

**NOTICE OF EXEMPTION PLEASE POST FOR 30 DAYS**

FROM: City of Fresno Development and Resource Management Dept.  
2600 Fresno Street  
Fresno, California 93721-3604

TO: X Fresno County Clerk  
2221 Kern Street  
Fresno, California 93721

Office of Planning & Research SCH NO.: N/A  
P.O. Box 3044, Room 212  
Sacramento, California 95812-3044

**FILED**  
AUG 09 2018 TIME 11:47 AM  
FRESNO COUNTY CLERK  
By *[Signature]* DEPUTY

**Project Title:** Environmental Assessment No. EA P18-00197

**Project Location:** On the southwest corner of West Swift and North Delbert Avenues (See Exhibit)

**Project Location - city:** City of Fresno

**Project Location- county:** County of Fresno

**Description of Nature, Purpose and Beneficiaries of Project:** The City of Fresno Public Works Department proposes to rehabilitate Blackstone Avenue between Shaw and Ashlan Avenues. The project proposes to grind the existing pavement, place an asphalt concrete overlay, upgrade curb ramps to meet ADA standards, construct a storm drain inlet, replace single loop detectors, and add traffic striping.

Beneficiaries of the project would be: Joe Pickett  
Pickett & Sons Construction

**Name of Public Agency Approving Project:** City of Fresno

**Name of Person or Agency Carrying Out Project:** City of Fresno, Public Works Department  
2600 Fresno Street  
Fresno, CA 93721

**Exempt Status:** (check one)

- Ministerial - PRC § 21080(b)(1); CEQA Guidelines §15268
- Declared Emergency - PRC § 21080(b)(3); CEQA Guidelines §15269(a)
- Emergency Project - PRC § 21080(b)(4); CEQA Guidelines §15269(b) and (c)
- Categorical Exemption – Class 3 & 32/CEQA Guidelines §15303 & 15332
- Statutory Exemption – PRC § \_\_\_\_\_

**Reasons why project is exempt:** Section 15303(a)/Class 3 of the CEQA Guidelines exempts from the provisions of CEQA, projects consisting of construction and location of limited numbers of new, small facilities or structures, including one single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

Section 15332/Class 32 exempts from the provisions of CEQA, construction of projects characterized as in-fill development meeting the following conditions: a) the project is consistent with the applicable

general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; b) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; c) the project site has no value as habitat for endangered, rare, or threatened species; d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and, e) the site can be adequately served by all required utilities and public services.

The vacation will remove unneeded easements and return the property's usability over to the private property owner, and a single family residence is proposed on the subject property. The proposed vacation of the above-described land meets the criteria noted above. The project also proposes to construct one single-family residential structure. Single-family homes are permitted in the RS-5 (Residential Single-Family, Medium Density) zone district. The project is consistent with the Fresno General Plan and West Area Community Plan land use designation of Medium Density Residential. The project site is of a size and scope that is not expected to have significant effects relating to traffic, noise, air quality or water quality. The project site has access to, and can be adequately served by, required utilities and public services. Therefore, the above described project complies with the conditions described in Section 15303(a)/Class 3 and 15332/Class 32 of the CEQA Guidelines. None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines Section 15300.2 apply to this project.

**Lead Agency Contact Person:** Chris Lang, Planner II  
City of Fresno Development & Resource Management Department

**Full Telephone No.:** (559) 621-8023

**If filed/signed by applicant:**

Attach certified document of exemption finding  (check if attached)

Has a Notice of Exemption been filed by the public agency approving the project?  Yes  No

**Signature:** \_\_\_\_\_

**Date:** 8/9/18

**Printed Name and Title:** Ralph Kachadourian, Supervising Planner  
City of Fresno Development & Resource Management Department

**Signed by Lead Agency**  **Signed by applicant**

**Attachments:** Exemption Finding

E20191000216

**CITY OF FRESNO  
CATEGORICAL EXEMPTION  
ENVIRONMENTAL ASSESSMENT NO. P18-00197**

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:** Joe Pickett  
Pickett & Sons Construction

**PROJECT LOCATION:** On the southwest corner of West Swift and North Delbert Avenues.  
(See Exhibit B)

**PROJECT DESCRIPTION:** The applicant proposes to vacate a portion of the Public Utility Easement and the Public Street Easement areas for the purpose of constructing a single-family residence. Based on a review of the proposed project by other City of Fresno Departments and outside reviewing agencies, the vacation is approved with conditions as noted in Exhibit A.

