

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT FOR
THE CATEGORICAL EXEMPTION DETERMINATION FOR THE LEASE AGREEMENT
WITH READING AND BEYOND**

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: City of Fresno
2600 Fresno Street
Fresno, CA 93721

PROJECT LOCATION: 4670 E Butler Avenue, Fresno California 93702

PROJECT DESCRIPTION: The proposed project involves the lease of approximately 4,420 square feet of City of Fresno owned land at Mosqueda Community Center.

This project is 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 project is exempt from CEQA because the City is proposing a Lease Agreement for land that was previously under a Service Agreement. The project does not involve new construction, ground disturbance, or increased capacity beyond existing facilities and previously approved operations. Accordingly, the project will not have a significant impact on the environment, as it requires Reading and Beyond to continue operations in the existing facilities. Moreover, the two portable classrooms, gated playground, and two storage containers owned by Reading and Beyond are already existing facilities on the property.

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.

Date: January 9, 2026

Prepared By: Bobbie Garcia

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Submitted by:

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