

CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT FOR
TOLLHOUSE PARK PROJECT

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: PARCS Department
1515 East Divisadero Street
Fresno, CA 93721

PROJECT LOCATION: 3843 - 4061 North Tollhouse Road L/S; Tollhouse Park located on North Tollhouse Road between North Millbrook and East Dakota Avenues (APN: 43615002T)

PROJECT DESCRIPTION: The project was filed by the Parks Department and pertains to 2.5 acres of City property. The project proposes to install playground equipment, cement curbing, drinking fountain, a shade structure and ADA pathways.

This project is exempt under Sections 15303/Class 3, 15304/Class 4 and 15332/Class 32 of the California Environmental Quality Act (CEQA) Guidelines as follows:

Under Section 15303/Class 3, the proposed project is exempt from CEQA requirements when the project consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

Under Section 15304/Class 4, the proposed project is exempt from CEQA requirements when the project consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes.

The project is for City property that is currently vacant, with no improvements, and is green space. The project includes installation of playground equipment, cement curbing, a shade structure, drinking fountain and ADA pathways. The project site has existing water connections, including irrigation and a connection is available for the water fountain. The project involves small new equipment and minor alterations in the condition of the land for the use as a Tot Lot. There is no removal of healthy, mature, scenic trees for this project.

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;

The proposed use, as a Tot Lot/City park, is allowed in the PR (Park and Recreation) zone district, is within the City limits, and is consistent with the Fresno General Plan.

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

The project is located within the city limits on a total of 2.5 acre site which is surrounded by other urban uses.

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

The site 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 project will serve as a neighborhood amenity and provide a convenient and additional recreational area for City residents, it will not 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.

The project is surrounded by existing streets, sidewalks, gutters, bicycle and pedestrian infrastructure, and similar facilities. There is an existing water connection for the proposed water fountain.

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. A categorical exemption, as noted above, has been prepared for the project and the area is not environmentally sensitive.

Date: August 19, 2020

Submitted by:

A handwritten signature in black ink, appearing to read 'D. Zack', is written over a solid horizontal line.

Dan Zack, Assistant Director

City of Fresno

Planning & Development
Department

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