

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT NO. P19-04593/P19-04594**

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: Ken Vang, VICE, Inc.
2491 Alluvial Avenue, Suite 15
Clovis, CA 93619

PROJECT LOCATION: 6940 West Barstow Avenue, located on the northeast corner of
West Barstow and North Grantland Avenues (APN: 505-281-18)

PROJECT DESCRIPTION: Environmental Assessment No. P19-04593/P19-04594 was filed
by Ken Vang of VICE, Inc., on behalf of Beal Developments,
LLC, and pertains to ± 1.27 acres of vacant property. Conditional
Use Permit Application P19-04593 requests authorization to
construct a $\pm 2,682$ square-foot convenience store with a drive-
through, a 2,250 square-foot retail building, four (4) fueling
stations, on-site and off-site improvements.

ABC Conditional Use Permit Application No. P19-04594
requests authorization to establish a California Alcoholic
Beverage Control (ABC) Type 20 alcohol license which
authorizes the sale of beer and wine for consumption off the
premises where sold.

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

Under Section 15332/Class 32, the proposed project is exempt from CEQA requirements when
the project is 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.

Pursuant to Section 15-1201 of the FMC, a Service Station with a drive-through use is
allowed with approval of a conditional use permit. The facility is also subject to the CC
zone district which accommodates a range of retail and service uses that are not
appropriate in other areas because of higher volumes of vehicle traffic and potential
impacts on other uses. The proposed project requests authorization to construct a $\pm 2,682$
square-foot convenience store with a drive-through, a $\pm 2,250$ square-foot retail building,
four (4) fueling stations, on-site and off-site improvements on approximately 1.27 acres of
vacant land. Additionally, the applicant proposes to establish an ABC Type 20 alcohol
license which authorizes the sale of beer and wine for consumption off the premises where
sold.

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

The project is located within the city limits on a total of ± 1.27 acres, which is surrounded by other urban uses.

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

The 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.

The proposed project will be required to pay its fair and proportional share of needed community improvements through impact fees, assessment districts, and other mechanisms as included within the project conditions of approval. These conditions which are applied to the proposed project will assure the project remains revenue neutral and will cover all costs for public infrastructure, public facilities, and public services on an ongoing basis consistent with the requirements of ED-5-b. Therefore, compliance with conditions of approval dated August 5, 2020 will ensure that the proposed project will not result in any significant effects relating to traffic, noise, air quality, and water quality.

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

The development project will fully fund public facilities and infrastructure as necessary to mitigate any impacts arising from the new development.

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: August 5, 2020

Prepared By: Jose Valenzuela, Planner III

Submitted by:

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