# Exhibit W-1
# Public Comments Package One

## Regular Council Meeting

RECEIVED
2023 DEC 12 P 2:17
CITY OF FRESNO
CITY CLERK'S OFFICE

## December 14, 2023

# FRESNO CITY COUNCIL

City of FRESNO

# Public Comment Packet

**ITEM(S)**

**10:00AM (ID 23-1691)** HEARING to consider Development Permit Application No. P21-02699, Vesting Tentative Parcel Map No. 2021-09, and related Final Environmental Impact Report (FEIR), State Clearinghouse (SCH) No. 2022050265, regarding an Office/Warehouse Project located on approximately ± 48.03 acres of property at the northeast intersection of North Marks and West Nielsen Avenues (Council District 3)

1. CERTIFY Final Environmental Impact Report (SCH No. 2022050265), apply the Council's independent judgment and analysis to the review, and then adopt the resolution certifying the FEIR as having been completed in compliance with the California Environmental Quality Act (CEQA) on the proposed Final EIR and comments thereon; and;

a. ADOPT the Water Supply Assessment (WSA) attached to the FEIR as Appendix K in compliance with Section 10910 of the California Water Code and Section 15155 of the CEQA Guidelines, and adopt the WSA as a technical addendum to the Environmental Impact Report; and,

b. ADOPT Findings of Fact pursuant to CEQA Guidelines Section 15091; and,

c. ADOPT a Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Guidelines section 15097; and,

2. DENY the appeal and UPHOLD the action of the Planning Commission in the approval of Development Permit Application No. P21-02699 which requests authorization to construct four office/warehouse buildings with a total gross floor area of approximately ± 901,438 square feet, subject to compliance with the Conditions of Approval dated October 4, 2023; and,

3. DENY the appeal and UPHOLD the action of the Planning Commission in the approval of Vesting Tentative Parcel Map No. 2021-09 which requests authorization to subdivide 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, subject to compliance with the Conditions of Approval dated October 4, 2023.

**Contents of Supplement:** Public comment emails – In Support

**Supplemental Information:**

Any agenda related public documents received and distributed to a majority of the City Council after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available for public inspection in the City Clerk's Office, 2600 Fresno Street, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2). In addition, Supplemental Packets are available for public review at the City Council meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available on-line on the City Clerk's website.

**Americans with Disabilities Act (ADA):**

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, sign language interpreters, assistive listening devices, or translators should be made one week prior to the meeting. Please call City Clerk's Office at 621-7650. Please keep the doorways, aisles and wheelchair seating areas open and accessible. If you need assistance with seating because of a disability, please see Security.

**From:** [redacted]
**Subject:** RE: ID 23-1691 -- 10:00 a.m. item
**Date:** Tuesday, December 12, 2023 8:58:25 AM
**Attachments:** [redacted]

---

One additional letter. Thank you!

---

**From:** Steven Martinez [redacted]
**Sent:** Tuesday, December 12, 2023 8:56 AM
**To:** Briana Parra [redacted] Israel Trejo [redacted] Clerk [redacted]
**Cc:** Todd Stermer [redacted] Mary Quinn [redacted] Clerk Agendas [redacted]
**Subject:** RE: ID 23-1691 -- 10:00 a.m. item

Yes please, combined with the eight letters Israel provided.

Thank You.
**Steven Martinez | Planner**
Current Planning | Planning & Development
**2600 Fresno Street | Fresno CA 93721**
[redacted]

---

**From:** Briana Parra [redacted]gov>
**Sent:** Tuesday, December 12, 2023 8:54 AM
**To:** Steven Martinez [redacted] Israel Trejo [redacted] Clerk [redacted]
**Cc:** Todd Stermer [redacted] Mary [redacted] Clerk Agendas [redacted]
**Subject:** RE: ID 23-1691 -- 10:00 a.m. item

Hi Steven,
You are asking that this attachment be included in the public comment packet, correct?

**Briana Parra, CMC**
Assistant City Clerk

City of FRESNO [redacted]

**From:** Steven Martinez [redacted]
**Sent:** Tuesday, December 12, 2023 8:42 AM
**To:** Israel Trejo [redacted]; Clerk [redacted]
**Cc:** Todd Stermer [redacted] Briana Parra [redacted]
**Subject:** RE: ID 23-1691 -- 10:00 a.m. item

Can I please also have this note about a call in support of the project added?

