

**CITY OF FRESNO  
CATEGORICAL EXEMPTION**

**ENVIRONMENTAL ASSESSMENT NO. D-16-046**

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:** John Valentino (Applicant/Owner)  
3661 N. Highland Ave.  
Clovis, CA 93619

**PROJECT LOCATION:** 210 North H Street  
Located on the easterly side of North H Street between North Roosevelt Avenue  
and the Dry Creek Canal.  
(APN: 459-200-01)  
**(Council District 3, Councilmember Baines)**

**PROJECT DESCRIPTION:** The applicant proposes the renovation/adaptive reuse of an existing 10,485 square foot building for a mixed use project on a heritage designation site. The ground floor will consist of commercial office space, meeting areas, a break room and kitchen, and an area for combining, preparing, and processing organic soil amendments as well as for the storage and retail sale of John and Bob's Smart Soil Solutions. No composting is proposed on-site. One residential unit is proposed on the first floor. The second floor, proposed to be added within the existing building frame, will consist of eight (8) single room occupancy dwelling units.

The request also includes a concurrent request through the Public Works Department to vacate a portion of the adjacent alley and a portion of Arroyo Ave (currently abandoned) to the northeast of the subject site.


**This project is exempt under Section 15332/Class 32 of the California Environmental Quality Act (CEQA) Guidelines.**

**EXPLANATION:** Under the Section 15332/Class 32 exemption, in-fill projects are considered exempt should they meet certain conditions. Development Permit Application No. D-16-046 meets all specified conditions in accordance with Section 15332 of CEQA as follows:

The development permit application is consistent with the Fresno General Plan, the Fresno High-Roeding Community Plan, and the Tower District Specific Plan land use designation of parks and open space/general commercial (dual designation) and conforms to all applicable policies. The lease 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 subject site is adequately served by all required utilities and public services.

Date: December 9, 2016

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