E202410000179

NOTICE OF EXEMPTION

PLEASE POST FOR 30 DAYS

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

FILED
JUN 11 2024 TIME 10:54am
FRESNO COUNTY CLERK
By Cyan Edmisten DEPUTY

***Project Title*:**
Conditional Use Permit Application No. P22-04148

***Project Location*:**
2520 East Olive Avenue, Fresno, CA 93701 (APN: 452-081-17S); Located on the southeast corner of North Fresno Street and East Olive Avenue.

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

***Description of Nature, Purpose and Beneficiaries of Project*:**
Felipe Ceballos on behalf of Circle D Food, Liquor, & Gas proposes the re-establishment of retail fuel station operations at the vacant fuel station site - Circle D Food, Liquor, & Gas. The applicant also proposed facade and landscaping improvements.

Beneficiaries of The Project Would Be:
Felipe Ceballos on behalf of Circle D Food, Liquor, & Gas
2520 East Olive Avenue, Fresno, CA 93701

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

Name of Person or Agency Carrying Out Project:
Felipe Ceballos on behalf of Circle D Food, Liquor, & Gas

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

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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. Section 15301/Class 1 includes restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood.

The project proposes the re-establishment of a vacant fuel station and convenience store. The primary structure suffered a fire in 2018 halting all operations. The owner proposes the restoration of the structure in addition to minor improvements to the structure and project site. The rehabilitation of the site will not expand the former use.

Therefore, the project is categorically exempt pursuant to Section 15301/Class 1.

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

Signature: Ralph Kachadourian **Date:** June 11, 2024

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

☒ Signed by Lead Agency ☐ Signed by applicant

Enclosed:
Site Location Vicinity Map
Categorical Exemption Memo

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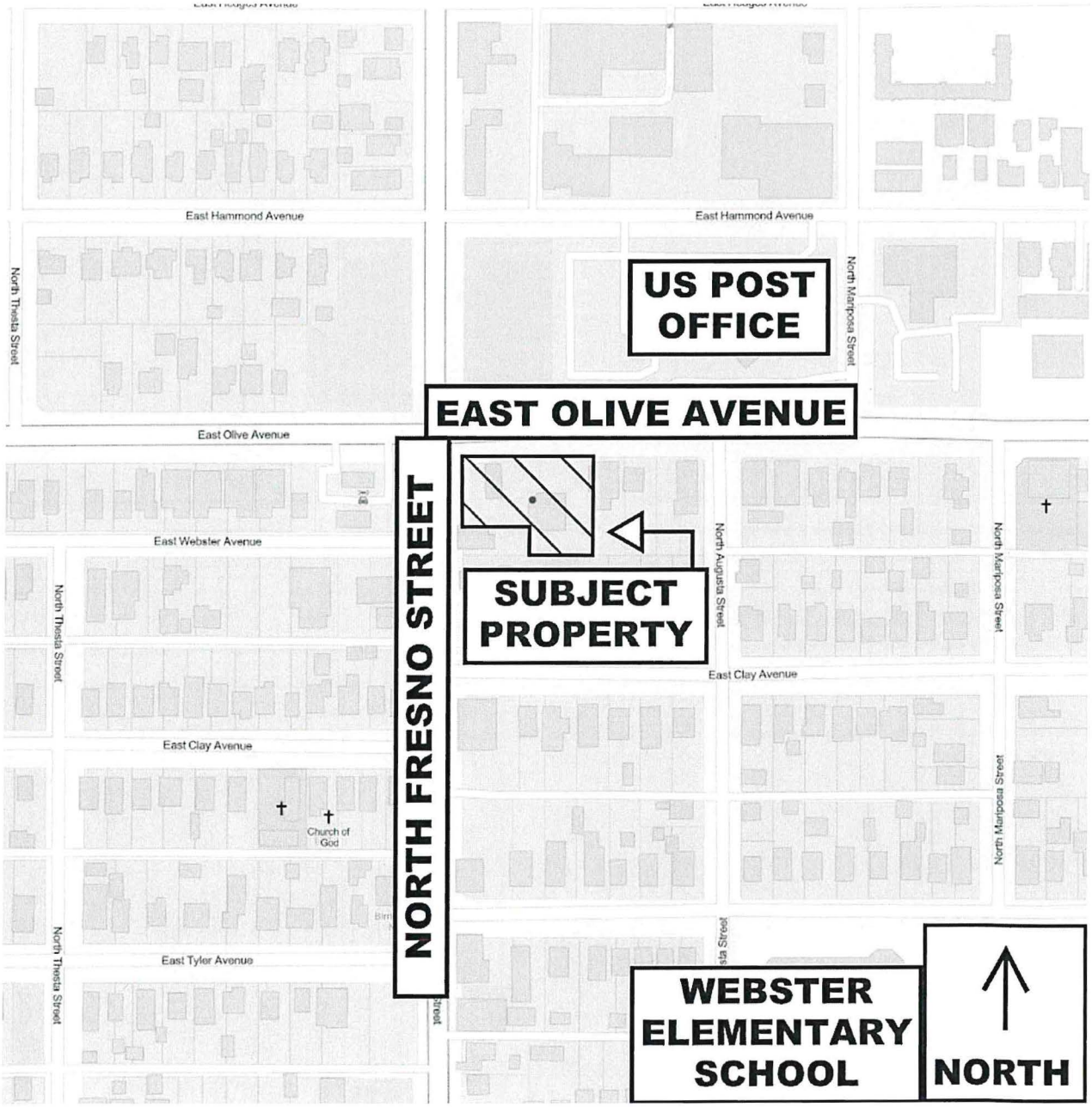
SITE LOCATION VICINITY MAP

2520 East Olive Avenue, Fresno, CA 93701 (APN: 452-081-17S)



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CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT APPLICATION NO. P22-04148

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:	Felipe Ceballos on behalf of Circle D Food, Liquor, & Gas 2520 East Olive Avenue, Fresno, CA 93701
PROJECT LOCATION:	2520 East Olive Avenue, Fresno, CA 93701 (APN: 452-081-17S); Located on the southeast corner of North Fresno Street and East Olive Avenue.
PROJECT DESCRIPTION:	Proposed re-establishment of retail fuel station operations at the vacant fuel station site - Circle D Food, Liquor, & Gas. The applicant also proposed facade and landscaping improvements.

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Date: June 11, 2024
Prepared By: Steven Martinez | Planner

Submitted by: Ralph Kachadourian

Ralph Kachadourian
Supervising Planner
City of Fresno
Planning & Development Department
(559) 621-8277