

# NOTICE OF DETERMINATION

E202210000110

**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  
Phone: (559) 621-8047

**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. P25-00886)

**Project Applicant:** Walker Williams - Scannell Properties  
3468 Mt. Diablo Boulevard, Suite B115  
Lafayette, CA 94549


**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 three office/warehouse buildings that would be configured for heavy industrial uses. The proposed buildings would result in a total gross floor area of approximately 810,666 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 157 loading dock doors on the north and south sides of the buildings. The three buildings would be comprised of the following: Building 1 would be 468,796 square feet and would provide 122 loading dock doors; Building 2 would be 248,786 square feet and would provide 17 loading dock doors; and Building 3 would be 93,084 square feet and would provide 18 loading dock doors. A total of 821 on-site parking spaces would be provided for vehicles and trucks.

This is to advise that the City of Fresno as Lead Agency has approved the above described project on May 15, 2025 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:**   
**Name & Title:** Steven Martinez, Planner  
**Project Approval Date:** May 15, 2025

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

FILED

MAY 16 2025

TIME  
3:53 pm

By  FRESNO COUNTY CLERK  
DEPUTY