Thank You.
**Steven Martinez | Planner**
Current Planning | Planning & Development
**2600 Fresno Street | Fresno CA 93721**
[redacted]

**From:** Israel Trejo [redacted]>
**Sent:** Tuesday, December 12, 2023 8:38 AM
**To:** Clerk [redacted]
**Cc:** Todd Stermer [redacted]; Briana Parra [redacted]; Steven Martinez [redacted]
**Subject:** ID 23-1691 -- 10:00 a.m. item

Good morning,

To be included in the project record, please see attached letters of support relative to the Scannell project scheduled for City Council this Thursday at 10:00 a.m. Thank you.

1. Imperial Electric
2. Colliers International
3. Fresno Chamber of Commerce
4. Wiebe Hinton Hambalek, LLC
5. Noble Credit Union
6. Community Health System
7. San Joaquin Manufacturing Alliance
8. EDC President

**Israel Trejo | Planning Manager**
Current Planning | Planning & Development
**2600 Fresno Street | Fresno CA 93721**
[redacted]

**Resources**: **Planning & Development** | **GIS Data Hub – Interactive Zoning Map** | **Fresno Municipal Code**
**Accela Citizens Access (ACA) Online Plans/Permits/Inspections** | **ACA Instruction Videos**

December 11th, 2023

Jennifer Clark, Planning Director
City of Fresno
Department of Planning and Development
2600 Fresno Street
Fresno, CA 93721

Dear Director Clark:

On behalf of AG Machining (AGM), I would like to extend our support for Scannell Properties' proposed industrial development in Fresno. We also submit this letter from the vantage point of a local manufacturer who experienced the lack of building availability firsthand during our previous site selection process in the Central Valley.

AGM is a second-generation family-owned metal fabrication shop that has become an international leader in the design, and manufacturing of data cabinets and cable support accessories, providing solutions for clients in the network and communications infrastructure industry. Today, our customer base includes companies such as Amazon, Facebook, Google, Microsoft, and other tech giants. For over a decade, we operated out of Moorpark, California, but facing rising costs near the end of our lease term, we began looking at acquiring property in a more cost-competitive area, such as the Central Valley. While we considered Fresno as one of our most viable relocation options, ultimately, we were unable to find a suitable industrial space to set up our operations and decided instead on a 150,000 square foot site in nearby Madera County.

Since our initial site search, the City of Fresno's industrial vacancy rates continued to decline. Due to our square footage needs at the time, relocating to Fresno would have required us to construct a new facility on acquired land. Unfortunately, our project schedule did not allow, prompting our search to just focus on speculative developments or existing buildings. The project proposed by Scannell would add four new office / industrial spaces to the region's commercial real estate portfolio, totaling over 900,000 square feet. Given the parcel's strategic location near Highways 99 and 180, this new project would be competitive amongst manufacturing companies considering the Central Valley for expansion or relocation.

To reiterate, AG Machining extends its utmost support for Scannell's industrial development project proposed for the City of Fresno. We believe Fresno County, and the greater Central Valley, is uniquely positioned for manufacturers like AGM to call home. At a time when the region's manufacturing industry growth is showing no signs of slowing down, we encourage Fresno to position itself to capitalize on the demands of manufacturers considering our region.

Should you have any questions, I can be reached at [redacted] or at [redacted]

Sincerely,

[redacted]

Eddie Garcia
Vice President
AG Machining/RXL Inc.

**From:** [redacted]
**Date:** Monday, December 11, 2023 4:41:49 PM
**Attachments:** [redacted]

---

**From:** Ben [redacted]
**Sent:** Monday, December 11, 2023 4:16 PM
**To:** Clerk [redacted] Todd Stermer [redacted]
**Cc:** District1 [redacted] District2 [redacted] District3 <[redacted] District4 [redacted] District5 [redacted] District6 [redacted] gov>; District7 [redacted]
**Subject:** SUPPORT: Council Agenda - December 14, 2023 - ID 23-1691 – Scannell Properties

**External Email:** Use caution with links and attachments

Good afternoon, Clerk Stermer:

I am writing today on behalf of INVEST Fresno, a coalition of Fresno residents, businesses, and community organizations committed to building a diverse and sustainable economy in Fresno, to express our strong support for Permit Application P21-02699 – Scannell Properties Office/Warehouse Project (ID 23-161), which is scheduled for consideration by the City Council at Thurday's December 14 Council Meeting.

