

Exhibit M

Environmental Assessment

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT FOR
DEVELOPMENT PERMIT APPLICATION NO. P20-01643**

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: Tommy Phelen
Maple Luxury Living LLC
1004 Reno Ave
Modesto, Ca 95351

PROJECT LOCATION: 2056 S MAPLE AVE (APN: 47130228)

PROJECT DESCRIPTION: Conditional Use Permit Application No. P20-01643 proposes to develop (12) residential duplex buildings consisting of 23 residential units with a manager's office on a vacant 1.92 acre parcel located at 2056 S. Maple.

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 construction of residential duplex units is consistent with the General Plan and Roosevelt Community Plan and is conditioned to comply with all applicable provisions of the RS-5 (Residential Single Family – Medium Density) zoning designation. Duplex units are permitted in RS-5 districts subject to Conditional Use Permit approval.

(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 1.92 acre property, and surrounded by urban uses. The adjacent properties are also zoned RS-5 and consist of residential uses. There is rural residential to the North, apartment units to the South and West, and single family homes to the east of the subject property.

(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 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 apartment complex is not to occur at a density or an intensity that would result in 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: December 2, 2020
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Department