

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
Laura.Friesen@reedley.ca.gov

APPLICANT: 7-Eleven, Inc.
Crystal Justice
3200 Hackberry Road
Irving, TX 75063

PROJECT TITLE: 7-Eleven #42397
Environmental Assessment No. 2024-03 for Conditional Use Permit
Application No. 2023-03

PROJECT LOCATION: 1301 West Manning Ave, Reedley, CA 93654
(APNs: 368-350-32)

EXEMPT STATUS: Categorical Exemption

PROJECT DESCRIPTION: **Conditional Use Permit Application No. 2023-03** pertains to the authorization of the sale of beer and wine for off-site consumption within a proposed 4,853 square-foot, 24-hour convenience store. The proposed convenience store was previously approved through Conditional Use Permit Application 2022-05. The applicant is proposing to transfer their Type 20 ABC License (Off-Sale Beer and Wine). The current licensee operates the 7-Eleven located at 597 I Street since 9/1/2021.

ABC's description of a Type 20 License is as follows:

Type 20 – Off-Sale Beer & Wine

Issued to retail stores. Authorizes the sale of beer and wine for consumption off the premises where sold. Minors are allowed on the premises.

The proposed hours of operation for the convenience store and gas station are 24 hours, 7 days a week. However, alcohol sales will conform to Alcoholic Beverage Control (ABC) standards, which currently are 6 am to 2 am. All alcohol vault doors will be locked and secure at 2 am. A security system will be installed with interior and exterior cameras to monitor activities. The project is consistent with the 2030 General Plan Community Commercial Planned Land Use and the CC (Central & Community Commercial) zone district.

This project is exempt under Sections 15332 (Class 32/Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

City of Reedley
Categorical Exemption
Environmental Assessment No. 2024-03
Conditional Use Permit Application No. 2023-03

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 Community Commercial Planned Land Use Designation, the purpose of which is to provide commercial services and amenities to the neighboring 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 be required to comply with general plan policies and mitigation measures addressed in the Reedley General Plan 2030 Program EIR (SCH# 2010031106), and comply with the mitigation measures addressed in the Environmental Assessment No. 2020-15 (SCH# 2022060033) 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 Manning Ave.

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: May 16, 2024

Submitted by:



Laura Friesen, Assistant Planner
City of Reedley
Community Development Department