

E20251000076

**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

FILED  
MAR 28 2025  
TIME 4:00pm  
FRESNO COUNTY CLERK  
By \_\_\_\_\_ DEPUTY

**Project Title:** Environmental Assessment No. P24-04037

**Project Location:** 5730 North First Street Suite 113; Located on the east side of North First Street between East Bullard and East Barstow Avenues (APN: 418-030-66)

**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. P24-02078 requests authorization to establish a State of California Alcoholic Beverage Control Type 40 alcohol license (On-Sale Beer) for a proposed 1,260 square-foot karaoke business (That One Place) that will rent three private karaoke rooms by the hour or longer. Snacks and drinks will be available on-site, and there will be no lounge or waiting area available.

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

**Name of Person or Agency Carrying Out Project:** Nick Ware  
That One Place  
5730 N First St, Suite 113  
Fresno, CA 93710

**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 § \_\_\_\_\_

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**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 proposed project is consistent with the exemption because the project is requesting authorization to establish a license for alcoholic beverage sales, which is permitted in the existing CC (Commercial - Community) zone district by conditional use permit. The project is also consistent with the planned Commercial – Community land use designation applicable to the site. No adverse environmental impacts will occur as a result of the proposed project. The site has no value as habitat for endangered, rare, or threatened species and complies with all conditions of the Class 1 Categorical Exemption. None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to this project.

**Lead Agency Contact Person:** Nicholas Caldera, Planner III  
City of Fresno Planning and Development Department

**Full telephone no.:** (559) 621-8032

**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:** Chris Lang **Date:** 3/28/25

**Printed Name and Title:** (Chris Lang, Supervising Planner  
City of Fresno Planning and Development Department

**Signed by Lead Agency**

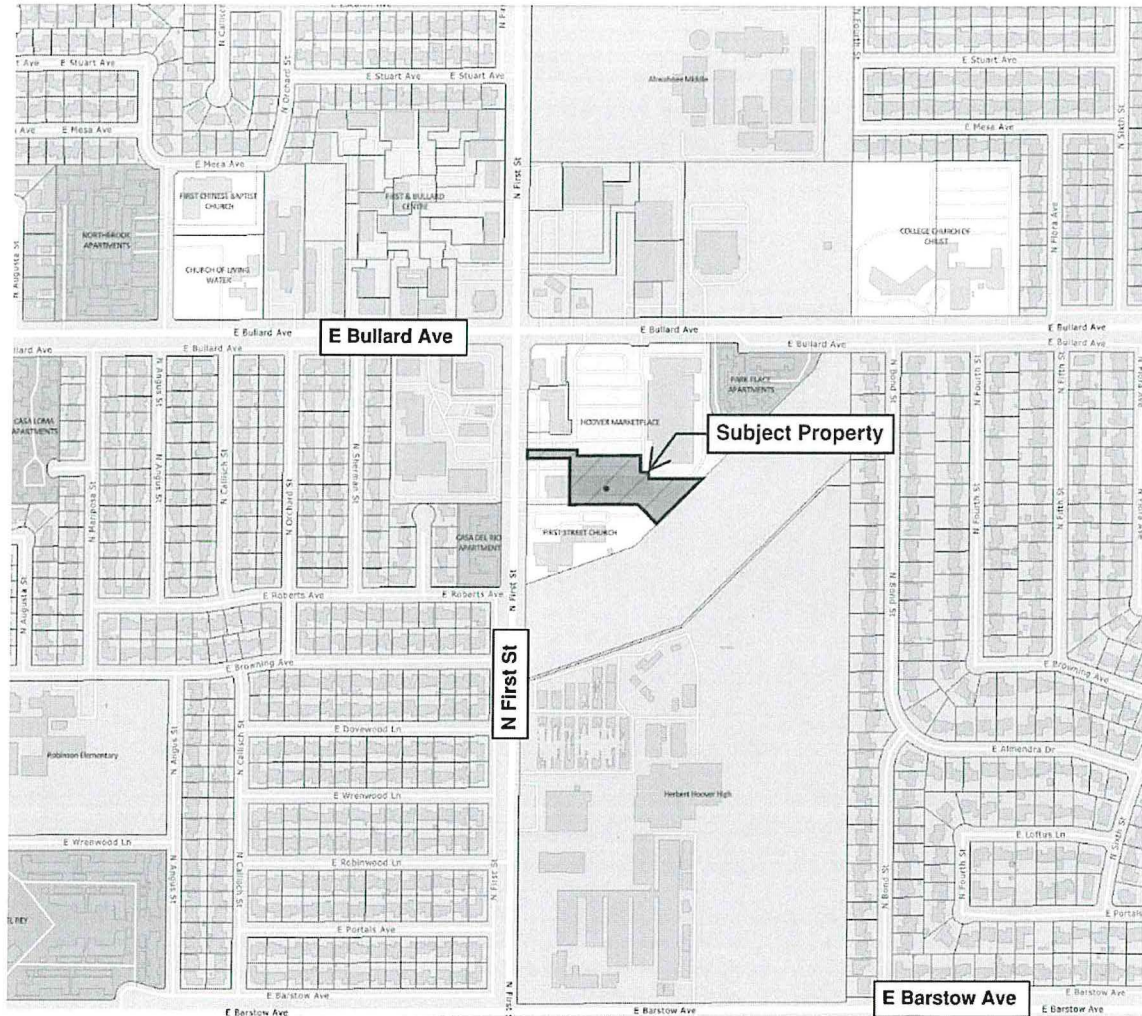
**Signed by applicant**

**Attachments:** Vicinity Map & Categorical Exemption

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# VICINITY MAP/SITE LOCATION

5730 North First Street Suite 113



Planning and Development Department  
2600 Fresno Street, Room 3043 · Fresno, CA 93721 · Phone (559) 621-8277

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**CITY OF FRESNO  
CATEGORICAL EXEMPTION  
ENVIRONMENTAL ASSESSMENT NO. P24-04037**

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:** Nick Ware  
That One Place  
5730 N First St, Suite 113  
Fresno, CA 93710

**PROJECT LOCATION:** 5730 North First Street Ste 113; Located on the east side of North First Street between East Bullard and East Barstow Avenues (APN: 418-030-66)

**PROJECT DESCRIPTION:** Conditional Use Permit Application No. P24-04037 requests authorization to establish a State of California Alcoholic Beverage Control Type 40 alcohol license (On-Sale Beer) for a proposed 1,260 square-foot karaoke business (That One Place) that will rent three private karaoke rooms by the hour or longer. Snacks and drinks will be available on-site, and there will be no lounge or waiting area available.

**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 proposed project is consistent with the exemption because the project is requesting authorization to establish a license for alcoholic beverage sales, which is permitted in the existing CC (Commercial - Community) zone district by conditional use permit. The project is also consistent with the planned Commercial – Community land use designation applicable to the site. No adverse environmental impacts will occur as a result of the proposed project. The site has no value as habitat for endangered, rare, or threatened species and complies with all conditions of the Class 1 Categorical Exemption. None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to this project.

Date: March 28, 2025  
Prepared By: Nicholas Caldera, Planner III  
Submitted by:

  
\_\_\_\_\_  
Chris Lang  
Supervising Planner  
City of Fresno - Planning & Development