

Tentative Subdivision Map No. 6178 (Frankwood Commons) pertains to the subdivision of land and proposed street dedications/improvements to accommodate for the above referenced uses. Proposed is 150 lots for single family homes from 6,480 to 11,946 square feet in area, one 3.01-acre lot for commercial uses, one 1.60-acre lot for a storm water drainage basin, and five landscape strip outlots (approximately 19,023 square feet) adjacent to city right-of-way.

The project site is located on the northern edge of the City of Reedley adjacent to the City Limits. The project site consists of one parcel totaling approximately 40 acres (APN: 363-220-01). The 40 gross acres are bordered to the south by East South Avenue, which runs east-west. The project site is located in Fresno County, is zoned Exclusive Agricultural (AE-20), and is bounded on the west, north, and east by Fresno County land zoned Exclusive Agricultural (AE-20).

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 8, 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. 2017-1), with its finding of a Mitigated Negative Declaration, dated November 8, 2018, 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

1/9/2019
Date

Attachments: Mitigated Negative Declaration prepared for Environmental Assessment No. 2017-1

Exhibits: Annexation Application No. 2017-1
 General Plan Amendment Application No. 2017-1
 Ordinance No. 2019-001 (Pre-Zone Application No. 2017-1)
 Tentative Subdivision Map No. 6178 (Frankwood Commons)

**CITY OF REEDLEY
MITIGATED NEGATIVE DECLARATION**

prepared for Environmental Assessment (EA) No. 2017-1

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

FRESNO COUNTY CLERK
2220 Tulare Street, 1st Floor
Fresno, California 93721-2600

On November 8, 2018

LEAD AGENCY:

City of Reedley
Community Development
Department
1733 Ninth Street
Reedley, CA 93654

APPLICANT:

Paloma Development Co., Inc.
222 N. Garden St., Suite 200
Visalia, CA 93291

PROJECT LOCATION:

Site Latitude: 36°37'7.60"N
Site Longitude: 119°26'51.25"W

Assessor's Parcel Number: 363-220-01, (40 gross acres)

PROJECT DESCRIPTION: The City of Reedley initiated Environmental Assessment No. 2017-1 for the purpose of assessing the environmental effects of Annexation Application No. 2017-1, General Plan Amendment Application No. 2017-1, Change of Zone Application No. 2017-1, and Tentative Subdivision Map No. 6178 (Frankwood Commons). The project site is located on the northern edge of the City of Reedley adjacent to the City Limits. The project site consists of one parcel totaling approximately 40 acres (APN: 363-220-01). The 40 gross acres are bordered to the south by East South Avenue, which runs east-west. The project site is located in Fresno County, is zoned Exclusive Agricultural (AE-20), and is bounded on the west, north, and east by Fresno County land zoned Exclusive Agricultural (AE-20).

Annexation Application No. 2017-1 pertains to the annexation of approximately 40 acres north of East South Avenue into the City of Reedley and detachment from the County of Fresno, Fresno County Fire Protection District, and the Kings River Conservation District. The proposed annexation is adjacent to the existing City of Reedley city limits consistent with promoting orderly growth and development. The project site is currently located outside the City's existing city limits and SOI. The subject property is designated Agricultural, pursuant to the County of Fresno online GIS Portal.

General Plan Amendment Application No. 2017-1 pertains to the reclassification of a 40-acre parcel from 20 acres of Low Density Residential and 20 acres of Medium Density Residential to be reclassified as 3 acres of Neighborhood Commercial and 37 acres of Low Density Residential. The commercially designated land is located in the southwestern corner of the project site.

Change of Zone Application No. 2017-1 pertains to the reclassification (pre-zoning) of a 40-acre parcel from agricultural use (AE-20) within Fresno County to 3 acres of CN Neighborhood Commercial and 37 acres of R-1-6 One Family Residential. The proposed zoning designations are consistent with the proposed general plan amendment.

