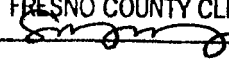


# NOTICE OF DETERMINATION

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**  
JUN 13 2018  
TIME 1813  
FRESNO COUNTY CLERK  
By  DEPUTY

X County of Fresno  
Attn: County Clerk  
2220 Tulare Street, 1st Floor  
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. 2017-7 (Related to City of Reedley Annexation Application No. 2017-2, Pre-Zone Application No. 2017-2, and Site Plan Review Application No. 2017-3)

**State Clearinghouse Number**  
(If subject to Clearinghouse)

N/A

**Lead Agency Contact Person**

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

**Area Code/Telephone**

(559) 637-4200/222

## **PROJECT LOCATION:**

Assessor's Parcel Number: 363-070-49

The project site is located in the northeastern sector of the City of Reedley, on the northeast corner of East Manning Avenue and South Buttonwillow Avenue.

Site Latitude: 36°36'15.984"N

Site Longitude: 119°25'49.9224"W

**PROJECT DESCRIPTION:** The City of Reedley initiated Environmental Assessment No. 2017-7 for the purpose of assessing the environmental effects of Annexation Application No. 2017-2, Ordinance No. 2018-001 (Pre-Zone Application No. 2017-2), and Site Plan Review Application No. 2017-3.

**Annexation Application No. 2017-2** pertains to the annexation of approximately 19.076 acres 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 and promotes orderly growth and development. The proposed annexation is consistent with the City of Reedley's adopted Sphere of Influence and the subject property has a Community Commercial Planned Land Use Designation pursuant to the City of Reedley 2030 General Plan.

**Ordinance No. 2018-001 (Pre-Zone Application No. 2017-2)** pertains to the pre-zoning of a 19.076-acre parcel to the CC (Central and Community Commercial) zone district designation in preparation for annexation consistent with the Reedley 2030 General Plan.

**Site Plan Review Application No. 2017-3** pertains to the master planning of approximately 19.076 gross acres of commercially designated land, which exceeds the 25% development requirement for annexation. Phase I consists of an approximately 19,895 square foot single story medical clinic at the intersection of East Manning Ave and South Buttonwillow Avenue. Proposed building and parking for clinic use is assumed to be 2.74 acres in the southwest corner of the parcel. Phase 2 consists of the development of approximately 80,600 square feet of commercial uses and 17,000 square feet of residential/commercial mixed-use development, with parking and landscaping for the entire project. Phase 2 of the development will require the submittal of site plan review amendment, to ensure the inclusion of site-specific amenities and outside agency review and consultation, as appropriate.

The project site is located in the northeastern sector of the City of Reedley. The project site consists of one parcel (APN: 363-070-49). The 19.076 gross acres is currently vacant land and agricultural land. The area is bounded by commercial and industrial development to the south, a commercial shopping center to the west, county agricultural land to the north and county agricultural land 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 June 12, 2018 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.

