

FRESNO COUNTY
CLERK'S OFFICE
BRANDI L. ORTH

2221 KERN STREET
FRESNO, CA 93721

Finalization 2019015993
09/06/2019 10:37am
79 ssay

Item Title	Count
------------	-------

1 EIRND EIR - Negative Declaration	1
--	---

1 EIRA EIR Administrative Fee	1
----------------------------------	---

Document ID	Amount
-------------	--------

DOC# E201910000428	0.00
Time Recorded 10:37 am	

2 EIRA EIR Administrative Fee	1
----------------------------------	---

Document ID	Amount
-------------	--------

DOC# E201910000429	50.00
Time Recorded 10:37 am	

Total	2454.75
-------	---------

Payment Type	Amount
--------------	--------

Cash	50.00
No Fee	2404.75
Amount Due	0.00

Thank You
Please Retain This Receipt
For Your Records

NOTICE OF DETERMINATION

DATE RECEIVED FOR FILING:

TO: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: CITY OF REEDLEY
Community Development Department
1733 Ninth Street
Reedley, CA 93654

FILED
SEP 06 2019
TIME 10:40am
FRESNO COUNTY CLERK
By [Signature] DEPUTY

X County of Fresno
Attn: County Clerk
2221 Kern Street
Fresno, CA 93721-2600

E201910000320

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code

PROJECT TITLE: Environmental Assessment No. 2019-6
Vesting Tentative Subdivision Map No. 6267 (Fino Estates)

State Clearinghouse Number
(If subject to Clearinghouse)

N/A

Lead Agency Contact Person

Ellen Moore, Associate Planner
Community Development Department
City of Reedley
1733 Ninth Street
Reedley, California 93654

Area Code/Telephone
(559) 637-4200/222

PROJECT LOCATION:

The project site is located just south of East Locke Avenue and east of North Frankwood Avenue (Attachment 1) in the City of Reedley, County of Fresno.

Site Latitude: 36.596°N

Site Longitude: 119.428°W

Assessor's Parcel Numbers: 363-090-061 & 363-090-083 (13.51 gross acres)

PROJECT DESCRIPTION: The City of Reedley initiated Environmental Assessment No. 2019-6 for the purpose of assessing the environmental effects of Vesting Tentative Subdivision Map No. 6267 (Fino Estates Project), herein referred to as "the project". The project site is located on the northern edge of the City of Reedley, just south of East Locke Avenue and east of North Frankwood Avenue (Attachment 1). The project site consists of two parcels totaling approximately 13.51 acres to be subdivided (APNs: 363-090-061 and 363-090-083).

The subdivision would allow for the development of 44 residential lots on 13.15 acres of land within the City (APNs 363-090-061 and 363-090-083) as part of this project. The project would subdivide the parcels into 44 legal lots, with lot sizes ranging from 6,001 to 20,695 square feet (Attachment 2). Additionally, the project would dedicate a 36,150 square foot lot to the City for creation of a storm basin area. The project would be able to develop a total of 128 dwelling units.

The project proposes 7.66 gross acres of single-family residential development (34 lots total/dwelling units) with an average lot size of 7,416 square feet. The project is consistent with the 2030 General Plan Low Density Residential land use designation and the Reedley Municipal Code R-1-6 (One Family Residential) zoning designation.

Also included within the project is 5.81 gross acres of multiple family residential development (10 lots total) along North Frankwood Avenue with an average lot size of 18,317 square feet. The lots are proposed to be developed with a density of 15 to 29 dwelling units per acre. This would result in approximately 92 dwelling

units. The project is consistent with the 2030 General Plan High Density Residential land use designation and the Reedley Municipal Code RM-2 (Multi-Family Residential) zoning designation.

The City of Reedley, as the Lead Agency, approved the above described project and made the following determinations about the above described project:

1. On February 25, 2014, the City Council certified the Program Environmental Impact Report (SCH No. 2010031106), prepared for General Plan Amendment No. 2012-002, which was prepared pursuant to the California Environmental Quality Act (CEQA).
2. The approved project (Vesting Tentative Subdivision Map No. 6267) would have no new effects that were not identified or examined in the Program EIR (SCH No. 2010031106).
3. No new effects could occur beyond those identified and analyzed in the Program EIR (SCH No. 2010031106).
4. No new mitigation measures would be required beyond those set forth in the Program EIR (SCH No. 2010031106).
5. An Addendum to the Program EIR shall prepared for this project pursuant to the provisions of CEQA.
6. Findings were made pursuant to CEQA Section 15168(c)(2).

