

## **NOTICE OF EXEMPTION**

---

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. P24-03274

**Project Location:** 810 East Olive Avenue; Located on the south side of East Olive Avenue between North Yosemite and North Wishon Avenues (APN: 452-033-01)

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

**Description of Nature, Purpose and Beneficiaries of Project:** Conditional Use Permit Application No. P24-03274 requests authorization to establish a State of California Alcoholic Beverage Control (ABC) Type 48 alcohol license (On-Sale General – Public Premises) for a new proposed bar within an existing ±1,044 square-foot tenant space. The Bar will operate 7 days a week, 12 P.M. to 2 A.M. (The Electric Olive).

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

**Name of Person or Agency Carrying Out Project:** Jason Pistorosi of The Electric Olive, LLC  
12236 Rd 36 ½  
Madera CA, 93636

**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 (Existing Facilities)**
- 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 project is located within an existing building with commercial spaces, restaurants, parking, and landscaping. The project requests to establish a new type 48 alcohol licenses for a new bar within an existing ±1,044 square-foot tenant space which involves negligible expansion of existing commercial uses.

None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to the project. Furthermore, the proposed project site is a developed property in an urbanized area and is not expected to have a significant effect on the environment. Accordingly, 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:** \_\_\_\_\_ **Date:** February 21, 2025

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

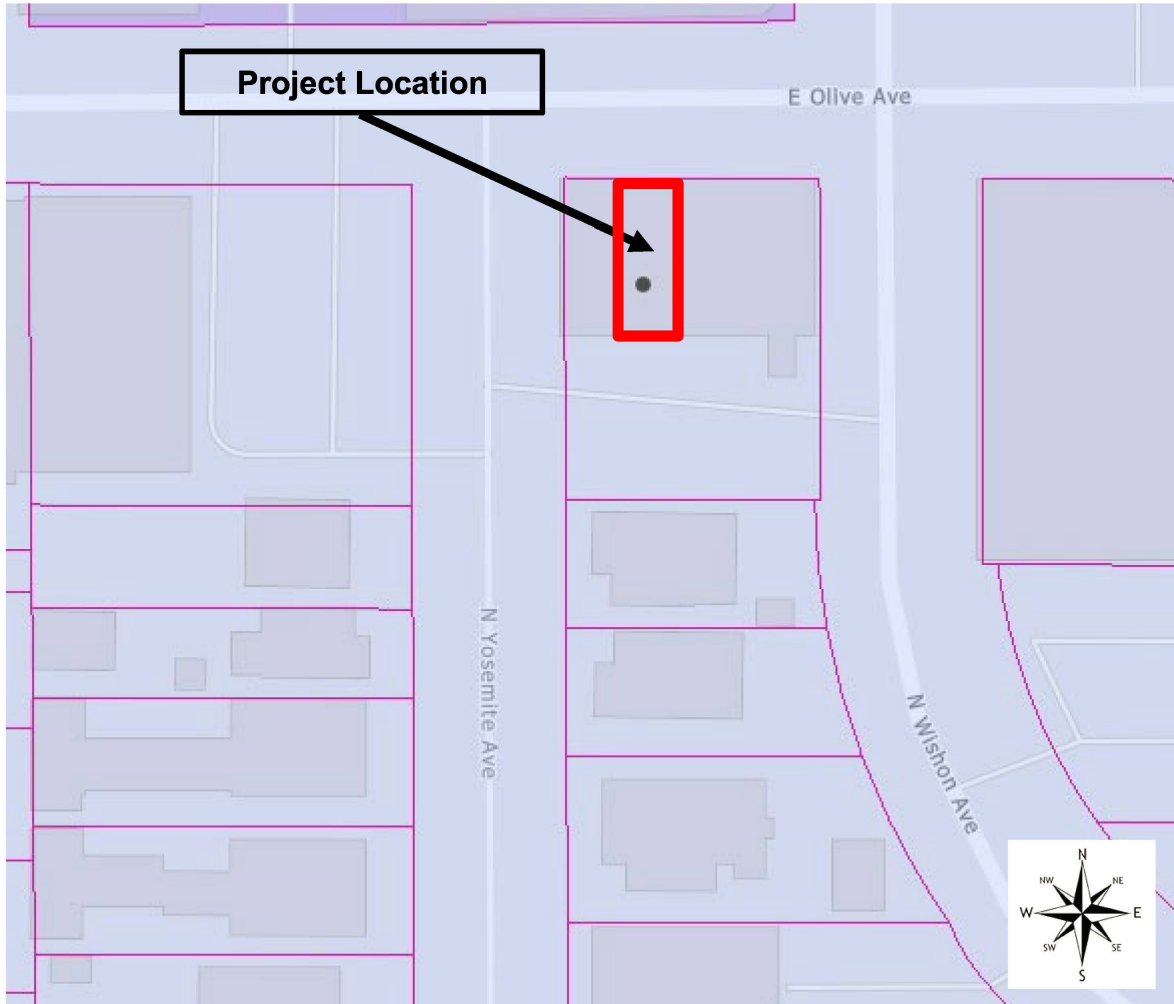
**Signed by Lead Agency**

**Signed by applicant**

**Attachments:** Vicinity Map

# VICINITY MAP/SITE LOCATION

810 East Olive 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 NO. P24-03242**

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:** Jason Pistorosi of The Electric Olive, LLC  
12236 Rd 36 ½  
Madera CA, 93636

**PROJECT LOCATION:** 810 East Olive Avenue; Located on the south side of East Olive Avenue  
between North Yosemite and North Wishon Avenues (APN: 452-033-  
01)

**PROJECT DESCRIPTION:** Conditional Use Permit Application No. P24-03274 requests  
authorization to establish a State of California Alcoholic Beverage  
Control (ABC) Type 48 alcohol license (On-Sale General – Public  
Premises) for a new proposed bar within an existing ±1,044 square-foot  
tenant space. The Bar will operate 7 days a week, 12 P.M. to 2 A.M.  
(The Electric Olive).


**This project is exempt under Section 15301/Class 1 (Existing Facilities) 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 project is located within an existing building with commercial spaces, restaurants, parking, and  
landscaping. The project requests to establish a new type 48 alcohol licenses for a new bar within an  
existing ±1,044 square-foot tenant space which involves negligible expansion of existing commercial  
uses.

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

Date: February 21, 2025  
Prepared By: Steven Lieng, Planner III

Submitted by:   
\_\_\_\_\_  
Ralph Kachadourian  
Supervising Planner  
City of Fresno  
Planning & Development