



State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:

E202510000283

STATE CLEARINGHOUSE NUMBER (if applicable)

2025101550

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

LEAD AGENCY EMAIL

DATE

CITY OF REEDLEY

02/11/2026

COUNTY/STATE AGENCY OF FILING

DOCUMENT NUMBER

FRESNO COUNTY

E202510000283

PROJECT TITLE

BLOSSOM ESTATES EA NO. 2024-08, ANX APP; GPA APP; CUP NO. 2024-01, VTS MAP NO. 6331

PROJECT APPLICANT NAME

PROJECT APPLICANT EMAIL

PHONE NUMBER

CITY OF REEDLEY

(559) 637-4200

PROJECT APPLICANT ADDRESS

CITY

STATE

ZIP CODE

1733 NINTH ST

REEDLEY

CA

93654

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$4,227.50

\$

0.00

☒ Mitigated/Negative Declaration (MND)(ND)

\$3,043.75

\$

3,043.75

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,437.25

\$

0.00

☐ Exempt from fee☐ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☐ Fee previously paid (attach previously issued cash receipt copy)☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

0.00

☒ County documentary handling fee

\$50.00

\$

50.00

☐ Other

\$

0.00

PAYMENT METHOD:

☐ Cash☒ Credit☐ Check☐ Other

TOTAL RECEIVED

\$

3,093.75

SIGNATURE

AGENCY OF FILING PRINTED NAME AND TITLE

X Pricilla Gonzalez Deputy Clerk

County of Fresno

Clerk's Office

James A. Kus

Elections Department

(559) 600-8683

Clerk Services Department

(559) 600-2575

Finalization 2026002697

2/11/2026 11:27 AM

CCR572442 pgonzales

Description	Fee
-------------	-----

EIR - Negative Declaration	
----------------------------	--

Time Recorded: 11:27 AM

Recording Fee: \$3,043.75

Total Amount Due \$3,043.75

Total Paid

Credit Card \$3,043.7

#324968060

Amount Due \$0.00

E202510000283

THANK YOU

PLEASE KEEP FOR REFERENCE

County of Fresno
Clerk's Office
James A. Kus

Elections Department
(559) 600-8683

Clerk Services Department
(559) 600-2575

Finalization 2026002698
2/11/2026 11:27 AM
CCR572442 pgonzales

Description	Fee
-------------	-----

EIR Administrative Fee	
------------------------	--

Time Recorded: 11:27 AM

Recording Fee: \$50.00

Total Amount Due	\$50.00
------------------	---------

Total Paid

Credit Card	\$50.00
-------------	---------

#342968060

Amount Due	\$0.00
------------	--------

6202510000283

THANK YOU

PLEASE KEEP FOR REFERENCE

FILED

FEB 11 2026 TIME 11:30am

NOTICE OF DETERMINATION

FRESNO COUNTY CLERK
BY  DEPUTY

TO: County Clerk
County of Fresno
2220 Tulare Street, 1st Floor
Fresno, CA 93721

FROM: City of Reedley
Community Development Department
1733 Ninth Street
Reedley, CA 93654
Contact: Laura Friesen, Assistant Planner
Phone: (559) 637-4200 x 202

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

State Clearinghouse Number: 2025101550

Project Title: Environmental Assessment (EA) No. 2024-08 Blossom Estates
Annexation Application No. 2024-01 GPA 2024-01 Rezone 2024-01 CUP
2024-01 VTSM 6331

Project Applicant: City of Reedley

Project Location: Southeast of the intersection of South Buttonwillow Avenue and East Parlier Avenue, Fresno County Assessor's Parcel Numbers (APNs) 363-070-46 and 363-07-48. The approximately 56.27-acre annexation area consists of two parcels of vacant agricultural land within the southern portion of Fresno County, adjacent to the eastern boundary of the City of Reedley, but within its established Sphere of Influence. Currently, the annexation area is bounded by agricultural uses to the north and east, commercial development to the south, and South Buttonwillow Avenue and residential uses to the west.

Project Description: The proposed project would result in the annexation of APNs 363-070-46 and 363-070-48 from the County of Fresno to the City and the development of APN 363-070-48 from agricultural use to residential use through the construction of a new private residential community, The Blossom Estates. The proposed project would develop 108 single-family residential lots ranging in size from 4,913 square feet to 10,469 square feet, with an average lot size of 5,448 square feet. The proposed project would also construct a 0.5-acre park within the residential community for public use on the project site. Potential future development of APN 363-070-46 would be evaluated under separate CEQA analysis in the event that an application is submitted.

