

FRESNO COUNTY  
CLERK'S OFFICE  
BRANDI L. ORTH

2221 KERN STREET  
FRESNO, CA 93721

Finalization 2019004606  
03/13/2019 10:10am  
78 mcurtis

Item Title	Count
1 EIRND EIR - Negative Declaration	1

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

Document ID	Amount
DOC# E201910000135 Time Recorded 10:09 am	0.00

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

Document ID	Amount
DOC# E2019100001362354.75 Time Recorded 10:10 am	

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

Document ID	Amount
DOC# E201910000137 Time Recorded 10:10 am	50.00

---

Total	4809.50
-------	---------

Payment Type	Amount
Check tendered # 045027	2404.75
No Fee	2404.75
Amount Due	0.00

Thank You  
Please Retain This Receipt  
For Your Records



State of California - Department of Fish and Wildlife  
**2018 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (Rev. 01/03/18) Previously DFG 753.5a

RECEIPT NUMBER: <b>E201910000028</b>
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY <b>CITY OF REEDLEY</b>	LEAD AGENCY EMAIL	DATE <b>01/24/2019</b>
COUNTY/STATE AGENCY OF FILING <b>FRESNO COUNTY</b>	DOCUMENT NUMBER <b>E201910000028</b>	

PROJECT TITLE <b>ENVIRONMENTAL ASSESSMENT (EA) NO. 2018-18</b>			
PROJECT APPLICANT NAME <b>CITY OF REEDLEY</b>	PROJECT APPLICANT EMAIL <b>EXT. 2222</b>	PHONE NUMBER <b>(559) 637-4200</b>	
PROJECT APPLICANT ADDRESS <b>1733 NINTH STREET</b>	CITY <b>REEDLEY</b>	STATE <b>CA</b>	ZIP CODE <b>93654</b>

PROJECT APPLICANT (Check appropriate box)

Local Public Agency     School District     Other Special District     State Agency     Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,271.00 \$	<u>0.00</u>
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,354.75 \$	<u>2,354.75</u>
<input checked="" type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,077.00 \$	<u>0.00</u>
<input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$1,112.00 \$	<u>0.00</u>
<input checked="" type="checkbox"/> County documentary handling fee	\$50.00 \$	<u>50.00</u>
<input type="checkbox"/> Other	\$	<u>0.00</u>

PAYMENT METHOD:

Cash     Credit     Check     Other 045027

TOTAL RECEIVED \$ 2,404.75

SIGNATURE <b>X Marissa Curtis</b>	AGENCY OF FILING PRINTED NAME AND TITLE <b>Marissa Curtis Deputy Clerk</b>
--------------------------------------	---

# 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**  
**MAR 13 2019** TIME *6:10am*  
FRESNO COUNTY CLERK,  
By *[Signature]* DEPUTY

County of Fresno  
Attn: County Clerk  
2220 Tulare Street, 1st Floor  
Fresno, CA 93721-2600

**E20191000028**

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

**PROJECT TITLE:** **Environmental Assessment No. 2018-18**  
**Related to City of Reedley Annexation Application No. 2018-1, Pre-Zone Application No. 2018-1, and Vesting Tentative Subdivision Map No. 6229 (Rancho Vista)**

State Clearinghouse Number  
(if subject to Clearinghouse)  
N/A

Lead Agency  
City of Reedley  
1733 Ninth Street  
Reedley, California 93654

Lead Agency Contact Person  
Ellen Moore, Associate Planner  
Community Development Department  
ellen.moore@reedley.ca.gov  
(559) 637-4200/222

**PROJECT LOCATION:**

Assessor's Parcel Numbers: 370-060-01, 370-060-42, 370-060-59, 370-060-60 (41.22 gross acres)

The project site is located on the eastern edge of the City of Reedley, at the northeast corner of South Buttonwillow Avenue and East Duff Avenue.

Site Latitude: 36°37'7.60"N

Site Longitude: 119°26'51.25"W

**PROJECT DESCRIPTION:** The City of Reedley initiated Environmental Assessment No. 2018-18 for the purpose of assessing the environmental effects of Annexation Application No. 2018-1, Pre-Zone Application No. 2018-1, and Vesting Tentative Subdivision Map No. 6229 (Rancho Vista Project)

**Annexation Application No. 2018-1** pertains to the annexation of 41.22 gross acres into the City of Reedley and detachment from the Fresno County Fire Protection District and the Kings River Conservation District (APNs: 370-060-01, 370-060-42, 370-060-59, and 370-060-60). The proposed annexation is adjacent to the existing City of Reedley City Limits on two sides and promotes orderly growth and development. The proposed annexation is within the City of Reedley's adopted Sphere of Influence and the subject property has a Low Density Residential Planned Land Use Designation pursuant to the City of Reedley 2030 General Plan and the county of Fresno online GIS portal. The two parcels, 370-060-01 and 370-060-59, are currently developed with single family residences.

