

NOTICE OF DETERMINATION

TO: ☐ Office of Planning and Research
1400 Tenth Street, Room 121
P. O. Box 3044
Sacramento, CA 95812-3044

☒ Victor E. Salazar, County Clerk
County of Fresno
2221 Kern Street
Fresno, CA 93721-2600

FROM: Dianne Guzman, FAICP
Community Development Director
City of Reedley
1733 Ninth Street
Reedley, CA 93654
Phone: (559) 637-4200, Ext. 222

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code

Project Title: Reed-Floral Reorganization, Annexation No. 2004-7; General Plan Amendment No. 2004-3; Change of Zone No. 299; Lakewood, Tentative Subdivision Map, Tract No. 5452; and Conditional Use Permit No. 444.

Project Location (include county): North of the Floral Avenue alignment between Reed Avenue and Frankwood Avenue (APN 365-171-23 & -24) in Reedley, CA 93654, Fresno County.

Project Description: Annexation of 78± acres; a change land use designation from Medium Density Residential, School, Waterway Parkway, Park/Ponding Basin, and Boulevard Overlay District to Medium Density Residential, High Density Residential, and Resource, Conservation and Open Space; a change in zoning designation from Fresno County AE-20 to City of Reedley R-1(SP), RM(SP) and RCO(SP); and a 209-lot subdivision that includes a conditional use permit for a 93-lot single-family residential gated PUD with a private lake in Phase 1, 34 single-family residential lots in Phase 2A, 82 single-family residential lots and a pocket park in Phase 2B, a future 20-unit PUD in Outlot "B", a future 26-unit small lot PUD in Outlot "D", and a future 80-unit multiple-family residential project in "Not a Part".

This is to advise that the **City of Reedley, Lead Agency**, has approved the above described project on February 12, 2008 and has made the following determination regarding 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 Mitigated 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.

This is to certify that the Mitigated Negative Declaration and record of project approval is available to the general public at: City of Reedley, Community Development Department, 1733 Ninth Street, Reedley, CA 93654.

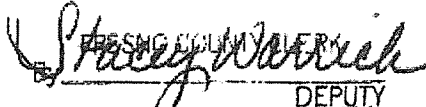

David Brletic, Associate Planner

February 15, 2008
Date

Date received for filing at OPR:

FILED

FEB 15 2008


DEPUTY
E200810000071

INITIAL STUDY
PROPOSED MITIGATED NEGATIVE DECLARATION

CITY OF REEDLEY
QUIRING-CROSSLAND "LAKEWOOD" SUBDIVISION PROJECT

REVISED FOR RECIRCULATION
JULY 5, 2007

PREPARED FOR THE CITY OF REEDLEY
COMMUNITY DEVELOPMENT DEPARTMENT

URBAN & ENVIRONMENTAL CONSULTING
MICHAEL R. WAICZIS, AICP, PRINCIPAL
CHRISTINE Y. GRIDER, PARTNER



City of Reedley

Community Development Department
1733 Ninth Street
Reedley, CA 93654
(559) 637-4200
FAX 637-2139

DATE: July 12, 2007

TO: Alta Irrigation District
California Archeological Inventory, California State University, Bakersfield
Comcast
Consolidated Mosquito Abatement District
Council of Fresno County Governments
Fresno County Administration
Fresno County Fire Protection District
Fresno County Health Services Agency - Environmental Health Division
Fresno County Local Agency Formation Commission
Fresno County Dept. of Public Works & Planning, Development Services Division
Immanuel School
Kings Canyon Unified School District
Kings River Conservation District
Pacific Gas & Electric Company - Dinuba
Pacific Gas & Electric Company - Selma
Pacific Gas & Electric Company - Fresno; Attn: Land Agent
Reedley College
Reedley Cemetery District
San Joaquin Valley Unified Air Pollution Control District
Southern California Gas Company
State Center Community College District
State Dept. of Fish and Game
State Regional Water Quality Control Board
Tulare County Resource Management Agency
Tulare County Public Works Dept.
U. S. Postal Service - Susan Mason, Postmaster
Verizon

SUBJECT: Notice of Availability, Revised Initial Study and Mitigated Negative Declaration, Cancellation of the Williamson Act Contract and applications for Reed-Floral Reorganization, Annexation No. 2004-7; General Plan Amendment No. 2004-3; Change of Zone No. 299; Lakewood, Tentative Subdivision Map, Tract No. 5452; and Conditional Use Permit No. 444

The Notice of Availability, Revised Initial Study and Mitigated Negative Declaration, and applications are submitted for your review and comment for property located on the north side of Floral Avenue alignment between Reed Avenue and Frankwood Avenue in Reedley (APN 365-180-19 & -80) regarding the following:

1. Cancellation of the Williamson Act Agricultural Preserve Contracts Nos. 3750 & 3751.
2. Reed-Floral Reorganization, Annexation No. 2004-7 - annexation of 78± acres of land into the city.
3. General Plan Amendment No. 2004-3 - Change in land use designations adopted in the Reedley Specific Plan of Medium Density Residential, School, Waterway Parkway, Park/Ponding Basin, Boulevard Overlay District to Medium Density Residential, High Density Residential, Public Park, and Private Lake.
4. Possible amendments to the text of the Reedley Specific Plan to provide for a Planned Unit Development with a Private Lake on a portion of the project site.

5. Change of Zone No. 299 - change in zoning designation from County AL-20 (Limited Agricultural) to City R-1(SP), RM(SP), and RCO(SP).
6. Lakewood, Tentative Subdivision Map, Tract No. 5452 - 209-lot subdivision for single-family residential development purposes which includes the following:
 - Phase 1: Conditional Use Permit No. 444 - A planned unit development for a gated community consisting of 93 lots.
 - Phase 2A: 34 Single-family residential lots.
 - Phase 2B: 82 Single-family residential lots and a pocket park.
 - Outlot "B": A future 20-unit PUD project for age-restricted senior living.
 - Outlot "D": A future 26-unit small lot residential PUD project.
 - "Not a Part": A future 80-unit multiple-family residential project.

Please submit any comments on the Mitigated Negative Declaration and proposed project in writing by July 31, 2007. Comments must include any concerns regarding the Revised Mitigated Negative Declaration on the environmental effects of the proposed project pursuant to the California Environmental Quality Act (CEQA). Comments of an environmental nature must include documentation to support the concerns expressed. The Reedley Planning Commission will be conducting a public hearing on this matter on Thursday, August 16, 2007, at 5:00 p.m. in the City of Reedley Council Chambers located at 845 "G" Street.

If your organization has no comments to submit regarding the Negative Declaration and initial study, the City of Reedley requests that you provide the City with a letter of "no comment".

Sincerely,



Dianne Guzman, FAICP
Community Development Director

Attachments

07fw084

(Si necesita informacion en Español, por favor hable con Frances al telefono 637-4200, extension 222)

Notice of Availability of Revised Initial Study and
Mitigated Negative Declaration for Public Review and Comment

Reed-Floral Reorganization, Annexation No. 2004-7;
General Plan Amendment No. 2004-3; Change of Zone No. 299;
Lakewood, Tentative Subdivision Map, Tract No. 5452; &
Conditional Use Permit No. 444 (Planned Unit Development)

Notice is hereby given that the City of Reedley is considering a request of William and Janice Crossland and Riverglen Partners for annexation of land into the City of Reedley regarding property located north of Floral Avenue alignment, between Reed Avenue and Frankwood Avenue (APN 365-180-19 & -80) consisting of the following entitlements:

1. Cancellation of the Williamson Act Agricultural Preserve Contracts Nos. 3750 & 3751.
2. Annexation application to annex 78± acres of land into the city.
3. General Plan Amendment application to change the present land use designations adopted in the Reedley Specific Plan of Medium Density Residential, School, Waterway Parkway, Park/Ponding Basin, Boulevard Overlay District to Medium Density Residential, High Density Residential, Public Park, and Private Lake.
4. Possible amendments to the text of the Reedley Specific Plan to provide for a Planned Unit Development with a Private Lake on a portion of the project site.
5. Change of Zone application for a change in zoning designation from the present Fresno County Limited Agricultural (AL-20) District to City R-1(SP), RM(SP) and RCO(SP).
6. Tentative Subdivision Map application for a 209-lot subdivision for single-family residential development with lots varying from 18,952 to 5,489 square feet consisting of the following:

Phase 1: A conditional use permit application for a planned unit development (PUD) gated community with a private lake consisting of 93 lots.