We appreciate your consideration and respectfully request the City Council approve Permit Application P21-02699 and allow for continued economic and community development and career growth.

Please don't hesitate to reach out with any thoughts or questions you may have.

Sincerely,

--

**Ben Granholm**
Interim Executive Director
INVEST Fresno
www.INVESTFresnoCA.com

INVEST FRESNO in Community. in Jobs. in Our Future.

INVESTFresnoCA.com

December 11, 2023

Tyler Maxwell, President
Fresno City Council
2600 Fresno [redacted]
[redacted]
Fresno, CA 93721

**Submitted via Email**

**RE: SUPPORT – ID 23-1691 – Development Permit Application No. P21-02699 – Scannell Properties Office/Warehouse Project**

Dear Council President Maxwell and City Council,

I am writing today on behalf of INVEST Fresno, a coalition of Fresno residents, businesses, and community organizations committed to building a diverse and sustainable economy in Fresno, to express our strong support for Permit Application P21-02699 – Scannell Properties Office/Warehouse Project at 2740 W. Nielsen Ave. Fresno, CA 93704.

In Scannell Properties' Nielsen and Hughes Industrial project (hereinafter "Scannell Project"), we find a properly zoned, environmentally sound development concept to deliver more than $100 million in direct investment in construction and several billion in economic activity and municipal tax revenue for the City of Fresno.

The City of Fresno is approaching a crossroads over whether it will build a next-generation economy by maximizing its built-in advantages of location and workforce or forfeit its position as the Valley's economic leader to neighboring communities in Madera and Tulare counties.

The Scannell Project's benefits to the City of Fresno include:

**Expanding Fresno's Tax Base**

At a time when the City of Fresno is limited in its ability to grow its tax base through annexation and development due to the lack of an active master tax sharing agreement with the County of Fresno, the Scannell Project offers a direct pipeline to a growing tax base through its deep ties to Fortune 100 tenants and operators.

Because of visionary city leadership and the approval of projects similar to the proposed Scannell Project, Fresno's sales tax revenue and overall tax base have skyrocketed in recent years. In fact, over the past five years, Fresno has seen a nearly 42% increase in sales tax revenue – enabling Fresno to invest more in essential neighborhood services and enhancing infrastructure, public safety, and support for local businesses.

These figures reveal a dynamic shift in our local economy, one that is bringing new hope and prospects for the future and ultimately improving the quality of life for all residents.

**Delivering Jobs of All Skill Levels**

The Scannell Project is a unique opportunity for Fresno's workforce of all stripes to participate in the construction and operation of a once-in-a-generation development.

Aside from the hundreds of construction jobs and the multiplier effect of jobs supporting the direct construction workforce on the Project, the Scannell Project is likely to boast nearly 1,000 permanent jobs upon full build-out and tenancy, with most light and heavy industrial tenants paying well above market wages to similarly situated workers in the Fresno workforce.

**Meeting Soaring Demand for Industrial Space**

Fresno faces an extraordinarily tight industrial real estate market, with tenants currently occupying 99% of all industrial space.

This lack of availability has led to increased numbers of prospective tenants eyeing municipalities in Madera, Tulare, and Kern counties, where capacity is more readily available. Routinely, however, tenants have expressed to our members their preference to open and operate in the Fresno market due to its unique position in the San Joaquin Valley and readily available workforce.

The Scannell Project is the first-of-its-kind to meet development and environmental requirements, all while increasing supply to meet the soaring demand for industrial space.

As mentioned, Fresno is at a crossroads when it comes to developing its next-generation economy.

We have grown deeply concerned that extraneous, economically tenuous demands on Scannell and its project are threatening the approval of Scannell's Development Permit application. Such demands are likely not only to eliminate the economic viability of the project itself, but send a chilling message to investors and developers that the City of Fresno is not welcoming to economic development and investment at mass scale.