Upon annexation from the County of Fresno to the City, the proposed project would require rezoning of the project site to Single-Family Residential (R-1-6). The R-1-6 Zoning District is intended to provide for living areas at locations designated by the General Plan for low and medium density, including single-family dwellings. Additionally, the proposed project would require a General Plan Amendment to Low-Density Residential, which would allow for 4 to 8 dwelling units per acre.

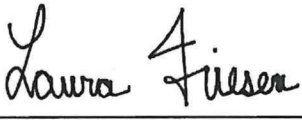
In addition, the proposed project would include roadway improvements for the development of the project site. East Cypress Avenue would be extended along the northern boundary of the project site, approximately 1,200 feet to the east from South Buttonwillow Avenue. The roadway

extension would be 50 feet wide and contain traffic lanes in both directions. In addition, South Buttonwillow Avenue would be expanded to include pedestrian sidewalks and a bike line on the east side of the roadway.

This is to advise that the City of Reedley as Lead Agency has approved the above described project on February 10, 2026 and has made the following determinations regarding the above described project:

1. The Project will not have a significant effect on the environment.
2. An Initial Study/Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Program was adopted for this project.
5. A Statement of Overriding Considerations was not adopted for this project.
6. Findings were not made pursuant to the provisions of CEQA.

All environmental documents and project records may be examined at the Community Development Department, located at 1733 Ninth Street, Reedley, CA 93654.

Signature: 

Name & Title: Laura Friesen, Assistant Planner

Project Approval Date: February 10, 2026

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Attachments: Mitigated Negative Declaration prepared for Environmental Assessment No. 2024-08
Exhibits: Location Map
Vesting Tentative Subdivision Map No. 6331

CITY OF REEDLEY MITIGATED NEGATIVE DECLARATION <u>Blossom Estates</u> <u>Environmental Assessment (EA) No. 2024-08</u> <u>Annexation Application No. 2024-01</u> <u>General Plan Amendment Application No. 2024-01</u> <u>Rezone Application No. 2024-01</u> <u>Conditional Use Permit Application No. 2024-01</u> <u>Vesting Tentative Subdivision Map No. 6331</u>		FILED WITH: FRESNO COUNTY CLERK 2220 Tulare Street, 1st Floor Fresno, California 93721-2600 On October 30, 2025 Document Number: E202510000283
LEAD AGENCY: City of Reedley Community Development Department 1733 Ninth Street Reedley, CA 93654 e-mail: laura.friesen@reedley.ca.gov Phone: (559) 637-4200 x 202	APPLICANT: Jose Lemus 1307 N Applegate Ave Fresno, CA 93737 Phone: (559) 538-3402	
PROJECT LOCATION: Southeast of the intersection of South Buttonwillow Avenue and East Parlier Avenue, Fresno County Assessor's Parcel Numbers (APNs) 363-070-46 and 363-07-48. The approximately 56.27-acre annexation area consists of two parcels of vacant agricultural land within the southern portion of Fresno County, adjacent to the eastern boundary of the City of Reedley, but within its established Sphere of Influence. Currently, the annexation area is bounded by agricultural uses to the north and east, commercial development to the south, and South Buttonwillow Avenue and residential uses to the west.		
PROJECT DESCRIPTION: The proposed project would result in the annexation of APNs 363-070-46 and 363-070-48 from the County of Fresno to the City and the development of APN 363-070-48 from agricultural use to residential use through the construction of a new private residential community, The Blossom Estates. The proposed project would develop 108 single-family residential lots ranging in size from 4,913 square feet to 10,469 square feet, with an average lot size of 5,448 square feet. The proposed project would also construct a 0.5-acre park within the residential community for public use on the project site. Potential future development of APN 363-070-46 would be evaluated under separate CEQA analysis in the event that an application is submitted. Upon annexation from the County of Fresno to the City, the proposed project would require rezoning of the project site to Single-Family Residential (R-1-6). The R-1-6 Zoning District is intended to provide for living areas at locations designated by the General Plan for low and medium density, including single-family dwellings. Additionally, the proposed project would require a General Plan Amendment to Low-Density Residential, which would allow for 4 to 8 dwelling units per acre. In addition, the proposed project would include roadway improvements for the development of the project site. East Cypress Avenue would be extended along the northern boundary of the project site, approximately 1,200		

feet to the east from South Buttonwillow Avenue. The roadway extension would be 50 feet wide and contain traffic lanes in both directions. In addition, South Buttonwillow Avenue would be expanded to include pedestrian sidewalks and a bike line on the east side of the roadway.

SUMMARY OF FINDINGS: The City of Reedley has conducted an environmental analysis for the above-described project. The project has been determined to be a subsequent project that is not fully within the scope of the certified Program Environmental Impact Report (SCH No. 2010031106) prepared for the Reedley General Plan 2030 Update (GPU). Therefore, the City of Reedley, as the lead agency, proposes to adopt a Mitigated Negative Declaration for this project.

