

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT FOR
DEVELOPMENT PERMIT APPLICATION NO. P18-03894**

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(S): Scott Beck
11150 West Olympic Boulevard, Suite 1150
Los Angeles, CA 90064

PROJECT LOCATION: 698 North Laverne Avenue; Located on North Laverne Avenue between East Washington Avenue and North Armstrong Avenue. (APN: 313-890-18S, 23S, 24S)

PROJECT DESCRIPTION: Development Permit Application No. P18-03894 requests authorization to construct a new single story +/- 52,000 square foot light industrial warehouse building with four loading bays for trucks.

This project is exempt under Section 15332/Class 32 of the California Environmental Quality Act (CEQA) Guidelines as follows:

Section 15332/Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section. (a) The project is consistent with the applicable general plan designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; (e) The site can be adequately served buy all required utilities and public services.

The proposed project is consistent with the exemption because the project is requesting authorization to construct a new +/- 52,000 square-foot single story light Industrial warehouse building which is permitted in the existing IL/UGM/cz (*Light Industrial/Urban Growth Management/conditions of zoning*) zone district by right. The project is also consistent with the Roosevelt Community Plan and the Light Industrial planned land use designation applicable to the site. No adverse environmental impacts will occur as a result of the proposed project. The site has no value as habitat for endangered, rare, or threatened species and complies with all conditions of the Class 32 Categorical Exemption. None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to this project.

Date: January 30, 2019

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