Tentative Subdivision Map No. 6178 (Frankwood Commons) pertains to the subdivision of land and proposed street dedications/improvements to accommodate for the above referenced uses. Proposed is 150 lots for single family homes from 6,480 to 11,946 square feet in area, one 3.01-acre lot for commercial uses, one 1.60-acre lot for a storm water drainage basin, and five landscape strip outlots (approximately 19,023 square feet) adjacent to city right-of-way.

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 be of concern. 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 feasible.

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 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/)

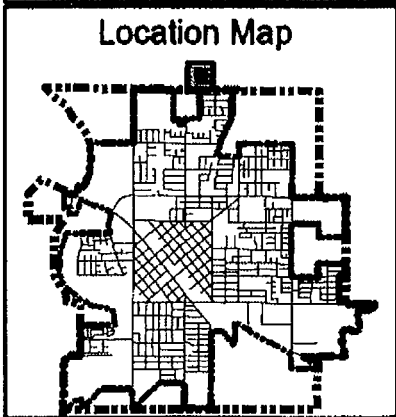
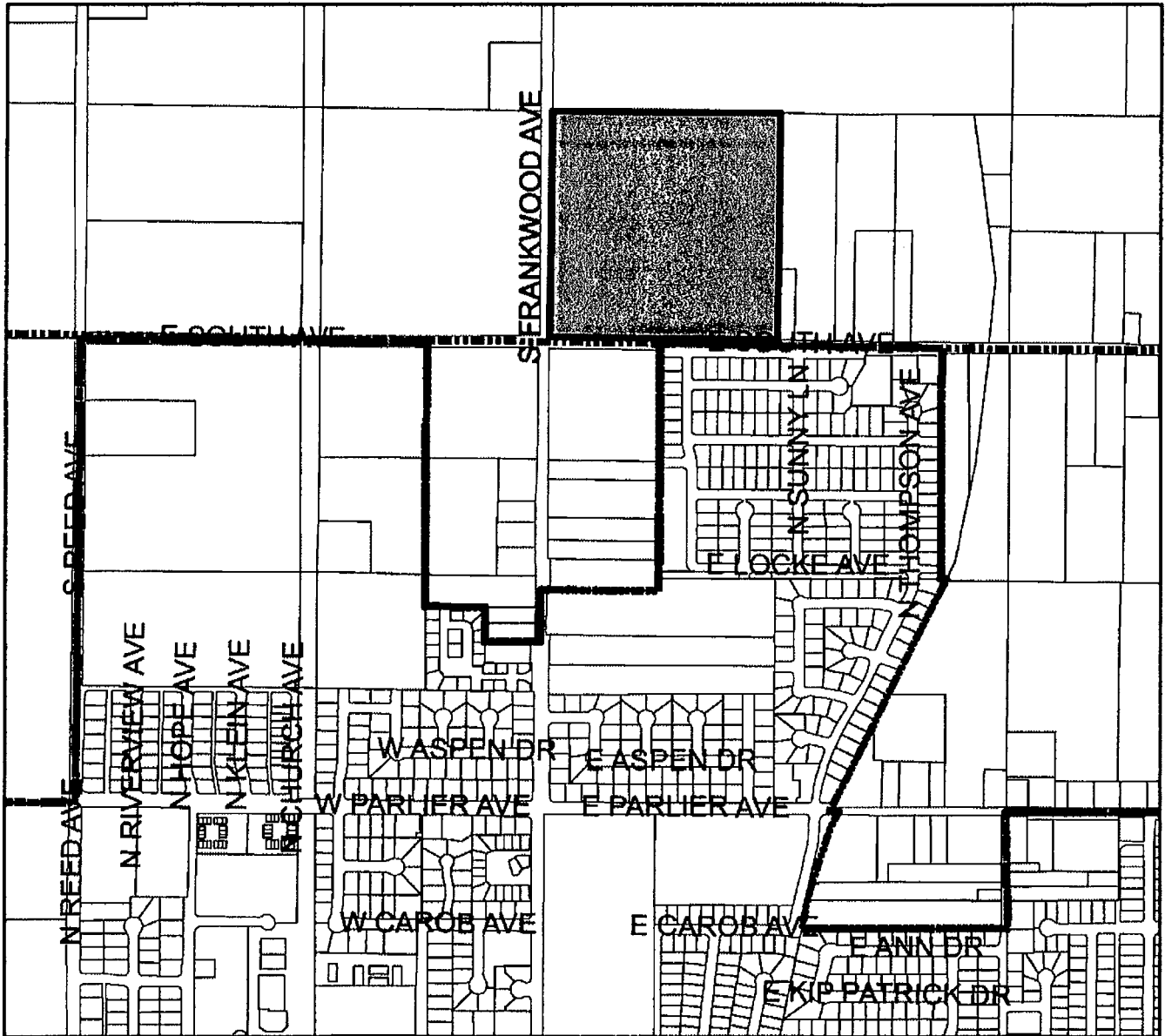
Environmental Assessment No. 2017-1, Annexation Application No. 2017-1, General Plan Amendment Application No. 2017-1, Change of Zone Application No. 2017-1, and Tentative Subdivision Map No. 6178 are scheduled to be considered by the City of Reedley Planning Commission on December 5, 2018. The Commission 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:**DATE:** November 8, 2018Ellen Moore, Associate Planner
Community Development
Department
CITY OF REEDLEY

