

**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**

SEP 24 2026 TIME 12:15pm  
FRESNO COUNTY CLERK  
BY \_\_\_\_\_ DEPUTY

**Project Title:**

Conditional Use Permit Application No. P25-03031

**Project Location:**

755 East Shaw Avenue, Fresno, CA 93710; APN: 427-030-37; Coordinates: 36.806592, -119.773805.  
Located on the west side of North First Avenue, between East Shaw and East Santa Ana Avenues.

**Project Location – City:** City of Fresno**Project Location – County:** County of Fresno**Description of Nature, Purpose and Beneficiaries of Project:**

Ahmed Zuwawa of Kimley-Horn on behalf of Andy Greenwood representing Macerich Fresno Limited Partnership, proposed the following:

Conditional Use Permit Application No. P25-03031 is comprised of two elements. Element 1 proposes to demolish the existing east side anchor building and construct a new two-level, ± 122,000 square foot anchor building with associated ± 18,500 square foot outdoor multi-purpose area. Element 1 further proposes the relocation of underground utilities affected by the proposal, parking lot enhancements, and the installation of pedestrian amenities in the immediate area surrounding the new structure. Element 2 proposes to amend the operational allowances of the anchor pad. Element 2 requests authorization for the outdoor multi-purpose area to be utilized for numerous types of free or for charge events including but not limited to private parties; public and community events; special events; outdoor display and sales; seasonal sales; product demonstrations; carnivals, fairs, and festival events; and rink events. Element 2 further requests no limits on the number of, or length of events held during the year.

**Beneficiaries of The Project Would Be:**

Macerich Fresno Limited Partnership  
4841 North First Street, Fresno, CA 93710

**Name of Public Agency Approving Project:**

City of Fresno Planning &amp; Development Department

**Name of Person or Agency Carrying Out Project:**

Andy Greenwood representing Macerich Fresno Limited Partnership  
4841 North First Street, Fresno, CA 93710

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**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 15302/Class 2 & 15332/Class 32**  
☐ Statutory Exemption – PRC § \_\_\_\_\_  
☐ Other \_\_\_\_\_

**Reason(s) Why Project Is Exempt:**

**This project is exempt under Sections 15302/Class 2 and 15332/Class 32 of the California Environmental Quality Act (CEQA) Guidelines as follows:**

Under Section 15302/Class 2, the proposed project is exempt from CEQA requirements when the project consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. This includes, but is not limited to:

- ❖ Replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity.
- ❖ Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity.

The project proposes the demolition of an existing three-level, ± 160,000 square foot mall anchor structure and constructing a two-level, ± 122,000 square foot anchor building with associated ± 18,500 square foot outdoor multi-purpose area; totaling ± 140,500 square feet. Both the existing and proposed structures could be utilized for any of the permitted land uses in the CR (Commercial Regional) zone district. The replacement commercial structure will be smaller and have less capacity than the existing structure and thus not exceed the substantially-same-size threshold allowed under this class of exemption. The replacement structure will have substantially the same purpose as the prior one.

The project further proposes the relocation/replacement of a telecommunication line approximately 90-feet eastward of its current location and the relocation/replacement of an 8-inch water pipe approximately 65-feet eastward of its current location. The replacements will involve negligible or no expansion of capacity.

Therefore, the project is categorically exempt pursuant to Section 15302/Class 2.

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. P25-03031 will be consistent with all applicable development standards contained in Fresno Municipal Code Chapter 15, Articles 12 (Commercial Districts), 15-2737 (Large-Format Retail), 23 (Landscape), 24 (Parking), and 25 (Performance Standards).

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

**Hoover Community Plan:**

Page 25 of the Hoover Community Plan emphasizes the plan's refinement and continuation of the General Plan's goals and policies. Therefore, consistency with the General Plan is consistency with the Hoover Community Plan.

**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...

The project promotes development of re-developable land within the City Limits where urban services are available.

Objective LU-6: Retain and enhance existing commercial areas to strengthen Fresno's economic base...

