

CITY OF FRESNO
IN-FILL DEVELOPMENT EXEMPTION
ENVIRONMENTAL ASSESSMENT NO. BD00004

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: City of Fresno
Capital Projects Department
747 R Street, 2nd Floor
Fresno, CA 93721

PROJECT LOCATION: 4170 N. Brix Avenue Fresno, CA 93722 (APN 510-326-32T) &
4176 N. Brix Avenue Fresno, CA 93722 (APN 510-326-33T)

PROJECT DESCRIPTION: 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.

This project is exempt under Section(s) 15332 of the California Environmental Quality Act (CEQA) Guidelines as follows:

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 sale of the property for future multi-unit affordable housing, is consistent with the City of Fresno's General Plan, any applicable operative plan, adopted policies or guidelines, and the Municipal Code.

The subject properties are located within the Fresno General Plan and the West Area Neighborhoods Specific plan of which both plans designate the subject properties for Medium Density Residential (5-12 dwelling units per acre (du/ac)) planned land uses. The subject property is consistent with the Fresno General Plan and objectives related to land use and the urban form as the properties will be used for multi-unit use including affordable housing.

Therefore, it is staff's opinion that the proposed project, as designed, is consistent with respective General and West Area Community Plan objectives and policies and will not conflict with any applicable land use plan, policy or regulation of the City of Fresno.

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

The subject properties are located within City limits and is approximately one fifth of an acre.

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

The proposed redevelopment is within a fully developed urban neighborhood, and 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 proposed redevelopment use will be surrounded by similar multi-unit affordable housing, and will have no significant effects relating to traffic, noise, air quality, or water quality.

Traffic – The proposed redevelopment will have no significant impact to traffic as its proposed multi-family use does not involve retail or similar business that might generate a significant number of daily trips. Construction activities are anticipated to be of a routine nature with no significant impact to traffic patterns, as Construction activities will be off-street and confined to the project site.

Noise – The proposed multi-family redevelopment will have no significant impact to current noise levels as the proposed multi-family use is surrounded by similar multi-unit affordable housing. Construction activities will be of a routine nature, are anticipated to be restricted to business hours, and are not expected to include activities known to generate noise at excessive levels, such as pile driving.

Air Quality – The proposed multi-family redevelopment will have no significant impact to current air quality as the proposed use will not generate additional daily trips nor does it include activities that may significantly impact air quality. Construction activities will be of a routine nature and will comply with local, state and federal air quality requirements.

Water Quality – The proposed multi-family redevelopment will have no significant impact to current water quality as the proposed use does not include activities that may significantly impact water quality. Construction activities will be of a routine nature and will comply with local, state and federal water quality requirements.

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

The proposed redevelopment site has all required utilities and public services available.

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. As such, a categorical exemption, as noted above, has been prepared for the project.

Date: March 10, 2026

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