

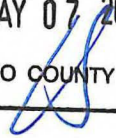
NOTICE OF EXEMPTION

FROM: City of Fresno
 Planning and Development Department
 2600 Fresno Street, 3rd Floor
 Fresno, California 93721-3604

FILED

MAY 07 2026

TIME
12:20pm

FRESNO COUNTY CLERK
 BY  DEPUTY

TO: X Fresno County Clerk
 2220 Tulare Street
 Fresno, California 93721

Office of Planning & Research SCH NO.: N/A
 P.O. Box 3044, Room 212
 Sacramento, California 95812-3044

Project Title: Conditional Use Permit Application No. P25-02207 and Planned Development No. P25-02216

Project Location: 7007 North Cedar Avenue; located on the northwest corner of East Herndon and North Cedar Avenues (APN: 404-060-33).

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. P25-02207 proposes to add a drive-through lane and pick-up window to an existing 5,794 square-foot shell building that's being remodeled for retail/food service uses. A 500 square-foot outdoor patio area is included. In addition, on-site improvements are proposed including but not limited to trash enclosures and landscaping. Planned Development Permit Application No P25-02216 requests to modify the development standards for regarding drive-through spacing, facade design, and location of drive-through elements. The project may also require dedications, vacations, and/or acquisitions for public street rights-of-way and utility easements as well as the construction of public facilities and infrastructure in accordance with the standards, specifications and policies of the City of Fresno in order to facilitate the future proposed development of the subject property.

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

Name of Person or Agency Carrying Out Project: Orlando Ramirez
 Ramirez Land Planning
 4233 West Wathen
 Fresno Ca 93722

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 Exemptions - CEQA Guidelines 15303/Class 3**
☐ Statutory Exemption – PRC § _____

Reasons why project is exempt: The proposed project is characterized as new construction or conversion of small structures and is consistent with the conditions of Section 15303/Class 3 exemption, as demonstrated in the attached Categorical Exemption Determination for Conditional Use Permit No. P25-02207.

P25-02207/P25-02216
CEQA Notice of Exemption
May 7, 2026

Lead Agency Contact Person: Thomas Veatch, Planner III
City of Fresno Planning and Development Department

