

E202510000250

CITY OF FRESNO
NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION

Filed with the
FRESNO COUNTY CLERK
2220 Tulare Street, Fresno, CA 93721

**ENVIRONMENTAL ASSESSMENT NO. P23-01154 FOR
DEVELOPMENT PERMIT APPLICATION NO. P23-01154**

APPLICANT:

Brandon Rodriguez, Style-Line Construction Inc. on behalf
of
Amolak Singh, NKRS Trucking
4186 West Swift Avenue, Suite 106
Fresno, CA 93722

FILED
OCT 09 2025 TIME 9:20am
FRESNO COUNTY CLERK
By [Signature] DEPUTY

PROJECT LOCATION:

3293 West Nielsen Avenue; Located between West Marks
Avenue and North Valentine Avenue, Fresno, CA in the City
and County of Fresno, California (See Exhibit A - Vicinity
Map)

APN: 326-160-19, 20

Site Latitude: 36° 44' 33.504" N
Site Longitude: -119° 51' 2.2788"W
Mount Diablo Base & Meridian, Township 14S, Range 19E,
Sections 1

PROJECT DESCRIPTION:

Development Permit and Environmental Assessment No. P23-01154, the NKRS Trucking Facility Project (project) was filed by the applicant, Brandon Rodriguez, Style-Line Construction, Inc., on behalf of Amolak Singh, NKRS Trucking. The applicant proposes to develop two parcels (APNs 326 160 19 and 326-160-20) that are each 2.38 acres, totaling approximately 4.76 acres at the south side of West Nielsen Avenue between West Marks Avenue and North Valentine Avenue (Figure 1). The proposed project includes the development of a trucking facility that would provide general automotive work, including minor repairs and major engine and transmission rebuilding or replacement.

The 4.76-acre project site (5.08 acres including improved right-of-way) is flat, vacant, and undeveloped, except for hurricane fencing with barbed wire and a gate. The project site is not currently served by utilities; however, there are existing overhead power lines on the south side of West Nielsen Avenue. An unpaved access road exists on the eastern parcel of the project site, and primary and secondary access to the project site would be provided by West Nielsen Avenue (a two-lane paved road with no sidewalks), which is defined by the California Department of Transportation (Caltrans) as a Major

Collector. California State Route (SR) 180, which runs east–west and provides regional access, is located approximately 900 feet south of the project site and is separated from the project site by two parcels (APNs 326-16-007 and 326-15-030). Surrounding land uses include autobody facilities, trucking facilities, construction equipment facilities, and storage facilities and vacant land.

Construction of the project would take place in two phases. Phase 1 would consist of site preparation and construction of Buildings #100 and #200 and is expected to take approximately 10 to 12 months, beginning in late 2024. Building #300 would be constructed as part of Phase 2 construction, which is anticipated to occur within 2 to 3 years of the completion of Phase 1 and is anticipated to last for 6 to 9 months. The facility is expected to be operational in the Spring of 2026. A maximum of 12 construction workers would be required during peak construction.

The proposed site improvements include the following:

- Site preparation, including clearing and grubbing.
- Grading and undergrounding of utilities. Approximately 162,625 square feet would be paved with asphalt per Fresno County Department of Public Works Standards P-21, P-22, and P-23.
- Construction of Buildings #100 and #200 and the retention basin.
- Paving and architectural coating.
- Paving of West Nielsen Avenue.
- Construction of Building # 300 (Phase 2).