**This project is exempt under Sections 15303(a)/Class 3 and 15332/Class 32 of the California Environmental Quality Act (CEQA) Guidelines.**

**EXPLANATION:**

Section 15303(a)/Class 3 of the CEQA Guidelines exempts from the provisions of CEQA, projects consisting of construction and location of limited numbers of new, small facilities or structures, including one single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

Section 15332/Class 32 exempts from the provisions of CEQA, construction of projects characterized as in-fill development meeting the following conditions: a) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, b) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, c) the project site has no value as habitat for endangered, rare, or threatened species; d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and, e) the site can be adequately served by all required utilities and public services.

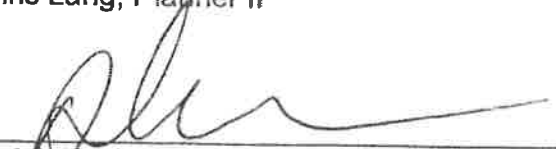
The vacation will remove unneeded easements and return the property's usability over to the private property owner, and a single family residence is proposed on the subject property. The proposed vacation of the above-described land meets the criteria noted above. The project also proposes to construct one single-family residential structure. Single-family homes are permitted in the RS-5 (*Residential Single-Family, Medium Density*) zone district. The project is consistent with the Fresno General Plan and West Area Community Plan land use designation of Medium Density Residential. The project site is of a size and scope that is not expected to have significant effects relating to traffic, noise, air quality or water quality. The project site has access to, and can be adequately served by, required utilities and public services. Therefore, the above described project complies with the conditions described in Section 15303(a)/Class 3 and 15332/Class 32 of the CEQA Guidelines. None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines Section 15300.2 apply to this project.

Date: August 8, 2018

E201810000210

Prepared By: Chris Lang, Planner II

Submitted By:

  
Ralph Kachadourian, Supervising Planner  
City of Fresno  
Development and Resource Management Department  
(559) 621-8172

Attachments: Feasibility Study and its attachments, dated April 27, 2018, labeled Exhibit A  
Vacation Exhibits, labeled Exhibit B and Exhibit C

E20181000216



City Hall  
2600 Fresno Street, 4th Floor  
Fresno, California 93721  
Ph (559) 621-8650 FAX (559) 488-1045  
[www.fresno.gov](http://www.fresno.gov)

**PUBLIC WORKS DEPARTMENT**

Scott L. Mozier  
Public Works Director

April 27, 2018

Joseph Pickett  
7310 North Remington Ave  
Fresno, CA 93711

**SUBJECT: PROPOSED VACATION OF A STREET, PIPELINE, AND UTILITY EASEMENT IN LOT 8 OF TRACT No. 4043, AT THE INTERSECTION OF WEST SWIFT AVENUE AND NORTH DELBERT AVENUE**

The vacation feasibility study you requested has been completed. Findings indicate the vacation proposal is feasible subject to the following conditions:

1. Comcast has existing facilities that may be affected by this vacation. I final determination of the location of their facilities will need to be made to determine if a utility easement will be necessary. If you have any questions about this condition, please contact Michael "Cory" Sue at (559) 455-4221.

A processing fee in the amount of \$1,555.00 is required to cover the cost of administration and legal notices prior to continuing this process for City Council action. An Environmental Assessment (EA) for the entire project that accurately addresses the vacation is required to proceed with the vacation. If you do not have one, the EA application and fee should be submitted to the City of Fresno's Development & Resource Management Department (DARM). The planner for the can provide you with further information about the environmental assessment. Once the EA has been completed, please provide a copy to us.

For your information, the City of Fresno has only an easement interest in the subject area and the City has no legal authority to make a determination as to what portion of the underlying fee title to the vacated area may be added to adjacent properties.

The study done for this proposed vacation will expire in one year. Therefore, please notify this office by April 27, 2019, of your intention regarding the pursuit of this vacation.

