

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 Dept.
1733 Ninth Street
Reedley, CA 93654

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

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

PROJECT TITLE: **Environmental Assessment No. 2021-9**
General Plan Amendment Application No. 2021-1, and Change of Zone
Application No. 2021-1 (Ordinance No. 2021-005) (Manning/Sunset Avenue
Corridor Redesignation)

State Clearinghouse Number
(If subject to Clearinghouse)

2010031106

Lead Agency Contact Person

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

Contact Information

(559) 637-4200/222
ellen.moore@reedley.ca.gov

PROJECT LOCATION:

Environmental Assessment No. 2021-9, General Plan Amendment Application No. 2021-1, and Change of Zone Application No. 2021-1 (Ordinance No. 2021-005) pertain to three separate sites with separate proposals in the City of Reedley.

Site 1 is located on the southwest corner of the intersection of North Sunset and Manning Avenues. The site is an undeveloped area approximately one acre in size located at 645 and 677 East Manning Avenue, APN: 370-091-05 and -06, respectively.

Site 2 is located on the southeast corner of the intersection of North Sunset and Manning Avenues. The site is currently developed with First Southern Baptist Church, an apartment complex, and two single family residences. The site is approximately 1.5 acres in size and is located at 767, 787, 799, and 729 East Manning Avenue, APN: 370-093-02, -03, -04, and -13, respectively.

Site 3 is located northeast of the intersection of North Sunset Avenue and East Springfield Avenue. The site is currently undeveloped and is approximately 2.65 acres in size and is located on the east side of Sunset Avenue, APN: 370-131-29.

PROJECT DESCRIPTION:

For Site 1, the project includes a General Plan Amendment (GPA) from High Density Residential to Neighborhood Commercial and a Change of Zone from RM-2 (Multi-Family Residential) to CN (Neighborhood Commercial). The project proponent proposes to construct a drive-through restaurant on the site, but no site plan has yet been submitted and is not part of this project.

For Site 2, to create continuity with surrounding land uses, the project includes a GPA from High Density Residential to Neighborhood Commercial on the parcel developed with the church and from High Density

Residential to Community Commercial on the parcels developed with the residences. Additionally, the project includes a Change of Zone from RM-2 (Multi-Family Residential) to CN (Neighborhood Commercial) on the parcel developed with the church. No changes in zoning are proposed on the parcels with the residences. No development is currently proposed on this site.

For Site 3, the project includes a GPA to make the General Plan designation and zoning classification on the site consistent. The General Plan designation would be changed from Low Density Residential (4-8 dwelling units/acre) to High Density Residential (15-19 dwelling units/acre). No change is proposed for the zoning. No development is currently proposed on this site.

General Plan Amendment Application No. 2021-1 and Change of Zone Application No. 2021-1 (Ordinance No. 2021-005) is summarized in the following table:

Project Site	APN	Existing Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
1	370-091-05 370-091-06	High Density Residential (15-29 DU/acre)	Neighborhood Commercial	RM-2 Multi-Family Zone District	CN Neighborhood Commercial
2	370-093-13	High Density Residential (15-29 DU/acre)	Neighborhood Commercial	RM-2 Multi-Family Zone District	CN Neighborhood Commercial
	370-093-02 370-093-03 370-093-04	High Density Residential (15-29 DU/acre)	Community Commercial	CC Central and Community Commercial	No Change
3	370-131-29	Low Density Residential (4-8 DU/acre)	High Density Residential (15-29 DU/acre)	RM-2 Multi-Family Zone District	No Change

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 (General Plan Amendment Application No. 2021-1 and Change of Zone Application No. 2021-1 (Ordinance No. 2021-005)) 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 City Council of the City of Reedley on January 11, 2021 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. 2021-9), 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, City Planner
Community Development Department

1/13/2022
Date

Attachments: Regional Location Map

General Plan Amendment Application No. 2021-1 Exhibits A & B

Change of Zone Application No. 2021-1 (Ordinance No. 2021-005) Exhibit A

Filed NOD for Reedley GP2030 Program Environmental Impact Report (SCH No. 2010031106)

