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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

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
SEP 02 2025 TIME 3:58pm
FRESNO COUNTY CLERK
By Cyan Edmisten DEPUTY
Cyan Edmisten

***Project Title*:**
Development Permit Application No. P23-03285 & Variance Application No. P25-00805

***Project Location*:**
4770 East Belmont Avenue, Fresno, CA 93702; Coordinates: 36.750148, -119.737961; APN: 460-092-02. Located generally on the south side of East Belmont Avenue, between North Recreation and North Chestnut Avenues.

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

***Description of Nature, Purpose and Beneficiaries of Project*:**
Samuel Gonzalez on behalf of Carolina Parra propose the following:
Development Permit Application No. P23-03285 requested authorization to construct a two-story commercial building with a ± 3,701 sq. ft restaurant with meat counter on the first floor and a ± 706 sq. ft. second floor office. In addition, the project consists of on- and off-site improvements to be provided including a parking lot with 5 parking spaces, landscaping and trees, one three-cell trash enclosure, one drive approach, and curb, gutter, and sidewalk.

Variance Application No. P25-00805 requested authorization to: (1) reduce the required rear landscape buffer pursuant to Fresno Municipal Code (FMC) Section 15-2305 to 10' in depth; and (2) deviate from FMC Section 15-2016 and locate the trash enclosure within the required rear landscape buffer.

Beneficiaries of The Project Would Be:
Samuel Gonzalez on behalf of Carolina Parra
5224 North Valentine Avenue #201, Fresno, CA 93711

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

Name of Person or Agency Carrying Out Project:
Samuel Gonzalez on behalf of Carolina Parra

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 Neighborhood Mixed-Use planned land use and zoning designations, 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 ± 0.32-acre site, less than the five-acre maximum, and is surrounded by commercial and residential uses. Existing commercial uses are located to the north, east, and west, and properties to the south consist of residential. The property immediately to the north is a bakery, the property to the east is a supermarket, and the property to the west is an autobody shop. The properties to the south are single-family residences. Therefore, it can be concluded that commercial and residential 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 vacant lot characterized by highly disturbed ruderal landcover. 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 on traffic because the project did not exceed any established City of Fresno 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 proposed development will provide the existing surrounding neighborhoods with an additional local service without requiring residents to travel outside the neighborhood to obtain that service. Furthermore, the market and restaurant are not considered a destination business which will attract patrons from outside of the neighborhood.
- The Project will not result in any significant effects to noise because the project will be compliant with City of Fresno noise standards outline in Fresno Municipal Code Section 15-2506.
- The Project will not result in any significant effects on air quality because the project falls within the thresholds identified on the San Joaquin Valley Air Pollution Control District'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-heavy-heavy duty trucks (HHDT), and HHDT (i.e. tractor trailers) 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. Specifically, the High Turnover (Sit Down Restaurant) land use category requires less than ± 16,800 square feet in floor area, 1,500 daily one-way trips for all fleet types excluding HHDT, and less than 25 one-way trips for HHDT trips. The project will not exceed any of the identified thresholds. Therefore, the project will not have a significant effect on air quality.

- ❖ The Project will not result in any significant effects to water quality because the project will comply with all laws which dictate restaurant operations and waste management. Additionally, the refuse enclosure will have a roof cover which will prevent precipitation from encountering waste and contaminating water.

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

The project has been reviewed and conditioned by the Fresno Irrigation District, Fresno Metropolitan Flood Control District, Fresno County Public Health, City of Fresno Public Works, City of Fresno Police, City of Fresno Public Utilities, and the City of Fresno Fire Departments. In addition, given that the surrounding properties and neighborhoods have been substantially developed and utilities and public services already exist in the area, the site can 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:** September 02, 2025

Printed Name and Title:
Ralph Kachadourian, Supervising Planner
City of Fresno Planning and Development Department

