NOTICE OF EXEMPTION

PLEASE POST FOR 30 DAYS

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

E20251000208

FILED
AUG 26 2025 TIME 11:22am
FRESNO COUNTY CLERK
By _____ DEPUTY

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*:**
Temporary Use Permit Application No. P25-02113

***Project Location*:**
315 & 339 North "H" Street, Fresno, CA 93701; APN 458-240-39; Coordinates: 36.747174, -119.809154. Located generally on the west side of North "H" Street near the intersection of North "H" Street and North Palm Avenue.

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

***Description of Nature, Purpose and Beneficiaries of Project*:**
Luke Risner of Precision Civil Engineering on behalf of Aldi Ramirez of Shehadey Family Foods & Producers Dairy proposed the following:
Temporary Use Permit Application No. P25-02113 proposed to fully develop the subject parcel with a temporary truck trailer parking lot with 89 parking spaces. On-site improvements will include fully paving the parcel, a block wall along the western property line, chain-link fencing with privacy slats on all other property lines; and off-site improvements will include curb, gutter, and sidewalk per city standards.

Beneficiaries of The Project Would Be:
Luke Risner of Precision Civil Engineering on behalf of Aldi Ramirez of Shehadey Family Foods & Producers Dairy
1234 O St, Fresno, CA 93721

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

Name of Person or Agency Carrying Out Project:
Luke Risner of Precision Civil Engineering on behalf of Aldi Ramirez of Shehadey Family Foods & Producers Dairy

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 _____

E20251000208

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 Light Industrial planned land use and zoning designations, the Tower District Specific Plan, the Downtown Neighborhoods 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 proposed project is located within City limits, occurs on a ± 3.44-acre site, less than the five-acre maximum, and is surrounded by industrial and railroad uses. Existing industrial uses are located to the north, east, and south, and the property to the west contains railroad tracks. Therefore, it can be concluded that industrial and railroad uses substantially surround the site.

c) The project has no value as habitat for endangered, rare or threatened species.

The project site is a previously developed lot with the former industrial buildings demolished in the summer of 2025. Most special-status animal species known to occur in the region are not expected to occur within the project area based on the lack of suitable habitat, lack of connectivity to natural areas, and frequent site disturbance. Furthermore, the absence of trees at the Project site eliminates the potential for migratory bird species to nest. Therefore, 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 related to traffic, noise, or air quality. This is because the project does not propose new or expanded operations but instead proposes the consolidation of existing truck parking. The dairy currently uses two properties for their truck parking: one located approximately a quarter mile from the new proposed lot at 450 East Belmont Avenue, and the other located approximately one mile away from the new proposed lot at 1705 Fresno Street. Main dairy operations occur within one-tenth of a mile of the proposed parking facility. The consolidation of truck parking will reduce traffic along "H" Street which will consequently reduce emissions from truck travel. Moreover, the relocation of parking from the existing Belmont site will eliminate truck parking near residential homes therefore eliminating truck travel and noise away from the homes.
- The project will not result in any significant effects on water quality because the project site will be paved and graded to ensure water runoff will be directed to the proper drainage

E20251000208

systems. Therefore, stormwater will not percolate into the ground potentially causing an effect on ground water quality.

e) The site can be adequately served by all required utilities and public services.
The project has been reviewed and conditioned by the City of Fresno Public Works, Public Utilities, and Fire departments. Given the conditions of approval, the site will be adequately served by all required utilities, including sewer, water, and solid waste, as well as 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.

