

**CITY OF FRESNO
ENVIRONMENTAL ASSESSMENT NO P20-01633/P20-02556 FOR
CONDITIONAL USE PERMIT APPLICATION NOS. P20-01633 AND P20-02556**

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: Robert Vermeltfoort
Vermeltfoort Architects Inc.
8525 North Cedar Avenue, Suite 106
Fresno, CA 93720

PROJECT LOCATION: 1137 North Chestnut Avenue

Located on the southwest corner of North Chestnut and East Olive
Avenues in Fresno

APN: 454-092-28
(**Council District 7**)

PROJECT DESCRIPTION: Conditional Use Permit Application Nos. P20-01633 and P20-02556 pertain to a ±1.28 acre parcel of vacant property located on the southwest corner of North Chestnut and East Olive Avenues. The subject property is located in the CC (*Community Commercial*).

Conditional Use Permit Application No. P20-01633 requests to construct a ±5,151 square-foot commercial shell building to be utilized as a combination 7-Eleven convenience store/automobile service station and a future drive-through restaurant (Starbucks). The service station aspect of the project will include six (6) fuel islands with a total of twelve (12) fuel dispensers and an overhead canopy. Additional on and off-site improvements include drive through aisle and window, parking, landscaping, a two-cell trash enclosure, two points of ingress and egress, and curbs, gutters, and sidewalks.

Related Conditional Use Permit Application No. P20-02556 requests authorization to establish a State of California Alcoholic Beverage Control (ABC) Type 20 alcohol license (Off-Sale Beer & Wine – sale of beer and wine for consumption on off the premises where sold) for the proposed 7-Eleven convenience store.

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

Section 15332/Class 32 (Class 32/In-Fill Development Projects) of the CEQA Guidelines exempts from the provisions of CEQA, projects characterized as in-fill development, which meet 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;

The proposed project (combination automobile service station/convenience store and drive-through restaurant) will meet all the provisions of the Fresno Municipal Code, including Sections 15-2728 (Drive-in and Drive-Through Facilities) and 15-2755 (Service Stations). The project is consistent with the Fresno General Plan designation, policies, and zoning. The existing CC (Community Commercial) zone district is consistent with the Commercial - Community planned land use designation approved for this site by the Fresno General Plan, Roosevelt Community Plan, and the Fresno County Airport Land Use Compatibility Plan. Pursuant to Table 15-1202 of the FMC, Alcohol sales (off-site) are also permitted in the CC zone district with an approved conditional use permit and subject to FMC Section 15-2706. For the alcohol CUP, an exception to the Location Restrictions has been determined to be applicable to the proposed project and this application is consistent with FMC Section 15-2706 (Alcohol Sales).

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

The proposed project (drive-through restaurant and automobile service station/convenience store with alcohol sales) is located within City limits, occurs on a vacant site of approximately ± 1.28 acres, which is less than the five-acre maximum, and is bordered by single-family residences to the east, commercial shopping centers to the south and west, and property planned and zoned for commercial uses to the north.

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

The project site contains previously disturbed land and 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

Given the exception to the location restrictions and the conditions of approval dated November 4, 2020, the proposed project (automobile service station/convenience store with alcohol sales) is not to occur at a density or an intensity that would 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.

Given the surrounding properties and neighborhoods have been substantially developed and utilities and public services already exist in the area, the site can be adequately served by all required utilities, including sewer, water, and solid waste, as well as public services.

Therefore, no adverse environmental impacts will occur as a result of the proposed project. None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to this project. Accordingly, a categorical exemption, as noted above, has been prepared for the project.

Date: November 4, 2020

Prepared by:

**Phillip Siegrist, Planner
Planning and Development Department
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