

Exhibit Q
Environmental Assessment

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT FOR
CONDITIONAL USE PERMIT APPLICATION NO. P20-02558**

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: Jenna Chilingirian
Precision Civil Engineering
1234 O Street
Fresno, CA 93721

PROJECT LOCATION: 10032 North Maple Avenue #101+; Located on the northeast corner of North Maple and East Behymer Avenues (APN: 578-040-15)

PROJECT DESCRIPTION: Conditional Use Permit Application No. P20-02558 was filed by Jenna Chilingirian, on behalf of Precision Civil Engineering. The project requests authorization to establish an ABC Type 21 alcohol license (Off-Sale General [Package Store] – sale of beer, wine, and distilled spirits for consumption off the licensed premises). The applicant intends to bring forward a subsequent application to develop a Service Station that will include a 5,094-square-foot fuel canopy and 16 fuel pump stations on a project site of less than five acres of property. The Service Station will also include a convenience store and sit down quick serve restaurant within a proposed building of 5,234 square feet.

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.

The proposed project is requesting authorization to establish licensing for alcoholic beverage sales (off-site), which is permitted in the existing CC (Community Commercial) zone district by conditional use permit and is consistent with the planned Community Commercial land use designation applicable to the site and with the Woodward Park Community Plan.

Furthermore, pursuant to Table 15-1202 of the FMC, the subsequent development of a Service Station would also be permitted in the CC zone district subject to an approved Conditional Use Permit. The subsequent development of a convenience store (Convenience Retail) and quick service restaurant are permitted by right subject to the approval of a Development Permit.

Pursuant to Table 15-1202 of the Fresno Municipal Code (FMC), alcohol sales (off-site) are subject to FMC Section 15-2706. An exception to the Location Restrictions has been determined to be applicable to the proposed project. The proposed uses are consistent with zoning regulation, and the physical development will be conditioned to meet all other requirements of FMC, including all other applicable physical and operational requirements of Section 15-2706 (Alcohol Sales).

- 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 project site of no more than five acres, which is surrounded by other built-out urban uses.

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

As the proposed project is located in an urban environment with significant build out of urban uses surrounding the subject property, with no wetlands or established trees or vegetation, 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.

North Maple Avenue north of Behymer Avenue and East Behymer Avenue east of Maple Avenue are classified in the Fresno General Plan as arterials, which are four- to six-lane divided roadways designed to facilitate the movement of traffic to expressways and freeways with limited access to abutting properties. Therefore, the adjacent roadways are already designed to serve commercial uses of this intensity. Subsequent review of the physical development planned for the subject site will include, as necessary, conditions requiring the development to control access in such a way as to maintain current operational efficiencies on these roadways.

Transportation is one of the primary sources of noise in built-out urban environments. Roadway noise on North Maple Avenue adjacent to the subject property currently reaches 65 to 70 decibels, which is the equivalent of being within three hundred feet of an expressway or ten feet from a running vacuum cleaner. As established by the Fresno General Plan, this noise level is already in line with typical operation of commercial uses.

As the proposed uses are commercial rather than industrial, the primary sources of air and water quality effects relate to transportation to and from the proposed development. As this is an infill site of less than five acres in a built-out urban environment, not

involving sensitive or undisturbed habitat or terrain, and which will be conditioned to utilize to existing water and sewer services including for the disposal of cooking oils, no significant impacts are indicated for air or water quality.

The proposed project and subsequent development would therefore not result in any significant effects related to traffic, noise, air quality, or water quality.

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

The site is within an urban area that is already adequately served by utilities 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.

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