

Exhibit I-2
Draft Categorical Exemption for
ABCUP P22-03906

Planning Commission Hearing: Consideration of Conditional Use
Permit Application No. P22-03906

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT NO. P22-03906**

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: Felipe Ceballos on behalf of Baldev Khela
2520 East Olive Avenue, Fresno, CA 93701

PROJECT LOCATION: 2520 East Olive Avenue, Fresno, CA 93701 (APN: 452-081-17S); Located on the southeast corner of North Fresno Street and East Olive Avenue.

PROJECT DESCRIPTION: Requested authorization to establish a State of California Department of Alcoholic Beverage Control Type 21 (*Off-Sale Beer, Wine, and Distilled Spirits for consumption off the premises where sold*) alcohol license at the Circle D convenience store.

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

Under Section 15301/Class 1, the proposed project is exempt from CEQA requirements when the project consists 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 existing or former use. The key consideration is whether the project involves negligible or no expansion of use.

The project site formerly operated as a Circle D fuel station and convenience store with alcohol sales, however, the subject property suffered a fire in early 2018. The property owner proposes to restore operations prior to the fire therefore involving negligible or no expansion of the use.

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 on the environment. A categorical exemption, as noted above, has been prepared for the project and the area is not environmentally sensitive.

Date: April 3, 2024
Prepared By: Steven Martinez - Planner

Submitted by: Ralph Kachadourian
Ralph Kachadourian
Supervising Planner
Planning & Development