



# 2740 West Nielsen Avenue Office/Warehouse Project Environmental Impact Review Scoping Meeting

September 22, 2022



# Scoping Meeting Agenda

- Purpose of the Scoping Meeting
- Environmental Impact Report (EIR)
  - What is an EIR?
  - EIR Process
- Project Overview
- Environmental Topics to be Addressed in the EIR
- Scoping Meeting Comments

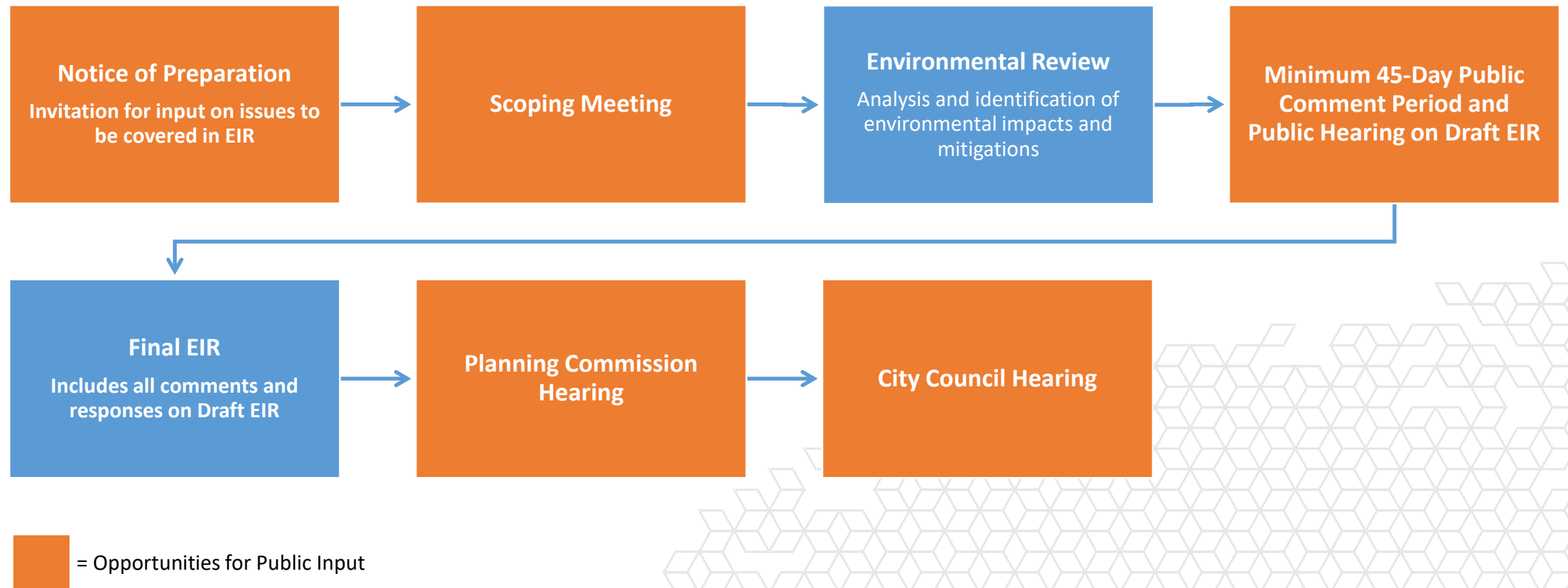
# Purpose of the Scoping Meeting

- Provide first opportunity for **public participation** in the overall California Environmental Quality Act (CEQA) process for the EIR.
- Allow the public to **identify environmental issues** to be analyzed in the EIR.