Fresno has just begun to unlock the potential of the 21st Century industrial economy. Fresno residents deserve an opportunity to lift this community through modern, high-paying jobs.

We appreciate your consideration and respectfully request the City Council approve Permit Application P21-02699 and allow for continued economic and community development and career growth.

Sincerely,

[redacted]

Interim Executive Director

cc: Fresno City Council
Mayor Jerry Dyer

**From:** [redacted]
**Cc:** [redacted]
**Date:** Tuesday, December 12, 2023 8:44:37 AM
**Attachments:** EDC Support_Scannell.pdf

---

**From:** Israel Trejo [redacted]
**Sent:** Tuesday, December 12, 2023 8:38 AM
**To:** Clerk [redacted]
**Cc:** Todd Stermer [redacted]; Briana Parra [redacted]; Steven Martinez [redacted]
**Subject:** ID 23-1691 -- 10:00 a.m. item

Good morning,

To be included in the project record, please see attached letters of support relative to the Scannell project scheduled for City Council this Thursday at 10:00 a.m. Thank you.

1. Imperial Electric
2. Colliers International
3. Fresno Chamber of Commerce
4. Wiebe Hinton Hambalek, LLC
5. Noble Credit Union
6. Community Health System
7. San Joaquin Manufacturing Alliance
8. EDC President

**Israel Trejo | Planning Manager**
Current Planning | Planning & Development
**2600 Fresno Street | Fresno CA 93721**
[redacted]

**Resources**: Planning & Development | GIS Data Hub – Interactive Zoning Map |

**Fresno Municipal Code**

**Accela Citizens Access (ACA) Online Plans/Permits/Inspections | ACA Instruction Videos**

December 7th, 2023

Jennifer Clark
Planning Director
City of Fresno Department of Planning and Development
2600 Fresno Street
Fresno, CA 93721

Dear Director Clark,

On behalf of Wiebe Hinton Hambalek, LLP, I would like to extend our support for Scannell Properties' proposed industrial development in the City of Fresno.

This project would provide much needed industrial space to help fulfill the pressing commercial real estate demands of the region, while remaining consistent with the City's general plan and zoning designation for this parcel.

Both Fresno County and the City of Fresno currently have low industrial vacancy rates and have as a result lost out on potential projects to other neighboring regions. With an increasing emphasis at the local, state, and federal levels as well as in the private sector on worker upskilling, this means that projects that would be beneficial both to our region's economic and workforce development have not materialized in our city and county.

Over the past few years, the City of Fresno's industrial vacancy rates have remained firmly below 3 percent. This has presented a major barrier to meeting site requirements on inquiries received from site selectors and potential companies. This new development proposed by Scannell would add four new office / industrial spaces to the City's real estate portfolio, totaling over 900,000 square feet. Given the parcel's strategic location near Highway 99 and 180, these new industrial spaces will be highly competitive amongst manufacturing and logistics companies considering Fresno County for their next expansion project. This in turn will create a plethora of new employment opportunities for the residents of the city and the county. The timing is perfect for this project as the region has received significant investments in federal and state funding for workforce development.

Scannell Properties has demonstrated a commitment to environmentally sustainable practices. The proposed development site has been carefully selected to minimize any potential impact on nearby residential areas while maximizing its economic benefits. We believe that the project's careful planning and consideration for the local community make it a valuable addition to our city.

This project aligns closely with the City's vision of fostering a business-friendly environment to accelerate growth. Should the City Council approve these development plans.

Should you have any questions, I can be reached at ([redacted] or at [redacted]

Sincerely,

[redacted]

Frank Hambalek, Jr., CPA
Wiebe Hinton Hambalek, LLP

NOBLE
CREDIT UNION

*Where you're worth more*

[redacted]

December 4th, 2023

Jennifer Clark
Planning Director
City of Fresno Department of Planning and Development
2600 Fresno Street
Fresno, CA 93721

Dear Director Clark,

On behalf of Noble Credit Union, I would like to extend our support for Scannell Properties' proposed industrial development in the City of Fresno.

This project would provide much needed industrial space to help fulfill the pressing commercial real estate demands of the region, while remaining consistent with the City's general plan and zoning designation for this parcel.

