

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. P24-00973

Project Location: 2422 North Weber Avenue; Located on the northeast side of North Weber Avenue between North Hughes and West Clinton Avenues in Fresno, California (APN: 442-212-47)

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. P24-00973 was filed by Dirk Poeschel of Dirk Poeschel Land Development Services on behalf of Ride & Shine Express Wash Facility of Bowie Enterprises and pertains to the 0.62 acres located at the address noted above. The applicant is requesting to demolish an existing legal non-conforming ±4,200 sq. ft self-serve car wash with ±2,160 sq. dry-off canopy totaling to ±6,360 sq. ft. on a ±0.62-acre lot to replace it with a ±5,157 sq. ft. Ride & Shine Express Wash facility.

The project will include a 78-foot, 8-inch-long car wash tunnel, an office, utility room, bathroom, 14 vehicle parking stalls for self-serve vehicle vacuuming including one van accessible parking stall, a solar array, and four future EV capable parking stalls. The project includes two drive-thru lanes, two automated pay stations, a proposed 6-foot concrete masonry block wall, landscaping, lighting and a security surveillance system. In addition, the project consists of on- and off-site improvements, including landscaping and trees, one trash enclosure, one drive approach, and access to the site.

Name of Public Agency Approving Project: City of Fresno

Name of Person or Agency Carrying Out Project: Dirk Poeschel Land Development Services
923 Van Ness Avenue, Suite 200
Fresno CA, 93721

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 §15302/Class 2 (Replacement or Reconstruction)
 Statutory Exemption – PRC § _____

Reasons why project is exempt:

This project is exempt under Section 15302/Class 2 of the California Environmental Quality Act (CEQA) Guidelines as follows:

Section 15302/Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

The demolition of the existing legal non-conforming self-serve car wash with dry-off canopy and construction a Ride & Shine Express Wash facility can be considered a replacement or reconstruction as the overall proposed building foot print of ±5,157 sq. ft facility is less than the combined ±6,360 sq. ft. self-serve car wash with dry-off canopy, and therefore will have the same purpose and capacity as the previous Car Wash facility that occupied the site address.

