

NOTICE OF EXEMPTION

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

Project Title: Conditional Use Permit Application No. P24-02896

Project Location: 215 North Fresno Street; Located on the northwest corner of North Fresno Street and East Illinois Avenue. (APN: 459-265-19)

Project Location – City: City of Fresno

Project Location – County: County of Fresno

Description of Nature, Purpose, and Beneficiaries of Project:

The project proposes to redevelop an existing medical office building to a new neuroscience institute that consists of ±60,000 square feet of tenant improvements, an enhanced building façade, entry canopy improvements, and enhanced landscape and hardscape improvements at a proposed patient drop-off loop. The project also consists of the demolition of an existing ±7,700 square-foot building (former dialysis center) and the entirety of the existing 108-stall surface parking lot. The project will construct a new 168-stall parking lot, comprised of three rows of perpendicular stalls and new landscape improvements.

Beneficiaries of The Project Would Be: Brayden Lovik of Provost and Pritchard Consulting
286 West Cromwell Avenue
Fresno, CA. 93711

Name of Public Agency Approving Project: City of Fresno

Name of Person or Agency Carrying Out Project: Brayden Lovik

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 § _____
- Other _____

Reason(s) Why Project Is Exempt:

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

Under Section 15301/Class 1, the proposed project is exempt from CEQA requirements when the project 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 project is consistent with the Fresno General Plan designation, policies, and zoning. The project is located within an existing building that is located on a property developed with landscaping, utilities, and parking. The project consists of ±60,000 square feet of tenant improvements, an enhanced building façade, entry canopy improvements, and enhanced landscape and hardscape improvements at a proposed patient drop-off loop. The project also consists of the demolition of an existing ±7,700 square-foot building and the entirety of the existing 108-stall surface parking lot to construct a new 168-stall parking lot, comprised of three rows of perpendicular stalls and new landscape improvements.

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: Erik Young

Telephone No. (559) 621-8009

Signature: 

Date: December 11, 2024

Printed Name and Title:

Erik Young, Supervising Planner
City of Fresno Planning and Development Department