Both Fresno County and the City of Fresno currently have low industrial vacancy rates and have as a result lost out on potential projects to other neighboring regions. With an increasing emphasis at the local, state, and federal levels as well as in the private sector on worker upskilling, this means that projects that would be beneficial both to our region's economic and workforce development have not materialized in our city and county.

Over the past few years, the City of Fresno's industrial vacancy rates have remained firmly below 3 percent. This has presented a major barrier to meeting site requirements on inquiries received from site selectors and potential companies. This new development proposed by Scannell would add four new office / industrial spaces to the City's real estate portfolio, totaling over 900,000 square feet. Given the parcel's strategic location near Highway 99 and 180, these new industrial spaces will be highly competitive amongst manufacturing and logistics companies considering Fresno County for their next expansion project. This in turn will create a plethora of new employment opportunities for the residents of the city and the county. The timing is perfect for this project as the region has received significant investments in federal and state funding for workforce development.

Scannell Properties has demonstrated a commitment to environmentally sustainable practices. The proposed development site has been carefully selected to minimize any potential impact on nearby residential areas while maximizing its economic benefits. We believe that the project's careful planning and consideration for the local community make it a valuable addition to our city.

This project aligns closely with the City's vision of fostering a business-friendly environment to accelerate growth. Should the City Council approve these development plans.

Should you have any questions, I can be reached at [redacted] or at [redacted]

Sincerely,

[redacted]

Noble Credit Union
President/CEO

COMMUNITY
HEALTH SYSTEM

December 8, 2023

Jennifer Clark
Planning Director
City of Fresno Department of Planning and Development
2600 Fresno Street
Fresno, CA 93721

Dear Director Clark,

On behalf of Community Health System, I would like to extend our support for Scannell Properties' proposed industrial development in the City of Fresno.

This project would provide much needed industrial space to help fulfill the pressing commercial real estate demands of the region, while remaining consistent with the City's general plan and zoning designation for this parcel.

Both Fresno County and the City of Fresno currently have low industrial vacancy rates and have as a result lost out on potential projects to other neighboring regions. With an increasing emphasis at the local, state, and federal levels as well as in the private sector on worker upskilling, this means that projects that would be beneficial both to our region's economic and workforce development have not materialized in our city and county.

Over the past few years, the City of Fresno's industrial vacancy rates have remained firmly below 3 percent. This has presented a major barrier to meeting site requirements on inquiries received from site selectors and potential companies. This new development proposed by Scannell would add four new office / industrial spaces to the City's real estate portfolio, totaling over 900,000 square feet. Given the parcel's strategic location near Highway 99 and 180, these new industrial spaces will be highly competitive amongst manufacturing and logistics companies considering Fresno County for their next expansion project. This in turn will create a plethora of new employment opportunities for the residents of the city and the county. The timing is perfect for this project as the region has received significant investments in federal and state funding for workforce development.

Scannell Properties has demonstrated a commitment to environmentally sustainable practices. The proposed development site has been carefully selected to minimize any potential impact on nearby residential areas while maximizing its economic benefits. We believe that the project's careful planning and consideration for the local community make it a valuable addition to our city.

This project aligns closely with the City's vision of fostering a business-friendly environment to accelerate growth.

Should you have any questions, I can be reached at [redacted] or at [redacted]

[redacted]

Katie Zenovich
Senior Vice President, Development & External Affairs
Chief Fund Development Officer

OFFICE OF PHILANTHROPY [redacted]

SAN JOAQUIN VALLEY MANUFACTURING ALLIANCE

December 8, 2023

Jennifer Clark
Planning Director
City of Fresno Department of Planning and Development
2600 Fresno Street
Fresno, CA 93721

Dear Director Clark,

On behalf of the San Joaquin Valley Manufacturing Alliance, I would like to extend our support for Scannell Properties' proposed industrial development in the City of Fresno.

This project would provide much needed industrial space to help fulfill the pressing commercial real estate demands of the region, while remaining consistent with the City's general plan and zoning designation for this parcel.

Both Fresno County and the City of Fresno currently have low industrial vacancy rates and have as a result lost out on potential projects to other neighboring regions. With an increasing emphasis at the local, state, and federal levels as well as in the private sector on worker upskilling, this means that projects that would be beneficial both to our region's economic and workforce development have not materialized in our city and county.

