

**CITY OF FRESNO  
CATEGORICAL EXEMPTION  
ENVIRONMENTAL ASSESSMENT NO. TPM 2021-15**

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  
Greenwood & Associates  
PO Box 6407  
Fresno, CA 93703

**PROJECT LOCATION:** Located on the northeast corner of East Garrett and South East Avenues (APN 479-071-36).

**PROJECT DESCRIPTION:** Tentative Parcel Map No. 2021-15 proposes a 4-lot subdivision of an approximately 4.28-acre property in the IH (*Employment – Heavy Industrial*) zone district, including an approximately 9,650 square-foot vacation of right-of-way abutting the property along North Golden State Boulevard. The proposed subdivision is consistent with the Employment – Heavy Industrial planned land use designation of the Fresno General Plan.

**This project is exempt under Section 15315 (Class 15/Minor Land Divisions) 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 this project.**

**EXPLANATION:** Section 15315 (Class 15/Minor Land Divisions) of the CEQA Guidelines exempts from the provisions of CEQA, projects consisting 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 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.

The subject application meets all of the requirements of a Section 15315/Class 15 Categorical Exemption.

Date: November 21, 2024

Prepared By: Rob Holt, Supervising Planner

Submitted by: 

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