

**CITY OF FRESNO**  
**CATEGORICAL EXEMPTION**  
**ENVIRONMENTAL ASSESSMENT NO. D-17-167**  
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:** Nicholas Crawford  
Don Pickett Associates, Inc.  
7395 North Palm Bluffs Avenue, Suite 101  
Fresno, CA 93711

**PROJECT LOCATION:** 1287 West Nielsen Avenue  
Located on the southwest corner of West Nielsen Avenue and  
South West Avenue.  
(APN: 458-270-01)  
**(Council District 3, Councilmember Baines)**

**PROJECT DESCRIPTION:** Development Permit Application No. D-17-167 is a request to construct a new office/warehouse building on ±1.49 acres. The proposed use includes woodworking and cabinet assembly within the building. The applicant proposes to vacate a portion of the public right of way previously dedicated for West Nielsen Avenue frontage.

**This project is exempt under Section 15332/Class 32 of the California Environmental Quality Act (CEQA) Guidelines.**

**EXPLANATION:**

Section 15332/Class 32 consists of projects characterized as in-fill development.

The proposed project is consistent with the Fresno General Plan Light Industrial land use and IL zone district. The subject property is within the City of Fresno city limits and is on ±1.49 acres. The project site is surrounded by developed sites which include uses such as: industrial and public facilities. The site has no value as habitat for endangered, rare, or threatened species and complies with all conditions of the Class 32 Categorical Exemption. None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to this project.

Date: January 19, 2018

Prepared By: Andreina Aguilar, Planner

Submitted By:

  
\_\_\_\_\_  
Will Tackett  
Supervising Planner  
City of Fresno  
Development Department  
(559) 621-8063