

NOTICE OF EXEMPTION

FROM: City of Fresno
Planning and Development Department
2600 Fresno Street, 3rd Floor
Fresno, California 93721-3604

TO: X Fresno County Clerk
2220 Tulare Street
Fresno, California 93721

____ Office of Planning & Research SCH NO.: N/A
____ P.O. Box 3044, Room 212
Sacramento, California 95812-3044

Project Title: ENVIRONMENTAL ASSESSMENT APPLICATION NO. P21-06225

Project Locations: 429 South Hughes Avenue, located on the northeast corner of South Hughes Avenue and West Dan Ronquillo Drive.

Project Location – City: City of Fresno

Project Location - County: County of Fresno

Description of Nature, Purpose, and Beneficiaries of Project: The subject application proposes physical development of the vacant site and the establishment of conditionally permitted uses. The project consists of the construction of a 12,600 square foot prefabricated steel building to include three truck wash bays (3,604 S.F.) and associated office (336 S.F.), two truck repair and lube bays (4,410 S.F.) and associated office (1,004 S.F.), and a self-storage office (346 S.F.). The application also proposes the construction of a 10,600 square-foot two-story prefabricated steel building to include 85 units of self-storage (4,400 S.F. on first floor, 5,200 S.F. on second floor) and a 1,000 square-foot smog check station with 2 bays and a 323 square foot office. The overall development will include installation of on and off-site improvements including but not limited landscaping, trash enclosures and three (3) new drive approaches. Curbs, gutters, and sidewalks are already existing and are to remain. The project will also include dedication of required easements (pedestrian) and vacation of excess portions of City right-of-way. Specifically, approximately 6,642 square feet of excess street right-of-way located at the northeast corner of South Hughes Avenue and West Dan Ronquillo Drive will be vacated. The vacated area will be incorporated into the overall scope of the project site and utilized for parking, circulation, landscaping, and a drive approach.

Name of Public Agency Approving Project: City of Fresno

Name of Person or Agency Carrying Out Project:

Sukhjit Tony Singh
Continental Development Consultants
P.O. Box 1924
Woodland, California 95776

Exempt Status: (check one)

- Ministerial - PRC § 21080(b)(1); CEQA Guidelines §15268
 Declared Emergency - PRC § 21080(b)(3); CEQA Guidelines §15269(a)
 Emergency Project - PRC § 21080(b)(4); CEQA Guidelines §15269(b) and (c)
X **Categorical Exemptions - CEQA Guidelines §15332/Class 32**
 Statutory Exemption – PRC § _____

Reasons why the project is exempt: This project is exempt under Section 15332/Class 32 of the

Environmental Assessment No. P21-06225
CEQA Notice of Exemption
September 8, 2023

California Environmental Quality Act (CEQA) Guidelines.

The proposed project is characterized as in-fill development. It is consistent with the conditions of Section 15332/Class 32 exemptions, as demonstrated in the attached Categorical Exemption Determination for Conditional Use Permit No. P21-062225.

Lead Agency Contact Person: Phillip Siegrist, Manager
Telephone No. (559) 621-8061

