

## **NOTICE OF DETERMINATION**

In compliance with Section 21152 of the Public Resources Code

**LEAD AGENCY:** Fresno Local Agency Formation Commission, 2607 Fresno Street, Suite B, Fresno, CA 93721 (559) 600-0604.

**SUBJECT:** Filing a Notice of Determination in Compliance with CEQA Guidelines 15096(i)

**PROJECT TITLE:** Sphere of Influence update for the City of Reedley (LAFCo File No. RSOI-195 – Frankwood-South Reedley SOI Update)

**PROJECT LOCATION:** The City of Reedley sphere of influence (SOI) encompasses 4,760 acres. The existing Reedley SOI follows South Avenue on the north, Buttonwillow Avenue and Zumwalt Avenue to the east, the Fresno-Tulare County lines along the south, and generally follows the Kings River to the west.

The Proposal requests the LAFCo to expand the Reedley SOI by 178 acres; of which 138 acres will encompass the existing Reedley Municipal Airport and 40 acres will encompass one unincorporated parcel located at the northeast corner of South and Frankwood Avenues (APN 363-220-01) into the updated Reedley SOI. The 2030 Reedley General Plan Land Use Map designates the Airport site as a public facility; and, APN 363-220-01 is designated as low single family residential and neighborhood commercial uses.

**NAME OF AGENCY APPROVING PROJECT:** Fresno Local Agency Formation Commission.

**PROPOSAL DESCRIPTION:** The Proposal consists of review and adoption of specific determinations and recommendations included in the Reedley Municipal Service Review (MSR) and Reedley SOI update prepared for the City pursuant to Government Code sections 56425 and 56430.

This is to advise that Fresno LAFCo, acting as a Responsible Agency under CEQA, considered the environmental documents as prepared by the City of Reedley as Lead Agency, considered the Lead Agency's Findings and Determinations, and approved the Proposal on April 8, 2020. The following findings have been found to be true:

1. On February 25, 2014, City of Reedley, Lead Agency certified the Program Environmental Impact Report (SCH #2010031106) for the 2030 Reedley General Plan Update, which was prepared and was certified pursuant to the California Environmental Quality Act (CEQA).
2. A subsequent environmental assessment (EA No. 2017-1) prepared by the City of Reedley determined that no substantial changes have occurred with respect to the circumstances under which the 2030 General Plan EIR was certified. On January 8, 2019, Reedley adopted and filed a Notice of Determination pursuant to section 21152 of the Public Resource Code, for the Reedley SOI update (Frankwood Commons).
3. The approved Reedley SOI update would have no new effects beyond those identified in the Program EIR for the 2030 Reedley General Plan Update (SCH #2010031106).
4. All applicable policies, regulations, and mitigation measures identified in Program EIR (SCH #2010031106) have been applied to the subsequent project or otherwise made conditions of approval by the City of Reedley, as lead agency.
5. No new environmental document is required.
6. Finding were made pursuant to CEQA section 15168(c)(2).

The information described above consisting of the environmental assessment and record of the Proposal, including the certified 2030 Reedley General Plan Update EIR, Reedley EA 2017-1 as prepared by Reedley, Lead Agency; and, the Reedley Municipal Service Review, and Reedley SOI update (LAFCo File No. RSOI-195) are available to the general public at office address:

**Fresno Local Agency Formation Commission**  
2607 Fresno Street, Suite B  
Fresno, CA 93721



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David E. Fey, Executive Officer

April 8, 2020  
Date

Attachments:

- A - Determinations for Reedley SOI update (LAFCo RSOI No. 195)
- B - Notice of Determination for certified 2030 Reedley General Plan EIR (SCH #2010031106)
- C - Notice of Determination for EA No. 2017-1, City of Reedley (Frankwood Commons)

G:\LAFCo Projects\Cities\Reedley\RSOI-195 (Frankwood-South SOI)\Items for March Hearing\STAFF REPORT Reedley Attachment C - CEQA NOD.doc

## **Sphere of Influence Determinations for the Reedley SOI Update (LAFCo RSOI No. 195)**

In determining the sphere of influence of each local agency, the commission shall consider and prepare a written statement of its determinations with respect to each of the following pursuant to Government Code Section 56425 (e). (LAFCO Policy Section 330)

