E202510000200

NOTICE OF EXEMPTION

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

FILED
AUG 15 2025 TIME 10:56am
By FRESNO COUNTY CLERK Cyan Edmisten DEPUTY
Cyan Edmisten

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: Environmental Assessment No. P25-01234

Project Location: 4815 East McKinley Avenue; located on the north side of East McKinley Avenue between North Chestnut and North Winery Avenues (APN: 494-160-19)

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

Description of Nature, Purpose and Beneficiaries of Project: Conditional Use Permit Application No. P25-01234 requests authorization to upgrade a State of California Alcoholic Beverage Control (ABC) Type 41 alcohol license (Restaurant – sale of beer and wine for consumption on the licensed premises) to a type 47 ABC license (Restaurant – sale of beer, wine, and distilled spirits for consumption on the licensed premises) for the existing restaurant Los Mariscos.

Name of Public Agency Approving Project: City of Fresno

Name of Person or Agency Carrying Out Project: Jose Miranda Contreras
Los Mariscos Restaurant
4815 East McKinley Avenue
Fresno, CA 93703

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 (Existing Facilities)**
☐ Statutory Exemption – PRC §_____

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Reasons why project is exempt:

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

Section 15301/Class 1 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 exemption because the project is requesting authorization to upgrade a license for alcoholic beverage sales, which is permitted in the existing CC (Commercial - Community) zone district by conditional use permit. The project is also consistent with the planned Commercial – Community land use designation applicable to the site. No adverse environmental impacts will occur as a result of the proposed project. The site has no value as habitat for endangered, rare, or threatened species and complies with all conditions of the Class 1 Categorical Exemption. None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to this project.

Lead Agency Contact Person: Nicholas Caldera, Planner III
City of Fresno Planning and Development Department

Full telephone no.: (559) 621-8032

If filed/signed by applicant:

Attach certified document of exemption finding ☐ *(check if attached)*
Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: Chris Lang **Date:** 8/14/25

Printed Name and Title: Chris Lang, Supervising Planner
City of Fresno Planning and Development Department

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

Attachments: Vicinity Map & Categorical Exemption

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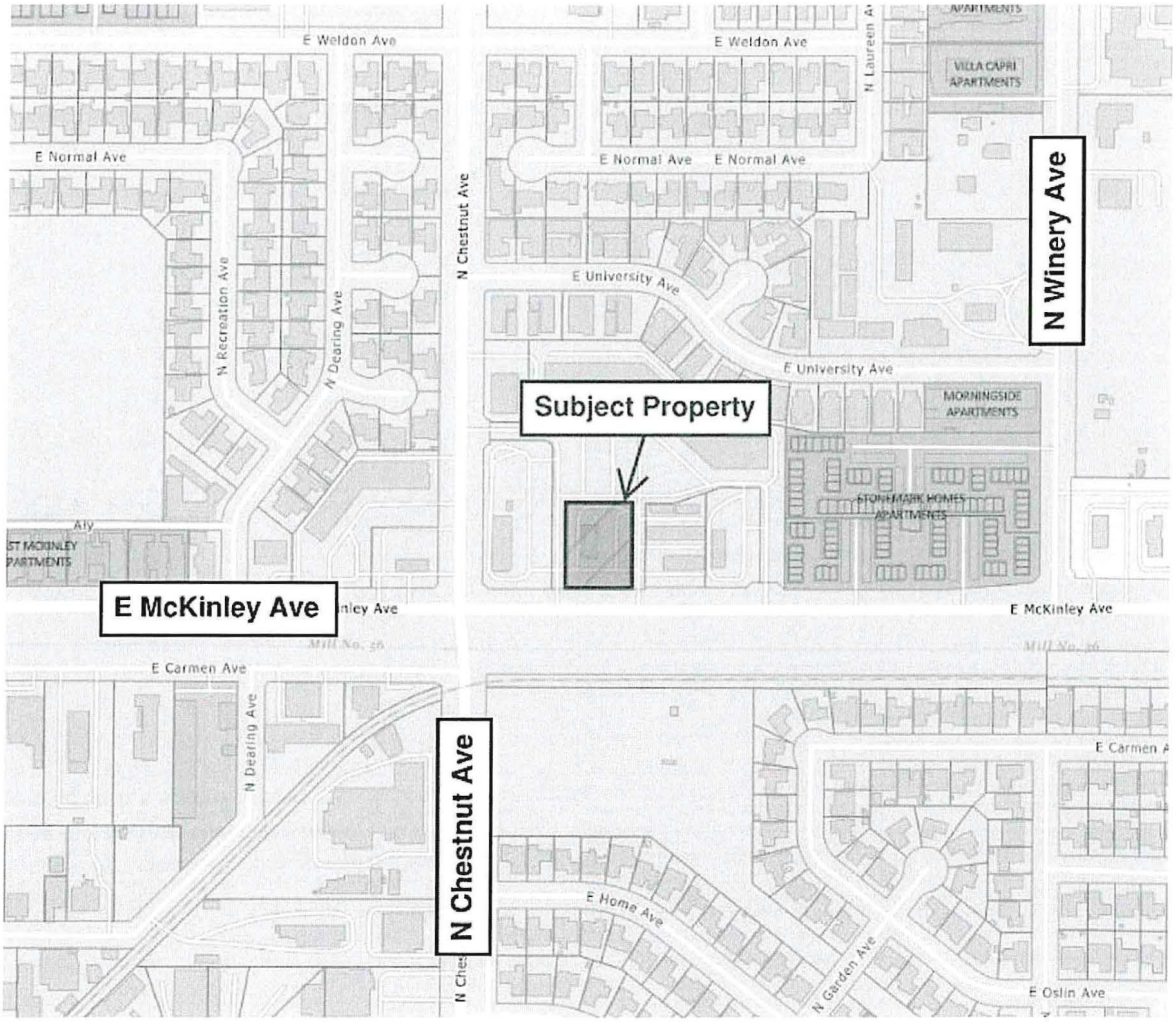
VICINITY MAP/SITE LOCATION

4815 East McKinley Avenue



Planning and Development Department
2600 Fresno Street, Room 3043 · Fresno, CA 93721 · Phone (559) 621-8277

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CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT NO. P25-01234
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: Jose Miranda Contreras
Los Mariscos Restaurant
4815 East McKinley Avenue
Fresno, CA 93703

PROJECT LOCATION: 4815 East McKinley Avenue; located on the north side of East McKinley Avenue between North Chestnut and North Winery Avenues (APN: 494-160-19)

PROJECT DESCRIPTION: Conditional Use Permit Application No. P25-01234 requests authorization to upgrade a State of California Alcoholic Beverage Control (ABC) Type 41 alcohol license (Restaurant – sale of beer and wine for consumption on the licensed premises) to a type 47 ABC license (Restaurant – sale of beer, wine, and distilled spirits for consumption on the licensed premises) for the existing restaurant Los Mariscos.

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

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Date: August 14, 2025
Prepared By: Nicholas Caldera, Planner III
Submitted by:

Chris Lang
Supervising Planner
City of Fresno - Planning & Development