

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT FOR
DEVELOPMENT PERMIT APPLICATION NO. P21-03180**

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: Kyle Allington
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Clovis Ca 93612

PROJECT LOCATION: 2856 East Tyler Avenue, located at the south side of East Tyler Avenue, between North Angus and North Mariposa Streets. (APN 452-165-11,13,14)

PROJECT DESCRIPTION: Development Permit Application No. P21-03180 proposes a new supervised park facility on a 0.77 acre vacant parcel located at the address above, including a 2,962 square foot resource/recreation center; play equipment for different ages; BBQ and covered seating and tables; game rooms; community garden; covered structure for sports; exercise and walking areas; water-splash pad, playing fields; climbing wall, and gathering spaces. Additional on and off-site improvements to be provided including sidewalks, landscaping, vacation of an existing alley, and trees. The subject property is zoned RM-1 (*Residential Multi-Family, Medium High Density*).

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

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

Given the conditions of approval, the proposed project (Park & Recreation Facilities, Public) will meet all the provisions of the Fresno Municipal Code (FMC), including Chapter 15, Article 10 (Residential Multi-Family Districts) and Section 15-2720 (Community Gardens/Urban Farms). The project is consistent with the Fresno General Plan designation, policies, and zoning. The existing RM-1 (*Residential Multi-Family*,

Medium High Density) zone district is consistent with the Residential – Medium High Density planned land use designation approved for this site by the Fresno General Plan and Fresno High - Roeding Community Plan. Pursuant to Section Table 15-1002 of the Fresno Municipal Code (FMC), Park and Recreation Facilities, Public are permitted in RM-1 zone district by right with an approved Development Permit. Therefore, the development in accordance with the subject application is consistent with the planned land use for the subject property.

- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The project is located within the city limits, occurs on a vacant site of approximately ± 0.77 acres, which is less than the five-acre maximum, and is surrounded by other urban uses. The project site is surrounded by residential multi-family land uses to the north and west and bounded by Highway 180 to the east and south.

- c) The project has no value as habitat for endangered, rare or threatened species.*

Per review of aerial records as recent as 1992, the project site consists of previously disturbed residential lots and 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.*

Traffic

The proposed park is an institutional public service use that supports community health, safety and welfare, and therefore per the City of Fresno's adopted thresholds effective on July 1, 2020 is eligible to be screened out of additional Vehicle Miles Traveled (VMT) analysis and not considered to have a significant impact to traffic.

Noise

The project is a new park which will be adjacent to residential uses, and would not be expected to cause a significant amount of noise compared to the other adjacent uses and would be conditioned to comply with any applicable noise standards of the Citywide Development Code. Further, per the development code a noise study is required, and the project is required to comply with any recommendations that may be required based on the analysis.

Air Quality

The project is conditioned to comply with any applicable regulations and conditions from the San Joaquin Valley Air Pollution Control District and the project is subject to review by the agency in regards to air quality during construction and operation.

Water Quality

The project is further conditioned to apply with any applicable conditions from Public Works or Utilities Department to ensure the project won't have an effect on water quality.

e) *The site can be adequately served by all required utilities and public services.*

Given the surrounding properties are previously developed properties and utilities and public services already exist for adjacent properties in the area that have been developed, the site can be adequately served by all required utilities, including sewer, water, and solid waste, as well as public services.

None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to the project. Furthermore, the proposed project is not expected to have a significant or cumulative effect on the environment. The project is not located on a hazardous waste site, a historical resource, or adjacent to a scenic highway. A categorical exemption, as noted above, has been prepared for the project and the area is not environmentally sensitive.

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