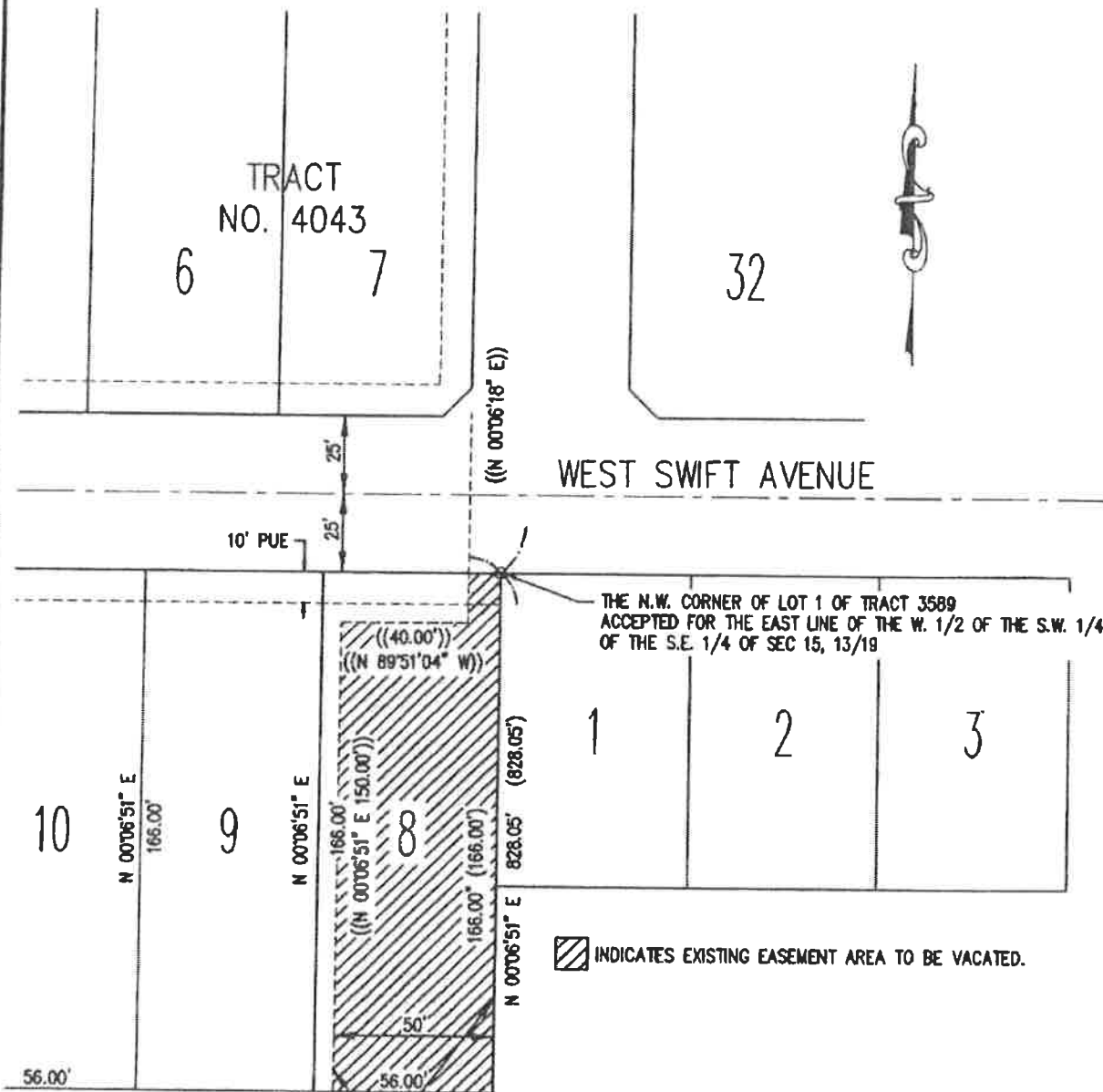
Please contact me at 621-8681 or by email at [Jason.Camit@fresno.gov](mailto:Jason.Camit@fresno.gov) if you have any questions.

