

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT FOR
DEVELOPMENT PERMIT APPLICATION NO. P19-00141**

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(S): Robert Vermeltfoort of Vermeltfoort Architects, Inc.
on behalf of Herndon Fir Partners LLC
8525 North Cedar Avenue, Suite 106
Fresno, California 93720

PROJECT LOCATION: 2471 East Fir Avenue (APN: 404-083-29); Located on the south side of East Fir Avenue between North Whitney and North Dearing Avenues.

PROJECT DESCRIPTION: Development Permit Application No. P19-00141 proposes to construct four (4) shell buildings totaling 36,325 square feet on a ±3.11-acre vacant site. The project would also include development of the associated infrastructure, parking, circulation improvements, and any necessary public utility easement vacations.

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

15332/Class 32 In-Fill Development Projects; consists of projects characterized as in-fill development meeting the conditions described as follows:

- a) The project use is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable regulations;

The General Plan Land Use Designation for the site is Office with a consistent zone district classification of O/EA/UGM/cz (Office/Expressway Area/Urban Growth Management/conditions of zoning).

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

The project is located within the city limits on a total of approximately 3.11-acre site which is surrounded by other urban uses.

- c) The project parcel has no value as a habitat for endangered, rare or threatened species;

The undeveloped vacant site is not a habitat for any endangered, rare or threatened species. The site is mostly vacant and is surrounded by existing urban development on all sides making the site not well-suited for endangered species.

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

The project is being developed on land that is surrounded by similar uses and other urbanized developments and therefore there will not be any significant effects to traffic, noise, and air and water quality.

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

The project is being served by existing roadways, utilities and related public services which currently serve the surrounding commercial and residential uses.

None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to this project. Furthermore, the proposed project 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 17, 2019

Prepared by:


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