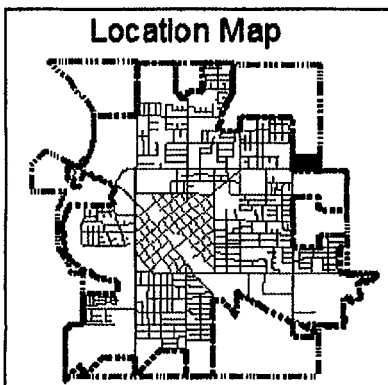
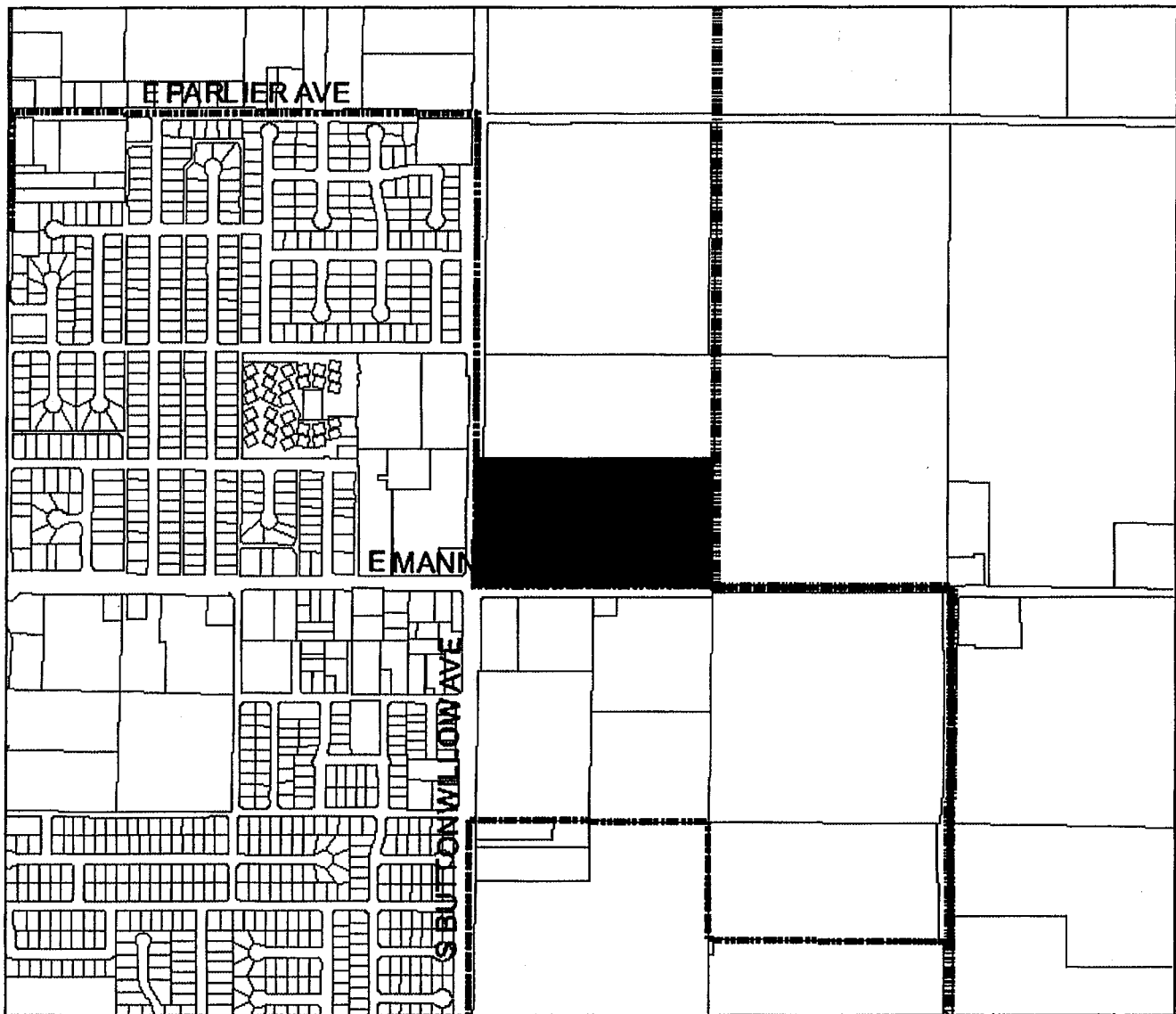
The above-described environmental assessment (Environmental Assessment No. 2017-7), with its finding of a Mitigated Negative Declaration, dated April 26, 2018, together with the full initial study, comments and responses and record of project approval, is available to the general public at the Community Development Department, 1733 Ninth Street, Reedley, California 93654.

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




6/13/18  
Date

Attachments: Annexation Application No. 2017-2  
Ordinance No. 2018-001 (Pre-Zone Application No. 2017-2)  
Site Plan Review Application No. 2017-3

City of Reedley  
Environmental Assessment No. 2017-7  
Annexation Application No. 2017-2