As part of project development, three buildings are proposed on-site (Figure 2):

- Building #100 is a proposed 3,000-square-foot dispatch office building with an office area and restrooms and is part of Phase 1 of the project. The office building would be constructed in the northeastern corner of the project site along the West Nielsen Avenue frontage. The proposed office building would be approximately 15 feet 8 inches in height.
- Building #200 is a proposed 9,000-square-foot metal building that would serve as the truck repair/maintenance shop and is also part of Phase 1 of the project. The shop building would include two enclosed drive-through truck service bays and one truck parking bay used for truck inspections and pre-service staging. Once constructed, all repairs would be performed inside the proposed shop building to limit noise generated from truck repairs to the interior and enclosed spaces within the building. Noise generated from the operation of the shop would primarily come from a proposed five-horsepower compressor located inside the building. The shop would include an area for the storage of parts, offices, restrooms, a lunchroom, and a tool room. The shop building would be located on the eastern frontage of the project site approximately 158 feet south of the proposed office building (Building #100). The shop building would be approximately 19 feet 3 inches high and would contain a fire sprinkler system.
- Building #300 would be constructed as part of Phase 2 of the project and would serve as office space. This building would be located in the northwestern corner of the project site. Building #300 would be approximately 16 feet in height.

An approximately 5,000-square-foot retention basin would be installed along the West Nielsen Avenue frontage between Buildings #100 and #300 (Figure 2). This retention basin would provide on-site water filtration.

The project includes the construction of a truck parking lot area that would include approximately 56 truck parking stalls, as well as 27 car and van parking stalls, including two accessible parking stalls, one accessible van parking stall, and two Electric Vehicle (EV) charging stations with six EV-capable parking stalls. All trucks and cars would be parked within the paved area of the project site.

The proposed vehicular access to the project site includes a one-way truck entry on the eastern parcel and a one-way truck exit on the western parcel. Vehicle ingress and egress would be allowed on the eastern parcel. All vehicle traffic would enter and exit the facility via West Nielsen Avenue and the project would not permanently alter pedestrian or vehicle access to the project site.

Proposed off-site improvements along West Nielsen Avenue include 51-foot-wide permanent paving along approximately 328 linear feet of project site frontage for improved access, a 12-foot-wide concrete sidewalk, and 6-inch curb and gutters along the south side of West Nielsen Avenue.

The existing overhead utility lines would be undergrounded per City of Fresno Municipal Code Section 15-2017 (Underground Utilities) prior to the proposed street paving. The proposed water utilities improvements include the construction of approximately 840 linear feet of a 14-inch water main (including City fire hydrants) from the existing 14-inch water main located on West Nielsen Avenue, west across the project frontage.

Landscaping activities include the removal of two eucalyptus (*Eucalyptus* sp.) trees and the planting of approximately nine Chinese pistache (*Pistacia chinensis*) and seven Natchez crape myrtle (*Lagerstroemia indica* x *fauriei* 'Natchez') trees (Figure 3). Approximately 124 shrubs would be planted to provide visual screening and shading along the northwestern property boundary. An approximate 278.6-linear-foot irrigation lateral would be installed, in addition to an approximate 176.6-linear-foot irrigation mainline throughout the site for landscaping irrigation.

The hours of operation would be from 8:00 a.m. to 5:00 p.m. Monday through Friday. The facility would be private and not open to the public. Approximately six employees would be on-site during operation. Per the Institute of Transportation Engineers (ITE) rates for General Light Industrial (Land Use 110), the proposed project is estimated to generate approximately 123 daily driveway trips, 18 AM peak hour driveway trips, and 17 PM peak hour driveway trips.

Security measures include the addition of 6-foot-tall wrought-iron fencing and gates along the West Nielsen Avenue frontage and 6-foot-high chain-link fencing along the remaining property perimeter. Site lighting would be provided by two 34-foot-tall light posts, and security cameras would be installed. Two streetlights would also be installed on the south side of West Nielsen Avenue, and all lighting would be shielded and directed downward to limit off-site light spillover to highway traffic and the environment.

The project will also require dedications, vacations, and/or acquisitions for public street rights-of-way and utility easements as well as the construction of public facilities and infrastructure in accordance

with the standards, specifications and policies of the City of Fresno in order to facilitate the future proposed development of the subject property.