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 18, 2025

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

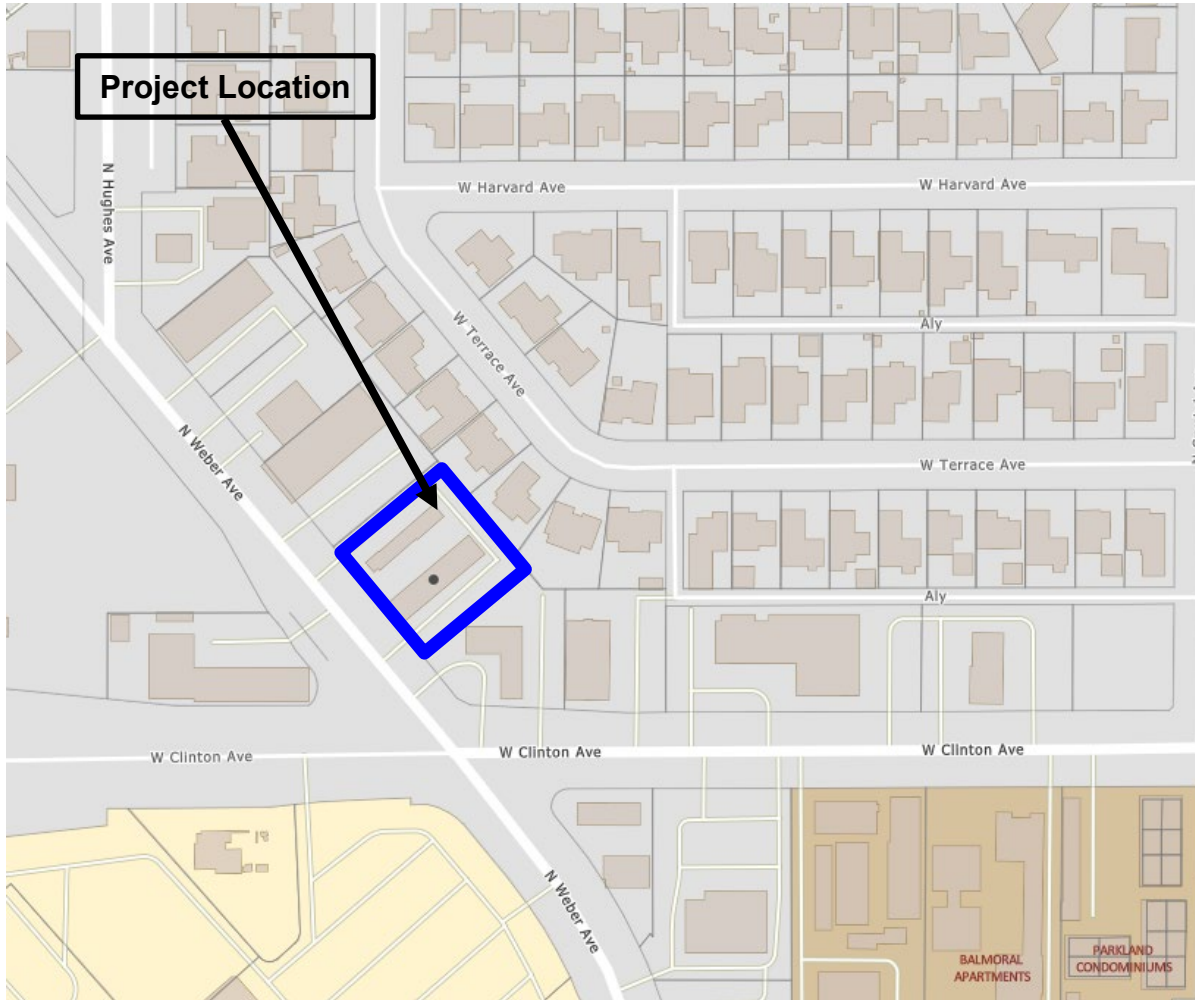
Signed by Lead Agency

Signed by applicant

Attachments: Vicinity Map

VICINITY MAP/SITE LOCATION

2422 North Weber 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. P24-00973**

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: Dirk Poeschel Land Development Services
(559) 445-0374
dirk1@dplds.com

PROJECT LOCATION: 2422 North Weber Avenue; Located on the northeast side of North Weber Avenue between North Hughes and West Clinton Avenues in Fresno, California (APN: 442-212-47)

PROJECT DESCRIPTION: Conditional Use Permit Application No. P24-00973 was filed by Dirk Poeschel of Dirk Poeschel Land Development Services on behalf of Ride & Shine Express Wash Facility of Bowie Enterprises and pertains to the 0.62 acres located at the address noted above. The applicant is requesting to demolish an existing legal non-conforming $\pm 4,200$ sq. ft self-serve car wash with $\pm 2,160$ sq. dry-off canopy totaling to $\pm 6,360$ sq. ft. on a ± 0.62 -acre lot to replace it with a $\pm 5,157$ sq. ft. Ride & Shine Express Wash facility.

The project will include a 78-foot, 8-inch-long car wash tunnel, an office, utility room, bathroom, 14 vehicle parking stalls for self-serve vehicle vacuuming including one van accessible parking stall, a solar array, and four future EV capable parking stalls. The project includes two drive-thru lanes, two automated pay stations, a proposed 6-foot concrete masonry block wall, landscaping, lighting and a security surveillance system. In addition, the project consists of on- and off-site improvements, including landscaping and trees, one trash enclosure, one drive approach, and access to the site. The parcel is zoned CC – (*Commercial - Community*).

This project is exempt under Section 15302/Class 2 (Replacement or Reconstruction) of the California Environmental Quality Act (CEQA) Guidelines as follows:

Section 15302/Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

The demolition of the existing legal non-conforming self-serve car wash with dry-off canopy and construction a Ride & Shine Express Wash facility can be considered a replacement or reconstruction as the overall proposed building foot print of $\pm 5,157$ sq. ft facility is less than the combined $\pm 6,360$ sq. ft. self-serve car wash with dry-off canopy, and therefore will have the same purpose and capacity as the previous Car Wash facility that occupied the site address.

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 18, 2025
Prepared By: Steven Lieng, Planner III

Submitted by: 

Ralph Kachadourian
Supervising Planner
City of Fresno
Planning & Development