

E202410000247

**NOTICE OF EXEMPTION**

PLEASE POST FOR 30 DAYS

**FROM:** City of Fresno Planning and Development Dept.  
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

**FILED**  
AUG 28 2024 TIME 11:24am  
FRESNO COUNTY CLERK  
By Cyan Edmisten DEPUTY  
Cyan Edmisten

**Project Title:**  
Development Permit Application No. P24-01852

**Project Location:**  
4744 North El Capitan Avenue, Fresno, CA 93722 (APN: 510-412-16). Located on the northeast corner of the intersection of North El Capitan Avenue and West Sierra Madre Avenue.

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

**Description of Nature, Purpose and Beneficiaries of Project:**  
Jasdeep Kaur of SMS Construction on behalf of Jangsher Singh Tumber propose the following: Development Permit Application No. P24-01852 proposes the demolition of the existing site and the redevelopment of the property with a ± 20,400 square foot multi-tenant office building. Other proposed improvements include a parking lot, landscaping, trash enclosure, two drive-approaches, and other on- and off-site improvements.

**Beneficiaries of The Project Would Be:**  
Jasdeep Kaur of SMS Construction and Jangsher Singh Tumber  
4744 North El Capitan Avenue, Fresno, CA 93722

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

**Name of Person or Agency Carrying Out Project:**  
Jasdeep Kaur of SMS Construction on behalf of Jangsher Singh Tumber

- 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 15332/Class 32**
  - Statutory Exemption – PRC § \_\_\_\_\_
  - Other \_\_\_\_\_

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**Reason(s) Why Project Is Exempt:**

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

Under Section 15332/Class 32, the proposed project is exempt from CEQA requirements when the project is characterized as in-fill development meeting 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.

*The proposed project is consistent with the Employment - Light Industrial planned land use designation, Light Industrial zone district, the Bullard Community Plan, and the Fresno General Plan.*

b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

*The project is located within city limits and the project site is ± 1.01 acres. The parcel is surrounded by other urban (office and light industrial) uses.*

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

*The surrounding area is developed, and the project 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 project will not result in any significant effects to traffic whereas the project did not exceed any established thresholds which require a Traffic Impact Study. Furthermore, the office project is located in an area with low VMT therefore screening out of further analysis.*
- ❖ *The project will not result in any significant effects to noise whereas the project will be in compliance with City of Fresno noise standards outline in Fresno Municipal Code Section 15-2506.*
- ❖ *The project will not result in any significant effects to air quality whereas the San Joaquin Valley Air Pollution Control District had no concerns on the project. Furthermore, the project falls within the thresholds listed on the SJVAPCD's Small Project Analysis Levels (SPAL) document. In the interest of streamlining CEQA requirements, projects that fit the descriptions up to the project sizes indicated and are below both of the corresponding non-HHDT and HHDT trip lengths, are deemed to have a less than significant impact on air quality and as such are excluded from quantifying criteria pollutant emissions for CEQA purposes.*
- ❖ *The project will not result in any significant effects to water quality whereas the project will comply with all laws which dictate office operations and waste management. Additionally, the refuse enclosure will have a roof cover which will prevent precipitation from coming into contact with the waste.*

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- e) The site can be adequately served by all required utilities and public services.  
*The proposed project has been reviewed by City Departments and Agencies with jurisdiction over the property. As conditioned, the proposed project will comply with all applicable requirements and will be adequately served by all required utilities and public services.*

Therefore, the project is categorically exempt pursuant to Section 15332/Class 32.

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.

**Lead Agency Contact Person:** Ralph Kachadourian      **Telephone No.** (559) 621-8277

**Signature:** *Ralph Kachadourian*

**Date:** August 28, 2024

**Printed Name and Title:**

Ralph Kachadourian, Supervising Planner  
City of Fresno Planning and Development Department

