

**CITY OF FRESNO
CEQA EXEMPTION**

**ENVIRONMENTAL DETERMINATION FOR
PLAN/TEXT AMENDMENT APPLICATION NO. P25-00996**

THE PROJECT DESCRIBED HEREIN IS DETERMINED TO BE
EXEMPT FROM THE PREPARATION OF ENVIRONMENTAL DOCUMENTS
PURSUANT TO ARTICLE 5 OF THE STATE CEQA GUIDELINES.

APPLICANT: City of Fresno
Planning & Development Department
2600 Fresno Street
Fresno, CA 93721

PROJECT LOCATION: Areas where Accessory Dwelling Units are allowed, where manufactured homes are permitted as a primary dwelling unit, and the RM-MH Zone District.

PROJECT DESCRIPTION:

Plan and Text Amendment Application No. P25-0096 proposes to amend Fresno Municipal Code, Chapter 15, the Citywide Development Code to do the following:

1. Update regulations pertaining to manufactured homes to permit Tiny Homes on Wheels as a primary dwelling unit, amending section 15-2738 of the Fresno Municipal Code.
2. Update design regulations pertaining to manufactured homes, amending section 15-2738 of the Fresno Municipal Code.
3. Update regulations pertaining to accessory dwelling units, amending sections 15-310, 15-802, 15-902, 15-1002, 15-1102, 15-1202, 15-1502, 15-2004, 15-2409, 15-2723, 15-2753, 15-2754, 15-4907, and 15-6702 of the Fresno Municipal Code.
4. Update regulations to clarify where agricultural labor housing is permitted, amending sections 15-902, 15-1002, 15-1302, 15-1402, and 15-6707 of the Fresno Municipal Code.
5. Replace terminology of “single-family” and “multi-family” to “single-unit” and “multi-unit”, amending sections 15-107, 15-310, 15-313, 15-404, 15-405, 15-9, 15-901, 15-902, 15-903, 15-904, 15-906, 15-10, 15-1001, 15-1002, 15-1003, 15-1004, 15-1101, 15-1104, 15-1201, 15-1204, 15-1304, 15-1606, 15-1609, 15-2004, 15-2006, 15-2008, 15-2012, 15-2015, 15-2016, 15-2303, 15-2304, 15-2305, 15-2308, 15-2311, 15-2405, 15-2409, 15-2414, 15-2416, 15-2421, 15-2429, 15-2609, 15-2612, 15-2713, 15-2716, 15-2720, 15-2722, 15-2723, 15-2725, 15-2734, 15-2735, 15-2738, 15-2746, 15-2747, 15-2753, 15-2754, 15-2763, 15-3701, 15-3804, 15-3906, 15-4103, 15-4105, 15-4108, 15-4906, 15-4907, 15-5102, 15-6102, and 15-6702 of the Fresno Municipal Code.
6. Lower minimum density requirements in the RM-MH Zone District, amending section 15-903 of the Fresno Municipal Code.
7. Amend Chapter 3 of the Fresno General Plan, Table 3-1: Citywide Standards for Density and Development Intensity, pertaining to minimum density in the RM-MH Zone District.

This project is exempt under Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines as follows:

CEQA Guidelines Section 15061(b)(3) sets forth the commonsense exemption that CEQA only applies to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Here, the Project proposes to implement changes to the Fresno Development Code to update terminology, clarify the applicability of existing State law regarding agricultural labor housing, adjust minimum density requirements in certain zone districts, adjust design guidelines for certain structures, and adopt language implementing existing State requirements to allow the development of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs).

None of these revisions increase the intensity or density of development beyond what is already permitted in the applicable zone districts, nor do they allow uses in the applicable zone districts that were previously prohibited. The City is already required to allow ADUs, JADUs, and agricultural labor housing pursuant to State Law. The Project merely updates the Fresno Municipal Code to reflect uses that the City is already required to approve.

The proposed terminology revisions, and the proposed design and classification revisions in the Project do not affect the density, intensity, or nature of any uses set forth in the Development Code and therefore have no effect on the environment.

Because of the foregoing, it can be seen with certainty that there is no possibility that the proposed text amendment will have a significant effect on the environment and therefore it is exempt from the requirements of CEQA pursuant to the commonsense exemption set forth in Section 15061(b)(3) of the CEQA Guidelines.

Date:

May 12, 2025

Prepared and submitted by:



Casey Lauderdale
Supervising Planner

City of Fresno
Planning & Development Department