Phase 2A: 34 Single-family residential lots.

Phase 2B: 82 Single-family residential lots and a pocket park.

Outlot "B" for a future 20-unit PUD project for age-restricted senior living.

Outlot "D" for a future 26-unit small lot residential PUD project.

"Not A Part" for a future 80-unit multiple-family residential project.

Environmental Evaluation No. 445 determined that this project can be mitigated to a level of non-significance. A Draft Initial Study and Mitigated Negative Declaration of environmental impacts has been prepared for this project and is available for review and comment at the City of Reedley Community Development Department, 1733 Ninth Street, Reedley, California 93654. The comment period is from July 12, 2007 to July 31, 2007.

By order of the Community Development Director of the City of Reedley.

Dianne Guzman, FAICP
Community Development Director

Date to be published in The Fresno Bee: July 12, 2007

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INITIAL STUDY

City of Reedley Quiring-Crossland "Lakewood" Subdivision Project

Introduction

In conformance with the *California Environmental Quality Act* (Section 15003 of the CEQA Guidelines) the City of Reedley has prepared this Initial Study to facilitate an objective assessment of the potential environmental impacts associated with the proposed City of Reedley Quiring-Crossland "Lakewood" Subdivision Project. The analysis in this Initial Study concluded that while there are potentially significant environmental impacts that may result from the Project, these impacts can be reduced to less than significant levels with the incorporation of recommended mitigation measures. Based on this Initial Study it has been determined that a Mitigated Negative Declaration should be prepared.

Summarized Project Description - The Project consists of receiving necessary entitlements (including, but not limited to, a general plan amendment, pre-zoning, PUD-conditional use permit, site plan review) to allow the phased development of a single family residential subdivision (Tentative Tract Map No. 5452), planned unit developments, a lake feature, and several open space areas (parks) on approximately 78 +/- acres of land located generally between South Reed Avenue and South Frankwood Avenue, north of E. Floral Avenue in Fresno County. The Project Site is located inside the City of Reedley sphere of influence (SOI), adjacent to the City Limits immediately north of the Tulare County line (see Figure 1). LAFCo approval of annexation to the City of Reedley is necessary. Cancellation of two Williamson Act contracts and LAFCo approval of annexation of the Project Site into the City of Reedley is necessary.

The phased subdivision development consists of single family lots (current proposal is 209 units) which vary from 18,952 to 5,489 square feet. **Phase 1** of the proposed development consists of 93 single family homes, a water feature (approximately 5.32 acres) and a 0.43 acre open space area located on approximately 38 acres in the western portion of the site. The basic development concept in this area is significantly affected by the shape of the central lake feature. **Phase 2A** of the proposed development consists of 34 single-family residential lots (on approximately 7.5 acres) located along Church Street, east of the lake development. These homes will be of a production nature and conform to the Reedley Specific Plan design requirements and setback guidelines. The density for Phase 2A and the remaining Medium Density Residential single family home area is about 4.0 to 4.5 units per acre (gross density). **Phase 2B** of the proposed Project consists of the development of 82 Medium Density Single-Family homes (approximately 19.28 acres) and a 2.95 acre Pocket Park (Outlot C). (See Table 1 below).

The Project also includes securing development entitlements (general plan amendment and zoning) for three other areas on the Project site (See Table 2 below). Outlot "B" located generally in the extreme northwest corner of the site (3.67 acres) is proposed for development of a small lot residential PUD, with access through the custom home PUD. Approximately 20 units could be constructed in this location. Outlot D located at the northwest corner of Cyrier and Floral is also proposed for development of a small lot residential PUD. Approximately 26 units could be constructed in this location. Finally, the 4.68 acre area located at the southeast corner of Floral and Frankwood (current rural residential site) identified on the tentative tract map as "not a part" is proposed for the future development of a multiple family project consisting of approximately 80 units. Development of these areas would require additional entitlement approvals including, but not limited to, conditional use permits and site plan review (refer to the detailed project description below).

Purpose and Intended Use of this Initial Study - This Initial Study has been prepared for the City of Reedley Quiring-Crossland "Lakewood" Subdivision Project in accordance with the requirements of CEQA (Public Resources Code, Section 21000 *et seq.*) and the Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines - California Code of Regulations, Title 14, Section 15000 *et seq.*). An Initial Study is an informational document designed to aid decision-makers in their efforts to comprehend a project and render an informed decision.

This Initial Study examines and evaluates the environmental issues related to the proposed Project that appear on the *CEQA Checklist* included in each section of this document. Responses are provided for each question on the Checklist. The basic purpose of this Initial Study is to:

1. Inform governmental decision-makers and the public about potential, significant environmental effects of proposed activities.
2. Identify ways that environmental damage can be avoided or significantly reduced.
3. Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes feasible.
4. Disclose to the public information about the proposed project that will be used by the governmental agency to approved or deny the Project.

The Reedley Planning Commission and City Council will consider the information contained in this document prior to making a decision to approve, amend or disapprove this Project.

Relationship to Other Policies and Environmental Documents

This Initial Study incorporates by reference portions of the City of Reedley General Plan and Reedley Specific Plan. The City of Reedley adopted the Reedley General Plan and associated FEIR (1993 - SCH #91042091) to guide urban growth to 2012. The Reedley Specific Plan (adopted in 2001 - FEIR (SCH #2000031100) refined the City's long range land use goals and objectives. Both plans call for continued urban expansion to the current urban development boundary. The Project is located within the Reedley Specific Plan planning area.

The discussion and analysis in this Initial Study included review of the Reedley General Plan and Reedley Specific Plan and their conclusions regarding significance of impacts. Mitigation measures recommended to reduce impacts to less than significant levels are incorporated in this Initial Study where applicable. The Reedley 1993 General Plan and the 2001 Reedley Specific Plan are available for public review at the City of Reedley Community Development Department, located at 1733 Ninth Street, Reedley, Ca 93654 during regular business hours, Monday through Friday between 8 a.m. and 5 p.m.