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

Signature: **Date:** August 25, 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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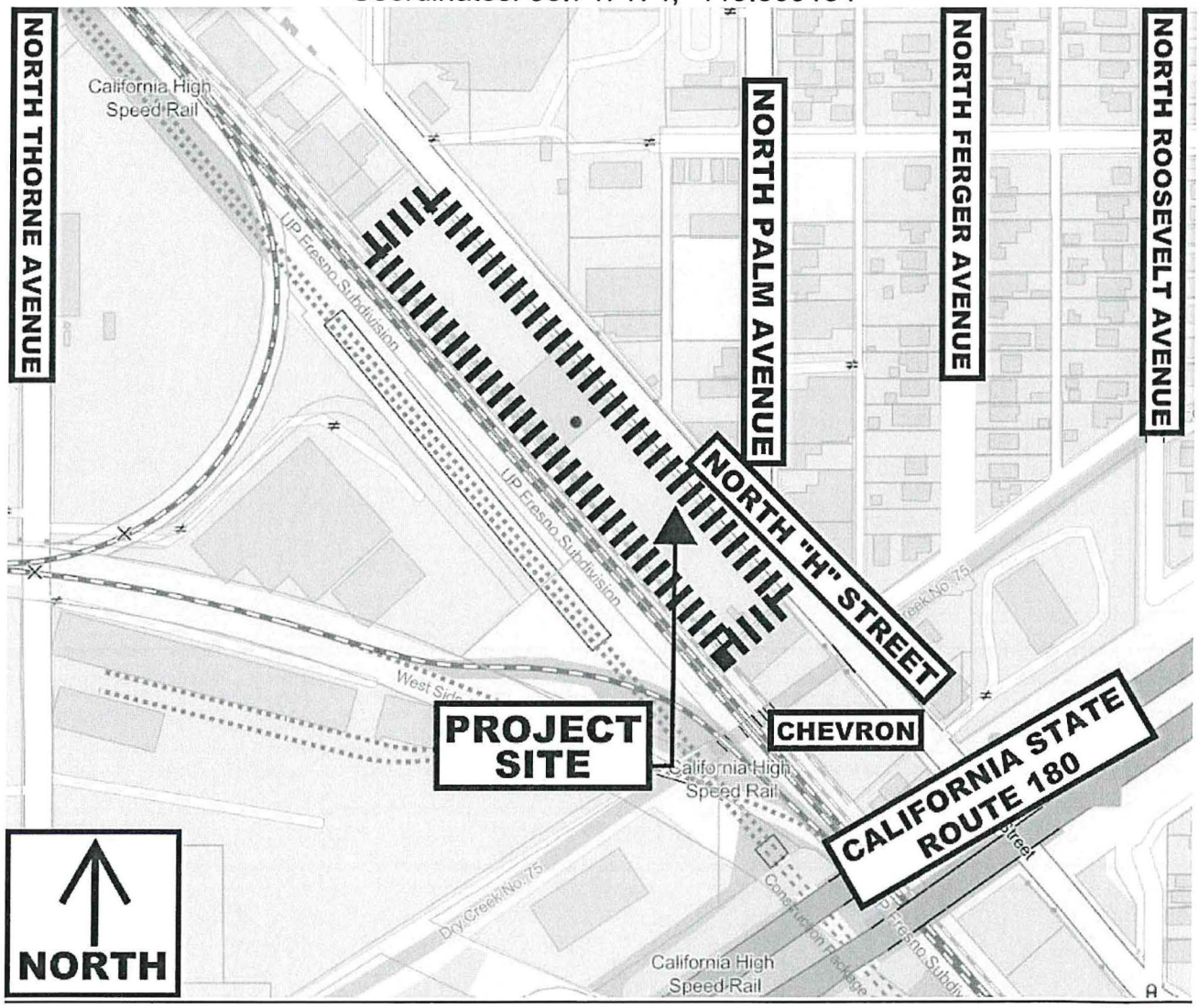
VICINITY MAP
315 & 339 North "H" Street, Fresno, CA 93701
APN: 458-240-39
Coordinates: 36.747174, -119.809154



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

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CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT APPLICATION NO. P25-02113

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: Luke Risner of Precision Civil Engineering on behalf of Aldi Ramirez of Shehadey Family Foods & Producers Dairy
1234 O St, Fresno, CA 93721

PROJECT LOCATION: 315 & 339 North "H" Street, Fresno, CA 93701; APN 458-240-39; Coordinates: 36.747174, -119.809154. Located generally on the west side of North "H" Street near the intersection of North "H" Street and North Palm Avenue.

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d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

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

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Date: August 25, 2025
Prepared By: Steven Martinez | Planner
Submitted By:

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