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 Land Use and Climate Innovation
P.O. Box 3044, Room 212
Sacramento, California 95812-3044

***Project Title*:** Conditional Use Permit No. P26-00544

***Project Location*:** 6099 West Barstow Avenue; located on the west side of West Barstow Avenue. (APN: 505-060-72)

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

***Description of Nature, Purpose and Beneficiaries of Project*:** The applicant proposes to operate a recurring outdoor swap meet as a temporary use on the property. The swap meet will consist of approximately 150-300 vendors offering a variety of goods including retail merchandise, produce, handmade items, clothing and food. Vendor booths will be temporary (pop-up tents, tables and displays) and set up will be removed the same day. No permanent structures are proposed. The site currently consists of the Island Waterpark with 1,400 existing parking spaces. The proposed hours of operation are from 6am to 1pm on Sundays, not to exceed 10 additional Saturdays, during the months of September to May.

Name of Public Agency Approving Project: City of Fresno

Name of Person or Agency Carrying Out Project: Jesse Crouch
jessecrouchjc@gmail.com
(559) 819-0315

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 §15304/Class 4**
☐ Statutory Exemption – PRC §_____

Reasons why project is exempt:

This project is exempt under Section 15304/Class 4 (Minor Alterations to Land) of the California Environmental Quality Act (CEQA) Guidelines as follows:

Under Section 15304/Class 4 of the CEQA Guidelines, projects are exempt from CEQA requirements when they consist of minor public or private alterations in the condition of land, water and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for forestry or agricultural

purposes. Examples include, but are not limited to, minor temporary use of land having negligible or no permanent effects on the environment, including carnival, sales of Christmas trees, etc.

The project proposes operation of a recurring outdoor swap meet on the subject property. The use will be seasonal, from the months of September to May, occurring once weekly on Sundays. The proposed project will consist of vendors that offer a variety of goods including retail merchandise, produce, handmade items, clothing and food. Vendor booths will be temporary, such as pop-up tents, tables and displays, and set up will be removed the same day. The project does not propose the installation of permanent structures. In addition, the proposed project will be located within the existing parking lot of the Island Water Park. The existing parking lot includes approximately 18 acres and provides for 1,400 vehicular parking spaces. In addition, the existing parking lot is paved, provides existing direction for safe ingress and egress and does not require any alteration to the land in order to accommodate the proposed swap meet use. As such, the proposed project is exempt from the CEQA Guidelines under Sectio 15304/Class 4.

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 effect on the environment. The proposed project is not located on a hazardous waste site, a historical resource, or adjacent to a scenic highway. The project is in an area planned and zoned for industrial uses, therefore the exception for cumulative impacts is not applicable. A categorical exemption, as noted above, has been prepared for the project and the area is not environmentally sensitive.

Lead Agency Contact Person: Adrienne Asadoorian-Gilbert, Supervising Planner
City of Fresno Planning and Development Department

Full telephone no. (559) 621-8339

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: Adrienne Asadoorian-Gilbert Date**: 10/15/2026**

