

**CITY OF FRESNO  
CATEGORICAL EXEMPTION  
ENVIRONMENTAL ASSESSMENT NO. P21-06405**

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:** Tyson Hunter  
Fresno Cares  
4795 N Blackstone Ave  
Fresno, CA 93726

**PROJECT LOCATION:** 4795 North Blackstone Avenue; Located on the southwest corner of East Santa Ana and North Blackstone Avenues (APN: 425-252-20)

**PROJECT DESCRIPTION:**

Conditional Use Permit Application No. P21-06405 was filed by Tyson Hunter of Fresno Cares, Inc. and pertains to ±0.38 acres of property located at 4795 North Blackstone Avenue. The applicant proposes a cannabis retail business with delivery service in an existing commercial building. The subject property is zoned CMX (*Corridor/Center Mixed Use*).

**This project is exempt under Section 15301/Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.**

**Section 15301/Class 1** consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of existing or former use.

*The proposed use is consistent with the Fresno General Plan, Bullard Community Plan and the Development Code. The project requests authorization to establish a cannabis retail business in an existing commercial building with no expansion of the existing use. The project will also be required to comply with the mitigation measures of the Cannabis Final Environmental Impact Report (EIR) SCH No. 201907023.*

*The project area is located within an existing developed commercial lot in a developed urbanized area. The project area poses no value as habitat for endangered, rare, or threatened species. The project area is on a lot surrounded by similar uses as planned for in the General Plan and is located along one major street (North Blackstone Avenue) which is an existing source of roadway noise. The site will be served by all required utilities and public services. Therefore, the project will not result in any significant effects relating to traffic, noise, air quality, or water quality.*

None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to this project. Furthermore, as the subject site is a developed property in an urbanized commercial area, the proposed project is not expected to have a significant effect

on the environment. Accordingly, a categorical exemption, as noted above, has been prepared for the project.

Date: May 6, 2022

Submitted by: 

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