E202610000342

NOTICE OF EXEMPTION

PLEASE POST FOR 30 DAYS

FROM: City of Fresno Planning and Development Dept.
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

FILED
NOV 20 2026 TIME 4:00pm
FRESNO COUNTY CLERK
BY _____ DEPUTY

***Project Title*:**
Conditional Use Permit Application No. P25-02989

***Project Location*:**
2831 Mariposa Street, Fresno, CA 93721; APN 46603505; Coordinates 36.741380, -119.782520. Located on the north side of Mariposa Street, between "R" Street and "S" Street.

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

***Description of Nature, Purpose and Beneficiaries of Project*:**
David Sylvester of Barrier Solar on behalf of Francine Martinez representing the Roman Catholic Bishop of Fresno, proposed the following:

> Conditional Use Permit Application No. P25-02989 requests authorization to construct a 16-foot-tall, 70'-6" by 120'-0" solar canopy on a ± 0.26-acre vacant parcel. Connections from the solar canopy are proposed to run across an alley to 2811 Mariposa Street, APN 46603508, Coordinates 36.741120, -119.782980, and provide solar energy to the existing structure.

Beneficiaries of The Project Would Be:
The Roman Catholic Bishop of Fresno
1550 North Fresno Street, Fresno, CA 93703

Name of Public Agency Approving Project:
City of Fresno Planning & Development Department

Name of Person or Agency Carrying Out Project:
David Sylvester of Barrier Solar
2671 South Cherry Avenue, Fresno, CA 93706

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 §_____
- ☐ Other _____

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Reason(s) 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.

Given the conditions of approval, Conditional Use Permit Application No. P25-02989 will be consistent with all applicable development standards contained in FMC Chapter 15, Articles 15 (Downtown Districts), 15-1609 (Apartment House Overlay District), and 25 (Performance Standards).

Furthermore, the project has been found to be consistent with the applicable Goals and Policies of the Downtown Neighborhoods Community Plan and the Fresno General Plan as follows:

Downtown Neighborhoods Community Plan

Policy 3.3.1: As resources become available, encourage the creation of "complete streets" in the Downtown Neighborhoods, so that all streets accommodate the needs of all potential users – vehicles, pedestrians, cyclists, transit vehicles and freight. See Figure 3-3 and Table 3-1 for a description of street typologies for the Downtown Neighborhoods and Figures 3-4A and 3-4B and Tables 3-2A - 3.2F for street design guidelines.

The project will make minor off-site improvements to fully implement the DNCP's street design guidelines for the area.

General Plan

Policy LU-2-a: Infill Development and Redevelopment. Promote development of vacant, underdeveloped, and re-developable land within the City Limits where urban services are available by considering the establishment and implementation of supportive regulations and programs.

The project promotes development of vacant, and re-developable land within the City Limits where urban services are available. The project will provide clean energy for a Historic Resource.

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

The proposed project is located within City limits, occurs on a ± 0.26-acre site, less than the five-acre maximum, and is surrounded by commercial and office land uses. The project site abuts an elementary school and office building. Across the streets from the project site are additional commercial and office land uses and structures. Therefore, it can be concluded that commercial uses substantially surround the site.

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

Most special-status animal species known to occur in the region are not expected to occur within the project area based on the lack of suitable habitat, lack of connectivity to natural areas, and frequent site disturbance. Therefore, 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.

- The project will not result in any significant effects on traffic because the project did not exceed any established City of Fresno thresholds that require a Traffic Impact Study. Furthermore, the project screened out of a Vehicle Miles Traveled analysis due to its low trip generation.
- The project will not result in any significant effects to noise because the project will be compliant with City of Fresno noise standards outline in Fresno Municipal Code Section 15-2506.
- The project will not result in any significant effects on air quality because the construction of the project will comply with all applicable air quality standards. Furthermore, the new structure will provide clean energy for a historic resource.
- The project will not result in any significant effects on water quality because the project will not use water nor discharge wastewater.

