has filed Conditional Use Permit Application No. P21-06275 pertaining to an existing ±25,696 square-foot office/warehouse shell building on ±3.36 acres located on the north side of East Dorothy Avenue, between South Cherry and South East Avenues.

Conditional Use Permit Application No. P21-06275 is a subsequent entitlement to previously approved Development Permit No. P18-03647 (approved December 11, 2019) which authorized the development of seven (7) office/warehouse shell buildings (Buildings A, B, C, D, E, F, & G) and establishment of certain permitted “by-right” uses on ±11.28 acres (total) of property located on the north and south sides of East Dorothy Avenue, between South Cherry and South East Avenues (three (3) lots comprised of APNs: 328-200-30, 84S, & 85S). The seven (7) office/warehouse buildings range from 26,00 to 41,000 square feet with approximately 1,500 square feet of office space per building. In addition, each building has two (2) loading docks.

The Project site is already developed, and environmental impacts associated with that development were previously analyzed under related Environmental Assessment No. P18-03647 which resulted in a Mitigated Negative Declaration, dated May 10, 2019, being prepared.

Under the current Project (P21-06275), the Project Applicant proposes to lease 25,695 square-foot Building C located at 2839 East Dorothy Avenue. The Project Applicant (Meras Water Solutions) is a water treatment and remediation company that develops service programs for industrial water treatment, agricultural water treatment, food safety water treatment, and Legionella risk management programs. The facility will solely be used for the storage and shipping of environmentally hazardous chemicals to customers. Chemicals will be stored on-site no longer than 30 days from their received dated. No hazardous waste will be produced at the site and hazardous chemicals will neither be mixed or manufactured at the facility. All empty hazardous chemical containers will be sent back to the respective vendor for cleaning and reuse. A complete list of chemicals stored on-site is provided in Appendix A.

The proposed use is anticipated to generate very minimal customer foot traffic, as most customer interactions require inspections that occur out in the field (off-site). Approximately four (4) to ten (10) employees are anticipated to be on-site, with the majority of office staff operating remotely from another location.

During the peak season (April to September) deliveries via box truck are to occur daily while larger freight shipments are to be received one (1) to five (5) times per week. A propane powered forklift will be utilized for both loading and unloading shipments and

is the only heavy machine to be operated on-site as necessary.

As previously mentioned, the site is already developed. Aside from interior tenant improvements, the project does not propose new construction or modifications to the existing site.

Pursuant to Fresno Municipal Code Table 15-1302 (Land Use Regulations – Employment Districts), uses involving the storage of chemicals are permitted in the IH (Heavy Industrial) zone district with an approved Conditional Use Permit. Therefore, the Project application was filed for purposes of establishing a conditionally permitted use within Building C (2839 East Dorothy Avenue).