

Exhibit J

**CITY OF FRESNO  
CATEGORICAL EXEMPTION  
ENVIRONMENTAL ASSESSMENT NO. P23-00801**

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:** Dustin Moore  
Embarc  
1201 K Street, Suite 920  
Sacramento, CA 95814

**PROJECT LOCATION:** 7363 North Blackstone Avenue; Located on the northwest corner of West Pinedale and North Blackstone Avenues (APN: 303-053-16)

**PROJECT DESCRIPTION:**

Cannabis Conditional Use Permit Application No. P23-00801 was filed by Embarc and pertains to approximately 0.62 acres of property located at 7363 North Blackstone Avenue. The applicant proposes a cannabis retail business in an existing commercial tenant suite. The property is zoned CMX (*Corridor/Center Mixed Use*).

**This project is exempt under Section 15301/Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.**

**Section 15301/Class 1** consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of existing or former use.

*The project is the establishment of a cannabis retail business in an existing approximately 1,438 sq. ft. commercial tenant suite on a developed property that will only consist of minor interior tenant improvements to support the cannabis retail business. The proposed cannabis retail business does not involve any expansion of the existing building and only proposes to utilize the existing commercial building. The project will be required to comply with the mitigation measures of the Cannabis Final Environmental Impact Report (EIR) SCH No. 201907023.*

*The City of Fresno VMT Thresholds adopted a screening standard and criteria that can be used to screen out qualified projects that meet the adopted criteria from needing to prepare a detailed VMT analysis. The City of Fresno VMT Thresholds Section 3.0 regarding Project Screening discusses a variety of projects that may be screened out of a VMT analysis including specific development and transportation projects. For development projects, conditions may exist that would presume that a development project has a less than significant impact. These may be size, location, proximity to transit, or trip making potential. The proposed project is eligible to screen out because it is located within 0.5 miles of a Transit Priority Area or a High-Quality*

*Transit Area and has a low volume of daily traffic less than 500 average daily trips (ADT) with 304 ADT.*

None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to this project. Furthermore, as the subject site is a developed property in an urbanized commercial area, the proposed project is not expected to have a significant effect on the environment. Accordingly, a categorical exemption, as noted above, has been prepared for the project.

Date: May 23, 2023

Submitted by:



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