

NOTICE OF EXEMPTION

E202410000115

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 26 2024
TIME
12:02pm

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

FRESNO COUNTY CLERK
By Cyan Edmisten DEPUTY
Cyan Edmisten

Project Title: Development Permit Application No. P24-00140

Project Location: 2754 North Business Park Avenue, located on the southeast corner of North Business Park and East Princeton Avenues in Fresno, California. (APN: 496-193-01)

Project Location – City: City of Fresno

Project Location - County: County of Fresno

Description of Nature, Purpose and Beneficiaries of Project: Development Permit Application No. P22-01301, requests authorization to construct of a ±24,780 square-foot cold storage shell building on a vacant parcel. In addition, on- and off-site improvements are proposed including but not limited to two (2) new drive approaches, 43 parking stalls, perimeter fencing, landscaping, curbs, gutters, sidewalks, and trash enclosures. The property is zoned IL/UGM (*Light Industrial/Urban Growth Management Area*).

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

Name of Person or Agency Carrying Out Project: Yohanes Makmur
Cook Family Limited Partnership
1035 East Olive Avenue
Fresno Ca, 93728 Fresno Ca, 93728

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 Development Permit No. P24-00140.

Lead Agency Contact Person: Thomas Veatch, Planner
City of Fresno Planning and Development Department

Telephone No.: (559) 621-8070

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

P24-00140
CEQA Notice of Exemption
April 22, 2024

E202410000115

Signature: *Ralph Kachadourian* **Date:** April 22 2024

Printed Name and Title: Ralph Kachadourian, 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 P24-00140

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT FOR
DEVELOPMENT PERMIT APPLICATION NO. P24-00140**

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: Yohanes Makmur
Cook Family Limited Partnership
1035 East Olive Avenue
Fresno Ca, 93728

PROJECT LOCATION: 2754 North Business Park Avenue, located on the southeast corner of North Business Park and East Princeton Avenues in Fresno, California.
APNs: 496-193-01

PROJECT DESCRIPTION: **Development Permit Application No. P24-00140**, requests authorization to construct of a ±24,780 square-foot cold storage shell building on a vacant parcel. In addition, on- and off-site improvements are proposed including but not limited to two (2) new drive approaches, 43 parking stalls, perimeter fencing, landscaping, curbs, gutters, sidewalks, and trash enclosures. The property is zoned IL/UGM (*Light Industrial/Urban Growth Management Area*).

This project is exempt under Section 15332/Class 32 of the California Environmental Quality Act (CEQA) Guidelines.

Section 15332/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 Fresno Municipal Code (FMC). The project is consistent with the Fresno General Plan designation, policies, and zoning. The existing IL/UGM (*Light Industrial/Urban Growth Management Area*) zone district is consistent with the Employment - Light Industrial planned land use designation approved for this site by the Fresno General Plan, McLane Community Plan, and Fresno County Airport Land Use Compatibility Plan. The proposed development was reviewed for intensity, building form, massing, and location standards per the underlying zone district and 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 IL zone district. The project consists of a shell building. Therefore, given the conditions of approval, it can be concluded that the proposed project conforms to the development standards of the Employment-Light Industrial planned land use and IL zone district.

- 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 City limits, occurs on a ± 2.32 -acre vacant site, which is less than the five-acre maximum, and is surrounded by other urban uses. Existing and planned light industrial uses surround the proposed development in the immediate vicinity. Given that the subject site is located in an area experiencing growth and development, it can be expected that the immediately adjacent properties will be developed with similar compatible uses in the foreseeable future. Therefore, it can be concluded that the site is substantially surrounded urban uses.

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

The project site is currently vacant and has previously disturbed land. The Fresno Program Environmental Impact Report (PEIR) did not identify this site as habitat for rare or threatened species. Surrounding developments consists of single family residential and commercial uses and vacant parcels; therefore, the site 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, signed in 2013, changes the way transportation studies are conducted in California Environmental Quality Act (CEQA) documents. Vehicle miles traveled (VMT) replaces motorist delay and level of service (LOS) as the metric for impact determination. The Office of Planning and Research provides a Technical Advisory (TA) as a guidance document to establish thresholds for this new VMT metric. The TA acknowledges that 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. As a result of the final rulemaking surrounding SB 743 and the implementation deadline of July 1, 2020, the City of Fresno adopted new VMT thresholds and guidelines to address the shift from delay-based LOS CEQA traffic analyses to VMT CEQA traffic analyses on June 25, 2020, and became effective on July 1, 2020.

Based upon the City of Fresno's adopted VMT thresholds and guidelines, screening of projects is permitted if a project qualifies as a low trip generator (less than 500 daily trips generated). The proposed light industrial project consists of approximately ± 2.32 acres of light industrial building area. The ITE Trip Generation Rates 9th Edition, using ITE Code General Light Industrial 110, the project will generate approximately 120 Average Daily Trips. Given the adopted significance threshold criteria of the City of Fresno, staff determined that the proposed project can be screened out from further VMT impact analysis and therefore would not result in any significant traffic impacts based upon the City of Fresno's adopted thresholds and guidelines for VMT analyses.

Noise

The project is a light industrial shell building. The site is adjacent to other similar commercial, industrial and office uses and is not located adjacent to or near open space, and public institutional uses. Therefore, the project will not result in a significant amount of noise compared to the other adjacent uses.

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.

