



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: <b>E20261000099</b>
STATE CLEARINGHOUSE NUMBER <i>(if applicable)</i>

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY <b>CITY OF FRESNO</b>	LEAD AGENCY EMAIL	DATE <b>04/09/2026</b>
COUNTY/STATE AGENCY OF FILING <b>FRESNO COUNTY</b>	DOCUMENT NUMBER <b>E20261000099</b>	

PROJECT TITLE  
**ENVIRONMENTAL ASSESSMENT NO. P25-00173**

PROJECT APPLICANT NAME <b>CITY OF FRESNO</b>	PROJECT APPLICANT EMAIL	PHONE NUMBER <b>(559) 621-8059</b>
PROJECT APPLICANT ADDRESS <b>2600 FRESNO ST</b>	CITY <b>FRESNO</b>	STATE <b>CA</b>
		ZIP CODE <b>93721</b>

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	\$	<u>0.00</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$	<u>0.00</u>

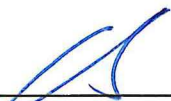
- Exempt from fee  
 Notice of Exemption (attach)  
 CDFW No Effect Determination (attach)  
 Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> County documentary handling fee	\$50.00	\$	<u>50.00</u>
<input checked="" type="checkbox"/> Other CATEGORICAL EXEMPTION		\$	<u>0.00</u>

PAYMENT METHOD:

- Cash  
  Credit  
  Check  
  Other

TOTAL RECEIVED \$ 50.00

SIGNATURE <b>X</b> 	AGENCY OF FILING PRINTED NAME AND TITLE <b>Pricilla Gonzalez Deputy Clerk</b>
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**NOTICE OF EXEMPTION**

FROM: City of Fresno Planning and Development Department  
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**

APR 09 2026 TIME 3:20pm  
FRESNO COUNTY CLERK  
BY [Signature] DEPUTY

**Project Title:** Environmental Assessment No. P25-00173

**Project Location:** 1817 North Helm Avenue Suite 102; located generally on the west side of North Helm Avenue between East McKinley Avenue and East Clinton Way. (APN: 494-310-07)

**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. P25-00173 requests authorization to establish a State of California Alcoholic Beverage Control (ABC) Type 41 alcohol license (Restaurant – sale of beer and wine for consumption on the premises where sold) to allow alcohol service in conjunction with restaurant operations. The application also proposes to create a small-scale entertainment and recreational golf facility operating under the name The Golf Center. The proposed hours of operation are 8:00 AM to 10:00 PM Monday to Sunday with alcohol to be served during these same hours. The proposal includes modifications to the existing ±2,814-square-foot tenant space, which will include the addition of a ±1,729-square-foot second floor. The redesigned space will feature a restaurant with a bar, an indoor putting green, and seven spaces for golf simulators. The subject property is zoned IL (Light Industrial).

**Name of Public Agency Approving Project:** City of Fresno

**Name of Person or Agency Carrying Out Project:** Mike De Alba  
Mike De Alba and Associates  
(559) 225-2800  
[info@mikedealba.com](mailto:info@mikedealba.com)

**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 §15303/Class 3 (New Construction or Conversion of Small Structures)**
- Statutory Exemption – PRC § \_\_\_\_\_

**Reasons why project is exempt:**

Section 15303/Class 3 of the CEQA Guidelines exempts projects that consist of construction and location of limited numbers of new, small facilities or structures; and the conversion of existing small

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structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in Section 15303 are the maximum allowable on any legal parcel. The proposed project is consistent with the conditions of Section 15303/Class 3, as demonstrated in the attached Categorical Exemption Determination for Conditional Use Permit Application No. P25-00173.