**Pre-Zone Application 2018-1** pertains to the pre-zoning of four parcels encompassing 40.28 gross-acres to the R-1-6 (One Family Residential) zone district in preparation for annexation consistent with the Reedley 2030 General Plan.

**Vesting Tentative Subdivision Map No. 6229** pertains to the subdivision of two legal lots of record (APNs 370-060-42 and 370-060-60) into 186 legal lots of record for single family residential development with an average lot size of 6,896 square feet. This proposed project meets the 25% imminent development requirement for annexation.

The project site is located on the eastern edge of the City of Reedley, at the northeast corner of South Buttonwillow Avenue and East Duff Avenue. The total project site consists of four parcels totaling approximately 40 acres to be annexed (APNs: 370-060-01, 370-060-42, 370-060-59, and 370-060-60). The parcels are within the City's existing Sphere of Influence (SOI) and are zoned Limited Agricultural (AL-20) by Fresno County. The site borders South Buttonwillow Avenue and is bounded by residential uses within the City to the west and south, as well as open space to the east. Fresno County land within the City's SOI borders the site to the north and east, and is also zoned Limited Agricultural (AL-20) to the north and Exclusive Agricultural (AE-20) to the east.

This is to advise and certify that pursuant to Public Resources Code, section 21151(c), the City Council of the City of Reedley on March 12, 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.  
 A Mitigated Negative Declaration 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 mitigation monitoring program (  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. 2018-18), with its finding of a Mitigated Negative Declaration, dated January 24, 2019, 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.

  
 \_\_\_\_\_  
 Ellen Moore, Associate Planner  
 Community Development Department

3/13/19  
 \_\_\_\_\_  
 Date

Attachments: Mitigated Negative Declaration prepared for Environmental Assessment No. 2018-18

Exhibits: Annexation Application No. 2018-1  
 General Plan Amendment Application No. 2018-1  
 Pre-Zone Application No. 2018-1  
 Tentative Subdivision Map No. 6229 (Rancho Vista)

**CITY OF REEDLEY  
MITIGATED NEGATIVE DECLARATION**

prepared for Environmental Assessment (EA) No. 2018-18

The Notice of Intent for this proposed environmental finding was filed with the

**LEAD AGENCY:**

City of Reedley  
Community Development  
Department  
1733 Ninth Street  
Reedley, CA 93654  
e-mail: [ellen.moore@reedley.ca.gov](mailto:ellen.moore@reedley.ca.gov)  
Phone: (559) 637-4200 x 222

**APPLICANT:**

West Star Construction  
13837 South Zediker  
Kingsburg, CA 93631

FRESNO COUNTY CLERK  
2220 Tulare Street, 1<sup>st</sup> Floor  
Fresno, California 93721-2600

On January 24, 2019

**PROJECT LOCATION:**

Approximate Site Latitude: 36.596°N  
Approximate Site Longitude: 119.428°W

Assessor's Parcel Number: 370-060-01, 370-060-42, 370-060-59, 370-060-60 (41.22 gross acres)

**PROJECT DESCRIPTION:** The City of Reedley initiated Environmental Assessment No. 2018-18 for the purpose of assessing the environmental effects of Annexation Application No. 2018-1, Pre-Zone Application No. 2018-1, and Vesting Tentative Subdivision Map No. 6229 (Rancho Vista Project), here on out referred to as "the project".

The project site is located on the eastern edge of the City of Reedley, at the northeast corner of South Buttonwillow Avenue and East Duff Avenue. The total project site consists of four parcels totaling approximately 40 acres to be annexed (APNs: 370-060-01, 370-060-42, 370-060-59, and 370-060-60). The parcels are within the City's existing Sphere of Influence (SOI) and are zoned Limited Agricultural (AL-20) by Fresno County. The site borders South Buttonwillow Avenue and is bounded by residential uses within the City to the west and south, as well as open space to the east. Fresno County land within the City's SOI borders the site to the north and east, and is also zoned Limited Agricultural (AL-20) to the north and Exclusive Agricultural (AE-20) to the east.

