

**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. 8820 and Variance Permit No. 4194

Lead Agency: Fresno County

Contact Person: Dominique Navarrette

Mailing Address: 2220 Tulare St

Phone: 559-600-9668

City: Fresno

Zip: 93721

County: Fresno

**Project Location:** County: Fresno

City/Nearest Community: City of Clovis

Cross Streets: S. McMillin Grade and W. Lincoln Ave.

Zip Code: 93706

Longitude/Latitude (degrees, minutes and seconds): 36 ° 38 ' 52.8 " N / 119 ° 59 ' 2.399 " W Total Acres: 81.32

Assessor's Parcel No.: 035-030-05S

Section: 2

Twp.: 15S

Range: 18E

Base: M.D.B.M.

Within 2 Miles: State Hwy #: N/A

Waterways: N/A

Airports: N/A

Railways: N/A

Schools: N/A

**Document Type:**CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ 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 \_\_\_\_\_☐ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_☐ Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_☐ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_☐ Educational: \_\_\_\_\_☐ Recreational: \_\_\_\_\_☐ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_☐ Transportation: Type \_\_\_\_\_☐ Mining: Mineral \_\_\_\_\_☐ Power: Type \_\_\_\_\_ MW \_\_\_\_\_☐ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_☐ Hazardous Waste: Type \_\_\_\_\_☒ Other: Parcel Creation**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: Wildfire/ Energy**Present Land Use/Zoning/General Plan Designation:**

AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

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

Allow the creation of a 2.18-acre parcel from an existing 81.32-acre parcel located within the AE-20 (Exclusive Agricultural, 20-acre minimum) Zone District.

## 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 type="checkbox"/> Caltrans District # _____                      | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input type="checkbox"/> Regional WQCB # _____                               |
| <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 type="checkbox"/> Fish & Game Region # _____                     | <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 type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Other: _____                                        |
| <input type="checkbox"/> Housing & Community Development                | <input type="checkbox"/> Other: _____                                        |
| <input checked="" type="checkbox"/> Native American Heritage Commission |                                                                              |

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

Starting Date July 10, 2026 Ending Date August 10, 2026

### Lead Agency (Complete if applicable):

|                                               |                                                                |
|-----------------------------------------------|----------------------------------------------------------------|
| Consulting Firm: <u>County of Fresno</u>      | Applicant: <u>Dirk Poeschel Land Development Services Inc.</u> |
| Address: <u>2220 Tulare Street, 6th Floor</u> | Address: <u>923 Van Ness Suite 200</u>                         |
| City/State/Zip: <u>Fresno, CA 93721</u>       | City/State/Zip: <u>Fresno/California/93711</u>                 |
| Contact: <u>Dominique Navarrette</u>          | Phone: <u>(559) 445-0374</u>                                   |
| Phone: <u>559-600-9668</u>                    |                                                                |

Signature of Lead Agency Representative: Dominique Navarrette

Digitally signed by Dominique Navarrette  
Date: 2026.07.09 15:11:49 -07'00'

Date: \_\_\_\_\_

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