

EXHIBIT "F"
CEQA Finding

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT NO. EA-16-005**

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: Corrina Nunez
City of Fresno – Housing Division
2600 Fresno Street, Room 3070
Fresno, CA 93721

PROJECT LOCATION: Three parcels located on the southeastern corner of Amador and B Streets, as depicted in Exhibit A (APNs: 465-161-12, 13, & 14)

PROJECT DESCRIPTION: The proposed project includes the purchase of the subject properties by the City of Fresno through two Real Property Purchase and Sale Agreements and Joint Escrow Instructions. After the properties are purchased, the City of Fresno proposes to demolish the former service station and auto parts shop on the subject properties. Once the demolition of the structures is complete the City will subdivide APN 465-161-14 into two separate parcels. All four parcels will be developed with a single-family residence.

This project is exempt under Sections 15303/Class 3 and 15332/Class 32 of the California Environmental Quality Act (CEQA) Guidelines.

EXPLANATION:

Section 15303/Class 3 exempts new small structures from CEQA requirements and Section 15332/Class 32 exempts projects characterized as in-fill development meeting the conditions described below:

- 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 acres 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 purchase the subject properties, demolish the former service station and auto parts shop, and develop four single family residences. Because of the existing uses, two assessments and one survey were completed for the subject properties. A Report of Findings and Request for Low Threat Case Closure site assessment and Second Phase II Limited Subsurface Assessment dated August 28, 2015 were completed. As well as an On-Site Soil Remediation, Confirmation Soil Sampling, Vapor Intrusion Risk Evaluation, and Limited Geophysical Survey dated January 14, 2016. According to these assessments, no significant impacts are anticipated to occur.

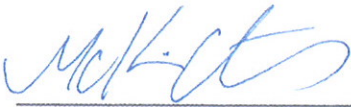
The project is consistent with the Fresno General Plan, the Edison Community Plan and the Fresno-Chandler Downtown Airport Master Plan land use designation of Neighborhoods. The

proposed project complies with all conditions of the Class 3 and 32 exemptions. Although no formal application has been submitted for development, any future project will be required to comply with all property development standards of the R-2-A zone district.

Based on staff analysis, it was determined that the proposed project would not result in any 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. No adverse environmental impacts would occur as a result of the proposed project and none of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines Section 15300.2 apply to this project. Therefore, the above described project complies with the conditions described in Sections 15303/Class 3 and 15332/Class 32 of the CEQA Guidelines.

Date: March 7, 2016

Prepared By: McKencie Contreras, Supervising Planner

Submitted By: 

McKencie Contreras, Supervising Planner
City of Fresno
Development and Resource Management Department
(559) 621-8066

Exhibit A



 **Subject Property**



DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT

ENVIRONMENTAL ASSESSMENT NO. EA-16-005

PROPERTY ADDRESSES

1744 & 1762 B Street

APN: 465-161-12, 13, & 14

Zone District: R-2-A (Low Density Multiple Family Residential – One Story)