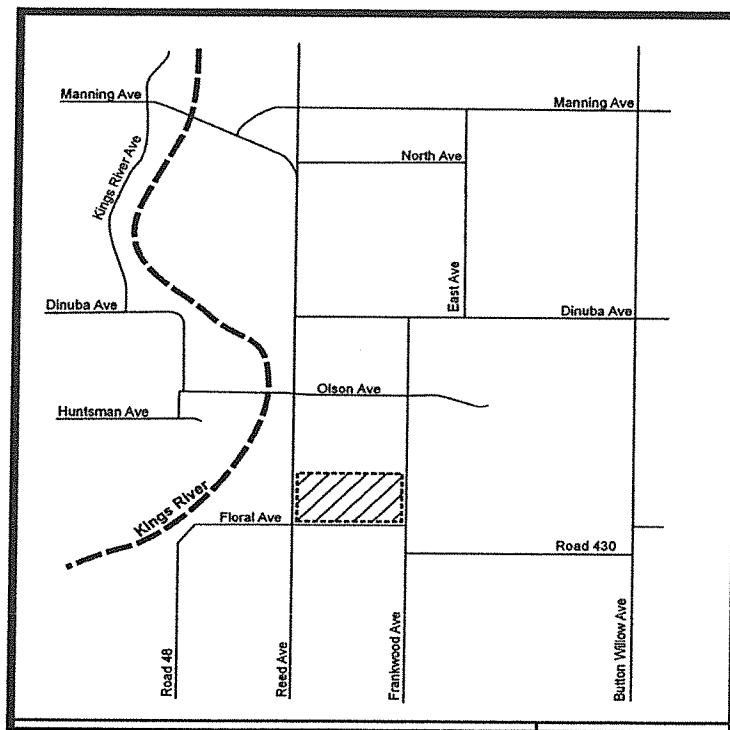
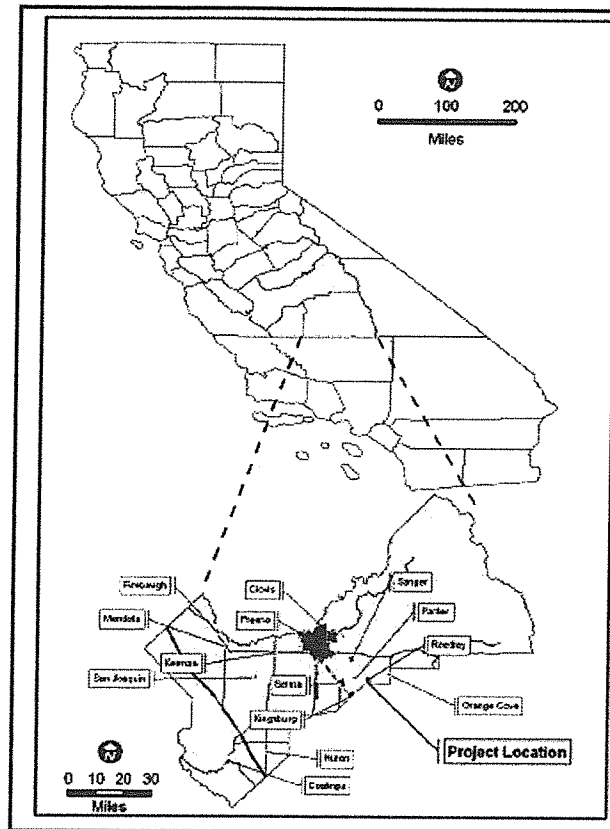


Figure 1
Project Site - Location Maps



Figure 2 - Project Area – Aerial Photo

A. Project Summary

1) Project Application Information:

Project Title: City of Reedley "Quiring-Crossland Lakewood Subdivision Project"

Lead Agency: City of Reedley, California

Contact Person: Ms. Dianne Guzman, FAICP, Director ~
City of Reedley - Community Development Department
1733 Ninth Street, Reedley, Ca 93654
Phone: (559) 637-4200 ext 222 and *Fax:* (559) 637-2139
Email: dianne.guzman@reedley.com

Project Applicant: Quiring Properties, Inc.
5118 E. Clinton Avenue, Suite 201
Fresno, CA 93727
Phone: (559) 432-2800

2) Project Location:

Location: The Project site is located north of E. Floral Avenue between S. Frankwood and S. Reed Avenues within the City of Reedley's Sphere of Influence, in Fresno County, California.

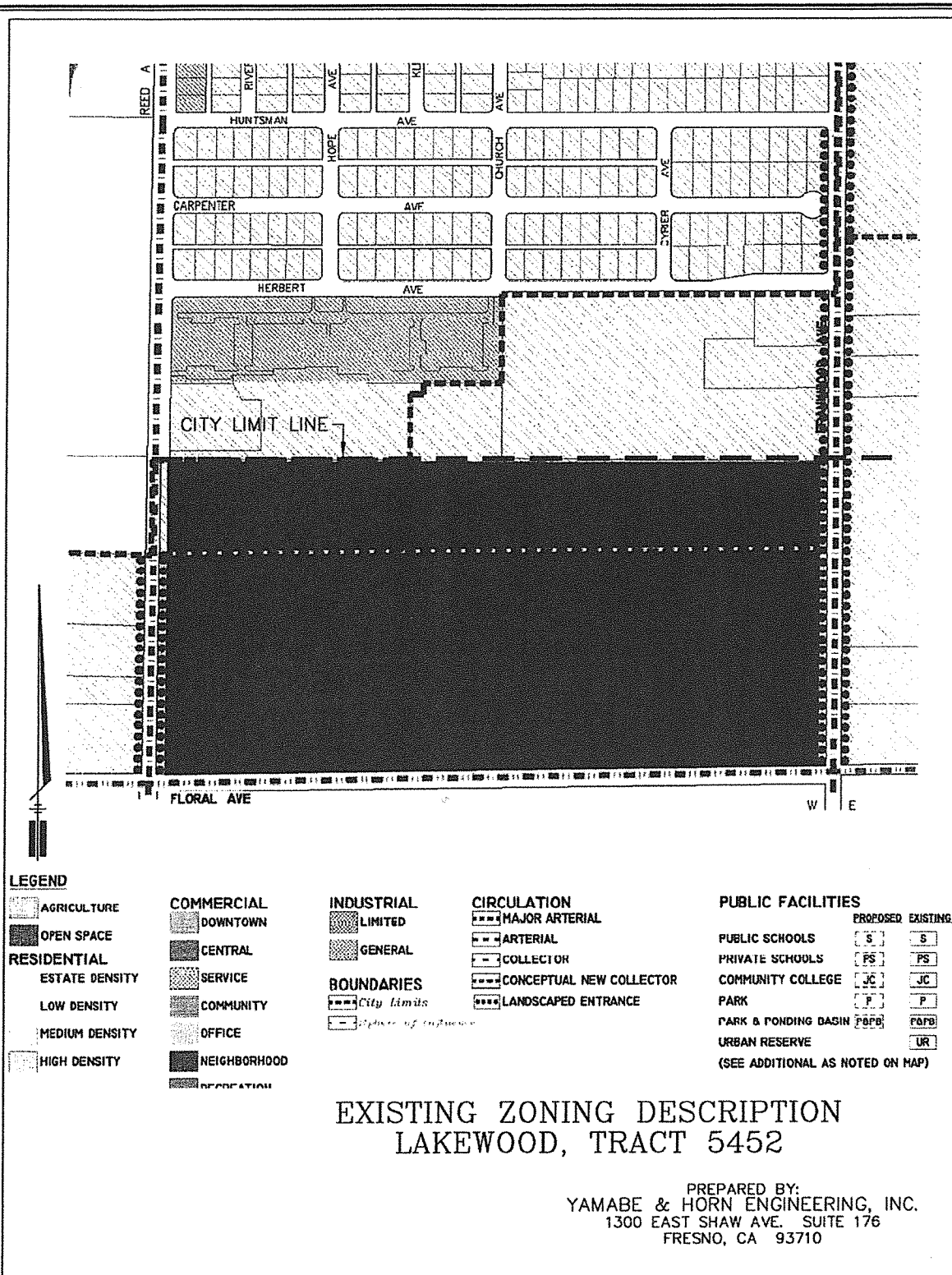
APN Number(s) 365-180-19 & 80

3) General Plan/Zoning Designation:

Current General Plan Designation: The current Fresno County General Plan designations are Medium Density Residential Reserve, Elementary School

The current City of Reedley designations established in the Reedley Specific Plan Land Use Element are Medium Density Residential, Elementary School, Ponding Basin/Park, Boulevard Overlay – Allowing for Multiple Family Developments.

