

CITY OF REEDLEY
ADDENDUM TO A PROGRAM ENVIRONMENTAL IMPACT REPORT.

(As certified on February 25, 2014)

*Addendum prepared in accordance with Section 15164 of the California
Environmental Quality Act (CEQA) Guidelines*

The full Initial Studies and the Program
Environmental Impact Report SCH No.
2010031106 are on file in the Community
Development Department,
Reedley City Hall
846 G Street
Reedley, California 93654
(559) 621-8277

ENVIRONMENTAL
ASSESSMENT NUMBER:

General Plan Amendment No.
2012-002

This addendum was
not circulated for
public review
pursuant to Section
15164(c) of the
CEQA Guidelines.

APPLICANT:

Edward M. Kashian
LK Reedley, LLC
265 E. River Park Circle, Suite 150
Fresno, CA 93720

PROJECT LOCATION:

368-350-35 & a portion of 368-350-19
(Situated near the southwest corner of I Street and North
Reed Avenue.)

PROJECT DESCRIPTION: Site Plan Review Application No. 2021-15 is a proposed development that will be a mixed-use project and include student housing, workforce housing and retail components, as outlined below: Student Housing Overview: Approximately 3 acres with 2 - 3 story buildings, containing 60 housing units with an additional 3,500 square foot building containing the clubhouse and leasing office. Unit plans include 2-bedroom and 4-bedroom options. There is a residential density of 20 dwelling units per acre.

Workforce Housing Overview: Approximately 2 acres with 2 - 3 story buildings, containing 70 housing units with an additional 2,000 square foot building containing the clubhouse and leasing office. Unit plans include Studios, 1-bedroom and 2-bedroom options. There is a residential density of 33 dwelling units per acre. Retail: Approximately 1/3 of an acre which would allow for a retail/food service pad building of approximately 850 square feet with a drive thru. The retail component will be constructed with initial construction of the project and will not be phased. The developer will provide a minimum of 20% affordable housing units for the Workforce Housing. The intent is to also provide a minimum of 20% affordable for the Student Housing. As such, pursuant to Section 65915, the developer is requesting bonus units, allowing for 33 units per acre, on the Workforce Housing portion of the development.

Construction and Design Description: The housing elements will be 3-story walk-up structures. Exteriors will be plastered with reveals and accent features consisting of stone, metal, and wood. The roofs are to be flat. The retail building will have compatible architecture to the housing.

Project Amenities include the following:

- On-site management (within the clubhouse for each housing type)
- Community Room (one for each housing type)

- Pool area (one for each housing type) • Exercise Rooms (one for each housing type) • Business Center (offered in student housing component)
- Mail Room (one for each housing type) • Landscaped Courtyards (for each housing type)
- Outdoor Activity areas (for each housing type)
- Secure fenced and gated sites that separates student housing, workforce housing, and retail