The Addendum has determined that the changes within the Proposed Project would not trigger any of the conditions listed in Sections 15162 and 15164 of the CEQA Guidelines, requiring preparation of a subsequent or supplemental environmental impact report or negative declaration. The Proposed Project does not introduce new significant environmental effects, substantially increase the severity of previously identified significant environmental effects, or show that mitigation measures or alternatives previously found not to be feasible would in fact be feasible. Thus, this Addendum satisfies the requirements of CEQA Guidelines sections 15162 and 15164.

This is to advise and certify that pursuant to Public Resources Code, section 21151(c), the Planning Commission of the City of Reedley on September 5, 2019 considered the above described project and approved the environmental findings and assessment prepared for the above-described project and the following determinations regarding this project:

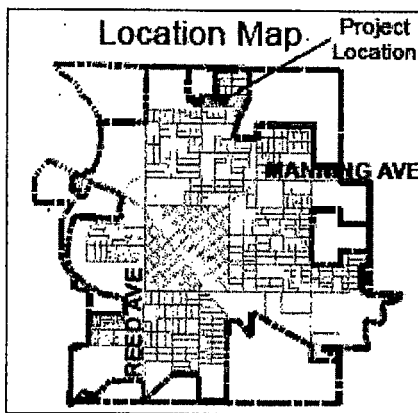
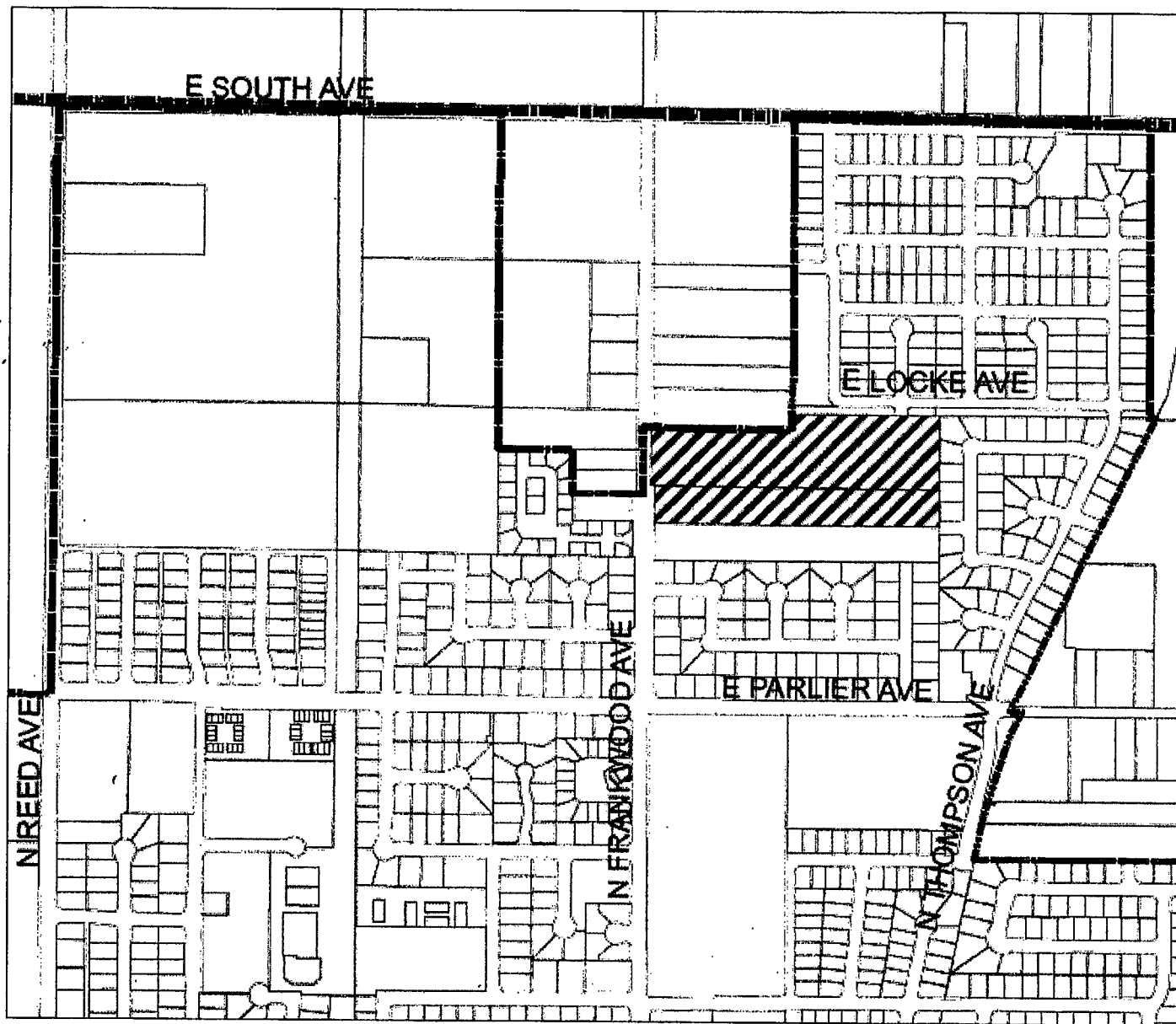
1. The project (☐ will ☒ will not) have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ An Addendum to a Program EIR was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures (☐ were ☒ were not) made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan (☐ was ☒ was not) adopted for this project.
5. A statement of Overriding Considerations (☐ was ☒ was not) adopted for this project.
6. Findings (☒ were ☐ were not) made pursuant to the provisions of CEQA.

