

**EXHIBIT O**  
**Environmental Assessment - Categorical**  
**Exemption**

## NOTICE OF EXEMPTION

**PLEASE POST FOR 30 DAYS**

**FROM:** City of Fresno Planning and Development Dept.  
2600 Fresno Street  
Fresno, California 93721-3604

**TO:** X Fresno County Clerk  
2220 Tulare Street – First Floor Lobby  
Fresno, California 93721

\_\_\_\_ Office of Planning & Research  
P.O. Box 3044, Room 212  
Sacramento, California 95812-3044

**Project Title:** Conditional Use Permit Application No. P22-02534

**Project Location:** 2840 Tulare Street, Fresno, CA 93721 (Assessor's Parcel Number: 468-071-31);  
Located on the southeast side of Tulare Street between "R" Street and "S" Street."

**Project Location – City:** City of Fresno

**Project Location – County:** County of Fresno

**Description of Nature, Purpose, and Beneficiaries of Project:**

iT Architecture on Behalf of Starbucks proposes construction of a ± 2,406 square foot Starbucks shell building with a ± 840 square foot patio, a drive-through with capacity for seventeen (17) vehicles, and full improvements to the site with a new parking lot and landscaping.

**Beneficiaries of The Project Would Be:** Ian Robertson of iT Architecture on Behalf of Starbucks  
1465 North Van Ness Avenue, Fresno, California 93728

**Name of Public Agency Approving Project:** City of Fresno Planning & Development Department

**Name of Person or Agency Carrying Out Project:** iT Architecture on Behalf of Starbucks

**Exempt Status: (check one)**

- ☐ Ministerial - PRC § 21080(b)(1); CEQA Guidelines §15268
- ☐ Declared Emergency - PRC § 21080(b)(3); CEQA Guidelines §15269(a)
- ☐ Emergency Project - PRC § 21080(b)(4); CEQA Guidelines §15269(b) and (c)
- ☒ **Categorical Exemption – CEQA Guidelines 15332/Class 32**
- ☐ Statutory Exemption – PRC § \_\_\_\_\_
- ☐ Other \_\_\_\_\_

**Reason(s) Why Project Is Exempt:**

This project is categorically 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.**

- i. The project is consistent with the Fresno General Plan whereas the project promotes development of vacant, underdeveloped, and re-developable land within the City Limits where urban services are available (General Plan Policy LU-2-a).
- ii. The project is consistent the Downtown Neighborhoods Community Plan whereas the project is a drive-through business that will not conflict with or degrade the pedestrian environment (DNCP Goal 2.12.4).
- iii. The project is consistent the General Plan designation of Downtown Neighborhood and the zoning designation of Downtown Neighborhood (DTN) whereas the project will contribute to the creation of a lively, walkable, mixed-use urban neighborhood surrounding the Downtown Core.

**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 city limits and the project site is a  $\pm$  one-acre parcel. The parcel is substantially surrounded by other urban uses including a hotel, grocery store, and condominium complex.

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

The project site was previously developed with the primary structure demolished in 2022, and the surrounding area is developed with active commercial and residential uses. The project 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.**

- i. The project will not result in any significant effects to traffic whereas the project was not required by the Department of Public Works Traffic Division to produce a Traffic Impact Study to determine potential impacts. Furthermore, a VMT analysis concluded the project will have a net zero (0) increase in Regional VMT therefore having no impact.
- ii. The project will not result in any significant effects to noise whereas the project will be in compliance with City of Fresno noise standards outline in Fresno Municipal Code Section 15-2506.
- iii. The project will not result in any significant effects to air quality whereas the San Joaquin Valley Air Pollution Control District conducted an Indirect Source Review/Air Impact Assessment of the project and concluded the baseline emissions for construction and operation will be less than two tons NO<sub>x</sub> per year and two tons PM<sub>10</sub> per year. Pursuant to District Rule 9510 Section 4.3, this project is exempt from the requirements of Section 6.0 (General Mitigation Requirements) and Section 7.0 (Off-site Emission Reduction Fee Calculations and Fee Schedules) of the rule. Therefore, the project will not have a significant effect on air quality.
- iv. The project will not result in any significant effects to water quality whereas the project is a café that will serve food and beverages and contain negligible amount of hazardous materials and waste. Furthermore, the café will comply with all laws which dictate restaurant operations and waste management. Additionally, the refuse enclosure will have a roof cover which will prevent precipitation from coming into contact with the waste. Therefore, the project will not have a significant effect on water quality.

**E.) The site can be adequately served by all required utilities and public services.**

The proposed project has been reviewed by City Departments to comply with all applicable requirements. No concerns were brought forth from the Departments as the project can be adequately served by all required utilities and public services.

The project has met the described conditions to be characterized as in-fill development and is therefore categorically exempt pursuant to Section 15332/Class 32.

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.

