

Exhibit L

**CITY OF FRESNO
STATUTORY EXEMPTION
ENVIRONMENTAL ASSESSMENT FOR
REZONE APPLICATION NO. P26-00729**

THE PROJECT DESCRIBED HEREIN IS DETERMINED TO BE STATUTORILY
EXEMPT FROM THE PREPARATION OF ENVIRONMENTAL DOCUMENTS
PURSUANT TO SENATE BILL (SB) 131.

APPLICANT: City of Fresno
Planning & Development Department
2600 Fresno Street
Fresno, CA 93721

PROJECT LOCATION: 251 East Barstow Avenue; Located on the south side of East Barstow Avenue between North Fresno Street and State Route 41 in the City of Fresno, California

APN: 418-060-52
(Council District 4)

PROJECT DESCRIPTION: **Rezone Application No. P26-00729** was filed by the City of Fresno Planning & Development Department and pertains to approximately 3.30 acres of property. The project proposes to remove conditions of zoning which prohibit the development of residential units on the subject property.

This project is exempt from the California Environmental Quality Act (CEQA), pursuant to Senate Bill (SB) 131 (California Public Resources Code Section 21080.085).

SB 131 (PRC Section 21080.085) statutorily exempts projects from the CEQA which meet the following condition:

- (a) The rezoning implements the schedule of actions contained in an approved housing element pursuant to subdivision (c) of Section 65583 of the Government Code.**

Project Complies: Rezone Application No. P26-00729 proposes to remove existing conditions of zoning on the subject property which prohibit the development of new residential units. The conditions of zoning adopted by Ordinance No. 2004-94 limited the development of the original 8.75-acre project area to up to 152 residential student housing units. Parcel Map No. 2004-12 divided the 8.75 acre area into two separate parcels, but the conditions of zoning were applied to both newly created parcels. The eastern 5.45-acre portion was subsequently developed with the full allotted amount of 152 units, therefore eliminating the housing unit allotment for the remaining 3.3-acre portion of property. The removal of the conditions of zoning will allow for the subject property to

develop with residential uses consistent with the base zone district of RM-1 (*Medium High Density Residential, Multi-Unit*). The 2023-2031 Regional Housing Needs Allocation (RHNA) for the City of Fresno identified the subject property, Site ID 130, as having a capacity for 45 moderate-income units, which is consistent with the density of the RM-1 zone district. The removal of the conditions of zoning would serve to implement the objective of Program 1 of Goal 1 of the City of Fresno's portion of the Multi-Jurisdictional Housing Element to "maintain adequate sites to meet the lower- and moderate-income RHNA throughout the entire planning period" by making sure this site can be developed into the 45 moderate-income units designated for the site and included in the calculation of the City's RHNA.

(b) The exemption provided for under subdivision (a) does not apply to either of the following:

A. A rezoning that would allow for the construction of a distribution center or for oil and gas infrastructure.

Project Complies: The RM-1 zone district does not allow distribution centers or oil and gas infrastructure; only uses permitted in the RM-1 zone district can be developed on the subject property, pursuant to Fresno Municipal Code Section 15-1002. Removing the subject conditions of zoning would not affect the base RM-1 zone district.

B. A rezoning that would allow for construction to occur within the boundaries of any natural and protected lands as defined pursuant to Section 21067.5.

Project Complies: Section 21067.5 identifies natural and protected lands as located within any of the following – the state park system; a wilderness area; a marine protected area; the national park system; a national recreation area; a national monument; the national wild and scenic rivers system; any ecological reserve or wildlife management area managed by the California Department of Fish and Wildlife; a hazardous waste site; within a regulatory floodway; lands under a conservation easement; on, or within a 300-foot radius of, a wetland; an environmentally sensitive area within the coastal zone; lands identified for conservation in an adopted natural community conservation plan or habitat conservation plan or other adopted natural resource protection plan; within a very high fire hazard severity zone, or within the state responsibility area; either prime farmland or farmland of statewide importance, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction. Pursuant to the California Protected Areas Database (CPAD)¹, the Hazardous Waste and Substances Site List², California Natural Community Conservation Plans³, the California Conservation Easement

1 (California Protected Lands Database, 2026)

2 (Department of Toxic Substance Control, 2026)

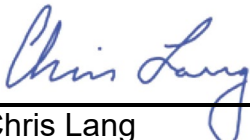
3 (California Department of Fish and Wildlife , 2026)

Database⁴, Fire Hazard Severity Zone map⁵, and the California Important Farmland Finder⁶, the subject property is not located within any natural or protected lands, nor is it located on or near any wetlands or coastal zones.

Date: June 17, 2026

Prepared By: Chris Lang, Supervising Planner

Submitted by:



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Planning & Development
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4 (California Conservation Easement Database (CCED) Viewer, 2026)

5 (CalFire, 2026)

6 (California Department of Conservation, 2026)