### **1. The present and planned land uses in the area, including agricultural and open-space lands.**

- The City of Reedley adopts and maintains a General Plan. The 2030 Reedley General Plan establishes its land use foundation through a vision statement that captures the City pledge to its residents. The General Plan creates policies and provides for the general distribution, location, and extent of present and future land uses that guide land use decisions that shape development of the City through a 20-year planning horizon.
- Within the Reedley SOI, the 2030 Reedley General Plan designates approximately 51% of available land for Low Density Residential, 11% for Open Space, and 10% for Public/Institutional Facilities. In 2018, there was approximately 1,345 acres of agricultural or vacant land outside the City limits but within the Reedley SOI. (Figure 3 of the MSR)
- Within the 2030 Reedley General Plan's Study Area, the City estimates that there are approximately 1,501 acres (89.9%) that are in agricultural operation and/or undeveloped, 84 acres (6.4%) are identified as open space, and 49 acres (3.7%) are considered to be developed for uses other than farming operations.
- The City informed LAFCo that it secured State grant funding from the Department of Conservation, Sustainable Agricultural Lands Conservation Program to begin community outreach to develop a Farmland Preservation Program. As contemplated by the City, the Program would establish a comprehensive plan to reserve farmland and provide mitigations to reduce the rate of agricultural land loss within the Reedley SOI. City staff expect to complete this Farmland Preservation Program by June 30, 2020.
- As outlined in the MSR, the City informed LAFCo that 87% of the existing residentially designated land inside the city limits has approved development on it, or has been developed to an urban standard. The proposed Frankwood-South Reedley SOI update would facilitate the annexation and development as planned commercial and residential land uses. Inclusion of the Reedley Municipal Airport to the Reedley would enable the City to consider future land expansion consistent with the 2030 Reedley General Plan. The City's SOI update proposal, including impacts to, and preservation of, agricultural lands is reasonable within the comprehensive context of the 2030 Reedley General Plan and the 2017 County and Reedley MOU.

### **2. The present and probable need for public facilities and services in the area.**

- The City of Reedley provides a wide array of municipal services within its corporate limits. Extension of infrastructure and municipal resources would be necessary to accommodate future urban development within the Reedley SOI update. The City implements its General Plan, as

identified in the MSR, and City staff regularly identifies community service needs in its annual budget and five-year budget projections.

- The City of Reedley has established development impact fees, and developer-required mitigation in the form of infrastructure improvements required from new projects and similar programs to monitor existing and future public service needs. Development within the Reedley SOI is required to extend physical infrastructure to individual sites and pay pro-rata fees for other City services as a condition of project approval to annex into the City. The physical infrastructure is generally available adjoining the City limits.
- The proposed Frankwood-South Reedley SOI update consists of vacant agricultural land. Upon annexation, the landowner intends to develop the site into urban uses and therefore municipal service will be needed. Planned urban development is contemplated by the 2030 Reedley General Plan.

**3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.**

- The City demonstrates that it has adequate capacity to provide the necessary municipal services, as identified in the MSR, to its constituency within its existing incorporated boundaries. The City of Reedley regularly review its service levels, and updates its regulatory service permits, and City officials monitor each department performance within the City.

**4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.**

- During the MSR update, LAFCo comprehensively assessed the Reedley SOI in light of the proposed Frankwood-South Reedley SOI update. The only social or economic community of interest in the area that may be relevant to Reedley is the farmworker housing, George Cox neighborhood, that currently receives City water services through an extension of service agreement; however the neighborhood has not been annexed into the City. No other social or economic communities have identified by LAFCo.

**5. For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, that occurs pursuant to subdivision (g) on or after July 1, 2012, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.**

- As of December 2019, LAFCo observed that there are no existing communities near the Reedley SOI update that meet the DUC definition as defined by Fresno LAFCo's Policy 106 and CKH.





STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT

E201910000005

Receipt # E201410000048

Lead Agency: CITY OF REEDLEY Date: 02/26/2014

County Agency of Filing: FRESNO COUNTY CLERK Document No: E201410000048

Project Title: CITY OF REEDLEY PLAN AMENDMENT NO. 2012-002(REEDLEY GENERAL PLAN UPDTE

Project Applicant Name: CITY OF REEDLEY Phone Number: (559) 637-4200

Project Applicant Address: 1733 NINTH STREET, REEDLEY, CA 93654

Project Applicant: LOCAL PUBLIC AGENCY

ADMINISTRATION FEE	\$	50.00
ENVR. IMPACT REPORT	\$	3029.75
Total Received	\$	3079.75

Signature and title of person receiving payment:

Blanca H. Avalos

# NOTICE OF DETERMINATION

E201410000048

DATE RECEIVED FOR FILING:

TO: Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

FROM: CITY OF REEDLEY  
Community Development Department  
1733 Ninth Street  
Reedley, CA 93654

FILED

FEB 26 2014

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

FRESNO COUNTY CLERK  
By Blanca H. Lopez  
DEPUTY

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

**PROJECT TITLE:** City of Reedley Plan Amendment No. 2012-002 (Reedley General Plan Update and Land Use Map) and Environmental Impact Report (Sch. No. 2010031106)

State Clearinghouse Number  
(If subject to Clearinghouse)

2010031106

Lead Agency Contact Person

Kevin E. Fabino, Director  
Community Development Department  
City of Reedley  
1733 Ninth Street  
Reedley, California 93654

Area Code/Telephone

(559) 637-4200/286

## PROJECT LOCATION:

The City of Reedley, its existing and proposed expanded sphere of influence as depicted in attachment "A" entitled "Alternative 3: Additional SOI Acreage" Generally, proposed project area is generally bounded by Adams Avenue to the north, Floral Avenue to the south, Englehart Avenue to the east and Rio Vista Avenue to the west.

**PROJECT DESCRIPTION:** The City of Reedley proposes to adopt Plan Amendment Application No. 2012-002 which proposes to amend the Reedley General Plan 2012 to be retitled the Reedley General Plan 2030 Update (GPU).

The GPU has been prepared pursuant to California Government Code Section 65300, and shall serve as the principal policy document for guiding development of the City through the year 2030. The Reedley General Plan 2030 Update focused on updates to the Land Use, Circulation, Conservation and Open Space, Noise, and Safety Elements of the General Plan 2012. The GPU provides an overall direction for decision-making on development proposals and day-to-day actions of the City's elected officials and staff. The GPU is also designed to incorporate the goals and policies of the various adopted specific plans including the Reedley Specific Plan, Rail Corridor Master Plan and the Southeast Reedley Industrial Area Specific Plan. The GPU also proposes to expand the City's sphere of influence by 2,157 acres in the locations identified in Attachment "A".

