

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT NO. T-6211**

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: Kevin Garcia
Old California, Inc.
1959 North Gateway Boulevard
Fresno, CA 93720

PROJECT LOCATION: 7865 North Millbrook Avenue; Located on the west side of North Millbrook Avenue, between East Nees and East Goshen Avenues. (APN: 303-660-69)

PROJECT DESCRIPTION:

Tentative Tract Map No. 6211/UGM proposes the subdivision of 1.62 net acres of property for purposes of creating an 8-lot conventional single family residential development.

This project is exempt under Section 15332/Class 32 of the California Environmental Quality Act (CEQA) Guidelines.

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: (1) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (2) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (3) the project has no value as habitat for endangered, rare or threatened species; (4) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (5) the site can be adequately served by all required utilities and public services.

The proposed project complies with all conditions in the Class 32 exemption and the performance standards. The proposed use is allowed in the RS-4/UGM (*Single-Family Residential, Medium-Low Density/Urban Growth Management*) zone district, is within the City limits, and is consistent with the Fresno General Plan. The proposed project is within a ½ mile of a high-quality transit corridor with service intervals of 15 minutes or less. The site has no value as habitat for endangered, rare, or threatened species. The project will help maintain an acceptable level of service for the surrounding multi-modal infrastructure. The project will slightly increase the amount of traffic during peak hours but will contribute access to transit, bicycle lanes, and landscaped sidewalks. Public services and facilities are existing and available to allow for maximum development permissible by the General Plan; these services include existing infrastructure providing adequate sewer, water capacity to serve the project's

domestic and fire service needs as well as storm drainage facilities adequate in size to accommodate potential stormwater runoff. The project is surrounded by existing highways and streets, sidewalks, gutters, bicycle and pedestrian infrastructure, and similar facilities. The subject property has been bypassed and surrounded by urban development on all sides. The proposed project falls within the definition of infill development per Section 15332/Class 32.

None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to this project. Furthermore, the proposed project is not expected to have a significant effect on the environment. Accordingly, a categorical exemption, as noted above, has been prepared for the project and the area is not environmentally sensitive.

Date: July 18, 2018

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