



State of California - Department of Fish and Wildlife  
**2022 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER:  
**E202210000212**  
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY <b>CITY OF FRESNO</b>	LEAD AGENCY EMAIL	DATE <b>07/29/2022</b>
COUNTY/STATE AGENCY OF FILING <b>FRESNO COUNTY</b>	DOCUMENT NUMBER <b>E202210000212</b>	

PROJECT TITLE  
 DEVELOPMENT PERMIT APPLICATION NO. P22-00402

PROJECT APPLICANT NAME <b>CITY OF FRESNO</b>	PROJECT APPLICANT EMAIL	PHONE NUMBER <b>(559) 621-8061</b>
PROJECT APPLICANT ADDRESS <b>2600 FRESNO STREET, 3RD FLOOR</b>	CITY <b>FRESNO</b>	STATE <b>CA</b>
		ZIP CODE <b>93721-3604</b>

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)	\$3,539.25	\$	<u>0.00</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,548.00	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$	<u>0.00</u>

- 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)	\$850.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> County documentary handling fee	\$50.00	\$	<u>50.00</u>
<input checked="" type="checkbox"/> Other CATEGORICAL EXEMPTION		\$	<u>0.00</u>

PAYMENT METHOD:

- Cash  
  Credit  
  Check  
  Other

TOTAL RECEIVED \$ 50.00

SIGNATURE  <b>X</b> 	AGENCY OF FILING PRINTED NAME AND TITLE  <b>Cierra Loera Deputy Clerk</b>
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COUNTY/STATE AGENCY OF FILING FRESNO COUNTY	DOCUMENT NUMBER E202210000212	

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PROJECT APPLICANT ADDRESS 2600 FRESNO STREET, 3RD FLOOR	CITY FRESNO	STATE CA
		ZIP CODE 93721-3604

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)	\$3,539.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,548.00	\$	0.00
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PAYMENT METHOD:

- Cash     Credit     Check     Other

TOTAL RECEIVED \$ **50.00**

SIGNATURE  X 	AGENCY OF FILING PRINTED NAME AND TITLE Cierra Loera Deputy Clerk
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County of Fresno  
Clerk's Office  
James A. Kus

Elections Department  
(559) 600-8683

Clerk Services Department  
(559) 600-2575

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Finalization 2022015463  
7/29/2022 12:25 PM  
CCR572887 Cloera

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Description	Fee
EIR Administrative Fee	
Time Recorded: 12:25 PM	
Recording Fee:	\$50.00
Total Amount Due	\$50.00
Total Paid	
Credit Card #195698218	\$50.00
Amount Due	\$0.00

*E202210000212*

THANK YOU  
PLEASE KEEP FOR REFERENCE

**NOTICE OF EXEMPTION** E202210000212

**FROM:** City of Fresno  
Planning and Development Department  
2600 Fresno Street, 3<sup>rd</sup> Floor  
Fresno, California 93721-3604

**FILED**  
JUL 29 2022 TIME 12:27 pm  
FRESNO COUNTY CLERK  
By [Signature] DEPUTY

**TO:** X Fresno County Clerk  
2220 Tulare Street  
Fresno, California 93721

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

**Project Title:** Development Permit Application No. P22-00402

**Project Location:** 4340 East Jensen Ave, generally located on the south side of East Jensen Avenue between South Cedar and South Holloway Avenues. (APNs: 487-150-45S, 46S)

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

**Description of Nature, Purpose and Beneficiaries of Project:** Development Permit Application No. P22-00402 pertains to 1.52 acres of property and proposes construction of a 12,383 square foot medical office (United Health Center) on a vacant tenant pad at the partially developed parcel. In addition, on and off-site improvements are proposed including but not limited to a new drive approach, 57 new parking stalls, and landscaping. The medical office will operate between 8:30 AM to 5 PM five days a week Monday through Friday with 15 employees and 50 expected visitors per day. The property is zoned CC (Community Commercial).

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

**Name of Person or Agency Carrying Out Project:** Roger Hurtado, Centerline Design  
1508 Tollhouse Road, Suite C  
Clovis Ca, 93611

- 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 Exemptions - CEQA Guidelines 15332/Class 32**
  - Statutory Exemption – PRC § \_\_\_\_\_

**Reasons why project is exempt:** The proposed project is characterized as in-fill development and is consistent with the conditions of Section 15332/Class 32 exemption, as demonstrated in the attached Categorical Exemption Determination for Planned Development/Development Permit No. P22-00402.