City of Reedley
Environmental Assessment No. 2017-1
Annexation Application No. 2017-1



Legend

-  Reedley Existing Sphere of Influence
-  Reedley City Limits
-  Project Location (40 acres)



City of Reedley

Environmental Assessment No. 2017-1

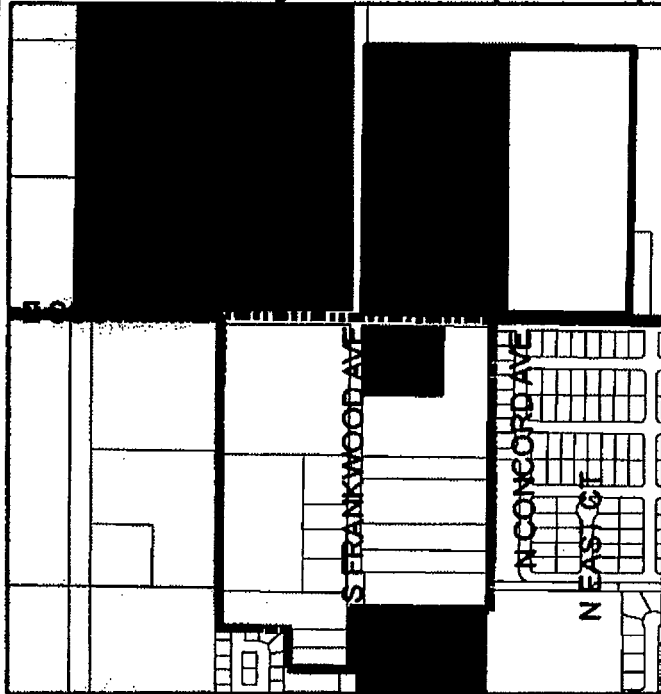
General Plan Amendment Application No. 2017-1

Project Information: APN: 363-220-01

Total Acreage: 40 gross acres

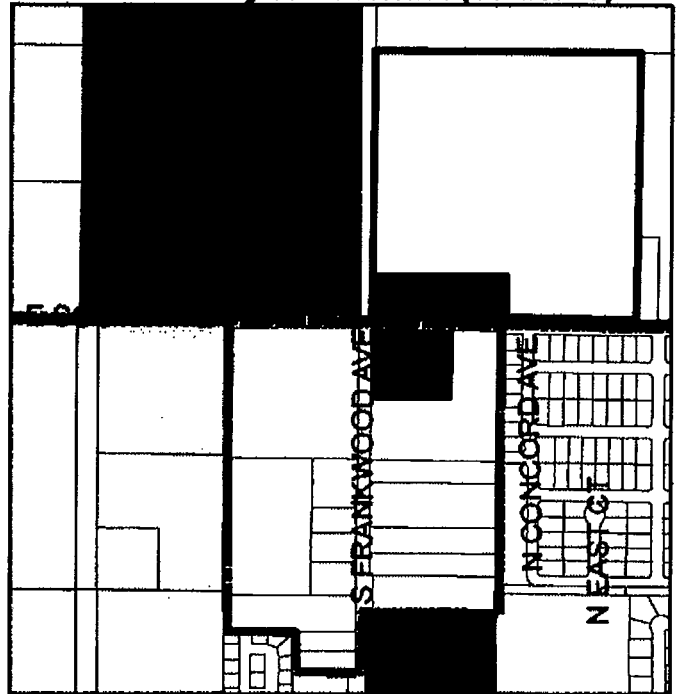
**Existing
General Plan Planned Land Use
Designations:**

