

**CITY OF FRESNO
ENVIRONMENTAL ASSESSMENT NO. P20-00488 FOR
CONDITIONAL USE PERMIT APPLICATION NO. P20-00488**

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): Eric Zamora
MEC & Associates
4021 North Fresno Street, #103
Fresno, CA 93726

PROJECT LOCATION: 7236 North College Avenue

Located on the east side of North College Avenue between West
Minarets and West Spruce Avenues in Fresno

(APN: 303-082-37)
(Council District 2)

PROJECT DESCRIPTION: Conditional Use Permit Application No. P20-00488 pertains to a ±0.39 acre parcel at the address noted above. The subject application proposes to construct a multi-unit residential development consisting of two two-story detached single family units and one two-story duplex (four total units). Each unit, including the duplex, will be approximately 1,100 square feet and consist of three bedrooms and two bathrooms. In addition, the project proposes on and off-site improvements including but not limited to on-site tenant and guest parking; on and off-site trees and landscaping; a two-cell trash enclosure; and replacement of an existing drive approach. All units are proposed as market rate. The project is located on a parcel listed in the 2013-2023 RHNA Housing Element Sites Inventory, which anticipates two units of above moderate housing at this site. The subject property is zoned RS-5 (Single Family Residential, Medium Density) which permits Multi-Unit Residential with an approved Conditional Use Permit.

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

Section 15332 (Class 32/In-Fill Development Projects) of the CEQA Guidelines exempts from the provisions of CEQA, projects characterized as in-fill development, which meet the following conditions:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations;

This project is located on a site within the City limits and is consistent with the Fresno General

Plan designation, policies, and zoning. The existing RS-5 (Single Family Residential, Medium Density) zone district is consistent with the Medium Density Residential planned land use designation approved for this site by the Fresno General Plan, Bullard Community Plan, and Pinedale Specific Plan, and the Fresno County Airports Land Use Compatibility Plan.

- b) The proposed development occurs within city limits on a project site of no more than five acres and is substantially surrounded by urban uses;

The proposed project occurs on an existing developed site of approximately ±0.39 acres, which is less than the five acre maximum, and is surrounded by multi-family residential apartments to the north and single-family residences to the south, east, and across the street to the west..

- c) The project site has no value as habitat for endangered, rare or threatened species;

The project site contains previously disturbed land and 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; and

The proposed project is not to occur at a density or an intensity that would result in any significant effects relating to traffic, noise, air quality, or water quality.

- e) The site can be adequately served by all required utilities and public services.

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.

Therefore, no adverse environmental impacts will occur as a result of the proposed project. None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to this project. Accordingly, a categorical exemption, as noted above, has been prepared for the project.

Date: December 2, 2020

Prepared by:

**Phillip Siegrist, Planner
Planning and Development Department
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