

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 9th Street
Reedley, CA 93654

APPLICANT: Adrian Barrera
Night Monster Brewing Company
1325 "I" Street
Reedley, CA 93654

PROJECT TITLE: Night Monster Brewing Company
Environmental Assessment No. 2023-02 for Conditional Use Permit
Application No. 2023-01

PROJECT LOCATION: 1325 "I" Street, Reedley, CA 93654
Located on the southwest side of the street, and near the Southwest corner of 13th Street and "I" Street
(APN: 368-271-11)

EXEMPT STATUS: Categorical Exemption

PROJECT DESCRIPTION: **Conditional Use Permit Application No. 2023-01** pertains to the operation of a brewery establishment located at 1325 "I" Street (APN: 368-271-11) called Night Monster Brewery. The applicant is proposing to obtain a Type 23 ABC License (Small Beer Manufacturer). The proposed total hours of operation are 6 am to 11 pm, 7 days a week.

The applicant proposes to provide Wi-Fi services to customers as well as a selection of non-alcoholic drinks including, but not limited to, coffee, sparkling water, and soda. The applicants are also proposing to have a food truck regularly parked within the beer garden to provide dining options to customers. It is the intention of the applicant to provide a family-friendly environment where games (board games and corn hole) will be available for people to play, indoor and outdoor seating will be made available, and special events will occur on the premises to include, but not be limited to, paint nights, trivia nights, and seasonal parties (i.e., Halloween pumpkin carving, Christmas cookie decorating parties, and Easter egg decorating parties).

This project is exempt under Sections 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

City of Reedley
Categorical Exemption
Environmental Assessment No. 2023-02
Conditional Use Permit Application No. 2023-01

adequately served by all required utilities and public services.

The project site has a Commercial Service Planned Land Use Designation, the purpose of which is to provide intense commercial uses adjacent to Reedley's historic downtown area. The project occurs in the city limits of Reedley and is on an affected area that is already developed and is less than five acres. Because the project site is in an urban area, there is no habitat for endangered species on the site. The project would generate significantly fewer than 500 average daily trips (ADT). 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 site is already adequately served by existing water lines, sewer lines, and storm drain lines in "I" Street.

The proposed project would involve the sale of alcohol within an existing building, which is an exemption characterized under 15332 (Class 32/Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

Date: March 8, 2023

Submitted by:



Rodney L. Horton, Director
City of Reedley
Community Development Department
(559) 637-4200 ext. 286