

**CITY OF FRESNO  
CATEGORICAL EXEMPTION  
ENVIRONMENTAL ASSESSMENT NO. S-15-033**

**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:** Rob DePrat  
Blue Peak Engineering  
18534 Yorba Linda Boulevard, #235  
Yorba Linda, California 92886

**PROJECT LOCATION:** Northeast corner of E Street and Stanislaus Streets, in downtown Fresno.  
(APN 465-084-24)

**PROJECT DESCRIPTION:** The site is developed with an existing 114,000 square foot warehouse building, loading docks and small parking lot. The applicant proposes to demolish 40,000 square feet of the building on the E Street side to add parking, with 15,983 square feet of the remaining building area for indoor parking. Six (6) accessible and 168 off-street parking spaces are proposed, totaling 174 spaces. The remaining 58,593 square foot warehouse would be a Restaurant Depot wholesale restaurant supplier of food and restaurant supplies. Site activity will include wholesale customer shopping, deliveries and loading. The exterior remodel includes new paint, re-grading and re-stripping of parking areas, new landscape, exterior lighting and storm water management facilities. A retaining wall is proposed to separate grade differences of customer parking and truck loading areas, with a new curb cut along Stanislaus Street for truck entry/exit. The interior remodel includes offices, break room, checkouts, and accessible restrooms, while the majority of the store will contain high-bay racking, a walk-thru produce and dairy/deli cooler, and a reach-in door freezer room. New electrical service, plumbing, rooftop HVAC units and fire control system are proposed. A transformer and refrigeration equipment will be located next to the building along Stanislaus Street, enclosed by a slatted fence. The number of employees is estimated at sixty (60). A vacation of a relinquished access is required and dedication of pedestrian easement for the proposed drive approach on Stanislaus Street.

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

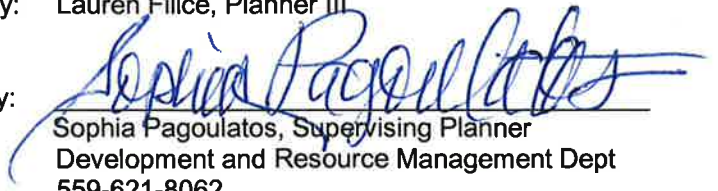
**EXPLANATION:** Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section. (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (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. (e) The site can be adequately served by all required utilities and public services.

The subject site and surrounding neighborhoods are identified as "in-fill" within an urban setting in downtown Fresno. The above-described project is consistent with the Fresno General Plan and the Central Area Community Plan and Fresno Chandler Airport Environs Plan without negatively impacting the characteristics of the area, and complies with all conditions described in Section 15332/Class 32 of California CEQA Guidelines. No adverse environmental impacts will occur as a result of the proposed project. There is no substantial evidence in the record that any of the exceptions to these Categorical Exemptions, set forth in CEQA Guidelines Section 15300.2, apply to this project

Date: April 20, 2015

Prepared By: Lauren Filice, Planner III

Submitted By:



Sophia Pagoulatos, Supervising Planner  
Development and Resource Management Dept  
559-621-8062