The project will enhance the existing Fashion Fair Mall with a modern anchor tenant building and associated multi-purpose outdoor area. Mall management has stated that the new structure will eliminate problems experienced with the current anchor structure and be more marketable and attractive for the mall's future growth plans. Thus, enhancing the mall with this new anchor building will contribute to the mall's physical and financial growth which will further contribute to Fresno's economic base.

- 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  $\pm$  3.09-acre site, less than the five-acre maximum, and is surrounded by commercial land uses. The project site is surrounded by parking lots for the mall and the mall itself. Across the streets on the north and east sides of the project site are additional commercial land uses and structures, and abutting the mall on the south side is a medical office building. Therefore, it can be concluded that commercial uses substantially surround the site.

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

The project site is an existing mall anchor tenant building and associated parking lots. Furthermore, 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 proximity to a high-quality transit corridor.

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- ❖ 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 to air quality because the demolition of the existing building and construction of the new building will comply with all applicable air quality standards relating to demolition and construction. Furthermore, the new building will be constructed per the latest Building Codes maximizing its efficiency once operational. Maximum efficiency reduces a project's direct and indirect effects on air quality.
- ❖ The project will not result in any significant effects to water quality because the project will comply with all regulations dictating retail operations and waste management thus preventing the contamination of water.

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 Police 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, including sewer, water, and solid waste, 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. It is located on a developed portion of property at an existing shopping mall. There are no known environmental resources on this site.
- Cumulative Impact (15300.2(b)): The project proposes the redevelopment of an existing anchor tenant pad at Fashion Fair Mall. 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 redevelopment of an existing anchor tenant pad at Fashion Fair Mall. The tenant pad will accommodate a tenant with classified land uses of large-format retail and small-scale entertainment and recreation. The land uses are permitted within the CR (*Commercial Regional*) zone district.
- 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.
- Historical Resources (15300.2(f)): The property is not a historically designated resource nor is it located in a historic district. However, the proposed demolition of a structure older than 50 years old required the Historic Preservation Commission to determine if the building was eligible for listing in the Local Register of Historic Resources. A Historic Resource Evaluation was prepared and submitted by the applicant. On March 23, 2026, the Commission held a noticed public

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hearing and determined based on the evidence that the building is ineligible for listing in the Local Register of Historic Resources. 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:** September 24, 2026

**Printed Name and Title:**

Steven Martinez | Planner

City of Fresno Planning and Development Department

☒ Signed by Lead Agency

☐ Signed by Applicant

Enclosed:

