**CITY OF FRESNO**

 **CATEGORICAL EXEMPTION**

 **ENVIRONMENTAL ASSESSMENT FOR**

**DEVELOPMENT PERMIT APPLICATION NO. P20-00000**

 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:** John Doe

 ABC Development

 1234 North Blackstone Avenue

Fresno, CA 93721

 **PROJECT LOCATION**: 1234 North Blackstone Avenue; Located on the west side of North Blackstone Avenue between West Herndon and West Nees Avenues (APN: XXX-XXX-XX)

 **PROJECT DESCRIPTION:** Development Permit Application No. P20-00000 was filed by John Doe of ABC Development, on behalf of [Property Owner], and pertains to xxx acres of property. The project proposes to [describe project].

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

Under Section 15303/Class 3, the proposed project is exempt from CEQA requirements when the project 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. In urbanized areas, this the exemption also applies to up to four 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.

Public Resources Code Section 21071(a)(1) provides the definition of an urbanized area, to include an incorporated city that has a population of at least 100,000 people. The City of Fresno has a population of 530,093 (U.S. Census) and is an incorporated city in the State of California. Therefore, the subject property shall be considered to be located in an urbanized area and the exemption is applicable to the proposed commercial building project. The following analysis applies to the proposed project:

Commercial Building

Under the Fresno Municipal Code, the proposed use as a [insert use from use table] is classified as a commercial use and is a permitted uses in the [insert zone district name] zone district.

Not exceeding 10,000 Square Feet

The project consists of one building that is less than 10,000 square-feet; the proposal is to construct XX square foot building.

No Significant Amount of Hazardous Substances

The project is a [insert use from use table] and will not contain a significant amount of hazardous substances on the premise.

Public Services and Facilities

The project has been reviewed by Public Works, Public Utilities, and the Fire Departments along with other partner agencies to ensure that adequate public services would be available on site. The Department of Public Utilities has reviewed and conditioned the site to be in compliance with the city’s sewer and water development standards and the Department of Public Works has reviewed and conditioned the site to comply with city standards The Fire Department has also reviewed and conditioned the project to ensure that fire lanes and fire access are available on the site. [Have you verified the above? Once you verify delete comment in green highlight.]

Not located within an environmentally sensitive area

The subject property is not located within an environmentally sensitive area. The property is currently zoned [insert zone district name] and the land use designation is [insert planned land use].

None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to the project. [Have you verified none of the exceptions apply? Once verified, delete comment in green highlight.]] 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: December 22, 2020

 Prepared By: Planner Name, Planner Title

 Submitted by:

 Supervisor Name

 Supervising Planner

 City of Fresno

Planning & Development Department

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