

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT NO. C-16-097**

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: Robby Antoyan
Antoyan Architecture
2133 Amador Street
Fresno, CA 93721
antoyanarcy@yahoo.com

PROJECT LOCATION: 4435 West Clinton Avenue S/A; Located on the southwest corner of West Clinton and North Blythe Avenues

(APN: 312-512-33)

(Council District 3, Councilmember Baines)

PROJECT DESCRIPTION: Conditional Use Permit Application No. C-16-097 was filed by Robby Antoyan of Antoyan Architecture, on behalf of Kulvir Sekhon, and pertains to ± 1.69 acres of property. The applicant proposes to construct a neighborhood shopping center consisting of two single story shell buildings totaling approximately 14,556 square feet, eight automobile fuel pumps and canopy, and onsite parking and landscaping. One of the proposed shell buildings will be utilized as a Specialty Grocery Store with alcohol sales. The applicant requests authorization to establish a State of California Alcoholic Beverage Control Type 21 (*Package Store – sale of beer, wine, and distilled spirits for consumption off the premises where sold*) alcohol license. The subject property is located in the CC/UGM (*Community Commercial/Urban Growth Management*) zone district.

This project is exempt under Section 15332/Class 32 (Infill Development) of the State of California Environmental Quality Act (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 exempts from the provisions of CEQA, the construction of projects characterized as in-fill development meeting the following conditions: 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, b) the proposed development occurs within city limits on a project site of approximately ± 1.69 acres, which is less than the five acre maximum, and is substantially surrounded by urban uses, c) the project site has no value as habitat for endangered, rare or threatened species, d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and e) the site can be

adequately served by all required utilities and public services.

By current standards, the subject site and surrounding areas are identified as "in-fill" within an urban setting.

The proposed project complies with all conditions in the Class 32 exemption listed above. It consists of the demolition and reconstruction of an existing car wash and convenience store. The combined square footage of the convenience store, car wash, and fuel canopy is less than 10,000 square feet. There is no substantial evidence in the record that any of the exceptions to these Categorical Exemptions, set forth in CEQA Guidelines section 15300.2, apply to this project and no adverse environmental impacts will occur as a result of the proposed project.

Date: October 19, 2017

Prepared By: Phillip Siegrist, Planner II

Submitted By:


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