

The total square footage of the proposed new buildings would be approximately 63,786 square feet (Figure 3). However, the construction of the proposed buildings would be phased on an as-needed basis. The first phase of construction would include one cold storage building, the juice building, both canopies, the gassing building, the solar facilities, and the ponding basin. The juice building would include one interior boiler in phase one. Construction of the remaining two cold storage buildings would take place at a later time based on market forces.

The project would provide 28 total parking spaces, two of which would be ADA accessible spaces. Of the existing 28 parking spaces, six spaces would be removed, five would be re-oriented from northwest-southeast to north-south, and 17 would be relocated from the northwest corner of the existing building to the northern boundary of the project site. At final buildout, approximately 245,595-square feet of impervious surfaces would be present on the 455,202-square foot project site (approximately 54 percent of the site).

The purpose of the project is to improve the efficiency of operations at the project site. The addition of the gassing building will allow grape gassing to occur on-site, eliminating current truck trips for shipping grapes off-site to a separate facility for gassing and their return to the project site for packaging. The additional cold storage buildings would also reduce truck trips from shipping products to offsite cold storage facilities. The proposed gassing building will be equipped with an air scrubber to reduce the amount of criteria air pollutants released.

Project site access is provided from East Curtis Avenue on the north side of the site via two driveways. The site is fenced and gated at these driveways. The project would add a third driveway into the site at the northwest corner, which is currently paved adjacent to the northwestern most existing building but requires the installation of a rolling gate. The site is currently visited by two to three people per day and employs 16 full-time employees. No increase in visitors is anticipated as a result of the project; however, due to the juicing operations, the project is expected to increase employees by approximately 70 people within one year of operation.

The project is consistent with the 2030 General Plan Heavy Industrial land use designation and the Reedley Municipal Code (RMC) MH (Heavy Industrial) zoning designation.

The City of Reedley, as the Lead Agency, approved the above described project and made the following determinations about the above described project:

1. On February 25, 2014, the City Council certified the Program Environmental Impact Report (SCH No. 2010031106), prepared for General Plan Amendment No. 2012-002, which was prepared pursuant to the California Environmental Quality Act (CEQA).
2. The approved project (Site Plan Review Application No. 2019-2) would have no new effects that were not identified or examined in the Program EIR (SCH No. 2010031106).
3. No new effects could occur beyond those identified and analyzed in the Program EIR (SCH No. 2010031106).
4. No new mitigation measures would be required beyond those set forth in the Program EIR (SCH No. 2010031106).
5. An Addendum to the Program EIR shall prepared for this project pursuant to the provisions of CEQA.
6. Findings were made pursuant to CEQA Section 15168(c)(2).

The Addendum has determined that the changes within the Proposed Project would not trigger any of the conditions listed in Sections 15162 and 15164 of the CEQA Guidelines, requiring preparation of a subsequent or supplemental environmental impact report or negative declaration. 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.

This is to advise and certify that pursuant to Public Resources Code, section 21151(c), the Community Development Department of the City of Reedley on April 13, 2020 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.
 An *Addendum to a Program EIR* 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.
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.

The above-described environmental assessment (Environmental Assessment No. 2019-8), together with the previously adopted Program EIR, 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

