

NOTICE OF EXEMPTION

From: City of Kerman
Community Development
850 S. Madera Ave.
Kerman, CA 93630

To: County Clerk Office of Planning & Research
County of Fresno P.O. Box 3044, Room 212
2220 Tulare St. Sacramento, California 95812-3044
Fresno, CA 93721

Project Title: SPR 2021-02 – Chahal (Gas Station / Convenience Store)

Project Location: 210 S. Madera Avenue

Project Location – City: Kerman

County: Fresno

Description - Nature, Purpose, & Beneficiaries of Project: An application for a site plan review filed by Karamjit Chahal (applicant), proposing the development of an approximate 2,200 square foot full-service gas station and convenience store on an undeveloped 0.32- acre parcel of land, located on the north side of Golden Way, east of Madera Ave., in the CG (General Commercial) zone district, with a GC (General Commercial) General Plan land use designation (APN: 023-100-25s).

Name Of Public Agency Approving Project: City of Kerman – Community Development Dept.

Name And Address Of Applicant Carrying Out Project: Manjit Shahal, 210 S. Madera Avenue, Kerman, CA 93630

Name And Address Of Agent Carrying Out Project: Karamjit Singh Chahal, 240 S. Madera Avenue, Kerman, CA 9363.

EXEMPT STATUS: (Check one)

- Ministerial - Section 15268
- Emergency Project - Section 15071
- Categorical Exemption - State type and Section number: Section 15332 (Class 32)
- Statutory Exemptions- State code number:

Reason For Project Exemption: The project falls within the Class 32 Categorical Exemption set forth in CEQA Guidelines Section 15332 as the project is characterized as in-fill development and meets all the required conditions described in the following section.

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 project site is zoned CG (General Commercial) consistent with the underlying GC (General Commercial) General Plan land use designation. The City's 2040 General Plan identify retail stores and service stations as typical uses within the land use designation. The zoning ordinance allows service stations and other variety store sales uses as a permitted use, subject to administrative review and approval.

b) The proposed development occurs within city limits on a project site of no more than five (5) acres substantially surrounded by urban uses.

The site is located within City limits on an approximate 0.32-acre site, and thus, is less than the maximum five acres specified in Section 15332(b) for this exemption. Land to the north, south, and west has been developed.

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

The site is vacant and contains non-native, weedy grasses and has been disturbed. The site is surrounded by urban development and contains no sensitive habitat for special status species. Thus, the project site has no value 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.

Approval of the project would not result in any significant effects, related to traffic, noise, air quality or water quality. Development of the project will be subject to conditions of approval which are intended to assist the site, once developed, to operate in a compatible manner with surrounding land uses.

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

The project has been reviewed by City staff, and can be adequately served by all required utilities and public services.

Furthermore, none of the exceptions to Categorical Exemptions set forth in CEQA Guidelines Section 15300.2. do not apply to this project.

Section 15300.2(a) – does not apply to the Class 32 category of exemptions.

Section 15300.2(b) – there is no evidence of a potential significant cumulative impact because successive projects of the same type in the same site have not been approved and are not currently proposed.

Section 15300.2(c) – the project would not result in any significant effects on the environment due to unusual circumstances. The project site is surrounded by urban development not located within a sensitive resource area.

Section 15300.2(d) – does not apply to the project site as the site is not adjacent to a designated scenic highway, and thus, will not result in damage to scenic resources or a scenic highway.

Section 15300.2(e) – does not apply because the site is not a state-designated hazardous waste site.

Notice of Exemption
June 16 2022
Site Plan Review 2021-02,Chahal (Gas Station / Convenience Store)

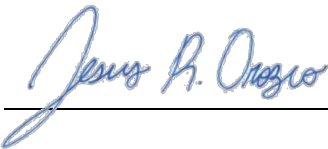
Section 15300.2(f) – does not apply because the site has not been identified as a historical resource location by a local or state agency and it has not been determined to be eligible for listing in the National Register of Historic Places.

Jesus R. Orozco
LEAD AGENCY CONTACT PERSON

(559) 846-9386
AREA CODE/PHONE

If Filed By Applicant:

- 1) Attached certified document of exemption finding.
- 2) Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  **Date:** June 16, 2022 **Title:** Community Development Director

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR: _____
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.