The above-described environmental assessment (Environmental Assessment No. 2019-6), together with the previously adopted Program EIR, initial study, comments and responses and record of project approval, is available to the general public at the Community Development Department, 1733 Ninth Street, Reedley, California 93654.





Ellen Moore, Associate Planner
Community Development Department

9/6/2019
Date

Attachments: Property Vicinity Map
Vesting Tentative Map No. 6267 (Fino Estates)



Legend

-  Project Location (VTSM 6267)
-  Reedley City Limits
-  Reedley Sphere of Influence

0 200 400 800 Feet



STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # E201410000048

Lead Agency: CITY OF REEDLEY Date: 02/26/2014
County Agency of Filing: FRESNO COUNTY CLERK Document No: E201410000048
Project Title: CITY OF REEDLEY PLAN AMENDMENT NO. 2012-002(REEDLEY GENERAL PLAN UPDTE
Project Applicant Name: CITY ORF REEDLEY Phone Number: (559) 637-4200
Project Applicant Address: 1733 NINTH STREET, REEDLEY, CA 93654
Project Applicant: LOCAL PUBLIC AGENCY

ADMINISTRATION FEE	\$	50.00
ENVIR. IMPACT REPORT	\$	3029.75
Total Received	\$	3079.75

Signature and title of person receiving payment:

Blanca H. Avalos

NOTICE OF DETERMINATION

E201410000048

DATE RECEIVED FOR FILING:

TO: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: CITY OF REEDLEY
Community Development Department
1733 Ninth Street
Reedley, CA 93654

FILED

FEB 26 2014

☒ County of Fresno
Attn: County Clerk
2221 Kern Street
Fresno, CA 93721-2600

FRESNO COUNTY CLERK
By Blanca R. Dumas
DEPUTY

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code

PROJECT TITLE: City of Reedley Plan Amendment No. 2012-002 (Reedley General Plan Update and Land Use Map) and Environmental Impact Report (Sch. No. 2010031106)

State Clearinghouse Number
(if subject to Clearinghouse)

2010031106

Lead Agency Contact Person

Kevin E. Fabino, Director
Community Development Department
City of Reedley
1733 Ninth Street
Reedley, California 93654

Area Code/Telephone

(559) 637-4200/286

PROJECT LOCATION:

The City of Reedley, its existing and proposed expanded sphere of influence as depicted in attachment "A" entitled "Alternative 3: Additional SOI Acreage" Generally, proposed project area is generally bounded by Adams Avenue to the north, Floral Avenue to the south, Englehart Avenue to the east and Rio Vista Avenue to the west.

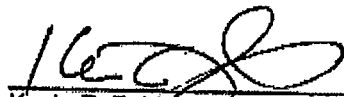
PROJECT DESCRIPTION: The City of Reedley proposes to adopt Plan Amendment Application No. 2012-002, which proposes to amend the Reedley General Plan 2012 to be retitled the Reedley General Plan 2030 Update (GPU).

The GPU has been prepared pursuant to California Government Code Section 65300, and shall serve as the principal policy document for guiding development of the City through the year 2030. The Reedley General Plan 2030 Update focused on updates to the Land Use, Circulation, Conservation and Open Space, Noise, and Safety Elements of the General Plan 2012. The GPU provides an overall direction for decision-making on development proposals and day-to-day actions of the City's elected officials and staff. The GPU is also designed to incorporate the goals and policies of the various adopted specific plans including the Reedley Specific Plan, Rail Corridor Master Plan and the Southeast Reedley Industrial Area Specific Plan. The GPU also proposes to expand the City's sphere of influence by 2,157 acres in the locations identified in Attachment "A".

