

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: 3185 S. Minnewawa Project

Lead Agency: County of Fresno Contact Person: Alyce Alvarez
 Mailing Address: 2220 Tulare St. 6th Floor Phone: 559-600-9669
 City: Fresno Zip: 93721 County: Fresno

Project Location: County: Fresno City/Nearest Community: Malaga Fresno
 Cross Streets: 3185 S. Minnewawa Zip Code: 93725

Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 19.7

Assessor's Parcel No.: 331-080-09 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: 99 Waterways: Washington Canal
 Airports: _____ Railways: _____ Schools: Malaga, Lone Star, Phoenix, Storey, Juan Felipe

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. 389,013 Acres 19.7 Employees 961 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:

Row Crop/AL-20/Industrial

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

The Project Applicant has submitted an application to rezone the site to facilitate the future development of a warehouse building for industrial uses. Amendment Application (AA) 3875 would rezone the site from AL-20 to the M-3 (Heavy Industrial) zoning district to allow the site to be developed with industrial uses allowed within the M-3 zoning district. The M-3 zoning district would be consistent with the underlying Roosevelt Community Plan land use designation, Industrial. Site Plan Review (SPR) 8419 proposes to develop the site with a single or multi-tenant shell building. The building would have approximately 38,902 square feet for office space and 350,112 square feet for warehouse space and docking doors for a total of 389,013 square feet. To support the building, 67 trailer parking stalls, 481 automobile parking stalls (472 standard vehicle and 9 accessible), and 50 bicycle stalls are proposed. Also proposed is site landscaping, signage and lighting, in conformance with County standards. The site would have two points of ingress/egress on South Minnewawa Avenue. The site currently has an existing 2,200 square foot single family residence that will be demolished at the time of development.

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 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 # <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 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 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 checked="" 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"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date 02/04/2026 Ending Date 03-06-2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Crawford & Bowen Planning</u>	Applicant: <u>RH Hess Development</u>
Address: <u>113 N. Church St #310</u>	Address: <u>3423 Broadway Street, Suite D-5</u>
City/State/Zip: <u>Visalia CA 93291</u>	City/State/Zip: <u>American Canyon / CA / 94503</u>
Contact: <u>Emily Bowen</u>	Phone: <u>925-487-1052</u>
Phone: <u>559-840-4414</u>	

Signature of Lead Agency Representative:  Date: 02/04/2026

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