

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT NO. P19-02013**

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: Mr. Brian Wright
Orchards II, LLC
brian@wrightequities.com

PROJECT LOCATION: 6052 N. Dante Avenue; Located on the east side of N Dante Avenue
and the north side of W Bullard Avenue (APN: 506-130-36s)

PROJECT DESCRIPTION: Development Permit Application No. P19-02013 proposes the
construction of the Orchards II consisting of 64 multi-family use
dwelling units on 3.73 acres, adjacent to an existing multifamily
residential development.

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

EXPLANATION:

Under Section 15332/Class 32, the proposed project is exempt from CEQA requirements.

Section 15332 (Class 32 In-Fill Development Projects) consists of projects characterized as in-fill development meeting the following conditions: (1) 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. (2) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (3) The project has no value as habitat for endangered, rare or threatened species. (4) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (5) The site can be adequately served by all required utilities and public services.

The proposed project consists of the construction of two-story multifamily units with detached garages and carports adjacent to and existing multifamily complex. The proposed project is complies with all conditions described in Section 15332/Class 32, California CEQA Guidelines: (1) the project is consistent with the Fresno General Plan, Bullard Community Plan, ALUC Plan; (2) the project is located within the city limits, consists of 3.73± acres, and is surrounded by existing single and multifamily developments; (3) the project is not located in an area known to have value as habitat for endangered, rare or threatened species; (4) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality over and above the existing conditions. None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to this project. Furthermore, the proposed project is not expected negatively impact the characteristics of the area nor will it have a significant effect on the environment. The surrounding area is an urbanized area that is substantially built up. Accordingly, as the area is not environmentally sensitive, as noted above, a categorical exemption has been prepared for the project.

Date: May 31, 2019
Prepared By: Cheryl Aanonson, *Planner I*
Submitted by: *Margo Lerwill*
Margo Lerwill, *Supervising Planner*
City of Fresno, Planning and
Development Dept.
(559) 621-8153