Telephone No.: (559) 621-8277

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

Thomas Veatch

Signature: **Date: May 7, 2026**

Printed Name and Title: Thomas Veatch, Planner III

City of Fresno Planning and Development Department

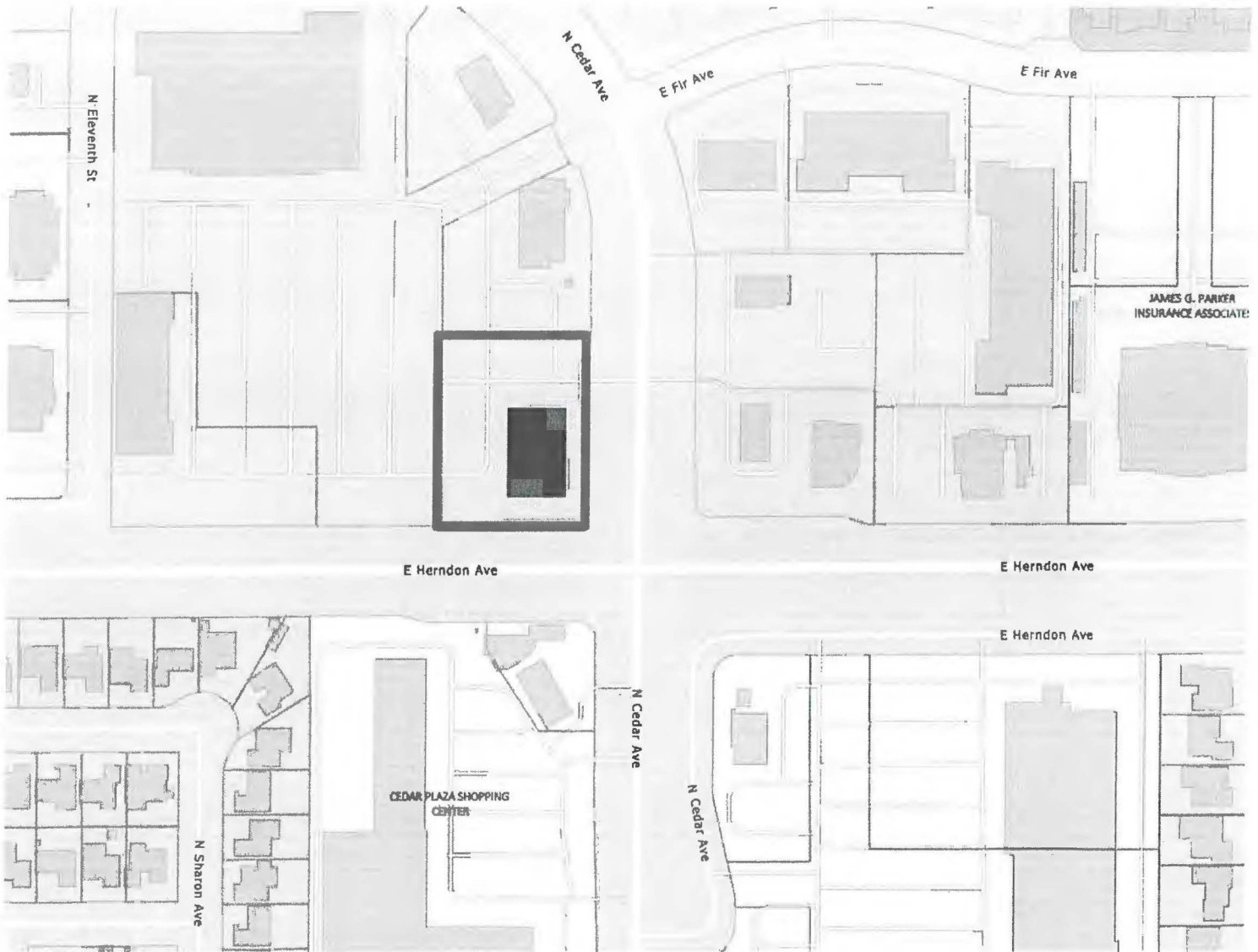
☒ **Signed by Lead Agency**

☐ **Signed by applicant**

Attachments: Exhibit A: Vicinity Map

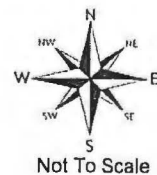
Categorical Exemption Determination for Conditional Use Permit Application No. P25-02207 and
Planned Development No. P25-02216

Vicinity Map



LEGEND

Subject Property
Proposed Building



PLANNING AND DEVELOPMENT DEPARTMENT

PROPERTY ADDRESS
7007 North Cedar Avenue

CONDITIONAL USE PERMIT APPLICATION
NO. P23-0277, PLANNED DEVELOPMENT NO.
P24-03288, AND RELATED ENVIRONMENTAL
ASSESSMENT

Zone District:
CC/EA/cz (Commercial
Community/Expressway
Area/conditions of zoning)
By: T. Veatch
May 7, 2026

FILED

E202610000 127

MAY 07 2026
FRESNO COUNTY CLERK
BY  DEPUTY

TIME
12:20pm

CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT FOR
CONDITIONAL USE PERMIT APPLICATION NO.
P25-02207 AND PLANNED DEVELOPMENT NO. P25-02216

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: Orlando Ramirez
Ramirez Land Planning
4233 West Wathen
Fresno Ca 93722

PROJECT LOCATION: 7007 North Cedar Avenue; located on the northwest corner of
East Herndon and North Cedar Avenues.
APN: 404-060-33

PROJECT DESCRIPTION: Conditional Use Permit Application No. P25-02207 proposes to add a drive-through lane and pick-up window to an existing 5,794 square-foot shell building that's being remodeled for retail/food service uses. A 500 square-foot outdoor patio area is included. In addition, on-site improvements are proposed including but not limited to trash enclosures and landscaping. Planned Development Permit Application No P25-02216 requests to modify the development standards for regarding drive-through spacing, facade design, and location of drive-through elements. The project may also require dedications, vacations, and/or acquisitions for public street rights-of-way and utility easements as well as the construction of public facilities and infrastructure in accordance with the standards, specifications and policies of the City of Fresno in order to facilitate the future proposed development of the subject property.

This project is exempt under Section 15303/Class 3 (New construction or conversion of small structures) of the California Environmental Quality Act (CEQA) Guidelines. Section 15303/Class 3 of the CEQA Guidelines exempts projects from the provisions of CEQA, which meet the following conditions:

Class 3 consists 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:

(c) A store, motel, office, restaurant, or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet 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 project proposes remodelling of a 5,794 square-foot one-story shell building to include a drive through lane. It is less than 10,000 square feet and does not involve the use of a significant amount of hazardous substances. The project site an existing vacant building at an existing commercial/retail center, and the area is urbanized and surrounded by existing development. The site has been reviewed and conditioned by the 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 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.

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. The proposed project is not located on a hazardous waste site, a historical resource, or adjacent to a scenic highway. The project is in an area planned and zoned for commercial uses, therefore the exception for cumulative impacts is not applicable. A categorical exemption, as noted above, has been prepared for the project and the area is not environmentally sensitive.

Date: May 7, 2026

Prepared By: Thomas Veatch
Planner III

Submitted by: Thomas Veatch
Thomas Veatch
Planner III
City of Fresno
Planning & Development Department
(559) 621-8277



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:

E202610000127

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF FRESNO		05/07/2026
COUNTY/STATE AGENCY OF FILING		DOCUMENT NUMBER
FRESNO COUNTY		E202610000127
PROJECT TITLE		

CONDITIONAL USE PERMIT APPLICATION NO. P25-02207 AND PLANNED DEVELOPMENT NO. P25-02216

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
CITY OF FRESNO		(559) 621-8277
PROJECT APPLICANT ADDRESS	CITY	STATE
2600 FRESNO ST, 3RD FL	FRESNO	CA
		ZIP CODE
		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)	\$4,227.50	\$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$	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 	Pricilla Gonzalez Deputy Clerk