

# **Exhibit K – Environmental Assessment**

**CITY OF FRESNO  
CATEGORICAL EXEMPTION  
ENVIRONMENTAL ASSESSMENT NO. P23-03592**

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:** Kevin Gilio  
A-1 Alternative Fuel Systems  
2320 & 2310 Stanislaus Street  
(559) 485-4427  
[kevin@a1altfuels.com](mailto:kevin@a1altfuels.com)

**PROJECT LOCATION:** 2345 Stanislaus Street; Located on the northwest side of East Stanislaus Street between N and M Street in Fresno, California (APN: 466-102-07)

**PROJECT DESCRIPTION:** Conditional Use Permit Application No. P23-03592 was filed by Kevin Gilio of A-1 Auto Electric and pertains to the 0.26 acres located at the address noted above. The applicant proposes to expand their existing automotive repair business operations A-1 Auto Electric currently located at 2320 and 2310 Stanislaus Street into an existing vacant building located across the street. The vacant building was previously occupied by an automotive repair business known as "Pro Auto". A-1 Auto Electric intends to operate in the same capacity as the previous use (Auto Repair). The site expansion is inclusive of all the parcels which will serve existing and new customers as the demand for vehicle auto repairs has increased. The proposed site expansion would be considered a functional expansion as the site is located directly across the street and within the vicinity of A-1 Auto Electric's existing site operations. The parcel is zoned DTN (*Downtown - Neighborhoods*).

**This project is exempt under Section 15301/Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines as follows:**

Section 15301/Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of use.

The project is an expansion of A-1 Auto Electric existing Legal Non-Conforming Auto/Vehicle Repair (Major) land use business site operations from the addresses of 2310, and 2320 Stanislaus Street that have been in continuous operations to across the street at 2345 Stanislaus Street. The ±11,250 square foot existing vacant building located at 2345 Stanislaus Street was previously occupied by "Pro Auto" Auto/Vehicle Repair (Major) land use. The building is now entirely run down and has become abandoned and vacant since 2019 due to the pandemic. Currently, the location has become a gathering spot for unhoused individuals who often engage in illicit and or illegal activities. The expansion of A-1 Auto Electric's site operations will have the same purpose and capacity as the previous tenant "Pro Auto" that occupied the building. In addition, no new uses are being proposed as the uses will remain the same as what was previously provided by "Pro Auto". The site expansion by A-1 Auto Electric will

also restore and rehabilitate the deteriorated vacant building back to its original aesthetic prior to being abandoned and vandalized.

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

Date: July 23, 2024  
Prepared By: Steven Lieng, Planner II  
Submitted by: *Ralph Kachadourian*

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Ralph Kachadourian  
Supervising Planner  
City of Fresno  
Planning & Development

# **NOTICE OF EXEMPTION**

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

TO: X Fresno County Clerk  
2220 Tulare Street – First Floor Lobby  
Fresno, California 93721

\_\_\_\_\_ Office of Planning & Research  
P.O. Box 3044, Room 212  
Sacramento, California 95812-3044

**Project Title:** Environmental Assessment No. P23-03592

**Project Location:** 2345 Stanislaus Street; Located on the northwest side of East Stanislaus Street between N and M Street in Fresno (APN: 466-102-07)

**Project Location – city:** City of Fresno **Project Location- county:** County of Fresno

**Description of Nature, Purpose and Beneficiaries of Project:** Conditional Use Permit Application No. P23-03592 was filed by Kevin Gilio of A-1 Auto Electric and pertains to the 0.26 acres located at the address noted above. The applicant proposes to expand their existing automotive repair business operations A-1 Auto Electric currently located at 2320 and 2310 Stanislaus Street into an existing vacant building located across the street. The vacant building was previously occupied by an automotive repair business known as “Pro Auto”. A-1 Auto Electric intends to operate in the same capacity as the previous use (Auto Repair). The site expansion is inclusive of all the parcels which will serve existing and new customers as the demand for vehicle auto repairs has increased. The proposed site expansion would be considered a functional expansion as the site is located directly across the street and within the vicinity of A-1 Auto Electric’s existing site operations. The parcel is zoned DTN (*Downtown – Neighborhoods*).

**Name of Public Agency Approving Project:** City of Fresno

**Name of Person or Agency Carrying Out Project:** Kevin Gilio  
2320 Stanislaus Street  
Fresno CA, 93721

**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)
- Categorical Exemption – CEQA Guidelines §15301/Class 1 (Existing Facilities)**
- Statutory Exemption – PRC § \_\_\_\_\_

**Reasons why project is exempt:**

**This project is exempt under Section 15301/Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines as follows:**

Section 15301/Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of use.

