

**NOTICE OF EXEMPTION**

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FROM: City of Fresno Planning and Development Department  
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:** Environmental Assessment No. P22-02060

**Project Location:** 4561 East Florence Avenue; Located on the north side of East Florence Avenue between South Cedar and South Maple Avenues in Fresno, California. (APN: 446-070-43)

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

**Description of Nature, Purpose and Beneficiaries of Project:** Development Permit Application No. P22-02060, was filed by Alan Mok and pertains to the ±1.98 acres located at 4561 East Florence Avenue. The applicant proposes to convert the existing ±1,170 square foot house to an office, and two (2) existing ±2,520 shops into a truck repair facility with an addition of an extended roof as an outdoor area for truck service and remodel the existing ±1,216 square foot office. In addition, the applicant also proposes outdoor truck parking and outdoor storage.

**Name of Public Agency Approving Project:** City of Fresno

**Name of Person or Agency Carrying Out Project:** Alan Mok of Alan Mok Engineering  
2086 West Fir Avenue  
Fresno CA, 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 §15301/Class 1**
- Statutory Exemption – PRC § \_\_\_\_\_

**Reasons why project is exempt:**

**This project is exempt under Section 15301/Class 1 of the California Environmental Quality**

**Act (CEQA) Guidelines as follows:**

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 key consideration is whether the project involves negligible or no expansion of use.

The proposed conversion of the existing house to an office, and two (2) existing shops into a truck and trailer repair facility with an addition of an extended roof as an outdoor truck service area, which involves negligible expansion of proposed use.

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 or cumulative effect on the environment. The 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.

**Lead Agency Contact Person:** Steven Lieng, Planner  
City of Fresno Planning and Development Department

**Full telephone no :** (559) 621-8007

**If filed/signed by applicant:**

Attach certified document of exemption finding  (check if attached)

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

**Signature:** Ralph Kachadourian **Date:** February 6, 2023

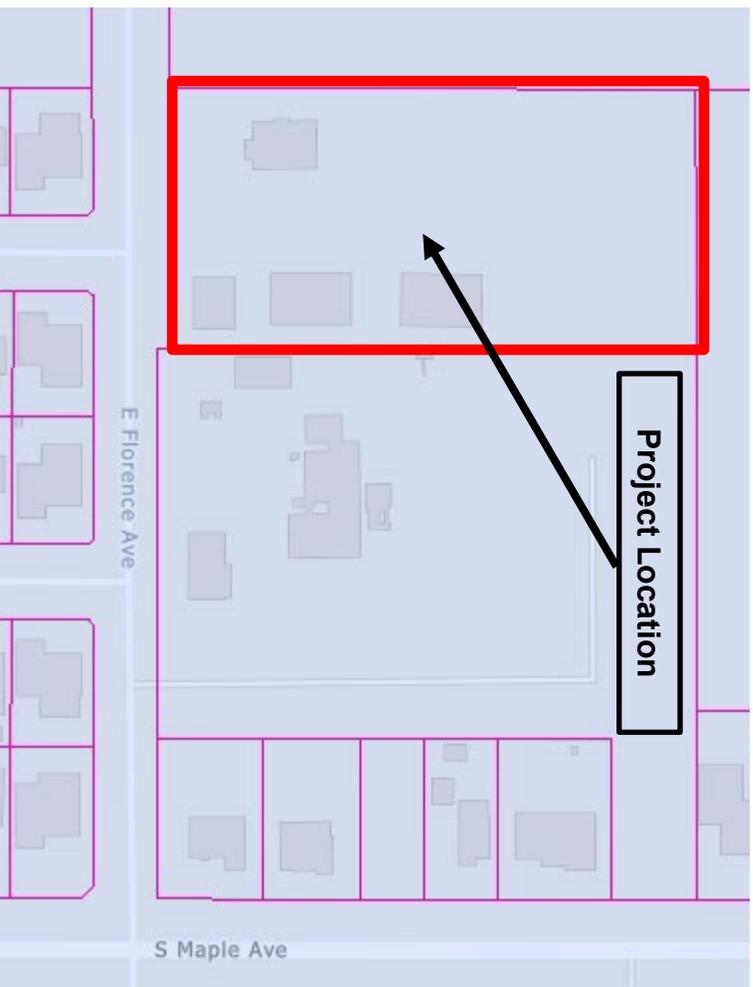
**Printed Name and Title:** Ralph Kachadourian, Supervising Planner  
City of Fresno Planning and Development Department

**Signed by Lead Agency**

**Signed by applicant**

**Attachments:** Vicinity Map & Categorical Exemption

**VICINITY MAP/SITE LOCATION**  
4561 East Florence Avenue



**LEGEND**

Subject Property 



Planning and Development Department  
2600 Fresno Street, Room 3043 · Fresno, CA 93721 · Phone (559) 621-8277

**CITY OF FRESNO  
CATEGORICAL EXEMPTION  
ENVIRONMENTAL ASSESSMENT FOR  
DEVELOPMENT PERMIT APPLICATION NO. P22-02060**

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:** Alan Mok of Alan Mok Engineering  
2086 West Fir Avenue  
Fresno CA, 93711

**PROJECT LOCATION:** 4561 East Florence Avenue; Located on the north side of East Florence Avenue between South Cedar and South Maple Avenues in Fresno, California. (APN: 446-070-43)

**PROJECT DESCRIPTION:** Development Permit Application No. P22-02060, was filed by Alan Mok and pertains to the ±1.98 acres located at 4561 East Florence Avenue. The applicant proposes to convert the existing ±1,170 square foot house to an office, and two (2) existing ±2,520 shops into a truck repair facility with an addition of an extended roof as an outdoor area for truck service and remodel the existing ±1,216 square foot office. In addition, the applicant also proposes outdoor truck parking and outdoor storage. The parcel is zoned IL/UGM (*Employment – Light Industrial/Urban Growth Management*) zone district.

**This project is exempt under Section 15301/Class 1 of the California Environmental Quality Act (CEQA) Guidelines as follows:**

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 key consideration is whether the project involves negligible or no expansion of use.

The proposed conversion of the existing house to an office, and two (2) existing shops into a truck and trailer repair facility with an addition of an extended roof as an outdoor truck service area, which involves negligible expansion of proposed use.

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Date: February 6, 2023  
Prepared By: Steven Lieng, Planner

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