

Exhibit J

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT NO. T-6346**

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): Giannetta Engineering

PROJECT LOCATION: 6050 East Princeton Ave S/A (APN: 574-120-28)

PROJECT DESCRIPTION: Environmental Assessment No. T-6346 was filed by Giannetta Engineering, on behalf of Granville Homes, Inc., and pertains to Vesting Tentative Tract Map Application No. 6346, which proposes to subdivide approximately 4.97 acres of property located on the northeast corner of North Fowler and East Princeton Avenues into a one-lot subdivision for condominium purposes.

This project is exempt under Section 15315/Class 15 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines as follows:

Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance of with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

This project proposes a single-lot subdivision for condominium purposes. The project, as submitted, complies with all provisions of the Fresno General Plan and Fresno Municipal Code without requiring any variances or exceptions. The subject property is located in the RM-2/UGM/cz (*Multi-Family Residential, Urban Neighborhood/Urban Growth Management/conditions of zoning*) zone district. The proposed subdivision was routed to the Public Works, Public Utilities, and the Fire Departments, and it was determined that all services and access to the proposed parcels are consistent with local standards. All improvements are existing and no new development is proposed. The subject property was not involved in a division of a larger parcel within the previous 2 years, nor does it have an average slope greater than 20 percent. There is no substantial evidence in the record that any of the exceptions to these Categorical Exemptions, set forth in CEQA Guidelines Section 15300.2, apply to this project.

Date: August 16, 2023

Submitted by: *Michael Tran*

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