



State of California - Department of Fish and Wildlife
**2025 ENVIRONMENTAL DOCUMENT FILING FEE
 CASH RECEIPT**
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER: E202510000006
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF FRESNO	LEAD AGENCY EMAIL	DATE 01/09/2025
COUNTY/STATE AGENCY OF FILING FRESNO COUNTY	DOCUMENT NUMBER E202510000006	

PROJECT TITLE
CONDITIONAL USE PERMIT APP. P24-00096

PROJECT APPLICANT NAME CITY OF FRESNO	PROJECT APPLICANT EMAIL	PHONE NUMBER (559) 621-8277
PROJECT APPLICANT ADDRESS 2600 FRESNO STREET	CITY FRESNO	STATE CA
		ZIP CODE 93721

PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity


CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$	<u>0.00</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	<u>0.00</u>
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> County documentary handling fee	\$50.00	\$	<u>50.00</u>
<input checked="" type="checkbox"/> Other CATEGORICAL EXEMPTION		\$	<u>0.00</u>

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ 50.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Cierra Loera Deputy Clerk
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NOTICE OF EXEMPTION

PLEASE POST FOR 30 DAYS

FROM: City of Fresno Planning and Development Dept.
2600 Fresno Street
Fresno, California 93721-3604

E202510000006

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
JAN 09 2025 TIME 12:12pm
By _____ FRESNO COUNTY CLERK DEPUTY

Project Title:
Conditional Use Permit Application P24-00096

Project Location:
4803 and 4805 East Tulare Avenue, Fresno, CA 93727 (APNs: 462-243-26 & 462-243-18).
Located on the northeast corner of the intersection of North Chestnut Avenue and East Tulare Avenue.

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

Description of Nature, Purpose and Beneficiaries of Project:
Vang Inc. Consulting Engineers on Behalf of Gurdip Singh of Dorsey's Gas Station propose the following:
Conditional Use Permit Application P24-00096 proposes to convert the existing Dorsey's Liquor to a convenience store and gas station with four pumps (eight dispensers). Work will include the demolition of the building located at 4805 E Tulare, and extensive on- and off-site improvements including curb, gutter, sidewalks; new parking lot; new trash enclosure; landscaping; and ± 1,188 square foot fuel canopy.

Beneficiaries of The Project Would Be:
Vang Inc. Consulting Engineers on Behalf of Gurdip Singh of Dorsey's Gas Station
4803 East Tulare Avenue, Fresno, CA 93727

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

Name of Person or Agency Carrying Out Project:
Vang Inc. Consulting Engineers on Behalf of Gurdip Singh of Dorsey's Gas Station

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 15332/Class 32**
- Statutory Exemption – PRC § _____
- Other _____

Reason(s) Why Project Is Exempt:

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

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
The proposed project is consistent with the Commercial Community and Employment - Office planned land use designations, the Roosevelt Community Plan, and the Fresno General Plan.
- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
The project is located within city limits and the project site is ± 0.45 acres. The parcel is surrounded by other urban (commercial and residential) uses.
- c) The project has no value as habitat for endangered, rare or threatened species.
The surrounding area is developed, and the project 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 project will not result in any significant effects to traffic whereas the project did not exceed any established thresholds which require a Traffic Impact Study. Furthermore, the project screened out of a VMT analysis as it is classified as local serving retail.*
 - ❖ *The project will not result in any significant effects to noise whereas the project will be in compliance with City of Fresno noise standards outline in Fresno Municipal Code Section 15-2506.*
 - ❖ *The project will not result in any significant effects to air quality whereas the San Joaquin Valley Air Pollution Control District had no concerns on the project. Furthermore, the project falls within the thresholds listed on the SJVAPCD's Small Project Analysis Levels (SPAL) document. In the interest of streamlining CEQA requirements, projects that fit the descriptions up to the project sizes indicated and are below both of the corresponding non-HHDT and HHDT trip lengths, are deemed to have a less than significant impact on air quality and as such are excluded from quantifying criteria pollutant emissions for CEQA purposes.*
 - ❖ *The project will not result in any significant effects to water quality whereas the project will comply with all laws which dictate fuel station operations and waste management. Additionally, the refuse enclosure will have a roof cover which will prevent precipitation from coming into contact with the waste.*
- e) The site can be adequately served by all required utilities and public services.
The proposed project has been reviewed by City Departments and Agencies with jurisdiction over the property. As conditioned, the proposed project will comply with all applicable requirements and will be adequately served by all required utilities and public services.