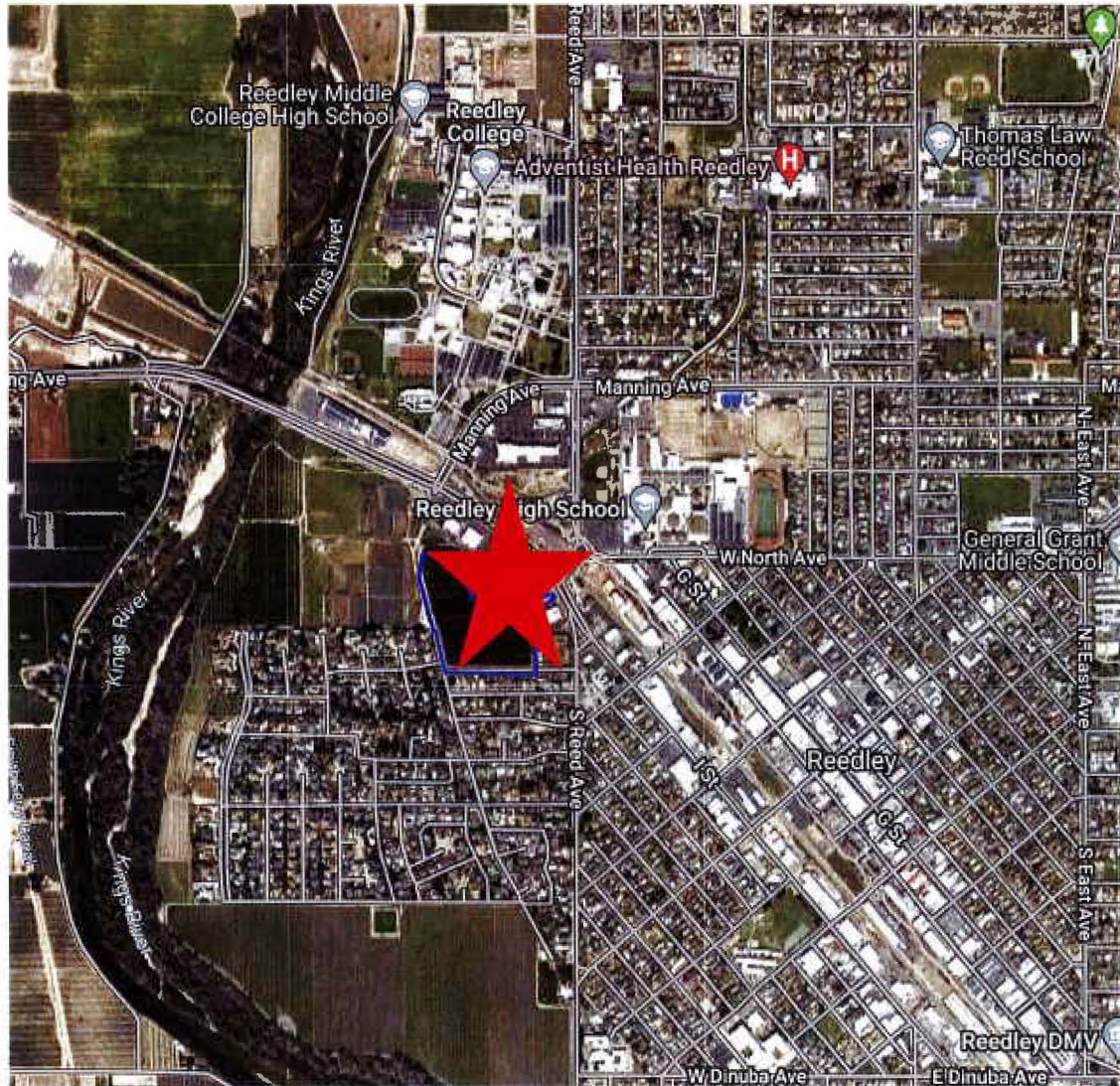
Development Plan and Neighborhood Impacts: The proposed project is consistent with the Community Commercial General Plan Planned Land Use Designation. The project will complement the surrounding areas, including the adjacent retail properties, with walkable access for the residents, implementing the goals of the 2030 General Plan. In addition to the much-needed housing itself, the project will include substantial roadway improvements, including multi-use parkways and bike lanes, encouraging a walkable environment and connection to Reedley College. A major consideration of this mixed-use project is to allow residents the opportunity to work, shop and go to school without the need of an automobile, if desired or necessary. Parking: Parking is provided on site, in surface lots, for each housing type and the retail. All lots will be well lit, landscaped, and secure. The parking lots will be constructed of permeable concrete paving, allowing for on-site rainwater retention, in conjunction with planned bioswales. The student housing will have a parking ratio of 1.8 stalls per dwelling unit and the workforce housing will have a parking ratio of 1.57 stalls per dwelling unit. For both housing types, guest parking is proposed outside of the gated entrances to the housing. The retail component includes 1 stall per 142.5 square feet.

Section 15162 provides that when a negative declaration has been adopted for a project, no subsequent negative declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

FINDINGS PURSUANT TO SECTION 15162 OF THE CEQA GUIDELINES.	
(1) <i>Substantial changes are proposed in the project which would require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;</i>	
Finding (1):	There are no new, previously unidentified impacts such that a subsequent EIR or Mitigated Negative Declaration is required. The Proposed Project does not introduce new significant environmental effects, substantially increase the severity of previously identified significant environmental effects, or show that mitigation measures or alternatives previously found not to be feasible would in fact be feasible. Thus, this Addendum satisfies the requirements of CEQA Guidelines sections 15162 and 15164.
(2) <i>Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Mitigated Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or,</i>	

