

**CITY OF FRESNO CATEGORICAL EXEMPTION  
CONDITIONAL USE PERMIT APPLICATION / ENVIRONMENTAL ASSESSMENT NO.  
P18-03989**

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(S):** Mike de Alba

**PROJECT LOCATION:** 267 W Spruce Ave; on the south side of W Spruce Ave between N San Pablo Ave and N College Ave (APN: 303-121-04)

**PROJECT DESCRIPTION:** Conditional Use Permit Application / Environmental Assessment No. P18-03989 was filed by Mike deAlba, DeAlba Architecture, on behalf of Star Housing Project, Inc., and pertains to ±0.22 acre of property. The applicant proposes the construction of a market rate 2-unit attached multiple family residential townhouse development on property zoned RS-5 (Residential Single Family, Medium Density).

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

Under Section 15332/Class 32, the proposed project is exempt from CEQA requirements.

Section 15332/Class 32 consists of a project characterized as in-fill development meeting the following conditions: (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 substantially surrounded by urban uses. (3) The project has no value as 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. (5) The site can be adequately served by all required utilities and public services.

The proposed project is consistent with the RS-5 zone district land use designation and is permitted subject to an approved Conditional Use Permit. The project is being proposed on an approximate ±0.22-acre lot within the limits of the City of Fresno. The subject parcel is a vacant lot on a fully developed residential block that has no value as habitat for endangered, rare or threatened species. The project is being developed on land that is surrounded by similar uses and other urbanized developments and therefore there will not be any significant effects to traffic, noise, and air and water quality. The project site is currently being served by existing roadways, utilities and related public services.

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 and the area is not environmentally sensitive.

Date: August 5, 2019

Prepared By: Kelsey George, Planner

Submitted by:

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