

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT NO.
P19-02037**

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
De Alba Architecture
5129 North First Street
Fresno, CA 93657

PROJECT LOCATION: 5240 North State Street

Located on the south side of North State Street between West Mission Avenue and North Golden State Boulevard, in Highway City

(APN: 508-110-35S)

PROJECT DESCRIPTION: Conditional Use Permit Application No. P19-02037 pertains to an approximately ±0.78 acre parcel of vacant property. The subject application requests authorization to construct a multiple family residential development consisting of six dwelling units located in two-story, detached townhouse buildings with private garages. In addition, the project proposes on and off-site improvements including but not limited to on-site guest parking; on and off-site trees and landscaping; a two-cell trash enclosure; and installation of curbs, gutters, and sidewalks. All units are proposed as market rate and the subject property is not located on a site listed in the Housing Element Sites Inventory (2013-2023 RHNA). The subject property is zoned RS-5 (Single Family Residential, Medium Density) which permits Multi-Unit Residential with an approved Conditional Use Permit.

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

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 ±0.78 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.

By current standards, the subject site and surrounding areas are identified as “in-fill” within an urban setting. The project complies with all conditions listed above. 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 effect on the environment. Accordingly, a categorical exemption, as noted above, has been prepared for the project.

Date: September 18, 2019

Prepared by: _____

**Phillip Siegrist, Planner
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