

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 Application No. 8911 and Variance Application No. 4208

Lead Agency: Fresno County

Contact Person: Katie Bolton

Mailing Address: 2220 Tulare St

Phone: 559-600-4205

City: Fresno

Zip: 93721

County: Fresno

Project Location: County: Fresno

City/Nearest Community: Lanare

Cross Streets: W. Mount Whitney Ave. and S. Hayes Ave.

Zip Code: 93656

Longitude/Latitude (degrees, minutes and seconds): 36 ° 26 ' 03.22 " N / 119 ° 54 ' 01.66 " W Total Acres: 149.57

Assessor's Parcel No.: 053-200-10s

Section: 22

Twp.: 17S

Range: 19E

Base: M.D.B.M.

Within 2 Miles: State Hwy #: N.A.

Waterways: Riverdale Ditch and Turner Ditch

Airports: N.A.

Railways: N.A.

Schools: Riverdale Elementary School

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: Variance Application

Development Type:

☐ Residential: Units

Acres

☐ Office: Sq.ft.

Acres

Employees

☐ Transportation: Type

☐ Commercial: Sq.ft.

Acres

Employees

☐ Mining: Mineral

☐ Industrial: Sq.ft.

Acres

Employees

☐ Power: Type

MW

☐ Educational:

☐ Waste Treatment: Type

MGD

☐ Recreational:

☐ Hazardous Waste: Type

☐ Water Facilities: Type

MGD

☒ 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:

Agriculture / 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 substandard-sized 2.0-acre parcel and a 147.57-acre parcel from an existing 149.57-acre parcel within the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

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".

☐ 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	☐ Regional WQCB # _____
☐ 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
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☐ Fish & Game Region # _____	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☒ Native American Heritage Commission	

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

Starting Date September 18, 2026 Ending Date October 19, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>N/A</u>	Applicant: <u>Joe Coelho</u>
Address: _____	Address: <u>PO Box 758</u>
City/State/Zip: _____	City/State/Zip: <u>Riverdale, CA 93656</u>
Contact: _____	Phone: <u>559-696-8201</u>
Phone: _____	

Signature of Lead Agency Representative: _____

Date: 9/14/26

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