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 and initial study narrative combine to form the record indicating that an initial study has been completed in compliance with the California Environmental Quality Act and the CEQA Guidelines.

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

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

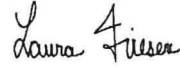
The project is not located on a site which is included on any of the lists enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites and others, and the information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

The initial study has concluded that the proposed project would 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 prepared for the Reedley General Plan Update 2030. After conducting a review of the adequacy of the Program Environmental Impact Report (SCH No. 2010031106) pursuant to Public Resources Code Section 21083.3, and CEQA Guidelines Sections 15168, 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 Program Environmental Impact Report (SCH No. 2010031106) was certified, has become available.

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 planning@reedley.ca.gov or by visiting the City of Reedley website at the following link: <https://reedley.ca.gov/community-development-department/ceqa-environmental-assessments/>

Environmental Assessment No. 2024-08 (EA 2024-08), Site Plan Review Application No. 2024-01 (SPR 2024-01) and Tentative Parcel Map Application No. 2024-01 (TPM 2024-01) are scheduled to be considered by the City of Reedley Planning Commission on January 15, 2026. 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. The meeting

will be webcast and accessed at: https://reedley.ca.gov/city-council/city-council-live-stream/	
INITIAL STUDY PREPARED BY: LSA 2565 Alluvial Avenue, Suite 112 Clovis, California 93611	SUBMITTED BY: 
DATE: October 30, 2025	Laura Friesen, Assistant Planner Community Development Department CITY OF REEDLEY