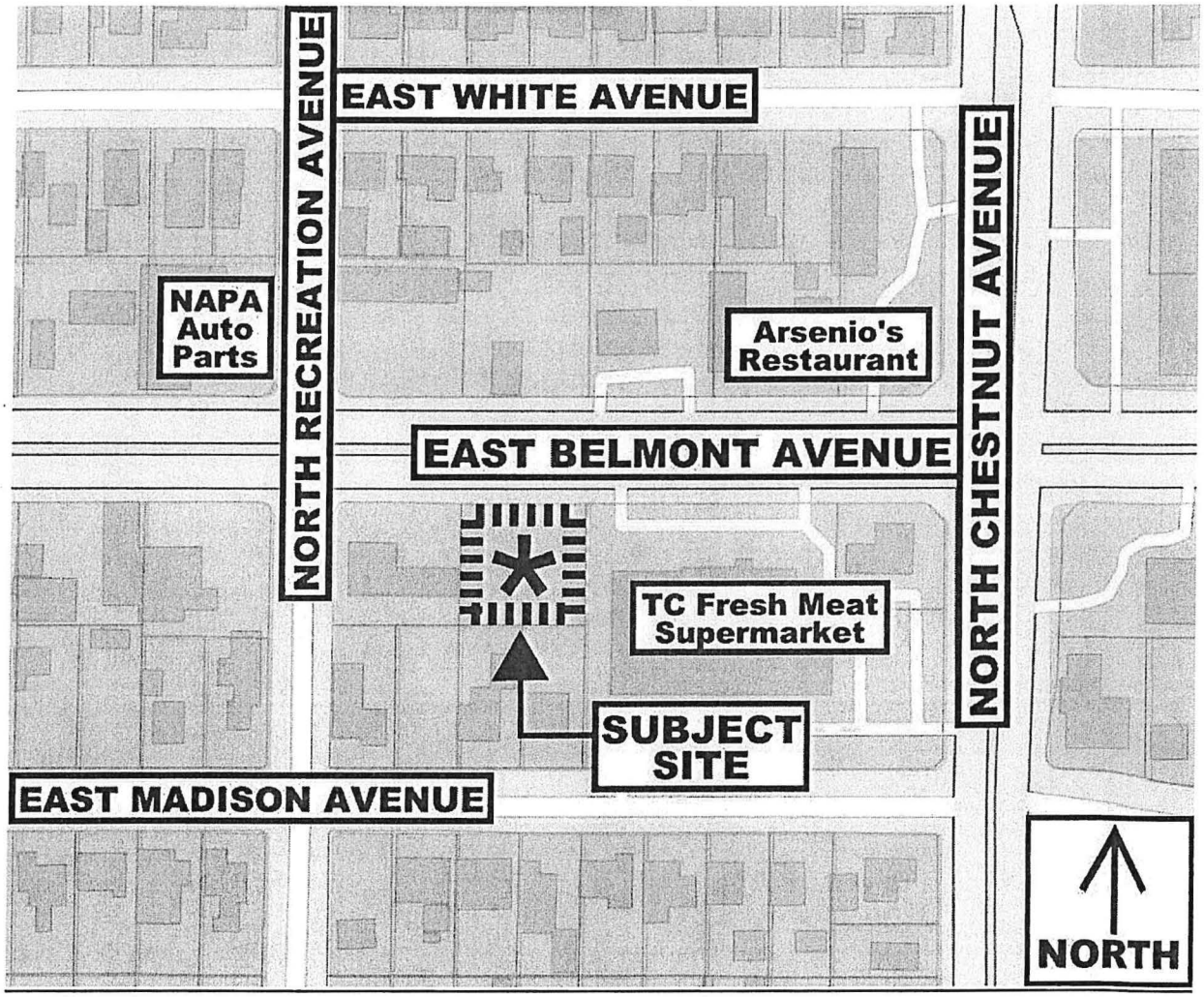
☒ Signed by Lead Agency ☐ Signed by applicant

Enclosed:

- Site Location Vicinity Map
- Categorical Exemption Memo

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VICINITY MAP
4770 East Belmont Avenue, Fresno, CA 93702
APN: 460-092-02
Coordinates: 36.750148, -119.737961



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 NOS. P23-03285 & P25-00805

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: Samuel Gonzalez on behalf of Carolina Parra
5224 North Valentine Avenue #201, Fresno, CA 93711

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Date: September 02, 2025
Prepared By: Steven Martinez | Planner
Submitted By:



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