



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER: E202610000119
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY FRESNO UNIFIED SCHOOL DISTRICT	LEAD AGENCY EMAIL	DATE 05/04/2026
COUNTY/STATE AGENCY OF FILING FRESNO COUNTY	DOCUMENT NUMBER E202610000119	
PROJECT TITLE DEL MAR ELEMENTARY SCHOOL EIGHT CLASSROOM BUILDING		

PROJECT APPLICANT NAME FRESNO UNIFIED SCHOOL DISTRICT	PROJECT APPLICANT EMAIL	PHONE NUMBER (559) 457-3074
PROJECT APPLICANT ADDRESS 2309 TULARE STREET	CITY FRESNO	STATE CA
		ZIP CODE 93721

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity


CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,227.50	\$	<u>0.00</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$	<u>0.00</u>
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> County documentary handling fee	\$50.00	\$	<u>50.00</u>
<input checked="" type="checkbox"/> Other CATEGORICAL EXEMPTION		\$	<u>0.00</u>

PAYMENT METHOD:

Cash
 Credit
 Check
 Other 53-0639855

TOTAL RECEIVED \$ 50.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Cierra Loera Deputy Clerk
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County of Fresno
Clerk's Office
James A. Kus

Elections Department
(559) 600-8683

Clerk Services Department
(559) 600-2575

Finalization 2026008590
5/4/2026 03:56 PM
CCR572887 Cloera

Description	Fee
EIR Administrative Fee	
Time Recorded: 3:56 PM	
Recording Fee:	\$50.00
Total Amount Due	\$50.00
Total Paid	
Check Tendered	\$50.00
#53-0639855	
Amount Due	\$0.00

6110000192023

THANK YOU
PLEASE KEEP FOR REFERENCE

E202610000119

Notice of Exemption

Appendix E

To: Office of Planning and Research
 P.O. Box 3044, Room 113
 Sacramento, CA 95812-3044
 County Clerk
 County of: Fresno
 2220 Tulare Street
 Fresno, CA 93721

From: (Public Agency): Fresno Unified School District
 2309 Tulare Street
 Fresno, CA 93721

(Address)

FILED

Project Title: Del Mar Elementary School Eight Classroom Building

MAY 04 2026 TIME 3:55pm

Project Applicant: Fresno Unified School District

FRESNO COUNTY CLERK
BY [Signature] DEPUTY

Project Location - Specific:

4122 N Del Mar Avenue, Fresno, CA 93704

Project Location - City: Fresno Project Location - County: Fresno

Description of Nature, Purpose and Beneficiaries of Project:

The Fresno Unified School District proposes to modernize facilities at the existing Del Mar Elementary School campus through selective demolition and reconstruction. The project would demolish two permanent classroom buildings (constructed in 1947) and two portable classroom buildings totaling approximately 9,220 square feet, and construct a new one-story, eight-classroom permanent building totaling approximately 11,350 square feet in their place. Six interim portable buildings located in the southeast portion of the campus, totaling approximately 6,480 square feet, would also be removed, and the area restored to landscaped turf. All work would occur entirely within the developed school campus and would not increase student capacity or expand the campus footprint.

Name of Public Agency Approving Project: Fresno Unified School District

Name of Person or Agency Carrying Out Project: Fresno Unified School District

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Class 2, Sec. 15302
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project qualifies for a categorical exemption under CEQA Guidelines Section 15302 (Replacement or Reconstruction). It involves replacement of existing permanent and portable classroom buildings with a new permanent classroom building of substantially the same purpose and use, located on the same site, and resulting in negligible expansion of capacity. The project modernizes outdated facilities to improve safety and efficiency without increasing student enrollment or expanding the campus footprint. An architectural history record review concluded that the two 1947 classroom buildings are not historically significant or eligible for listing in the California Register or local registers. A "Letter to File" documenting these findings has been prepared for the administrative record. The project was reviewed under all exceptions in CEQA Guidelines Section 15300.2 and none apply. The site is not located in a sensitive environmental area, is not along a state scenic highway, is not listed on a hazardous waste site list, and would not result in significant cumulative impacts, unusual circumstances, or adverse effects to historical resources.