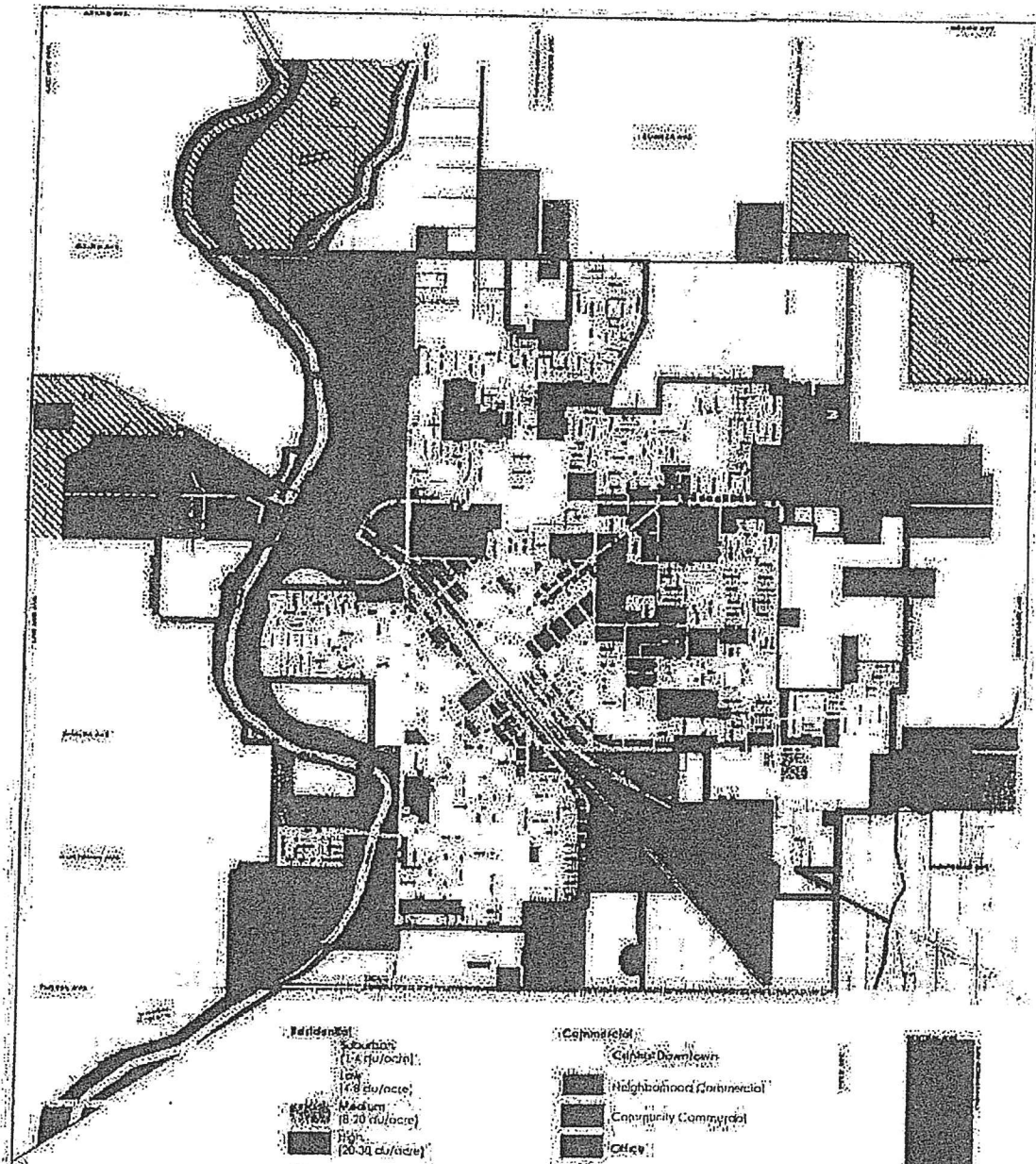
This is to advise and certify that pursuant to Public Resources Code, section 21151(c), on February 25, 2014 the Council of the City of Reedley, the Lead Agency, has approved the above described project:

1. The project ( ☒ will ☐ will not ) have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.  
☐ A determination of project conformity to the Reedley General Plan was made.
3. Mitigation measures ( ☒ were ☐ were not ) made a condition of the approval of the project.
4. A statement of Overriding Considerations: ( ☒ was ☐ was not ) adopted for this project.
5. Findings ( ☒ were ☐ were not ) made pursuant to the provisions of CEQA.

The above-described environmental assessment, with its finding of a Final Environmental Impact Report (SCH. NO. 2010031106), together with the full initial study, comments and responses and record of project approval, is available to the general public at the Community Development Department, 1733 Ninth Street, Reedley, California 93654.

  
Kevin E. Fabino, Director  
Community Development Department

8/26/2014  
Date



- Residential**
- Suburban (1.4 du/acre)
  - Urban (4.8 du/acre)
  - Medium Density (8.20 du/acre)
  - High Density (20.00 du/acre)
  - Other
  - Open Space
  - Public/Institutional Facility
  - Remainder of Study Area
  - Community Buffer
- Commercial**
- City Center (2,131 acres)
  - Existing Sphere of Influence (4,930 acres)
  - Proposed Sphere of Influence (7,943 acres)
  - Greater than Study Area (10,420 acres)
- Industrial**
- Heavy Industrial
  - Light Industrial
- Other**
- Proposed Facility/Park
  - Volunteer School
  - Proposed Pending Building

Reedley Airport: Approximately 15,400  
 ft. (1.2 miles) north from the intersection  
 of Front Street and South Avenue.

E201410000048

Source: City of Reedley 2011

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

E201910000003

# 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**  
JAN 09 2019  
TIME 9:51 AM  
FRESNO COUNTY CLERK  
By [Signature] DEPUTY

☒ 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. 2017-1

Related to City of Reedley 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)

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: 363-220-01

The project site is located on the northern edge of the City of Reedley adjacent to the City Limits, on the northeast corner of South Frankwood Avenue and East South Avenue.

