

Exhibit J

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT NO. TPM-2023-13**

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: Todd Sheller
Lyles Diversified
525 W Alluvial Ave
Fresno, CA 93711

PROJECT LOCATION: Located on the northeast corner of North West and West Olive
Avenues (APN 450-280-35).

PROJECT DESCRIPTION: Tentative Parcel Map No. 2023-13 proposes a 2-lot subdivision of
an approximately 2.77-acre property in the NMX (*Neighborhood
Mixed-Use*) zone district. The proposed subdivision is consistent
with the Neighborhood Mixed Use planned land use designation of
the Fresno General Plan and Downtown Neighborhoods
Community 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 the Section 15315/Class 15 Categorical
Exemption, as described above.

Date: February 6, 2024

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Submitted by: 

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