# Environmental Impact Report (EIR)

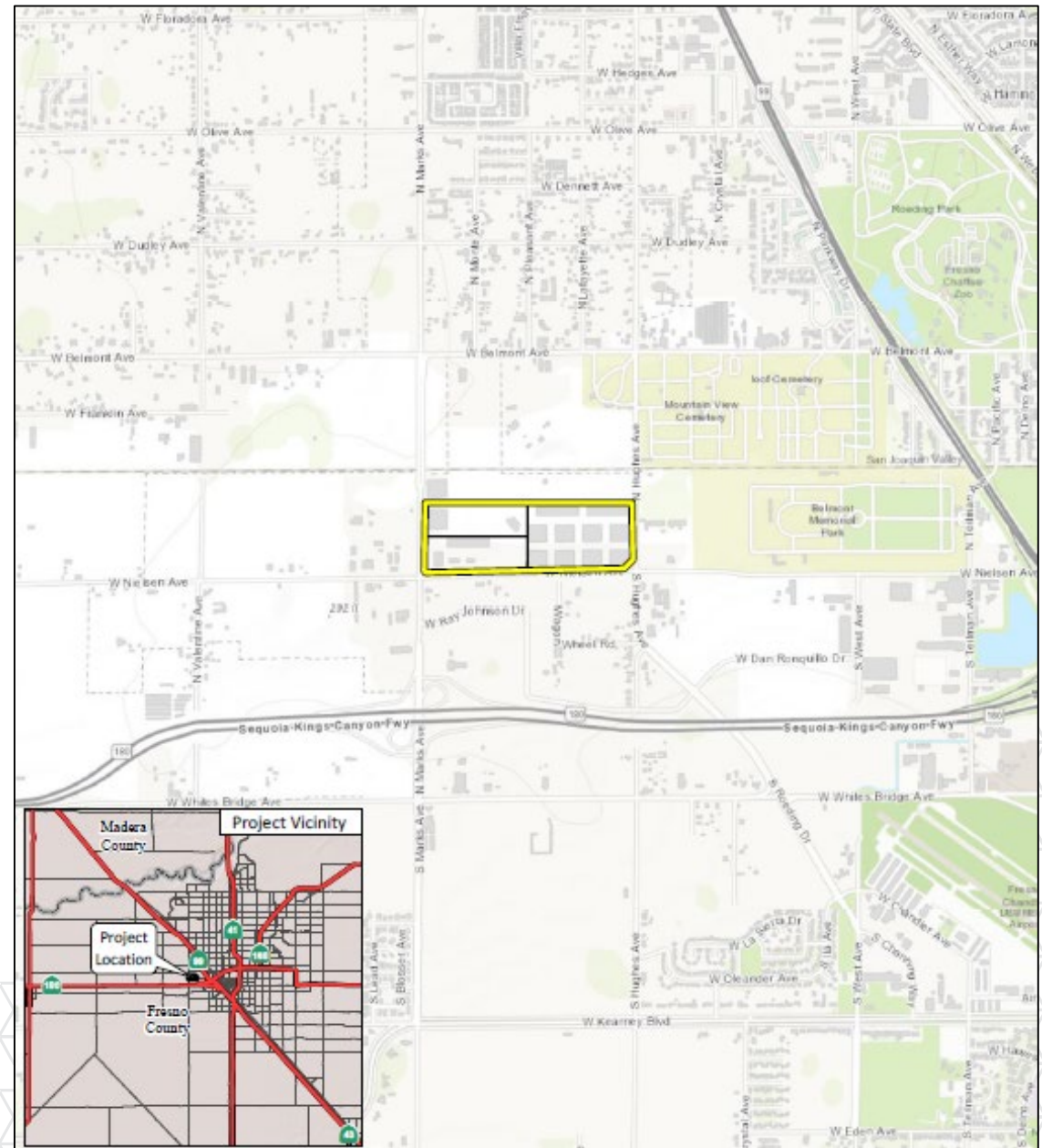
- The **California Environmental Quality Act (CEQA)** is the State's primary environmental protection law.
- CEQA requires that public agencies **disclose the potential environmental impacts** of projects that have a physical effect on the environment.
- The CEQA document identifies way to avoid or lessen potential environmental impacts by incorporating mitigation measures or analyzing alternatives to the proposed project.

# EIR Process



# Project Overview

- 48.03 ac. project site at 2740 W. Nielsen on northeast corner of N. Marks and W. Nielsen Avenues
- Four office/warehouse buildings that would be configured for heavy industrial uses totaling 901,438 square feet
- Future tenants have not yet been identified

