State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:
E202510000262
STATE CLEARINGHOUSE NUMBER *(if applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF FRESNO		**10/16/2025**
COUNTY/STATE AGENCY OF FILING		DOCUMENT NUMBER
FRESNO COUNTY		**E202510000262**

PROJECT TITLE

CONDITIONAL USE PERMIT APPLICATION NO. P25-01134

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
CITY OF FRESNO			**(559) 621-8056**
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
2600 FRESNO STREET	**FRESNO**	**CA**	**93721**

PROJECT APPLICANT *(Check appropriate box)*

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,123.50	$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	$2,968.75	$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,401.75	$	0.00

☐ Exempt from fee

- ☐ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$	0.00
☒ County documentary handling fee	$50.00	$	50.00
☒ Other **CATEGORICAL EXEMPTION**		$	0.00

PAYMENT METHOD:

☐ Cash ☒ Credit ☐ Check ☐ Other **TOTAL RECEIVED** $ **50.00**

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X Cyan Edmisten	**Cyan Edmisten Deputy Clerk**

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK DFW 753.5a (Rev. 01012025)

County of Fresno
Clerk's Office
James A. Kus

Elections Department
(559) 600-8683

Clerk Services Department
(559) 600-2575

Finalization 2025019926
10/16/2025 04:10 PM
CCR572471 Cedmisten

Description	Fee
EIR Administrative Fee	
Time Recorded: 4:10 PM	
Recording Fee:	$50.00
Total Amount Due	$50.00
Total Paid	
Credit Card	$50.00
#329881892	
Amount Due	$0.00

E20251000262

THANK YOU
PLEASE KEEP FOR REFERENCE

E20251000262

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

FILED
OCT 16 2025 TIME 4:10pm
FRESNO COUNTY CLERK
By Cyan Edmisten DEPUTY
Cyan Edmisten

Project Title: Conditional Use Permit Application No. P25-01134

Project Location: 280 West Shaw Avenue; Located on the northeast corner of North College and West Shaw Avenues. (APN: 417-333-04)

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. P24-02284 requests authorization to establish a ±6,450 square-foot event center within an existing building with a ±3,500 square-foot outdoor courtyard with an outdoor pizza oven, a ±9,000 square-foot outdoor patio, two (2) designated food truck parking spaces with utility hookups, and a State of California Type 47 ABC license (On-Sale General – Eating Place), which authorizes the sale of beer, wine, and distilled spirits for on- and off-site consumption.

Beneficiaries of The Project Would Be: Dirk Poeschel of Dirk Poeschel Land Development Services
923 Van Ness Avenue, Suite 200
Fresno, CA 93721

Name of Public Agency Approving Project: City of Fresno

Name of Person or Agency Carrying Out Project: Dirk Poeschel

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 & 16303/Class 3**
☐ Statutory Exemption – PRC §_____
☐ Other _____

Reason(s) Why Project Is Exempt:

This project is exempt under Sections 15301/Class 1 (Existing Facilities) & 15303/Class 3 (New Construction) of the California Environmental Quality Act (CEQA) Guidelines as follows:

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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. Examples of this exemption include, but are not limited to:

a) Additions to existing structures provided that the addition will not result in an increase of more than: (1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less;

The proposed project is consistent with the Fresno General Plan designation, policies, and zoning. The project is located within an existing commercial building with multiple tenant spaces that is located on a property developed with landscaping, utilities, and parking. The project is the addition of an alcohol sales license for a proposed banquet hall, which involves negligible expansion of existing commercial uses, and a ±9,000 square-foot outdoor patio that will not result in an increase of more than 50 percent of the structures before the addition. Therefore, it is staff's determination that this falls within the limits of the Class 1 categorical exemption.

Section 15303/Class 3 (Class 3/New Construction) of the CEQA Guidelines exempts from the provisions of CEQA, projects consisting of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:

e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

The project consists of the installation of a 5'-6" perimeter fence around the perimeter of an existing developed site and a 9,000 square-foot outdoor patio. The proposed construction of the fence and outdoor patio is permitted in the Corridor/Center Mixed- Use district. Therefore, it is staff's determination that this falls within the limits of the Class 3 categorical exemption.