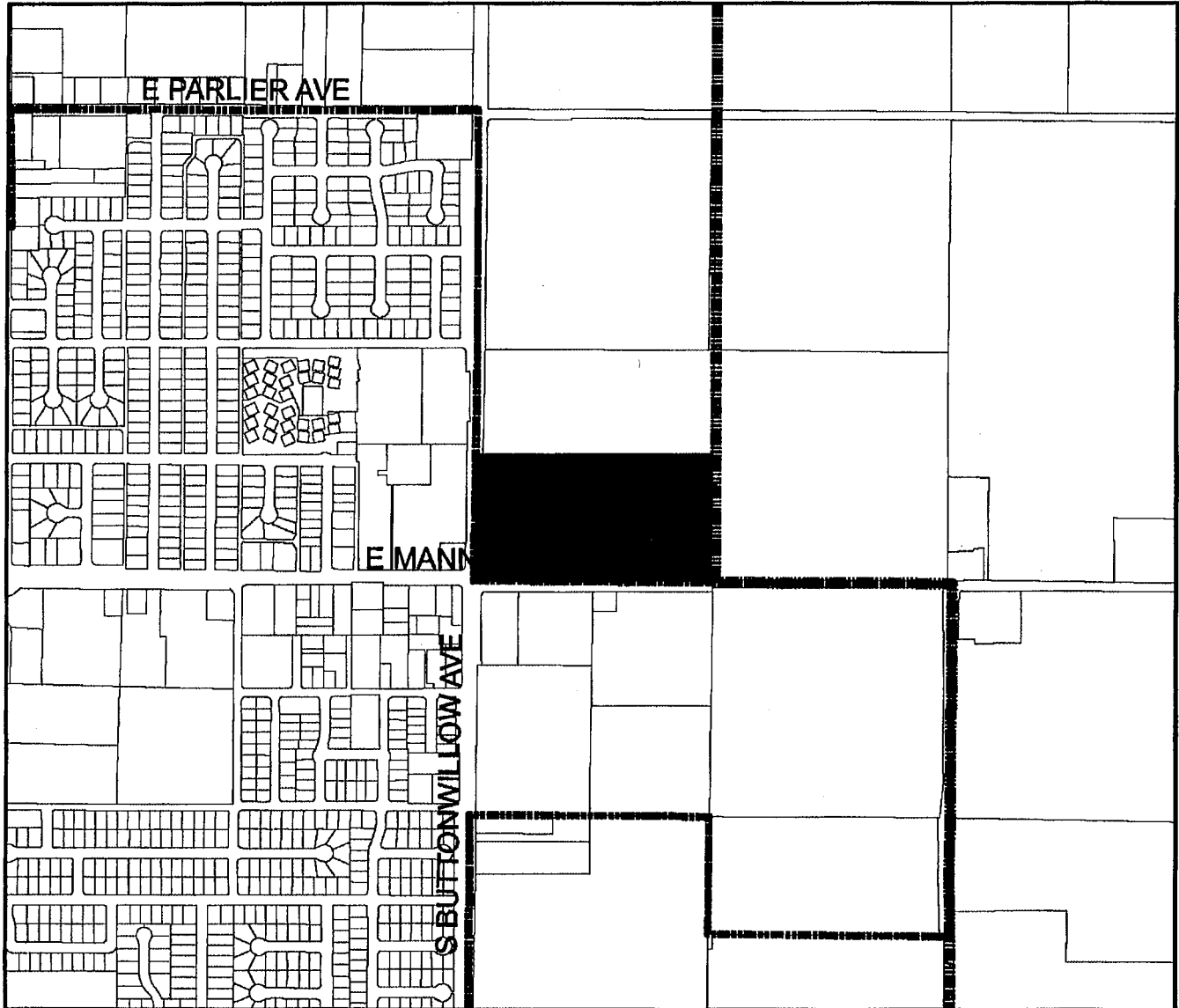
**Legend**

-  Reedley City Limits
-  Reedley Sphere of Influence
-  Proposed Annexation (approx. 19.076 acres)

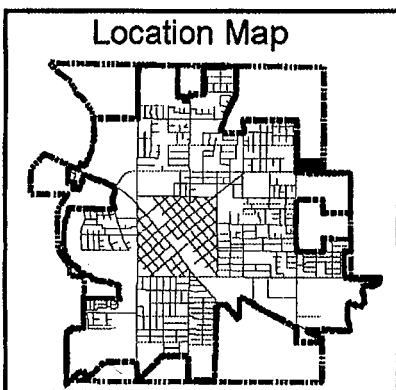
0 250 500 1,000 Feet






City of Reedley  
Ordinance No. 2018-001  
Map A - Pre-Zone Application No. 2017-2



