

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT FOR
DEVELOPMENT PERMIT APPLICATION NO. P20-01149**

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: Ian Robertson
iT Architecture
1465 E Van Ness Ave
Fresno, CA 93728

PROJECT LOCATION: 2049 Broadway Avenue (APN: 45929603)

PROJECT DESCRIPTION: Development Permit Application No. P20-01149 was filed by Ian Robertson of iT Architecture, on behalf of Andrew Young and pertains to 0.17 acres of property. The project proposes an adaptive mixed-use reuse of an existing building to include commercial on the ground floor and residential above, 4 stories total.

This project is exempt under Section 15331/Class 31 of the California Environmental Quality Act (CEQA) Guidelines as follows:

Under Section 15331/Class 31, the proposed project is exempt from CEQA requirements when the project consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

The subject property is designated in the Local Register of Historic Resources. The project is proposing to make possible compatible uses through rehabilitation of the existing building while preserving features that convey its historical values. The rehabilitation of the existing building will be in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and in particular with Standards 1, 9, and 10.

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

Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

(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 rehabilitation of the existing building is consistent with the General Plan and

Downtown Community Plan.

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

The proposed development is within city limits on .25 acre property, and surrounded by urban uses.

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

The project site has no value as habitat for rare or endangered species because the project site is previously developed and occupied by an existing building surrounded by urban uses.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The proposed redevelopment of the existing building is not to occur at a density or an intensity that would result in any significant effects relating to traffic, noise, air quality, or water quality.

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

The site can adequately be served by all required utilities and public services because the surrounding neighborhood has already been substantially developed and the site will be served by sewer, water and solid waste and 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 effect on the environment. A categorical exemption, as noted above, has been prepared for the project and the area is not environmentally sensitive.

Date: July 20, 2020
Prepared By: Thomas Veatch, Planner

Submitted by: *Ralph Kachadourian*

Ralph Kachadourian
Supervising Planner
City of Fresno
Planning & Development Department