

ATTACHMENT 1 – EXHIBIT B
ENVIRONMENTAL DETERMINATION

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City Staff recommends that the Planning Commission determine that the recommended action is exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with Section 15332 (Categorical Exemptions; Class 32) of the CEQA Guidelines, which exempts in-fill development projects consistent with the applicable general plan designation and on a project site of no more than five acres substantially surrounded by urban uses.

As part of the project review, several technical studies were completed including a Transportation Impact Analysis and Arborist Report. Based upon the applicant's project plans, description and conditions of approval each of the completed technical studies concluded project would not result in any significant environmental impacts. This is largely achieved by implementing project improvements in compliance with the City's General Plan, Zoning provisions and development standards.

The exceptions to categorical exemptions identified in Section 15300.2 of the CEQA Guidelines are inapplicable because the land is in an urbanized area with no environmentally sensitive habitats or species of concern on the property, there has been no successive effort to intensify land uses in the area, and no unusual circumstances exist that would pose a reasonable possibility of having a significant effect on the environment, and the project does not negatively affect historic resources. Based on this analysis, no significant environmental effects would result from this project, and therefore, the project qualifies for an infill exemption as per Section 15332 Class 32, under the California Environmental Quality Act (CEQA).