The City of Fresno has prepared an Initial Study of the above-described project and proposes to adopt a Mitigated Negative Declaration.

Pursuant to the California Environmental Quality Act (CEQA) Guidelines §§ 15070 to 15075, this project has been evaluated with respect to each item on the CEQA Guidelines Appendix G Environmental Checklist Form (Initial Study Checklist) to determine whether this project may cause any significant effect on the environment.

The completed Initial Study Checklist, its associated narrative, technical studies and mitigation measures reflect research and analyses conducted to examine the interrelationship between the proposed project and the physical environment. Based upon the Initial Study evaluation, it was determined that there are project specific foreseeable impacts which require mitigation measures. With the project specific mitigation, there is no substantial evidence in the record that this project may have additional significant, direct, indirect or cumulative effects on the environment that are significant.

The Initial Study has concluded that the proposed project will not result in any adverse effects, which fall within the "Mandatory Findings of Significance" contained in § 15065 of the State CEQA Guidelines. The finding is, therefore, made that the proposed project will not have a significant adverse effect on the environment.

Public notice has been provided regarding staff's finding in the manner prescribed by § 15072 of the CEQA Guidelines and by § 21092 of the PRC Code (CEQA provisions).

Additional information on the proposed project, including the proposed environmental finding of a Mitigated Negative Declaration and the Initial Study may be obtained from the Planning and Development Department, Fresno City Hall, 2600 Fresno Street, 3rd Floor, Room 3043, Fresno, California 93721 3604. Please contact Thomas Veatch at (559) 621-8076 or via email at thomas.veatch@fresno.gov for more information.

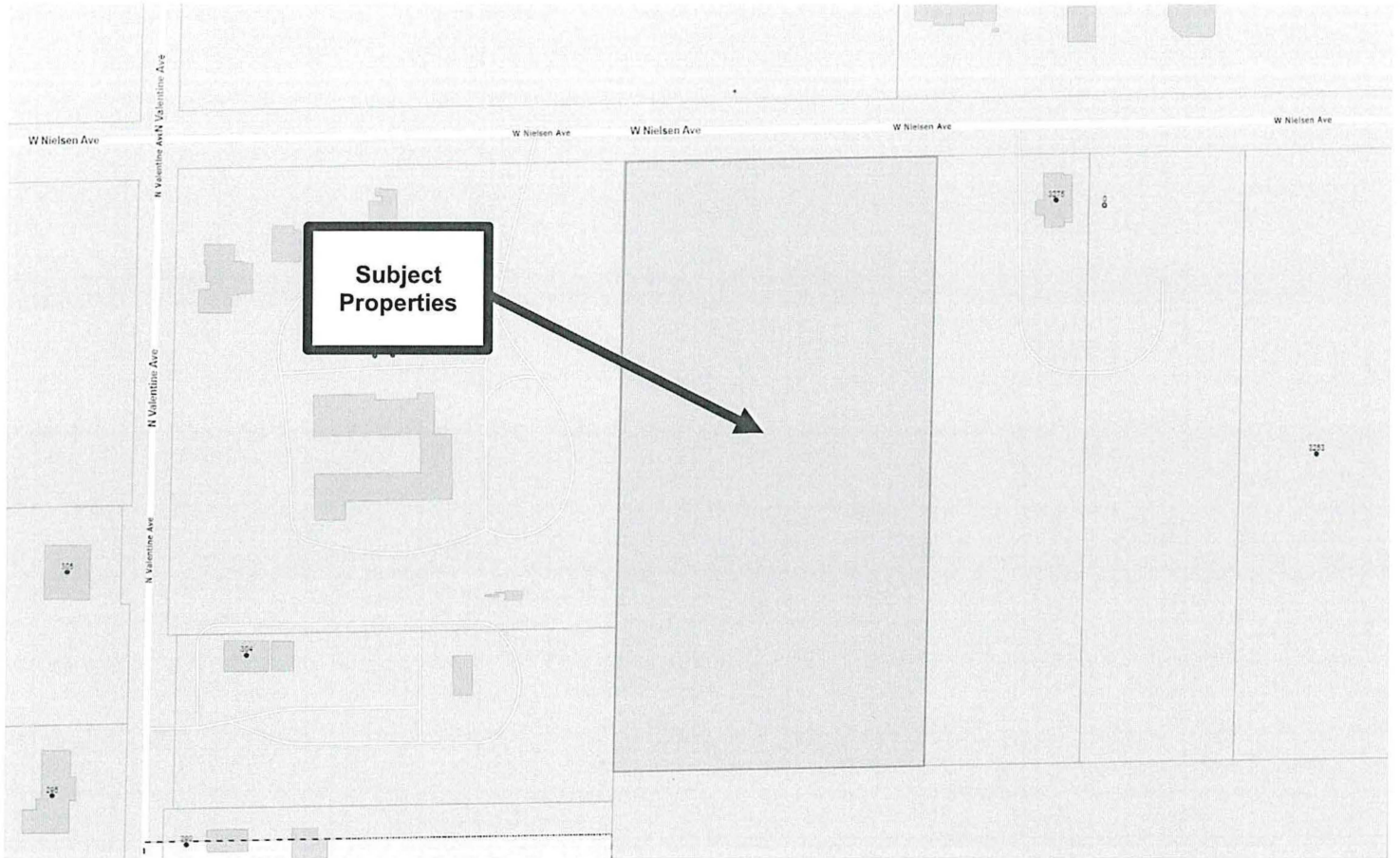
ANY INTERESTED PERSON may comment on the proposed environmental finding. Comments must be in writing and must state (1) the commentor's name and address; (2) the commentor's interest in, or relationship to, the project; (3) the environmental determination being commented upon; and (4) the specific reason(s) why the proposed environmental determination should or should not be made. Any comments may be submitted at any time between the publication date of this notice and close of business on October 30, 2025. Please direct comments to Thomas Veatch, Planner City of Fresno Planning and Development Department, City Hall, 2600 Fresno Street, Room 3043, Fresno, California, 93721-3604; or by email to thomas.veatch@fresno.gov.

