

Notice of Exemption**Appendix E**

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: _____

From: (Public Agency): City of Fresno
2600 Fresno St
Fresno, CA 93721

(Address)

Project Title: Sage Blackstone - CUP P19-02068

Project Applicant: Sage Investco

Project Location - Specific:

SEC of N. Blackstone & E. Bremer Ave

Project Location - City: Fresno

Project Location - County: Fresno

Description of Nature, Purpose and Beneficiaries of Project:

Conditional Use Permit Application No. P19-02068 proposes to demolish an existing vacant building and parking lot and construct a new +/- 2,959 square-foot convenience store without alcohol sales, service station with six multiple product dispensers and +/- 614 square-foot public

Name of Public Agency Approving Project: City of Fresno

Name of Person or Agency Carrying Out Project: Galloway - Eric Tange

Exempt Status: **(check one):**

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☒ Categorical Exemption. State type and section number: 15332/class 32

☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Lead Agency

Contact Person: Gustavo Rangel

Area Code/Telephone/Extension: 559-621-8075

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? ☒ Yes ☐ No

Signature: 

Date: 1/17/2020

Title: Site Development Coordinator

☐ Signed by Lead Agency ☒ Signed by Applicant

Governor's Office of Planning & Research

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: JAN 17 2020

STATE CLEARINGHOUSE

State of California - Department of Fish and Wildlife
2020 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (REV. 12/01/19) Previously DFG 753.5a

RECEIPT NUMBER:

E202010000009

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

| | | |
|-------------------------------|-------------------|------------|
| LEAD AGENCY | LEAD AGENCY EMAIL | DATE |
| CITY OF FRESNO | | 01/16/2020 |
| COUNTY/STATE AGENCY OF FILING | DOCUMENT NUMBER | |
| FRESNO COUNTY | E202010000009 | |
| PROJECT TITLE | | |
| EA NO. P19-02068 | | |

| | | |
|-----------------------------|-------------------------|----------------|
| PROJECT APPLICANT NAME | PROJECT APPLICANT EMAIL | PHONE NUMBER |
| CITY OF FRESNO | | (559) 621-8075 |
| PROJECT APPLICANT ADDRESS | CITY | STATE |
| 2600 FRESNO ST, THIRD FLOOR | FRESNO | CA |
| | | ZIP CODE |
| | | 93721 |

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

| | | | |
|---|------------|----|------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$3,343.25 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,406.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,043.75 | \$ | 0.00 |

☒ Exempt from fee

☒ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

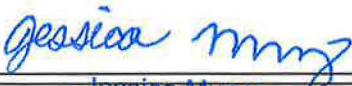
☐ Fee previously paid (attach previously issued cash receipt copy)

| | | | |
|---|------------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$1,136.50 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | \$50.00 | \$ | 50.00 |
| <input checked="" type="checkbox"/> Other CATEGORICAL EXEMPTION | | \$ | 0.00 |

PAYMENT METHOD:

☐ Cash ☒ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ 50.00

| | |
|--|---|
| SIGNATURE | AGENCY OF FILING PRINTED NAME AND TITLE |
| X  Jessica Munoz | Jessica Munoz Deputy Clerk |

NOTICE OF EXEMPTION

E202010000009

FROM: City of Fresno, Planning & Development Department
2600 Fresno Street, Third Floor, Room 3043
Fresno, California 93721-3604

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

Office of Planning & Research SCH NO.: N/A
P.O. Box 3044, Room 212
Sacramento, California 95812-3044

FILED

JAN 16 2020

TIME 1:30pm

FRESNO COUNTY CLERK
By Jessica Munoz DEPUTY
Jessica Munoz

Project Title: Environmental Assessment Application No. P19-02068

Project Location: 704 to 722 North Blackstone Avenue (APN's: 452-224-09, 10 and 11); Located on the southeast corner of North Blackstone Avenue and East Bremer Avenue.

Project Location-City: City of Fresno

Project Location-County: County of Fresno

Description of Nature, Purpose, and Beneficiaries of Project: The project proposes to demolish an existing vacant building and parking lot and construct a new +/- 2,959 square-foot convenience store without alcohol sales, service station with six multiple product dispensers and +/- 614 square-foot public plaza area.

Name of Public Agency Approving Project: City of Fresno

Name of Person or Agency Carrying Out Project:

Galloway & Company, Inc.
Eric Tange
7591 North Ingram Avenue, Suite 101
Fresno, California 93711

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 § _____

Reasons why project is exempt:

Section 15332/Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section. (a) The project is consistent with the applicable general plan designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) 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; (e) The site can be adequately served buy all required utilities and public services.

E202010000009


Notice of Exemption, City of Fresno Environmental Assessment Application No.P19-03643
Page 2

The proposed project is consistent with the exemption because the project is requesting authorization to demolish an existing vacant building and parking lot and construct a new +/- 2,959 square-foot convenience store without alcohol, service station and +/- 614 square-foot public plaza area, which is permitted in the existing NMX (*Neighborhood Mixed Use*) zone district by Conditional Use Permit. The project is also consistent with the Fresno High-Roeding Community Plan and the Neighborhood Mixed Use planned land use designation applicable to the site. No adverse environmental impacts will occur as a result of the proposed project. The site has no value as habitat for endangered, rare, or threatened species and complies with all conditions of the Class 32 Categorical Exemption. None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to this project.

