

**CITY OF FRESNO
CATEGORICAL EXEMPTION
FOR ENVIRONMENTAL ASSESSMENT NO. P19-04023**

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): Joey Daggett

PROJECT LOCATION: 312 South Willow Avenue (APN: 463-023-13)

PROJECT DESCRIPTION: Environmental Assessment No. P19-04023 was filed by Joey Daggett of Gateway Engineering on behalf of Cencal Builders and pertains to 2.87 acres of property located on the west side of S Willow Avenue in between E Fillmore and E Laurel Avenues. The project proposes to subdivide the property into 18 lots for single family residential houses consistent with the RS-5 zone district.

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

Section 15332/Class 32 consists of projects characterized as in-fill development meeting the following conditions described as follows:

- 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;

The General Plan Land Use Designation for the subject property is Residential Medium Density with a consistent zone classification of RS-5 (Medium Density 5.0-12.5 dwelling units per acre). The proposed 18 single family houses on approximately 2.87 acres (6 dwelling units per acre) is consistent with the applicable General Plan land use and zoning designation.

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

The subject property is approximately 2.87 acres in area and is completely within city limits. The parcel of which the project is proposed was incorporated into the City of Fresno on April 25, 1979 and is substantially surrounded by urban uses, primarily residential uses.

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

The subject property is a vacant lot in a fully surrounded by urban and developed uses in southeast Fresno that 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;

The project is being developed on land that is surrounded by similar uses and other urbanized developments and therefore there will not be any significant effects to traffic, noise, and air or water quality.

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

The project is currently surrounded by existing residential uses that are being served by existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities and can be adequately served by all other 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. 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 and the area is not environmentally sensitive.

Date: December 12, 2019

Prepared by:

**Kelsey George, Planner
Planning and Development Department
559-621-8060**