

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: Shields and Fowler Business Park Project

Lead Agency: City of Fresno Contact Person: Steven Martinez
 Mailing Address: 2600 Fresno Street, Room 3043 Phone: 559-621-8047
 City: Fresno Zip: 93721-3604 County: Fresno

Project Location: County: Fresno City/Nearest Community: Fresno
 Cross Streets: of East Shields Avenue and North Fowler Avenue Zip Code: 93727

Longitude/Latitude (degrees, minutes and seconds): 36 ° 46 ' 43.14 " N / 119 ° 41 ' 00.23 " W Total Acres: 6.7

Assessor's Parcel No.: 496-192-26S Section: 28 Twp.: 13S Range: 21E Base: _____

Within 2 Miles: State Hwy #: SR 180 Waterways: N/A

Airports: Fresno Yosemite International Airport Railways: UPRR Schools: N/A

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 _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. 65,000 Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: _____
 Water Facilities: Type _____ MGD _____

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: _____

Present Land Use/Zoning/General Plan Designation:

Light Industrial (IL)

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

The Cook Land Company (Applicant) is proposing the construction of a light industrial business park on an undeveloped 6.7-acre parcel (APN 496-192-26S) located at the southwestern corner of East Shields Avenue and North Fowler Avenue in the City of Fresno, Fresno County, California (Project). The Project site has a corresponding Light Industrial (IL) zone district and land use designation. The proposed light industrial business park would consist of eight premanufactured metal shell buildings, including three 5,000-square-foot buildings, five 10,000-square-foot buildings, 152 new vehicle parking spaces, and associated on- and off-site improvements. The premanufactured buildings would be constructed at an off-site location and transported to the Project site for installation. The Project includes additional on- and off-site improvements, including construction of a new internal access roadway; installation of a 6-foot-tall chain link fence with slats along the western and southern property lines of the Project site; installation of off-site street lighting along East Shields Avenue and North Fowler Avenue; construction of on- and off-site sidewalks, curbs, and gutters; construction of on- and off-site driveways and driveway approaches; and installation of on-site landscaping and signage.

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 checked="" type="checkbox"/> Caltrans District # <u>6</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>5</u>
<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 checked="" type="checkbox"/> Fish & Game Region # <u>4</u>	<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 checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u>
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date Friday, February 21, 2025 Ending Date Monday, March 24, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>SWCA Environmental Consultants</u>	Applicant: <u>Cook Land Company</u>
Address: <u>4111 Broad Street, Suite 210</u>	Address: <u>2780 North Miami Avenue</u>
City/State/Zip: <u>San Luis Obispo, CA 93401</u>	City/State/Zip: <u>Fresno, CA 93727</u>
Contact: <u>Annika Kiemm</u>	Phone: _____
Phone: <u>805-243-9389</u>	

Signature of Lead Agency Representative:  Date: 02.21.2025

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