Signature: Phillip Siegrist **Date: September 9, 2023**

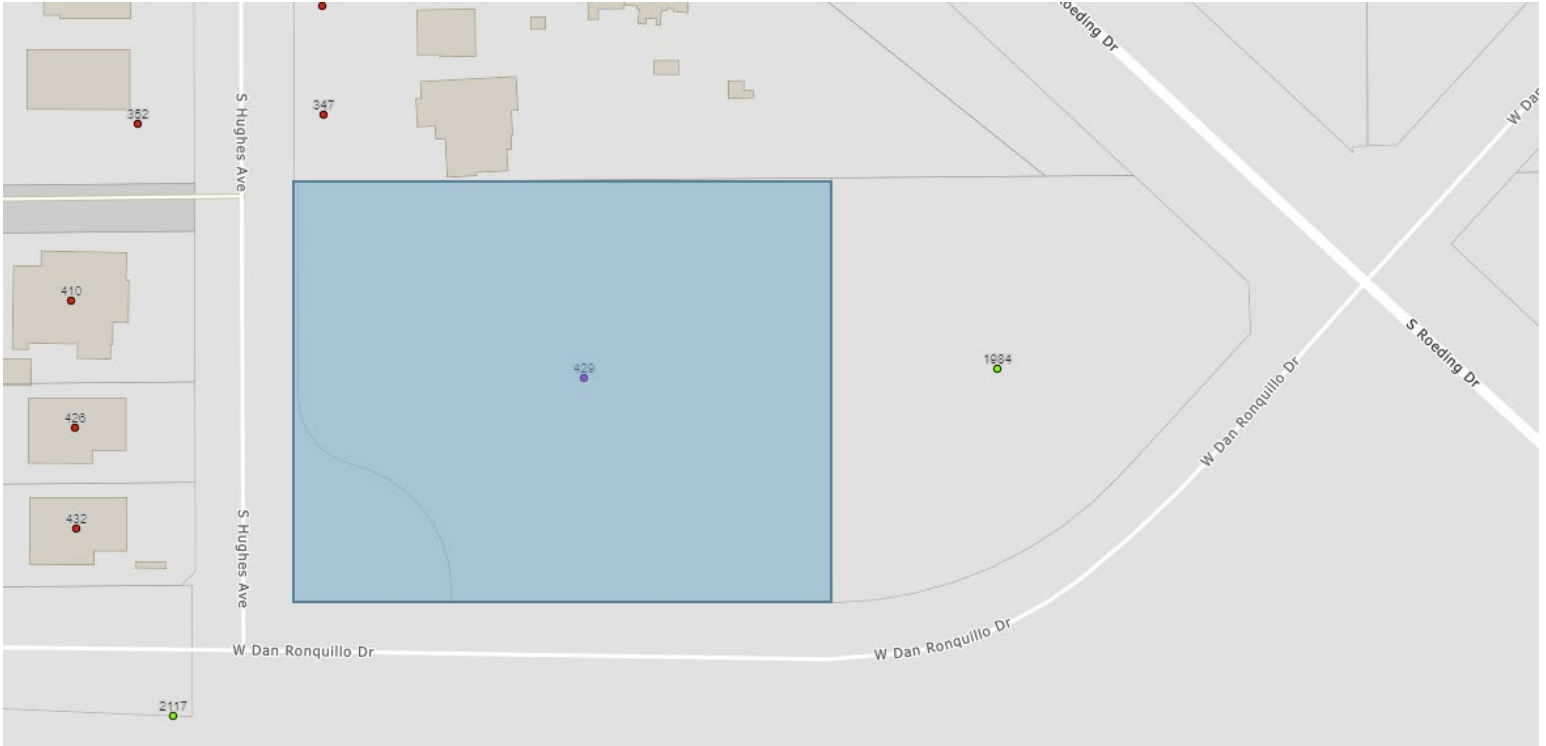
Printed Name and Title:
Phillip Siegrist, Manager
City of Fresno, Planning and Development Department

Signed by Lead Agency

Signed by applicant

Attachments: Site/Vicinity Map Diagram
Categorical Exemptions Determination

Vicinity Map



Project Area (± 1.86 acres)



PLANNING AND DEVELOPMENT DEPARTMENT

Development Permit No. P21-06226

PROPERTY ADDRESS

429 South Hughes Avenue

Zone District:
CG (*Commercial – General*)

By: T Veatch
September 8, 2023

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT FOR
CONDITIONAL USE PERMIT APPLICATION NO. P21-06225**

THE PROJECT DESCRIBED HEREIN IS DETERMINED TO BE CATEGORICALLY EXEMPT FROM THE PREPARATION OF ENVIRONMENTAL DOCUMENTS PURSUANT TO ARTICLE 19 OF THE STATE CEQA GUIDELINES.

APPLICANT: Sukhjit Tony Singh, Continental Development Consultants
PO Box 1924 Woodland, California 95776

PROJECT LOCATION: 429 South Hughes Avenue; located on the northeast corner of South Hughes Avenue and West Dan Ronquillo Drive.
APN: 458-090-83

PROJECT DESCRIPTION: Conditional Use Permit Application No. P21-0622 pertains to ± 1.70 acres(1.86 acres after vacation) of vacant property located at the address noted above. The property is zoned CG/UGM (*Commercial – General/Urban Growth Management*).

The subject application proposes physical development of the vacant site and the establishment of conditionally permitted uses. The project consists of the construction of a 12,600 square foot prefabricated steel building to include three truck wash bays (3,604 S.F.) and associated office (336 S.F.), two truck repair and lube bays (4,410 S.F.) and associated office (1,004 S.F.), and a self-storage office (346 S.F.). The application also proposes the construction of a 10,600 square-foot two-story prefabricated steel building to include 85 units of self-storage (4,400 S.F. on first floor, 5,200 S.F. on second floor) and a 1,000 square-foot smog check station with 2 bays and a 323 square foot office.

