

**CITY OF FRESNO  
CATEGORICAL EXEMPTION  
ENVIRONMENTAL ASSESSMENT NO. P21-02255/P21-01805 FOR  
DEVELOPMENT PERMIT APPLICATION NO. P21-02255 &  
PLANNED DEVELOPMENT PERMIT APPLICATION NO. P21-01805**

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:** Lyle Munsch,  
TETER Architects and Engineers, Inc.  
7535 North Palm Avenue  
Fresno, California 93711

**PROJECT LOCATION:** 1510 Van Ness Avenue S/A; located on the east side of Van Ness Avenue, between Calaveras and Stanislaus Streets.

(APNs: 466-142-03, -04, -07, -08, -09, -14, -15)

**Council District 3**

**PROJECT DESCRIPTION:** Development Permit Application No. P21-02255, was filed by Lyle Munsch of TETER Architects and Engineers, Inc., and pertains to ±1.67 acres of vacant property located at the property noted above. The subject property is located in the DTN (*Downtown Neighborhood*) zone district.

Development Permit Application No. P20-02255 proposes to construct a 53-unit, multi-story mixed-use development. Approximately ±4,174 square feet will be devoted to retail and approximately ±56,585 square feet will consist of 53 multi-family residential units. Attached and detached garages will be provided along with a fitness center, pool, small-dog park, and on-site and off-site improvements including but not limited to landscape, trash enclosures, curbs, gutters, and sidewalks. The project is consistent with design and massing of other existing buildings and similar developments within the vicinity.

The subject property has three street frontages (Van Ness Avenue and Stanislaus and L Streets). Sidewalk connectivity will be provided to units and tenant spaces immediately adjacent to street frontages. Interior portions of the proposed development will be provided access via pedestrian access gates. On-site tenant parking will be accessed via the existing alley between East Stanislaus and Calaveras Streets.

Planned Development Permit Application No. P21-01805 proposes to vacate the existing alley located perpendicular to Calaveras and Stanislaus Streets. The vacation of the alley would allow the construction of drive aisle for on-site circulation and the development of a dog park for tenants.

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

Section 15332/Class 32 (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.

*Pursuant to Table 15-1502 of the FMC, a mixed-use development consisting of multi-family and retail uses is permitted "by-right" with approval of a development permit. The development is consistent to the DTN (Downtown Neighborhood) zone district regulations which will create lively, walkable, mixed-use urban neighborhoods surrounding the Downtown Core.*

*The existing DTN (Downtown Neighborhood) zone district is consistent with the Downtown Neighborhood planned land use designation approved for this site by the Fresno General Plan, Fulton Corridor Specific Plan, Downtown Neighborhoods Community Plan, and the Fresno County Airport Land Use Compatibility Plan.*

*Given the conditions of approval, the proposed project will meet all the provisions of the FMC and all applicable design guidelines and development standards for Downtown Districts including but not limited to Sections 15-1503 (Density, Intensity, and Massing Standards), 15-1504 (Site Design Development Standards), and 15-1504 (Façade Design Development Standards) of the FMC. Therefore, development in accordance with the subject application is consistent with the planned land use and allowable density for the subject property and will be consistent with design and massing of other existing buildings and similar developments within the vicinity.*

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

*The proposed project (multi-family and general retail) is located within the city limits, occurs on a vacant site of approximately 1.67 acres, which is less than the five-acre maximum, and is surrounded by retail, residential and office uses. Existing multi-unit and commercial mixed-use development is located to the west. Existing commercial office and the Fresno Scottish Rite are located to the south. Valley Public Television, surface parking lots, funeral homes, and offices are located to the north and east.*

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

*The project site contains previously disturbed land and is currently vacant. The Fresno Program Environmental Impact Report (PEIR) did not identify this site as habitat for rare or threatened species. Surrounding developments consists of existing commercial stores, offices, and multi-family development; therefore, it 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.

*The proposed project was routed to the San Joaquin Air Pollution Control District, the city of Fresno Public Utilities Department-Water Division, Fresno Metropolitan Flood Control District, and no significant effects were identified relating to traffic, noise, air quality, or water quality.*

#### *Traffic*

*Staff conducted a search using the Fresno Council of Governments (COG) Vehicle Miles*

*Traveled (VMT) Screening Tool to determine the VMT for this mixed-use project. The City of Fresno's adopted VMT thresholds, effective on July 1, 2020, for development projects correspond to the regional thresholds set by the Fresno COG. The project proposes 53 dwelling units on approximately 72,745 square-feet of building area and 4,000 square feet of local-serving retail.*

*The VMT Screening Tool provided the following results:*

*High Quality Transit Area: Yes*

*Average VMT/Capita for the parcel: 6.699*

*Average VMT/Capita for City: 13.10*

*Residential VMT Generator Type: LOW – This means the parcel average VMT/capita is more than 13% lower than the regional average.*

*The project is also eligible to screen out because it includes local serving retail space of less than 50,000 square feet; here there is approximately 4,000 square feet of commercial retail space.*

*As such, approval of the project will not have significant impacts for traffic.*

#### *Noise*

*The project is predominantly a multi-family development with some ground floor commercial spaces for expected retail/commercial and office uses. The site is adjacent to other similar commercial, residential and office uses and is not located adjacent to or near open space, and public institutional uses. Therefore, the project will not result in a significant amount of noise compared to the other adjacent uses.*

#### *Air Quality*

*The project is conditioned to comply with any applicable regulations and conditions from the San Joaquin Valley Air Pollution Control District and the project is subject to review by the agency in regards to air quality during construction and operation.*

#### *Water Quality*

*The project is conditioned to comply with any applicable conditions from Public Works or the Utilities Department to ensure the project will not have an effect on water quality.*

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

*The project has been reviewed and conditioned by the Fresno Irrigation District, 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. A categorical exemption, as noted above, has been prepared for the project and the area is not environmentally sensitive.

Date: November 17, 2021

Prepared By: Jose Valenzuela, Planner III

Submitted by:

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