Lead Agency
Contact Person: William Belanger Area Code/Telephone/Extension: (559) 457-3074

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ■ Yes No

Signature: [Signature] Date: 4/29/26 Title: Chief Executive, Operational Services

■ Signed by Lead Agency ■ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
NOTICE OF EXEMPTION MEMORANDUM**

To: Project File, William Belanger
From: Michael Gennaro, Lead Environmental Specialist,
Date: 02/19/2026
Subject: Notice of Exemption – Del Mar Elementary School Eight Classroom Building
Project Location: 4122 N Del Mar Avenue, Fresno, CA 93704
Lead Agency: Fresno Unified School District
Contact: William Belanger, Chief Executive, Operational Services
William.Belanger@fresnounified.org
(559) 457-3074

Project Description

The Fresno Unified School District (District) proposes to modernize facilities at an existing elementary school campus through selective demolition and reconstruction. The project would demolish two permanent classroom buildings constructed in 1947 and two portable classroom buildings, together totaling eight classrooms and approximately 9,220 square feet. In their place, the District would construct a new one-story, eight-classroom permanent building totaling approximately 11,350 square feet.

In addition, six interim portable buildings located in the southeast portion of the campus, comprising two classrooms, three offices, and one food service building totaling approximately 6,480 square feet, would be removed, and this area would be restored to landscaped turf.

All improvements would occur entirely within the boundaries of the existing developed school campus. The project would not increase student enrollment capacity or expand the overall campus footprint, and no off-site improvements are proposed.

CEQA Determination

Exempt Status: Categorical Exemption – Class 2: Replacement or Reconstruction (Section 15302)

Basis for Exemption

The proposed project qualifies for a categorical exemption under CEQA Guidelines Section 15302, which applies to the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site and have substantially the same purpose and capacity.

The project involves replacing outdated permanent and portable classroom buildings with a new permanent classroom building of the same educational use and negligible expansion of capacity. The project would modernize and improve facilities to provide a safe, energy-efficient, and permanent learning environment consistent with the existing educational function of the campus.

Because two of the buildings proposed for demolition were constructed in 1947, an architectural history records review and site survey were conducted by qualified architectural historian Karana Hattersley-Drayton (M.S.). The review determined that the buildings do not meet criteria for listing in the California

Register of Historical Resources or any local register. A Letter to File documenting this finding has been prepared and included in the administrative record for this project.

The District reviewed the project in accordance with the exceptions to categorical exemptions under CEQA Guidelines Section 15300.2 and determined that none apply:

- The project site is not located in a sensitive environmental area.
- The cumulative impact of similar projects would not be significant.
- The project would not result in significant effects due to unusual circumstances.
- The site is not located along a designated State Scenic Highway.
- The site is not listed on any hazardous materials or waste sites compiled under Government Code Section 65962.5.
- The project would not cause a substantial adverse change in the significance of a historical resource.

Accordingly, the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15302 (Replacement or Reconstruction).

Conclusion

Based on the above, the Fresno Unified School District has determined that the Del Mar Elementary School Eight Classroom Building project is categorically exempt from CEQA under Section 15302 (Replacement or Reconstruction) and that no exceptions apply. A Notice of Exemption will be filed with the Fresno County Clerk pursuant to CEQA Guidelines Section 15062.

Prepared by:

Michael Gennaro
Environmental Specialist
Blair, Church & Flynn Consulting Engineers, Inc.
mgennaro@bcf-engr.com
(559) 326-1400

Reviewed and Approved by:

William Belanger
Fresno Unified School District
Chief Executive, Operational Services
William.Belanger@fresnounified.org
(559) 457-3074



Signature



Date



February 9, 2026

To: Michael Gennaro, Environmental Specialist
Blair, Church and Flynn

From: Karana Hattersley-Drayton, M.A.
Architecture Historian
(Johnston and Associates)
4110 N. Maroa Avenue
Fresno, CA 93704

Re: Letter to File, Historic Review for Proposed Del Mar Eight Classroom Building and CEQA Findings

The Fresno Unified School District proposes to modernize facilities at the Del Mar Elementary School, 4122 N. Del Mar Avenue, Fresno (APN:434-091-01T). The project will include the demolition of two classroom wings and two portable classrooms in order to construct a new one-story eight-classroom building totaling approximately 11,350 sf feet.

On October 8th 2025, Johnston and Associates was hired to provide the architectural review of four District elementary schools proposed for reconstruction and renovation, including Del Mar. Due to the fact that the impact of this project was to two historic-era wings only, it was agreed that a Letter to File with CEQA Findings, rather than a full Historic Architectural Survey Report, would be prepared for this school.

