

**CITY OF FRESNO  
CATEGORICAL EXEMPTION  
ENVIRONMENTAL ASSESSMENT NO. P22-02292**

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:** Juan Alvarez Macias  
A&M Bros, LLC.  
6126 E. Brown Avenue  
Fresno, CA 93727

**PROJECT LOCATION:** Portion of the adjacent alley way south of 722 East Olive Avenue (APN 452-032-03) which is located south of East Olive Avenue, between North Broadway and North Yosemite Avenue. (See attached Exhibit A).

**PROJECT DESCRIPTION:** Environmental Assessment No. P22-02292 was filed by Juan Alvarez Macias of A&M Bros, LLC., on behalf of Vibez Restaurant & Lounge, and pertains to a segment of the 16-foot-wide alley south of 722 East Olive Avenue. The project proposes to vacate a portion of said alley to create outdoor dining and entertainment space. The vacated space will become part of 722 East Olive Avenue (APN 452-032-03). The total area to be vacated is approximately  $\pm 782$  square feet. Based on the review of the proposed project by the City of Fresno Public Works Department, the vacation is approved with conditions as noted in the Feasibility Study dated April 7, 2022.

**This project is exempt under Sections 15304/Class 4 of the California Environmental Quality Act (CEQA) Guidelines as follows:**

Under Section 15304/Class 4, the proposed project is exempt from CEQA requirements when the project consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes.

The area proposed to be vacated is comprised of improved land that will return to the adjacent private property owner. The vacation will remove approximately  $\pm 782$  square feet of alley. No significant effects would occur as a result of the proposed vacation.

Staff has performed an Environmental Assessment of this project and determined that it falls within the following Categorical Exemptions set forth in the CEQA Guideline Sections:

None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to the project. Furthermore, the proposed project is not expected to have a significant effect of the environment. A Categorical Exemption, as noted above, has been prepared for the project and the area is not environmentally sensitive.

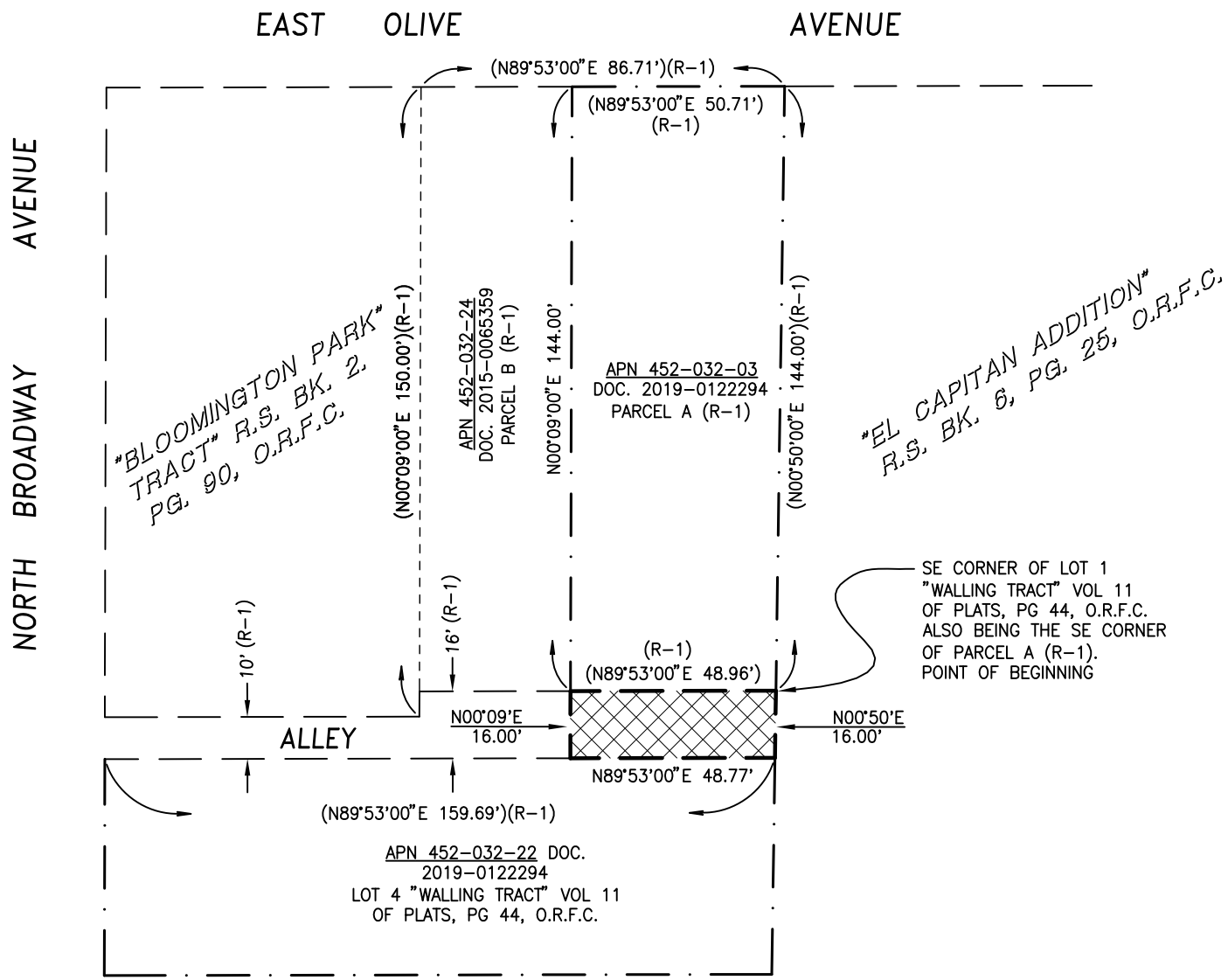
Date: August 8, 2022

Prepared By: Erik Young, Planner

Submitted By: *Ralph Kachadourian*

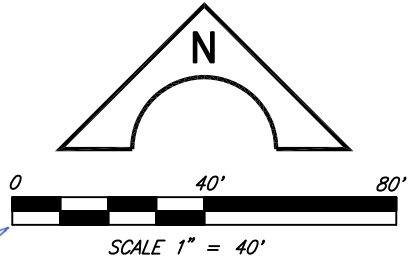
Ralph Kachadourian  
Supervising Planner  
City of Fresno  
Planning and Development  
(559) 621-8172

Exhibit "A"



**LEGEND:**

- INDICATES AREA TO BE VACATED AND RESERVED AS A PUBLIC UTILITY EASEMENT.
- SUBJECT PARCEL BOUNDARY.
- RIGHT OF WAY
- (R-1) RECORD DATA PER LOT LINE ADJUSTMENT No. 2012-10, DOC. No. 2012-0119862, O.R.F.C.
- APN: 452-032-03
- OWNER: JUAN ALVAREZ MACIAS
- AREA: 782 SQUARE FEET ±.
- O.R.F.C. OFFICIAL RECORDS FRESNO COUNTY.



PUBLIC STREET RIGHT OF WAY TO BE VACATED  
AND RESERVED AS A PUBLIC UTILITY EASEMENT  
BY THE CITY OF FRESNO

**ESP SURVEYING, INC.**  
2598 N. MIAMI AVE.  
FRESNO, CA  
Tel. 559.442.0883  
Fax 559.442.0884  
  
[www.espls.com](http://www.espls.com)

DATE OF SURVEY	N/A
ESP JOB No.	22006
DRAWN BY	6335
DRAWN DATE	01/25/2022
REV 0	02/01/2022
SHEET	1_OF_1