Current Zoning: The current Fresno County zoning is "AE-20" Exclusive Agricultural Zone - 20 Acre Minimum



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Figure 3 – Existing Fresno County Zoning

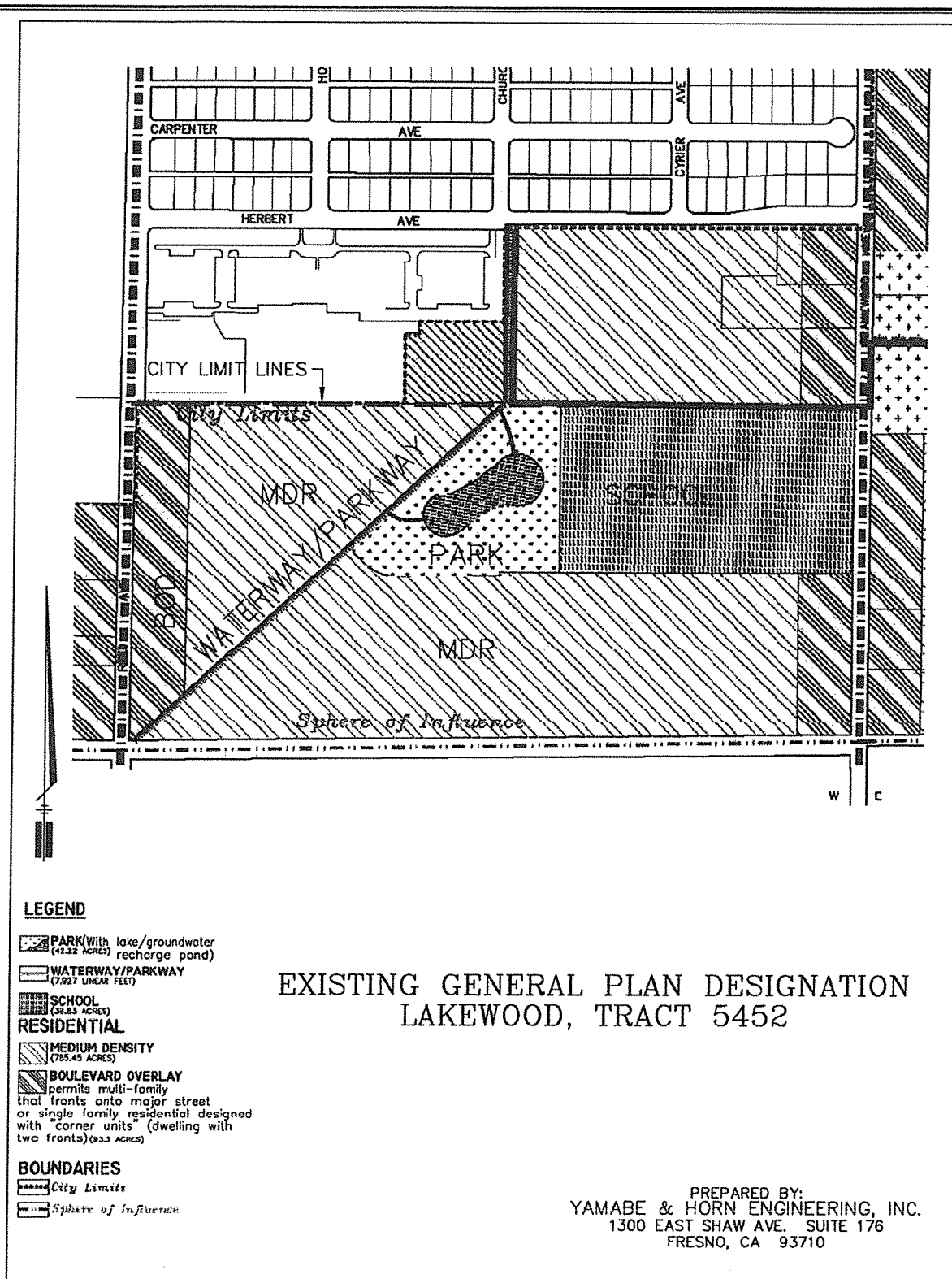


Figure 4 - Existing Reedley General Plan Designations

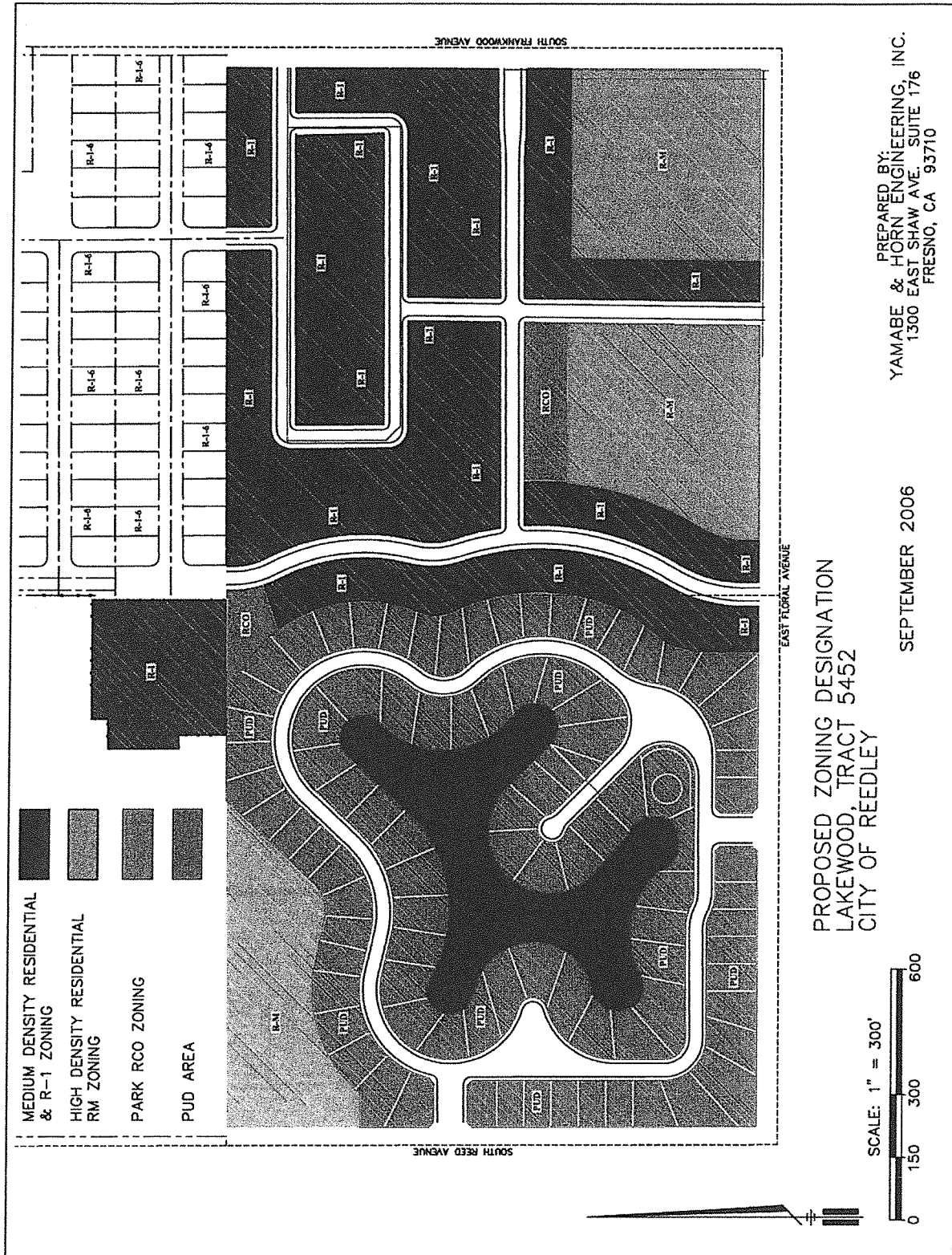


Figure 5
Proposed City of Reedley Zoning

Analysis Approach

Existing Conditions – The discussion of each environmental issue in this Initial Study contains a brief description of the setting and local conditions and identifies applicable policies, plans, regulations and thresholds of significance that are germane to the Project.

Evaluation of Project's Potential Impacts - The discussion of each environmental issue includes an impact assessment, analysis, mitigation measures (if appropriate), and the determination of impact significance after mitigation.