0 250 500 1,000 Feet

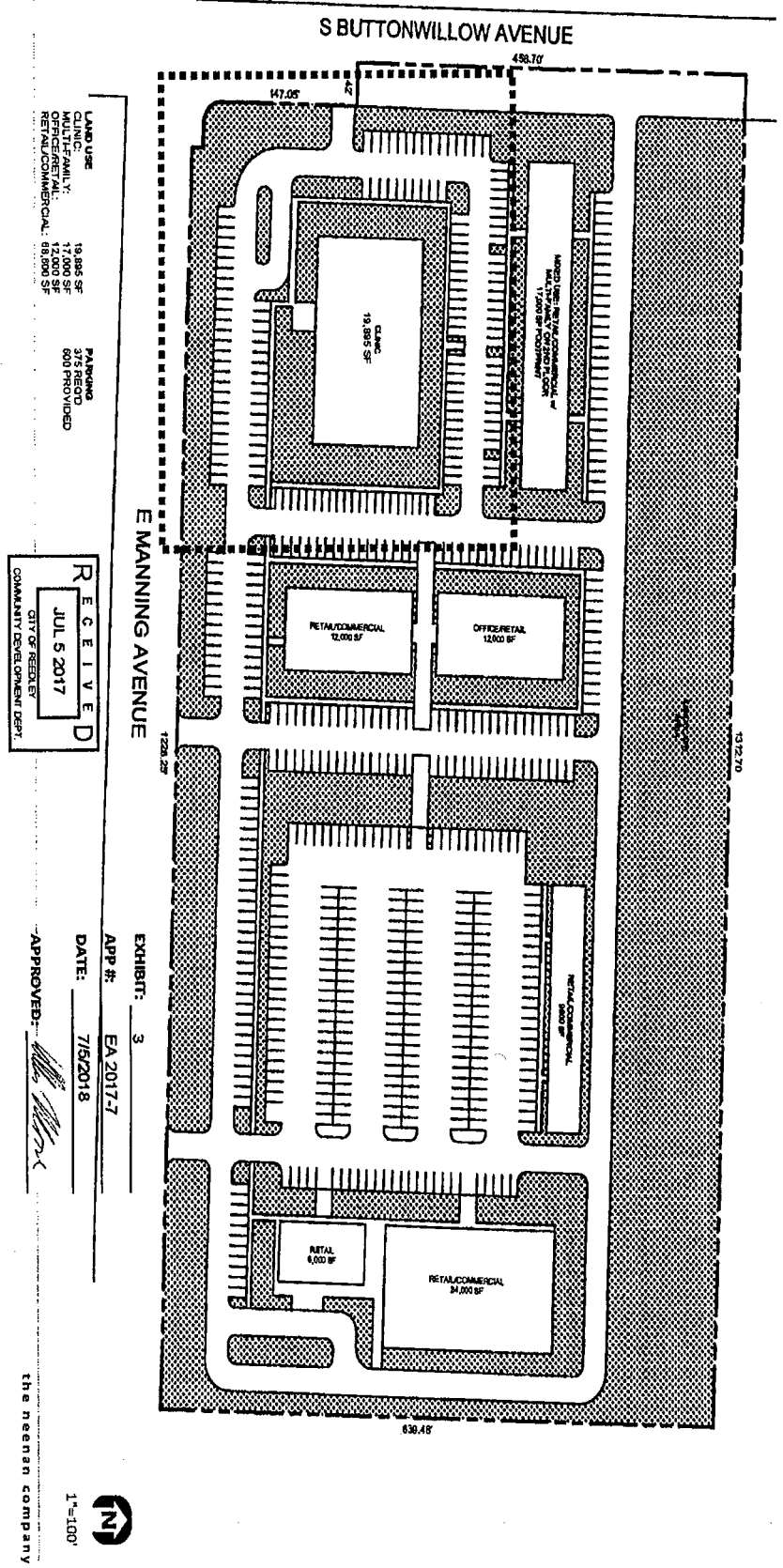


**Legend**

-  Proposed Pre-Zoning: CC Central and Community Commerical (19.076 gross acres)
-  Reedley City Limits
-  Reedley Sphere of Influence

