

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
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PROJECT TITLE: Environmental Assessment No. 2023-08 prepared for Site Plan Review Application No. 2023-08

PROJECT LOCATION: 1620 East Manning Avenue, Located on the northwestern corner of East Manning Avenue and South Buttonwillow Avenue (APNs: 363-182-21)

EXEMPT STATUS: Categorical Exemption

PROJECT DESCRIPTION: **Site Plan Review Application No. 2023-08** pertains to the demolition of an existing Brooks Ranch Family Dining restaurant along with a portion of the existing parking and landscaping and the construction of a 2,204 square foot Starbucks drive-through restaurant in the shopping center located on the northwest corner of S Buttonwillow Avenue and E Manning Avenue. The proposed project will include a shell building for a future Starbucks with an outdoor seating area, parking, and drive-thru. A new trash enclosure will also be constructed just south of the new building. The drive-thru lane would provide stacking for 16 vehicles and would have 2 menu boards with speakers. The proposed project site includes 463 parking spaces including 1 ADA parking space. The restaurant would operate 24 hours a day, 7 days a week year-round. Customers would visit the property from 4:30 AM to 10:30 PM.

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.

**City of Reedley
Categorical Exemption
Environmental Assessment No. 2023-08**

The project site has a Community Commercial Zoning Designation and is consistent with the General Plan Land Use Designation, which was previously analyzed 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 2,204 square foot drive-through restaurant that occurs in the city limits of Reedley and is on an approximately 1-acre site surrounded by urban uses. This project would be considered local serving retail. Patrons of drive-through facilities are typically people who live in the area of the drive-through or who drive by the area regularly. Therefore, these patrons would not contribute to an increase in VMT. It is possible that the drive-through may slightly reduce VMT in the City due to offering another drive-through restaurant option that may be closer to 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 drive-through 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 major arterial streets.

The proposed project will involve the construction of a 2,204 square foot drive-through restaurant on an approximately 1-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: April 6, 2023

Submitted by:



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