Significance Criteria – Both the Standards of Significance from Appendix G of the California Environmental Quality Act (CEQA) and the City of Reedley adopted "Thresholds of Significance" are utilized to determine potentially significant impacts. Standards for the determination of significance used to characterize Project impacts are listed below.

- **No Impact** - The impact would cause no change in the existing or projected future environment, therefore no mitigation is required.
- **Less than Significant:** The impact would cause no substantial change in the existing or projected future environment, therefore no mitigation is required. Alternatively, while there may be some associated adverse impact, it is less than significant as defined by the applicable thresholds of significance identified by CEQA or the lead agency.
- **Less than Significant with In Corporation of Mitigation Measures** - An impact is considered to be potentially significant, however, with the incorporation of mitigation the potential impact is reduced to a less than significant level.
- **Potentially Significant:** Under CEQA, a significant impact is defined as a substantial, or potentially substantial, adverse change in the environment (CEQA Section 21068). CEQA Guidelines Section 15064 states that this determination is made by the decision-making body, and is based on scientific and factual data, to the extent possible.
- **Significant and Unavoidable:** An impact is considered to be significant and unavoidable when it results in a substantial effect on the environment for which no mitigation and no alternative has been identified as feasible to reduce the impact to a less than significant level.

Impact Evaluation - Based on the criteria for determining significance, each environmental issue is evaluated. The potential impacts, causes, and whether or not the impacts are considered potentially significant prior to mitigation is discussed.

Mitigation Measures - Project-specific mitigation measures are recommended that would reduce impacts to less-than-significant levels. Explanatory text may be included, as necessary, to describe the mitigation measure. The CEQA Guidelines (Section 15370) defines mitigation as:

- Avoiding the impact altogether by not taking a certain action or parts of an action;
- Minimizing impacts by limiting the degree of magnitude of the action and its implementation;
- Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
- Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action; and
- Compensating for the impact by replacing or providing substitute resources or environments.

When potentially significant impacts are identified, feasible mitigation measures are formulated to eliminate or reduce the intensity of the impacts to less-than-significant levels. The effectiveness of a mitigation measure is subsequently determined by briefly evaluating the impact remaining after its application. Any impacts exceeding the impact significance criteria after mitigation are considered residual impacts that remain significant.¹ Implementation of more than one mitigation measure may be needed to reduce impacts to less-than-significant levels. The mitigation measures recommended in this document are numbered by section and are included in a Mitigation Monitoring and Reporting Program.

¹ In such case, an environmental impact report (EIR) would be required.

Detailed Project Description

The Project consists of receiving necessary entitlements (including, but not limited to, a general plan amendment, pre-zoning, PUD-conditional use permit, site plan review) to allow the phased development of a single family residential subdivision (Tentative Tract Map No. 5452), planned unit developments, a lake feature, and several open space areas (parks) on approximately 78 +/- acres of land located generally between South Reed Avenue and South Frankwood Avenue, north of E. Floral Avenue in Fresno County.

The Project Site is located inside the City of Reedley sphere of influence (SOI), adjacent to the City Limits immediately north of the Tulare County line (see Figure 1). The phased subdivision development consists of 209 single family lots (current proposal) which vary from 18,952 to 5,489 square feet. Of these, 93 lots are proposed to be in a private common-interest area Planned Unit Development ("PUD") that includes the lake feature (approximately 5.32 acres). Cancellation of two Williamson Act contracts and LAFCo approval of annexation of the Project Site into the City of Reedley is necessary.

TABLE 1
Proposed Project Details (Single Family)
Development Phases per Tentative Tract Map 5452

Phase	Land Use	No. of Lots (est.)	Area in Acres (approx.)	Percent/ Project Site
PHASE 1	Custom Lot PUD with Lake Feature Open Space (0.43 acres)	93	38	50.6%
PHASE 2A	Medium Density Single-Family Homes	34	7.5	10%
PHASE 2B	Medium Density Single-Family Homes. Outlot C – Pocket Park (2.95 acres)	82	19.28	27.48%
TOTALS (may be approximate)		209 lots	64.78 acres	82.9%

In order to meet the Project's objectives, the following actions and approvals must take place:

- Application(s) for and approval(s) of a general plan amendment (GPA No. 2004-3) to change the present land use designations adopted in the Reedley Specific Plan of Medium Density Residential, School, Ponding Basin, Parkway Boulevard Overlay to High Density Residential, Medium Density Residential, Public Park, and private lake.
- Possible amendments to the text of the Reedley Specific Plan to provide for a Planned Unit Development with a private lake on a portion of the Project site.
- Application(s) for and approval(s) of a Pre-zoning (Change of Zone No. 299) from the Fresno County Medium Density Residential Reserve, Elementary School, and Park zone districts to the R-1SP, R-MSP, RCOSP zone districts.
- Application(s) for and approval(s) in phases of a Tentative Subdivision Map (TM No. 5452 – "Lakewood").
- Approval of a Planned Unit Development (PUD) and Conditional Use Permit (CUP No. 444) to allow a gated, custom home subdivision and a private lake on a portion of the Project Site;

- City initiation of an application the Local Agency Formation Commission (LAFCO) for annexation of the Project site to the City of Reedley and subsequent LAFCO consideration and approval of that application (Reed-Floral Reorganization/Annexation No. 2004-7);
- Consideration by LAFCO of the City of Reedley's "protest" of Termination of Williamson Act Agricultural Preserve Contracts Nos. 3750 and 3751 and termination of these contracts;
- Application and approval of Site Plan Review entitlements for public parks on the Project site.
- Approval (by the City Council) of a Subdivision Development Agreement(s);
- Application for and approval of a Final Subdivision Map(s) for development of the Project site (in phases).

The "master-plan" for the Project envisions a phased, integrated residential development with unique lake-front lots (which will be custom homes), mid-range single family units, high density common interest PUD housing, and multi-family apartment or condominium type homes.

Development Phases per Tentative Tract Map 5452

Phase 1 of the proposed development consists of 93 single family homes, the central water feature ("lake") and a 0.43 acre open space area located on approximately 38 acres in the western portion of the site. The basic development concept in this area is significantly affected by the shape of the central lake feature. Around the lake a limited scope common interest subdivision is proposed which would offer lakefront and standard custom lots. This area is proposed to be developed as a gated community under Reedley's Planned Unit Development (PUD) ordinance. The PUD designation will allow for common area amenities: gated entrance, common landscaping, internal roads, and the central lake feature. Since a PUD designation is being requested, the custom homes in this area may be allowed to deviate from the Reedley Specific Plan standards and setbacks, but within limitations. The density for Phase 1 of the Project is approximately 3 units per acre (*gross density, excluding the lake area*).

The proposed lakefront lots and the lots directly across from the lake would form a private community whose residents would pay for the common costs of maintenance and operation of the lake (to required environmental standards), the roads, infrastructure and all common amenities. The opportunity to create the lake significantly influences the design and orientation of the remaining development. The street pattern outside the lake reflects both organic and grid type concepts. The portion closest to the lake retains some curvilinear street patterns and the northeast section reflects a grid pattern typical of the adjoining Cottage Glen development to the north. The development proposes a wide pedestrian and bikeway path along the Frankwood and Floral alignments, with extensive landscaping maintained by the developments' landscape, lighting and maintenance district. In addition to these walkways, there is a pocket park on the north side of the development, adjacent to a walkway under construction on the Church Street alignment.

Phase 2A of the proposed development consists of 34 single-family residential lots (7.5 acres) located along Church Street, east of the lake development. These homes will be of a production nature and conform to the Reedley Specific Plan design requirements and setback guidelines. The density for Phase 2A and the remaining Medium Density Residential single family home area is about 4.0 to 4.5 units per acre (gross density). **Phase 2B** of the proposed Project consists of the development of 82 Medium Density Single-Family homes (19.28) and a 2.95 acre Pocket Park (Outlot C).

