NOTICE OF EXEMPTION

E20231000206

FROM: City of Fresno
Planning and Development Department
2600 Fresno Street, 3rd Floor
Fresno, California 93721-3604

FILED
JUL 28 2023 TIME 1:22pm
FRESNO COUNTY CLERK
By Pricilla Gonzale 2 DEPUTY

TO: X Fresno County Clerk
2220 Tulare Street
Fresno, California 93721

___Office of Planning & Research SCH NO.: N/A
P.O. Box 3044, Room 212
Sacramento, California 95812-3044

***Project Title*:** Conditional Use Permit Application No. P22-04254

***Project Location*:** 1984 Dan Ronquillo Drive; located on the northwest corner of South Roeding Drive and West Dan Ronquillo Drive. APN: 458-090-80

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

***Description of Nature, Purpose and Beneficiaries of Project*:** The application authorizes the establishment of a large vehicle and equipment sales and service use for maintenance of commercial trucks with the construction of a ±3,750 square-foot building including 3 service bays and attached ±1,000 square-foot canopy. In addition, on and off-site improvements will be provided including but not limited to one new drive approach, 5 parking stalls, trash enclosure, fencing, landscaping, curbs, gutters, and sidewalks. The project will operate Monday through Friday 7 AM to 6 PM. The property is zoned CG/UGM (Commercial – General/Urban Growth Management).

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

Name of Person or Agency Carrying Out Project: Nik Kirby of WW Enterprises
373 East Shaw Avenue #156
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)
X **Categorical Exemptions - CEQA Guidelines 15332/Class 32**
☐ Statutory Exemption – PRC §_____

Reasons why project is exempt: The proposed project is characterized as in-fill development and is consistent with the conditions of Section 15332/Class 32 exemption, as demonstrated in the attached Categorical Exemption Determination for Conditional Use Permit No. P22-04254.

Lead Agency Contact Person: Ralph Kachadourian, Supervising Planner
City of Fresno Planning and Development Department

Telephone No.: *(559) 621-8277*

If filed/signed by applicant:

Attach certified document of exemption finding ☐ *(check if attached)*

E 20231000206

P22-04254
CEQA Notice of Exemption
July 21, 2023

Has a Notice of Exemption been filed by the public agency approving the project? ☒ Yes ☐ No

Signature: RALPHK Digitally signed by RALPHK DN: E=Ralph.Kachadourian@fresno.gov, CN=RALPHK, OU=Users, OU=PlanDov, OU=Departments, DC=fresno, DC=gov Date: 2023.07.21 13:33:14-07'00' **Date:** 07/21/2023

