

**CITY OF FRESNO
ENVIRONMENTAL FINDING OF NO POSSIBILITY OF SIGNIFICANT EFFECT
ENVIRONMENTAL ASSESSMENT NO. P20-02213**

THE PROJECT DESCRIBED HEREIN IS DETERMINED TO HAVE NO
SIGNIFICANT EFFECT ON THE ENVIRONMENT PURSUANT TO ARTICLE 20 OF THE
STATE OF CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES

APPLICANT: City of Fresno
Planning and Development Department,
2600 Fresno Street Room 3043
Fresno, California 93721

PROJECT LOCATION: Areas within the jurisdiction of the City of Fresno, generally located within the corporate boundaries

PROJECT DESCRIPTION:

A proposed Text Amendment P20-02213 (Text Amendment) to establish a Focused Infill (FI) Overlay District to facilitate more intensive residential development of parcels within the NMX (Neighborhood Mixed Use), CMX (Commercial Mixed Use), RMX (Regional Mixed Use), CMS (Commercial Main Street, and CR (Commercial Regional) zone districts at strategic points along transportation corridors in order to support transit use, housing production, and economic revitalization.

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

Finding:

Staff has conducted a preliminary review of the project and has determined that it is exempt from CEQA pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) under the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Because the proposed Text Amendment is for the City Council to approve a revision to the Zoning Ordinance in order to establish a framework for future development and does not commit the City to any specific project, it can be seen with certainty that there is no possibility that accepting the Strategy document may have a significant effect on the environment. Therefore, this action is exempt from CEQA pursuant to the common sense exemption set forth in CEQA Guidelines Section 15061(b)(3)

Evidence:

The proposed Text Amendment would add Section 15-1614 to the Fresno Municipal Code to create an overlay district to raise densities in mixed use areas and certain commercial districts at strategic points along transit corridors. Properties with this overlay district would be

permitted to develop housing at higher densities than typically permitted in the underlying zone district.

There will be no physical change to the environment as a result of the adoption of this Text Amendment as it is a framework for an application process to allow for higher densities in the specified zone districts in the future. The Text Amendment does not relate to any physical project.

While the implementation of the proposed Text Amendment with respect to specific sites, will likely have an increase in residential density and thus intensify uses, approving the proposed Text Amendment itself will not, because approval of the proposed Text Amendment does not, in and of itself, apply the overlay district to any particular parcels. Once individual projects are identified, they will be reviewed, assessed and required to comply with the provisions of CEQA. Increases in intensity and density will be reviewed at the time of project submission and mitigated accordingly. The Text Amendment merely creates a framework that allows such a process to be possible. As such, the proposed Text Amendment will permit future rezone applications to apply the overlay district, but will not intensify existing uses at the time the proposed Text Amendment is approved.

All individual projects under the proposed Text Amendment will be subject to discretionary review and will require a Rezone application. Each individual Rezone will be evaluated pursuant to the requirements of CEQA and the appropriate level of environmental review will be completed when the scope and impacts of each individual application are known.

Approval of this Text Amendment does not permit the immediate increase of density in certain zone districts. Rather, it creates a procedure for properties in mixed use districts and along transit corridors to increase residential density. In this way, the actual development of sites is not yet approved and is subject to future discretionary approval. Because this Text Amendment does not effectuate any development, and does not result in any changes in use or intensity, it can be seen with certainty that there is no possibility that approval of this Text Amendment will have a significant effect on the environment or a reasonably foreseeable indirect effect on the environment.

Therefore, Text Amendment P20-022013 is exempt from CEQA pursuant to the common sense exemption set forth in Section 15061(b)(3) of the CEQA Guidelines.

Date: July 29, 2020

Submitted By:



Kelsey George, Planner
City of Fresno
Planning and Development Dept.