The overall development will include installation of on and off-site improvements including but not limited landscaping, trash enclosures and three (3) new drive approaches. Curbs, gutters, and sidewalks are already existing and are to remain. The project will also include dedication of required easements (pedestrian) and vacation of excess portions of City right-of-way. Specifically, approximately 6,642 square feet of excess street right-of-way located at the northeast corner of South Hughes Avenue and West Dan Ronquillo Drive will be vacated. The vacated area will be incorporated into the overall scope of the project site and utilized for parking, circulation, landscaping, and a drive approach.

Based on a review of the proposed project by other City of Fresno Departments and outside reviewing agencies, the vacation is feasible given conditions as noted in the letter from the City of Fresno Public Works Department, dated March 16, 2023.

This project is exempt under Section 15332/Class 32 of the California Environmental Quality Act (CEQA) Guidelines.

Section 15332/Class 32 (Class 32/In-Fill Development Projects) of the CEQA Guidelines exempts from the provisions of CEQA, projects characterized as in-fill development, which meet the following conditions:

- a) *The project is consistent with the applicable general plan designation and all applicable general plan designation and general plan policies as well as with applicable zoning designation and regulations.*

Given the conditions of approval, the proposed Truck Wash, Repair and Lube, Self-Storage and Smog Check Station will meet all the provisions of the Fresno Municipal Code (FMC) including but not limited to FMC Sections 15-2710 (Automobile/Vehicle Service And Repair, Major And Minor), 15-2711 (Automobile/Vehicle Washing), and 15-2747 (Personal (Mini) Storage). The project is consistent with the Fresno General Plan designation, policies, and zoning. The existing CG/UGM (Commercial – General/Urban Growth Management) zone district is consistent with the Commercial – General planned land use designation approved for this site by the Fresno General Plan. The proposed development was reviewed for intensity, building form, massing, and location standards and no inconsistencies were found with the proposed setbacks, landscape standards, intensity, height or lot coverage. The project proposes a Floor Area Ratio (FAR) of 0.22 where the maximum allowable FAR is 2.0. Setbacks are a minimum of 15 feet for front yards. Building design, window design, materials and finishes all conform to the standards of the CG zone district. It can be concluded that the proposed Buildings to be used for Truck Wash, Repair and Lube, Self-Storage and Smog Check Station conform to the development standards of the Commercial – General planned land use and CG zone district.

- b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The proposed project is located within City limits, occurs on a vacant site of approximately ±1.86 acres, which is less than the five-acre maximum. Even with the 6,642 square-foot portion of excess City right-of-way to be vacated and incorporated into the project, the site is still less than the five-acre maximum. The project site is substantially surrounded by other urban uses. Existing residential uses are located to the north and west, vacant land to the east and State Route 180 to the South.

- c) *(c) The project has no value as habitat for endangered, rare or threatened species.*

The project site is currently vacant and has previously disturbed land. The Fresno Program Environmental Impact Report (PEIR) did not identify this site as habitat for rare or threatened species. Surrounding developments consist of residential uses are located to the north and west, vacant land to the east and State Route 180 to the South; therefore, the site has no value as habitat for endangered, rare, or threatened species.

- d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

The proposed project was routed to the San Joaquin Air Pollution Control District, the City of Fresno Public Utilities Department-Water Division, Fresno Metropolitan Flood Control District, and no significant effects were identified relating to traffic, noise, air quality, or water quality.

Traffic

Senate Bill (SB) 743 requires that relevant CEQA analysis of transportation impacts be conducted

using a metric known as vehicle miles traveled (VMT) instead of Level of Service (LOS). VMT measures how much actual auto travel (additional miles driven) a proposed project would create on California roads. If the project adds excessive car travel onto our roads, the project may cause a significant transportation impact.

The State CEQA Guidelines were amended to implement SB 743, by adding Section 15064.3. Among its provisions, Section 15064.3 confirms that, except with respect to transportation projects, a project's effect on automobile delay shall not constitute a significant environmental impact. Therefore, LOS measures of impacts on traffic facilities is no longer a relevant CEQA criteria for transportation impacts.

CEQA Guidelines Section 15064.3(b)(4) states that "[a] lead agency has discretion to evaluate a project's vehicle miles traveled, including whether to express the change in absolute terms, per capita, per household or in any other measure. A lead agency may use models to estimate a project's vehicle miles traveled, and may revise those estimates to reflect professional judgment based on substantial evidence. Any assumptions used to estimate used to estimate vehicle miles traveled and any revision to model outputs should be documented and explained in the environmental document prepared for the project. The standard of adequacy in Section 15151 shall apply to the analysis described in this section."