Over the past few years, the City of Fresno's industrial vacancy rates have remained firmly below 3 percent. This has presented a major barrier to meeting site requirements on inquiries received from site selectors and potential companies. This new development proposed by Scannell would add four new office / industrial spaces to the City's real estate portfolio, totaling over 900,000 square feet. Given the parcel's strategic location near Highway 99 and 180, these new industrial spaces will be highly competitive amongst manufacturing and logistics companies considering Fresno County for their next expansion project. This new activity will in turn create a plethora of new employment opportunities for the residents of the city and the county.

The timing is perfect for this project as the region has received significant investments in federal and state funding for workforce development. The Scannell Properties project's strategic location positions it as an ideal catalyst for industry growth in Fresno, ensuring that the region can tap into the current workforce upskilling initiatives and connect residents with quality employment opportunities within the industrial sector. We believe this development will play a pivotal role in strengthening our community's economic foundation.

Scannell Properties has demonstrated a commitment to environmentally sustainable practices. The proposed development site has been carefully selected to minimize any potential impact on nearby residential areas while maximizing its economic benefits. We believe that the project's careful planning and consideration for the local community make it a valuable addition to our city.

This project aligns closely with the City's vision of fostering a business-friendly environment to accelerate growth should the City Council approve these development plans.

If you have any questions, I can be reached at [redacted] or by email at [redacted].

Sincerely,

[redacted]

Genelle Taylor Kumpe
Chief Executive Officer

**Jennifer Clark**
**Planning Director**
**City of Fresno Department of Planning and Development**
**2600 Fresno Street**
**Fresno, CA 93721**

**December 4th, 2023**

Dear Director Clark,

On behalf of the Greater Area Fresno Chamber of Commerce, I would like to extend our support for Scannell Properties proposed industrial development in the City of Fresno.

This project addresses the critical need for additional industrial space, aligning seamlessly with the region's commercial real estate demands, while maintaining consistency with the City's general plan and zoning designation for this specific parcel.

Currently, both Fresno County and the City of Fresno face low industrial vacancy rates, resulting in missed opportunities for potential projects to neighboring regions. With a growing focus on worker upskilling at various levels, valuable projects that could contribute to our region's economic and workforce development have unfortunately bypassed our city and county.

In recent years, the City of Fresno has grappled with industrial vacancy rates consistently below 3 percent. This has proven to be a significant hindrance in meeting site requirements for inquiries from site selectors and potential companies. The proposed development by Scannell intends to introduce four new office/industrial spaces to the City's real estate portfolio, totaling over 900,000 square feet. Positioned strategically near Highway 99 and 180, these new industrial spaces are poised to be highly competitive, appealing to manufacturing and logistics companies eyeing Fresno County for their expansion projects. Consequently, this will generate a multitude of new employment opportunities for residents of the city and county, coinciding with significant investments in federal and state funding for workforce development.

Scannell Properties has showcased a commitment to environmentally sustainable practices. The chosen development site has been carefully selected to minimize potential impacts on nearby residential areas while maximizing its economic benefits. We believe that the thoughtful planning and consideration for the local community make this project a valuable addition to our city.

This project aligns closely with the City's vision of fostering a business-friendly environment to accelerate growth. Should the City Council approve these development plans.

Should you have any questions, I can be reached at [redacted] or at [redacted]

Sincerely,

[redacted]

Scott Miller, President & CEO
Greater Fresno Area Chamber of Commerce

December 4th, 2023

Jennifer Clark
Planning Director
City of Fresno Department of Planning and Development
2600 Fresno Street
Fresno, CA 93721

Dear Director Clark,

On behalf of Colliers, I would like to extend our support for Scannell Properties' proposed industrial development in the City of Fresno.

This project would provide much needed industrial space to help fulfill the pressing commercial real estate demands of the region, while remaining consistent with the City's general plan and zoning designation for this parcel.

Both Fresno County and the City of Fresno currently have low industrial vacancy rates and have as a result lost out on potential projects to other neighboring regions. With an increasing emphasis at the local, state, and federal levels as well as in the private sector on worker upskilling, this means that projects that would be beneficial both to our region's economic and workforce development have not materialized in our city and county.

