

# NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE 2740 WEST NIELSEN AVENUE OFFICE/WAREHOUSE PROJECT

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**Date:** September 9, 2022

**To:** State Clearinghouse, Responsible Agencies, Interested Parties and Organizations

**Subject:** Notice of Preparation of an Environmental Impact Report for the 2740 West Nielsen Avenue Office/Warehouse Project in Fresno, CA

**Lead Agency:** City of Fresno  
Planning and Development Department  
2600 Fresno Street, Room 3043  
Fresno, CA 93721  
(559) 621-8277  
[Planning@fresno.gov](mailto:Planning@fresno.gov)

**Contact:** Steven Martinez  
Planner  
City of Fresno – Planning and Development Department  
2600 Fresno Street, Room 3043  
Fresno, CA 93721  
(559) 621-8047  
[Steven.Martinez@fresno.gov](mailto:Steven.Martinez@fresno.gov)

**Comment Period:** September 9, 2022 to October 10, 2022

***Si necesita información en Español, comuníquese con Juan Lara al teléfono (559) 621-8075 o por correo electrónico a [Juan.Lara@fresno.gov](mailto:Juan.Lara@fresno.gov).***

**Notice is Hereby Given:** The City of Fresno (City) is the Lead Agency on the below-described 2740 West Nielsen Avenue Office/Warehouse Project (proposed project) and has prepared a Notice of Preparation (NOP) of an Environmental Impact Report (EIR), pursuant to the California Environmental Quality Act (CEQA). The NOP is intended to solicit the views of the public, interested parties, and/or agencies as to the scope and content of the environmental information which is relevant to you or your agency's statutory responsibilities in connection with the proposed project. Specifically, the City is requesting that commenters identify 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:** 2740 West Nielsen Avenue Office/Warehouse Project (Development Permit Application No. P21-02699 and Tentative Parcel Map No. P21-05930) (State Clearinghouse No. 2022050265)

**Project Location:** The proposed project is located on approximately 48.03 acres at 2740 West Nielsen Avenue: Northeast of intersection of North Marks Avenue and West Nielsen Avenue in

Fresno, California (Assessor's Parcel Numbers [APNs]: 458-020-71 and 458-020-72). The project site is bounded to the north by vacant, undeveloped land, to the east by North Hughes Avenue, to the south by West Nielsen Avenue, and to the west by North Marks Avenue. The attached Figure 1 shows the regional and local context of the project location.

**Project Description:** The proposed project would result in the construction of four office/warehouse buildings that would be configured for heavy industrial uses by tenants that have not been identified. The proposed buildings would result in a total gross floor area of approximately 901,438 square feet. The buildings' exterior would be up to 44 feet high with an interior height of up to 36 feet and designed with a total of 201 loading dock doors on the north and south sides of the buildings. The four buildings would be comprised of the following: Building 1 would be 468,812 square feet and would provide 122 loading dock doors; Building 2 would be 248,786 square feet and would provide 46 loading dock doors; Building 3 would be 93,074 square feet and would provide 18 loading dock doors; and Building 4 would be 90,766 square feet and would provide 15 loading dock doors. Figure 2 shows the project site plan.

A total of 594 on-site parking spaces would be provided for vehicles and trucks. Of the 594 parking spaces, 385 spaces would be dedicated for standard vehicles, 11 spaces would be dedicated for accessible standard vehicles, and 10 spaces would be dedicated for accessible vans. The remaining 188 spaces would be dedicated for trailers and would be located along the eastern and western edges of the project site and would be located behind two 8-foot-tall gates, which would be installed to separate the general parking area from the truck storage and dock loading area.

**Areas of Potential Environmental Effects:** The EIR will evaluate the potential environmental impacts related to the proposed project, after having first established the environmental setting, or baseline, for the environmental analysis. The significance of potential impacts, cumulative impacts, and appropriate mitigation measures associated with the proposed project will be thoroughly discussed in the EIR. The EIR will be comprehensive and will evaluate each of the environmental issue topics required by CEQA. The individual environmental topics include:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

In addition, in accordance with Section 15126.6 of the CEQA Guidelines, the EIR will assess a range of reasonable alternatives to the project. The range of alternatives to be addressed will include alternatives that are specifically required by CEQA (e.g., the No Project Alternative), as well as other alternatives (intended to reduce or eliminate potentially significant impacts) as identified through the coordinated consultation and planning process.

**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 publication of this notice. The review period for the NOP will be from September 9, 2022, to October 10, 2022. All documents related to this project are available for public review during normal business

hours (Monday - Friday, 8:00 A.M. – 5:00 P.M.) by appointment only, at the Planning and Development Department at 2600 Fresno Street, Room 3043, Fresno, CA 93721. Electronic copies may also be requested for review. Please contact Steven Martinez via e-mail or by phone to request electronic copies or to schedule an appointment to view documents. Documents related to this project can also be accessed on the City's website at: <https://www.fresno.gov/darm/planning-development/plans-projects-under-review/>.