The Project also includes securing development entitlements (general plan amendment and zoning) for three other areas on the Project site (See Table 2 below). Outlot "B" located generally in the extreme northwest corner of the site (3.67 acres) is proposed for development of a small lot residential PUD, with access through the custom home PUD. Approximately 20 units could be constructed in this location. Outlot D located at the northwest corner of Cyrier and Floral is also proposed for development with a small lot residential PUD. Approximately 26 units could be constructed in this location.

Finally, the 4.68 acre area located at the southeast corner of Floral and Frankwood (current rural residential site) identified on the tentative tract map as "not a part" is proposed for the future development of a multiple family project consisting of approximately 80+/- units. Development of these areas requires additional entitlement approvals including, but not limited to, conditional use permits and site plan review. *(Please note: the layout of lots and buildings in these areas shown on the tentative map indicate a "concept" only).*

TABLE 2
Proposed Project Details (Multi-Family)
General Plan Amendment, Zone Change

Land Use	No. of Lots (est.)**	Area in Acres (approx.)	Percent/ Project Site
OUTLOT B PUD – Small Lot Residential – NW Corner of Project Site (Access through Custom Home/Lake PUD)	(20)	3.79	4.7%
OUTLOT D PUD – Small Lot Residential – NW Corner of Cyrier and Floral	(26)	4.64	10.1%
NOT A PART area Southeast Corner of Floral and Frankwood Land Use and Zoning change only	(80)	4.68	5.98
TOTALS (may be approximate)	(126 lots)	13.11 acres	17.10%
** Estimated number of lots is indicated for use in the environmental analysis only. Actual number of lots will be determined when development plans are submitted for these areas.			

Other Project Details

Currently there are two existing open irrigation ditches on the site owned by Alta Irrigation District. The Project requires relocating and re-installation these ditches. The open ditches will be replaced with new piping which will be installed underground along the northern and western perimeter of the PUD area. A separate agreement between Alta Irrigation District and Quiring Homes is required. Stormwater from the Project will be directed to and conveyed by the City's stormwater drainage system north of the site toward the existing Cottage Glen Subdivision. The lake feature will not be utilized as a stormwater retention basin.

As noted, the Project proposes several open-space/ parkland areas. A smaller open space area (approximately 0.43 acres) is proposed in the custom-lot PUD portion of the development adjacent to Church Street. Phase 2B includes a 2.95 acre "Pocket Park" to be developed adjacent to and north of the future PUD development (Outlot "D"). Additionally, the proposed lake feature will serve as an open space amenity in the custom home PUD.

Access to the Project site may be taken from the major streets defining the site including South Reed Avenue to the west (one access point), East Floral Avenue to the south (four access points), and South Frankwood Avenue to the east (two access points). Through access is proposed on Church Avenue, which will run from Floral to the existing Church Avenue developed with the subdivision to the north ("Cottage Glen Subdivision").

The proposed Project requires the approval of an annexation/ reorganization from the Fresno County Local Agency Formation Commission (LAFCO). Following adoption of a Resolution of Intention/ Application by the Reedley City Council, a formal application for the annexation of the Project site will be submitted to LAFCo for processing. As a responsible agency under CEQA the Commission will utilize this Initial Study when considering approval or disapproval of the proposed change of organization.

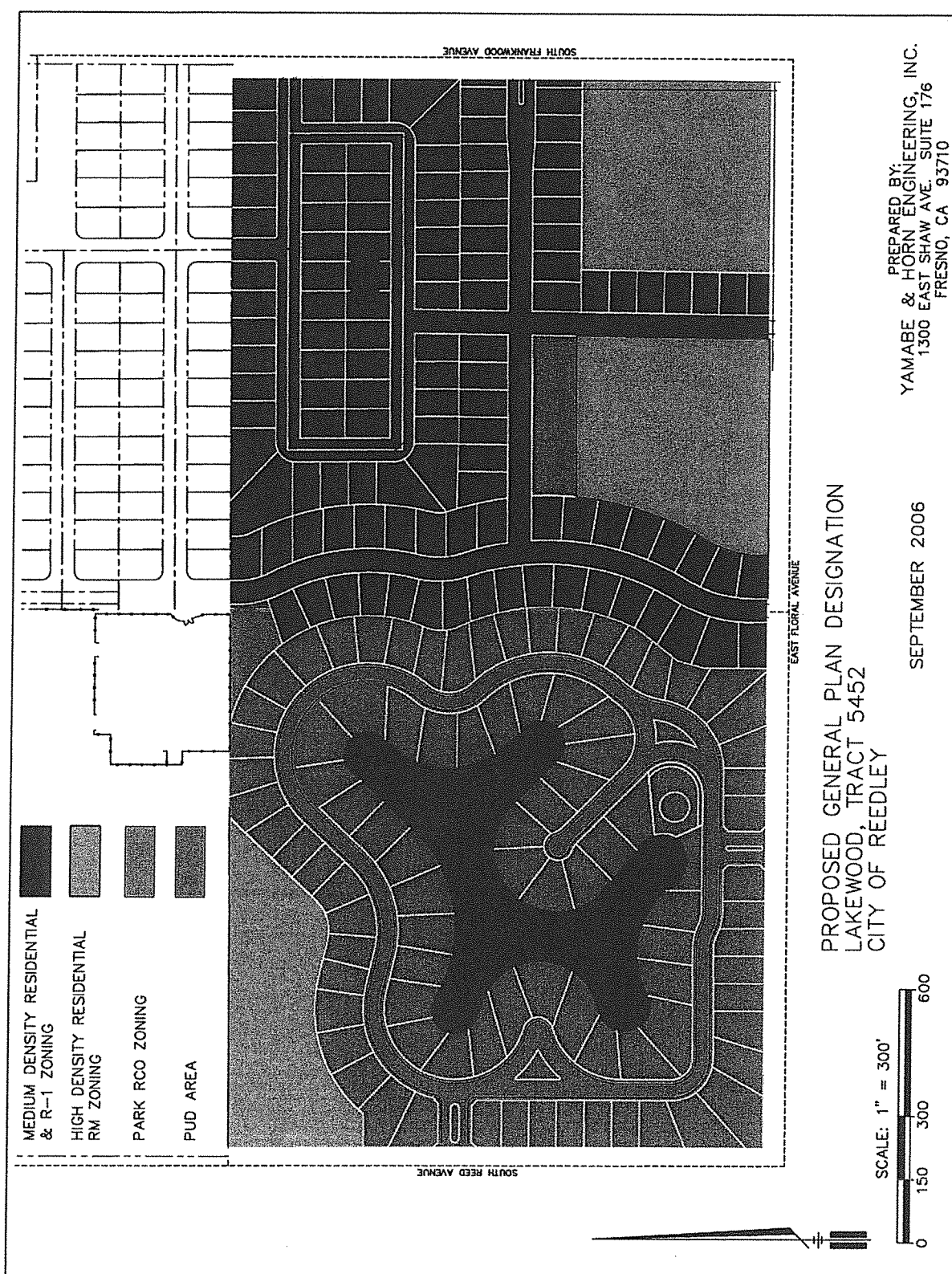


Figure 6
Proposed General Plan Designations

MITIGATION MEASURES

City of Reedley Quiring-Crossland "Lakewood" Subdivision Project

The following *mitigation measures* are recommended to reduce potential impacts related to implementation of the proposed Project to less-than-significant levels:

Agricultural Resources

- MM 2-1.** The Local Agency Formation Commission shall determine that the City of Reedley is not required to succeed to Williamson Act Agricultural Preserve Contracts Nos. 3750 and 3751, and that the "Protest" adopted by the City of Reedley in Resolution No. 1665 adopted in February 1971 and upheld by the County of Fresno Board of Supervisors is valid. A copy of the LAFCo Resolution making these determinations and authorizing the termination of Contract Nos. 3750 and 3751 and a copy of the "Certificate of Completion" for the change of organization(s) recorded by LAFCO shall be submitted to the City of Reedley Community Development Department prior to the issuance of building permits.
- MM 2-2.** The City of Reedley shall require the Project applicant to execute a Right-to-Farm Covenant which will be made a part of the subdivision development agreement. This legal covenant shall be recorded with the final tract map for this Project.