**Annexation Application No. 2018-1** pertains to the annexation of 41.22 gross acres into the City of Reedley and detachment from the Fresno County Fire Protection District and the Kings River Conservation District (APNs: 370-060-01, 370-060-42, 370-060-59, and 370-060-60). The proposed annexation is adjacent to the existing City of Reedley City Limits on two sides and promotes orderly growth and development. The proposed annexation is within the City of Reedley's adopted Sphere of Influence and the subject property has a Low Density Residential Planned Land Use Designation pursuant to the City of Reedley 2030 General Plan and the county of Fresno online GIS portal. The two parcels, 370-060-01 and 370-060-59, are currently developed with single family residences.

**Pre-Zone Application 2018-1** pertains to the pre-zoning of four parcels encompassing 40.28 gross-acres to the R-1-6 (One Family Residential) zone district in preparation for annexation consistent with the Reedley 2030 General Plan.

**Vesting Tentative Subdivision Map No. 6229** pertains to the subdivision of two legal lots of record (APNs 370-060-42 and 370-060-60) into 186 legal lots of record for single family residential development with an average lot size of 6,896 square feet. This proposed project meets the 25% imminent development requirement for annexation.

**SUMMARY OF FINDINGS:** The City of Reedley has conducted an environmental analysis for the above-described project, contained in the attached initial study. The City of Reedley, as the Lead Agency, proposes to adopt a Mitigated Negative Declaration for this project. This Mitigated Negative Declaration is tiered from the certified Program Environmental Impact Report (SCH No. 2010031106) (PEIR) prepared for the Reedley General Plan Update 2030 (GPU). The project has been determined to be a subsequent project that is not fully within the scope of the certified Program Environmental Impact Report prepared for the GPU. Pursuant to Public Resources Code §21083.3 and California Environmental Quality Act (CEQA Guidelines) §15168, this project has been evaluated with respect to each item on the attached environmental checklist to determine whether this project may cause any additional significant effect on the environment which was not previously examined in the Program Environmental Impact Report (SCH No. 2010031106).

After conducting a review of the adequacy of the Program Environmental Impact Report (SCH No. 2010031106) pursuant to Public Resources Code Section 21083.3, the City of Reedley, as the lead agency, finds that no substantial changes have occurred with respect to circumstances under which the Program Environmental Impact Report (SCH No. 2010031106) was certified, and that no new information which was not known and could not have been known at the time that the PEIR was certified, has become available.

The completed environmental impact checklist, its associated narrative, and any proposed mitigation measure(s) reflect applicable comments of responsible and trustee agencies, as well as research and analysis conducted to examine the interrelationship between the proposed project and the physical environment. The information contained in the project application and its related environmental assessment application, responses to requests for comment, checklist, initial study narrative, and any attached thereto, combine to form the record indicating that an initial study has been completed in compliance with the California Environmental Quality Act and the CEQA Guidelines.

All new development activity and many non-physical projects contribute directly or indirectly toward cumulative impacts on the physical environment. It has been determined that the incremental effect contributed by this project toward cumulative impacts is not considered substantial or significant in itself, and/or that cumulative impacts accruing from this project may be mitigated to less than significant with application of feasible mitigation measures.

For some categories of potential impacts, the checklist may indicate that a specific adverse environmental effect has been identified which is of sufficient magnitude to potentially be of concern without mitigation to reduce the level of significance. Such an effect may be inherent in nature and magnitude of the project. The completed environmental checklist form indicated whether an impact would be less than significant, or less than significant with mitigation. Effects so rated are not sufficient in themselves to require the preparation of an Environmental Impact Report, and have been mitigated to the extent reasonably feasible as required by CEQA.

The project is not located on a site which is included on any of the lists enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites and others, and the information in the Hazardous Waste and Substance Statement required under subdivision (f) of that Section.

The initial study has concluded that the proposed project will not result in any adverse effects which fall within the "Mandatory Findings of Significance" contained in Section 15065 of the State CEQA Guidelines.

With the project specific mitigation imposed, there is no substantial evidence in the record that this project may have additional significant direct, indirect or cumulative effects on the environment that are significant and that were not identified and analyzed in the certified Program Environmental Impact Report (SCH No. 2010031106).