**Medium Density Residential (20 acres)
and Low Density Residential (20 acres)**



**Proposed
General Plan Planned Land Use
Designations:**

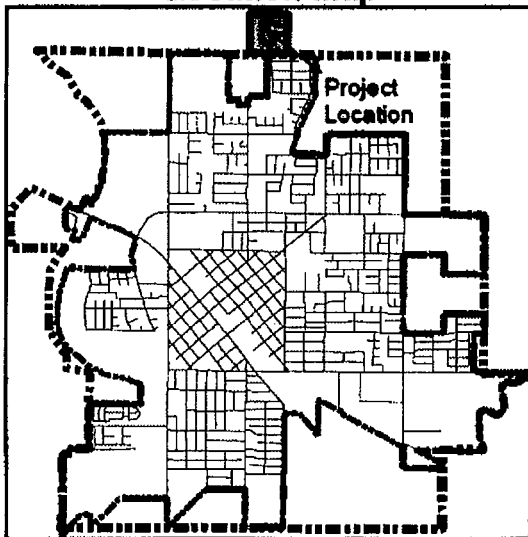
**Neighborhood Commercial (3 acres) and
Low Density Residential (37 acres)**



0 230460 920 Feet



Location Map



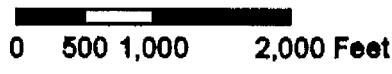
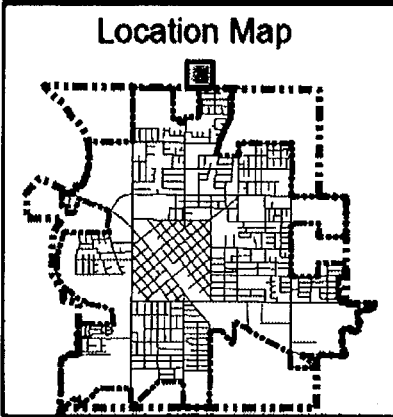
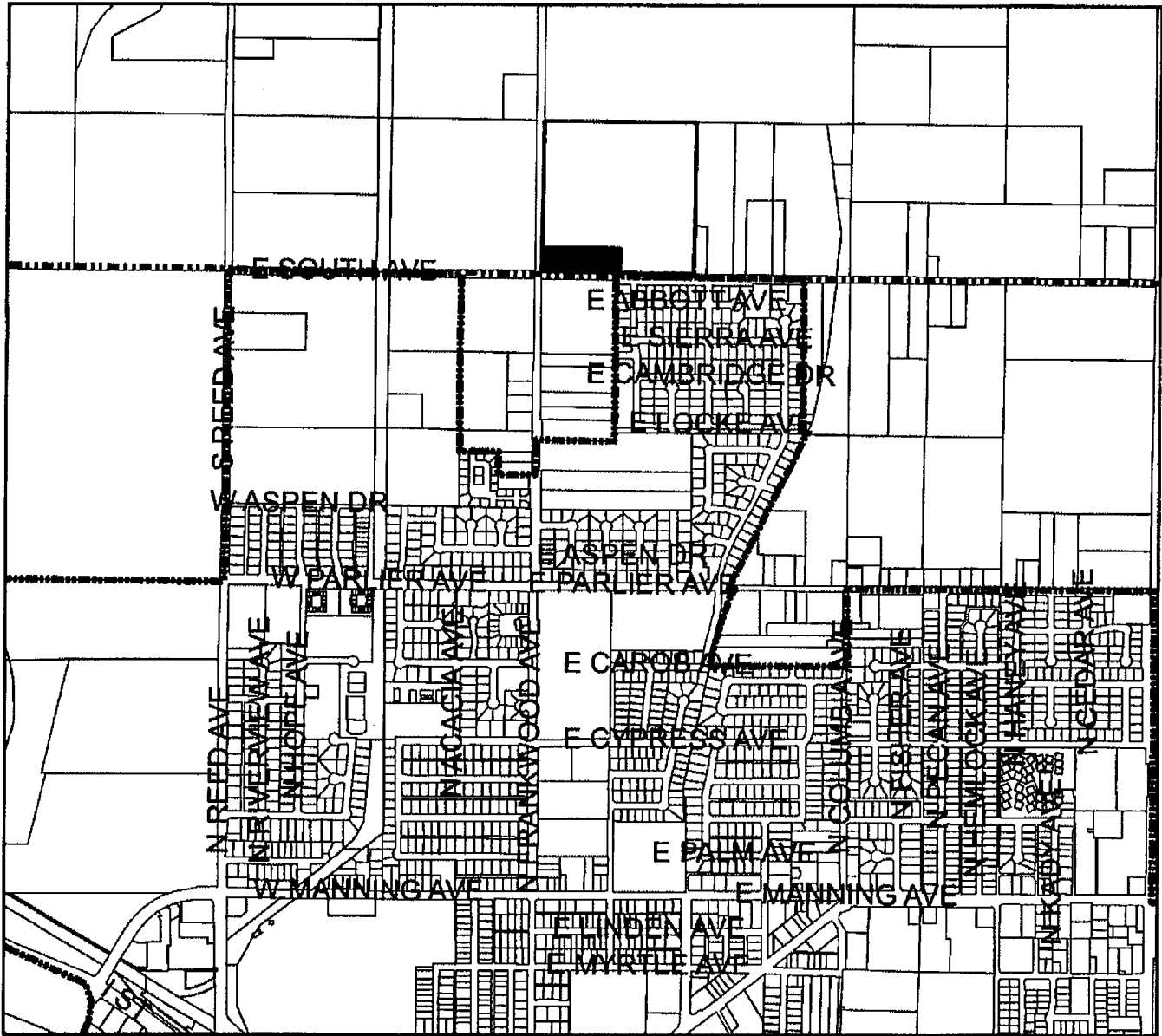
Legend

- Reedley Sphere of Influence
- Reedley City Limits
- Project Location






Reedley General Plan Planned Land Use Designations

- Low Density Residential
- Open Space
- Public/Institutional Facility
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Light Industrial

City of Reedley
Environmental Assessment No. 2017-1
Ordinance No. 2019-001 (Pre-Zone Application No. 2017-1)



Legend

-  Reedley Existing Sphere of influence
-  Reedley City Limits
-  Project Location
-  Proposed Pre-Zoning: R-1-6 One Family Residential (37 acres)
-  Proposed Pre-Zoning: CN Neighborhood Commercial (3 acres)



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: E20191000003
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF REEDLEY	LEAD AGENCY EMAIL	DATE 01/09/2019
COUNTY/STATE AGENCY OF FILING FRESNO COUNTY	DOCUMENT NUMBER E20191000003	

PROJECT TITLE
EA NO. 2017-1 RELATED TO CITY OF REEDLEY ANNEXATION, GEN. PLAN, AMMEND

PROJECT APPLICANT NAME CITY OF REEDLEY	PROJECT APPLICANT EMAIL	PHONE NUMBER (559) 637-4222
PROJECT APPLICANT ADDRESS 1733 NINTH STREET	CITY REEDLEY	STATE CA
		ZIP CODE 93654

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 type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,077.00 \$	<u>0.00</u>

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 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 44352

TOTAL RECEIVED \$ 2,404.75

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Nina Lopez Deputy Clerk
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