

**CITY OF FRESNO  
CATEGORICAL EXEMPTION  
ENVIRONMENTAL ASSESSMENT NO. C-16-015**

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:** Camaran Nojoomi Ashria, LLC  
1200 Anderson Drive  
Suisun, CA 94585  
Fresno, CA 93711

**PROJECT LOCATION:** Northeast corner of N. Blackstone Avenue and E. Cornell Avenue,  
3004 N. Blackstone Ave (APN 445-031-25)

**PROJECT DESCRIPTION:** The project consists of the abandonment of an alley and the creation of a public utility easement in the same footprint on property that is related to Conditional Use Permit Application No. C-16-015. The project proposes the demolition of the Long John Silvers building and the construction of a new 2,856 square foot Popeye's Louisiana Kitchen. The property is zoned NMX (*Neighborhood Mixed Use*).


**This project is exempt under Section 150301 of the California Environmental Quality Act (CEQA) Guidelines.**

**EXPLANATION:** This project is categorically exempt from CEQA. Section 15301 exempts from the provisions of CEQA those projects which consist of an alley abandonment and the creation of a public utilities easement in the same footprint that is of substantially same size, purpose and capacity.

Date: October 27, 2016

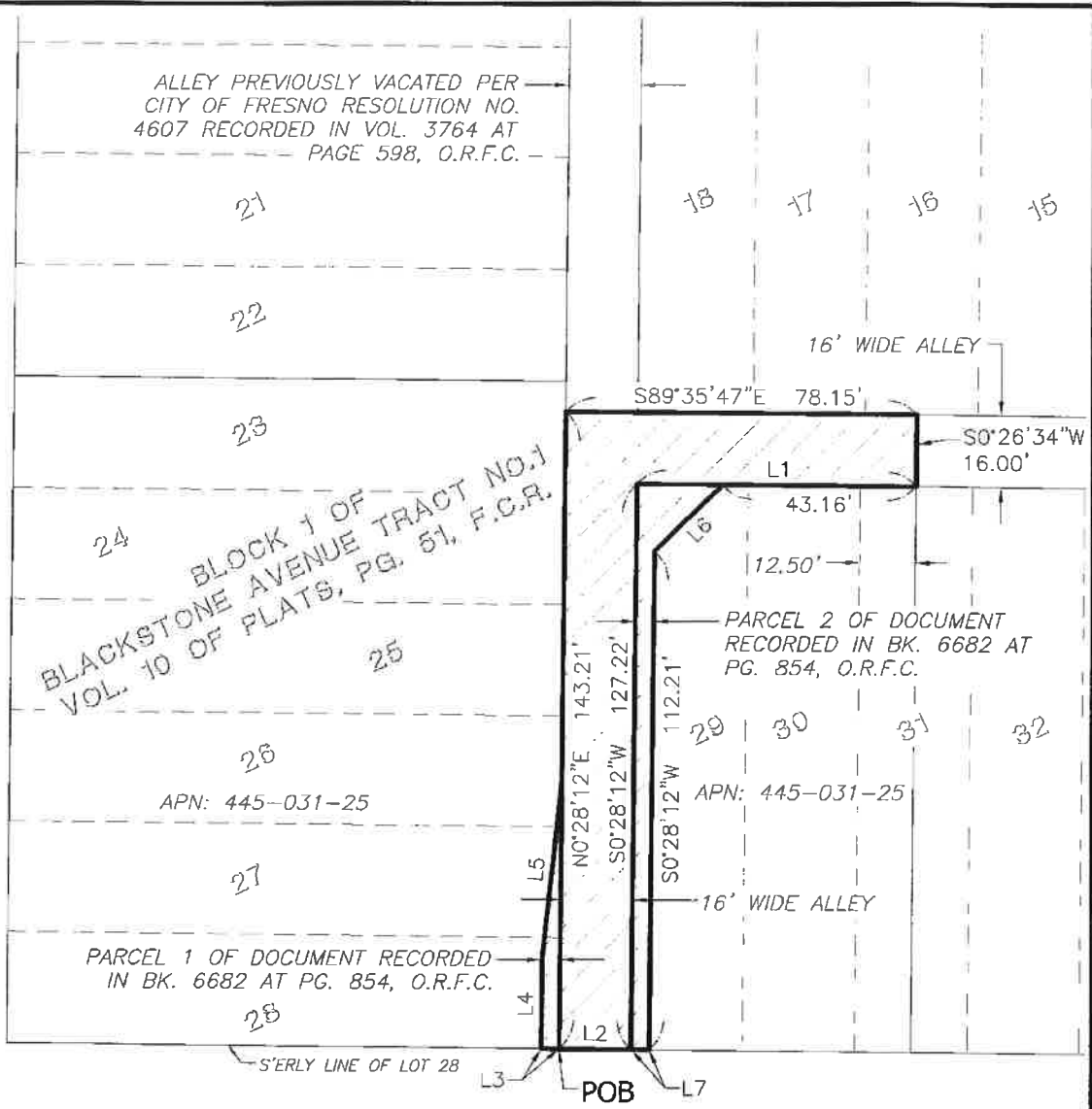
Prepared By: Bruce Barnes

Submitted By:

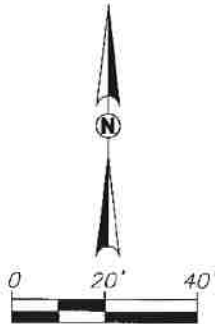
  
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Bonique Emerson, Project Manager  
Development and Resource Management Dept  
559-621-8047

N0°28'12"E  
WEST LINE OF SECTION 27-13/20

NORTH BLACKSTONE AVENUE



EAST CORNELL AVENUE



SCALE: 1" = 40'

Line Table		
Line #	Direction	Length
L1	N89°35'47"W	62.16'
L2	N89°34'59"W	16.00'
L3	N89°34'59"W	4.00'
L4	N00°28'12"E	20.00'
L5	N06°10'48"E	40.20'
L6	S45°25'29"W	21.23'
L7	N89°34'59"W	4.00'

**LEGEND**

- = AREA OF ALLEY TO BE VACATED  
AREA = ±4,067 sq ft
- POB** = POINT OF BEGINNING

REF. & REV.	<b>CITY OF FRESNO</b> DEPARTMENT OF PUBLIC WORKS	PROJ. ID. _____ CO _____ FUND NO. _____ RES. TYPE _____ ORD. NO. _____
PLAT 2156	<b>EXHIBIT 'A'</b> PORTIONS OF 16' WIDE ALLEY TO BE VACATED	DR. BY: <u>CRB</u> CH. BY: <u>AKM</u> DATE: <u>4/6/16</u> SCALE: <u>1" = 40'</u>