On January 15, 2026, Karana Hattersley-Drayton, M.A. visited the school to record and photograph the two 1948 classroom wings (Buildings E and F). Ms. Drayton was accompanied by Sarah Johnston (Principle, Johnston and Associates), Michael Gennaro of Blair, Church and Flynn and Luz Gonzalez of Kitchell. Following the site visit Ms. Drayton conducted research on the history of the site, including a review of maps of the area and original architectural drawings by Franklin and Simpson. Librarian Melissa Scroggins in the Heritage Room at the Fresno County Library graciously forwarded several articles from the Fresno Bee that documented the building process from 1947-50.

The two classroom wings were designed in 1947 by Franklin and Simpson for the new campus and the school was finished and ready for students by September 1948. The lunchroom and multipurpose room in the initial proposal were eliminated due to budget concerns but in October of 1948 a "Notice to Contractors for all-Purpose Room" was published in the Fresno Bee, to be built to Franklin and Simpson's initial specifications. In 1949 another wing of classrooms (specific site unknown) was awarded to L.H. Hansen and Sons, again to conform to the present construction and architecture (Fresno Bee 23 September 1949). Designs for two more classroom wings were prepared by B.F. Lippold in 1950, for the southern most section of the campus.

The two wings slated for removal are the earliest extant from the 1948 campus. They were designed by Franklin and Simpson in a simplified "Finger-Plan" style which was popular in the Fresno area in the 1940s. "Finger Plan" schools were initially designed by Ernest Kump Jr. (who was a business partner with Charles Franklin). The Finger Plan" campus was a series of modular, one story buildings which included several classrooms in each. These "fingers" often were sited east to west and had clerestory windows on the south elevation and larger double hung sash windows on the north, providing for diffused light and ventilation. The buildings were connected to one another by covered open corridors supported by pipe columns which opened onto an "outdoor classroom." ("Guide to School Site Analysis and Development"; "mid-century Modernism Historic Context" 2008:44). Of interest is that these classroom wings do not have the typical clerestory windows found in Finger Plan schools but do have numerous windows on the north elevations.

Charles Franklin in particular was a significant figure in Fresno County architecture (e.g. Kearney Boulevard Gateway and Fresno City Hall with Ernest Kump Jr.) however these two wings are typical of schools built across the region and do not represent his best work. Additionally, they have lost their integrity to the Period of Significance of 1948 due to the recent removal of most of the remaining campus.

Findings: The eligibility criteria for the California Register of Historical Resources are the definitive criteria for assessing the significance of historical resources for the purposes of CEQA (Office of Historic Preservation n.d.). Potential resources must generally be 50 years of age and have integrity to their period of significance to be considered. Additionally, the resource must have historic significance under one or more criterion:

(1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

(2) Is associated with the lives of persons important in our past.

(3) *Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.*

(4) *Has yielded, or may be likely to yield, information important in prehistory or history. [PRC 5024.1(c)].*

The two 1948 classroom wings at Del Mar School are 78 years of age thus well over 50 years as an initial guideline. They were designed by a leading architectural firm for the era, Franklin and Simpson, but do not represent their best work (see for example their stunning Multi-Purpose room at Calwa Elementary School) and are in fact quite typical for the era. Additionally, the two wings have lost their integrity to the Period of Significance of 1948 due to the recent removal of most of the remaining campus. and thus they do not appear to be eligible for the California Register of Historical Resources nor are they historical resources for the purpose of the California Environmental Quality Act (CEQA).

Karana Hattersley-Drayton has a B.A. and M.A. from UC Berkeley where she also completed three years of coursework towards the Ph. D. in Architectural History. Ms. Drayton moved to Fresno in 1999 to work for Caltrans and in 2002 was hired by the City of Fresno as the Historic Preservation Project Manager, a position from which she retired in 2017. She currently teaches Architecture History and Historic Preservation in the College of Engineering, California State University, Fresno.

