

Notice of Preparation of a Draft Environmental Impact Report

Date: February 4, 2026

To: Responsible Agencies, Interested Parties and Organizations

Subject: Notice of Preparation of Environmental Impact Report No. 8632 for the 3185 S. Minnewawa Project (Amendment Application No. 3875 and Site Plan Review No. 8419)

Lead Agency: County of Fresno

Project Applicant: RH Hess Development

Contact: Alyce Alvarez, Project Planner
County of Fresno – Department of Public Works and Planning
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Notice is Hereby Given: The County of Fresno (County) is the Lead Agency on the below-described Minnewawa Industrial Development Project (Project) and has prepared a Notice of Preparation (NOP) of an Environmental Impact Report (EIR), pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The NOP is intended to disclose environmental information and to solicit the views of the public, interested parties, and/or agencies as to the scope and content of the environmental information. Specifically, the County is requesting that commenters provide comments on the NOP, identify additional environmental topics (and/or special studies) that they believe need to be explored in the forthcoming EIR, and to identify other relevant environmental issues related to the scope and content of the forthcoming EIR.

Project Title: 3185 S. Minnewawa Project (Amendment Application No. 3875 and Site Plan Review No. 8419)

Project Location: The proposed Project is located on approximately 19.7-acres, approximately 0.5 miles east of Malaga (a census-designated place) at 3185 S. Minnewawa Avenue in Fresno County. The site is approximately 4.5 miles southeast of downtown Fresno and approximately 7 miles west of the City of Sanger. The Project is comprised of assessor's parcel: 331-080-09. See Figure 1 – Regional Location Map and Figure 2 – Site Aerial.

Project Description: 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.

Scope of the Environmental Impact Report: The forthcoming EIR will address the following CEQA Guidelines Appendix G topics: Aesthetics, Agriculture/Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. The EIR will also review Project alternatives as well as cumulative impacts. To support the analysis in the EIR, the following technical studies will be prepared: Air Quality / Greenhouse Gases / Energy Study, Biological Resources Report and Traffic Impact Study.

Document Availability and Public Review Timeline: Due to the time limits mandated by State law, your response to the NOP must be sent *no later than 30 days* after receipt of this notice. The review period for the NOP will be from February 4, 2026 to March 6, 2026. Copies of the NOP can be obtained by request to Alyce Alvarez, whose contact information is given below. Electronic copies can also be accessed on the County's website at: www.co.fresno.ca.us/EIR8632

Public Scoping Meeting: In addition to the opportunity to submit written comments, one online public scoping meeting will be held by the County to inform interested parties about the proposed project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the forthcoming EIR. This meeting will be held on Wednesday, February 18, 2026, at 11:30 a.m. to 12:00 p.m. via Microsoft Teams online meeting. Participants can access the meeting either online or by telephone as follows:

Link: <https://teams.microsoft.com/meet/21837292583359?p=8rYBDbgkmmDcexJpAz>

Meeting ID: 218 372 925 833 59

Passcode: hu3Q2RJ9 or

Call-in [+1 559-494-4226,,53277749#](tel:+1559494422653277749); Conference ID: 532 777 49#

Submitting Comments: Comments and suggestions as to the appropriate scope of analysis of the EIR are invited from all interested parties. Written comments or questions concerning the EIR for the proposed Project should be directed to the County of Fresno's Project Planner at the following address by 5:00 p.m. on March 6, 2026. Please include the commenter's full name and address. Please submit comments to:

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Figure 1 – Regional Location Map



Figure 2 – Site Aerial

