

Exhibit J

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT NO. T-6443**

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: Mark Greenwood
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PROJECT LOCATION: Located on the west side of North Hayes Avenue, between West Shaw and West Gettysburg Avenues.
(APN: 512-032-13)

PROJECT DESCRIPTION: Mark Greenwood of Greenwood & Associates, on behalf of Gural Bains of G & B Estates, LLC, has filed Vesting Tentative Tract Map No. 6443, pertaining to approximately 1.32 acres of property located on the west side of North Hayes Avenue, between West Shaw and West Gettysburg Avenues. Vesting Tentative Tract Map No. 6443 is a request to subdivide a portion of the subject property into an 11-lot conventional single-unit residential development.

This project is exempt under Section 15332/Class 32 of the California Environmental Quality Act (CEQA) Guidelines. None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to the project.

Under Section 15332/Class 32, the proposed project is exempt from CEQA requirements when the project is characterized as in-fill development meeting the following conditions:

(a) The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, any applicable operative plan, adopted policies or guidelines, and the Municipal Code.

The subject property is located within the Fresno General Plan and the West Area Neighborhoods Specific Plan of which both plans designate the subject property for Medium Density Residential (5 – 12 dwelling units per acre (du/ac)) planned land uses. Vesting Tentative Tract Map No. 6443 proposes an 11-lot conventional single-unit residential subdivision on approximately 1.32 acres of property at a density of 8.33 du/ac.

The project is consistent with the following Fresno General Plan goals and objectives related to land use and the urban form:

Goals

- **Goal 7:** *Provide for a diversity of districts, neighborhoods, housing types (including affordable housing), residential densities, job opportunities, recreation, open space, and educational venues that appeal to a broad range of people throughout the city.*

- **Objective UF-1** emphasizes the opportunity for a diversity of districts, neighborhoods, and housing types.
- **Policy UF-1-a** supports development projects that provide Fresno with a diversity of urban and suburban neighborhood opportunities.
- **Policy UF-1-d** further emphasizes provisions for a diversity and variation of building types, densities, and scale of development in order to reinforce the identity of individual neighborhoods, foster a variety of market-based options for living and working to suit a large range of income levels, and further affordable housing opportunities throughout the city.
- **Objective LU-5** of the General Plan calls for a diverse housing stock that will support balanced urban growth and make efficient use of resources and public facilities.
- **Policy LU-5-c** promotes medium density residential uses to maximize efficient use of residential property through a wide range of densities.

Approximately 0.75 miles away northeast of the subject property is an established commercial use corridor along West Shaw Avenue providing employment and shopping opportunities for all new residents of the neighborhood. Also, there are two (2) bus stops for FAX Routes 12 and 45 within approximately 0.25 miles of the project site. The project includes an approximately 0.32-acre open space area centrally located within the subdivision and connecting to the Class I pedestrian and bicycle trail.

Therefore, it is staff's opinion that the proposed project, as designed, is consistent with respective General and West Area Community Plan objectives and policies and will not conflict with any applicable land use plan, policy or regulation of the City of Fresno.

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

The project is located within the city limits on a parcel of approximately 4.88 acres, of which only approximately 1.32 acres is intended to be developed. The subject property is surrounded by developed rural residential properties adjacent to the north and south, single-unit residential neighborhood to the west and east, and an improved public right-of-way (North Hayes Avenue) to the east.

Therefore, the subject property occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

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

The project site is currently developed as a rural residence, with rural residences immediately north and south of the subject property and single-unit residential properties to the east and further west beyond the adjacent collector street (North Hayes Avenue), which are generally prohibited corridors for species migration, and the site habitat has no trees that would attract birds or other species. As previously stated in Finding b, the site is substantially surrounded by residential development. Therefore, the site 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 proposes a relatively small number of lots (11) and would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic

The City of Fresno VMT Thresholds Section 3.0 regarding Project Screening discusses a variety of projects that may be screened out of a VMT analysis including specific development and transportation projects. For development projects, conditions may exist that would presume that a development project has a less than significant impact. These may be size, location, proximity to transit, or trip-making potential. For transportation projects, the primary attribute to consider is the potential to increase vehicle travel, sometimes referred to as “induced travel.”

The proposed project is eligible to screen out because the proposed project provides less than 500 ADT cited within the City of Fresno VMT Thresholds Section 3.0 per the ITE Trip Generation – 11th Edition. The average daily trips for the proposed project is approximately 104 based on 9.43 trips per unit for “Single Family, Detached,” as indicated by the ITE Trip Generation Manual – 11th Edition.

Noise

The project is a residential use adjacent to other residential uses and would not cause a significant amount of noise compared to the other adjacent uses and would be conditioned to comply with any applicable noise standards of the Citywide Development Code. The proposed project, when completed, will add 11 single-unit dwellings that will connect to a fully-developed single-unit residential neighborhood of approximately 44 acres to the west. Other adjacent square-mile blocks to the east and south are primarily developed with single-unit residential neighborhoods.

Future development of the proposed lots are required to comply with the Noise Ordinance and FMC Section 10-109.a, which allows for construction, repair or remodeling work accomplished pursuant to a building, electrical, plumbing, mechanical, or other construction permit issued by the city or other governmental agency, or to site preparation and grading, provided such work takes place between the hours of 7:00 a.m. and 10:00 p.m. on any day except Sunday.

Air Quality

The project was reviewed by the San Joaquin Valley Air Pollution Control District (SJVAPCD), which had no comments. Nonetheless, the project is conditioned to comply with any applicable regulations and conditions from the San Joaquin Valley Air Pollution Control District.

Water Quality

According to the Fresno Metropolitan Flood Control District (FMFCD), the subject site is not located within a flood prone or hazard area. The construction of facilities required will provide permanent drainage service. Drainage from the site shall be directed to Santa Ana Avenue.

The developer is required to comply with all requirements of the City of Fresno Public Utilities Department’s memorandum dated October 23, 2025, including installation of an 8-inch water main along the proposed West Santa Ana Avenue. This will reduce the project’s water impact to less than significant. Prior to Final Map approval, the applicant will be required to pay drainage fees pursuant to the Drainage Fee Ordinance.

Therefore, compliance with the conditions of approval will ensure that the proposed project will not result in any significant effects relating to traffic, noise, air quality, and water quality.

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

The project has been routed to various utilities and public service providers which have provided project conditions for development of the project. Per the City of Fresno Department of Public Utilities (Water, Sewer, Solid Waste) memorandum dated October 23, 2025, it was determined that water service will be available to the proposed project. Additionally, new water main extensions throughout the project site will ensure that adequate utilities will be available.


As such, the site can be adequately served by all required utilities and public services.

None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to the project. No potential cumulative or significant effects will result from the project. The proposed project will not result in damage to scenic resources. The project is not located on land identified as a hazardous waste site on any list compiled pursuant to Section 65962.5 of the Government Code. There are no historic resources on the subject property for which the project may cause a substantial adverse change in significance.

Therefore, the proposed project is not determined to have a significant effect on the environment. As such, a categorical exemption, as noted above, has been prepared for the project.

Date: January 7, 2026

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