

E202610000067

FILED

NOTICE OF EXEMPTION

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

MAR 13 2026 TIME 1:50
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: Tentative Parcel Map No. 2025-04

Project Location: Located on the northeast corner of East Sierra and North Chestnut Avenues (APN 410-260-03).

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

Description of Nature, Purpose, and Beneficiaries of Project:
Authorization to subdivide the subject property into a 2-lot subdivision.

Beneficiaries of The Project Would Be: Jose Ambriz
Yamabe & Horn Engineering
2985 N. Burl Avenue, Suite 101
Fresno, CA 93727

Name of Public Agency Approving Project: City of Fresno

Name of Person or Agency Carrying Out Project: Jose Ambriz

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 15315/Class 15**
- Statutory Exemption – PRC § _____
- Other _____

Reason(s) Why Project Is Exempt:
This project is exempt under Section 15315 (Class 15/Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines. None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to this project.

EXPLANATION: Section 15315 (Class 15/Minor Land Divisions) of the CEQA Guidelines exempts from the provisions of CEQA, projects consisting of the division of property in urbanized areas zoned for

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residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The parcel is zoned for office uses and proposes two parcels. No variances or exceptions are required for approval of this project. All services and access to the proposed parcels are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

CEQA Guidelines, Section 15300.2(f) states, "A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource."

The subject property is occupied by an existing 5,037 square-foot commercial building which was constructed in 1974. Demolition of the building is not included as part of the tentative parcel map application request, however, it is conditioned to be removed prior to approval and recordation of the Final Parcel Map.

CEQA Guidelines Section 15064.5(b) states that a project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired. The significance of an historical resource is materially impaired when a project:

- Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
- Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code, or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

The property is not located within a historic district and is not designated as a historic resource. However, based on its age, the building is potentially eligible for consideration as a historic resource and as such, a Cultural Resource Assessment was prepared and submitted in February 2026. Based on Staff's review of the Cultural Resource Assessment, the project will not result in a significant impact

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to cultural or historic resources.

Therefore, the subject application meets all of the requirements of a Section 15315 Class 15 Categorical Exemption.

Lead Agency Contact Person: Thomas Veatch

Telephone No. (559) 621-8076

Signature:  **Date:** March 13, 2026

Printed Name and Title:

Rob Holt, Supervising Planner
City of Fresno Planning and Development Department

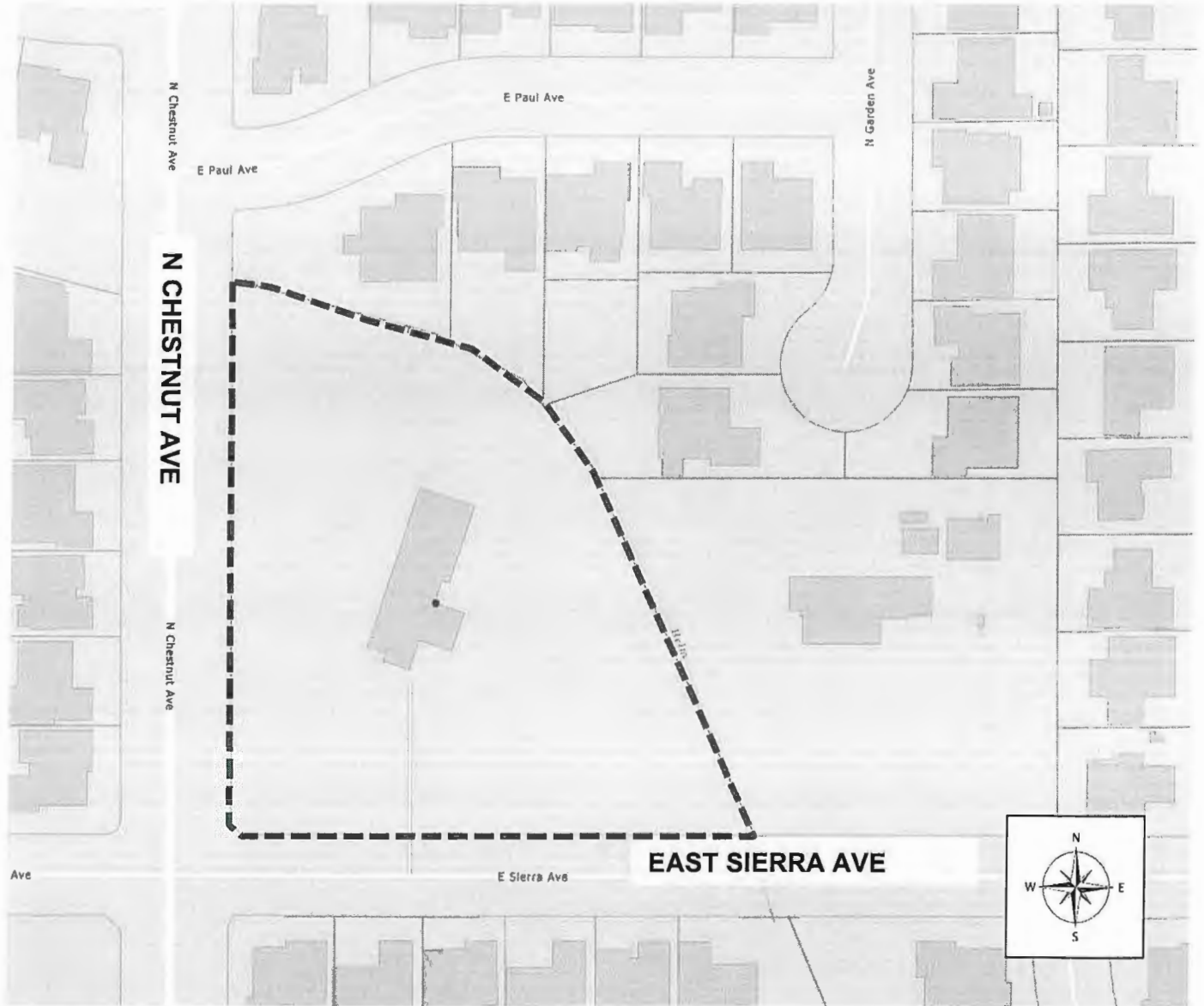
Signed by Lead Agency


Signed by Applicant

Enclosed:

- ❖ Site Location Vicinity Map
- ❖ Categorical Exemption Memo

VICINITY MAP



 Subject Property

E20261000067

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT NO. TPM-2025-04**

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 Ambriz
Yamabe & Horn Engineering
2985 N. Burl Avenue, Suite 101
Fresno, CA 93727

PROJECT LOCATION: Located on the northeast corner of East Sierra and North Chestnut
Avenues (APN 410-260-03).

PROJECT DESCRIPTION: Tentative Parcel Map No. 2025-04 proposes a 2-lot subdivision of
approximately 3.57 acres of property in the O (*Office*) zone district.
The proposed subdivision is consistent with the Employment - Office
planned land use designation of the Fresno General Plan and
Hoover Community Plan.

This project is exempt under Section 15315 (Class 15/Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines. None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to this project.

EXPLANATION: Section 15315 (Class 15/Minor Land Divisions) of the CEQA Guidelines exempts from the provisions of CEQA, projects consisting of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

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The property is not located within a historic district and is not designated as a historic resource. However, based on its age, the building is potentially eligible for consideration as a historic resource and as such, a Cultural Resource Assessment was prepared and submitted in February 2026. Based on Staff's review of the Cultural Resource Assessment, the project will not result in a significant impact to cultural or historic resources.

Therefore, the subject application meets all of the requirements of a Section 15315 Class 15 Categorical Exemption.

Date: March 13, 2026

Prepared By: Thomas Veatch, Planner III

Submitted by: 
Rob Holt, Supervising Planner
City of Fresno
Planning & Development Department
(559) 621-8056



State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:
E202610000067
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF FRESNO	LEAD AGENCY EMAIL	DATE 03/13/2026
COUNTY/STATE AGENCY OF FILING FRESNO COUNTY		DOCUMENT NUMBER E202610000067
PROJECT TITLE TENTATIVE PARCEL MAP NO. 2025-04		

PROJECT APPLICANT NAME CITY OF FRESNO	PROJECT APPLICANT EMAIL	PHONE NUMBER (559) 621-8076
PROJECT APPLICANT ADDRESS 2600 FRESNO ST	CITY FRESNO	STATE CA
		ZIP CODE 93721

PROJECT APPLICANT (Check appropriate box)

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


CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,227.50	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$	0.00
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee	\$50.00	\$	50.00
<input checked="" type="checkbox"/> Other CATEGORICAL EXEMPTION		\$	0.00

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ 50.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Pricilla Gonzalez Deputy Clerk
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