

E 202510000125

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
MAY 21 2025
TIME 11:42am
FRESNO COUNTY CLERK
By _____ DEPUTY

Project Title:

Conditional Use Permit Application No. P25-00002
& Minor Deviation Application No. P25-00003

Project Location:

2984 North Argyle Avenue (C/T) Fresno, CA 93727 [APN: 496-152-12]; Located on the east side of North Argyle Avenue, between East Shields Avenue and East Clinton Avenue.

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

Description of Nature, Purpose and Beneficiaries of Project:

TSJ Consulting on behalf of AT&T Mobility proposes construction of a 99'-0" tri-eucalyptus wireless facility with: (6) panel antennas; (6) air antennas; (12) RRUs; and other auxiliary necessary for operation. The applicant also proposes a ± 1,684 square foot ground compound area with: 8'-0" wrought iron fence with anti-climb curved bars; (1) 30KW generator; (1) walk-up cabinet; (1) h-frame with associated equipment; and other auxiliary necessary for operation.

Beneficiaries of The Project Would Be:

TSJ Consulting on behalf of AT&T Mobility
30767 Gateway Place #194 Rancho Mission Viejo, CA. 92694

Name of Public Agency Approving Project:

City of Fresno Planning & Development Department

Name of Person or Agency Carrying Out Project:

TSJ Consulting on behalf of AT&T Mobility
30767 Gateway Place #194 Rancho Mission Viejo, CA. 92694

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:

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 Fresno General Plan, McLane Community Plan, the Employment - Light Industrial zone district, and applicable standards from Wireless Telecommunications Facilities Policies and Procedures Issue No. 33 and Interim Wireless Telecommunications Facilities Policy C-010.

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 ± 1,684 square feet on a ± 1.44-acre parcel. The parcel is surrounded by other urban (business park and industrial) 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 a 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 facility will not create significant effects relating to traffic, noise, air quality, or water as this self-operating facility will generate negligible vehicle traffic and operate in compliance with the noise level requirements specified under Section 15-2506 of the FMC. Furthermore, the proposed generator will operate in compliance with SJVAPCD emission requirements and be designed to prevent fuel leakage onto the ground which could contaminate ground water.

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

The proposed project was reviewed by city departments for compliance with applicable requirements. No concerns were identified by the departments.

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.

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Lead Agency Contact Person: Ralph Kachadourian **Telephone No.** (559) 621-8277



Signature:

Date: May 21, 2025

Printed Name and Title:

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

Signed by Lead Agency

Signed by applicant

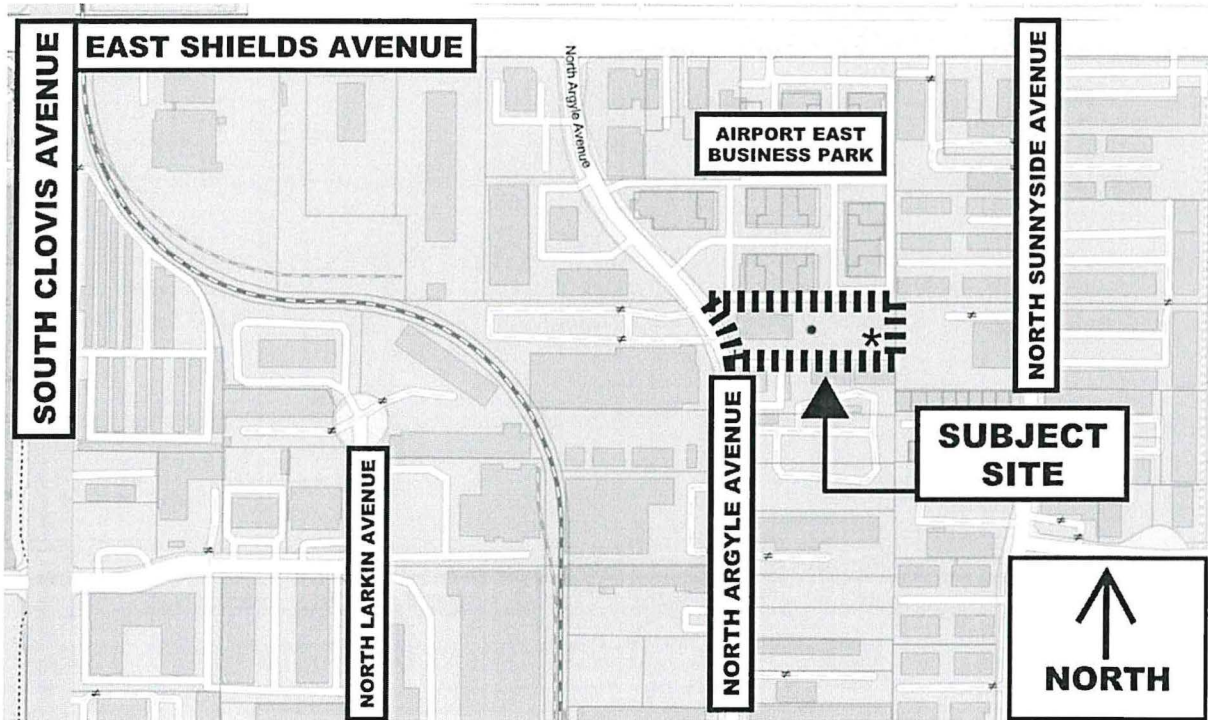
Enclosed:

Site Location Vicinity Map
Categorical Exemption Memo

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SITE LOCATION VICINITY MAP
2984 North Argyle Avenue (C/T) Fresno, CA 93727
(APN: 496-152-12)



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**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL DETERMINATION APPLICATION NO. P25-00002 & P25-00003**

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: Tom Johnson of TSJ Consulting on behalf of AT&T Mobility
30767 Gateway Place #194 Rancho Mission Viejo, CA. 92694

PROJECT LOCATION: 2984 North Argyle Avenue (C/T) Fresno, CA 93727 [APN: 496-152-12]; Located on the east side of North Argyle Avenue, between East Shields Avenue and East Clinton Avenue.

PROJECT DESCRIPTION: Proposed construction of a 99'-0" tri-eucalyptus wireless facility with: (6) panel antennas; (6) air antennas; (12) RRUs; and other auxiliary necessary for operation. The applicant also proposes a ± 1,684 square foot ground compound area with: 8'-0" wrought iron fence with anti-climb curved bars; (1) 30KW generator; (1) walk-up cabinet; (1) h-frame with associated equipment; and other auxiliary necessary for operation.

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The proposed project is consistent with the Fresno General Plan, McLane Community Plan, the Employment - Light Industrial zone district, and applicable standards from Wireless Telecommunications Facilities Policies and Procedures Issue No. 33 and Interim Wireless Telecommunications Facilities Policy C-010.

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Date: May 21, 2025

Prepared By: Saul Perez | Planner II

Submitted By:



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