**Lead Agency Contact Person:** Brittany Martin, Planner II  
City of Fresno Planning and Development Department

**Full telephone no.:** (559) 621-8059

**If filed/signed by applicant:**

Attach certified document of exemption finding  (check if attached)

Has a Notice of Exemption been filed by the public agency approving the project?  Yes  No

**Signature:** Erik Young **Date:** April 8, 2026  
**Printed Name and Title:** Erik Young, Supervising Planner  
City of Fresno Planning and Development Department

**Signed by Lead Agency**

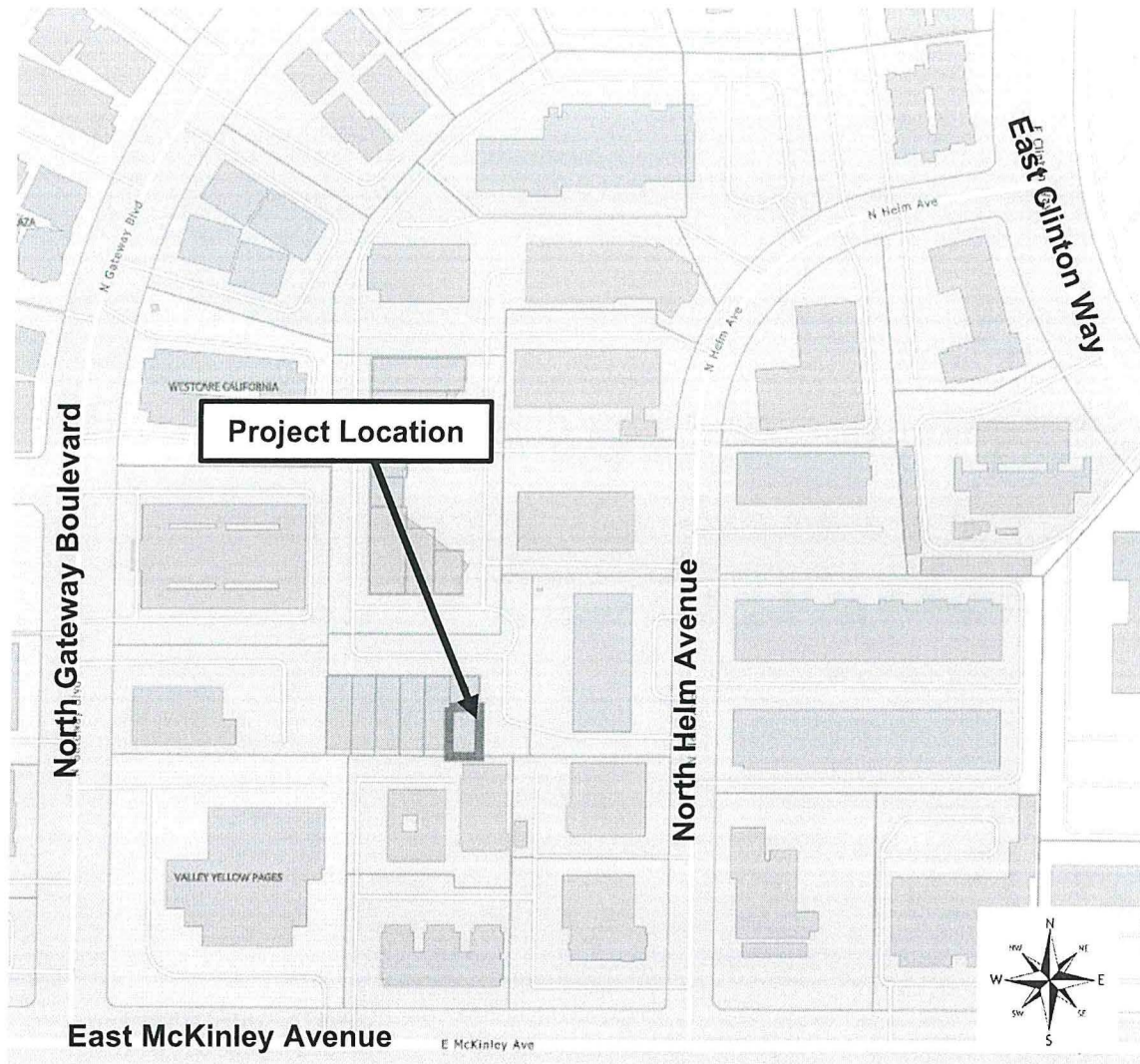
**Signed by applicant**

**Attachments:** Vicinity Map

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## VICINITY MAP/SITE LOCATION

