

Exhibit J

**CITY OF FRESNO  
CATEGORICAL EXEMPTION  
ENVIRONMENTAL ASSESSMENT NO. T-6333**

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:** 971 East Alhambra Avenue S/A (APN: 452-041-05)

**PROJECT DESCRIPTION:** Environmental Assessment No. T-6333 was filed by Bret Giannetta of Giannetta Engineering and pertains to Vesting Tentative Tract Map Application No. 6333, which proposes to subdivide ±0.74 acres of property located on the northwest corner of East Alhambra and North Van Ness Avenues 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. The following analysis applies to the proposed project:

**The proposed division of property is in an urbanized area zoned for commercial use into four or fewer parcels and in conformance with the Fresno General Plan and zoning, and no variances or exceptions are required.**

This project is in an urbanized area zoned for commercial use and 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 CMS (*Commercial Main Street*) zone district.

**All services and access to the proposed parcels to local standards are available.**

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 parcel are consistent with local standards. All improvements are available for the construction of the proposed condominiums.

**The parcel was not involved in a division of a larger parcel within the previous 2 years, and does not have an average slope greater than 20 percent.**

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 are expected to occur as a result of the proposed project.

**Date: February 19, 2021**

**Submitted by:** 

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