Air Quality

For All Air Quality Effects:

- MM 3-1.** The proposed Project shall comply with all applicable Regulations and Rules established by the San Joaquin Valley Air Pollution Control District, including, but not limited to: Regulation IV: Prohibitions; Rule 4901: Wood Burning Fireplaces and Wood Burning Heaters; Regulation IV: Prohibitions; Rule 4902: Residential Water Heaters; and Regulation VIII: Fugitive PM10 Prohibitions; as well as the Indirect Source Review (ISR) (Rule 9510) and the Administrative ISR Fee Rule (Rule 3180).

For Energy Conservation:

The following energy conservation measures shall be incorporated into project building plans unless the applicant provides evidence that incorporation of a specific measure is infeasible:

- MM 3-2.** All construction shall comply with or exceed the California Title 24 Energy Code for all relevant applications.
- MM 3-3.** Passive solar cooling/heating design elements shall be included in building designs where feasible. Design elements that maximize the use of natural lighting shall be utilized where feasible.
- MM 3-4.** Energy efficient technical and design features in new construction shall be required. New development must include provisions of the installation of energy efficient appliances and lighting
- MM 3-5.** Installation of low nitrogen oxide emitting and/or high efficiency water heaters shall be required in new construction. Use solar or low-emission water heaters (beyond Rule 4902) is recommended.
- MM 3-6.** To reduce daily ROG, NOX and PM10 emissions during winter days from combined project sources, only advanced combustion or natural gas fireplaces shall be allowed. The developer is encouraged to install LPG fireplaces, pellet stoves or EPA-Certified wood-burning fireplaces or stoves. (Note: EPA-Certified fireplaces and fireplace inserts are 75 percent effective in reducing emissions from this source, while natural-gas/LPG fireplaces are nearly 100 percent effective in reducing emissions and have virtually no potential for odor or nuisance.

- MM 3-7.** All construction activities shall be in compliance with the San Joaquin Valley Air Pollution District's Regulation VIII (dust control).
- MM 3-8.** All material excavated, graded or otherwise disturbed shall be sufficiently watered to prevent fugitive dust emissions. Watering shall occur at least twice daily with complete coverage, preferably in the morning and after work is done for the day, or as necessary. The developer shall be responsible for watering in the event of high winds or watering needs after normal working hours.
- MM 3-9.** Water trucks or sprinkler systems shall be used during construction to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. The frequency of watering shall be increased when wind speeds exceed 15 miles per hour if soils are not completely wet. If wind speeds increase to the point that the dust control measures cannot prevent dust from leaving the site, construction activities shall be suspended.
- MM 3-10.** A person or persons shall be designated by the contractor or builder to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Such monitoring responsibilities shall include holiday and weekend periods when work may not be in progress. The contractor shall provide the name and telephone number of such person to the SJVAPCD and the City Building Official prior to commencement of construction activities.
- MM 3-11.** All disturbed areas on the site, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, covered with a tarp or other suitable cover or vegetative ground cover.
- MM 3-12.** All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant.
- MM 3-13.** The accumulation of mud or dirt shall be expeditiously removed from adjacent public streets at the end of each workday. The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. Use of blower devices is expressly forbidden. Within urban areas, track out shall be immediately removed when it extends 50 or more feet from the site.
- MM 3-14.** Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least two feet of freeboard. Trucks transporting fill material/soil to and from the site shall be tarped from the point of origin. Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads. Utilize wheel washers for all exiting trucks, or wash off all trucks and equipment prior to leaving the site as needed.
- MM 3-15.** On-site vehicles shall be limited to a speed that does not generate fugitive dust on unpaved roads (typically 15 mph). Land clearing, grading, earthmoving or excavation activities shall be suspended when winds exceed 20 miles per hour.
- MM 3-16.** After clearing, grading, earth moving, or excavation is completed, the disturbed area shall be treated by watering, re-vegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur. Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.
- MM 3-17.** The developer shall coordinate with the local transit operator to explore the feasibility of extending transit service to the Project site.

Geology and Soils

- MM 6-1. All construction on the Project Site shall be executed in compliance with the Uniform Building Code (Zone III) standards and regulations to mitigate potential hazards from seismic activity.
- MM 6-2. The Project applicant shall be required to comply with applicable recommendations presented in the "Soil Investigation" report prepared for the proposed Project (*Soil Investigation, See's Consulting, September 25, 2006*), including, but not limited to, appropriate preparation of the surface soil, adequate compaction, use of select fill material, and proper surface drainage.
- MM 6-3. The grading and covering of the soil on the Project site shall be strictly regulated by the City of Reedley Engineering and Building Divisions. Construction on the Project site shall comply with all pertinent City ordinances, standard building practices and conditions of approval to assure that the site will be properly graded, storm water will be adequately drained into approved storm water systems, and the potential for erosion reduced or eliminated.

Hydrology

- MM 8-1. Development of the Project shall be required to comply with all federal, state, and local laws to assure that the Project site will be properly graded, storm water will be adequately drained into an approved storm water system, and the potential for erosion reduced or eliminated.
- MM 8-2. The Project applicant shall identify and dedicate drainage easements and install necessary infrastructure in accordance with City requirements.
- MM 8-3. The Project shall be developed in compliance with all federal and state laws and the City of Reedley Storm Water Management Plan (SWMP) with regard to the proper management of storm water on the Project site. This includes the construction, operation and maintenance of the proposed lake feature.
- MM 8-4. The Project applicant shall include Structural or Treatment Control BMPs in the Project plans. Additionally, the City of Reedley shall require verification of maintenance provisions through such means as may be appropriate, including, but not limited to legal agreements, covenants, and/or Conditional Use Permits.
- MM 8-5. The Project applicant shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) for the proposed Project and submit it to the Central Valley RWQCB. The SWPPP shall identify the activities that may cause pollutant discharge (including sediment) during storms and the appropriate that will be employed to control pollutant discharge on the Project site. Construction techniques shall be identified that will reduce the potential for runoff on the Project site and the plan shall identify the erosion and sedimentation control measures to be implemented. The SWPPP shall also specify spill prevention and contingency measures, identify the types of materials used for equipment operation, and identify measures to prevent or clean up spills of hazardous materials used for equipment operation and hazardous waste. Emergency procedures for responding to spills shall also be identified.

Water Conservation: The following mitigation measures are recommended to reduce impacts to groundwater.

- MM 8-6. The Project applicant shall provide the Community Development Department Director with a water conservation plan for the purposed development that describes water conservation methods to be included in the Project. The purpose of the plan is to promote water use reduction and maximize water efficiency within the Project to reduce the burden on municipal water supply and wastewater systems. The plan shall conform to the City of Reedley's water conservation plan.

- MM 8-7. The Project applicant shall ensure that construction plans and specifications for all proposed homes shall include the following interior water-conserving appliances and fixtures: toilets, dishwashers, showerheads, and faucets.
- MM 8-8. The landscaping plan that the Project applicant provides to the Community Development Department shall at a minimum incorporate the following water conservation measures, as appropriate:
- Use of native trees and Low water-demand plants in landscaping to conserve water resources.
 - Installation of low water use landscapes, drought-resistant vegetation, and water-conserving irrigation equipment and systems.
 - Drip irrigation, soil moisture sensors, and automatic irrigation systems.
 - Grouped plantings of similar water demand to reduce over-irrigation of low water demand plants.
 - Use of mulch in all landscaped areas to improve the soil's water-holding capacity.
- MM 8-9. The Project applicant shall develop and implement an ongoing water conservation educational program for the residents subject to membership in the Home Owners Association. The purpose of the program is to help residents understand the relationship between individual actions and the long-term sustainability of the community's water supply. The conservation program will provide appropriate literature to residents emphasizing the importance of water conservation and ways to reduce water consumption through day to day activities. The Home Owners Association shall be responsible for the ongoing water conservation educational program which shall be written into its bylaws.

