

NOTICE OF EXEMPTION

FROM: City of Fresno
Department of CAPITAL PROJECTS
747 R St., 2nd Floor
Fresno, California 93721-4016

TO: Fresno County Clerk
2220 Tulare Street
Fresno, California 93721

Office of Planning & Research
P.O. Box 3044, Room 113
Sacramento, California 95812-3044

Project Title: Disposition of City-owned Parcels (APN 510-326-32T & 510-326-33T), BD00004

Project Applicant: City of Fresno

Project Location – Specific: 4170 & 4176 N. Brix Avenue, (APNs: 510-326-32T & 510-326-33T)

Project Location – City: Fresno **Project Location – County:** Fresno

Description of Nature, Purpose and Beneficiaries of Project: The City of Fresno is proposing to dispose of two City-owned parcels declared surplus land by the City Council on May 23, 2024, totaling 0.18-acres (7,840 square feet), identified as Assessor’s Parcel Numbers (“APNs”) 510-326-32T and 510-326-33T, located at the corner of North Brix and West Swift Avenues, west of North Cornelia Avenue in Fresno.

Name of Public Agency Approving Project: City of Fresno

Name of Person or Agency Carrying Out Project: City of Fresno

Exempt Status: (check one)

- Ministerial: PRC § 21080(b)(1); CEQA Guidelines §15268
- Declared Emergency: PRC § 21080(b)(3); CEQA Guidelines §15269(a)
- Emergency Project: PRC § 21080(b)(4); CEQA Guidelines §15269(b) and (c)
- Categorical Exemption: CEQA Guidelines §15332/Class 32
- Statutory Exemption: PRC § _____

Reasons why project is exempt: Under CEQA Guidelines Section 15332 In-fill Development Projects Exemption, A project is exempt for CEQA if it meets all of 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, (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, (c) The project 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, (e) The site can be adequately served by all required utilities and public services.

Staff has performed a preliminary environmental assessment of the project and determined the proposed disposition of City-owned surplus property falls under the In-fill Development Exemption because: (a) the sale of the surplus land is contingent upon the buyer’s redevelopment of the existing structure into multi-unit affordable housing, which is consistent with the City of Fresno’s General Plan, Medium Density Residential planned use, and RS-5 zoning, which allows multi-unit residential

BD00004
CEQA Notice of Exemption
March 18, 2026

development, (b) The proposed redevelopment will be within the City limits and is approximately one fifth of an acre, (c) The proposed redevelopment is within a fully developed urban neighborhood, and has no value as habitat for endangered, rare or threatened species, (see attached EA) (d) The proposed redevelopment will have no significant effects relating to traffic, noise, air quality, or water quality, (e) The proposed redevelopment site has all required utilities and public services available.

The proposed disposition and subsequent redevelopment of the subject property is consistent with the City's planned use for the neighborhood and will provide needed affordable housing with no possibility for significant effect on the environment.

Lead Agency Contact Person: Jason Miller **Telephone No.** (559) 621-8880

Signature: Jason Miller **Date:** 3/23/26

Printed Name and Title:
Jason Miller, Licensed Professional Engineer
Department of Capital Projects, Design Services Division

Signed by Lead Agency **Signed by applicant**

Attachments: In-fill Development Exemption Determination (Environmental Assessment No. BD00004)