NOTICE OF EXEMPTION

FROM: City of Fresno Planning and Development Department
2600 Fresno Street
Fresno, California 93721-3604

TO: X Fresno County Clerk
2220 Tulare Street – First Floor Lobby
Fresno, California 93721

___ Office of Planning & Research
P.O. Box 3044, Room 212
Sacramento, California 95812-3044

***Project Title*:** Environmental Assessment No. P25-03694

***Project Location*:** 4567 North Brawley Avenue; Located on the west side of North Brawley Avenue between West Shaw and West Ashcroft Avenues in Fresno, CA. (APN: 510-450-28)

Project Location – city: City of Fresno ***Project Location- county:*** County of Fresno

***Description of Nature, Purpose and Beneficiaries of Project*:** Proposed construction of a ±18,679 square-foot industrial office/warehouse shell building that will utilize ±8,000 square-feet for office space and the remainder for warehouse use and a ±9,987 square-foot personal storage building suitable for eight (8) tenants. The development will also make on- and off-site improvements for paved parking, landscape, a trash enclosure, and off-site improvements such as drive approaches, sidewalks, curb, and gutter. The parcel is zoned IL (Light Industrial).

Name of Public Agency Approving Project: City of Fresno

Name of Person or Agency Carrying Out Project: Don Pickett of Don Pickett and Associates
7395 North Palm Bluffs Avenue Suite #101
Fresno, CA, 93710

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:

This project is exempt under Section 15332/Class 32 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 project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

By current standards, the subject site is identified as "in-fill" within an urban setting. This project is located on a site within the City limits and is consistent with the Fresno General Plan designation, policies, and zoning. The existing IL *(Light Industrial)* zone district is consistent with the Employment – Light Industrial planned land use designations approved for this site by the Fresno General Plan.

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

The subject property is located on a site of approximately ±1.80 acres, which is less than the five-acre maximum, and is substantially surrounded by other urban developments and uses.

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

The project site contains previously disturbed land and surrounding developments consists of developed Industrial buildings. Therefore, the 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.*

Traffic

Senate Bill (SB) 743 requires that relevant CEQA analysis of transportation impacts be conducted using a metric known as vehicle miles traveled (VMT) instead of Level of Service (LOS). VMT measures how much actual auto travel (additional miles driven) a proposed project would create on California roads. If the project adds excessive car travel onto our roads, the project may cause a significant transportation impact.

The State CEQA Guidelines were amended to implement SB 743, by adding Section 15064.3. Among its provisions, Section 15064.3 confirms that, except with respect to transportation projects, a project's effect on automobile delay shall not constitute a significant environmental impact. Therefore, LOS measures of impacts on traffic facilities are no longer a relevant CEQA criteria for transportation impacts.

CEQA Guidelines Section 15064.3(b)(4) states that "[a] lead agency has discretion to evaluate a project's vehicle miles traveled, including whether to express the change in absolute terms, per capita, per household or in any other measure. A lead agency may use models to estimate a project's vehicle miles traveled and may revise those estimates to reflect professional judgment based on substantial evidence. Any assumptions used to estimate vehicle miles traveled and any revision to model outputs should be documented and explained in the environmental document prepared for the project. The standard of adequacy in Section 15151 shall apply to the analysis described in this section."

On June 25, 2020, the City of Fresno adopted CEQA Guidelines for Vehicle Miles Traveled Thresholds, dated June 25, 2020, pursuant to Senate Bill 743 effective on July 1, 2020. The thresholds described therein are referred to herein as the City of Fresno VMT Thresholds. The City of Fresno VMT Thresholds document was prepared and adopted consistent with the requirements of CEQA Guidelines Sections 15064.3 and 15064.7. The December 2018 Technical Advisory on Evaluating Transportation Impacts in CEQA (Technical Advisory) published by the Governor's Office of Planning and Research (OPR), was utilized as a reference and guidance document in the preparation of the Fresno VMT Thresholds.

The City of Fresno VMT Thresholds adopted a screening standard and criteria that can be used to screen out qualified projects that meet the adopted criteria from needing to prepare a detailed VMT analysis.

The City of Fresno VMT Thresholds Section 3.0 regarding 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, 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. For transportation projects, the primary attribute to consider with transportation projects is the potential to increase vehicle travel, sometimes referred to as "induced travel."

Staff conducted research using the Fresno Council of Governments (COG) Vehicle Miles Traveled (VMT) Screening Tool to determine the VMT for the proposed project. The adopted threshold of significance is 13%, which means that projects that generate VMT in excess of 13% than the existing regional VMT per capita or per employee would have a significant environmental impact; projects that meet the 13% threshold are determined to have a less than significant effect on regional VMT.

Based upon the City of Fresno's adopted VMT thresholds and guidelines, screening of projects is permitted if a project qualifies as a low trip generator (less than 500 daily trips generated). The proposed Office/Warehousing project consists of an office/warehouse shell building approximately ±18,679 square feet. The ITE Trip Generation Rates 9th Edition, using ITE Code Warehousing 150 the project will generate approximately 67 Average Daily Trips with 6 during the morning peak hours and 6 during the afternoon peak hours which is less than the established threshold. The proposed project also consists of a personal storage building approximately ±9,987 square feet. The ITE Trip Generation Rates 9th Edition, using ITE Code Mini Warehouse 151 the project will generate approximately 25 Average Daily Trips with 1 during the morning peak hours and 3 during the afternoon peak hours which is less than the established threshold. Combined, the project will generate far below the established threshold. Given the adopted significance threshold criteria of the City of Fresno, staff determined that the proposed project can be screened out from further VMT impact analysis and therefore would not result in any significant traffic impacts based upon the City of Fresno's adopted thresholds and guidelines for VMT analyses.

