

Exhibit N

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT NO. P23-00593**

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: George Beal
Beal Developments, LLC.
1175 Shaw Avenue #104 PMB 372
Clovis, CA. 93612

PROJECT LOCATION: 6940 West Barstow Avenue; located on northeast corner of North Grantland and West Barstow Avenues. (APN: 505-281-23)

PROJECT DESCRIPTION: Appeal of the denial by the Planning & Development Director of Conditional Use Permit Application No. P23-00593 to upgrade from a Type 20 alcohol license (*Off-Sale Beer & Wine – sale of beer and wine for consumption off the premises where sold*) to a Type 21 alcohol license (*Off-Sale Beer & Wine – sale of beer, wine and distilled spirits for consumption off the premises where sold*).

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

Under Section 15301/Class 1, the proposed project is exempt from CEQA requirements when the project 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 a previously approved use permit for a Johnny Quick food store/Chevron fuel station currently under construction with a separate conditional use permit approval for an ABC Type 20 alcohol license (*Off-Sale Beer & Wine – sale of beer and wine for consumption off the premises where sold*). The proposal to upgrade the alcohol license to a Type 21 (*Off-Sale Beer & Wine – sale of beer, wine and distilled spirits for consumption off the premises where sold*) involves negligible or no expansion of the use.

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: June 29, 2023
Prepared By: Erik Young, Planner III

Submitted by: Ralph Kachadourian
Ralph Kachadourian
Supervising Planner
Planning & Development