This is to advise and certify that pursuant to Public Resources Code, section 21151(c), on February 25, 2014 the Council of the City of Reedley, the Lead Agency, has approved the above described project:

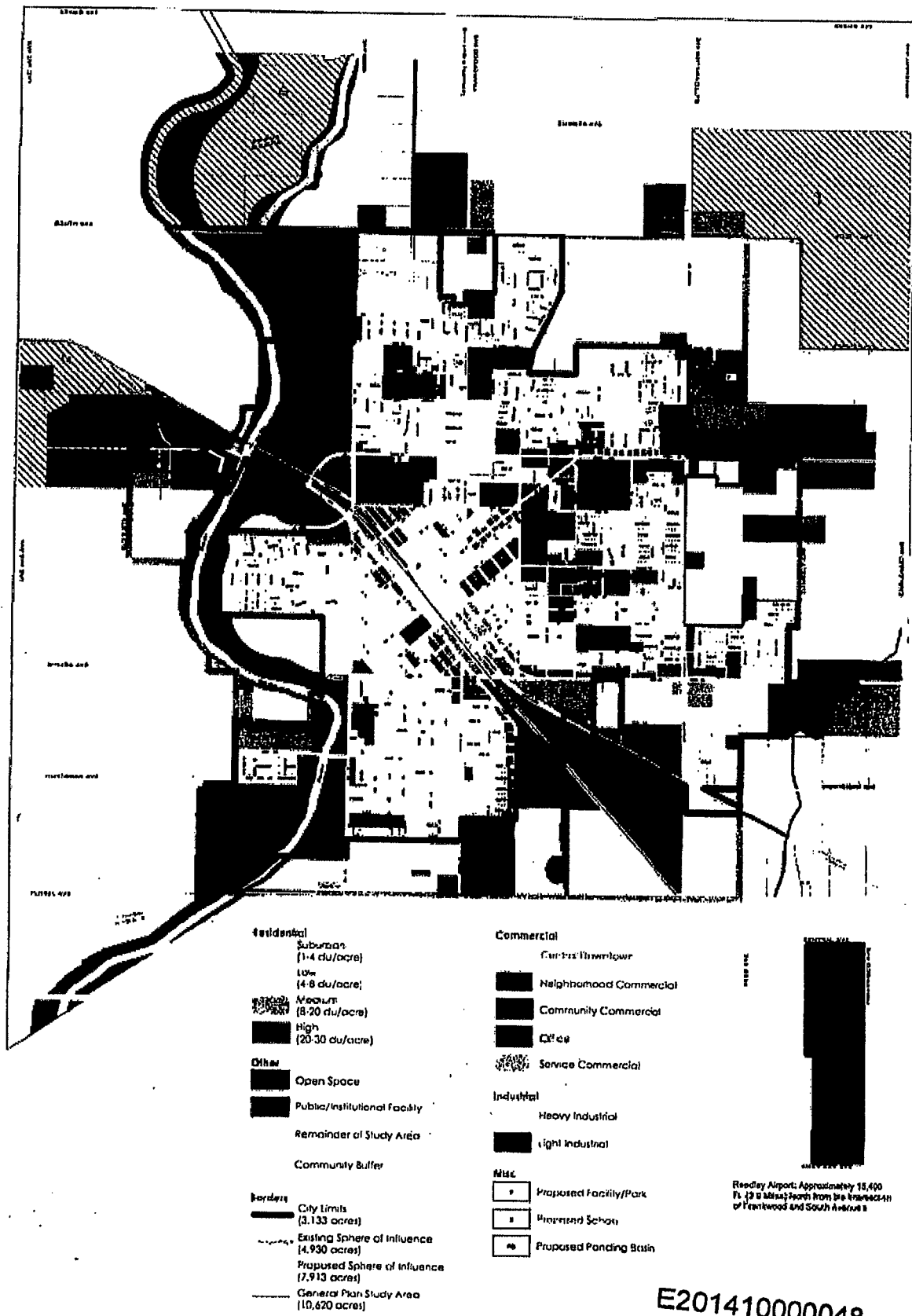
1. The project (☒ will ☐ will not) have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
☐ A determination of project conformity to the Reedley General Plan was made.
3. Mitigation measures (☒ were ☐ were not) made a condition of the approval of the project.
4. A statement of Overriding Considerations (☒ was ☐ was not) adopted for this project.
5. Findings (☒ were ☐ were not) made pursuant to the provisions of CEQA.

The above-described environmental assessment, with its finding of a Final Environmental Impact Report (SCH. NO. 2010031106), together with the full Initial study, comments and responses and record of project approval, is available to the general public at the Community Development Department, 1733 Ninth Street, Reedley, California 93654.



Kevin E. Fabino, Director
Community Development Department

2/26/2014
Date



E201410000048

Source: City of Reedley 2013

RDEIR Figure 1
 Additional SOI Acreage Reduction Alternative
 Recirculated City of Reedley General Plan Update EIR