

NOTICE OF EXEMPTION

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

Project Title: Development Permit Application No. P25-01176

Project Location: 1821 Fulton Street; Located on the southeast corner of Fulton and Amador Streets
(APN: 466-191-19)

Project Location – City: City of Fresno

Project Location – County: County of Fresno

Description of Nature, Purpose, and Beneficiaries of Project:

Authorization to remodel an existing ±20,672 square-foot building and a ±295 square-foot addition for a new United Health Centers - PACE Facility.

Beneficiaries of The Project Would Be: Terra Mortensen of Galloway & Company, Inc.
7591 North Ingram Avenue, Suite 101
Fresno, CA 93651

Name of Public Agency Approving Project: City of Fresno

Name of Person or Agency Carrying Out Project: Terra Mortensen

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

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.

The proposed project is consistent with the Fresno General Plan designation, policies, and zoning. The project is located within an existing commercial building that is located on property developed with landscaping, utilities, and parking on an abutting parcel. The project is the remodeling of an existing building to be converted to a different use (clinic) with additions to the existing structures that will not result in an increase of more than 2,500 square feet.

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: Robert Holt

Telephone No. (559) 621-8056

Signature:  **Date:** June 12, 2025

Printed Name and Title:
Robert Holt, Supervising Planner
City of Fresno Planning and Development Department

Signed by Lead Agency


Signed by Applicant

Enclosed:

- ❖ Site Location Vicinity Map
- ❖ Categorical Exemption Memo

VICINITY MAP



 Subject Property

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT FOR
DEVELOPMENT PERMIT APPLICATION NO. P25-01176**

THE PROJECT DESCRIBED HEREIN IS DETERMINED TO BE
CATEGORICALLY EXEMPT FROM THE PREPARATION OF ENVIRONMENTAL
DOCUMENTS ACCORDING TO ARTICLE 19 OF THE STATE CEQA
GUIDELINES.

APPLICANT: Terra Mortensen
7591 North Ingram Avenue, Suite 101
Fresno, CA 93651

PROJECT LOCATION: 1821 Fulton Street; Located on the southeast corner of Fulton
and Amador Streets.
APN: 466-191-19

PROJECT DESCRIPTION: Requesting authorization to remodel an existing ±20,672
square-foot building and a ±295 square-foot addition for a new
United Health Centers - PACE Facility. The parcel is zoned
DTN (*Downtown Neighborhood*) - Activity Class A.

**This project is exempt under Sections 15301/Class 1 (Existing Facilities) of the California
Environmental Quality Act (CEQA) Guidelines as follows:**

Section 15301/Class 1 (Class 1/Existing Facilities) of the CEQA Guidelines exempts from the provisions of CEQA, projects consisting 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 Fresno General Plan designation, policies, and zoning. The project is located within an existing commercial building that is located on property developed with landscaping, utilities, and parking on an abutting parcel. The project is the remodeling of an existing building to be converted to a different use (clinic) with additions to the existing structures that will not result in an increase of more than 2,500 square feet.

None of the exceptions to Categorical Exemptions outlined in the CEQA Guidelines, Section 15300.2 apply to the project. Furthermore, the proposed project is not expected to affect the environment significantly. A categorical exemption, as noted above, has been prepared for the project, and the area is not environmentally sensitive.

Date: June 12, 2025

Submitted by: 

Robert Holt
Supervising Planner
Planning & Development
Department
(559) 621-8056