

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT NO. D-17-153**

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: Christina Husbands
Housing Authority of the City of Fresno
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PROJECT LOCATION: 3019 – 3045 North Blackstone Avenue and 1616 -
1624 East Simpson Avenue; Located on the west side
of North Blackstone Avenue between East Simpson
and East Cornell Avenues in the City and County of
Fresno, California

(APNs: 443-104-08,-09,-10,-23)

(Council District 7, Councilmember Olivier)

PROJECT DESCRIPTION: Development Permit Application No. D-17-153
proposes the construction of a new three and four-
story, 45-unit residential building and the
rehabilitation/adaptive re-use of an existing two-story
commercial building for residential and commercial
uses. One-hundred percent of the units will be
affordable to low income residents. Amenities include
an on-site parking, outdoor common space, community
center, fitness room, and roof terrace. The subject
property is zoned NMX (*Neighborhood Mixed Use*) and
is located along the Blackstone Avenue Bus Rapid
Transit Corridor.

This project is exempt under Section 15301/Class 1 (Existing Facilities), Section 15303/Class 3 (New Construction or Conversion of Small Structures), and Section 15332/Class 32 (Infill Development) of the State of California Environmental Quality Act (CEQA) Guidelines. None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to this project.

EXPLANATION:

Section 15301/Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Section 15303/Class 3 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.

Section 15332/Class 32 exempts from the provisions of CEQA, construction of projects 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, b) the proposed development occurs within city limits on a project site of approximately 0.83 acres, which is less than the five acre maximum, and is substantially surrounded by urban uses, c) the project 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, and e) the site can be adequately served by all required utilities and public services.


By current standards, the subject site and surrounding areas are identified as "in-fill" within an urban setting.

The project complies with all conditions listed above. The site has no value as habitat for endangered, rare or threatened species and can be adequately served by all required utilities and public services. No adverse environmental impacts will occur as a result of the proposed project. 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 to have a significant effect on the environment. Accordingly, a categorical exemption, as noted above, has been prepared for the project.

Date: January 16, 2018

Prepared By: Phillip Siegrist, Planner II

Submitted By:


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