

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT NO. P18-00433/P18-00435**

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: Charles Garabedian

PROJECT LOCATION: 1658 North West Avenue
(APN: 444-241-15)

PROJECT DESCRIPTION: Development Permit Application No. P18-00820, which requests authorization to construct an approximately 8,000 square-foot, single-story commercial and office shell building within an approved commercial and office complex.

This project is exempt under Sections 15301/Class 1, 15303/Class 3, 15305/Class 5 and 15332/Class 32 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 15301/Class 1 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 use beyond that existing at the time of the lead agency's determination.

Section 15303/Class 3 consists of construction or conversion of small structures. The structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

Section 15305/Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel.

Section 15332/Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section. (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 no more than five acres 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. (e) The site can be adequately served by all required utilities and public services.

The project proposes the rehabilitation and repair of a residential structure and the construction of covered off-street parking. The site is approximately 0.21 acres in size, located within the Fresno

City limits, and is consistent with the Fresno General Plan planned land use of Medium Density Residential. No adverse environmental impacts would occur as a result of the proposed project. The site has no value as habitat for endangered, rare, or threatened species and complies with all conditions of the Class 1, 3, 5 and 32 Categorical Exemptions. None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to this project.

Date: August 20, 2018

Prepared By: Chris Lang
Planner II

Submitted By: 
Ralph Kachadourian
Supervising Planner