

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: Development Permit No. P22-02079 - Ventura TV Storage Warehouse (Fresno,CA)
Lead Agency: City of Fresno Contact Person: Erik Young, Planner
Mailing Address: 2600 Fresno Street Phone: (559) 621-8009
City: Fresno, CA Zip: 93721 County: Fresno

Project Location: County: Fresno City/Nearest Community: Fresno
Cross Streets: West Nielsen Avenue / South Hughes Avenue and South West Avenue Zip Code: 93706
Longitude/Latitude (degrees, minutes and seconds): 36 ° 44 ' 31.5 " N / 119 ° 49 ' 49.1 " W Total Acres: 6.43
Assessor's Parcel No.: 458-060-04 Section: 6 Twp.: 14S Range: 20E Base: MDB
Within 2 Miles: State Hwy #: SR 180, SR 99 Waterways: None
Airports: Fresno Chandler Airport Railways: BNSF/UP Schools: Fresno Unified School

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:
[X] Mit Neg Dec Other:

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 [X] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:

[] Residential: Units _____ Acres _____
[] Office: Sq.ft. _____ Acres _____ Employees _____
[] Commercial: Sq.ft. _____ Acres _____ Employees _____
[X] Industrial: Sq.ft. 110,224 Acres 6.43 Employees 12
[] Educational: _____
[] Recreational: _____
[] Water Facilities: Type _____ MGD _____
[] Transportation: Type _____
[] Mining: Mineral _____
[] Power: Type _____ MW _____
[] Waste Treatment: Type _____ MGD _____
[] Hazardous Waste: Type _____
[] 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 [X] 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:

Vacant (existing land use) / Employment - Light Industrial (planned land use) / IL - Light Industrial (zone district)

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

Development Permit No. P22-02079 was filed by Gomez Architects, Inc. (Applicant) on behalf of MM Properties 2106, LLC. (Property Owner) and proposes the development of a 103,953-square feet (sf.) storage and distribution warehouse and a 6,271-sf. detached building for a total of 110,224 sf. of total building area to be constructed in two phases. The distribution warehouse and detached building would occupy one parcel that totals 6.43 acres located on the southside of West Nielsen Avenue between South Hughes Avenue and South West Avenue at 1625 West Nielsen Avenue, Fresno, CA 93706 (APN 458-060-04). The project also includes two loading docks with space for 14 trucks, and 53 total parking stalls.

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 and "X". If you have already sent your document to the agency please denote that with an "S".

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

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

Starting Date April 3, 2023 Ending Date April 24, 2023

Lead Agency (Complete if applicable):

Consulting Firm: Precision Civil Engineering Applicant: _____
Address: 1234 O Street Address: _____
City/State/Zip: Fresno, CA 93721 City/State/Zip: _____
Contact: Bonique Emerson Phone: _____
Phone: (559) 449-4500

Signature of Lead Agency Representative: Erik Young Date: April 3, 2023

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