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**Lead Agency Contact Person:** Steven Lieng, Planner  
City of Fresno Planning and Development Department

**Full telephone no.:** (559) 621-8007

**If filed/signed by applicant:**

Attach certified document of exemption finding  (check if attached)

Has a Notice of Exemption been filed by the public agency approving the project?  Yes  No

**Signature:** Ralph Kachadourian **Date:** 7/23/2024

**Printed Name and Title:** Ralph Kachadourian, Supervising Planner  
City of Fresno Planning and Development Department

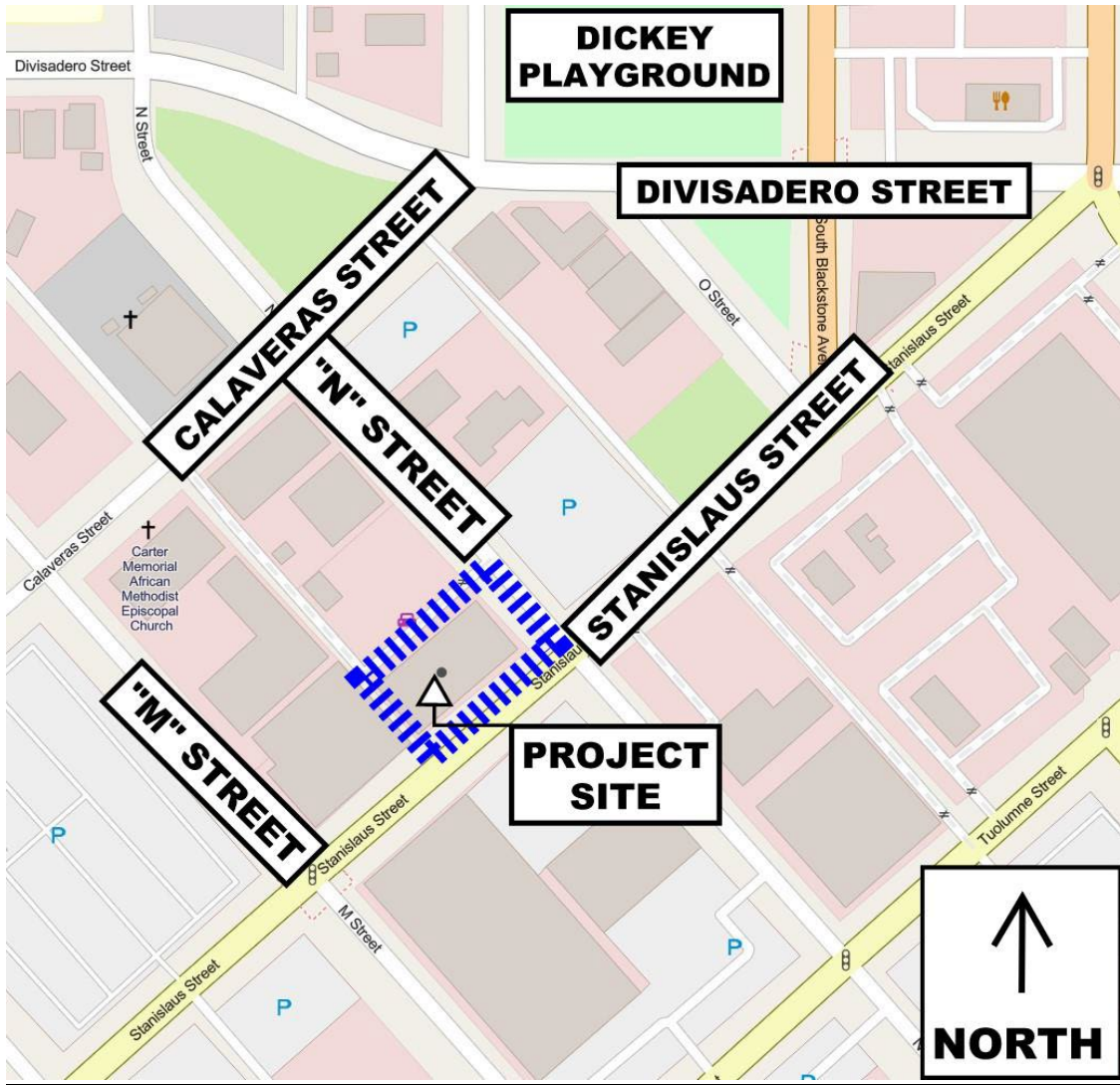
**Signed by Lead Agency**

**Signed by applicant**

**Attachments:** Vicinity Map

# VICINITY MAP/SITE LOCATION

2345 Stanislaus Street



## LEGEND

Subject Property



Planning and Development Department  
2600 Fresno Street, Room 3043 · Fresno, CA 93721 · Phone (559) 621-8277