

EXHIBIT L

Environmental Assessment

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT NO. C-16-033-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, #104
Clovis, CA 93612

PROJECT LOCATION: 940 East Belmont Ave; (APNs: 459-043-23; -03; and -36)

PROJECT DESCRIPTION: Application No. C-16-033 pertains to ±0.55 acres of property located on the southwest corner of East Belmont and North Van Ness Avenues. The applicant proposes the construction of a 3,453 square-foot Johnny Quik convenience store, an 849 square-foot quick serve restaurant with indoor seating, restrooms, and an 8-station Chevron fueling station facility with a 2,160 square-foot canopy, as well as a request to establish a State of California Alcoholic Beverage Control Type 20 alcohol license (*Package Store – sale of beer and wine for consumption off the premises where sold*).

This project is exempt under Sections 15303/Class 3 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 15303/Class 3 consists of 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 in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. The example under Class 3 which applies to the proposed project is Section 15303(c) which consists of construction of *"a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in total floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive."*

The proposed project complies with the Class 3 exemption. The proposed project proposed less than 10,000 square feet in total floor area for the convenience store and public services and facilities are adequate to serve the site. The surrounding area is highly urbanized and is not environmentally sensitive.

Date: December 11, 2017

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Submitted By: 

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