Site Latitude: 36°37'7.60"N

Site Longitude: 119°26'51.25"W

**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).

**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.

**Ordinance No. 2019-001 (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.



E201910600003

**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, 1<sup>st</sup> 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](mailto: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:

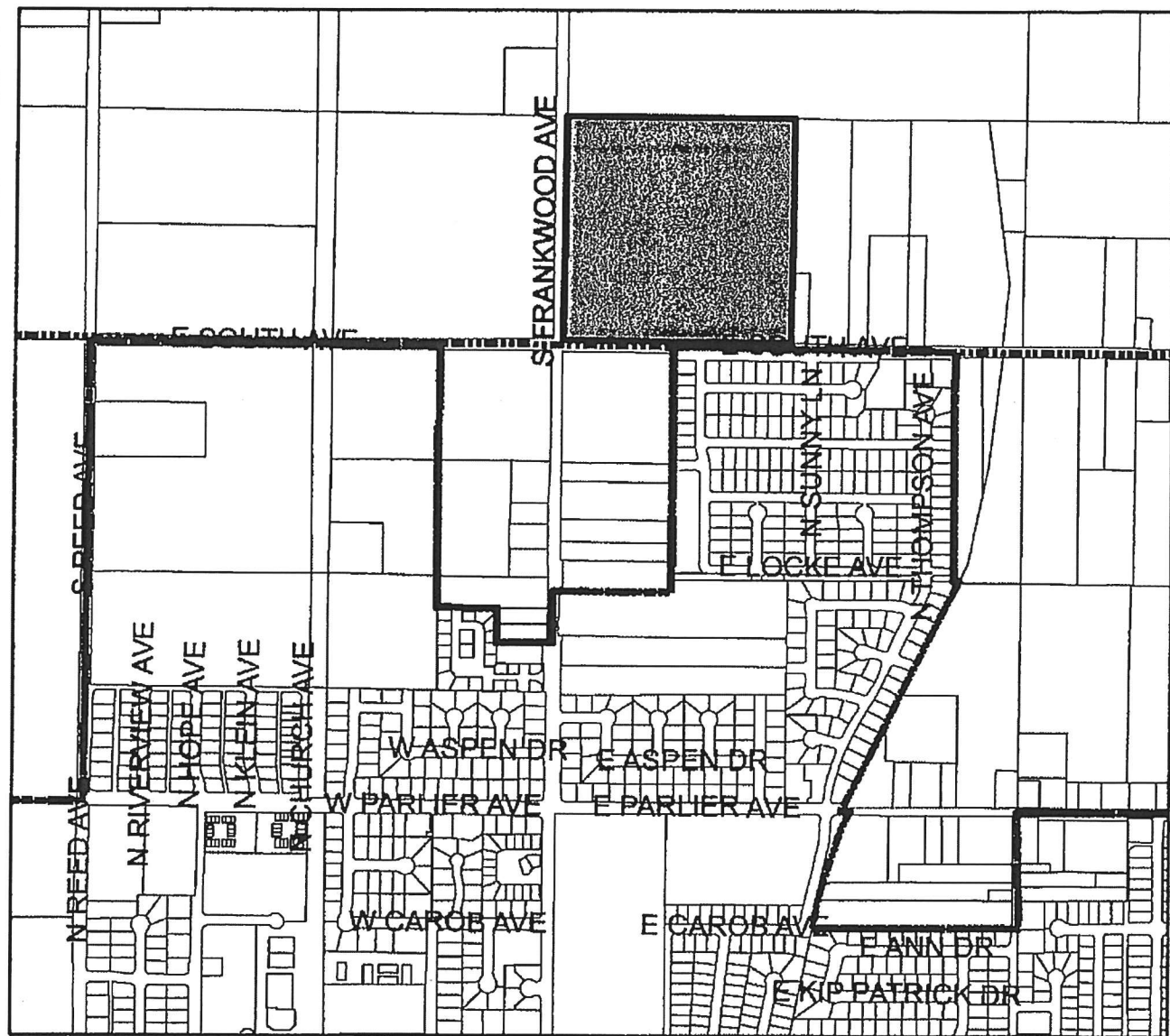


DATE: November 8, 2018

Ellen Moore, Associate Planner  
Community Development  
Department  
CITY OF REEDLEY