date: 07.03.2017

UHC Reedley Clinic | Master Site Plan



LAND USE  
CLINIC: 19,885 SF  
MULTI-FAMILY: 17,000 SF  
RETAIL COMMERCIAL: 12,000 SF  
RETAIL COMMERCIAL: 8,000 SF  
RETAIL COMMERCIAL: 24,000 SF  
RETAIL: 6,000 SF  
PARKING: 375 REQ'D  
600 PROVIDED

RECEIVED  
JUL 5 2017  
CITY OF REEDLEY  
COMMUNITY DEVELOPMENT DEPT.

EXHIBIT: 3  
APP #: EA 2017-7  
DATE: 7/5/2018  
APPROVED: *[Signature]*

1"=100'  
the neeson company

**CITY OF REEDLEY  
MITIGATED NEGATIVE DECLARATION**

prepared for Environmental Assessment (EA) No. 2017-7

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

**APPLICANT:**

United Health Centers of San  
Joaquin Valley  
650 Zediker Avenue  
Parlier, CA 93648

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

On **April 26, 2018**  
(copy Attached)

**PROJECT LOCATION:**

Site Latitude: 36°36'15.984"N  
Site Longitude: 119°25'49.9224"W

Assessor's Parcel Numbers: 363-070-49 (19.076 gross acres)

**FILED**  
**JUN 13 2018**  
TIME **1813**

FRESNO COUNTY CLERK

**PROJECT DESCRIPTION:** The City of Reedley initiated Environmental Assessment No. 2017-7 for the purpose of assessing the environmental effects of Annexation Application No. 2017-2, Pre-Zone Application No. 2017-2, and Site Plan Review Application No. 2017-3.

**Annexation Application No. 2017-2** pertains to the annexation of approximately 19.076 gross acres into the City of Reedley. The proposed annexation is adjacent to the existing City of Reedley City Limits and promotes orderly growth and development. The proposed annexation is consistent with the City of Reedley's adopted Sphere of Influence and the subject property has a Community Commercial Planned Land Use Designation pursuant to the City of Reedley 2030 General Plan.

**Pre-Zone Application No. 2017-2** pertains to the pre-zoning of a 19.076 gross acre parcel to the CC (Central and Community Commercial) zone district designation in preparation for annexation consistent with the Reedley 2030 General Plan.

**Site Plan Review Application No. 2017-3** pertains to the master planning of approximately 19.076 gross acres of commercially designated land. Phase I consists of an approximately 19,895 square foot single story medical clinic at the intersection of East Manning Ave and South Buttonwillow Avenue. Proposed building and parking for clinic use is assumed to be 4 acres in the southwest corner of the parcel. Phase 2 consists of the development of approximately 80,600 square feet of commercial uses and 17,000 square feet of residential/commercial mixed-use development, with parking and landscaping for the entire project, which exceeds the 25% development requirement for annexation.

The project site is located in the northeastern sector of the City of Reedley, on the northeast corner of East Manning Avenue and South Buttonwillow Avenue. The project site consists of one parcel (APN: 363-070-49). The 19.076 gross acres is currently vacant land and agricultural land. The area is bounded by commercial and industrial development to the south, a commercial shopping center to the west, county agricultural land to the north and county agricultural land to the east.

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](mailto:ellen.moore@reedley.ca.gov).

Environmental Assessment No. 2017-7, Annexation Application No. 2017-2, Pre-Zone Application No. 2017-2, and Site Plan Review Application No. 2017-3 are scheduled to be considered by the City of Reedley Planning Commission on May 17, 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:



Ellen Moore, Associate Planner  
Community Development  
Department  
CITY OF REEDLEY

DATE: April 26, 2018

Attachments: Notice of Intent to adopt a Mitigated Negative Declaration for Environmental Assessment (EA) No. 2017-7, dated April 26, 2018

EA No. 2017-7 Initial Study (including checklist from CEQA Guidelines Appendix G)