On June 25, 2020, the City of Fresno adopted CEQA Guidelines for Vehicle Miles Traveled Thresholds, dated June 25, 2020, pursuant to Senate Bill 743 to be effective of July 1, 2020. The thresholds described therein are referred to herein as the City of Fresno VMT Thresholds. The City of Fresno VMT Thresholds document was prepared and adopted consistent with the requirements of CEQA Guidelines Sections 15064.3 and 15064.7. The December 2018 Technical Advisory on Evaluating Transportation Impacts in CEQA (Technical Advisory) published by the Governor's Office of Planning and Research (OPR), was utilized as a reference and guidance document in the preparation of the Fresno VMT Thresholds.

The City of Fresno VMT Thresholds adopted a screening standard and criteria that can be used to screen out qualified projects that meet the adopted criteria from needing to prepare a detailed VMT analysis.

The ITE Trip Generation Rates 9th Edition provided that each individual component of the project will generate less than 500 ADT. Furthermore, the combined total ADT of the three components is expected to generate less than 500 ADT. The expected ADT for each individual component is as follows:

ITE Code 151 – Mini Storage / 85 units = 21 ADT
ITE Code 941 – Quick Lube Vehicle Shop / 2.0 bays = 80 ADT
ITE Code 942 – Automobile Care Center / 5 bays = 62 ADT

Total ADT = 163

Therefore, the proposed project would not result in any significant traffic impacts based upon the City of Fresno's adopted thresholds and guidelines for VMT analyses.

Noise

The project is a Truck Wash, Repair and Lube, Self-Storage and Smog Check Station facility. The site is adjacent to existing residential uses, near other existing truck related facilities, and in close proximity to State Rote 180. Therefore, the project would not result in a significant amount of noise compared to the other adjacent uses and would be conditioned to comply with any applicable noise standards of the Citywide Development Code.

Air Quality

The project is conditioned to comply with any applicable regulations and conditions from the San Joaquin Valley Air Pollution Control District and the project is subject to review by the agency in regards to air quality during construction and operation. The project as described will not occur at a scale or scope with potential to contribute substantially or cumulatively to existing or projected air quality violations or impacts.

Water Quality

Fresno Metropolitan Flood Control (FMFCD) provided comments on April 14, 2022, which stated that in an effort to improve storm runoff quality, outdoor storage areas shall be constructed and maintained such that material that may generate contaminants will be prevented from contact with rainfall and runoff and thereby prevent the conveyance of contaminants in runoff into the storm drain system.

The District encourages, but does not require that roof drains from non-residential development be constructed such that they are directed onto and through a landscaped grassy swale area to filter out pollutants from roof runoff.

Runoff from areas where industrial activities, product, or merchandise come into contact with and may contaminate storm water must be treated before discharging it off-site or into a storm drain. Roofs covering such areas are recommended. Cleaning of such areas by sweeping instead of washing is to be required unless such wash water can be directed to the sanitary sewer system. Storm drains receiving untreated runoff from such areas shall not be connected to the District's system. Loading docks, depressed areas, and areas servicing or fueling vehicles are specifically subject to these requirements. The District's policy governing said industrial site NPDES program requirements is available on the District's website at: www.fresnofloodcontrol.org or contact the District's Environmental Department for further information regarding these policies related to industrial site requirements

The applicant will be required to comply with all requirements of the City of Fresno Department of Public Utilities that will reduce the project's water impacts to less than significant. When Conditional Use Permits are issued, the subject site will be required to pay drainage fees pursuant to the Drainage Fee Ordinance.

Therefore, compliance with conditions of approval dated July 27, 2022, will ensure that the proposed project will not result in any significant effects relating to traffic, noise, air quality, and water quality.

e) The site can be adequately served by all required utilities and public services.

The site has been reviewed and conditioned by the Fresno Metropolitan Flood Control District,

Fresno County Public Health, City of Fresno Public Works, City of Fresno Police, City of Fresno Public Utilities, and the City of Fresno Fire Departments. In addition, given the surrounding properties and neighborhoods have been substantially developed and utilities and public services already exist in the area, the site can be adequately served by all required utilities, including sewer, water, and solid waste, as well as public services.

None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to the project. Furthermore, the proposed project is not expected to have a significant effect on the environment. A categorical exemption, as noted above, has been prepared for the project and the area is not environmentally sensitive.

Date: September 8, 2023

Prepared By: Thomas Veatch
Planner III

Submitted by: *Phillip Siegrist*
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Planning & Development Department
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