

EXHIBIT J
CATEGORICAL EXEMPTION

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT FOR
CONDITIONAL USE PERMIT APPLICATION NO. P18-03222
CONDITIONAL USE PERMIT APPLICATION NO. P18-03223**

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): Terri Dickerhoff
SKW Capital
2100 Sanders Road
Northbrook, IL 66062

PROJECT LOCATION: 4151 East Tulare Street (APN: 460-296-09); Located on the northwest corner of North Cedar Avenue and East Tulare Street.

PROJECT DESCRIPTION: Conditional Use Permit Application No. P18-03222 requests authorization to develop a 3,052-square-foot convenience store with eight fueling positions.

Conditional Use Permit Application No. P18-03223 requests authorization to establish a State of California Alcohol Beverage Control (ABC) Type 20 (Package Store – sale of beer and wine for consumption off the premises where sold) license.

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 Neighborhood Mixed Use with a consistent zone district classification of NMX (Neighborhood Mixed Use).

- (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 0.55-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.

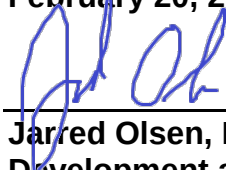
(e) The site can be adequately served by all required utilities and public services;

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: February 20, 2019

Prepared by:


Jarred Olsen, Planner

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