

Exhibit I
Environmental Assessment

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT FOR
DEVELOPMENT PERMIT APPLICATION NO. P20-00545**

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: Bonique Emerson
Precision Civil Engineering
1234 O Street
Fresno CA 93721

PROJECT LOCATION: 4151 EAST TULARE ST (APN: 46029609)

PROJECT DESCRIPTION: Conditional Use Permit Application No. P20-00545 proposes to construct a new 3,131 sq. ft. 7-11 convenience store and gas station. Development will include four fuel dispensers, a canopy, a trash enclosure, and 6 parking spaces.

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

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.

The construction of a service station and convenience store is consistent the General Plan designation of Neighborhood Mixed-Use and with applicable policies of the General Plan and Downtown Community Plan. The project as conditioned is consistent with the applicable regulations based on its zoning designation of Neighborhood Mixed-Use. .

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The proposed development is within city limits on 0.55 acre property, and surrounded by urban uses.

(c) The project site has no value as habitat for endangered, rare or threatened species.

The project site has no value as habitat for rare or endangered species because the

project site is currently vacant however it was previously developed and occupied by a service station and other commercial structures and is surrounded by urban uses.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The proposed service station is not to occur at a density or an intensity that would result in result in any significant effects relating to traffic, noise, air quality, or water quality and has been conditioned to comply with any applicable regulations related to these subjects.

(e) The site can be adequately served by all required utilities and public services.

The site can adequately be served by all required utilities and public services because the surrounding neighborhood has already been substantially developed and the site will be served by sewer, water and solid waste and public services.

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: July 23, 2020
Prepared By: Thomas Veatch, Planner

Submitted by: Ralph Kachadourian

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