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*

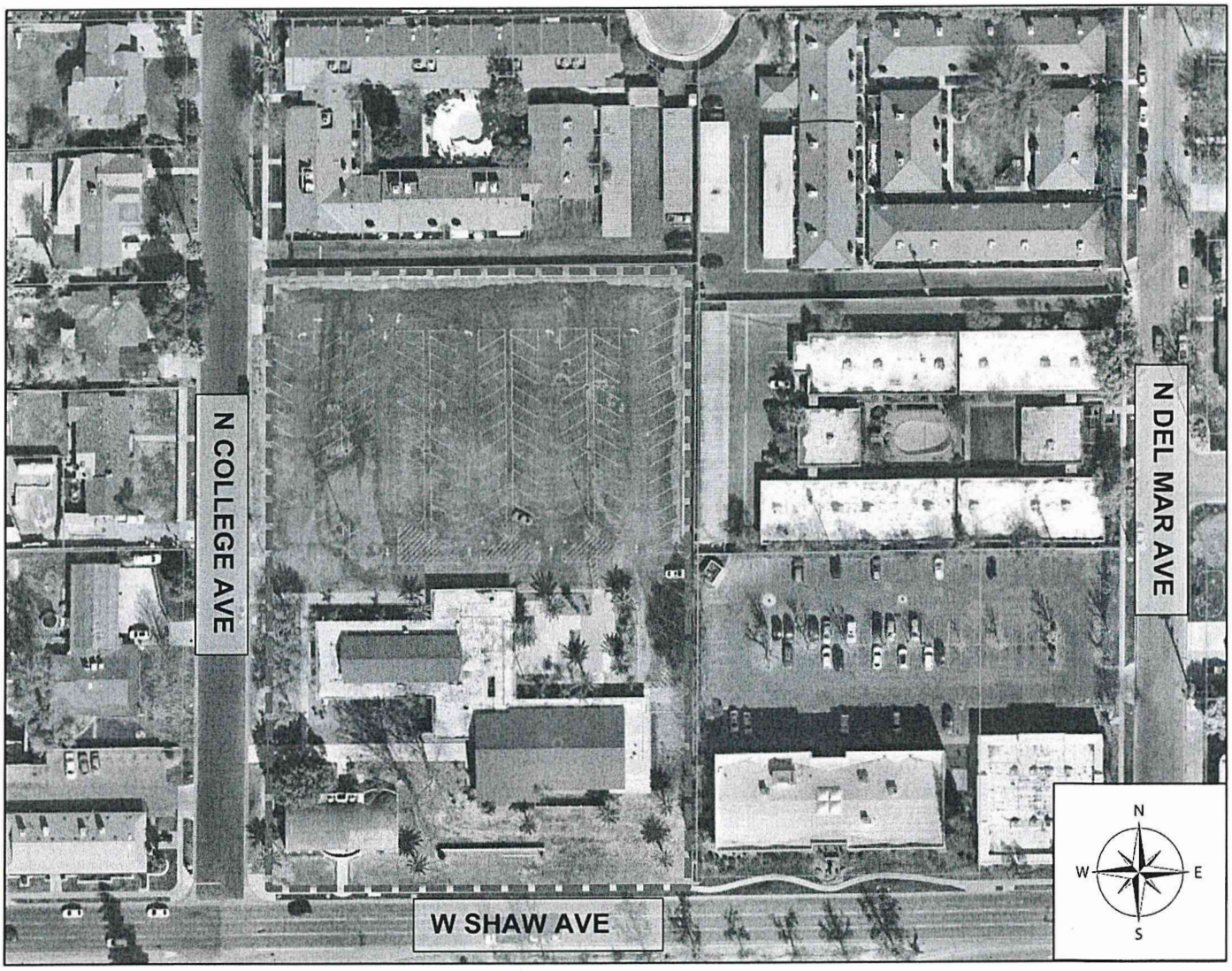
E20251000062

Signature: Robert Holt **Date:** October 16, 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

E202510000262

VICINITY MAP



Subject Property

E20251000262

CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT FOR
CONDITIONAL USE PERMIT APPLICATION NO. P25-01134

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

APPLICANT: Dirk Poeschel
923 Van Ness Avenue, Suite 200
Fresno, CA 93721

PROJECT LOCATION: 280 West Shaw Avenue; Located on the northeast corner of North College and West Shaw Avenues.
APN: 417-333-04

PROJECT DESCRIPTION: **Conditional Use Permit Application No. P24-02284** requests authorization to establish a ±6,450 square-foot event center within an existing building with a ±3,500 square-foot outdoor courtyard with an outdoor pizza oven, a ±9,000 square-foot outdoor patio, two (2) designated food truck parking spaces with utility hookups, and a State of California Type 47 ABC license (On-Sale General – Eating Place), which authorizes the sale of beer, wine, and distilled spirits for on- and off-site consumption. The subject property is zoned CMX *(Corridor/Center Mixed Use)*.

This project is exempt under Sections 15301/Class 1 (Existing Facilities) & 15303/Class 3 (New Construction) 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. Examples of this exemption include, but are not limited to:

a) Additions to existing structures provided that the addition will not result in an increase of more than: (1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less;

The proposed project is consistent with the Fresno General Plan designation, policies, and zoning. The project is located within an existing commercial building with multiple

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tenant spaces that is located on a property developed with landscaping, utilities, and parking. The project is the addition of an alcohol sales license for a proposed banquet hall, which involves negligible expansion of existing commercial uses, and a ±9,000 square-foot outdoor patio that will not result in an increase of more than 50 percent of the structures before the addition. Therefore, it is staff's determination that this falls within the limits of the Class 1 categorical exemption.

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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: August 18, 2025

Submitted by: Robert Holt

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