Over the past few years, the City of Fresno's industrial vacancy rates have remained firmly below 3 percent. This has presented a major barrier to meeting site requirements on inquiries received from site selectors and potential companies. This new development proposed by Scannell would add four new office / industrial spaces to the City's real estate portfolio, totaling over 900,000 square feet. Given the parcel's strategic location near Highway 99 and 180, these new industrial spaces will be highly competitive amongst manufacturing and logistics companies considering Fresno County for their next expansion project. This in turn will create a plethora of new employment opportunities for the residents of the city and the county. The timing is perfect for this project as the region has received significant investments in federal and state funding for workforce development.

Scannell Properties has demonstrated a commitment to environmentally sustainable practices. The proposed development site has been carefully selected to minimize any potential impact on nearby residential areas while maximizing its economic benefits. We believe that the project's careful planning and consideration for the local community make it a valuable addition to our city.

This project aligns closely with the City's vision of fostering a business-friendly environment to accelerate growth. Should the City Council approve these development plans.

Should you have any questions, I can be reached at [redacted] or at [redacted]

Sincerely,
COLLIERS

[redacted]

Buk Wagner, SIOR
**Senior Vice President | Principal | Central California**
Industrial Property Team
[redacted]

[redacted]nut Ave Fresno, CA 93725

Imperial Mobility Development LLC.

December 6th, 2023

City of Fresno
Department of Planning and Development
2600 Fresno Street
Fresno, CA 93721

Dear Director Clark,

On behalf of Imperial Electric Service, I would like to extend our support for Scannell Properties' proposed industrial development near Highway 180 in the City of Fresno

This project would provide much needed industrial space to help fulfill the unmet real estate demands of the region, while remaining consistent with the City's general plan and zoning designation for this particular parcel. This new industrial development proposed by Scannell would add four new office/warehouse spaces to the City's industrial real estate portfolio, totaling over 900,000 square feet.

Since 2016 Imperial Electric has served both residential and commercial customers, specializing in new construction, remodels, site and street lighting, solar energy, utility infrastructure, and power distribution. Over the past four years, Imperial Electric has established itself throughout California as a prime Electric Vehicle (EV) charging specialist contractor. We have built over 100 sites throughout the Golden State, with each site consisting of new utility infrastructure from PG&E, SoCal Edison, and other providers. Our design team has extensive experience in electrical and civil engineering, while meeting all AHJ requirements for utility submission.

Therefore, we at Imperial Electric are fully prepared and committed to providing comprehensive electric vehicle charging infrastructure on-site of the proposed industrial development. As the adoption of electric vehicles continues to grow, integrating EV charging stations into the fabric of our community will be imperative for fostering a sustainable future, and as such, this station would serve as a valuable asset to the City's existing infrastructure.

The strategic placement of EV charging stations within the industrial development would not only encourage the use of electric vehicles, but also attract environmentally conscious businesses to the area. This, in turn, will contribute to the reduction of carbon emissions and enhance Fresno's reputation as a city committed to sustainable development.

To reiterate, Imperial Electric extends its utmost support for Scannell's job generating industrial development project proposed for the City of Fresno. This project aligns closely with the City's vision of fostering a business –friendly environment to accelerate growth, as well as its commitment to environmental responsibility and tech innovation. Should the City Council approve these development plans, we would look forward to working closely with Scannell Properties and the City to ensure seamless integration of this EV charging infrastructure. Our experienced team of engineers is dedicated to providing reliable and cutting-edge solutions that will meet the increasing demands of electric vehicle users in our region.

Very sincerely yours,

**Imperial Electric Service**

[redacted] 12/6/23

Windell Pascascio Date
President/CEO
Imperial Electric Service
[redacted]
Fresno, CA 93725
[redacted]

*"QUALITY, RELIABLE, TRUSTWORTHY"*

[redacted]

December 11th, 2023

Jennifer Clark
Planning Director
City of Fresno Department of Planning and Development
2600 Fresno Street
Fresno, CA 93721

Subject: Letter of Support for Scannell Properties' Speculative Industrial Development Project in Fresno

Dear Director Clark:

I am writing to express my support for Scannell Properties' speculative industrial project at Roeding Business Park, which presents an exciting opportunity for the City of Fresno and the broader region. As the President/CEO of the Fresno County Economic Development Corporation, I am keenly aware of the pressing need for quality commercial/industrial space in our area, and I believe that Scannell's investment marks a significant step toward addressing this demand.