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

The project has been reviewed and conditioned by the Fresno Irrigation District, Fresno Metropolitan Flood Control District, Fresno County Public Health Department, City of Fresno Public Works Department, City of Fresno Public Utilities Department, and the City of Fresno Fire Department. In addition, given that the surrounding properties and neighborhoods have been substantially developed and utilities and public services already exist in the area, the site can be adequately served by all required utilities as well as public services.

Therefore, the project is categorically exempt pursuant to Section 15332/Class 32.

The City evaluated the exceptions to categorical exemptions listed in CEQA Guidelines Section 15300.2 and determined none apply:

- Location (15300.2(a)): An "environmental resource," as used in this regulation, refers to "a 'natural resource of wealth or revenue," or a nature feature or phenomenon that enhances the quality of human life.'" (Berkeley Hills Watershed Coalition v. City of Berkeley (2019) 31 Cal.App.5th 880, 891.) The project site is not located in a sensitive environment which will impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. There are no known environmental resources on this site.
- Cumulative Impact (15300.2(b)): The project proposes a solar canopy to provide clean energy to a historic resource. It does not contribute to successive, related environmental impacts over time.
- Significant Effect / Unusual Circumstances (15300.2(d)): There are no unusual circumstances or reasonable possibilities of a significant environmental effect. The project proposes the development of a vacant parcel which was previously developed with residential units.
- Scenic Highways (15300.2(d)): The project will not damage scenic resources within an officially designated state scenic highway.
- Hazardous Waste Sites (15300.2(e)): The project does not involve physical excavation or ground disturbance on a site compiled pursuant to Government Code Section 65962.5.

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- Historical Resources (15300.2(f)): The property is not a historically designated resource nor is it located in a historic district. However, it is part of the facilities for St. John's Hall School, which is designated Historic Property #88 and is within the proposed St. John's Cathedral Historic District. The project does not appear to negatively impact adjacent historic resources. If the design or layout of the solar installation changes from approved plans, additional historic review shall be required. Therefore, the project has no impact on historic resources.

Therefore, the proposed project will not have a significant effect on the environment. A categorical exemption, as noted above, has been prepared for the project.

Lead Agency Contact Person: Steven Martinez **Telephone No.** (559) 621-8277

Signature: _____ **Date:** November 20, 2026

Printed Name and Title:
Steven Martinez | Planner
City of Fresno Planning and Development Department

