

**CITY OF FRESNO  
CATEGORICAL EXEMPTION  
ENVIRONMENTAL ASSESSMENT FOR  
CONDITIONAL USE PERMIT APPLICATION NO. P20-04902**

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:** Jenna Chilingirian  
Precision Civil Engineering  
1234 O Street  
Fresno CA 93721

**PROJECT LOCATION:** 5925 and 5913 East Tulare Street

Located on the north side of East Tulare Street, on the south side of the Fancher Creek Canal, between North Fowler and North Claremont Avenues in Fresno

APNs: 313-060-09, 10; 313-810-28, 29  
(Council District 5)

**PROJECT DESCRIPTION:** Conditional Use Permit Application No. P20-04902 pertains to ±4.05 acres of vacant property located on the north side of East Tulare Street, between North Fowler and North Claremont Avenues. The subject application proposes to construct a multi-unit residential development consisting of 42, detached, single story single family homes and a ten percent reduction in the minimum off-street parking requirement. Each home will include three bedrooms and two bathrooms. In addition, the project proposes on and off-site improvements including but not limited to on-site resident and guest parking; a combination of private and common open space; on and off-site trees and landscaping; three two-cell trash enclosures; installation of two new drive approaches; and the dedication and construction of a multi-purpose bicycle and pedestrian trail. 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 of the California Environmental Quality Act (CEQA) Guidelines as follows:**

Under Section 15332/Class 32, the proposed project is exempt from CEQA requirements when the project is characterized as in-fill development meeting 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.*

Given the conditions of approval, the proposed project (Multi-Unit Residential) will meet all the provisions of the Fresno Municipal Code (FMC), including Sections 15-906 (Duplex and Multi-Unit Residential Standards) and 15-2738 (Manufactured Homes). The project 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, Roosevelt Community Plan, and the Fresno County Airport Land Use Compatibility Plan. Pursuant to Section 15-906-B of the FMC, Multi-Unit Residential is a permitted use in the RS-5 zone district following Planning Commission approval of a Conditional Use Permit.

- 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 is located within City limits, occurs on a vacant site of approximately ±4.05 acres, which is less than the five-acre maximum, and is surrounded by other urban uses. Existing single family homes are located east of the project site. An existing single family residential neighborhood and Fancher Creek Elementary School are located to the south. Property immediately to the west of the project site is currently vacant. The Fancher Creek Canal is located to the north of the property. The property on the opposite side of the canal is zoned PR (*Parks and Recreation*).

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

The project site has 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.*

## Traffic

Staff conducted a search using the Fresno Council of Governments (COG) Vehicle Miles Traveled (VMT) Screening Tool to determine the VMT for this residential project (42 dwelling units). The City of Fresno's adopted thresholds, effective on July 1, 2020, for development projects correspond to the regional thresholds set by the Fresno COG. For residential projects, the adopted threshold of significance is a 13% reduction, which means that projects that generate VMT in excess of a 13% reduction than the existing regional VMT per capita or per employee would have a significant environmental impact. Projects that reduce VMT by more than 13%, are less than significant.

The proposed project is eligible to screen out because the proposed project site is designated as a Low (Less than 13%) Vehicle Miles Traveled Zone per the Fresno COG screening map and would be considered to have a less than significant impact on regional VMT.

#### Noise

The project is a residential use adjacent to other residential uses, open space, and public institutional uses and would cause a significant amount of noise compared to the other adjacent uses and would be conditioned to comply with any applicable noise standards of the Citywide Development Code.

#### 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 further conditioned to apply with any applicable conditions from Public Works or Utilities Department to ensure the project won't have an effect on 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.

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 or cumulative effect on the environment. The 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: April 7, 2021

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Submitted by:

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