

**CITY OF FRESNO  
CATEGORICAL EXEMPTION  
ENVIRONMENTAL ASSESSMENT NO. EA-15-027**

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:** Upside Enterprises, LLC

**PROJECT LOCATION:** 1517 & 1527 L Street, 2139 Stanislaus Street, and 1506 & 1516 Van Ness Avenue (APNs: 466-142-03, 04, 14T, 15T, 07 & 08)  
**(Council District 3, Councilmember Baines)**

**PROJECT DESCRIPTION:** The proposed project is a request to develop a mixed-use project with 70 multi-family residential units and 20,000 square feet of commercial space. Mixed use projects are permitted in the C-4 (*Central Trading*) zone district. The project also includes a Disposition and Development Agreement for APNs 466-142-15T and 466-142-14T.

**This project is exempt under Section 15332 (Class 32/Infill Development) 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 approximately 1.46 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.

The applicant proposes to develop mixed-use project with 70 multi-family residential units and 20,000 square feet of commercial space. Mixed use projects are permitted in the C-4 (*Central Trading*) zone district. The subject property consists of six parcels, which total approximately 1.46 acres, and are located within the City limits. The project is consistent with the Fresno General Plan, the Central Area Community Plan and the Fulton-Lowell Specific Plan land use designation of Cultural Arts and Neighborhoods. The project site is located in the downtown area and proposed at a size and scope that is not expected to have significant effects relating to traffic, noise, air quality, or water quality. The project site has access to, and can be adequately served by, required utilities and public services. None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to this project.

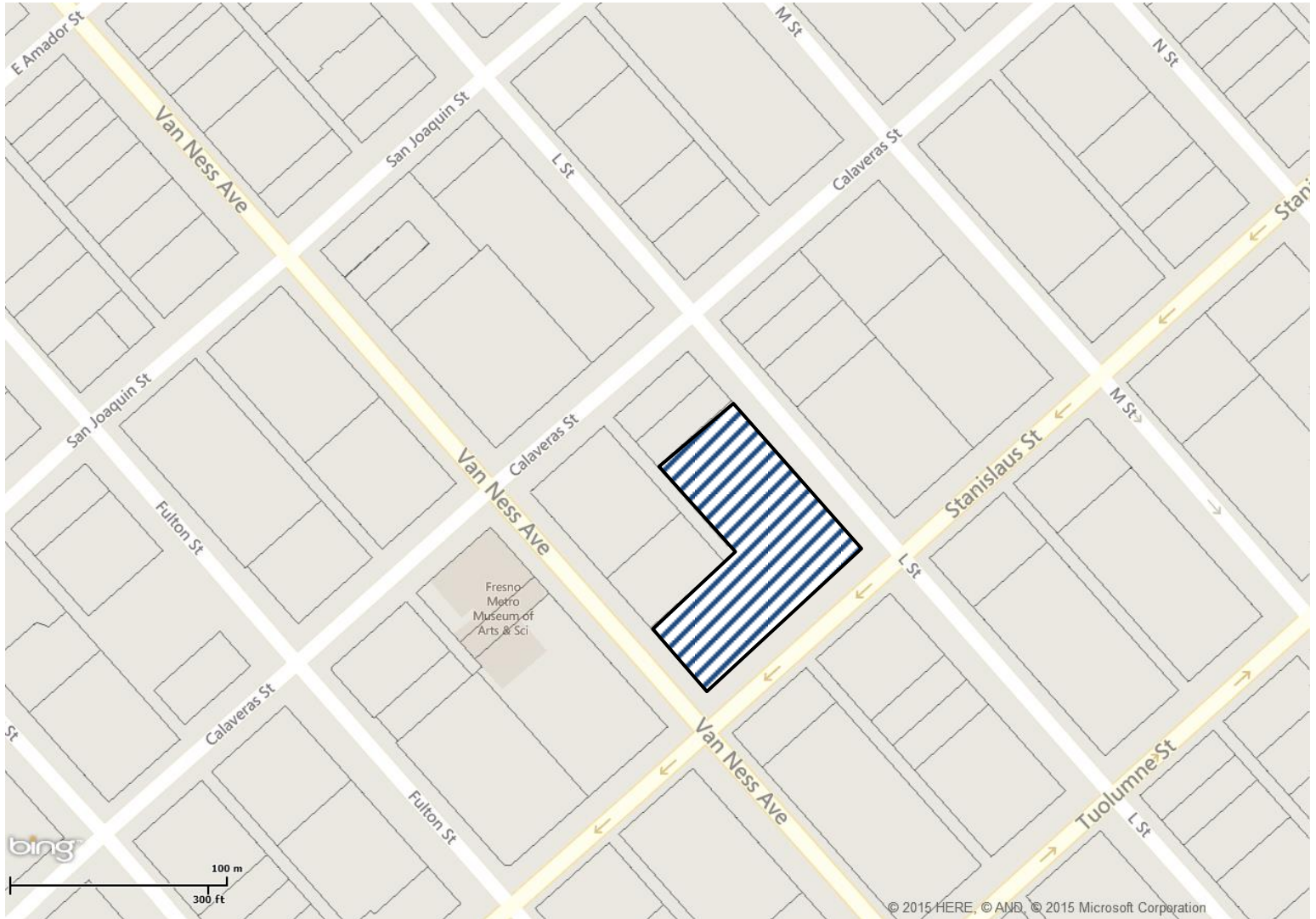
Date: November 12, 2015

Prepared By: McKencie Contreras, Supervising Planner

Submitted By: 

McKencie Contreras  
Supervising Planning  
City of Fresno  
Development and Resource Management Department  
(559) 621-8277

# VICINITY MAP



**Subject Site**

## DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT

**ENVIRONMENTAL ASSESSMENT  
APPLICATION NO. EA-15-027**

PROPERTY ADDRESSES

**1517 & 1527 L Street, 2139  
Stanislaus Street, and 1506 \* 1516  
Van Ness Avenue**

**APN: 466-142-03, 04, 14T, 15T, 07 & 08**

**Zone Districts: C-4 (Central Trading)**

**By: M.Contreras, November 12, 2015**



Not To Scale