

NOTICE OF EXEMPTION

E202210000320

FROM: City of Fresno
Planning and Development Department
2600 Fresno Street, 3rd Floor
Fresno, California 93721-3604

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

FILED
APR 03 2023
TIME 4:10pm
FRESNO COUNTY CLERK
By _____ DEPUTY

Project Title: Environmental Assessment No. P22-00565 for Development Permit Application No. P22-00565

Project Location: 791 & 998 East North Avenue, generally located on the southwest corner of the intersection of East North and South East Avenues (See vicinity map).

APN'S: 329-090-16, 17

Project Location – City: City of Fresno

Project Location - County: County of Fresno

Description of Nature, Purpose and Beneficiaries of Project: Development Permit Application No. P22-00565 proposes a ±204,979 square-foot two-story warehouse with ±23,349 square-foot ancillary office space, truck wash, and truck maintenance shop on a ±14.78 acre vacant site. In addition, on and off-site improvements are proposed including but not limited to two (2) new drive approaches, 273 parking stalls, 54 truck trailer stalls, outdoor patio area, fencing, landscaping, curbs, gutters, and sidewalks. The project will be utilized as a distribution facility with storage, offices, and truck repair for a food and beverage company (Reyes Coca-Cola Bottling, LLC). The project will operate 24 hours a day, seven days a week. The property is zoned IH/UGM (*Heavy Industrial/Urban Growth Management Area*)

Agency Approving Project: City of Fresno, Planning and Development Department

Name of Person or Agency Carrying Out Project: Dan Nguyen
Gray Construction
421 East Cerritos Ave
Anaheim Ca, 92805

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 153300 to 15332
- Statutory Exemption – PRC § _____
- Projects Consistent with a Community Plan or Zoning – CEQA Guidelines 15183**

Reasons why project is exempt: Applicable to the proposed Project, a Program EIR (PEIR) (SCH #2019050005) was prepared for the 2021 GP Amendment No. P19-04226 (2021 GPA). The 2021 GPA continues the implementation of a majority of the General Plan as approved in 2014, except for specific text changes to the Mobility and Transportation Element related to Vehicle Miles Traveled (VMT) analysis, and an update to the Greenhouse Gas Reduction Plan. The PEIR consists of the Draft PEIR from March 2020, the Response to Comments documents from July 2020, the

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Recirculated Draft PEIR from March 2021, and the Response to Comments documents from July 2021. The proposed Project would be consistent with the GP designation of Employment – Heavy Industrial, as described above. The PEIR assumed full development and buildout of the Project site, consistent with the uses and development standards proposed by the Project. The cumulative impacts associated with buildout of the City as envisioned in the GP, including the Project site, were fully addressed in the PEIR.

CEQA Guidelines Section 15183 allows a streamlined environmental review process for projects that are consistent with the densities established by existing zoning, community plan or general plan policies for which an EIR was certified. As noted above, the proposed Project is consistent with the land use designation and densities established by the Fresno GP, for which an EIR was certified.

The above-described environmental assessment, together with the full project-specific environmental review checklist and record of project approval, is available to the general public at the City of Fresno Planning and Development Department, 2600 Fresno Street, Room 3043, Fresno, California 93721-3604.

Lead Agency Contact Person: Phillip Siegrist, Planning Manager
City of Fresno Planning and Development Department

Telephone No.: (559) 621-8061

Signature: Phillip Siegrist **Date:** 2/2/2023

Printed Name and Title: Phillip Siegrist, Planning Manager
City of Fresno Planning and Development Department