VICINITY MAP



City of Reedley

General Plan Amendment Application No. 2021-1

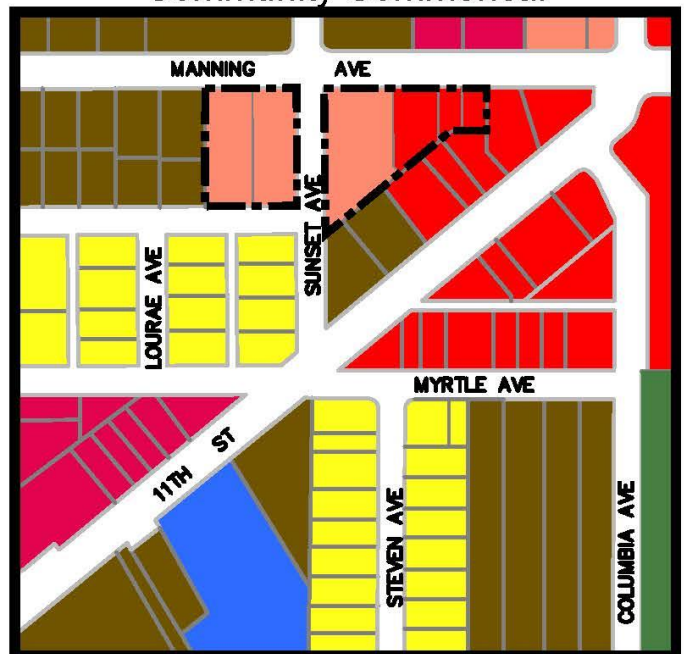
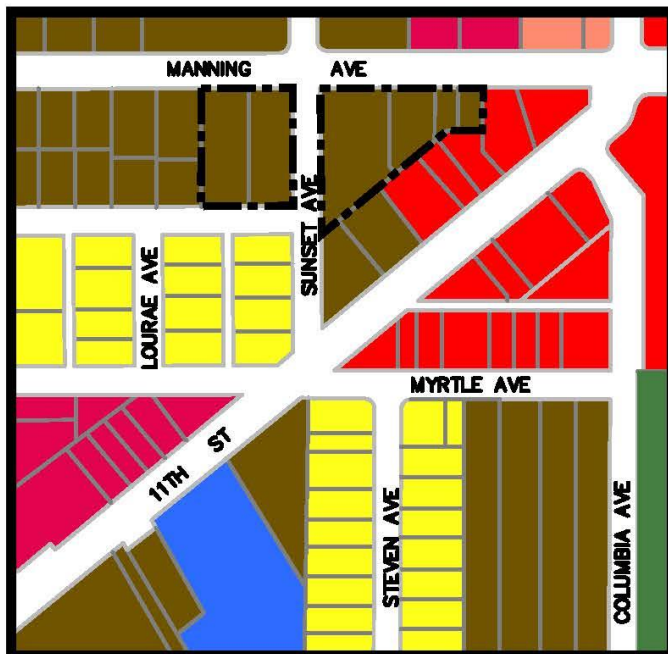
Exhibit 'A'

Project Information: APN(s): 370-091-02, 03, 04, 05, 06 & 13

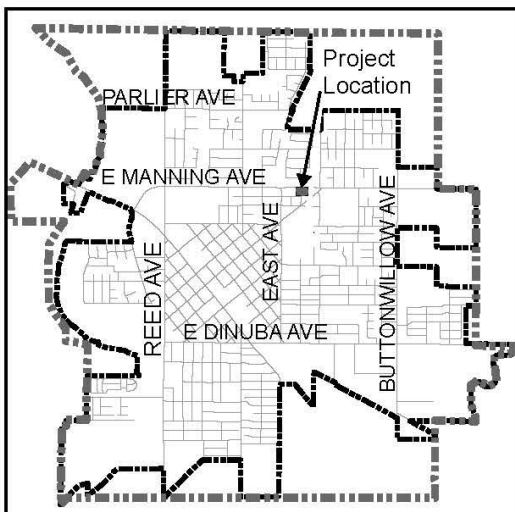
Total Acreage: 2.567 acres

Existing
General Plan Planned Land Use
Designation:
High Density Residential

Proposed
General Plan Planned Land Use
Designation:
Neighborhood Commercial &
Community Commercial