Sincerely

Jason A. Camit, PLS  
**Chief Surveyor**

P.W. File No. 12317

# EXHIBIT "B"

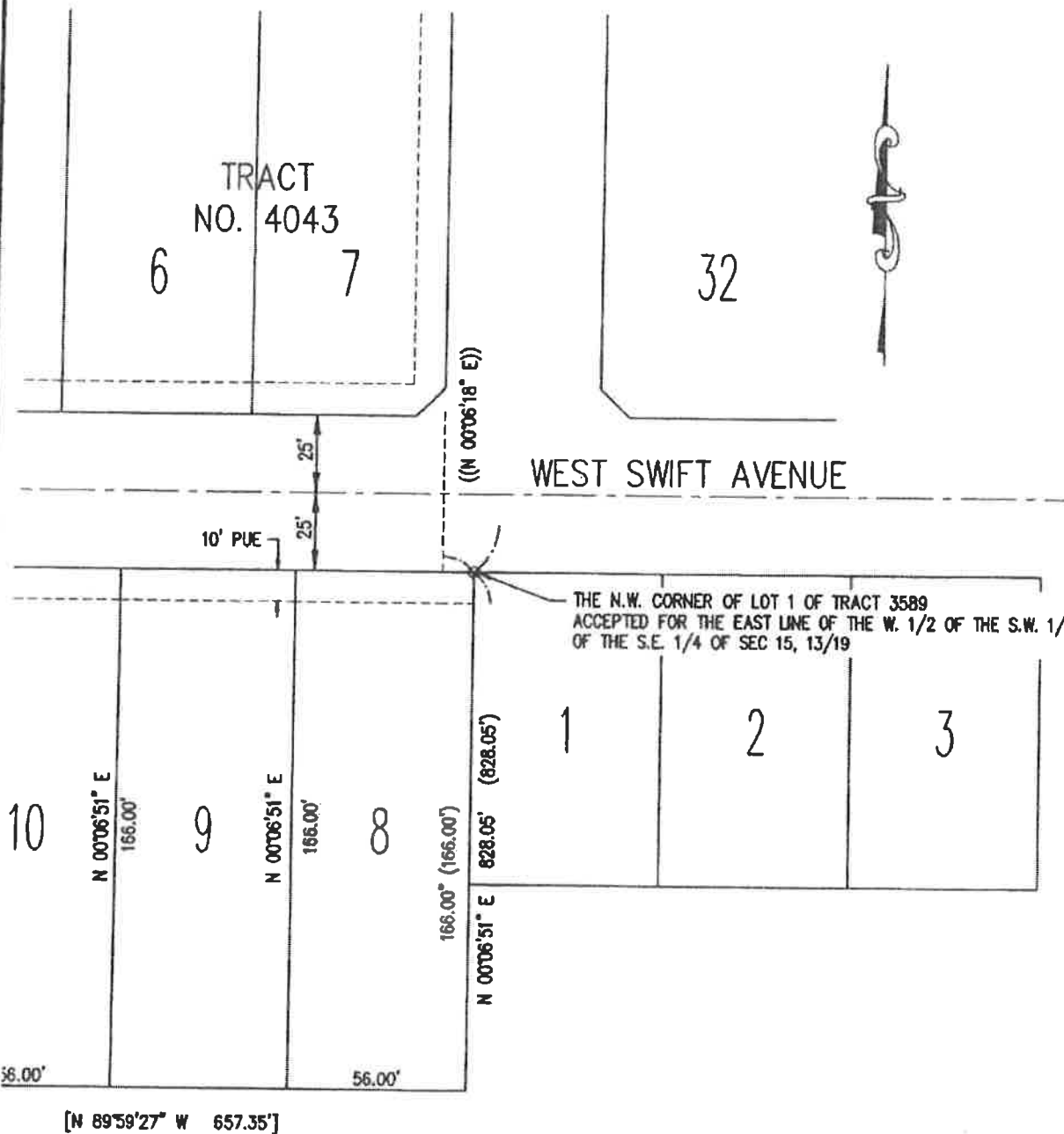


INDICATES EXISTING EASEMENT AREA TO BE VACATED.

AN EASEMENT FOR STREET, PIPELINE, AND UTILITY PURPOSES RECORDED JANUARY 15, 1986 AS DOC. NO. 86005116 O.R.

REF. & REV.	CITY OF FRESNO DEPARTMENT OF PUBLIC WORKS	PROJ. ID. _____ RES TYPE _____ FUND NO. _____ ORG. NO. _____
	UTILITY EASEMENT TO BE VACATED BY THE CITY OF FRESNO	DR. BY PO CH. BY JP DATE MAY 02, 2018 SCALE NO SCALE
PLAT _____		SHEET NO. 1 OF 1 SHEET

EXHIBIT "C"



REF. & REV.  PLAT _____	CITY OF FRESNO DEPARTMENT OF PUBLIC WORKS	PROJ. ID. _____ RES. TYPE _____ FUND NO. _____ ORG. NO. _____
	UTILITY EASEMENT TO BE VACATED BY THE CITY OF FRESNO	DR. BY <u>PO</u> CH. BY <u>JP</u> DATE <u>MAY 03, 2018</u> SCALE <u>NO SCALE</u>
		SHEET NO. <u>1</u> OF <u>1</u> SHEET