**Public Scoping Meeting:** The CEQA process encourages comments and questions from the public throughout the planning process. Pursuant to Section 15083 of the CEQA Guidelines, a Public Scoping Meeting will be held to solicit public comments on the scope and content of the EIR. A public scoping meeting for this project will be conducted virtually at 6:00 PM on Thursday, September 22, 2022. The webinar information is provided below:

Via Zoom online meeting at: <https://bit.ly/2740WestNielsen>  
Or by Phone at: +1 669 444 9171 US  
Webinar ID: 868 6600 9238  
Passcode: 154493

**Submitting Comments:** Comments and suggestions as to the appropriate scope of analysis of the EIR are encouraged from all interested parties. If you wish to provide comments or ask questions about the EIR, you may do so by written letter sent via post mail to the address below or via written email to [PublicCommentsPlanning@fresno.gov](mailto:PublicCommentsPlanning@fresno.gov) (CC [Steven.Martinez@fresno.gov](mailto:Steven.Martinez@fresno.gov)). Comments must include the commenter's full name, address, phone number, and/or email so you may be contacted for clarification, if necessary. Please submit comments to Steven Martinez no later than 5:00 PM on October 10, 2022.

Steven Martinez  
Planner  
City of Fresno – Planning and Development Department  
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Fresno, CA 93721  
(559) 621-8047  
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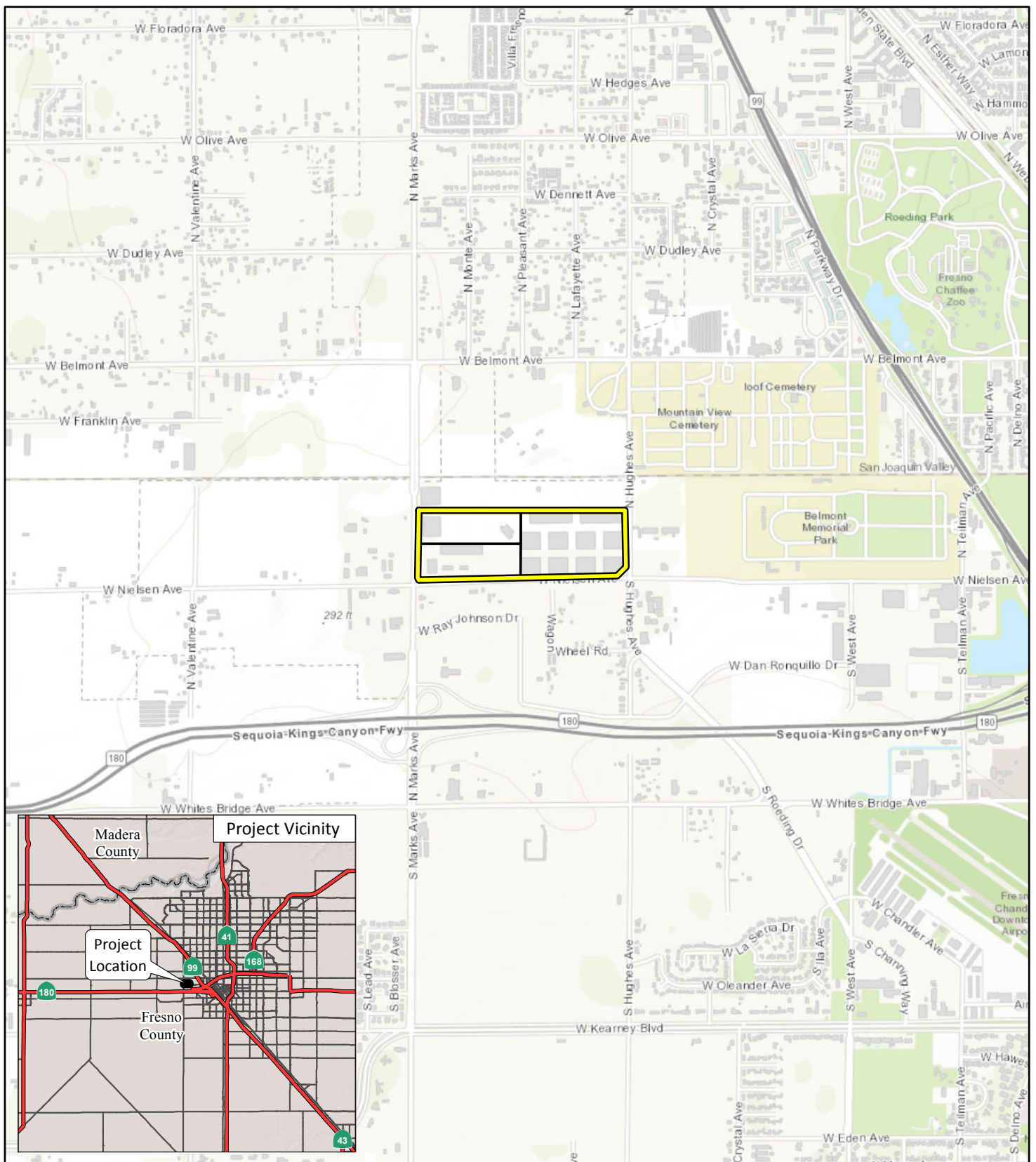