Additional information on the proposed project, including a copy of the proposed environmental findings, may be obtained from the City of Reedley, Community Development Department, City Hall, 1733 Ninth Street, Reedley, California 93654 during normal business hours (Monday-Friday, 8 AM – 5 PM).

Electronic copies can be obtained by e-mailing [ellen.moore@reedley.ca.gov](mailto:ellen.moore@reedley.ca.gov) or by visiting the City of Reedley website at the following link: [http://www.reedley.com/departments/community\\_development/Major\\_Projects/](http://www.reedley.com/departments/community_development/Major_Projects/)

Environmental Assessment No. 2018-18, Annexation Application No. 2018-1, Pre-Zone Application No. 2018-1, and Tentative Subdivision Map No. 6229 are scheduled to be considered by the City of Reedley Planning Commission on February 21, 2019. The Commission meeting will be held at 5:00 p.m., in the Council Chambers at Reedley City Hall, located at 845 G Street, Reedley, California 96354.

INITIAL STUDY PREPARED BY:

Ellen Moore, Associate Planner

SUBMITTED BY:

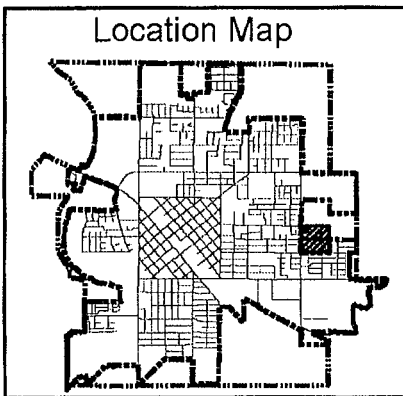
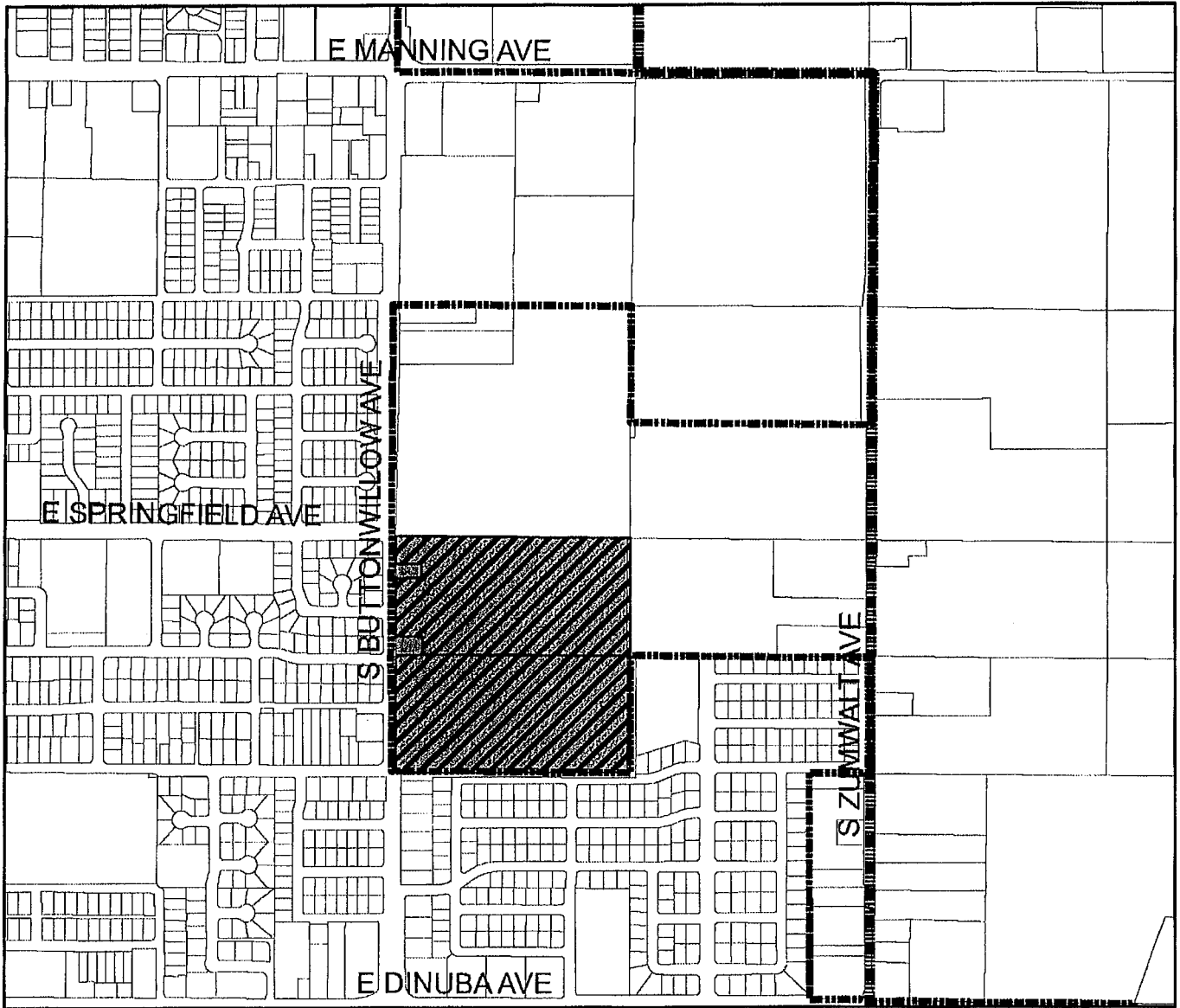