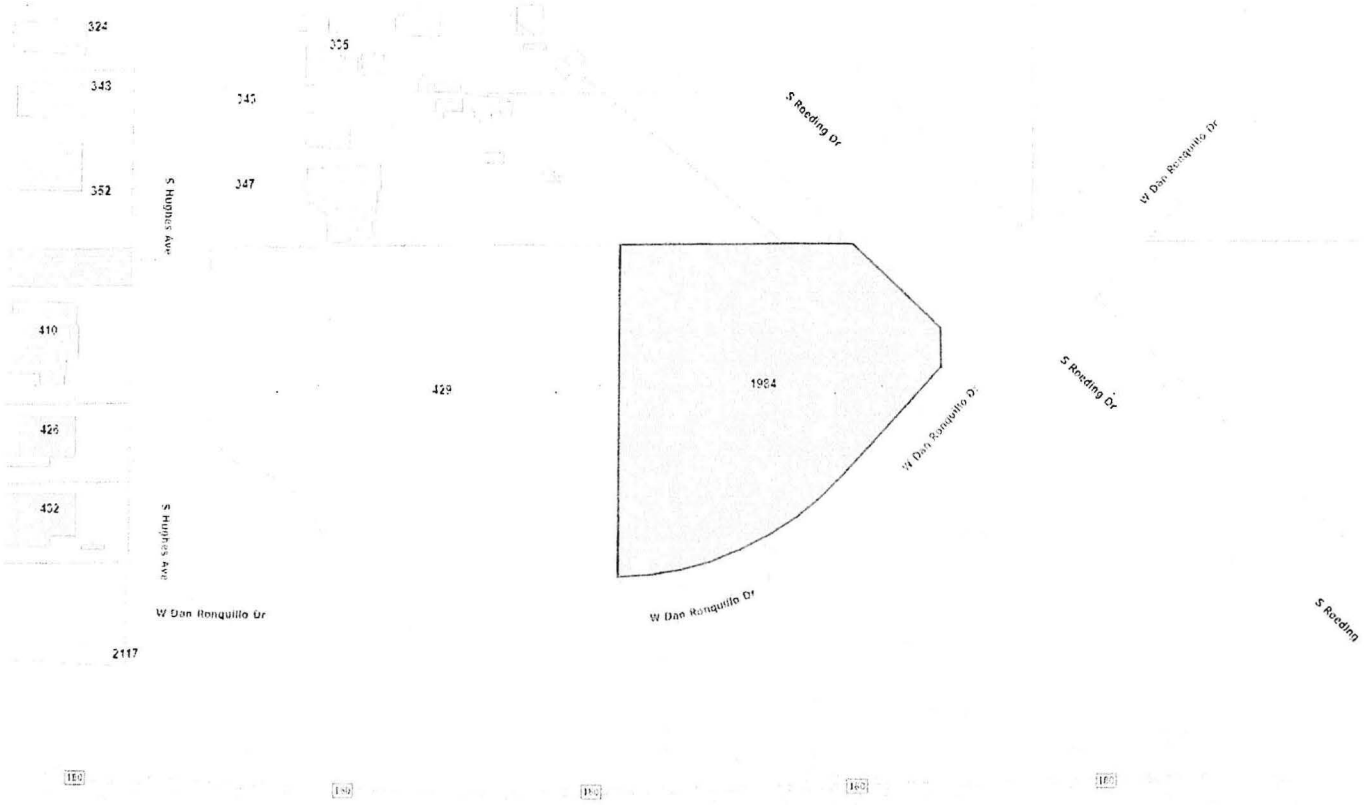
Printed Name and Title: Ralph Kachadourian, Supervising Planner
City of Fresno Planning and Development Department

☒ **Signed by Lead Agency** ☐ **Signed by applicant**

Attachments: Exhibit A: Vicinity Map
Categorical Exemption Determination for P22-04254

E 202310000206

Vicinity Map



LEGEND

Subject Property

Project Area to be developed
(±1.12 acres)

N
NW
NE
W
E
SW
SE
S
Not To Scale

PLANNING AND DEVELOPMENT DEPARTMENT

CONDITIONAL USE PERMIT APPLICATION NO. P22-04254 & RELATED ENVIRONMENTAL ASSESSMENT

PROPERTY ADDRESS

1984 Dan Ronquillo Drive

Zone District:
CG/UGM (*Commercial – General/Urban Growth Management*)

By: T. Veatch
July 21, 2023

E20231000206

CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT FOR
CONDITIONAL USE PERMIT APPLICATION NO. P22-04254

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: Nik Kirby of WW Enterprises
373 East Shaw Avenue #156
Fresno Ca, 93710

PROJECT LOCATION: 1984 Dan Ronquillo Drive; located on the northwest corner of South Roeding Drive and West Dan Ronquillo Drive.
APN: 458-090-80

PROJECT DESCRIPTION: The application authorizes the establishment of a large vehicle and equipment sales and service use for maintenance of commercial trucks with the construction of a ±3,750 square-foot building including 3 service bays and attached ±1,000 square-foot canopy. In addition, on and off-site improvements will be provided including but not limited to one new drive approach, 5 parking stalls, trash enclosure, fencing, landscaping, curbs, gutters, and sidewalks. The project will operate Monday through Friday 7 AM to 6 PM. The property is zoned CG/UGM (*Commercial – General/Urban Growth Management*).

