

Exhibit J

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT NO. T-6172**

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): Bret Giannetta

PROJECT LOCATION: 6640 North Riverside Drive S/A (APN's: 504-092-20, -21)

PROJECT DESCRIPTION: Environmental Assessment No. T-6172 was filed by Bret Giannetta of Giannetta Engineering, on behalf of Paseo Point Investments, LLC, and pertains to Vesting Tentative Tract Map Application No. 6172/UGM, which proposes to subdivide ±14.01 acres of property located east of North Riverside Drive and south of West Herndon Avenue 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 (*Multi-Family Residential, Urban Neighborhood/Urban Growth Management*) 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.

No adverse environmental impacts will occur as a result of the proposed project.

Date: November 6, 2020

Submitted by: 

Rob Holt, Planner III
Planning and Development Department
559-621-8056
Robert.Holt@fresno.gov