

Notice of Exemption

2020070422

To: State Clearinghouse
1400 10th Street
Sacramento, CA 95814

From: City of Mendota
643 Quince Street
Mendota, CA 93640

Project Title: Application No. 19-10, Site Plan Review for Proposed Car Wash

Project Applicant: Jonathan Meza

Project Location – Specific: 612 Oller Street, Mendota, CA (Fresno Co. APN 013-183-01)

Project Location – City: Mendota

Project Location – County: Fresno

Description of Nature, Purpose, and Beneficiaries of Project: The project will utilize a formerly-built but currently vacant infill site for development and operation of a self-serve car wash. The project features four self-service washing stalls, four car vacuuming stations, a parking area, and street frontage landscaping. Mendota does not currently have a car wash; both the applicant and the City's residents will benefit from the project.

Name of Public Agency Approving Project: City of Mendota

Name of Person or Agency Carrying Out Project: Jonathan Meza

Exempt Status:

- Ministerial (Sec. 15268);
- Declared Emergency (Sec. 15269(a));
- Emergency Project (Sec 15269(b)(c));
- Categorical Exemption. State type and section number: 15332, Infill Development Projects
- Statutory Exemption. State code number: _____

Reason(s) why project is exempt: The project meets the criteria of CEQA Guidelines Section 15332:

- a) The use is consistent with the General Plan Land Use Designation of General Commercial and the C-3 Central Business and Shopping Zone District.
- b) The site is less than five acres in size (15,000 SF or 0.344 acre) and is abutted on three sides by existing urban development.
- c) The site has no habitat value, as it is a small, treeless, urban site surrounded by development and was itself fully developed until a fire destroyed the previously-existing structure.
- d) The project would not result in significant effects:
 - a. Traffic. The proposed use is approved for up to 80 customers per day. It has access to 6th Street (local) and Oller Street (State Route 180), both of which are fully improved and have ample capacity for the anticipated volume of traffic.
 - b. Noise. The operation will be required to comply with the City of Mendota Noise Ordinance, codified at Chapter 9.05 of the Mendota Municipal Code.
 - c. Air Quality. The project does not meet any of the criteria for Small Project Analysis Level (SPAL) of the San Joaquin Valley Air Pollution Control District and is therefore considered to have a less than significant effect on air quality.
 - d. Water Quality. The project is required to comply with City Engineer and Public Works requirements for connection to the City's water and wastewater systems, including compliance with the City's cross-connection prevention program.
- e) There is adequate capacity in the City's water, wastewater, and storm drainage systems. The abutting streets are sufficient in improvement and capacity. Dry utilities are available in the alley to the rear of the site.

Lead Agency Contact: Jeffrey O'Neal, AICP, City Planning Consultant

Phone: 559.449.2700

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  **Date:** 2020-7-21 **Title:** City Planning Consultant

Date received for filing at OPR: _____ **Governor's Office of Planning & Research**

Jul 21 2020

STATE CLEARINGHOUSE