

NOTICE OF EXEMPTION

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

Project Title: Zone Clearance Application No. P24-03984

Project Location: Located on the northern corner of Fulton and Merced Streets at 1302 Fulton Street
(APN 466-153-14).

Project Location – City: City of Fresno

Project Location – County: County of Fresno

Description of Nature, Purpose, and Beneficiaries of Project:

Authorization to construct a five-story mixed-use development providing 124 affordable residential units thoughtfully integrated with retail spaces on the ground floor.

Beneficiaries of The Project Would Be: Brandon Gonzalez of Fresno Housing Authority
1331 Fulton Street
Fresno, CA 93722

Name of Public Agency Approving Project: City of Fresno

Name of Person or Agency Carrying Out Project: Craig Stradley of Mogavero Architects

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
☒ **Statutory Exemption – PRC §21080; CEQA Guidelines 15268(a)**
☐ Other _____

Reason(s) Why Project Is Exempt:

This project is exempt under Section 15268 (Ministerial Projects) of the California Environmental Quality Act (CEQA) Guidelines. Section 15260 describes the exemptions from CEQA granted by the Legislature.

EXPLANATION: Section 15261 (Ministerial Projects) of the CEQA Guidelines exempts from the provisions of CEQA, projects that are determined to be “ministerial”. The determination of what is

“ministerial” can most appropriately be made by the particular public agency involved based upon its analysis of its own laws, and each public agency should make such determination either as a part of its implementing regulations or on a case-by-case basis.

The subject application meets all of the requirements of a Section 15268 Statutory Exemption. The parcel is zoned for residential and proposes vertical mixed-use development with ground-floor commercial and upper floor residential units. No variances or exceptions are required for approval of this project. All services and access to the proposed parcels are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

Section 15260 describes the exemptions from CEQA granted by the Legislature. Furthermore, the proposed project is not expected to have a significant effect on the environment. A statutory exemption, as noted above, has been prepared for the project and the area is not environmentally sensitive.

Lead Agency Contact Person: Robert Holt

Telephone No. (559) 621-8056

Signature: 

Date: May 6, 2025

Printed Name and Title:

Robert Holt, Supervising Planner
City of Fresno Planning and Development Department

☒ Signed by Lead Agency

☐ Signed by Applicant

Enclosed:

❖ Site Location Vicinity Map

VICINITY MAP



Subject Property