Location Map



Legend

Reedley Sphere of Influence

Reedley City Limits

Reedley General Plan Planned Land Use Designations

Low Density Residential

High Density Residential

Open Space

Public/Institutional Facility

Office Commercial

Community Commercial

Neighborhood Commercial



City of Reedley
General Plan Amendment Application No. 2021-1
Exhibit B

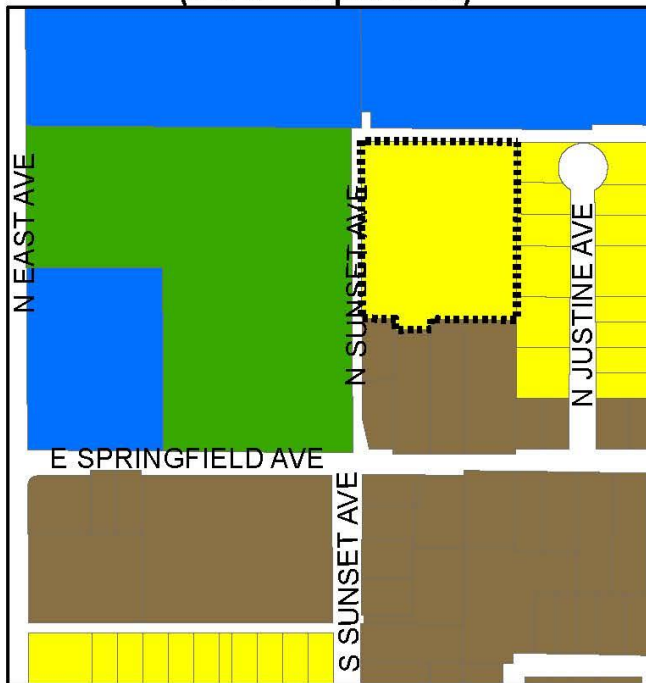
Project Information

APN: 370-131-29

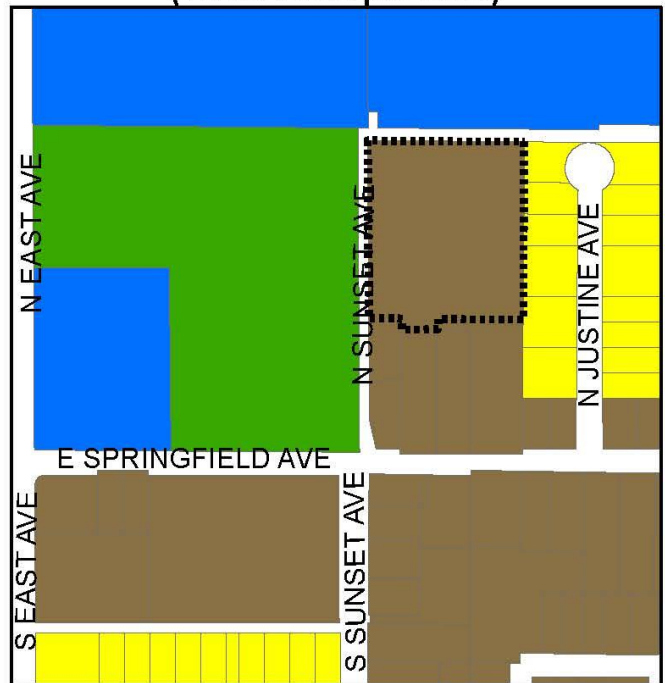
Size: 2.65 acres

Zoning Designation: RM-2 (Multi-Family Residential)

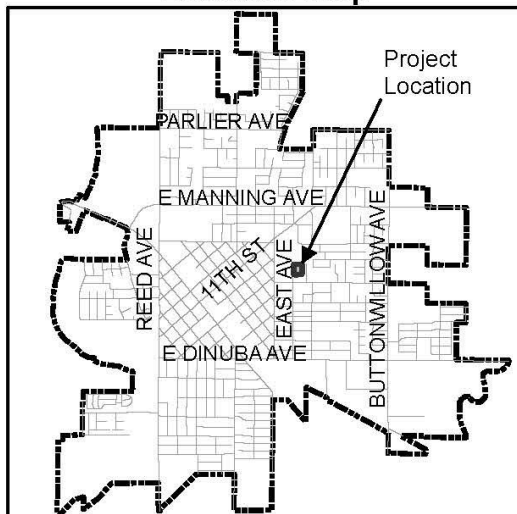
**Existing General Plan Designation:
Low Density Residential
(4-8 units per acre)**



**Proposed General Plan Designation:
High Density Residential
(15-29 units per acre)**



Location Map



0 125 250 500 Feet




Legend

 Project Location

General Plan Designation

 Open Space

 Public/Institutional Facility

 High Density Residential (4-8 units per acre)

 Low Density Residential (15-29 units per acre)

Exhibit 'A' City of Reedley

Change of Zone Application No. 2021-1 (Ordinance No. 2021-005)

Project Information: APN(s): 370-091-05, 370-091-06 & 370-093-13

Total Acreage: 1.96 acres

Existing
Zoning Designation:

RM-2 Multi-Family Residential

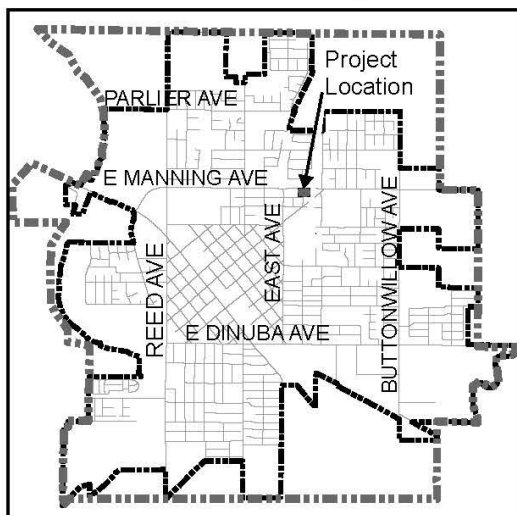


Proposed
Zoning Designation

CN Neighborhood Commercial



Location Map



Legend

Reedley Sphere of Influence

Reedley City Limits

Zoning Designations

CC (Central & Community Commercial)

