

**CITY OF FRESNO  
CATEGORICAL EXEMPTION  
ENVIRONMENTAL ASSESSMENT NO. P19-01614**

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:** Mr. Scott Tyler  
City of Fresno  
2600 Fresno Street  
Fresno, CA 93721

**PROJECT LOCATION:** 2977 E. Shepherd Avenue; Located at the south side of  
Shepherd Avenue west of Willow Avenue (APN: 403-050-66)

**PROJECT DESCRIPTION:** Conditional Use Permit – Revised Major Exhibit Application No.  
P19-01614 proposes revisions to the approved site plan C-15-  
020 to reduce the number of parking stalls to 34 for the City of  
Fresno Sugar Pine Trail Park & Ride parking lot.

**This project is exempt under Section 15303/Class 3, Section 15311/Class 11, and  
Section 15332/Class 32 of the California Environmental Quality Act (CEQA) Guidelines.**

**EXPLANATION:**

Under Section 15303/Class 3, the proposed project is exempt from CEQA requirements.

Section 15303 (Class 3/New Construction or Conversion of Small Structures) of the CEQA Guidelines exempts from the provisions of CEQA, projects consisting of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and, the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure. Examples include but are not limited to: Water main, sewage, electrical, gas and other utility extensions, including street improvements of reasonable length to serve such construction.

Under Section 15311/Class 11, the proposed project is exempt from CEQA requirements.

Section 15311(Class 11 Accessory Structures) consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to small parking lots.

Under Section 15332/Class 32, the proposed project is exempt from CEQA requirements.

Section 15332 (Class 32 In-Fill Development Projects) consists of projects characterized as in-fill development meeting the following conditions: (1) 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. (2) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (3) The project has no value as habitat for endangered, rare or threatened species. (4) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (5) The site can be adequately served by all required utilities and public services.

The proposed project consists of the new construction of a small accessory parking lot, exercise area, and landscaping for a parking and ride facility. The proposed project is consistent with the Fresno General Plan without negatively impacting the characteristics of the area and complies with all conditions described in 15303/Class 3, Section 15311/Class 11, and Section 15332/Class 32, California CEQA Guidelines. None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to this project. Furthermore, the proposed project is not expected to have a significant effect on the environment. Accordingly, as the area is not environmentally sensitive, as noted above, a categorical exemption has been prepared for the project.

Date: May 31, 2019

Prepared By: Cheryl Aanonson, *Planner I*

Submitted by: *Margo Lerwill*  
Margo Lerwill, *Supervising Planner*  
City of Fresno, Planning and  
Development Dept.  
(559) 621-8153