		SHEET NO. <u>1</u> OF <u>1</u> SHEETS

## EXHIBIT 'A'

Being a portion of the 16' wide Alley in Block 1 as shown on Blackstone Avenue Tract No. 1, filed for record in Volume 10 of Plats at Page 51, Fresno County Records, situated in Section 27, Township 13 South, Range 20 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, in the City of Fresno, County of Fresno, State of California, being more particularly described as follows:

**BEGINNING** at southeast corner of Lot 28 of Block 1 of said Blackstone Avenue Tract No. 1, thence along the easterly line of Lots 28, 27, 26, 25, 24, and 23 of Block 1 of said Tract, North 0°28'12" East, a distance of 143.21 feet to a point on the westerly prolongation of the southerly line of Lot 18 of Block 1 of said Tract; thence along said westerly prolongation and the southerly line of Lot 18 and the southerly line of Lots 17 and 16 of Block 1 of said Tract, South 89°35'47" East, a distance of 78.15 feet to a point on the northerly projection of a line that is parallel with and 12.50 feet east of the westerly line of Lot 31 of Block 1 of said Tract; thence along said line, South 00°26'34" West, a distance of 16.00 feet a point on the northerly line of said Lot 31, said point being 12.50 feet east of the northwesterly corner of said Lot 31; thence along the northerly line of Lots 31, 30, and 29 of Block 1 of said Tract, North 89°35'47" West, a distance of 62.16 feet to the northwest corner of Lot 29 of Block 1 of said Tract; thence along the westerly line of said Lot 29, South 00°28'12" West, a distance of 127.22 feet to the southwest corner of said Lot 29; thence along the westerly prolongation of the southerly line of said Lot 29, North 89°34'59" West, a distance of 16.00 feet to the **POINT OF BEGINNING**.

**TOGETHER WITH** all the those portions of Parcel 1 and Parcel 2 as granted to the City of Fresno per Deed of Easement recorded November 1, 1976 in Book 6682 at Page 854, Official Record of Fresno County, situated in Section 27, Township 13 South, Range 20 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, in the City of Fresno, County of Fresno, State of California.

Area contains ±4,067 square feet.