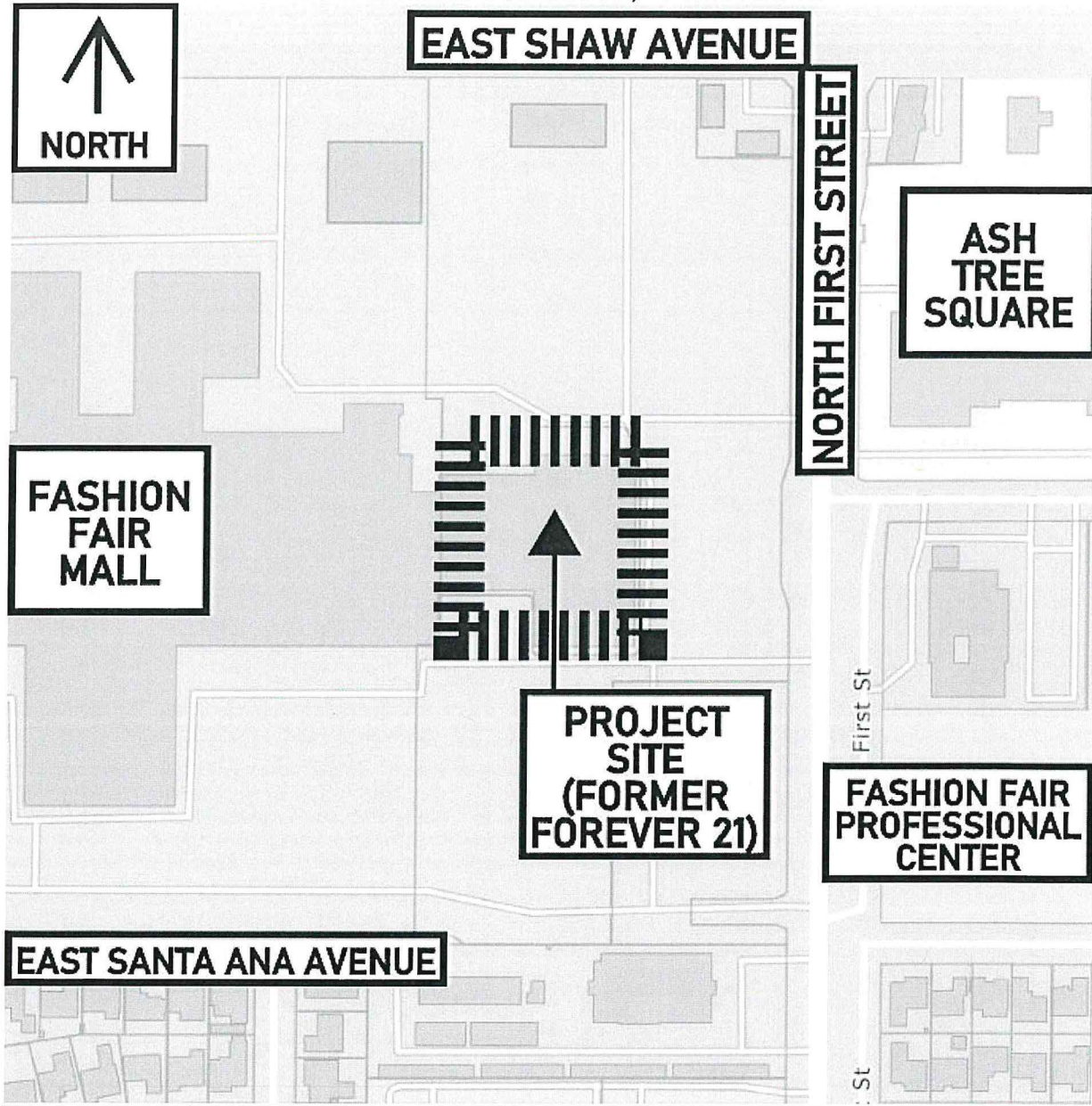
- Site Location Vicinity Map
- Categorical Exemption Memo

**VICINITY MAP**

755 East Shaw Avenue, Fresno, CA 93710

APN: 427-030-37

Coordinates: 36.806592, -119.773805



Current Planning | Planning & Development

2600 Fresno Street | Fresno CA 93721

559.621.8277

Planning@fresno.gov

**CITY OF FRESNO  
CATEGORICAL EXEMPTION  
ENVIRONMENTAL ASSESSMENT APPLICATION NO. P25-03031**

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: Ahmed Zuwawa of Kimley-Horn on behalf of Andy Greenwood representing Macerich Fresno Limited Partnership  
1100 West Town and Country Road Suite 700, Orange, CA 92868

PROJECT LOCATION: 755 East Shaw Avenue, Fresno, CA 93710; APN: 427-030-37; Coordinates: 36.806592, -119.773805. Located on the west side of North First Avenue, between East Shaw and East Santa Ana Avenues.

PROJECT DESCRIPTION: Conditional Use Permit Application No. P25-03031 is comprised of two elements. Element 1 proposes to demolish the existing east side anchor building and construct a new two-level,  $\pm$  122,000 square foot anchor building with associated  $\pm$  18,500 square foot outdoor multi-purpose area. Element 1 further proposes the relocation of underground utilities affected by the proposal, parking lot enhancements, and the installation of pedestrian amenities in the immediate area surrounding the new structure. Element 2 proposes to amend the operational allowances of the anchor pad. Element 2 requests authorization for the outdoor multi-purpose area to be utilized for numerous types of free or for charge events including but not limited to private parties; public and community events; special events; outdoor display and sales; seasonal sales; product demonstrations; carnivals, fairs, and festival events; and rink events. Element 2 further requests no limits on the number of, or length of events held during the year.

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Date: September 24, 2026  
Prepared By: Steven Martinez | Planner  
Submitted By:



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