

**NOTICE OF AVAILABILITY OF A RECIRCULATED DRAFT
ENVIRONMENTAL IMPACT REPORT FOR THE 2740 WEST NIELSEN
AVENUE OFFICE/WAREHOUSE PROJECT**

Date: April 4, 2023

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

Subject: Notice of Availability of a Recirculated Draft Environmental Impact Report for the 2740 West Nielsen Avenue Office/Warehouse Project in Fresno, CA

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Comment Period: April 4, 2023 to May 19, 2023

Notice is hereby given that the City of Fresno (City) is the Lead Agency on the below-described 2740 West Nielsen Avenue Office/Warehouse Project (proposed project) and has completed a Recirculated Draft Environmental Impact Report (EIR), pursuant to the California Environmental Quality Act (CEQA).

Project Title: 2740 West Nielsen Avenue Office/Warehouse Project (Development Permit Application No. P21-02699 and Tentative Parcel Map Application 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.

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.

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.

Recirculated Draft EIR: A Draft EIR was previously circulated from February 24, 2023 with an end date of April 10, 2023. As per State CEQA Guidelines Section 15088.5, a lead agency is required to recirculate an EIR when significant new information is added to the EIR, or when recirculation occurs after giving public notice of the availability of the Draft EIR for public review and before certification of the EIR. The Recirculated Draft EIR includes Chapter 6.0, CEQA-Required Assessment Conclusions, and Chapter 7.0, Report Preparation. In compliance with the California Public Resources Code (PRC) Section 21092.1 and State CEQA Guidelines Section 15088.5, the City has prepared this Recirculated Draft EIR to include Chapters 6.0 and 7.0 that were previously omitted from the Draft EIR.

Anticipated Significant Environmental Effects: The Draft EIR (February 2023) identifies potential significant effects in the following areas:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Hazards and Hazardous Materials
- Noise
- Tribal Cultural Resources

Mitigation measures identified in the Draft EIR would reduce potentially significant effects to less-than-significant levels in all areas. The project site is not contaminated and is not identified as cleanup site as defined by Government Code Section 65962.5.

Public Review Period: The City is circulating the Recirculated Draft EIR for public review and comment for a period of 45 days (April 4, 2023 to May 19, 2023), which is consistent with Section 15105(a) of the State CEQA Guidelines. As described further in Section 15088.5(f) of the State CEQA Guidelines, recirculating an EIR can result in the lead agency receiving more than one set of comments from reviewers. The lead agency may identify the set of comments to which it will respond by: (1) requiring reviewers to submit new comments when an EIR is substantially revised and the entire document is recirculated; or (2) requesting that reviewers limit their comments to only the revised chapter or portions of the Recirculated EIR. In no case shall the lead agency fail to respond to pertinent comments on significant environmental issues.

In this case, the revised portions of the Draft EIR include Chapter 6.0, CEQA-Required Assessment Conclusions, and Chapter 7.0, Report Preparation, and the City will accept and respond to all comments on all chapters received between February 24, 2023 through May 19, 2023.

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. In addition, some references used in the Draft EIR are physical copies and/or copyright protected and are only available in person at the Planning and Development Department. 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>.

Written comments concerning the Draft EIR are due by 5:00 P.M. on May 19, 2023 and should be submitted to Steven Martinez (contact information provided above).