FIGURE 1

LSA

LEGEND

- Project Location
- Proposed Parcels



0 1000 2000  
FEET

SOURCE: Esri Topographic Map (2021)

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2740 West Nielsen Avenue Office/Warehouse Project  
Regional Project Location

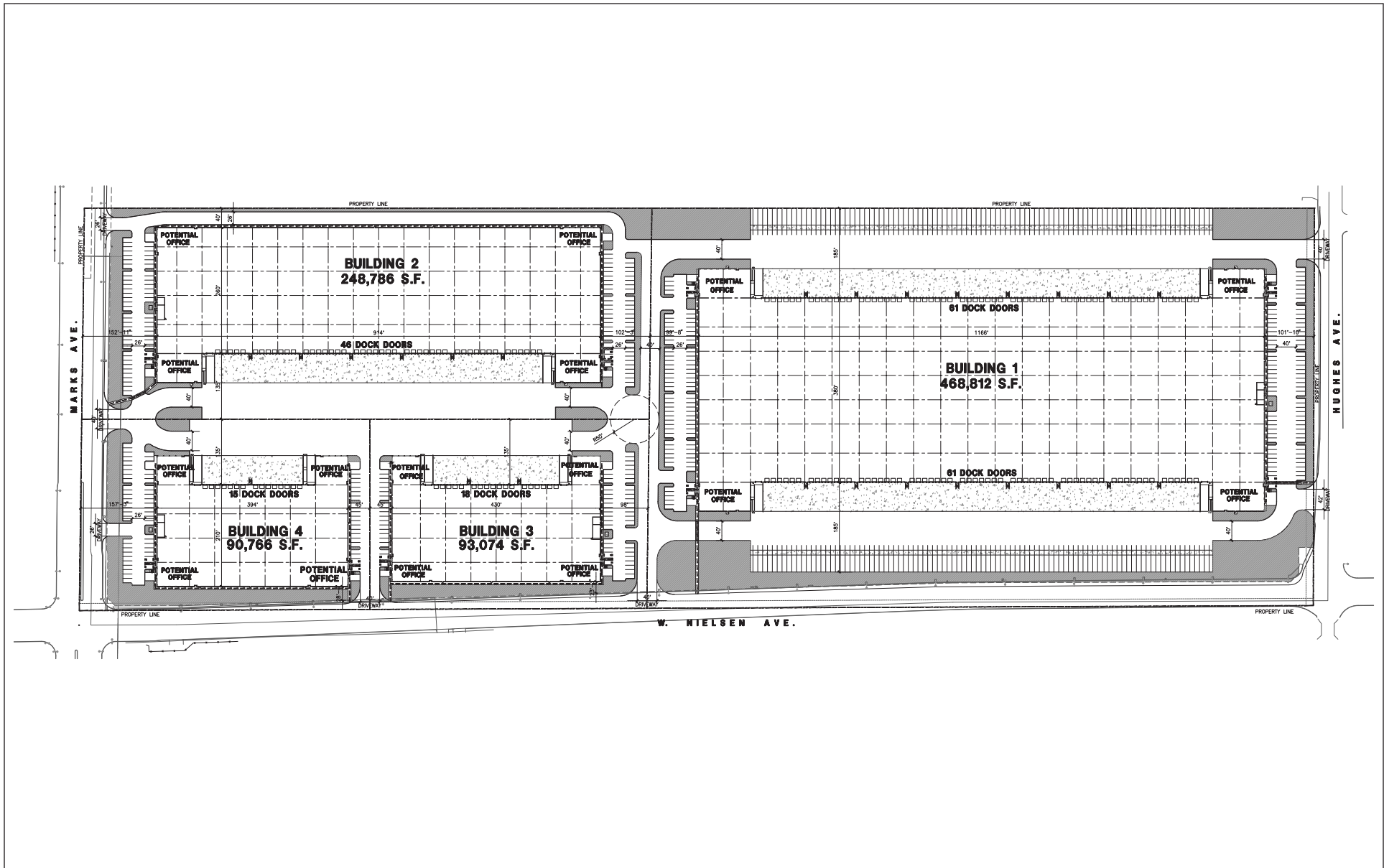


FIGURE 2