

**PLEASE POST FOR 30 DAYS**

**NOTICE OF EXEMPTION**

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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:** Environmental Assessment Application No. P24-02777

**Project Location:** 3257 West Shaw Avenue; Located on the southwest corner of West Shaw and North Valentine Avenues (APN: 424-023-07)

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

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

**Description of Nature, Purpose and Beneficiaries of Project:** Cannabis Conditional Use Permit Application No. P24-02777 was filed by Lauren Fontein on behalf of TAT Fresno, LLC and pertains to approximately 1.43 acres of property located at 3257 West Shaw Avenue. The applicant proposes a cannabis retail business in an existing approximately 7,117 square-foot commercial tenant suite within a developed shopping center. The subject property is zoned RMX/cz (*Regional Mixed Use/conditions of zoning*).

**Name of Public Agency Approving Project:** City of Fresno

**Name of Person or Agency Carrying Out Project:** Lauren Fontein  
TAT Fresno, LLC  
(213) 700-6858  
[lauren@theartisttree.com](mailto:lauren@theartisttree.com)

**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 §15301/Class 1 (Existing Facilities)**
- Statutory Exemption – PRC § \_\_\_\_\_

**Reasons why project is exempt:**

**Section 15301/Class 1** consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of existing or former use.

*The proposed project is the establishment of a cannabis retail business in an existing approximately 7,117 square-foot commercial tenant suite within a developed commercial shopping center that will only consist of minor interior tenant improvements to support the cannabis retail business. The proposed cannabis retail business does not involve any expansion of the building and only proposes to utilize the existing commercial tenant suite. The project will also be required to comply with the mitigation measures of the Cannabis Final Environmental Impact Report (EIR) SCH No. 201907023.*

None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to this project. Furthermore, as the subject site is a developed property in an urbanized commercial area, the proposed project is not expected to have a significant effect on the environment. Accordingly, a categorical exemption, as noted above, has been prepared for the project.

**Lead Agency Contact Person:** Rob Holt, Supervising Planner  
City of Fresno Planning and Development Department  
(559) 621-8056  
[Robert.Holt@fresno.gov](mailto:Robert.Holt@fresno.gov)

**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:**  **Date:** 01/09/2025

**Printed Name and Title:** Rob Holt, Supervising Planner

Signed by Lead Agency

Signed by applicant

Enclosed: Categorical Exemption

**CITY OF FRESNO  
CATEGORICAL EXEMPTION  
ENVIRONMENTAL ASSESSMENT NO. P24-02777**

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:** Lauren Fontein  
TAT Fresno, LLC  
11330 Ventura Boulevard  
Studio City, CA 91604

**PROJECT LOCATION:** 3257 West Shaw Avenue; Located on the southwest corner of  
West Shaw and North Valentine Avenues (APN: 424-023-07)

**PROJECT DESCRIPTION:**

Cannabis Conditional Use Permit Application No. P24-02777 was filed by Lauren Fontein on behalf of TAT Fresno, LLC and pertains to approximately 1.43 acres of property located at 3257 West Shaw Avenue. The applicant proposes a cannabis retail business in an existing approximately 7,117 square-foot commercial tenant suite within a developed shopping center. The subject property is zoned RMX/cz (*Regional Mixed Use/conditions of zoning*).

**This project is exempt under Section 15301/Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.**

**Section 15301/Class 1** consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of existing or former use.

*The proposed project is the establishment of a cannabis retail business in an existing approximately 7,117 square-foot commercial tenant suite within a developed commercial shopping center that will only consist of minor interior tenant improvements to support the cannabis retail business. The proposed cannabis retail business does not involve any expansion of the building and only proposes to utilize the existing commercial tenant suite. The project will also be required to comply with the mitigation measures of the Cannabis Final Environmental Impact Report (EIR) SCH No. 201907023.*

None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to this project. Furthermore, as the subject site is a developed property in an urbanized commercial area, the proposed project is not expected to have a significant effect on the environment. Accordingly, a categorical exemption, as noted above, has been prepared for the project.

Date: January 8, 2025

Submitted by:



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Rob Holt  
Supervising Planner  
City of Fresno Planning and  
Development Department  
(559) 621-8056