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Notice of Exemption
Date: January 09, 2025
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Therefore, the project is categorically exempt pursuant to Section 15332/Class 32.

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: January 09, 2025

Printed Name and Title:

Ralph Kachadourian, Supervising Planner
City of Fresno Planning and Development Department

Signed by Lead Agency

Signed by applicant

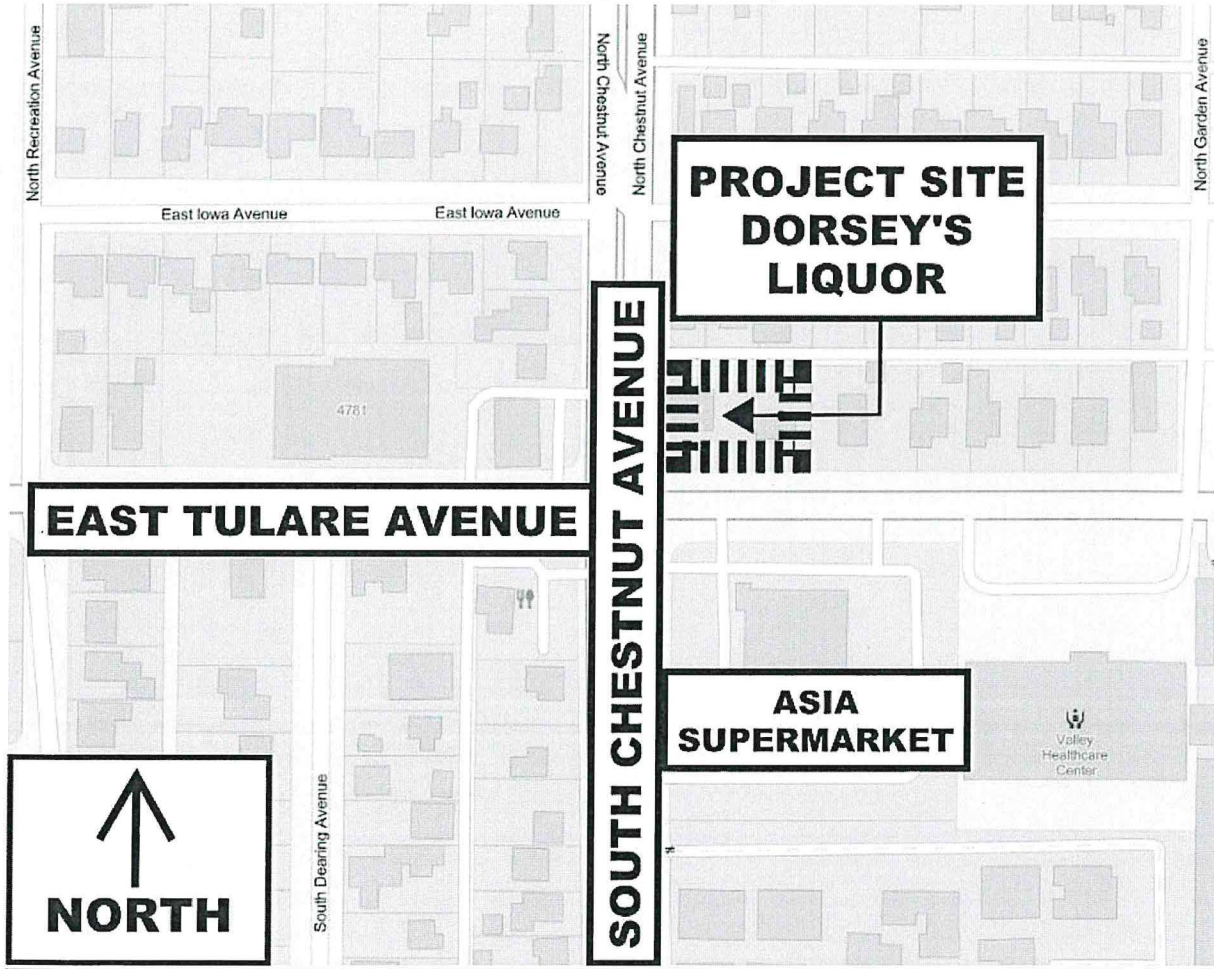
Enclosed:

Site Location Vicinity Map
Categorical Exemption Memo

E202510000006

VICINITY MAP

4803 and 4805 East Tulare Avenue, Fresno, CA 93727 (APNs: 462-243-26 & 462-243-18)



Current Planning | Planning & Development
2600 Fresno Street | Fresno CA 93721
559.621.8277
Planning@fresno.gov

E20251000006

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT APPLICATION NO. P24-00096**

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: Vang Inc. Consulting Engineers
On Behalf of Gurdip Singh of Dorsey's Gas Station
4803 East Tulare Avenue, Fresno, CA 93727

PROJECT LOCATION: 4803 and 4805 East Tulare Avenue, Fresno, CA 93727 (APNs: 462-243-26 & 462-243-18). Located on the northeast corner of the intersection of North Chestnut Avenue and East Tulare Avenue.

PROJECT DESCRIPTION: Conditional Use Permit Application P24-00096 proposes to convert the existing Dorsey's Liquor to a convenience store and gas station with four pumps (eight dispensers). Work will include the demolition of the building located at 4805 E Tulare, and extensive on- and off-site improvements including curb, gutter, sidewalks; new parking lot; new trash enclosure; landscaping; and \pm 1,188 square foot fuel canopy.

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

Under Section 15332/Class 32, the proposed project is exempt from CEQA requirements when the project is characterized as in-fill development meeting the following conditions:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
The proposed project is consistent with the Commercial Community and Employment - Office planned land use designations, the Roosevelt Community Plan, and the Fresno General Plan.
- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
The project is located within city limits and the project site is \pm 0.45 acres. The parcel is surrounded by other urban (commercial and residential) uses.
- c) The project has no value as habitat for endangered, rare or threatened species.
The surrounding area is developed, and the project 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 project will not result in any significant effects to traffic whereas the project did not exceed any established thresholds which require a Traffic Impact Study. Furthermore, the project screened out of a VMT analysis as it is classified as local serving retail.*
 - ❖ *The project will not result in any significant effects to noise whereas the project will be in compliance with City of Fresno noise standards outline in Fresno Municipal Code Section 15-2506.*

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- ❖ *The project will not result in any significant effects to air quality whereas the San Joaquin Valley Air Pollution Control District had no concerns on the project. Furthermore, the project falls within the thresholds listed on the SJVAPCD's Small Project Analysis Levels (SPAL) document. In the interest of streamlining CEQA requirements, projects that fit the descriptions up to the project sizes indicated and are below both of the corresponding non-HHDT and HHDT trip lengths, are deemed to have a less than significant impact on air quality and as such are excluded from quantifying criteria pollutant emissions for CEQA purposes.*
- ❖ *The project will not result in any significant effects to water quality whereas the project will comply with all laws which dictate fuel station operations and waste management. Additionally, the refuse enclosure will have a roof cover which will prevent precipitation from coming into contact with the waste.*

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

The proposed project has been reviewed by City Departments and Agencies with jurisdiction over the property. As conditioned, the proposed project will comply with all applicable requirements and will be adequately served by all required utilities and public services.

Therefore, the project is categorically exempt pursuant to Section 15332/Class 32.

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.

Date: January 09, 2025

Prepared By: Steven Martinez | Planner

Submitted by: Ralph Kachadourian

Ralph Kachadourian

Supervising Planner

City of Fresno

Planning & Development Department

(559) 621-8277