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




E20191000003



Location Map



Legend

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

0 350 700 1,400 Feet





## City of Reedley

Environmental Assessment No. 2017-1

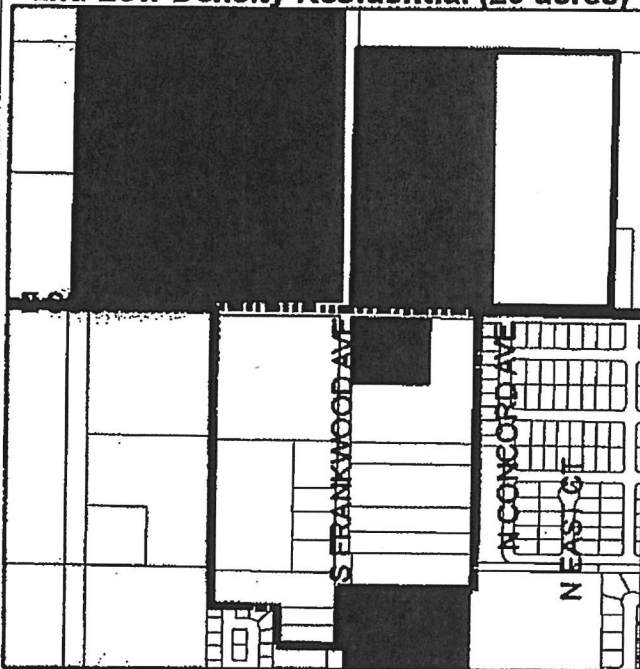
General Plan Amendment Application No. 2017-1

Project Information: APN: 363-220-01

Total Acreage: 40 gross acres

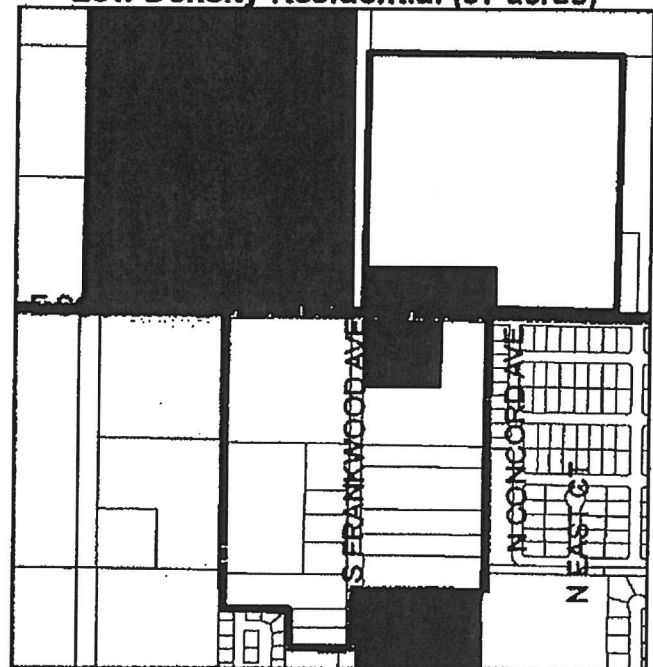
**Existing  
General Plan Planned Land Use  
Designations:**