E2025/0000250

INITIAL STUDY PREPARED BY: Thomas Veatch, Planner	SUBMITTED BY:  Ralph Kachadourian, Supervising Planner
DATE: October 10, 2025	
Attachments: Exhibit A – Vicinity Map	

Vicinity Map

E202510000250



Subject property to developed
(±4.76 acres)



PLANNING AND DEVELOPMENT DEPARTMENT

Environmental Assessment No.
P23-01154
Development Permit Application
No. P23-01154

PROPERTY ADDRESS

3293 West Neilsen Avenue
APN: 330-021-31

Existing Planned Land Use: Employment –
Business ParkI

Existing Zone District: BP/UGM (*Business
Park/Urban Growth Management*)

By: T. Veatch
October 10, 2025



State of California - Department of Fish and Wildlife
**2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:

E202510000250

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF FRESNO	LEAD AGENCY EMAIL	DATE 10/09/2025
COUNTY/STATE AGENCY OF FILING FRESNO COUNTY	DOCUMENT NUMBER E202510000250	

PROJECT TITLE

EA NO. P23-01154 FOR DEVELOPMENT PERMIT APP. NO P23-01154

PROJECT APPLICANT NAME CITY OF FRESNO	PROJECT APPLICANT EMAIL	PHONE NUMBER
PROJECT APPLICANT ADDRESS 2600 FRESNO STREET, ROOM 3043	CITY FRESNO	STATE CA
		ZIP CODE 93721

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$4,123.50	\$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	0.00
☒ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	0.00

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
☐ County documentary handling fee	\$50.00	\$	0.00
☒ Other NOI		\$	0.00

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ **0.00**

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Cierra Loera Deputy Clerk
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