4/14/2020

Date

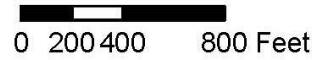
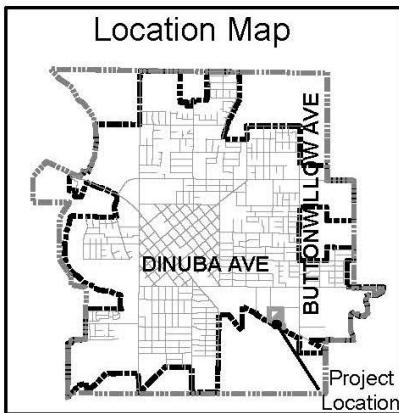
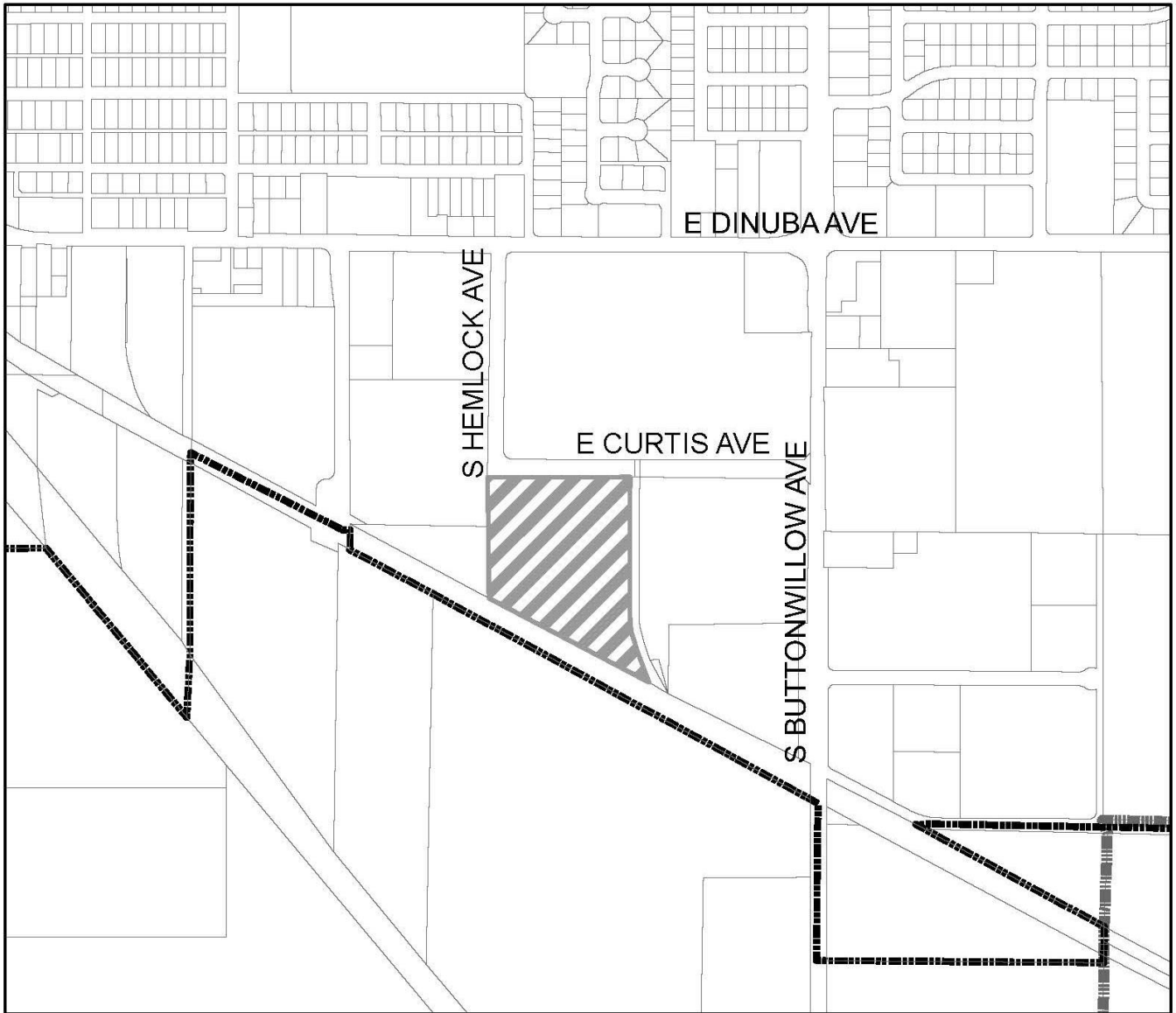
Governor's Office of Planning & Research

APR 15 2020




Attachments: Property Vicinity Map
Site Plan Review Application No. 2019-2 – Proposed Site Plan

