

Exhibit J

**CITY OF FRESNO  
CATEGORICAL EXEMPTION  
ENVIRONMENTAL ASSESSMENT NO. T-6397**

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:** Dale G. Mell & Associates  
2090 North Winery Avenue  
Fresno, CA 93703

**PROJECT LOCATION:** Located on the east side of North Cornelia Avenue, between West McKinley and West Hedges Avenues (APN: 312-763-10)

**PROJECT DESCRIPTION:** Dale G. Mell & Associates, on behalf of Manreet Ladhar Singh, has filed Vesting Tentative Tract Map No. 6397 pertaining to approximately 4.72 acres of property located on the east side of North Cornelia Avenue, between West McKinley and West Hedges Avenues. Vesting Tentative Map No. 6397 is a request to subdivide the subject property into a 26-lot single-family residential subdivision. Minor Deviation Permit Application No. P25-00221 proposes a reduction to the minimum lot size and minimum lot width of the RS-4 (*Single-Family Residential, Medium Low Density*) zone district development standards.

**This project is exempt under Section 15332/Class 32 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 the project.**

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:

**(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 subject property is planned for Medium Low Density Residential (3.5 to 6 dwelling units per acre) planned land uses. Vesting Tentative Tract Map No. 6397 proposes a 26-lot single-family residential subdivision on approximately 4.72 acres at a density of 5.5 dwelling units per acre. Thus, the subject project is consistent with the designated planned land use.*

*The project is consistent with the following Fresno General Plan goals and objectives related to land use and the urban form:*

*Goal 7: Provide for a diversity of districts, neighborhoods, housing types (including affordable housing), residential densities, job opportunities, recreation, open space, and educational venues that appeal to a broad range of people throughout the city.*

*Objective UF-1 emphasizes the opportunity for a diversity of districts, neighborhoods, and housing types.*

*Policy UF-1-a supports development projects that provide Fresno with a diversity of urban and suburban neighborhood opportunities.*

*Policy UF-1-d further emphasizes provisions for a diversity and variation of building types, densities, and scale of development in order to reinforce the identity of individual neighborhoods, foster a variety of market-based options for living and working to suit a large range of income levels, and further affordable housing opportunities throughout the city.*

*Objective LU-5 of the General Plan calls for a diverse housing stock that will support balanced urban growth and make efficient use of resources and public facilities.*

*Policy LU-5-b promotes medium low density residential uses to preserve existing uses of that nature or provide a transition between low and medium density residential areas.*

*Policy LU-5-h supports housing that offers residents a range of amenities, including public and private open space, landscaping, and recreation facilities with direct access to commercial services, public transit, and community gathering spaces.*

*Therefore, it is staff's opinion that the proposed project is consistent with respective general and community plan objectives and policies and will not conflict with any applicable land use plan, policy or regulation of the City of Fresno.*

*The proposed residential use is allowed in the RS-4 (Single-Family Residential, Medium-Low Density) zone district.*

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

*The State of California Governor's Office of Planning and Research states that infill development refers to "building within unused and underutilized lands within existing development patterns, typically but not exclusively in urban areas." The project is located within the city limits on a parcel of approximately 4.72 acres. Pursuant to CEQA Section 21159.25, "Substantially surrounded" means at least 75 percent of the perimeter of the project site adjoins or is separated only by an improved public right-of-way from parcels that are developed with qualified urban uses. The subject property is surrounded by developed rural residential properties adjacent to the north and south, single-family residential neighborhood to the east, and an improved public right-of-way (North Cornelia Avenue) to the west.*

**(c) The project has no value as habitat for endangered, rare or threatened species.**

*The subject property is substantially surrounded by single-family residential development. The subject property is currently developed as a rural residence, which will be demolished. Additionally, North Cornelia Avenue is designated as a collector street which, pursuant to the Fresno General Plan, is considered a major street. Generally, major streets provide higher traffic speeds that inhibit habitat for endangered, rare, or threatened species. Due to the noted circumstances of the subject property, it is staff's finding that the subject site 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 proposes a relatively small number of lots (26) and would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic

*The City of Fresno VMT Thresholds Section 3.0 (Project Screening) discusses a variety of projects that may be screened out of a VMT analysis including specific development and transportation projects. For development projects (such as the proposed project), conditions may exist that would presume that a development project has a less than significant impact. These may be size, location, proximity to transit, or trip-making potential. One of the screening measures is if a project has less than 500 Average Daily Trips (ADT), which is calculated by the ITE Trip Generation – 11<sup>th</sup> Edition. The project proposes 26 single-family residences. Per the ITE Trip Generation – 11<sup>th</sup> Edition, 26 single-family residences equates to a total of 245 ADT, which is below the minimum 500 ADT screening threshold.*

*The proposed project is eligible to screen out because the proposed project provides less than 500 ADT cited within the City of Fresno VMT Thresholds Section 3.0 per the ITE Trip Generation – 11<sup>th</sup> Edition.*

Noise

*The project is a residential use adjacent to other residential uses and open space and would not cause a significant amount of noise compared to the other adjacent uses and would be conditioned to comply with any applicable noise standards of the Citywide Development Code.*

Air Quality

*The project is conditioned to comply with any applicable regulations and conditions from the San Joaquin Valley Air Pollution Control District memorandum dated October 25,*

2024, and the project is subject to review by the agency in regard to air quality during construction and operation.

Water Quality

The project is further conditioned to apply with any applicable conditions from the Public Utilities Department memorandum dated October 28, 2024 to ensure the project won't have an effect on water quality.

**(e) The site can be adequately served by all required utilities and public services.**

The project has been routed to various utilities and public service providers which have provided project conditions for development of the project. Per the Department of Public Utilities (Water, Sewer, Solid Waste) memorandum dated October 28, 2024, it was determined that water and sewer service will be available to the proposed project.


As such, the site can be adequately served by all required utilities and public services.

None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to the project. No potential cumulative or significant effects will result from the project. The proposed project will not result in damage to scenic resources. The project is not located on land identified as a hazardous waste site on any list compiled pursuant to Section 65962.5 of the Government Code. There are no historic resources on the subject property for which the project may cause a substantial adverse change in significance.

Therefore, the proposed project is not determined to have a significant effect on the environment. A categorical exemption, as noted above, has been prepared for the project and the area is not environmentally sensitive.

Date: February 5, 2025

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Submitted by:   

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