1817 North Helm Avenue Suite 102



### Legend

Subject Property



Planning and Development Department  
2600 Fresno Street, Room 3043 · Fresno, CA 93721 · Phone (559) 621-8277

**CITY OF FRESNO  
CATEGORICAL EXEMPTION  
ENVIRONMENTAL ASSESSMENT NO. P25-00173**

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:** Mike De Alba on behalf of The Golf Center  
5129 N 1st St  
Fresno, CA. 93710

**PROJECT LOCATION:** 1817 North Helm Avenue Suite 102; located generally on the west side of North Helm Avenue between East McKinley Avenue and East Clinton Way. (APN: 494-310-07)

**PROJECT DESCRIPTION:** Conditional Use Permit Application No. P25-00173 requests authorization to establish a State of California Alcoholic Beverage Control (ABC) Type 41 alcohol license (Restaurant – sale of beer and wine for consumption on the premises where sold) to allow alcohol service in conjunction with restaurant operations. The application also proposes to create a small-scale entertainment and recreational golf facility operating under the name The Golf Center. The proposed hours of operation are 8:00 AM to 10:00 PM Monday to Sunday with alcohol to be served during these same hours. The proposal includes modifications to the existing  $\pm 2,814$ -square-foot tenant space, which will include the addition of a  $\pm 1,729$ -square-foot second floor. The redesigned space will feature a restaurant with a bar, an indoor putting green, and seven spaces for golf simulators. The subject property is zoned IL (Light Industrial).

**This project is exempt under Section 15303/Class 3 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines as follows:**

Section 15303/Class 3 of the CEQA Guidelines exempts projects that consist of construction and location of limited numbers of new, small facilities or 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 Section 15303 are the maximum allowable on any legal parcel. In urbanized areas, the exemption also applies to up to four commercial buildings not exceeding 10,000 square feet of in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances, where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive.

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA guidelines Section 15303/Class 3 (New Construction or Conversion of Small Structures). The project consists of interior tenant improvements and minor modifications within an existing commercial building to allow the establishment of a small-scale entertainment and restaurant use with alcohol service. The project includes modifications to an existing  $\pm 2,814$ -square-foot tenant space and the addition of a  $\pm 1,729$ -square-foot second floor, resulting in a total floor area of  $\pm 4,543$ -square-feet. The project site is located within an existing fully developed commercial/industrial area and is served by existing public utilities and infrastructure.

The proposed project does not involve the expansion of the existing building footprint beyond what is permitted under the exemption threshold and does not exceed the 10,000 square-foot limitation for commercial structures located in urbanized areas as identified in Section 15303(c). Additionally, no modifications will be made to the exterior of the structure. The surrounding area is fully developed with similar commercial and industrial uses and is not located within an environmentally sensitive area. Therefore, the proposed project qualifies for a Class 3 Categorical Exemption under the CEQA guidelines.

None of the exceptions to the use of a categorical exemption identified in CEQA Guidelines Section 15300.2 apply to the project. The project site is located within an urbanized commercial area and is not located within an environmentally sensitive area. The project will not result in cumulative impacts, affect scenic highways, or impact historical resources. The project site is not included on any list compiled pursuant to Government Code Section 65962.5 (Cortese List). Although the proposed use may involve the storage or handling of limited quantities of hazardous materials typical of commercial restaurant operations, such materials will be handled and stored in compliance with all applicable federal, state and local regulations, including requirements administered by the Fresno County Department of Public Health, Division of Environmental Health. Compliance with these regulations ensures the project will not result in a significant impact related to hazardous materials. Therefore, no exception to the categorical exemption applies and the project remains exempt under CEQA Guidelines Section 15303/Class 3.

Date: April 8, 2026  
Prepared By: Brittany Martin, Planner II  
Submitted by:



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Erik Young  
Supervising Planner  
City of Fresno  
Planning & Development