**Lead Agency Contact Person:** Phillip Siegrist, Supervising Planner  
City of Fresno Planning and Development Department

**Telephone No.:** (559) 621-8061

**If filed/signed by applicant:**  
Attach certified document of exemption finding  (check if attached)

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P22-00402  
CEQA Notice of Exemption  
July 29, 2022

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

**Signature:** Phillip Siegrist **Date:** 7/29/2022

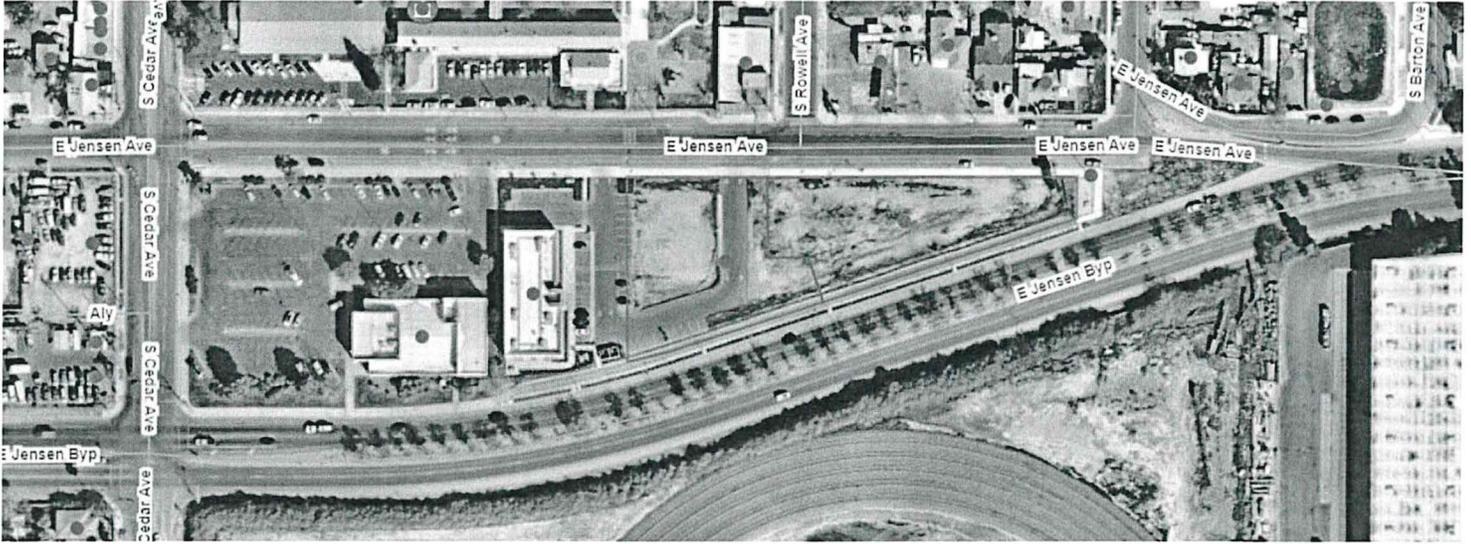
**Printed Name and Title:** Phillip Siegrist, Supervising Planner  
City of Fresno Planning and Development Department

**Signed by Lead Agency**

**Signed by applicant**

**Attachments:** Exhibit A: Vicinity Map  
Categorical Exemption Determination for P22-00402

E202210000212  
Vicinity Map

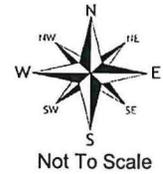


**LEGEND**

Subject Property



Project Area to be developed  
(±1.52 acres)



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**PLANNING AND DEVELOPMENT DEPARTMENT**

**DEVELOPMENT PERMIT APPLICATION NO.  
P22-00402 & RELATED ENVIRONMENTAL  
ASSESSMENT**

**PROPERTY ADDRESS**

4340 East Jensen Ave

**Zone District:** CC (Community Commercial)

**By:** T. Veatch  
July 29, 2022

E202210000212  
CITY OF FRESNO CATEGORICAL EXEMPTION  
ENVIRONMENTAL ASSESSMENT FOR  
PLANNED DEVELOPMENT & DEVELOPMENT PERMIT  
APPLICATION NO. P22-00402

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:** Roger Hurtado, Centerline Design  
1508 Tollhouse Road, Suite C  
Clovis Ca, 93611

**PROJECT LOCATION:** 4340 East Jensen Ave, generally located on the south side of East Jensen Avenue between South Cedar and South Holloway Avenues. (APNs: 487-150-45S, 46S)

**PROJECT DESCRIPTION:** Development Permit Application No. P22-00402 pertains to 1.52 acres of property and proposes construction of a 12,383 square foot medical office (United Health Center) on a vacant tenant pad at the partially developed parcel. In addition, on and off-site improvements are proposed including but not limited to a new drive approach, 57 new parking stalls, and landscaping. The medical office will operate between 8:30 AM to 5 PM five days a week Monday through Friday with 15 employees and 50 expected visitors per day. The property is zoned CC (*Community Commercial*).