Signed by Lead Agency

Signed by applicant

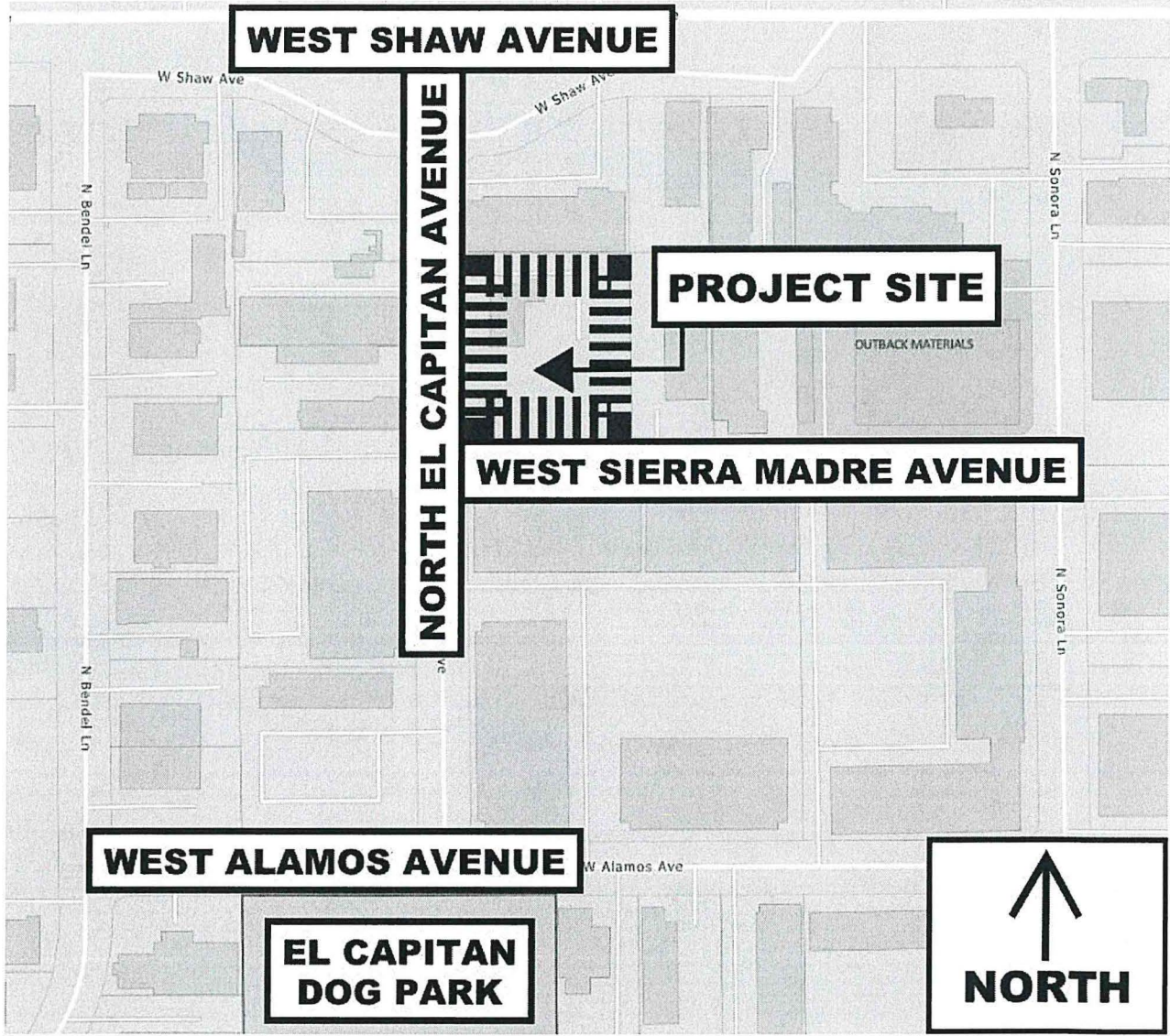
**Enclosed:**

Site Location Vicinity Map  
Categorical Exemption Memo



**VICINITY MAP**

4744 North El Capitan Avenue, Fresno, CA 93722 (APN: 510-412-16)



Current Planning | Planning & Development  
2600 Fresno Street | Fresno CA 93721  
559.621.8277  
Planning@fresno.gov

**CITY OF FRESNO  
CATEGORICAL EXEMPTION  
ENVIRONMENTAL ASSESSMENT APPLICATION NO. P24-01852**

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:** Jasdeep Kaur of SMS Construction on behalf of Jangsher Singh Tumber

**PROJECT LOCATION:** 4744 North El Capitan Avenue, Fresno, CA 93722 (APN: 510-412-16). Located on the northeast corner of the intersection of North El Capitan Avenue and West Sierra Madre Avenue.

**PROJECT DESCRIPTION:** Development Permit Application No. P24-01852 proposes the demolition of the existing site and the redevelopment of the property with a  $\pm$  20,400 square foot multi-tenant office building. Other proposed improvements include a parking lot, landscaping, trash enclosure, two drive-approaches, and other on- and off-site improvements.

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Date: August 28, 2024  
Prepared By: Steven Martinez | Planner  
Submitted by: Ralph Kachadourian  
Ralph Kachadourian  
Supervising Planner  
City of Fresno  
Planning & Development Department  
(559) 621-8277