**Lead Agency Contact Person:** Ralph Kachadourian      **Telephone No.** (559) 621-8277

**Signature:** *Ralph Kachadourian*

**Date:** January 18, 2023

**Printed Name and Title:**

Ralph Kachadourian, Supervising Planner  
City of Fresno Planning and Development Department

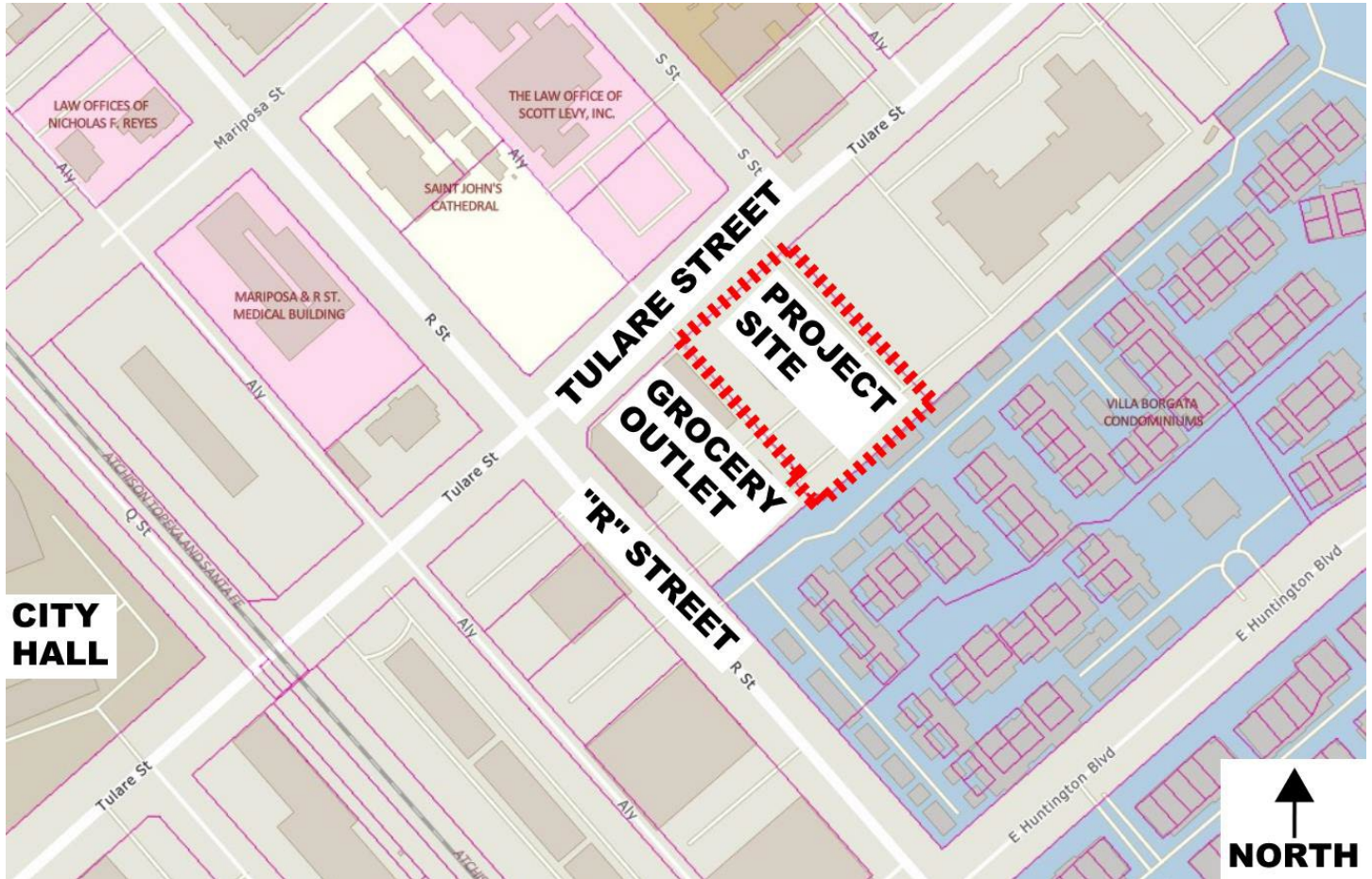
☒ Signed by Lead Agency

☐ Signed by Applicant

**Enclosed:**

- ❖ Site Location Vicinity Map
- ❖ Categorical Exemption Memo

## VICINITY MAP



**CITY OF FRESNO  
CATEGORICAL EXEMPTION  
ENVIRONMENTAL ASSESSMENT APPLICATION NO. P22-02534**

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:** Ian Robertson of iT Architecture on Behalf of Starbucks  
1465 North Van Ness Avenue, Fresno, California 93728

**PROJECT LOCATION:** 2840 Tulare Street, Fresno, CA 93721 (Assessor's Parcel Number: 468-071-31); Located on the southeast side of Tulare Street between "R" Street and "S" Street."

**PROJECT DESCRIPTION:** Proposed construction of a  $\pm$  2,406 square foot Starbucks shell building with a  $\pm$  840 square foot patio, a drive-through with capacity for seventeen (17) vehicles, and full improvements to the site with a new parking lot and landscaping.

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**Date:** January 18, 2023

**Prepared By:** Steven Martinez - Planner

**Submitted By:** *Ralph Kachadourian*

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Ralph Kachadourian  
Supervising Planner  
City of Fresno  
Planning & Development Department  
(559) 621-8277