

FILED

OCT 09 2023

TIME 4:05 pm

NOTICE OF DETERMINATION

TO: County Clerk
 County of Fresno
 2220 Tulare Street, 1st Floor
 Fresno, CA 93721

FROM: City of Fresno
 2600 Fresno Street, Room 3043
 Fresno, CA 93721
 Contact: Steven Martinez, Planner II
 Phone: (559) 621-8047

By Steven Martinez
 FRESNO COUNTY CLERK
 DEPUTY

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number: 2022050265

Project Title: 2740 West Nielsen Avenue Office/Warehouse Project (Development Permit Application No. P21-02699 and Vesting Tentative Parcel Map Application No. P21-05930 [TPM-2021-09])

Project Applicant: Jake Kurth - Scannell Properties
8801 River Crossing Boulevard, Suite 300
Indianapolis, IN 46240

Project Location: Northeast of the intersection of North Marks Avenue and West Nielsen 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. The proposed project would also result in the subdivision of the subject property into four parcels: Parcel A ± 11.68 acres, Parcel B ± 5.38 acres, Parcel C ± 5.14 acres, Parcel D ± 26.15 acres.

This is to advise that the City of Fresno as Lead Agency has approved the above described project on October 4, 2023 and has made the following determinations regarding the above described project:

1. The Project will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Program was adopted for this project.
5. A Statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

All environmental documents are available for public review during normal business hours (Monday - Friday, 8:00 A.M. - 5:00 P.M.) at the Planning and Development Department at 2600 Fresno Street, Room 3043, Fresno, CA 93721. The environmental documents are also available on the City's website at the following link: <https://www.fresno.gov/planning/plans-projects-under-review/>.

Signature: Steven Martinez

Name & Title: Steven Martinez - Planner II

Project Approval Date: October 4, 2023

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.