Ellen Moore, Associate Planner  
Community Development  
Department  
CITY OF REEDLEY





DATE: January 24, 2019

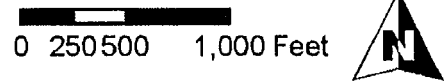
City of Reedley  
Environmental Assessment No. 2018-18  
Annexation Application No. 2018-1

E20191000028



**Legend**

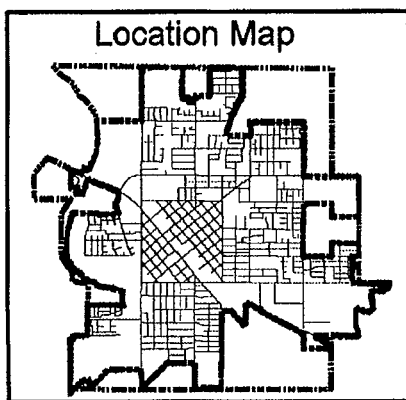
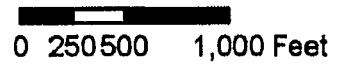
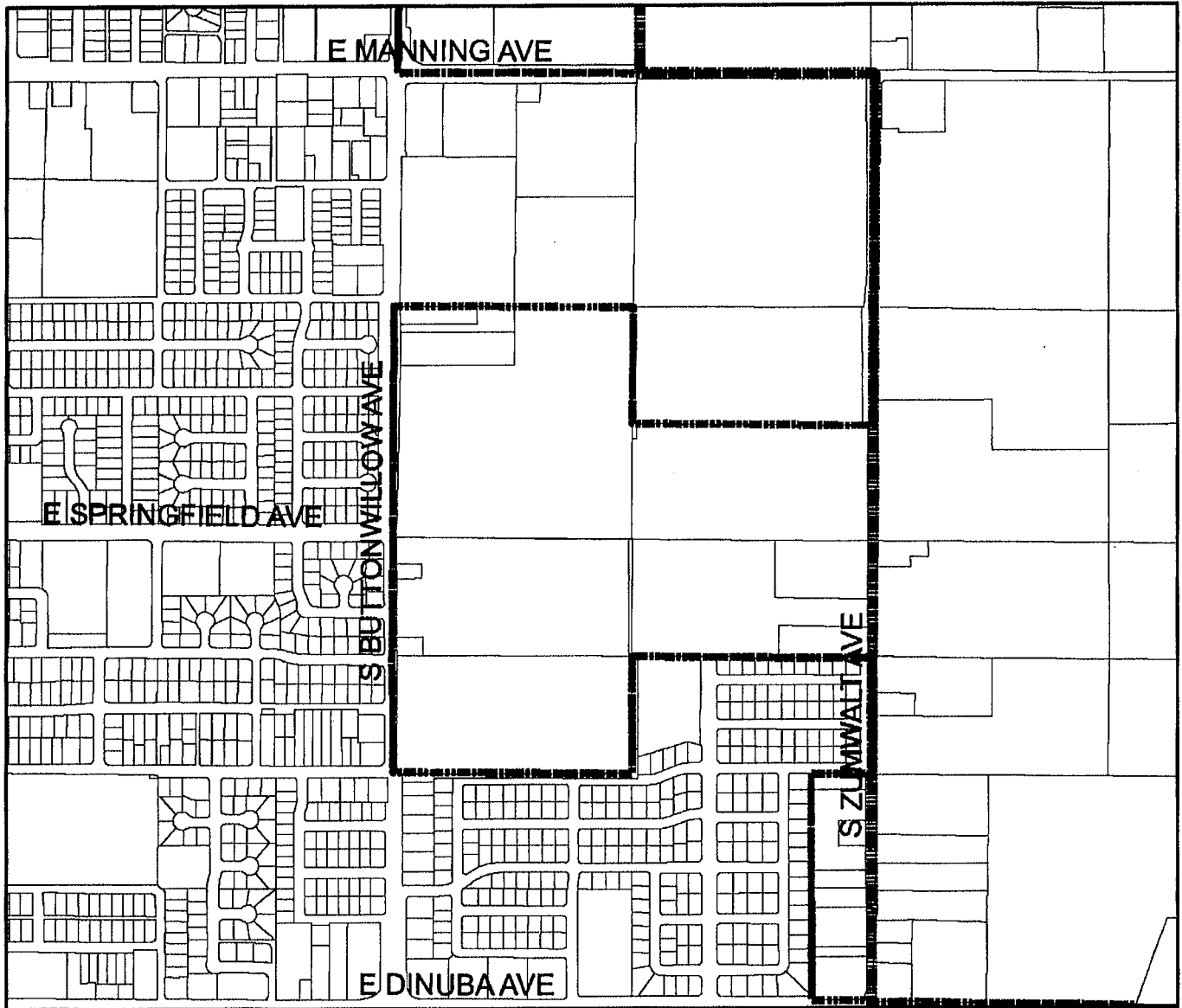
-  Reedley City Limits
-  Reedley Sphere of Influence
-  Vesting Tentative Subdivision Map No. 6229 (38.89 gross acres)
-  Proposed Annexation Area (41.22 acres)