Attached: DPR forms and Site Plan, Del Mar Elementary School, Fresno

E202610000119

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # _____
	HRI # _____
	Trinomial _____
	NRHP Status Code _____
Other Listings _____	
Review Code _____	Reviewer _____ Date _____

Map Ref. 1, 2

- P1. Resource Name: Del Mar Elementary School, Fresno
- *P2. Location: *a. County: Fresno
 - *b. USGS 7.5' Quad: Fresno North 2021 7.5 minute
 - c. Address: 4122 N. Del Mar Avenue, Fresno 93704
 - d. Assessor's Parcel Number: 434-091-01T

*P3a. Description: Wings E and F are one room deep linear buildings that are sited east to west and are perpendicular to N. Del Mar Avenue. Their design reflects a minimalist approach to the "Finger Plan" Schools that became popular in the Fresno area in the 1940s. The construction is frame with a cladding of stucco. The roof appears to be flat with a simple wide frieze. A covered corridor with a flat roof is located on the south elevation and is supported at the west end by a stout pillar with a series of metal poles along the walkway. The three classrooms have doors on both elevations, Bathrooms are located on the east ends. Windows along the north are generous and include vertical rows of three fixed windows with an occasional window that pivots to open for fresh air. A grass area is located between the two wings.

- *P3b. Resource Attributes: HP15 (Educational Building)
- *P4. Resources Present: ●Building



- P5b Photo date: 15 January 2026
- *P6. Date Constructed/Age and Sources: 1948 Fresno Bee 4 May 1948.
- *P7. Owner and Address: Fresno Unified School District 2309 Tulare Fresno CA 93721-2287
- *P8. Recorded by: Karana Hattersley-Drayton, M.A. 4110 N. Maroa Avenue Fresno 93704
- *P9. Date Recorded: 15 January 2026
- *P10. Survey Type: Intensive

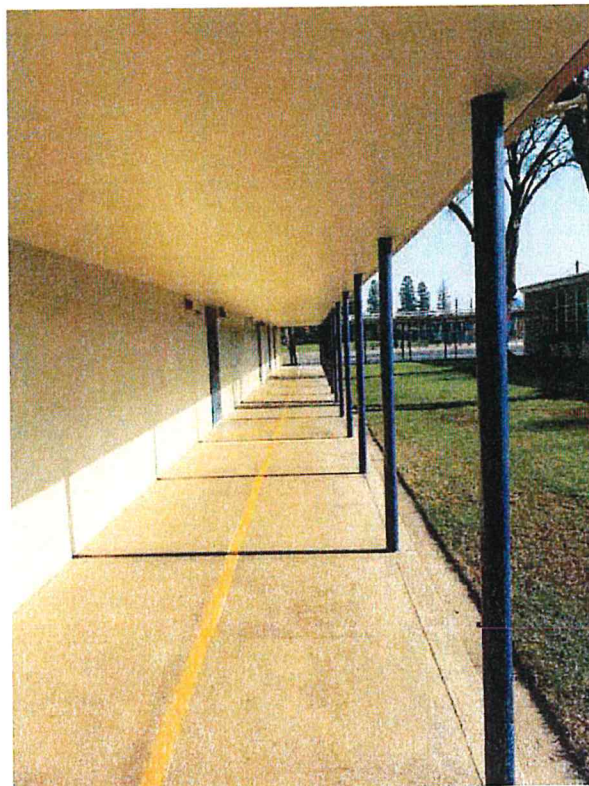
*P11. Report Citation: "Historic Architectural Survey Report for Del Mar Elementary School Eight Classroom Building"

*Attachments: ● Building, Structure and Object Report; ● Continuation Sheet

*Northern
Elevation
Classroom
Building E*



*Corridor, South Elevation
Classroom Building E*



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____

HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 6Z

*Resource Name: Buildings (Wings) E and F Del Mar Elementary School

B3. Original Use: School/classrooms

B4. Present Use: School/classrooms

***B5. Architectural Style:** Mid-Century Modern/Finger Plan School

***B6. Construction History:** The two wings are vestiges of the original school as built in 1948.

***B7. Moved?** No

***B8. Related Features:** The school includes two wings located to the south which were added in 1950. A new office and multipurpose room and kindergarten rooms were recently constructed which replaced those from the earlier campus.