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

Section 15332/Class 32 (Class 32/In-Fill Development Projects) of the CEQA Guidelines exempts from the provisions of CEQA, projects characterized as in-fill development, which meet the following conditions:

a) The project is consistent with the applicable general plan designation and all applicable general plan designation and general plan policies as well as with applicable zoning designation and regulations.

Given the conditions of approval, the proposed Truck Repair will meet all the provisions of the Fresno Municipal Code (FMC) including but not limited to FMC Sections 15-2710 (Automobile/Vehicle Service and Repair, Major and Minor). The project is consistent with the Fresno General Plan designation, policies, and zoning. The existing CG/UGM (Commercial – General/Urban Growth Management) zone district is consistent with the Commercial – General planned land use designation approved for this site by the Fresno General Plan. The proposed development was reviewed for intensity, building form, massing, and location standards and no inconsistencies were found with the proposed setbacks, landscape standards, intensity, height, or lot coverage. The project proposes a Floor Area Ration (FAR) of 0.10 where the maximum allowable FAR is 2.0. Setbacks are a minimum of 15 feet for front yards. Building design, window design, materials and finishes all conform to the standards of the CG zone district. It can be concluded that the proposed Buildings to be used for the proposed use conform to the development standards of the

Commercial – General planned land use and CG zone district.

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

The proposed project is located within City limits, occurs on a vacant site of approximately ±1.12 acres, which is less than the five-acre maximum, and is surrounded by other urban uses. Existing residential uses are located to the north, vacant land to the east and west, and State Route 180 to the South. The project is in an area planned and zoned for primarily industrial and business park uses and existing services and facilities are available to serve the project.

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

The project site is currently vacant and has previously disturbed land. The Fresno Program Environmental Impact Report (PEIR) did not identify this site as habitat for rare or threatened species. Surrounding developments consist of residential uses located to the north, vacant land to the east and west, and State Route 180 to the South; therefore, the 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 proposed project was routed to the San Joaquin Air Pollution Control District, the City of Fresno Public Utilities Department-Water Division, Fresno Metropolitan Flood Control District, and no significant effects were identified relating to traffic, noise, air quality, or water quality.

Traffic

Senate Bill (SB) 743 requires that relevant CEQA analysis of transportation impacts be conducted using a metric known as vehicle miles traveled (VMT) instead of Level of Service (LOS). VMT measures how much actual auto travel (additional miles driven) a proposed project would create on California roads. If the project adds excessive car travel onto our roads, the project may cause a significant transportation impact.

The State CEQA Guidelines were amended to implement SB 743, by adding Section 15064.3. Among its provisions, Section 15064.3 confirms that, except with respect to transportation projects, a project's effect on automobile delay shall not constitute a significant environmental impact. Therefore, LOS measures of impacts on traffic facilities is no longer a relevant CEQA criteria for transportation impacts.

CEQA Guidelines Section 15064.3(b)(4) states that "[a] lead agency has discretion to evaluate a project's vehicle miles traveled, including whether to express the change in absolute terms, per capita, per household or in any other measure. A lead agency may use models to estimate a project's vehicle miles traveled, and may revise those estimates to reflect professional judgment based on substantial evidence. Any assumptions used to estimate used to estimate vehicle miles traveled and any revision to model outputs should be documented and explained in the environmental document prepared for the project. The standard of adequacy in Section 15151 shall apply to the analysis described in this section."

On June 25, 2020, the City of Fresno adopted CEQA Guidelines for Vehicle Miles Traveled

Thresholds, dated June 25, 2020, pursuant to Senate Bill 743 to be effective of July 1, 2020. The thresholds described therein are referred to herein as the City of Fresno VMT Thresholds. The City of Fresno VMT Thresholds document was prepared and adopted consistent with the requirements of CEQA Guidelines Sections 15064.3 and 15064.7. The December 2018 Technical Advisory on Evaluating Transportation Impacts in CEQA (Technical Advisory) published by the Governor's Office of Planning and Research (OPR), was utilized as a reference and guidance document in the preparation of the Fresno VMT Thresholds.

The City of Fresno VMT Thresholds adopted a screening standard and criteria that can be used to screen out qualified projects that meet the adopted criteria from needing to prepare a detailed VMT analysis.