City of Reedley  
Environmental Assessment No. 2018-18  
Pre-Zone Application No. 2018-1

E20191000028



Legend

-  Reedley City Limits
-  Reedley Sphere of Influence
-  Proposed Pre-Zoning: R-1-6 (One Family Residential) (40.28 gross acres)

# City of Reedley

## Environmental Assessment No. 2018-18

### Vesting Tentative Subdivision Map No. 6229

**E20191000028**

### TRACT NO. 6229 RANCHO VISTA - REEDLEY

VESTING TENTATIVE SUBDIVISION MAP

SUNBELT INVESTMENTS, INC. REEDLEY, CALIFORNIA

**LEGAL DESCRIPTION:**  
ALL THAT PART OF REEDLEY, CALIFORNIA, COMMENCED TO THE CITY CENTER DESCRIBED IN MAP NO. 1, PAGE 28 OF VOLUME 5 OF REEDLEY RECORDS, AND TO THE CITY CENTER DESCRIBED IN MAP NO. 3, PAGE 28 OF VOLUME 5 OF REEDLEY RECORDS.

**NOTES:**

- THE BOUNDARIES SHOWN ON THIS MAP ARE BASED ON THE SURVEY RECORDS OF THE PROJECT AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP.
- ALL AREAS SHOWN AS TO BE WITHHELD SHALL BE WITHHELD AS SHOWN ON THIS MAP.
- ALL AREAS SHOWN AS TO BE WITHHELD SHALL BE WITHHELD AS SHOWN ON THIS MAP.
- ALL AREAS SHOWN AS TO BE WITHHELD SHALL BE WITHHELD AS SHOWN ON THIS MAP.
- ALL AREAS SHOWN AS TO BE WITHHELD SHALL BE WITHHELD AS SHOWN ON THIS MAP.
- ALL AREAS SHOWN AS TO BE WITHHELD SHALL BE WITHHELD AS SHOWN ON THIS MAP.
- ALL AREAS SHOWN AS TO BE WITHHELD SHALL BE WITHHELD AS SHOWN ON THIS MAP.
- ALL AREAS SHOWN AS TO BE WITHHELD SHALL BE WITHHELD AS SHOWN ON THIS MAP.

**RECEIVED**  
JUL 25 2018  
RECORDS & PERMITS DEPARTMENT

**LEGEND**

TRACT NO. 6229  
VESTING TENTATIVE MAP

**TM-1**

**PROJECT LOCATION**

**LEGAL DESCRIPTION**

**NOTES**

**RECEIVED**

**LEGEND**

**TRACT NO. 6229**

**VESTING TENTATIVE MAP**