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. 7879 (Paolucci Angelo and Rosanna Dilallo)

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: City of Fresno
Cross Streets: Northwest corner of S. Peach and E. North Avenues near the City of Fresno | Zip Code:
Longitude/Latitude (degrees, minutes and seconds): ____° ____′ ____″ N / ____° ____′ ____″ W | Total Acres: 23.6
Assessor's Parcel No.: 316-071-36, 37,38, 75 | Section: 19 | Twp.: 14S | Range: 21E | Base: Mt. Diablo
Within 2 Miles: State Hwy #: | Waterways:
Airports: - | Railways: - | Schools:

Document Type:

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

Local Action Type:

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

Development Type:

☐ Residential: Units ____ Acres ____
☐ Office: Sq.ft. ____ Acres ____ Employees ____
☐ Commercial: Sq.ft. ____ Acres ____ Employees ____
☒ Industrial: Sq.ft. ____ Acres 23.6 Employees ____
☐ 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:

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

Present Land Use/Zoning/General Plan Designation:

Industrial and residential/AL-20 (Limited Agricuture)/Reserve (Limited Industrial) in Roosevelt Community Plan

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

Allow the rezone of a 3.46-acre, 0.5-acre parcel and a 19.65- acre parcel identified by APNs: 316-071-36, 38 & 75 respectively totaling 23.6 acres from the existing AL-20 (Limited Agricultural; 20-acre minimum parcel size) Zone District to the M-3 (c) (Heavy Industrial, Conditional) Zone District to allow limited industrial uses as requested by the applicant; allow the expansion of an existing inorganic fertilizer manufacturing facility on a 4.12-acre parcel identified by APN 316-071-37 onto the subject 3.46-acre parcel and a 0.5-acre parcel not including 19.65-acre parcel for rezone; and allow a caretaker residence on the parcels. The subject parcels are located on the northwest corner of S. Peach and E. North Avenues approximately 2,704 feet southeast of the nearest city limits of the City of Fresno (APNs: 316-071-36, 37,38, 75) (2976 S. Peach Avenue) (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 and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

X	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	X	Regional WQCB #5
	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
X	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of	X	SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
X	Fish & Game Region #4		Tahoe Regional Planning Agency
X	Food & Agriculture, Department of		Toxic Substances Control, Department of
X	Forestry and Fire Protection, Department of	X	Water Resources, Department of
	General Services, Department of		
X	Health Services, Department of	X	Other: US Fish & Wildlife
	Housing & Community Development	X	Other: San Joaquin Valley Air Pollution Control District
	Native American Heritage Commission		

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

Starting Date January 22, 2025 Ending Date February 21, 2025

Lead Agency (Complete if applicable):

Consulting Firm: County of Fresno
Address: 2220 Tulare Street, 6th Floor
City/State/Zip: Fresno, CA 93721
Contact: Ejaz Ahmad, Project Planner
Phone: (550)600-4204

Applicant: Angelo Paolucci and Rosanna Dilallo
Address: 12716 E. Sierra Avenue
City/State/Zip: Clovis, CA 93619
Phone: (559) 445-0734

Signature of Lead Agency Representative: _____ **Date:** 1-15-25

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