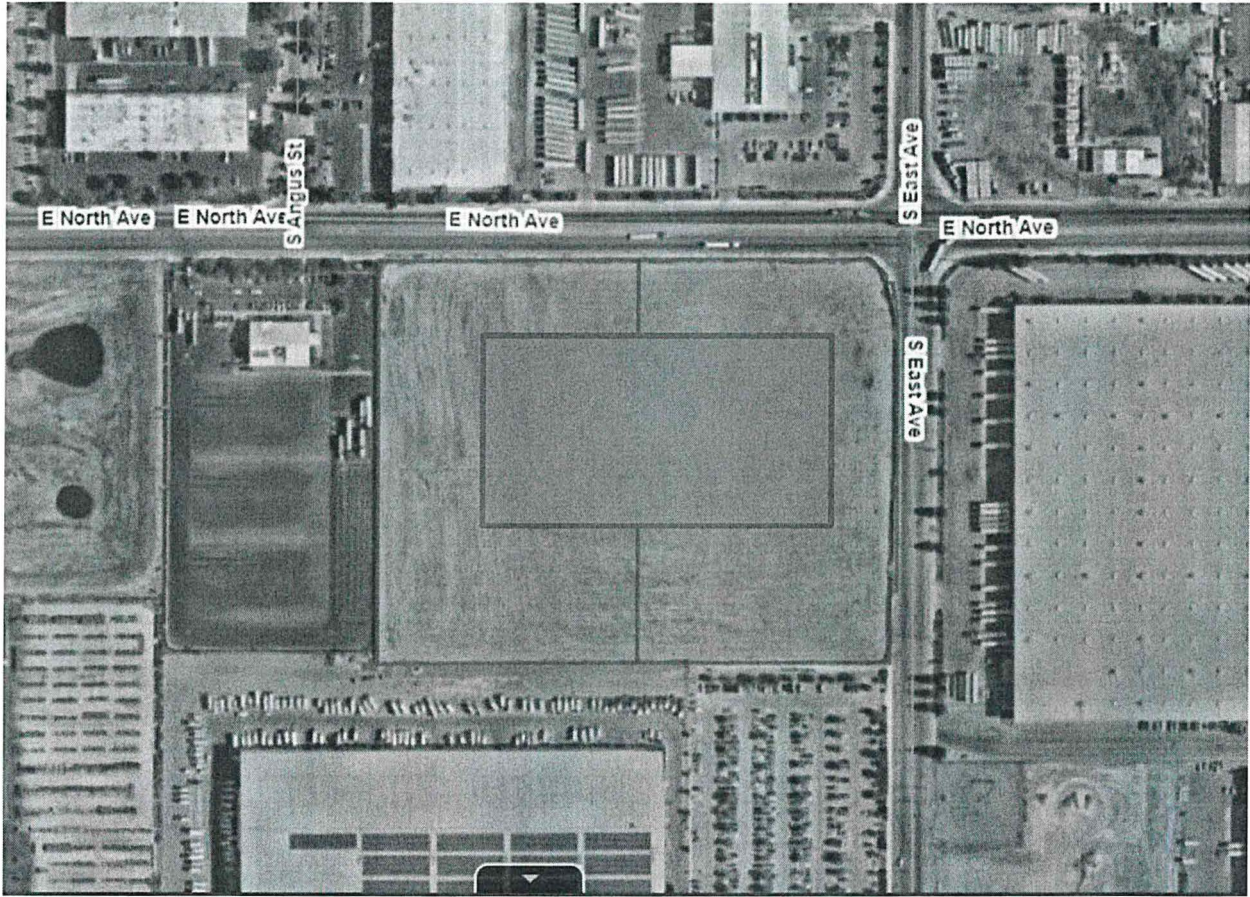
Signed by Lead Agency

Signed by applicant

Attachments: Exhibit A: Vicinity Map
Environmental Assessment and Study for Development Permit No. P22-00565

VICINITY MAP

E202210000320



LEGEND

Subject Property

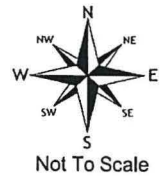


Proposed building



PROJECT SITE

±14.78 acres



PLANNING AND DEVELOPMENT DEPARTMENT

PROPERTY ADDRESS

791 & 998 East North Avenue

DEVELOPMENT PERMIT APPLICATION NO.
P22-00565 & RELATED ENVIRONMENTAL
ASSESSMENT

Zone District: IH/UGM (*Heavy Industrial/Urban Growth Management Area*)

By: T. Veatch
October 26, 2022