

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

Date: February 24, 2023

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

Subject: Notice of Availability of a Draft 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

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

Comment Period: February 24, 2023 to April 10, 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 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 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.

Anticipated Significant Environmental Effects: The Draft EIR 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 of Fresno will receive public comments on the Draft EIR from February 24, 2023 through April 10, 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. 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 April 10, 2023 and should be submitted to Steven Martinez (contact information provided above).