B9a. Architect: Franklin and Simpson

B9b. Builder: Trew hitt Shields and Fisher

***B10. Significance: Theme:** Education

Area: Fresno, California

Period of Significance: 1948

Property Type: Finger Plan School

Applicable Criteria: N/A

Fresno Unified School District ("District") is proposing to continue the reconstruction and modernization of Del Mar Elementary School by removing Buildings E and F. The two classroom wings were designed in 1947 by Franklin and Simpson for the new campus. The school was finished and ready for students by September 1948. The lunchroom and multipurpose room in the initial proposal were eliminated due to budget concerns but in October of 1948 a "Notice to Contractors for all-Purpose Room" was published in the Bee, to be built to Franklin and Simpson's initial specifications. In 1949 another wing of classrooms (specific site not known) was awarded to L.H. Hansen and Sons, again to conform to the present construction and architecture (Fresno Bee 23 September 1949). Designs for two more classroom wings were prepared by B.F. Lippold in 1950, for the southern most section of the campus. The two wings slated for removal are the earliest extant from the 1948 campus. They were designed by Franklin and Simpson in a simplified "Finger-Plan" style without the typical clerestory windows facing south. Charles Franklin in particular was a significant figure in Fresno County architecture (e.g. Kearney Boulevard Gateway and Fresno City Hall with Ernest Kump Jr.) however these buildings are typical of schools built across the region. Additionally, they have lost their integrity to their Period of Significance of 1948 due to the recent removal of most of the remaining campus and thus they do not appear to be eligible for the California Register of Historical Resources.

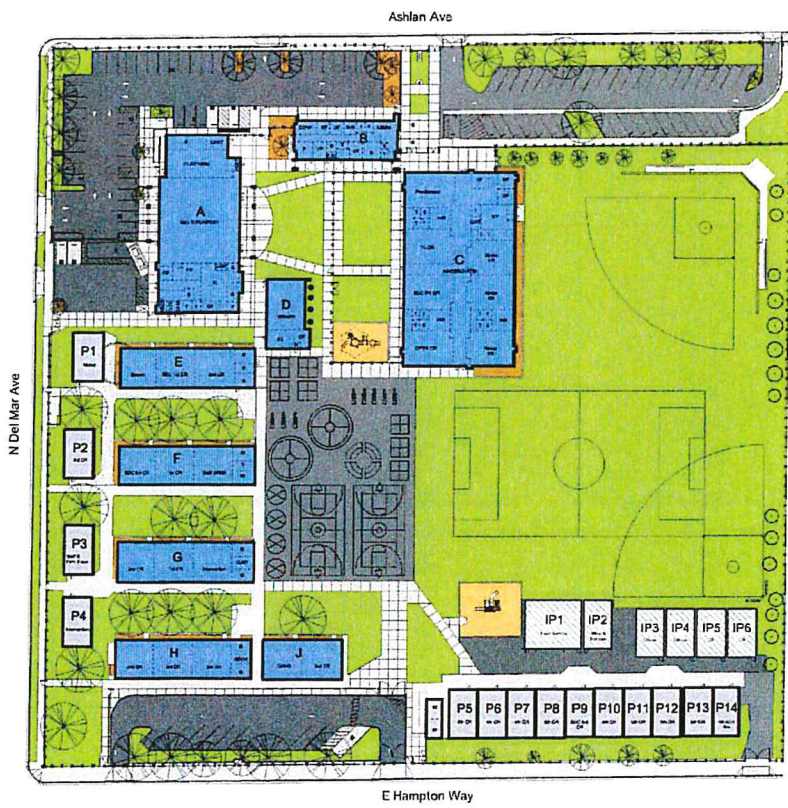
***B12. References:** John Edward. "Ernest J. Kump, Jr. (1911-1999) in "A Guide to Historic Architecture in Fresno, California, 2004; American Association of University Women, Heritage Center, Fresno County Library; "Fresno County Schools Research Files" ; California Schools News Report. "A History of California's Public School System." Accessed October 24, 2025. <https://caschoolnews.net/issues/guide/a-history-of-californias-public-school-system/>; Powell, John Edward. "Charles H. Franklin (1891-1956)," in "A Guide to Historic Architecture in Fresno, California," 1996; Fresno Bee, 26 September 1947 (15), Fresno Bee 28 November 1948; Fresno Bee 4 May 1948 (17); Fresno Bee 7 October 1948 (38); Fresno Bee 1 September 1949; Fresno Bee 23 September 1949; Fresno Bee 19 December 1950.

***B14. Evaluator:** Karana Hattersley-Drayton, M.A.
Johnston and Associates

***Date of Evaluation:** 8 February 2026

(This space reserved for official comments.)





LEGEND

- [Blue square] Building Footprint
- [Grey square] Parking
- [Light Green square] Landscape
- [Dark Green square] Lawn
- [Orange square] Playground
- [White square] Walkway
- [Yellow square] Other

Existing Site Plan

Del Mar Elementary School