Lead Agency Contact Person:

Gustavo Rangel, Planner
City of Fresno, Planning and Development Department

Telephone No.: (559) 621-8075

Signature:  **Date:** 1/15/20

Printed Name and Title:

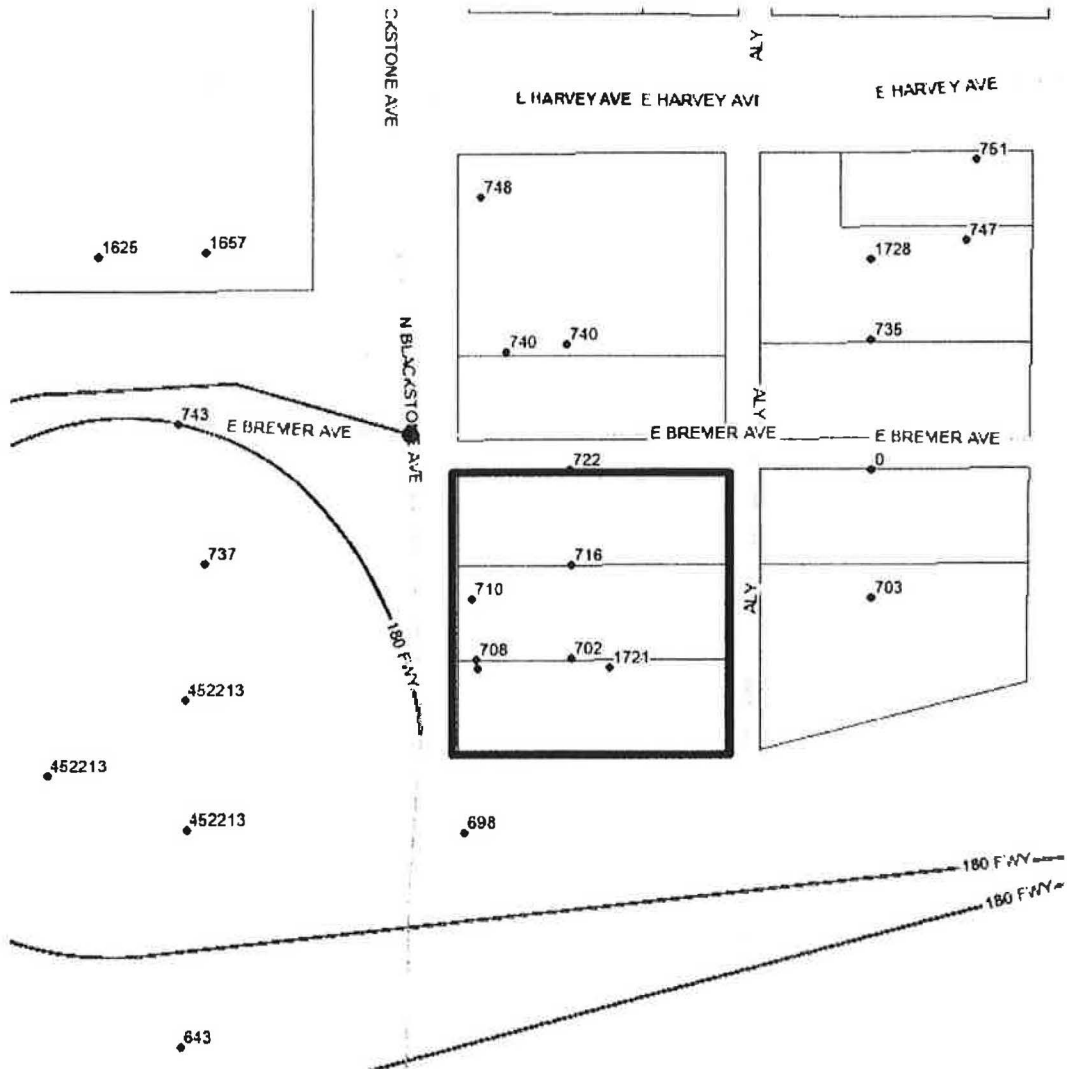
Gustavo Rangel, Planner
City of Fresno, Planning and Development Department

☒ Signed by Lead Agency

☐ Signed by applicant

Attachments: Project Vicinity Map
Exemption Finding

E202010000009



Subject Property

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT FOR
CONDITIONAL USE PERMIT APPLICATION NO. P19-02068**

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(S): Eric Tange
7591 North Ingram Avenue, Suite 101
Fresno, CA 93711

PROJECT LOCATION: 704 to 722 North Blackstone Avenue (APN's: 452-224-09, 10 and 11); Located on the southeast corner of North Blackstone Avenue and East Bremer Avenue.
(Council District 7, Councilmember Esparza)

PROJECT DESCRIPTION: Conditional Use Permit Application No. P19-02068 proposes to demolish an existing vacant building and parking lot and construct a new +/- 2,959 square-foot convenience store without alcohol sales, service station with six multiple product dispensers and +/- 614 square-foot public plaza area.

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

Section 15332/Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section. (a) The project is consistent with the applicable general plan designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) 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; (e) The site can be adequately served by all required utilities and public services.

The proposed project is consistent with the exemption because the project is requesting authorization to demolish an existing vacant building and parking lot and construct a new +/- 2,959 square-foot convenience store without alcohol, service station and +/- 614 square-foot public plaza area, which is permitted in the existing NMX (*Neighborhood Mixed Use*) zone district by Conditional Use Permit. The project is also consistent with the Fresno High-Roeding Community Plan and the Neighborhood Mixed Use planned land use designation applicable to the site. No adverse environmental impacts will occur as a result of the proposed project. The site has no value as habitat for endangered, rare, or threatened species and complies with all conditions of the Class 32 Categorical Exemption. None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to this project.

Date: July 18, 2019

Prepared by: Gustavo Rangel, Planner

Submitted by: 

McKencie Perez, Supervising Planner

Development and Resource Management Department 559-621-8277