CITY OF FRESNO

CATEGORICAL EXEMPTION

ENVIRONMENTAL ASSESSMENT FOR 933 N. PARKWAY DRIVE, FRESNO CA 93728 (APN:449-335-32)

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: City of Fresno
Planning and Development Department
2600 Fresno Street,
Third Floor
Fresno, CA 93721

PROJECT LOCATION: 933 N. Parkway Drive, Fresno CA 93728 (APN: 449-335-32)

PROJECT DESCRIPTION: This project involves the emergency repair and rehabilitation of an existing structure that has deteriorated to a degree requiring immediate intervention to ensure compliance with current public health and safety standards. These activities will restore the structure for continued use as housing without expanding the existing or prior use.

This project is exempt under Section 15301/Class 1 of the California Environmental Quality Act (CEQA) Guidelines as follows:

Class 1 exemptions, for projects pertaining to Existing Facilities, consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The types of “existing facilities” itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of use. Examples include but are not limited to: Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood.

The subject property has deteriorated to the point where emergency repairs are necessary to address health and safety concerns and bring the facility into compliance with applicable codes and standards.

Staff has performed a preliminary environmental assessment and determined that this project qualifies for a Class 1 Categorical Exemption. The need for the repairs arises from cumulative wear and tear overtime, including the breakdown of water systems such as the boiler leaking and causing damage from the third through to the first floor of the building. As a result, critical building systems and structural components have deteriorated, including sheetrock damage, damage to structural framing, and the need to complete mold remediation, which has created unsafe conditions that compromise habitability and public safety. Emergency repairs are necessary to address these deficiencies and ensure the building meets current standards for occupancy, prevent further damage and mitigating potential hazards to staff and the public. These repairs will include mold remediation, replacement of sheetrock and structural framing, as well as replacement of shower walls, and shower fans. The proposed emergency repair and rehabilitation work is limited to an existing structure and does not result in expansion of use. These repairs are essential to restore the facility for safe occupancy in accordance with health and safety regulations.

None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to the project. The proposed project is not expected to have a significant effect on the environment. A categorical exemption, as noted above, has been prepared for the project and the area is not environmentally sensitive.

Date: June 24, 2025

Submitted by: Philip Skei

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Planning & Development
Department
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