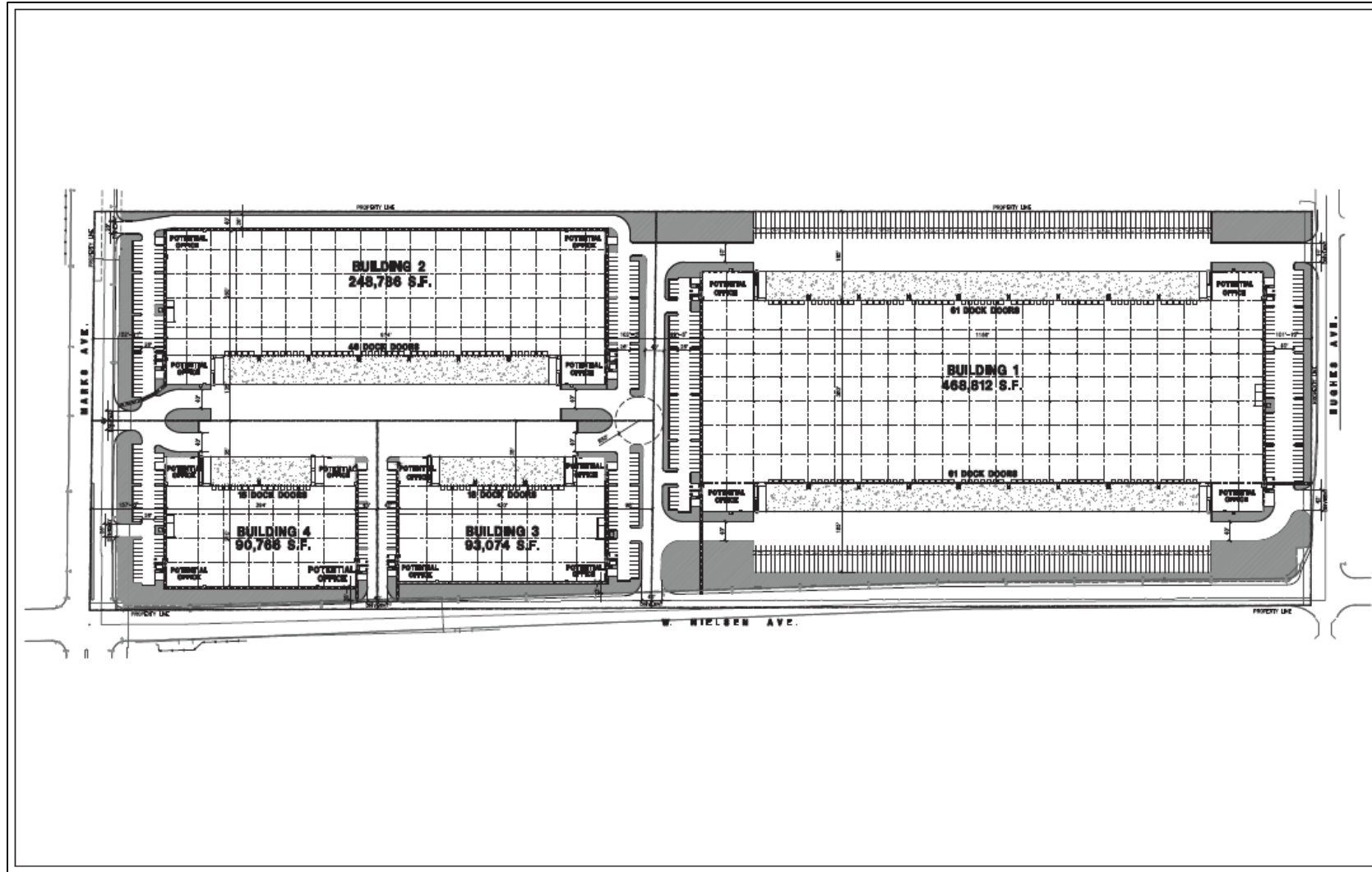


# Project Overview

- A total of 594 on-site parking spaces would be provided for vehicles and trucks/trailers
- The project would also include a total of 201 loading dock doors
- Construction of the proposed project is anticipated to occur in two phases occurring over a total 24-month period starting in the third quarter of 2023 and ending in 2025
- Project would require: Development Permit and Tentative Parcel Map



# Project Overview





# Environmental Topics to be Addressed in the EIR

- 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

# Scoping Meeting Comments

Comments on the scope of the EIR should specify the following:

- The environmental topic that should be included in the EIR.
- Reasons why the proposed project has the potential to result in a significant impact.

# Scoping Meeting Comments

When submitting written comments, please write legibly and include the following information:

- Name
- Comment subject(s)
- Comment

The EIR is a public document and your name and comments will be displayed in the Draft EIR.

Comments are due prior to the  
**close of the Scoping Period at 5:00 p.m. on October 10, 2022.**

# Scoping Meeting Comments

Written comments should be submitted to:

Steven Martinez, Planner

City of Fresno

Planning and Development Department

2600 Fresno Street, Room 3043

Fresno, CA 93721

(559) 621-8047

Email: [Steven.Martinez@fresno.gov](mailto:Steven.Martinez@fresno.gov)

# Public Comments

## **LSA CONTACT INFORMATION**

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**LSA**