☒ Signed by Lead Agency ☐ Signed by Applicant

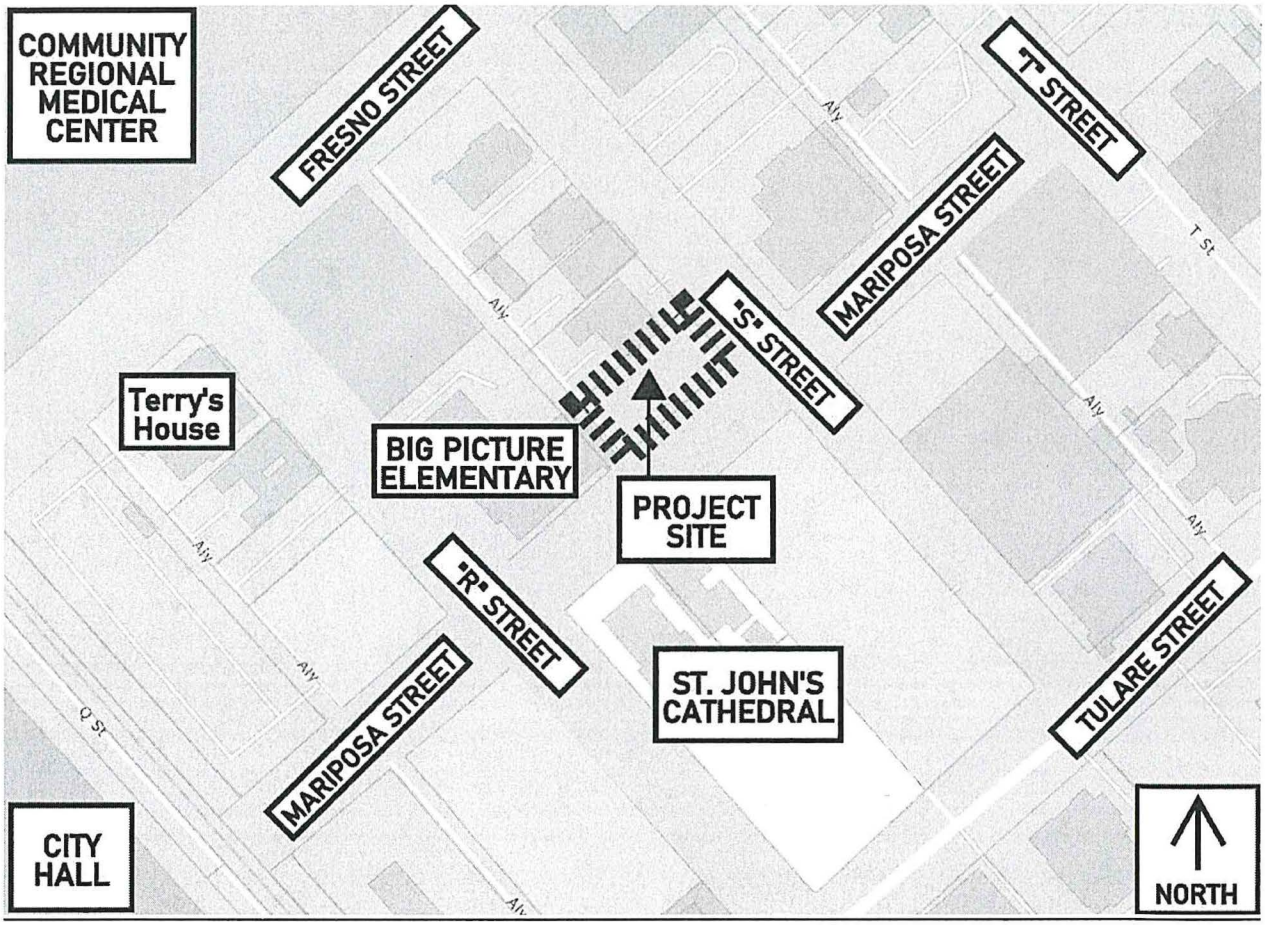
Enclosed:

- Site Location Vicinity Map
- Categorical Exemption Memo

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VICINITY MAP

2831 Mariposa St, Fresno, CA 93721
Coordinates 36.741380, -119.782520
APN: 466-035-05



City of FRESNO
Current Planning | Planning & Development
2600 Fresno Street | Fresno CA 93721
559.621.8277
Planning@fresno.gov

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CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT APPLICATION NO. P25-02989

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: David Sylvester of Barrier Solar on behalf of Francine Martinez representing the Roman Catholic Bishop of Fresno
2671 South Cherry Avenue, Fresno, CA 93706

PROJECT LOCATION: 2831 Mariposa Street, Fresno, CA 93721; APN 46603505; Coordinates 36.741380, -119.782520. Located on the north side of Mariposa Street, between "R" Street and "S" Street.

PROJECT DESCRIPTION: Conditional Use Permit Application No. P25-02989 requests authorization to construct a 16-foot-tall, 70'-6" by 120'-0" solar canopy on a ± 0.26-acre vacant parcel. Connections from the solar canopy are proposed to run across an alley to 2811 Mariposa Street, APN 46603508, Coordinates 36.741120, -119.782980, and provide solar energy to the existing structure.

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Date: November 20, 2026
Prepared By: Steven Martinez | Planner
Submitted By:

Steven Martinez | Planner
City of Fresno
Planning & Development Department
(559) 621-8277