Attachments: Location Map
Vesting Tentative Subdivision Map No. 6331

Location Map

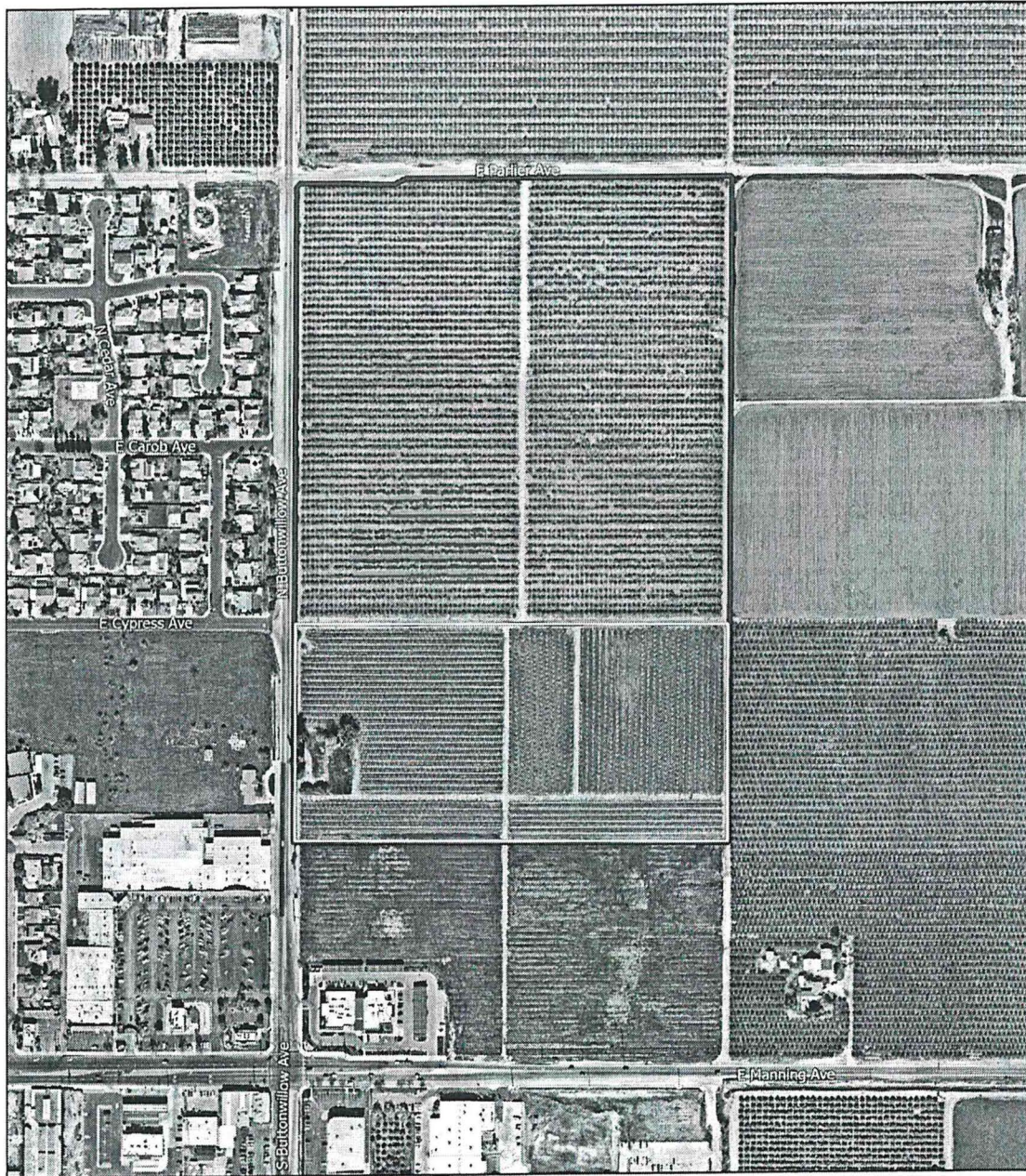


FIGURE 1

LSA

- Project Location
- Annexation Area



0 200 400
FEET

SOURCE: Nearmap Aerial Imagery (February 9, 2025)

I:\2023\20231045.03\GIS\Pro\Tract 6331 Project\Tract 6331 Project.aprx (3/4/2025)

Tract 6331 Residential Project
Aerial Photograph

E202510000283

Proposed Site Plan Tract Map No. 6331

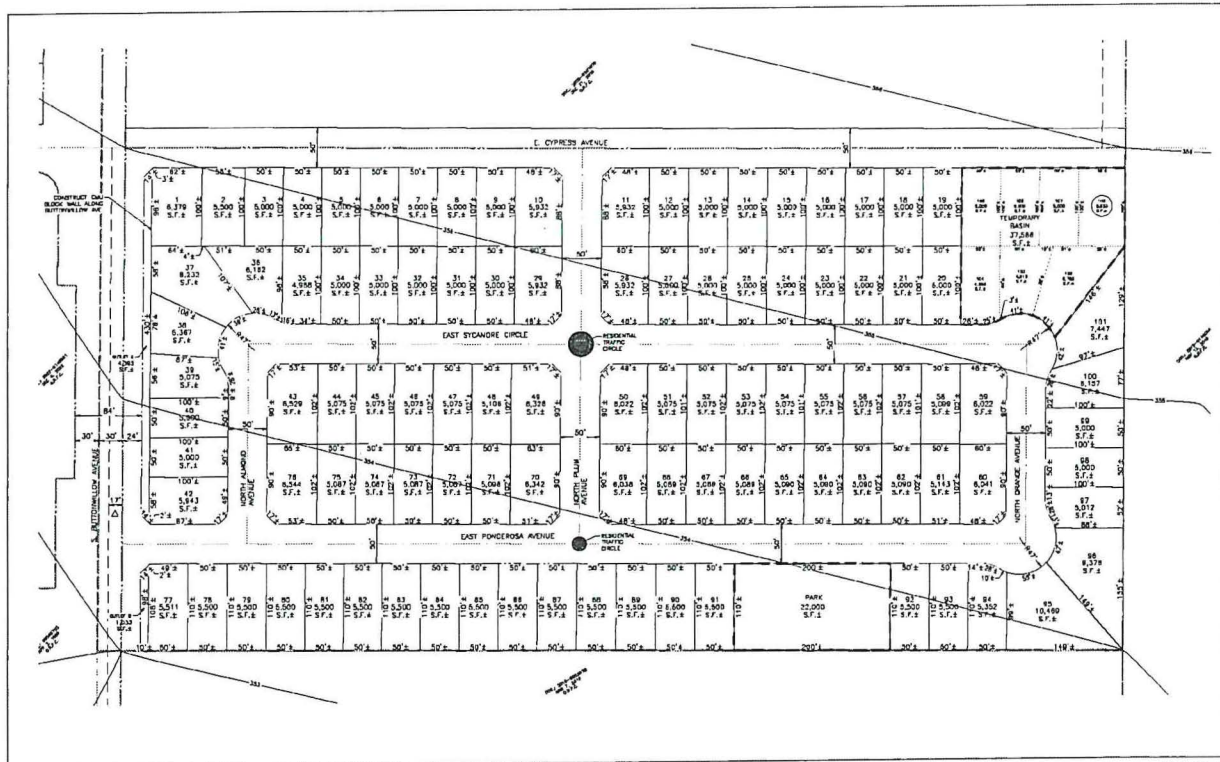


FIGURE 2

LSA



0 120 240

FEET

SOURCE: Land Design Consulting
I:\2023\20231045.03\G\Tract_Plan.ai (11/25/2024)

Tract 6331 Residential
Proposed Site Plan