Noise

The project is an Office/Warehousing shell building and Personal Storage building. Operations will take place within the building. The project site is located in an area surrounded by industrial buildings adjacent to industrial uses; therefore, the project would not result in a significant amount of noise compared to 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 from the San Joaquin Valley Air Pollution Control District, and the project is subject to review by the agency regarding air quality during construction and operation. The project as described will not occur at a scale or scope with potential to contribute substantially or cumulatively to existing or projected air quality violations or impacts.

Water Quality

The project is further conditioned to comply with any applicable conditions from Public Works or Utilities Department to ensure the project will not have an effect on water quality.

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

Given the surrounding properties have been substantially developed and utilities and public services already exist in the area, the site can be adequately served by all required utilities, including sewer, water, and solid waste, as well as public services.

None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to the project. Furthermore, the proposed project is not expected to have a significant or cumulative effect on the environment. The project is not located on a hazardous waste site, a historical resource, or adjacent to a scenic highway. A categorical exemption, as noted above, has been prepared for the project and the area is not environmentally sensitive.

Lead Agency Contact Person: Oscar Salvatierra, Planner II
City of Fresno Planning and Development Department

Full telephone no. (559) 621-8490

If filed/signed by applicant:

Attach certified document of exemption finding ☐ *(check if attached)*
Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

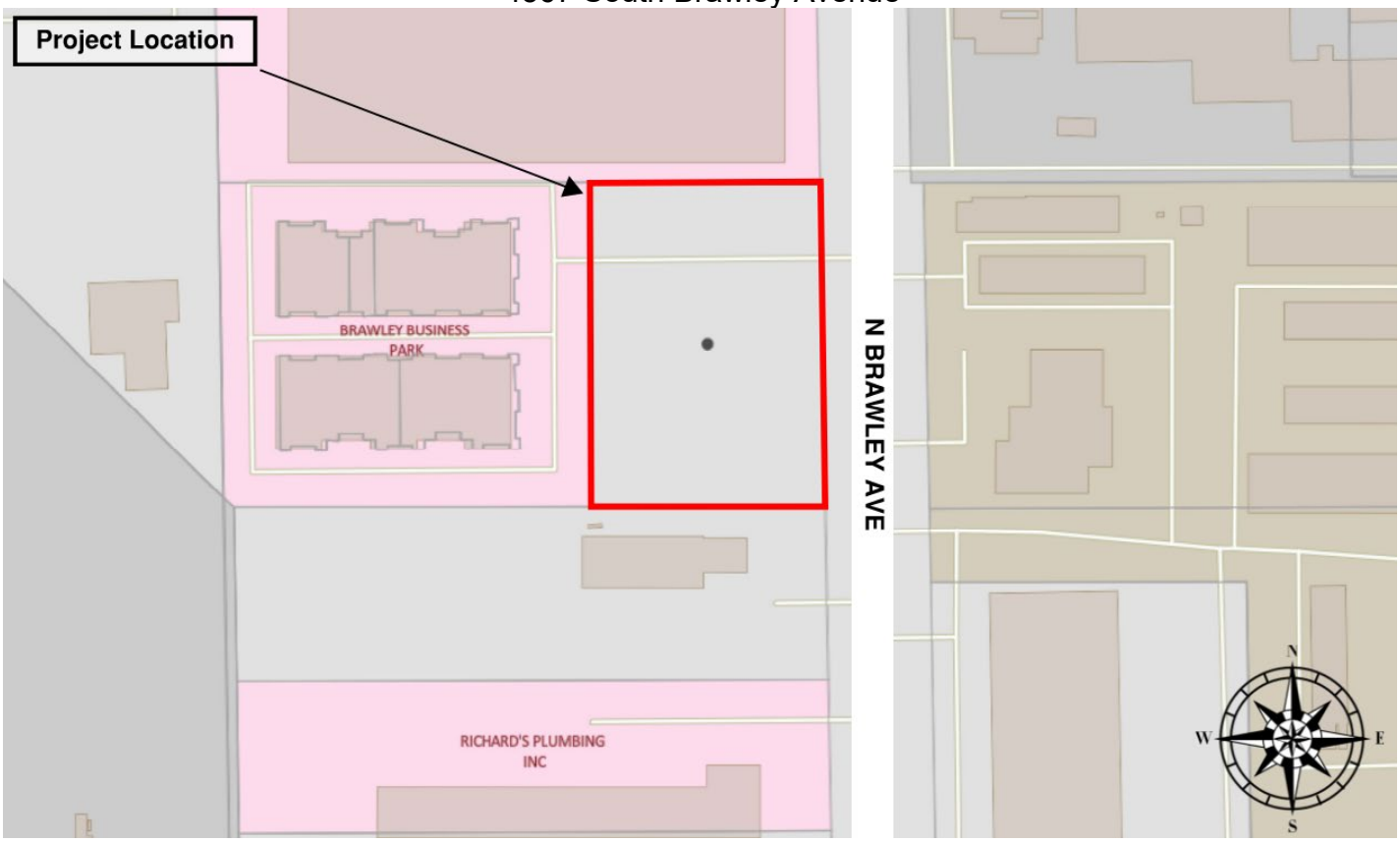
Signature: Erik Young Date: **July 22, 2026**
Printed Name and Title: Erik Young, Supervising Planner
City of Fresno Planning and Development Department

☒ **Signed by Lead Agency** ☐ **Signed by applicant**

Attachments: Vicinity Map & Categorical Exemption

VICINITY MAP/SITE LOCATION

4567 South Brawley Avenue



LEGEND

Subject Property

Planning and Development Department
2600 Fresno Street, Room 3043 · Fresno, CA 93721 · Phone (559) 621-8277