Water Quality

The project is conditioned to comply with any applicable conditions from Public Works or the Utilities Department to ensure the project will not have an effect on 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, Fresno County Public Health, City of Fresno Public Works, City of Fresno Police, 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.

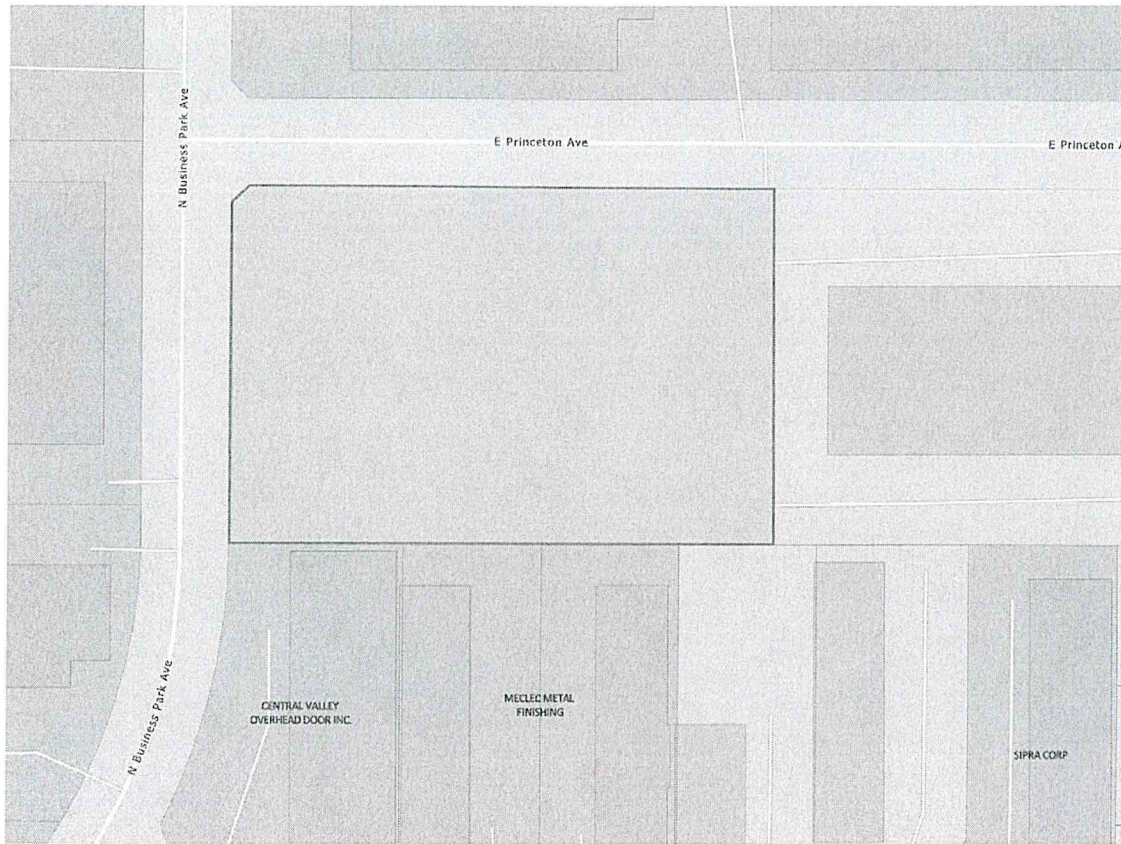
None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to the project. Furthermore, the proposed project is not expected to have a significant effect on the environment. A categorical exemption, as noted above, has been prepared for the project and the area is not environmentally sensitive.

Date: April 22, 2024
Prepared By: Thomas Veatch, Planner

Submitted by: *Ralph Kachadourian*
Ralph Kachadourian
Supervising Planner
City of Fresno
Planning & Development Department
(559) 621-8172

Vicinity Map

E202410000115

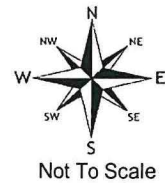


LEGEND

Subject Property



Project Area to be developed
(±2.32 acres)



PLANNING AND DEVELOPMENT DEPARTMENT

DEVELOPMENT PERMIT APPLICATION NO.
P24-00140 AND RELATED ENVIRONMENTAL
ASSESSMENT

PROPERTY ADDRESS

2754 North Business Park Avenue
APN: 496-193-01
Located on the southeast corner of North Business
Park and East Princeton Avenues.

Zone District: IL/UGM (*Light
Industrial/Urban Growth Management
Area*)

By: T. Veatch
April 22, 2024



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER: E202410000115
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF FRESNO	LEAD AGENCY EMAIL	DATE 04/26/2024
COUNTY/STATE AGENCY OF FILING FRESNO COUNTY	DOCUMENT NUMBER E202410000115	

PROJECT TITLE
 DEVELOPMENT PERMIT APPLICATION NO. P24-00140

PROJECT APPLICANT NAME CITY OF FRESNO	PROJECT APPLICANT EMAIL	PHONE NUMBER (559) 621-8070
PROJECT APPLICANT ADDRESS 2600 FRESNO STREET, 3RD FLOOR	CITY FRESNO	STATE CA
		ZIP CODE 93721

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)	\$4,051.25	\$	<u>0.00</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,916.75	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	<u>0.00</u>
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<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 <i>Cyan Edmisten</i> X Cyan Edmisten	AGENCY OF FILING PRINTED NAME AND TITLE Cyan Edmisten Deputy Clerk
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