

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT NO. P23-03132**

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: Danny Tohme
Planning and Development Housing Production Division
2600 Fresno Street, Third Floor
Fresno, CA 93721

PROJECT LOCATION: 3876 North Blackstone Avenue; Located on the southeast corner
of North Blackstone Avenue and East Saginaw Way (APN: 436-
260-22)

PROJECT DESCRIPTION: The project proposes acquisition of real property which is
currently developed with an existing motel and the conversion of
the structure to permanent affordable housing.

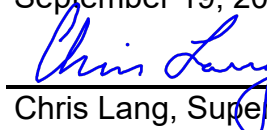
**This project is exempt under Sections 15301/Class 1 and 15332/Class 32 of the California
Environmental Quality Act (CEQA) Guidelines as follows:**

Under Section 15301/Class 1, the proposed project is exempt from CEQA requirements when the project 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 existing or former use. Under Section 15332/Class 32, a project is exempt from CEQA requirements when characterized as in-fill development, which consists of the following: 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 in size and substantially surrounded by urban uses; 3) The project site has no value as a 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; and, 5) The site can be adequately served by all required utilities and public services.

The project proposes acquisition of an existing motel, with minor rehabilitation proposed to convert the existing structure into affordable housing. The project site is located on a 0.91-acre parcel which is surrounded by urban uses, and has no value as a habitat for endangered, rare or threatened species. The project site is located along a major transit corridor and is served by all necessary utilities and public services. None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to the project. Therefore, 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.

Date: September 19, 2023

Submitted by:



Chris Lang, Supervising Planner
City of Fresno
Planning & Development Dept.