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

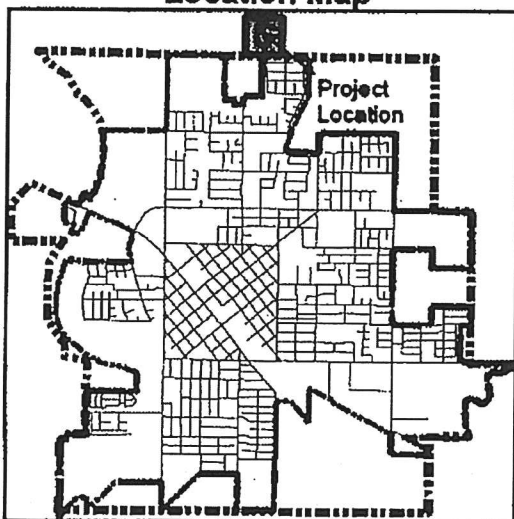


**Proposed  
General Plan Planned Land Use  
Designations:**

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



**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

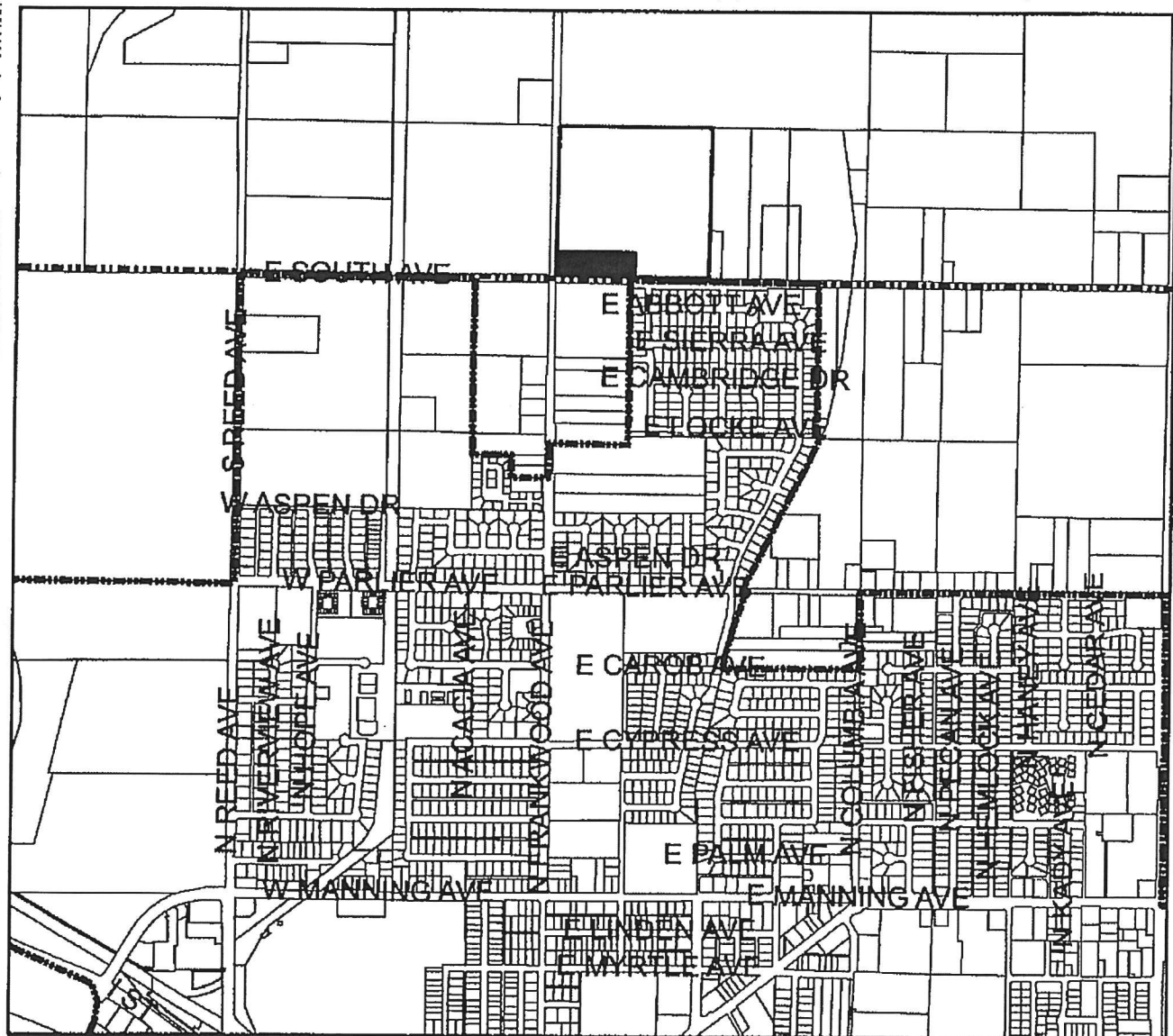
Neighborhood Commercial

Light Industrial

0 230460 920 Feet








### Location Map

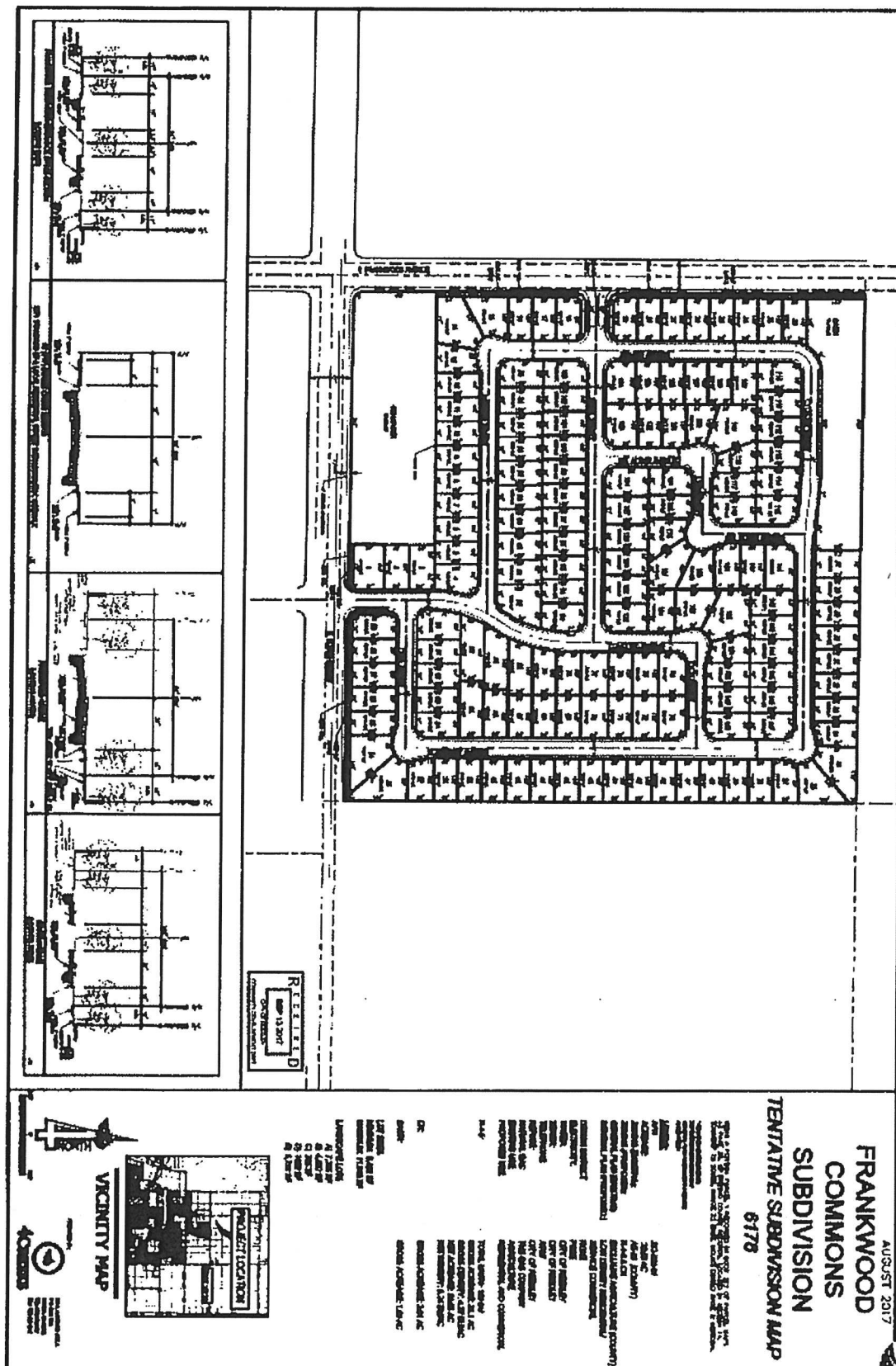


0 500 1,000 2,000 Feet



### Legend

- 
 Reedley Existing Sphere of Influence  
 Reedley City Limits  
 Project Location
- Proposed Pre-Zoning: R-1-S 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:

**E201910000003**

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF REEDLEY		01/09/2019
COUNTY/STATE AGENCY OF FILING		DOCUMENT NUMBER
FRESNO COUNTY		E201910000003
PROJECT TITLE		

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

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
CITY OF REEDLEY		(559) 637-4222
PROJECT APPLICANT ADDRESS	CITY	STATE
1733 NINTH STREET	REEDLEY	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	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,354.75	\$	2,354.75
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,077.00	\$	0.00
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> 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	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee	\$50.00	\$	50.00
<input type="checkbox"/> Other		\$	0.00

## PAYMENT METHOD:

☐ Cash    ☐ Credit    ☒ Check    ☐ Other 44352TOTAL RECEIVED \$ **2,404.75**

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
<b>X</b>	Nina Lopez Deputy Clerk