

**CITY OF FRESNO  
CATEGORICAL EXEMPTION  
ENVIRONMENTAL ASSESSMENT NO. P20-02456/P20-02834 FOR  
CONDITIONAL USE PERMIT APPLICATION NOS. P20-02456 AND P20-02834**

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:** Bill Robinson,  
Sol Development & Associates, LLC.  
906 N Street, Suite 100  
Fresno, California 93721

**PROJECT LOCATION:** 2020 West Shaw Avenue; located on the northwest corner of  
West Shaw Avenue and North West Avenue (APN: 415-070-15S)  
**Council District 2**

**PROJECT DESCRIPTION:** Conditional Use Permit Application Nos. P20-02456 and P20-02834  
were filed by Bill Robinson of Sol Development & Associates and  
pertain to the 0.46 acres located at 2020 West Shaw Avenue. The  
subject property is located in the CMX (*Corridor/Center Mixed-Use*).

Conditional Use Permit Application No. P20-02456 was filed for  
purposes of facilitating physical development of the site and  
constructing a ±3,011 square-foot commercial shell building to be  
utilized as a combination 7-Eleven convenience store/automobile  
service station. The service station aspect will include a six-  
dispenser/12-station fuel canopy. Additional on and off-site  
improvements including but not limited to on-site parking and  
landscaping are proposed.

Related Conditional Use Permit Application No. P20-02834  
requests authorization to establish a State of California Alcoholic  
Beverage Control (ABC) Type 20 alcohol license (Off-Sale Beer &  
Wine [Package Store] – Authorizes the sale of beer and wine for  
consumption 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.**

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 gen  
policies as well as with applicable zoning designation and regulations.

*The proposed project (combination automobile service station/convenience store) will meet all  
the provisions of the Fresno Municipal Code, including Section 15-2755 (Service Stations). The  
project is consistent with the Fresno General Plan designation, policies, and zoning. The  
existing CMX (Corridor/Center Mixed-Use) zone district is consistent with the Corridor – Center  
Mixed Use planned land use designation approved for this site by the Fresno General Plan,*

*Bullard Community Plan, and the Fresno County Airport Land Use Compatibility Plan.*

*Pursuant to Table 15-1102 of the FMC, Alcohol sales (off-site) are also permitted in the CMX zone district with an approved conditional use permit and subject to FMC Section 15-2706. For the alcohol CUP, the exception to the Location Restrictions (FMC Section 15-2706-F-6) 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 substantially surrounded by urban uses.

*The proposed project (automobile service station/convenience store with alcohol sales) is located within the city limits, occurs on a vacant site of approximately 0.46 acres, which is less than the five-acre maximum, and is surrounded by retail stores and restaurants.*

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

*The site is currently vacant but was previously a developed site that was demolished. Surrounding developments consists of existing commercial retail stores and restaurants of similar use; therefore, it 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 was routed to the San Joaquin Air Pollution Control District, the city of Fresno Public Utilities Department-Water Division, Fresno Metropolitan Flood Control District, and no significant effects were identified relating to traffic, noise, air quality, or water quality. Given the exception to the location restrictions and the conditions of approval dated April 21, 2021, 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.*

*Traffic*

*Staff conducted a search using the Fresno Council of Governments (COG) Vehicle Miles Traveled (VMT) Screening Tool to determine the VMT for this commercial project (3,011 square feet). The City of Fresno's adopted VMT thresholds, effective on July 1, 2020, for development projects that correspond to the regional thresholds set by the Fresno COG. The project proposes a ±3,011 square-foot automobile service station and convenience store with alcohol sales which is considered a local serving retail use.*

*The VMT Screening Tool provided the following results:*

*High Quality Transit Area: Yes*

*Average VMT/Employee for the parcel: 19.38*

*Average VMT/Employee for Fresno County: 25.60*

*Office VMT Generator Type: LOW – This means the parcel average VMT/employee is more than 13% lower than the regional average.*

*The project is also eligible to screen out because it is local serving retail space of less than 50,000 square feet, here the building is 3,011 square feet.*

*As such, approval of the project will not have significant impacts for traffic.*

## Noise

*The project is a new 7-Eleven automobile service station and convenience store with alcohol sales. While the site is currently vacant, it was previously developed. The site is adjacent to other similar commercial uses and is not located adjacent to or near open space, and public institutional uses. Therefore, the project will not result in a significant amount of noise compared to the other adjacent uses.*

## Air Quality

*The project is conditioned to comply with any applicable regulations and conditions from the San Joaquin Valley Air Pollution Control District and the project is subject to review by the agency in regards to air quality during construction and operation.*

## Water Quality

*The project is conditioned to apply with any applicable conditions from Public Works or the Utilities Department to ensure the project will not have an effect on water quality.*

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

*The site has been reviewed and conditioned by the Fresno Irrigation District, Fresno Metropolitan Flood Control District, Fresno County Public Health, City of Fresno Public Works, City of Fresno Police, City of Fresno Public Utilities, and the City of Fresno Fire Departments. In addition, 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.*

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: April 21, 2021

Prepared By: Jose Valenzuela, Planner III

Submitted by:

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