

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 # 2019049165

Project Title: Environmental Assessment Application No. P18-02233

Lead Agency: City of Fresno, Development and Resource Management Dept Contact Person: Jarred Olsen, Planner III
Mailing Address: 2600 Fresno Street, 3rd Floor, Room 3043 Phone: 559-621-8068
City: Fresno Zip: 93721 County: Fresno

Project Location: County: Fresno City/Nearest Community: Fresno
Cross Streets: East North Avenue and North Orange Avenue Zip Code: 93725
Longitude/Latitude (degrees, minutes and seconds): 36 ° 41 ' 34.39" N / 119 ° 45 ' 44.18" W Total Acres: 3.92
Assessor's Parcel No.: 487-190-02, -03, & -04 Section: 23 Twp.: 14S Range: 20E Base: MDB
Within 2 Miles: State Hwy #: 99 & 41 Waterways: None
Airports: None Railways: B.N.S.F. Schools: Orange Center S.D.

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:

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. 13,325 Acres 3.92 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: _____

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:

Present Land Use: Vacant / Zoning: IH (Heavy Industrial) / General Plan Designation: Heavy Industrial

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

Environmental Assessment No. P18-02233 proposes to construct 13,325 gross square feet (sf) of commercial, retail, fast food, and fuel uses on the 3.92-acre project site. The development would include two phases: development of a 3,062 gross sf 7-Eleven building with 12 gas pumps and a 2,263 gross sf Panda Express restaurant building during Phase 1, and a 5,000 gross sf future retail building and a 3,000 gross sf future fast food building during Phase 2. The Panda Express restaurant, the future fast food building, and the future retail building would include drive-throughs. The project would also include development of the associated infrastructure, parking, and circulation improvements.

State Clearinghouse Contact:

(916) 445-0613

State Review Began:

4 - 29 - 2019

SCH COMPLIANCE

5 - 29 - 2019

Project Sent to the following State Agencies

<input checked="" type="checkbox"/> Resources	<input type="checkbox"/> Cal EPA
<input type="checkbox"/> Boating & Waterways	<input type="checkbox"/> ARB: Airport & Freight
<input checked="" type="checkbox"/> Central Valley Flood Prot.	<input type="checkbox"/> ARB: Transportation Projects
<input type="checkbox"/> Coastal Comm	<input type="checkbox"/> ARB: Major Industrial/Energy
<input type="checkbox"/> Colorado Rvr Bd	<input type="checkbox"/> Resources, Recycl. & Recovery
<input type="checkbox"/> Conservation	<input type="checkbox"/> SWRCB: Div. of Drinking Water
<input checked="" type="checkbox"/> CDFW # 4	<input type="checkbox"/> SWRCB: Div. Drinking Wtr #
<input type="checkbox"/> Cal Fire	<input type="checkbox"/> SWRCB: Div. Financial Assist.
<input type="checkbox"/> Historic Preservation	<input checked="" type="checkbox"/> SWRCB: Wtr Quality
<input checked="" type="checkbox"/> Parks & Rec	<input type="checkbox"/> SWRCB: Wtr Rights
<input type="checkbox"/> Bay Cons & Dev Comm.	<input checked="" type="checkbox"/> Reg. WQCB # 5F
<input type="checkbox"/> DWR	<input type="checkbox"/> Toxic Sub Ctrl-CTC
	<input type="checkbox"/> Yth/Adlt Corrections
	<input type="checkbox"/> Corrections
<input type="checkbox"/> CalSTA	<input type="checkbox"/> Independent Comm
<input type="checkbox"/> Aeronautics	<input type="checkbox"/> Delta Protection Comm
<input checked="" type="checkbox"/> CHP	<input type="checkbox"/> Delta Stewardship Council
<input checked="" type="checkbox"/> Caltrans # 4	<input type="checkbox"/> Energy Commission
<input type="checkbox"/> Trans Planning	<input checked="" type="checkbox"/> NAHC
<input type="checkbox"/> Other	<input type="checkbox"/> Public Utilities Comm
<input type="checkbox"/> Education	<input type="checkbox"/> Santa Monica Bay Restoration
<input type="checkbox"/> Food & Agriculture	<input type="checkbox"/> State Lands Comm
<input type="checkbox"/> HCD	<input type="checkbox"/> Tahoe Rgl Plan Agency
<input type="checkbox"/> OES	<input type="checkbox"/> Conservancy
<input type="checkbox"/> State/Consumer Svcs	<input type="checkbox"/> Other:
<input type="checkbox"/> General Services	

Please note State Clearinghouse Number
(SCH#) on all Comments

SCH#: 2019049165

Please forward late comments directly to the
Lead Agency

AQMD/APCD 7

(Resources: 5 / 4)

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".

_____ Air Resources Board
 _____ Boating & Waterways, Department of
 _____ California Emergency Management Agency
 _____ California Highway Patrol
 _____ X Caltrans District # 6
 _____ Caltrans Division of Aeronautics
 _____ Caltrans Planning
 _____ Central Valley Flood Protection Board
 _____ Coachella Valley Mtns. Conservancy
 _____ Coastal Commission
 _____ Colorado River Board
 _____ Conservation, Department of
 _____ Corrections, Department of
 _____ Delta Protection Commission
 _____ Education, Department of
 _____ Energy Commission
 _____ Fish & Game Region # _____
 _____ Food & Agriculture, Department of
 _____ Forestry and Fire Protection, Department of
 _____ General Services, Department of
 _____ Health Services, Department of
 _____ Housing & Community Development
 _____ Native American Heritage Commission

_____ Office of Historic Preservation
_____ Office of Public School Construction
_____ Parks & Recreation, Department of
_____ Pesticide Regulation, Department of
_____ Public Utilities Commission
_____ Regional WQCB # _____
_____ Resources Agency
_____ Resources Recycling and Recovery, Department of
_____ S.F. Bay Conservation & Development Comm.
_____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____ San Joaquin River Conservancy
_____ Santa Monica Mtns. Conservancy
_____ State Lands Commission
_____ SWRCB: Clean Water Grants
_____ SWRCB: Water Quality
_____ SWRCB: Water Rights
_____ Tahoe Regional Planning Agency
_____ Toxic Substances Control, Department of
_____ Water Resources, Department of

Other: _____
Other: _____

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

Starting Date April 29, 2019 Ending Date May 28, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>City of Fresno Development and Resources</u>	Applicant: <u>Neil Angelillo, Kettleman 99, LP</u>
Address: <u>2600 Fresno Street, Third Floor, Room 3043</u>	Address: <u>1155 W. Shaw Road, Suite #104</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Fresno, CA 93711</u>
Contact: <u>Jarred Olsen, Planner III</u>	Phone: <u>(559) 977-0128</u>
Phone: <u>(559) 621-8068</u>	

Signature of Lead Agency Representative: _____ **Date:** April 22, 2019

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