

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT NO. PK00001 FIRST AND NEVADA SALE**

THE TRANSACTION DESCRIBED HEREIN IS DETERMINED TO BE CATEGORICALLY EXEMPT FROM THE PREPARATION OF ENVIRONMENTAL DOCUMENTS PURSUANT TO STATE CEQA GUIDELINES SECTION 15312 (SURPLUS GOVERNMENT PROPERTY SALES) AND SECTION 21083 AND 21084 OF THE CALIFORNIA PUBLIC RESOURCES CODE.

APPLICANT: R. Scott Beyelia, Supervising Real Estate Agent
City of Fresno Department of Public Works
2600 Fresno Street, 4th Floor
Fresno, CA 93721

PROJECT LOCATION: Assessor's Parcel Number 459-282-13T, located on the northwest corner of North First Street and East Nevada Avenue, Fresno, CA.

PROJECT DESCRIPTION: The City desires to sell Assessor's Parcel Number 459-282-13T, located at the corner of North First Street and East Nevada Avenue. The parcel was declared surplus by the City Council on January 7, 2021, Resolution No. 21-095. The City acquired the parcel for green space. The parcel is too small to be developed for any other private use. The condition of the parcel has not changed since acquired by the City. The parcel is adjacent to a privately owned parcel located at 3067 E. Nevada Avenue, APN 459-282-14, owned by Mark Guevara. City staff conducted negotiations for the sale of the parcel with Mr. Guevara who agreed to a purchase price of \$5,000 to increase the size of the yard on his residential lot.

EXPLANATION: This transaction is Categorical Exempt from CEQA pursuant to CEQA Guidelines Section 15312(b), a Class 12 Categorical Exemption. In addition, none of the exceptions to the exemptions pursuant to Section 15300.2 apply to this project.

15312. SURPLUS GOVERNMENT PROPERTY SALES Class 12 consists of sales of surplus government property except for parcels of land located in an area of statewide, regional, or areawide concern identified in Section 15206(b)(4). However, even if the surplus property to be sold is located in any of those areas, its sale is exempt if: (a) The property does not have significant values for wildlife habitat or other environmental purposes, and (b) Any of the following conditions exist: (1) The property is of such size, shape, or inaccessibility that it is incapable of independent development or use; or (2) The property to be sold would qualify for an exemption under any other class of categorical exemption in these Guidelines; or (3) The use of the property and adjacent property has not changed since the time of purchase by the public agency.

Date: March 1, 2022

Prepared By: R. Scott Beyelia

Submitted By:



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