Having collaborated with company representatives since 2020, Scannell Properties' proposed project stands as one of our organization's top priorities. During this time, Fresno's industrial sector has experienced sustained growth, with building vacancy rates recently dropping below 2 percent, according to data from Colliers Central California. This has posed a considerable challenge as we strive to meet the specific requirements of interested parties seeking industrial space in our region. The scarcity of suitable spaces has regrettably led to turning away potential clients and losing out on projects to neighboring regions, hindering the City of Fresno's economic potential.

Scannell Properties' project comes at a crucial time when Fresno County has seen a remarkable increase in manufacturing employment, outpacing the statewide average growth rate. Manufacturing has a strong multiplier effect on the economy; with every job created, several more are added in related sectors like supply chain, logistics, research and development, and sales and marketing. Thus, this project will provide available space for future users while also generating numerous employment opportunities for the residents of Fresno and the surrounding areas.

Last year, EDC was awarded a $23M Good Jobs Challenge grant to fund training pathways in business services, construction, manufacturing, and transportation. In addition to job training, Good Jobs resources will allow direct services to address barriers such as childcare or transportation while conducting robust talent recruitment. As prospective companies evaluate Scannell's project for expansion, the EDC, alongside its Good Jobs partners, is well-positioned

to facilitate access to local talent through employer-informed training to support these critical sectors.

Speculative development projects involve inherent risks, but Scannell Properties' interest sends a positive signal that Fresno's market and economy are ripe for investment and growth. In conclusion, we support Scannell Properties' project at the Roeding Business Park and believe that it will significantly contribute to our city's economic growth, job creation, and overall prosperity. We look forward to supporting and working collaboratively with Scannell Properties to ensure the success of this project.

Sincerely,

[redacted]

Will Oliver
President/CEO
Fresno County Economic Development Corporation

**From:** [redacted]
**To:** [redacted]
[redacted] 23-1691 -- 10:00 a.m. item
**Date:** Tuesday, December 12, 2023 8:45:11 AM
**Attachments:** [redacted]

---

**From:** Steven Martinez [redacted]
**Sent:** Tuesday, December 12, 2023 8:42 AM
**To:** Israel Trejo [redacted] Clerk [redacted]
**Cc:** Todd Stermer [redacted] Briana Parra [redacted]
**Subject:** RE: ID 23-1691 -- 10:00 a.m. item

Can I please also have this note about a call in support of the project added?

Thank You.
**Steven Martinez | Planner**
Current Planning | Planning & Development
**2600 Fresno Street | Fresno CA 93721**
[redacted]

---

**From:** Israel Trejo [redacted]>
**Sent:** Tuesday, December 12, 2023 8:38 AM
**To:** Clerk <[redacted]>
**Cc:** Todd Stermer [redacted]>; Briana Parra [redacted]; Steven Martinez [redacted]
**Subject:** ID 23-1691 -- 10:00 a.m. item

Good morning,

To be included in the project record, please see attached letters of support relative to the Scannell project scheduled for City Council this Thursday at 10:00 a.m. Thank you.

1. Imperial Electric
2. Colliers International
3. Fresno Chamber of Commerce
4. Wiebe Hinton Hambalek, LLC
5. Noble Credit Union
6. Community Health System
7. San Joaquin Manufacturing Alliance

8. EDC President

**Israel Trejo | Planning Manager**
Current Planning | Planning & Development
**2600 Fresno Street | Fresno CA 93721**
[redacted]

**Resources**: **Planning & Development** | **GIS Data Hub – Interactive Zoning Map** | **Fresno Municipal Code**
**Accela Citizens Access (ACA) Online Plans/Permits/Inspections** | **ACA Instruction Videos**

Scarnell Caller 11-5-2023

John Nipp

Call in Support

[redacted] Nielsen

Complete Support of project.

- Jobs
- Area needs
  - construction ? several
  - investment
    - ↳ very depressed

General Questions

Good for community and neighbors