

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT NO. C-17-079-ABCUP**

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: George Beal
Beal Developments LLC
1175 Shaw Avenue
Clovis, CA 93612

PROJECT LOCATION: 2885 East Jensen Avenue; located on the northwest corner of East Jensen and State Highway 99
(APN: 479-320-18)
(Council District 3, Councilmember Baines)

PROJECT DESCRIPTION: Conditional Use Permit Application No. C-17-079 pertains to 0.87 acres of property and requests authorization to establish a State of California Alcoholic Beverage Control Type 20 alcohol license (Off Sale General – sale of beer and wine for consumption off the premises where sold). The subject property is located in the IH (*Heavy Industrial*) zone district.

This project is exempt under Sections 15332/Class 32 of the State of California CEQA Guidelines. None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines Section 15300.2 apply to this project.

EXPLANATION: Section 15332/Class 32 addresses projects of an in-fill nature. Qualifying projects must be consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulation. Projects must be located within city limits on a site of no more than five acres. Projects must pose no value for endangered, rare, or threatened species. Additionally, projects may only be found exempt under this section if they will result in no significant effects relating to traffic, noise, or air quality, and if the site may be adequately served by all required utilities and public services.

The proposed project is a use application only, without associated development, and complies with the Class 32 exemption. The conditional use application for a Type 20 alcohol license is consistent with the employment – heavy industrial planned land use identified for the subject property in the General Plan and with the IH (*Heavy Industrial*) zone district. The project site is 0.87 acres in size and is located within the city limits. The proposed use will result in no significant effects on habitat for endangered or threatened species, traffic, noise, or air quality. The site is adequately served by all required utilities and public services, and the granting of the use permit will result in no additional demands on services.

Date: October 19, 2017

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Submitted By: _____
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