CN(SP) Neighborhood Commercial (Specific Plan)

CN (CN Neighborhood Commercial)

C-AO (Administrative & Office)

R-1 (SP)

R-1-6 One Family Residential

RCO Resource Conservation & Open Space

RM-2 Multi-Family Residential

RM-3 Multi-Family Residential



Filed NOD for Reedley GP2030 Program Environmental Impact Report (SCH No. 2010031106)

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 N. Dujlos
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:

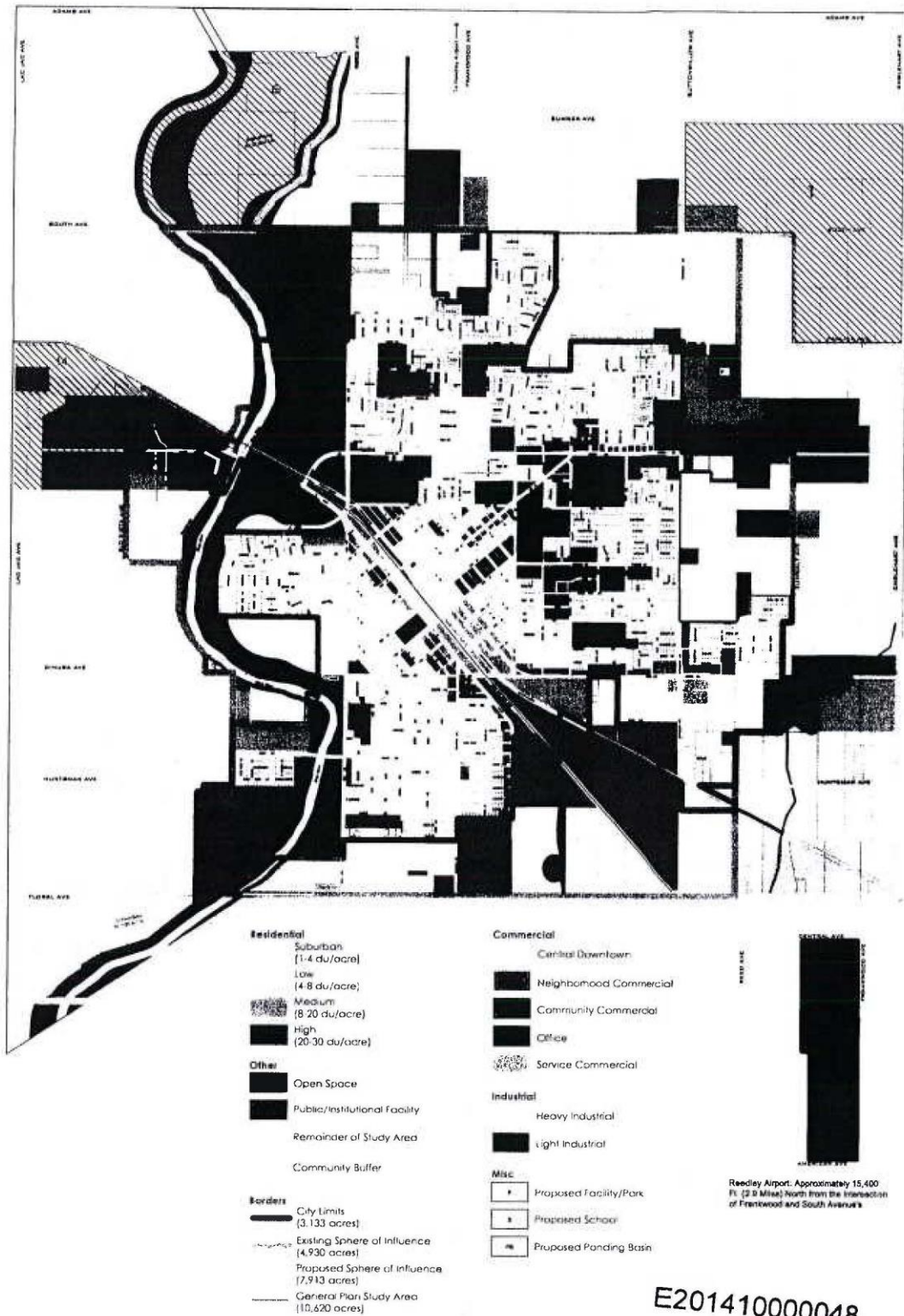
1. The project (☒ will ☐ will not) have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
☐ A determination of project 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



Source: City of Reedley 2013

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