The ITE Trip Generation Rates 9th Edition provided that each individual component of the project will generate less than 500 ADT. Furthermore, the combined total ADT of the three components is expected to generate less than 500 ADT. The expected ADT for each individual component is as follows:

ITE Code 942 – Automobile Care Center / 3 bays = 37 ADT

Therefore, the proposed project would not result in any significant traffic impacts based upon the City of Fresno's adopted thresholds and guidelines for VMT analyses.

Noise

The project is a Truck Repair facility. The site is adjacent to existing rural residential uses, near other existing truck related facilities, and near State Route 180. Therefore, the project would not result in a significant amount of noise compared to the other adjacent uses and would be conditioned to comply with any applicable noise standards of the Citywide Development Code.

Air Quality

The project is conditioned to comply with any applicable regulations and conditions from the San Joaquin Valley Air Pollution Control District (SJVAPCD) and the project is subject to review by the agency regarding air quality during construction and operation. The project as described will not occur at a scale or scope with potential to contribute substantially or cumulatively to existing or projected air quality violations or impacts. The project was reviewed by the SJVAPCD and determined that project specific annual criteria pollutant emissions from construction and operation are not expected to exceed any significance thresholds as identified in the Districts Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI).

Water Quality

Fresno Metropolitan Flood Control (FMFCD) provided comments on February 13, 2023, which directed that drainage from the site shall be directed to Roeding and/or Dan Ronquillo Drive; that permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlets; and that the site does not appear to be located in a flood prone area. The district also stated that in an effort to improve storm runoff quality, outdoor storage areas shall be constructed and maintained such that material that may generate contaminants will be prevented from

contact with rainfall and runoff and thereby prevent the conveyance of contaminants in runoff into the storm drain system.

The District encourages, but does not require that roof drains from non-residential development be constructed such that they are directed onto and through a landscaped grassy swale area to filter out pollutants from roof runoff.

Runoff from areas where industrial activities, product, or merchandise come into contact with and may contaminate storm water must be treated before discharging it off-site or into a storm drain. Roofs covering such areas are recommended. Cleaning of such areas by sweeping instead of washing is to be required unless such wash water can be directed to the sanitary sewer system. Storm drains receiving untreated runoff from such areas shall not be connected to the District's system. Loading docks, depressed areas, and areas servicing or fueling vehicles are specifically subject to these requirements. The District's policy governing said industrial site NPDES program requirements is available on the District's website at: www.fresnofloodcontrol.org or contact the District's Environmental Department for further information regarding these policies related to industrial site requirements

The applicant will be required to comply with all requirements of the City of Fresno Department of Public Utilities that will reduce the project's water impacts to less than significant. When Conditional Use Permits are issued, the subject site will be required to pay drainage fees pursuant to the Drainage Fee Ordinance.

Therefore, compliance with conditions of approval dated July 21, 2023, will ensure that the proposed project will not result in any significant effects relating to traffic, noise, air quality, and water quality.

e) The site can be adequately served by all required utilities and public services.

The site has been reviewed and conditioned by the Fresno Metropolitan Flood Control District, Fresno County Public Health, City of Fresno Public Works, City of Fresno Police, City of Fresno Public Utilities, and the City of Fresno Fire Departments. In addition, given the surrounding properties and neighborhoods have been substantially developed and utilities and public services already exist in the area, the site can be adequately served by all required utilities, including sewer, water, and solid waste, as well as public services.

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. The proposed project is not located on a hazardous waste site, a historical resource, or adjacent to a scenic highway. The project is in an area planned and zoned for primarily industrial and business park uses and is adjacent State Route 180, therefore the exception for cumulative impacts is not applicable. A categorical exemption, as noted above, has been prepared for the project and the area is not environmentally sensitive.

Date: July 21, 2023

Prepared By: Thomas Veatch
Planner

E20231000020

Submitted by: Ralph Kachadourian

Ralph Kachadourian
Supervising Planner
City of Fresno
Planning & Development Department
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