

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT NO. R-15-001/S-15-001**

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
Fresno Housing Authority
1331 Fulton Mall
Fresno, CA. 93721

PROJECT LOCATION: 146 North Glenn Avenue, City and County of Fresno

(APNS: 459-322-17 and 459-322-18)
(Council District 3, Councilmember Baines)

PROJECT DESCRIPTION: **Rezone Application No. R-15-001 and Site Plan Review Application No. S-15-001** were filed by Christina Husbands of the Housing Authority of the City of Fresno, and pertain to ±0.37 acre of vacant property located on the east side of North Glenn Avenue between East Divisadero Street and East McKenzie Avenue in the historic Fulton-Lowell neighborhood in downtown Fresno. The property is zoned R 4 (*High Density Multiple Family Residential*) for APN 459-322-17 and R-1 (*Single Family Residential*) for APN 459-322-18. Rezone Application No. R-15-001 requests to amend the Official Zone Map to reclassify APN 459-322-18 from the R-1 (Single Family Residential) zone district to the R-4 (*High Density Multiple Family Residential*) zone district. Site Plan Review Application No. S-15-001 proposes construction of two 3,370 square-foot two-story residential buildings for a total of 8 dwelling units, including nine (9) parking stalls, two (2) carports, and a trash enclosure on the east side of the property.

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

EXPLANATION:

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 no more than five acre 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.

This site is located within the City limits and is consistent with the new Fresno General Plan update designation, policies, and zoning. The proposed R-4 zone district is consistent with the "Neighborhoods" land use designation approved for this site by the new Fresno General Plan update adopted by the Fresno city Council on December 18, 2014. The proposed development occurs on a project site of approximately 0.37 acres, which is less than the five acre maximum, and is substantially surrounded by urban uses. 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 affect on the environment. Accordingly, a categorical exemption, as noted above, has been prepared for the project.

The project is not located on a site which is included on any of the lists enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites and others, and the information in the Hazardous Waste and Substances Statement required under subdivision (f) of that Section.

Date: January 30, 2015

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Submitted by: 

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