

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT NO. R-14-007**

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: Dirk Poeschel
Poeschel Land Development Services, Inc.
923 Van Ness Avenue, #200
Fresno, CA. 93721

PROJECT LOCATION: 280 West Shaw Avenue, located (APN: 417-333-04)

PROJECT DESCRIPTION: **Rezone Application No. R-14-007** pertains to 1.58± acres of an overall 2.96-acre site located on the northeast corner of West Shaw and North College Avenues. **Rezone Application No. R-14-007** proposes to amend the Official Zone Map to reclassify the southernmost 1.58± acres of the subject property from the R-1 (*Single Family Residential*) zone district to the C-P (*Administrative and Professional Offices*) zone district. The southernmost 1.58± acre portion of the property is planned for commercial office uses, and the requested rezone would be consistent with the General Plan land use designation. (The northern portion of the property is not part of this rezone application.)

This project is exempt under Sections 15301/Class 1 and 15332/Class 32 of the State of California CEQA Guidelines.

EXPLANATION: Section 15301/Class 1 exempts 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 use beyond that existing at the time of the lead agency's determination.

The proposed project will rezone the southernmost portion of the property planned for commercial office uses to be consistent with the general plan land use designation. The project does not propose an expansion of existing use. The site is completely developed with structures, parking, sidewalks and extensive landscaping. The site is served by community sewer, water and storm drain services. The applicant contemplates no physical change to the site.

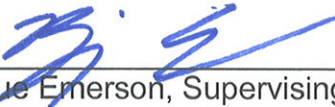
Section 15332/Class 32: The rezone application is consistent with the general, community, and specific plan planned land use designation of *Commercial Office* planned land use and conforms to all applicable policies. The site area is less than five acres, is completely surrounded by urban uses, and does not

contain any significant value as habitat for endangered, rare, or threatened species.

The proposed project is consistent with the exemption because the project is requesting authorization to rezone a 1.58 acre portion of the 2.96 acre site to bring the site zoning into conformity with the adopted general plan. A church and related facility are allowed as a by-right use in the C-P zone district. The subject site is adequately served by all required utilities and public services. No adverse environmental impacts would occur as a result of the proposed project. None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, section 15300.2 apply to this project.

Date: June 12, 2014

Prepared By: Christopher Preciado, Planner

Submitted By: 

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