

**CITY OF FRESNO  
CATEGORICAL EXEMPTION  
FOR ENVIRONMENTAL ASSESSMENT NO. P19-03611**

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):** Dale G. Mell

**PROJECT LOCATION:** 6375 N Blythe Ave (APN: 507-320-01)

**PROJECT DESCRIPTION:** Environmental Assessment No. P19-03611 was filed by Dale G. Mell & Associates on behalf of the property owners Harmeet and Rachna Riyar and pertains to 2.93 acres of property located on the southwest corner of W. Sierra Avenue and N. Blythe Avenue. The proposed project is a tentative tract map application and related planned development application. The project proposes to subdivide the subject property into 38 townhouse units.

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

Section 15332/Class 32 consists of projects characterized as in-fill development meeting the following conditions described as follows:

- a. 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;

*The General Plan Land Use Designation for the subject property is zoned Multi-Family Residential with a consistent zone classification of RM-1/UGM (Residential-Medium High Density/Urban Growth Management).*

- b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;

*The subject property is approximately 2.93 acres in area and is completely within city limits. The parcel of which the project is proposed was incorporated into the City of Fresno on December 29, 1981 and is substantially surrounded by urban uses, primarily residential uses.*

- c. The project site has no value as habitat for endangered, rare or threatened species;

*The subject property is a vacant lot in a fully surrounded by urban and developed uses in northwest Fresno that has no value as habitat for endangered, rare or threatened species.*

- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality;

*The project is being developed on land that is surrounded by similar uses and other urbanized*

*developments and therefore there will not be any significant effects to traffic, noise, and air or water quality.*

- e. The site can be adequately served by all required utilities and public services.

*The project is currently surrounded by existing commercial and residential uses that are being served by existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities and can be adequately served by all other required utilities and public services.*

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: November 18, 2019**

**Prepared by:**

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**Kelsey George, Planner  
Planning and Development Department  
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