

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT FOR
EA NO. P18-02769**

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): Laura Gloria

PROJECT LOCATION: 803 Van Ness Ave (APN: 468-255-11T) and
830 Fulton St (APN: 468-255-15)

803 Van Ness is on the eastern corner of Van Ness Ave and Inyo St., and 830 Fulton is on the northern corner of Fulton St. and Inyo St.

PROJECT DESCRIPTION: Environmental Assessment No. P18-02769 pertains to actions related to the sale of City Owned Property to a private party (Club One Casino). Sale includes APN: 468-255-11T and 468-255-15 consisting of approximately a 53,040 SF Retail Building commonly referred to as the City-owned portion of the former Gottschalks building and a 214,292 SF parking Structure commonly referred to as the Spiral Garage. Club One Casino has operated at their location, which is considered a card room, bar and restaurant, on Van Ness and Tulare since 2010, but is now seeking to expand. The applicant proposes to renovate the two floors and mezzanine area of the retail space and the entirety of the parking garage and move Club One Casino's operations to the combined facility. The tentative plans for the space remodel include the following: Interior renovations (gutting the retail space, adding plumbing, electrical, HVAC, elevators, other mechanical improvements, bar, restaurant, food court, gaming and event space; employee areas, cage/count areas, security/surveillance areas, administrative offices and storage), Garage improvements (structural, cosmetic, access, security, wayfaring improvements to all floors) and Exterior improvements (improving visibility, appearance, function of the exterior, functional and decorative lighting, LED video screen, monument signage). No applications for development have been submitted nor have plans been prepared at this time. All physical changes are tentative.

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

Staff has performed a preliminary environmental assessment of this project and determined that it falls within the Categorical Exemption set forth in CEQA Guidelines Section 15332 which exempts infill development projects and meet certain conditions. Staff found that those conditions are met:

- 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. The*

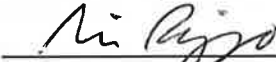
subject parcels are located within the boundaries of the Fresno General Plan adopted on December 18, 2014. The parcels are located in the DTC (Downtown Core) zoning district, which is intended to "foster the enhancement of Fresno's business, shopping, and cultural heart by guiding the development of the densest, most active, and most interesting mixed-use urban center in the region" pursuant Fresno Municipal Code (FMC), Chapter 15, Section 15-1501. The future uses by One Club Casino, which may be categorized as bars/nightclubs/lounges, restaurant with alcohol sales or entertainment and recreation (large scale) are all permitted by right or with a conditional use permit in the DTC zone district.

- b. *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.* The subject parcels are located within City boundaries and are well under 5 acres in size.
- c. *The project site has no value as habitat for endangered, rare or threatened species.* The building on the subject site was built in 1968 and the site is fully developed.
- d. *Approval of the project would not result in any significant effects related to traffic, noise, air quality or water quality.* The subject site is proposed to be utilized by a business that is relocating from a site that is less than 800 feet away and on the same street and thus this relocation will not result in a measurable impact to traffic, noise, air quality or water quality.
- e. *The site can be adequately served by all required utilities and public services.* The Gottschalks building was historically adequately served and there is no indication it will not be by the future uses. The Spiral garage will not change uses and therefore there are no changes required for public services.

The building is potentially eligible for the National Register of Historic Places per the Fulton District Downtown Survey of Historic Resources. When more concrete plans for the exterior renovation are completed and the application is formally submitted, an additional environmental assessment may be required. Furthermore, Staff has determined that none of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, section 15300.2 apply to this project.

Date: October 8, 2018

Prepared by:



Nina Rizzo, Planner

**Development and Resource Management Department
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