STATE CLEARINGHOUSE

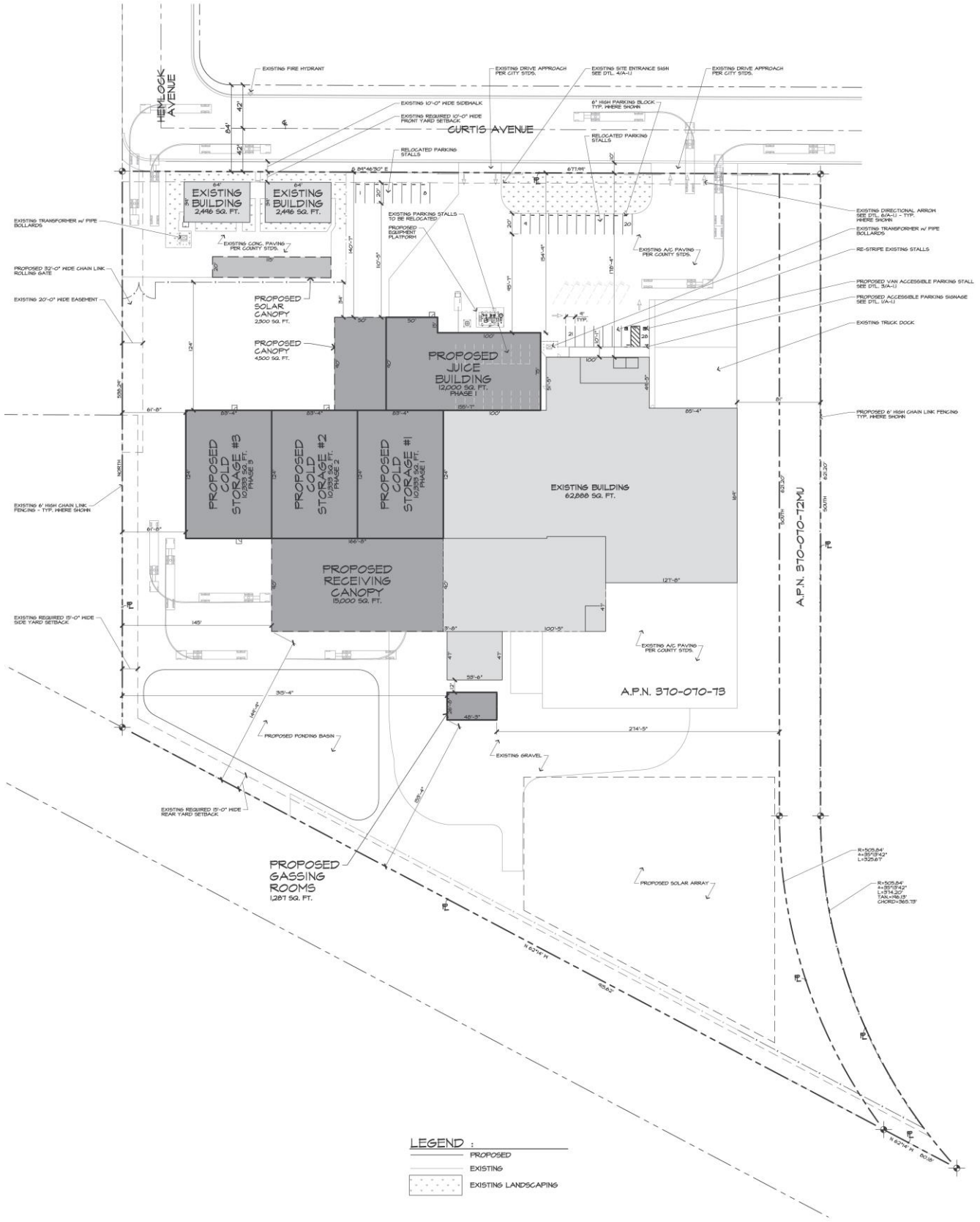
VICINITY MAP



Legend

-  Project Location (SPR 2019-2)
-  Reedley City Limits
-  Reedley Sphere of Influence

SPR 2019-2 - SITE PLAN



Source: Gerald A Mele & Associates, Inc 2019.