

**CITY OF FRESNO
ENVIRONMENTAL ASSESSMENT FOR
CONDITIONAL USE PERMIT APPLICATION NO. P19-05984**

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(S): Ken Vang
Vang Incorporated Consulting Engineers
2491 Alluvial Ave, Suite #15
Clovis, CA 93619

PROJECT LOCATION: 7995 North Cedar Avenue

Located on the southwest corner of North Cedar and East Nees
Avenues in Fresno

(APN: 404-200-02)
(Council District 6)

PROJECT DESCRIPTION: Conditional Use Permit Application No. P19-05984 pertains to an existing 2,280 square foot Johnny Quik Food Store and Gas Station located on a ±0.34 acre parcel at the address noted above. The subject application was filed by Ken Vang, of Vang Incorporated Consulting Engineers, on behalf of Sterling Hartel Development Inc. The applicant requests authorization to upgrade an existing State of California Alcoholic Beverage Control Type 20 alcoholic license (Package Store – sale of beer and wine for consumption off the premises where sold) to a Type 21 alcohol license (Package Store – sale of beer, wine, and distilled spirits for consumption off the premises where sold) for the existing convenience store. No physical development is proposed with this application. The property is zoned CC/UGM/cz (*Commercial-Community/Urban Growth Management/conditions of zoning*).

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

Section 15301 (Class 1/Existing Facilities) of the CEQA Guidelines exempts from the provisions of CEQA, projects involving existing facilities. Projects that fall within Class 1 consist 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 use beyond that existing at the time of the lead agency's determination.

The proposed special permit request is for an upgrade of an existing Type 20 off-sale alcohol license for an established general retail use. No physical development is proposed with this application. The proposed project is consistent with the exemption because the project is requesting authorization to establish licensing for alcoholic beverage sales which is permitted in the existing CC (*Commercial-*

Community) zone district by conditional use permit and is consistent with the planned Community Commercial land use designation applicable to the site. The proposed project is subject to authorization by special permit.

The project complies with all conditions listed above. 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 and no adverse environmental impacts will occur as a result of the proposed project. Accordingly, the Categorical Exemptions, as noted above, have been prepared for the project.

Date: July 16, 2020

Prepared by: _____

**Phillip Siegrist, Planner
Planning and Development Department
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