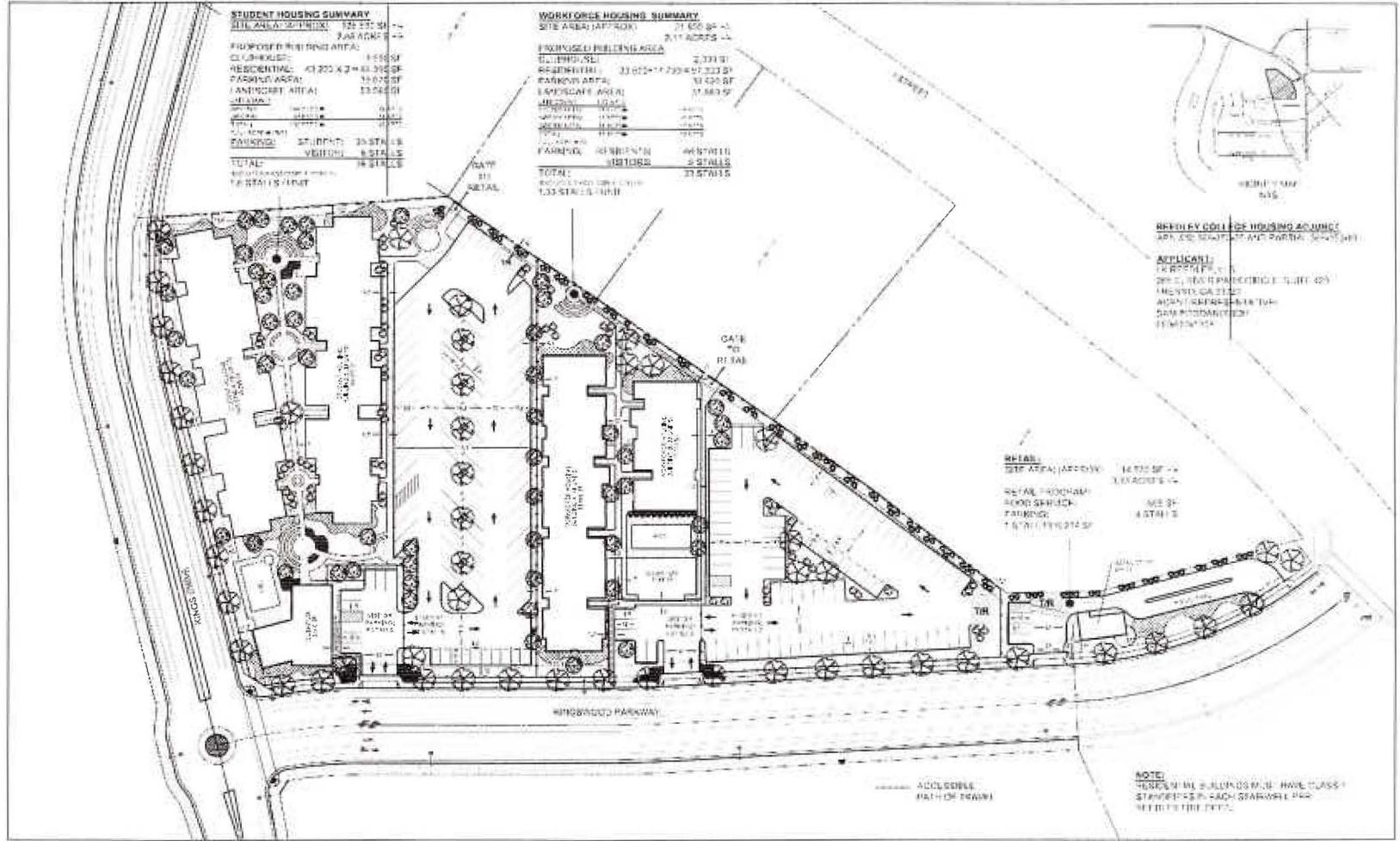
<p>Finding (2):</p>	<p>There have been no substantial changes to the surrounding area or project site which would otherwise affect the circumstances under which the project is undertaken. Since the Program Environmental Impact Report has been adopted, there hasn't been much development in the area, which leaves the circumstances the same. The severity of environmental issues identified in the Program Environmental Impact Report has not increased since the preparation of the initial study, and refinements are being made to the project such that the previous mitigation measures are sufficient.</p>
<p>(3) <i>New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous Negative Declaration was adopted, shows any of the following: (A) The project will have one or more significant effects not discussed in the previous negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project; and, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous negative declaration, would substantially reduce one or more significant effects on the environment.</i></p>	
<p>Finding (3):</p>	<p>The addendum does not identify new information regarding significant effects not previously discussed in the Program Environmental Impact Report, and potential effects previously examined are not substantially more severe than originally discussed. No mitigation measures which were previously identified have been found infeasible, nor has it been determined that identified mitigations measures would not substantially reduce significant effects of the project. No mitigation measures have been added or modified, or are they considerably different from those analyzed in the Program Environmental Impact Report.</p> <p>This project does not change or affect the previous findings of the Program Environmental Impact Report. Therefore, no new information identifies significant or substantially more severe effects than originally discussed.</p>
<p>ADDENDUM PREPARED BY: Rodney L. Horton Community Development Director</p>	<p>SUBMITTED BY:</p>
<p>DATE: 6/13/2022</p>	<p>Rodney L. Horton Community Development Department</p>

VICINITY MAP



PROJECT LOCATION

Site Plan Review Application No. 2021-15 – Site Plan



REEDLEY COLLEGE HOUSING ADJUNCT
 6/13/2022

**SITE PLAN CONCEPT
 SITE PLAN REVIEW**



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