

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: Initial Study No. 8042 (Greenlaw Partners on behalf of Van Gundy Farms Family Ltd Partnership)

Lead Agency: County of Fresno Contact Person: Ejaz Ahmad
Mailing Address: 2220 Tulare Street, Sixth Floor Phone: (559) 600-4204
City: Fresno Zip: 93721 County: Fresno

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

Cross Streets: Northwest corner of South Peach Avenue and American Avenue Zip Code:

Longitude/Latitude (degrees, minutes and seconds): Total Acres: 73.35

Assessor's Parcel No.: 331-110-19 & 23; 331-090-60 Section: 31 Twp.: 14S Range: 21E Base: Mt. Diablo

Within 2 Miles: State Hwy #: 99 Waterways:

Airports: Railways: Schools:

Document Type:

- CEQA: [ ] NOP [ ] Draft EIR [ ] Early Cons [ ] Supplement/Subsequent EIR [ ] Neg Dec [ ] Mit Neg Dec [ ] NEPA: [ ] NOI [ ] EA [ ] Draft EIS [ ] FONSI [ ] Other: [ ] Joint Document [ ] Final Document [ ] Other:

Local Action Type:

- [ ] General Plan Update [ ] Specific Plan [x] Rezone [ ] Annexation
[ ] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [ ] Use Permit [ ] Coastal Permit
[ ] Community Plan [x] 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 73.35 Employees [ ] Power: Type MW
[ ] Educational: [ ] Waste Treatment: Type MGD
[ ] Recreational: [ ] Hazardous Waste: Type
[ ] Water Facilities: Type MGD [ ] Other:

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Farming with SFR/AL-20 (Limited Agricultural)/General Industrial in Roosevelt Community Plan

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

Allow the rezone of a 38.86-acre parcel from the existing AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to the M-3 (Heavy Industrial) Zone District and approve a Site Plan Review for a 1,312,000 square feet warehouse/distribution center with related improvements on the subject parcel and the adjoining 33-acre parcel and a 1.49-acre parcel currently zoned M-3. The subject parcels are located on the northwest corner of South Peach Avenue and American Avenue approximately 0.66 mile southeast of the City limits of the City of Fresno (331-110-19 & 23; 331-090-60) (4723, 4591 and 4445 S. Peach Avenue, Fresno) (Sup. Dist. 4)

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".

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| <input checked="" 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 checked="" type="checkbox"/> Regional WQCB #5 _____  |
| <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 checked="" 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 checked="" type="checkbox"/> SWRCB: Water Quality  |
| <input type="checkbox"/> Energy Commission                                      | <input type="checkbox"/> SWRCB: Water Rights  |
| <input checked="" type="checkbox"/> Fish & Game Region #4 _____                 | <input type="checkbox"/> Tahoe Regional Planning Agency   |
| <input type="checkbox"/> Food & Agriculture, Department of                      | <input type="checkbox"/> Toxic Substances Control, Department of                                    |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of                                  |
| <input type="checkbox"/> General Services, Department of                        | <input type="checkbox"/> Other: US Fish & Wildlife  |
| <input checked="" type="checkbox"/> Health Services, Department of              | <input checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u> |
| <input type="checkbox"/> Housing & Community Development                        |   |
| <input type="checkbox"/> Native American Heritage Commission                    |   |

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

Starting Date February 10, 2023 Ending Date March 13, 2023

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**Lead Agency (Complete if applicable):**

Consulting Firm: <u>County of Fresno</u>	Applicant: <u>Greenlaw Partners C/O Precision Engineer'g</u>
Address: <u>2220 Tulare Street, 6th Floor</u>	Address: <u>18301 Von Karman Avenue</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Irvine, CA 92612</u>
Contact: <u>Ejaz Ahmad, Project Planner</u>	Phone: <u>(559) 449-4500</u>
Phone: <u>(550)600-4204</u>	

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**Signature of Lead Agency Representative:**  **Date:** 2-8-23

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