**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 general plan policies as well as with applicable zoning designation and regulations.*

Given the conditions of approval, the proposed project will meet all the provisions of the FMC and all applicable design guidelines and development standards for Commercial Districts including but not limited to Fresno Municipal Code Sections 15-1203 (Density, Intensity, and Massing Standards), 15-1204 (Site Design Development Standards), and 15-1205 (Façade Design Development Standards).

The existing CC (*Community Commercial*) zone district is consistent with the Commercial Community planned land use designation approved for this site by the Fresno General Plan, Roosevelt Community Plan, and the Fresno County Airport Land Use Compatibility Plan.

Pursuant to Table 15-1202 of the Fresno Municipal Code (FMC), Medical and Dentist Offices are permitted in CC (*Community Commercial*) zone district by right. The proposed development was reviewed for intensity, building form, massing, and location standards. No inconsistencies were found with the proposed setbacks, landscape standards, intensity, height, or lot coverage., building design, window design, materials, and finishes all conform to the standards of the CC (*Community Commercial*) zone district.

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Therefore, it can be concluded that the development is consistent with objectives and policies of the base zone district and with the purpose of the regulations.

- 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 is located within the city limits, occurs on a vacant project site of approximately ±1.52 acres, which is less than the five-acre maximum, and is surrounded by commercial and industrial zoned uses. Existing commercial development is located to the north, east, and west. Industrial uses are located to the south. A school is located to the northwest.

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

The project site contains previously disturbed land and is currently vacant. The Fresno Program Environmental Impact Report (PEIR) did not identify this site as habitat for rare or threatened species. Surrounding developments consists of existing commercial and residential development; 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.

#### Traffic

Senate Bill (SB) 743 requires that relevant CEQA analysis of transportation impacts be conducted using a metric known as vehicle miles traveled (VMT) instead of Level of Service (LOS). VMT measures how much actual auto travel (additional miles driven) a proposed project would create on California roads. If the project adds excessive car travel onto our roads, the project may cause a significant transportation impact.

The State CEQA Guidelines were amended to implement SB 743, by adding Section 15064.3. Among its provisions, Section 15064.3 confirms that, except with respect to transportation projects, a project's effect on automobile delay shall not constitute a significant environmental impact. Therefore, LOS measures of impacts on traffic facilities is no longer a relevant CEQA criteria for transportation impacts.

CEQA Guidelines Section 15064.3(b)(4) states that "[a] lead agency has discretion to evaluate a project's vehicle miles traveled, including whether to express the change in absolute terms, per capita, per household or in any other measure. A lead agency may use models to estimate a project's vehicle miles traveled and may revise those estimates to reflect professional judgment based on substantial evidence. Any assumptions used to estimate used to estimate vehicle miles traveled and any revision to model outputs should be documented and explained in the environmental document prepared for the project. The standard of adequacy in Section 15151 shall apply to the analysis described in this section."

On June 25, 2020, the City of Fresno adopted CEQA Guidelines for Vehicle Miles Traveled Thresholds, dated June 25, 2020, pursuant to Senate Bill 743 to be effective of July 1, 2020. The thresholds described therein are referred to herein as the City of Fresno VMT Thresholds. The City of Fresno VMT Thresholds document was prepared and adopted consistent with the requirements of CEQA Guidelines Sections 15064.3 and 15064.7. The December 2018 Technical Advisory on Evaluating Transportation Impacts in CEQA (Technical Advisory) published by the Governor's Office of Planning and Research (OPR), was utilized as a reference and guidance document in the preparation of the Fresno VMT

## Thresholds.

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The City of Fresno VMT Thresholds adopted a screening standard and criteria that can be used to screen out qualified projects that meet the adopted criteria from needing to prepare a detailed VMT analysis.

The City of Fresno VMT Thresholds Section 3.0 regarding Project Screening discusses a variety of projects that may be screened out of a VMT analysis including specific development and transportation projects. For development projects, conditions may exist that would presume that a development project has a less than significant impact. These may be size, location, proximity to transit, or trip-making potential. For transportation projects, the primary attribute to consider with transportation projects is the potential to increase vehicle travel, sometimes referred to as "induced travel."