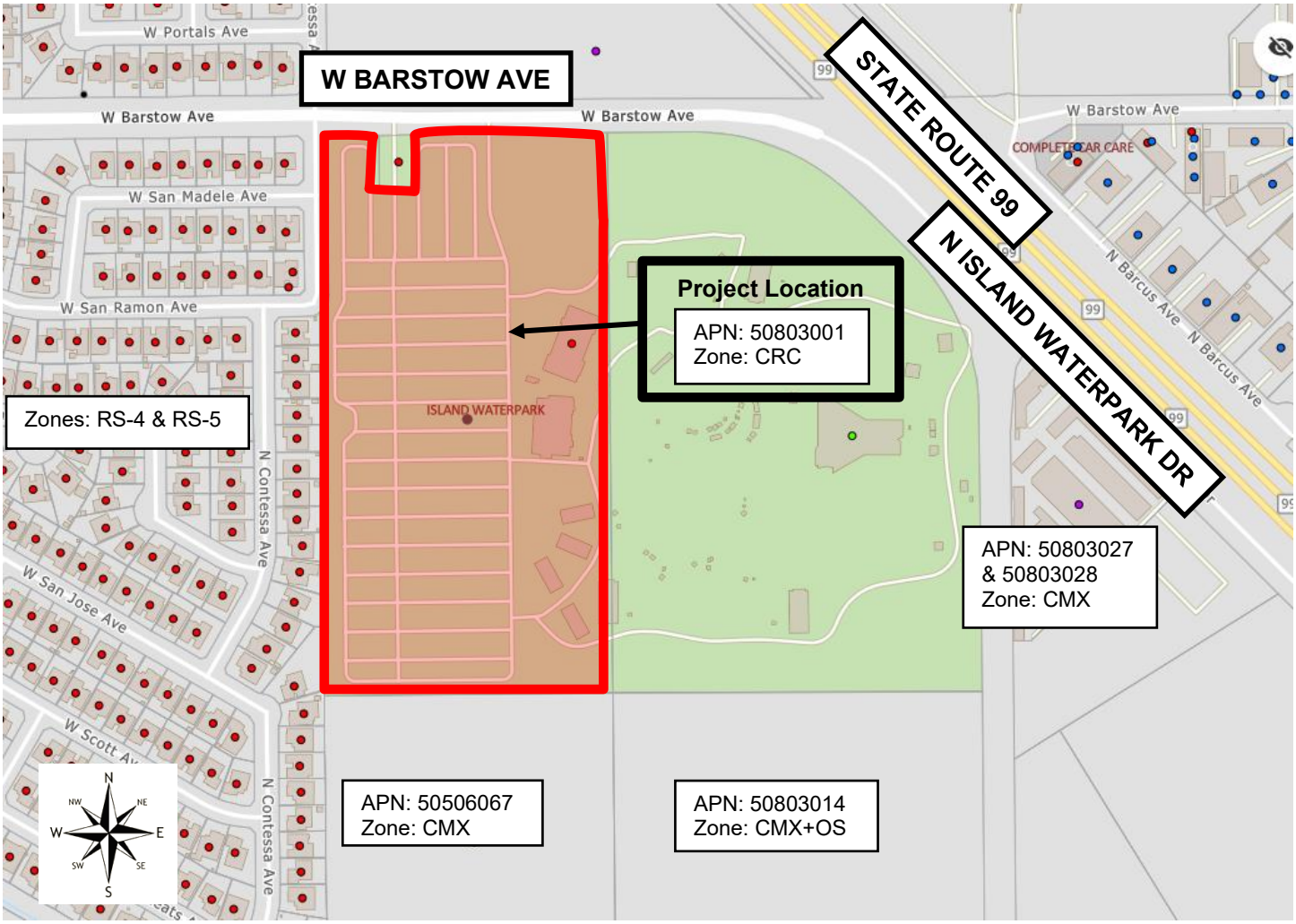
Printed Name and Title: Adrienne Asadoorian-Gilbert, Supervising Planner
City of Fresno Planning and Development Department

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

Attachments: Vicinity Map & Categorical Exemption

VICINITY MAP/SITE LOCATION

6099 WEST BARSTOW AVENUE, FRESNO, CA, 93723
APN: 505-060-72



CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT FOR
CONDITIONAL USE PERMIT APPLICATION NO. P26-00544

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: Jesse Crouch on behalf of Island Water Park/Fresno Swap Meet
jessecrouchjc@gmail.com
(559) 819-0315

PROJECT LOCATION: 6099 West Barstow Avenue; located on the west side of West Barstow Avenue

APN: 505-060-72

PROJECT DESCRIPTION: The applicant proposes to operate a recurring outdoor swap meet as a temporary use on the property. The swap meet will consist of approximately 150-300 vendors offering a variety of goods including retail merchandise, produce, handmade items, clothing and food. Vendor booths will be temporary (pop-up tents, tables and displays) and set up will be removed the same day. No permanent structures are proposed. The site currently consists of the Island Waterpark with 1,400 existing parking spaces. The proposed hours of operation are from 6am to 1pm on Sundays, not to exceed 10 additional Saturdays, during the months of September to May.

This project is exempt under Section 15304/Class 4 (Minor Alterations to Land) of the California EnvironmentalQuality Act (CEQA) Guidelines as follows:

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The project proposes operation of a recurring outdoor swap meet on the subject property. The use will be seasonal, from the months of September to May, occurring once weekly on Sundays. The proposed project will consist of vendors that offer a variety of goods including retail merchandise, produce, handmade items, clothing and food. Vendor booths will be temporary, such as pop-up tents, tables and displays, and set up will be removed the same day. The project does not propose the installation of permanent structures. In addition, the proposed project will be located within the existing parking lot of the Island Water Park. The existing parking lot includes approximately 18 acres and provides for 1,400 vehicular parking spaces. In addition, the existing parking lot is paved, provides existing direction for safe ingress and egress and does not require any alteration to the land in order to accommodate the proposed swap meet use. As such, the proposed project

is exempt from the CEQA Guidelines under Sectio 15304/Class 4.
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 effect on the environment. The proposed project is not located on a hazardous waste site, a historical resource, or adjacent to a scenic highway. The project is in an area planned and zoned for industrial uses, therefore the exception for cumulative impacts is not applicable. A categorical exemption, as noted above, has been prepared for the project and the area is not environmentally sensitive.

Date: October 15, 2026

Prepared By: Adrienne Asadoorian-Gilbert

Submitted by: Adrienne Asadoorian-Gilbert

Adrienne Asadoorian-Gilbert
Supervising Planner
City of Fresno
Planning & Development Department
(559) 621-8339