(The mitigation measures [MM 9-1 through MM9-8] related to the Lake Feature in the Land Use section shall also apply).

Land Use

- MM 9-1. The Project applicant shall submit written statement describing the proposed mechanism for maintaining and financing the lake feature to the Community Development Department Director. Creation of a Home Owner's Association comprised of residents that enjoy direct benefit from the water feature amenity is an acceptable way to fund and oversee the maintenance of the lake.
- MM 9-2. The Project applicant shall enter into an agreement with the City of Reedley on behalf of the homeowner's association which sets down the long term responsibilities for the operation and maintenance of the lake feature. The agreement shall include the project's conditions, covenants and restrictions (CC&Rs).
- MM 9-3. The Project applicant shall provide a signed statement accepting responsibility for all structural and treatment control BMP maintenance for the lake feature until such time, if ever, the property is transferred to the City of Reedley and the City of Reedley determines to assume responsibility for Structural or Treatment Control BMP maintenance.
- MM 9-4. The transfer of property to a private or public owner shall have conditions requiring the recipient to assume responsibility for maintenance of any Structural or Treatment Control BMP to be included in the sales or lease agreement for that property, and will be the owner's responsibility. The condition of transfer shall include a provision that the property owners conduct maintenance inspection of all Structural or Treatment Control BMPs at least once a year and retain proof of inspection.

- MM 9-5.** For residential properties where the Structural or Treatment Control BMPs are located within a common area which will be maintained by a homeowner's association, language regarding the responsibility for maintenance shall be included in the project's conditions, covenants and restrictions (CC&Rs). Printed educational materials shall be required to accompany the first deed transfer to highlight the existence of the requirement and to provide information on the management and operational responsibilities of the lake feature, signs that maintenance is needed, how the necessary maintenance can be performed, and assistance that the City of Reedley can provide. The transfer of this information shall also be required with any subsequent sale of the property.
- MM 9-6.** Prior to the approval of a permit to construct the lake feature, the Project applicant shall submit to the Reedley Community Development Department and the Regional Water Quality Board a detailed master plan for construction and the "Best Management Practices" operation of the lake feature. The plan shall include all aspects of maintaining the lake and keeping the lake free from adverse and hazardous environmental impacts. The plan shall also include proposed measures that address safety concerns related to the lake. The plan shall include, but not limited to, the following:
- A. Lake Operations Plan that includes:
 - 1. Water level control plan, including thresholds for discharges, and projected monthly lake inflow and outflow volumes, including sources (i.e., rainfall or well) and destinations (i.e., evaporation or overflow).
 - 2. Water quality control plan, including monthly water quality monitoring and reporting program, water quality standards, response plan for deficiencies, and emergency response plan for hazardous materials spills.
 - 3. Vector control plan and terrestrial and aquatic pesticide applications guidelines.
 - 4. Landscaping maintenance plan and guidelines for disposal of vegetative trimmings.
 - 5. Shore and lake surface maintenance plan (i.e., erosion prevention and repair, landscaping, litter removal, bird population issues, etc.).
 - 6. Guidelines for design and construction of docks, and guidelines for recreational use.
 - B. NPDES Phase II minimum requirements for small municipal separate storm water system (MS4). These requirements include but are not limited to: public education and outreach, public involvement and participation, illicit discharge detection and elimination, pollution prevention and good housekeeping in municipal operations, construction site urban runoff control, and post-construction management in new development.
 - C. California Water Code Section 13260 compliance.
 - D. Setback requirements and pollution prevention measures for residential lots that abut the lake.
- MM 9-7.** The Project applicant shall prepare Conditions, Covenants and Restrictions (CC&Rs) to be recorded on the properties with direct benefit of the water feature amenity that include and enforce the mechanism for maintaining and financing the lake. The formation and operation of a Home Owners Association, if utilized, shall be included in the CC&Rs. The CC&Rs shall be submitted to the Community Development Department Director.
- MM 9-8.** The Project applicant shall provide the Community Development Department Director with a detailed landscape plan for the lake feature that is designed to absorb organic materials and nutrients and reduce sediment runoff (erosion).

Noise

- MM 11-1. During construction of the Project the operation of heavy equipment shall be limited to daytime hours. Stationary equipment (e.g., generators) shall not be located adjacent to any existing residences unless enclosed in a noise attenuating structure. The hours of construction activity near residential areas shall be limited to Monday through Friday, 7 a.m. to 6 p.m. with no activity allowed on Sundays and holidays.

Public Services

Fire

- MM 13-1. In accordance with a *Reedley General Plan* FEIR adopted mitigation measures, the Project applicant shall pay Public Facilities Impact Fees as established by the City in accordance with the requirements of State law.
- MM 13-2. All development on the Project site shall comply with applicable requirements per the Uniform Building Code, Uniform Fire Codes, and City Development Standards.

Police

- MM 13-3. The Project should be designed to reduce criminal activity, maximize visibility and natural surveillance abilities through the placement and design of physical features including building orientation, windows, entrances and exits, parking lots, walkways, guard gates, low-maintenance landscaping (trees and shrubs), fences or walls, signage and any other physical obstructions. To reduce potential service calls to the Project area, the Reedley Police Department shall be consulted during site planning and design to insure that adequate provisions for crime prevention are designed into the project.
- MM 13-4. In accordance with the *Reedley General Plan* and FEIR mitigation measure, the Project applicant shall pay Public Facilities Impact Fees as established by the City in accordance with the requirements of State law.

Schools

- MM13-5. Prior to the issuance of building permits, the applicant shall be responsible for the payment of school facility impact fees as adopted by the Kings Canyon Union School District.

Parks

- MM 13-6. The Project applicant shall designate and develop a neighborhood park site within the Project boundaries in accordance with City standards and the Quimby Act.

Transit

- MM 13-7. Reedley County Transit System staff shall be provided an opportunity to review and comment on the proposed Project, during the processing of tract maps, site plans, and conditional use permits.

Recreation

- MM 14-1. The Project applicant shall pay Park/ Recreation Impact Fees as established by the Reedley Municipal Code.
- MM 14-2. The Project shall be incorporated into a Community Facilities District created to pay for various community services and participate in all required assessments.

Traffic

The proposed Project exceeds the City of Reedley Thresholds of Significance 1, 2 and 3 and therefore results in a potentially significant impact. Impacts can be mitigated to a less than significant level with the following mitigation measures:

MM15-1. The Project applicant shall pay traffic impact fees to mitigate their "fair share" of off-site impacts resulting from the project. (Refer to Section 4.0 of the complete Traffic Study, Appendix "C").

MM 15-2. The Project applicant shall construct all on-site street improvements to the western portion (Phase 1) of the Project site and shall include the following street segments:

S. Reed Avenue from the northern limits of the Project site to the Fresno/Tulare County Line and the full width of Floral Avenue from S. Reed Avenue to the easterly limits of the proposed Phase 1 Project site. These improvements are to be constructed with the development of Phase 1.

MM 15-3. The Project applicant shall construct all on-site street improvements to the eastern portion (Phase 3) of the Project site and shall include the following street segments:

S. Frankwood Avenue from the northern limits of the Project site to the Fresno/Tulare County Line and the full width of Floral Avenue from S. Frankwood Avenue to the westerly limits of the proposed Phase 3 Project site. As the eastern portion (Phase 3) of the Project site will already have been annexed, these improvements are to be constructed with the development of Phase 3.