The proposed project was eligible to screen out because the project meets the criteria described in the adopted guidelines of including less than 500 Active Daily Trips (ADT). A trip generation report provided by JBL Traffic Engineering, Inc on June 1, 2022 states the project will include only 431 ADT. Therefore, as per the City's VMT Guidelines, the project will not have a significant VMT impact.

In conclusion, the Project will result in a less than significant VMT impact and is consistent with CEQA Guidelines Section 15064.3(b).

## Noise

The project is a new medical dental office building. The project will occur on a vacant ±1.52 acre project site. Existing commercial development is located to the north, east, and west. Industrial uses are located to the south. A school is located to the northwest. The Fresno General Plan, Fresno Program Environmental Impact Report (PEIR) and Municipal Code were reviewed to determine if the proposed project produces a significant increase in ambient noise levels. Section 15-2506 (Noise) of the FMC establishes a 65 dB Ldn criterion within outdoor activity areas of medical care facility uses. Existing noise levels in the project vicinity are dominated by traffic noise along adjacent major street roadways. Jensen Avenue is designated as a four lane super arterial. The Future (year 2035) Vehicle Noise Contours for Jensen Avenue, as represented in Figure NS-3 of the Fresno General Plan, generally depict the project area being located within the 60-65 and 65-70 db CNEL noise contours. The outdoor areas of the project that fall within the 65-70 db CNEL area is limited to parking areas, which is reasonable to expect noise from transportation noise sources. The proposed project will not increase the volume or types of vehicle trips projected for Herndon beyond that which was analyzed in the General Plan and MEIR for future vehicle noise based upon General Plan buildout.

Therefore, given that the proposed project will not introduce traffic or vehicle trips not previously anticipated and staff has determined that the proposed project will not result in any significant mobile or transportation-related noise impacts. The proposed project will not involve activities which would be anticipated to result in major noise-generating stationary uses which would impinge on existing noise-sensitive uses within the project area in excess of ambient plus 5 dB.

Finally, there are no known state or federal standards that specifically address construction noise or vibration. As set forth by Chapter 10, Article 1, Section 10-109 – Exemptions, the provisions of Article 1 – Noise Regulations of the Fresno Municipal Code shall not apply to: Construction, repair, or remodeling work accomplished pursuant to a building, electrical, plumbing, mechanical, or other construction permit issued by the city or other governmental agency, or to site preparation and grading, provided such work takes place between the hours of 7:00 a.m. and 10:00 p.m. on any day except Sunday. Thus, although development activities associated with buildout of the subject area could potentially result in a temporary or periodic increase in ambient noise levels in the project vicinity, construction activity would be exempt from the City of Fresno noise regulations, as long as such activity is conducted pursuant to an applicable construction permit and occurs between 7:00 a.m. and 10:00 p.m., excluding Sunday. Therefore, the short-term construction impacts associated with the exposure

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of persons to the generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies would not result in any significant effects.

#### 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. The SJVAPCD did not provide formal comments, however the project is still required to comply with any applicable regulation or policy in regard to construction and operation of the project. The project will be required to submit an Authority To Construct application with the air district, and may be required to submit a construction notification from and/or dust control plan prior to commencing any earthmoving activities.

#### Water Quality

Fresno Metropolitan Flood Control District (FMFCD) provided comments on May 24, 2022, which stated that drainage should be directed to Jensen Avenue, construction of storm drainage or flood control master plan facilities are not required, permanent drainage service is available, and the project is not located in a flood prone area. On-site grading will be reviewed by the City of Fresno Building Division and FMCD for compliance with storm water conveyance and pollution prevention.

The applicant will be required to comply with all requirements of the City of Fresno Department of Public Utilities that will reduce the projects water impacts to less than significant. When Development Permits are issued the subject site will be required to pay drainage fees pursuant to the Drainage Fee Ordinance.

Therefore, compliance with conditions of approval dated July XX, 2021 will ensure that the proposed project will not result in any significant effects related to traffic, noise, air, quality, and water quality.

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

The project has been reviewed and conditioned by the Fresno Irrigation District, Fresno Metropolitan Flood Control District, City of Fresno Public Works, 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. The proposed project is not located on a hazardous waste site, a historical resource, or adjacent to a scenic highway. A categorical exemption, as noted above, has been prepared for the project and the area is not environmentally sensitive.

Date: July 29, 2021

Prepared By: Thomas Veatch Planner

Submitted by:

Phillip Siegrist

Phillip Siegrist

Supervising Planner

City of Fresno

Planning & Development Department

(559) 621-8076