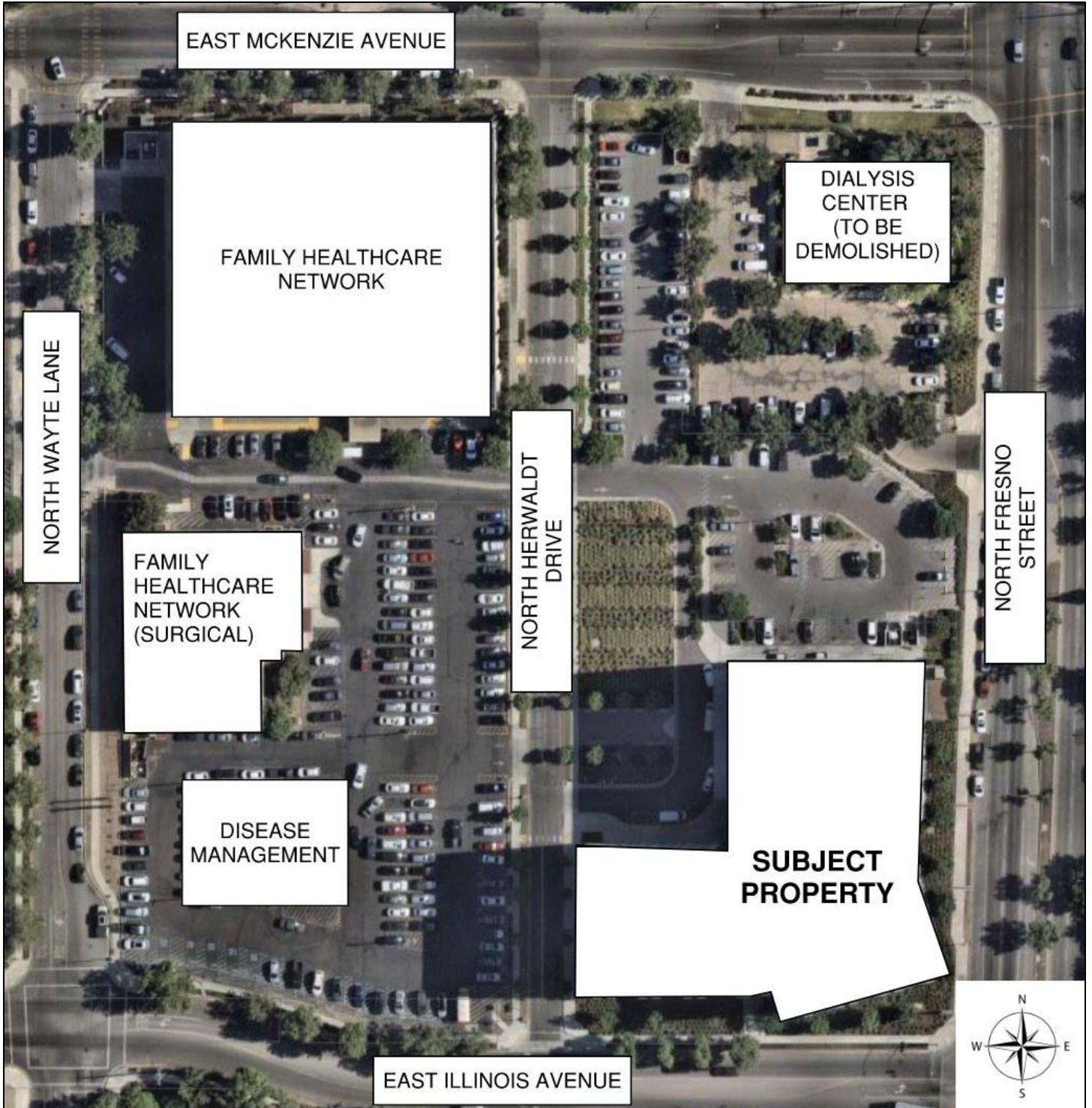
Signed by Lead Agency

Signed by Applicant

Enclosed:

- ❖ Site Location Vicinity Map
- ❖ Categorical Exemption Memo

VICINITY MAP



**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT FOR
CONDITIONAL USE PERMIT APPLICATION No. P24-02896**

THE PROJECT DESCRIBED HEREIN IS DETERMINED TO BE
CATEGORICALLY EXEMPT FROM THE PREPARATION OF ENVIRONMENTAL
DOCUMENTS ACCORDING TO ARTICLE 19 OF THE STATE CEQA
GUIDELINES.

APPLICANT: Brayden Lovik
286 West Cromwell Avenue
Fresno, CA 93711

PROJECT LOCATION: 215 North Fresno Street; Located on the northwest corner of
North Fresno Street and East Illinois Avenue.
APN: 459-265-19

PROJECT DESCRIPTION: Proposing to redevelop an existing medical office building to a
new neuroscience institute. The new neuroscience institute
consists of $\pm 60,000$ square feet of tenant improvements, an
enhanced building façade, entry canopy improvements, and
enhanced landscape and hardscape improvements at a
proposed patient drop-off loop. The project also consists of the
demolition of an existing $\pm 7,700$ square-foot building (former
dialysis center) and the entirety of the existing 108-stall surface
parking lot. The project will construct a new 168-stall parking
lot, comprised of three rows of perpendicular stalls and new
landscape improvements. The subject property is zoned PI/UC
(*Public & Institutional/Urban Campus*).

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

Section 15301/Class 1 (Class 1/Existing Facilities) of the CEQA Guidelines exempts from the
provisions of CEQA, projects consisting 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 project is consistent with the Fresno General Plan designation, policies,
and zoning. The project is located within an existing building that is located on a property
developed with landscaping, utilities, and parking. The project consists of $\pm 60,000$ square
feet of tenant improvements, an enhanced building façade, entry canopy improvements,
and enhanced landscape and hardscape improvements at a proposed patient drop-off*

loop. The project also consists of the demolition of an existing ±7,700 square-foot building and the entirety of the existing 108-stall surface parking lot to construct a new 168-stall parking lot, comprised of three rows of perpendicular stalls and new landscape improvements

None of the exceptions to Categorical Exemptions outlined in the CEQA Guidelines, Section 15300.2 apply to the project. Furthermore, the proposed project is not expected to affect the environment significantly. A categorical exemption, as noted above, has been prepared for the project, and the area is not environmentally sensitive.

Date: December 11, 2024

Submitted by: 

Erik Young
Supervising Planner
Planning & Development
Department
(559) 621-8009