

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
(559) 637-4200 x 222
Ellen.moore@reedley.ca.gov

APPLICANT: Brenda Ortega
La Mojarra Loca Mexican Grill
1361 "I" Street
Reedley, CA 93654

PROJECT TITLE: La Mojarra Loca Mexican Grill Request for Type 41 ABC License
Environmental Assessment No. 2023-07 for Conditional Use Permit
Application No. 2023-02

PROJECT LOCATION: 1361 "I" Street, Reedley, CA 93654
Located on the southwest corner of 14th Street and "I" Street
(APNs: 368-271-10 & 368-271-07)

EXEMPT STATUS: Categorical Exemption

PROJECT DESCRIPTION: **Conditional Use Permit Application No. 2023-02** pertains to the request to apply for a Type 41 ABC License which would allow for the sale and consumption of beer and wine on the premises of a restaurant located at 1361 I Street (APN: 368-271-10 & 368-271-07) called La Mojarra Loca Mexican Grill. The proposed hours of operation are 9 am to 2 am, 7 days a week. The applicant proposes to have live music on Friday and Saturday nights from 5 pm to 11pm.

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 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

City of Reedley
Categorical Exemption
Environmental Assessment No. 2023-07
Conditional Use Permit Application No. 2023-02

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: April 20, 2023

Submitted by:



Ellen Moore, City Planner
City of Reedley
Community Development Department