

NOTICE OF EXEMPTION

To: County Clerk
County of Fresno
2220 Tulare Street, 1st Floor
Fresno, CA 93721

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.

LEAD AGENCY: City of Reedley
1733 Ninth Street
Reedley, CA 93654
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Phone: 559-637-4200 x 286

APPLICANT: Bottom Line Development
6781 North Palm, #100
Fresno, CA 93704

PROJECT TITLE: Environmental Assessment No. 2022-16 prepared for Conditional Use Permit Application No. 2022-06

PROJECT LOCATION: 505 North Reed Avenue; Located on the northwest corner of North Reed Avenue and North Avenue (APNs: 368-021-69S & 368-021-44S)

EXEMPT STATUS: Categorical Exemption

PROJECT DESCRIPTION: **Conditional Use Permit Application No. 2022-06** pertains to the redevelopment of a gross 1.7-acre site for the construction and operation of a 5,495 sq. ft. car wash facility. The project includes the construction of a 4,574 sq. ft. car wash building, an equipment room, and a 921 sq. ft. pay station building inclusive of an office area with a restroom facility. The site plan shows sixteen (16) vacuum parking stalls for customer usage and seven (7) standard parking stalls for employee usage. Additionally, the site plan shows the usage of a 36 ft. wide-three (3) lane one-way approach to the pay station to prevent vehicular stacking onto the North Reed Avenue roundabout. The Community Development Department has determined that the proposed project is consistent with the Community Commercial General Plan Land Use Designation and the requirements and standards of the CC (*Central and Community Commercial*) Zone District.

This project is exempt under Section 15332 (Class 32/Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

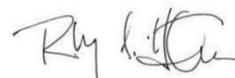
EXPLANATION: Section 15332 (In-Fill Development Projects) of the CEQA Guidelines exempts projects that are consistent with the General Plan and zoning; occur within the city limits on a site less than five acres; contain no habitat for endangered species; would not result in any significant effects relating to traffic, noise, air quality or water quality; and can be adequately served by all required utilities and public services.

The project site has a Community Commercial Planned Land Use Designation. The project site has a Central & Community Commercial Zoning Designation and is consistent with the General Plan Land Use Designation, which was previously analyzed

City of Reedley
Categorical Exemption
Environmental Assessment No. 2022-16

in the Reedley General Plan Program EIR. The project would be required to comply with general plan policies and mitigation measures addressed in the Reedley General Plan 2030 Program EIR (SCH# 2010031106), which would determine that the project would not result in any significant effects related to traffic, noise, air quality or water quality. The project is proposed to be a 5,495 square foot car wash facility in the city limits of Reedley and is on an approximately gross 1.7-acre site surrounded by urban uses, the Reedley Parkway, and an active rail line. This project would be considered local serving retail. Patrons of car wash facilities are typically people who live in the area of the car wash facility or who drive by the area regularly. Therefore, these patrons would not contribute to an increase in VMT. It is possible that the car wash facility may slightly reduce VMT in the city due to offering a closer option from some neighborhoods than others, thereby allowing customers to not drive as far to visit such an establishment. As such, the project would not significantly increase VMT in the surrounding area. In addition, the proposed car wash facility would not result in substantial adverse impacts to the existing circulation system or conflict with adopted policies, plans, or programs intended to facilitate the adequate operation of the City's circulation system. Because the project site is in an urban area, there is no habitat for endangered species on the site. The project site is in an urban area which has a high level of disturbance within and adjacent to the project area, therefore it lacks suitable habitat for endangered species. Public services and facilities are available for the site and the subject property is located at the intersection of two fully built out collector and major arterial streets.

The proposed project would involve the construction of a 5,495 square foot car wash facility on an approximately gross 1.7-acre infill site, which is an exemption characterized under Section 15332 (Class 32/Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.



Date: February 17, 2023

Submitted by: _____

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Community Development Department
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