

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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APPLICANT: GMA Engineers and Architects
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PROJECT TITLE: Environmental Assessment No. 2023-10 prepared for Site Plan Review Application No. 2022-16

PROJECT LOCATION: 1267 East Manning Avenue, Located in the Town & Country Shopping Center, just East of Big Lots and Furniture Town
(APNs: 370-030-49)

EXEMPT STATUS: Categorical Exemption

PROJECT DESCRIPTION: **Site Plan Review Application No. 2022-16** pertains to the demolition of an existing canopy and construction of a new 6,000 square foot shell building. The proposed shell building would share a wall with the eastern wall of Furniture Town. The proposed building would be a future restaurant. The applicant proposes to redesign a portion of the parking lot between the shell building and the parking stalls closet to North Haney Avenue. The applicant proposes to change the circulation pattern from 2-way traffic to allow 1 way traffic going south. A path of travel would also be added from North Haney Avenue to the south end of the proposed shell building and along the eastern wall of the shell building to the front door.

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. 2023-10

The project site has a Community Commercial Zoning Designation and is consistent with the General Plan Community Commercial Land Use Designation. 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. Public services and facilities are available for the site and the subject property is located on a major arterial street.

The proposed project will involve the construction of a 6,000 square foot shell building on an approximately 4.48-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: May 1, 2023

Submitted by:



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