

<p style="text-align: center;"><b>CITY OF REEDLEY</b></p> <p style="text-align: center;"><b>NOTICE OF INTENT TO ADOPT A FINDING OF A MITIGATED NEGATIVE DECLARATION</b></p> <p style="text-align: center;"><b><u>Environmental Assessment (EA) No. 2020-15</u></b> <b><u>City of Reedley Manning Ave. Annexation 2020-01 Project</u></b></p>		<p><u>FILED WITH:</u></p> <p>FRESNO COUNTY CLERK 2220 Tulare Street, 1<sup>st</sup> Floor Fresno, California 93721-2600</p>
<p><b>LEAD AGENCY:</b></p> <p>City of Reedley Community Development Department 1733 Ninth Street Reedley, CA 93654 Contact: Ellen Moore, City Planner e-mail: <a href="mailto:ellen.moore@reedley.ca.gov">ellen.moore@reedley.ca.gov</a> Phone: (559) 637-4200 x 222</p>	<p><b>APPLICANT:</b></p> <p>Otani Properties PO Box 790 Reedley CA 93654</p>	
<p><b>PROJECT LOCATION:</b></p> <p>The project site entails six parcels totaling approximately 58 acres. The parcels are Fresno County Assessor's Parcel Numbers (APNs): 368-350-17, 368-350-31, 368-350-32, 368-350-33, 365-072-30T, and 365-072-31. Two of the parcels (APNs 365-072-30T and 365-072-31) contain a portion of Kings River.</p> <p>The project site is located within the City of Reedley's Sphere of Influence (SOI) and is currently within the jurisdiction of the County of Fresno. Adjacent to the north, east and south is the City of Reedley. The site is bordered by the Manning Avenue/I Street Intersection on the north, the Kings River on the west, residential homes on the south, and agricultural fields/commercial properties on the east.</p>		
<p><b>PROJECT DESCRIPTION:</b> This Initial Study/Mitigated Negative Declaration (ISMND) would analyze the following project components: the annexation of Fresno County parcels consisting of a total of 58 acres and the proposed master planned development that would consist of various commercial uses, gas station, convenience store, car wash and hotel (13 of the 58 acres) as described below (Annexation Application No. 2020-01, Pre-Zone Application No. 2020-01, Conditional Use Permit Application No. 2022-05, and Vesting Tentative Subdivision Map Application No. 2021-2 VTSM 6408). The project would not include analysis on the future planned uses for the proposed Tentative Subdivision Map Application No. 2021-2 or the future open space improvements.</p> <p>The proposed project would consist of four components:</p> <ul style="list-style-type: none"> <li>• Annex six parcels into the City of Reedley (Annexation Application No. 2020-01)</li> <li>• Pre-zone approximately 58 acres into the City (Pre-Zone Application No. 2020-01)</li> <li>• Develop approximately 13 acres for commercial use as part of a master plan for the project site (Conditional Use Permit Application No. 2022-05)</li> <li>• Subdivide approximately 13 acres into 10 parcels for commercial use and open space/recreational use (Tentative Subdivision Map Application No. 2021-2 VTSM 6408)</li> </ul> <p><b>Annexation Application No. 2020-01</b> pertains to the annexation of six parcels (APNs 368-350-17, 368-350-31, 368-350-32, 368-350-33, 365-072-30T, and 365-072-31) totaling approximately 58 acres from the County of Fresno into the City of Reedley and detachment from the Fresno County Fire Protection District, the Kings River Conservation District, and the Consolidated Irrigation District. Two of the parcels (APNs 365-072-30T</p>		

and 365-072-31) contain a portion of Kings River. The proposed annexation area is adjacent to the existing City of Reedley City Limits on the north, south and east sides, and is within the City of Reedley's adopted SOI. The subject property has Community Commercial, Low Density Residential, and Open Space land use designations pursuant to the City of Reedley 2030 General Plan.

**Pre-Zone Application No. 2020-01** pertains to the pre-zoning of the site to be consistent with the City of Reedley's 2030 General Plan as part of the process to annex the property into the City. Approximately 32 of the 58 acres would be pre-zoned into a Central and Community Commercial (CC) zone district, approximately 11 acres would be pre-zoned to the One Family Residential (R-1-6) zone district, and approximately 15 acres, which includes a portion of the Kings River, would be pre-zoned to the Resource Conservation and Open Space (RCO) zone district.

**Conditional Use Permit Application No. 2022-05** pertains to the development of proposed subdivided parcels (APNs 368-350-17, 368-350-31, 368-350-32, and 368-350-33) as part of a master plan. This master plan includes the proposed development of 10 commercial buildings totaling approximately 56,773 square feet (SF) with a total of 542 parking spaces and 41 bicycle parking spaces.

**Tentative Subdivision Map Application No. 2021-2 (Vesting Tentative Subdivision Map VTSM No. 6408)** pertains to the subdivision of four of the six parcels (APNs 368-350-17, 368-350-31, 368-350-32, and 368-350-33) totaling approximately 13 acres into 15 parcels. Nine parcels for commercial use as identified in the site plan for the project, one parcel partially for open space/recreational use, and five remaining parcels for future development included in the annexation to the City. The commercial parcels would range in size from 0.62 acres up to 2.52 acres.

**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 [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/)

ANY INTERESTED PERSON may comment on the proposed environmental finding. Comments may be submitted at any time between the date of this notice and close of business on July 5, 2022. Please direct comments to Ellen Moore, City Planner in the Community Development Department at City Hall, 1733 Ninth Street, Reedley, California 93654, or phone: 559-637-4200, Ext. 222, or e-mail [ellen.moore@reedley.ca.gov](mailto:ellen.moore@reedley.ca.gov).

Environmental Assessment No. 2020-15, Annexation Application No. 2020-01, Pre-Zone Application No. 2020-01, and Tentative Subdivision Map No. 2021-2 (VTSM 6408) are scheduled to be considered by the City of Reedley Planning Commission on July 21, 2022, where a recommendation would be made to the City Council. 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 93654.

INITIAL STUDY PREPARED BY:  
Ellen Moore, City Planner

DATE: June 2, 2022

SUBMITTED BY:



Ellen Moore, City Planner  
Community Development  
Department  
CITY OF REEDLEY

Attachments: Location Map and Annexation Application No. 2020-01  
Pre-Zone Application No. 2020-01  
Conditional Use Permit Application No. 2022-5  
Tentative Subdivision Map Application No. 2021-2 (VTSM 6408) Sheet 1 of 2 and 2 of 2

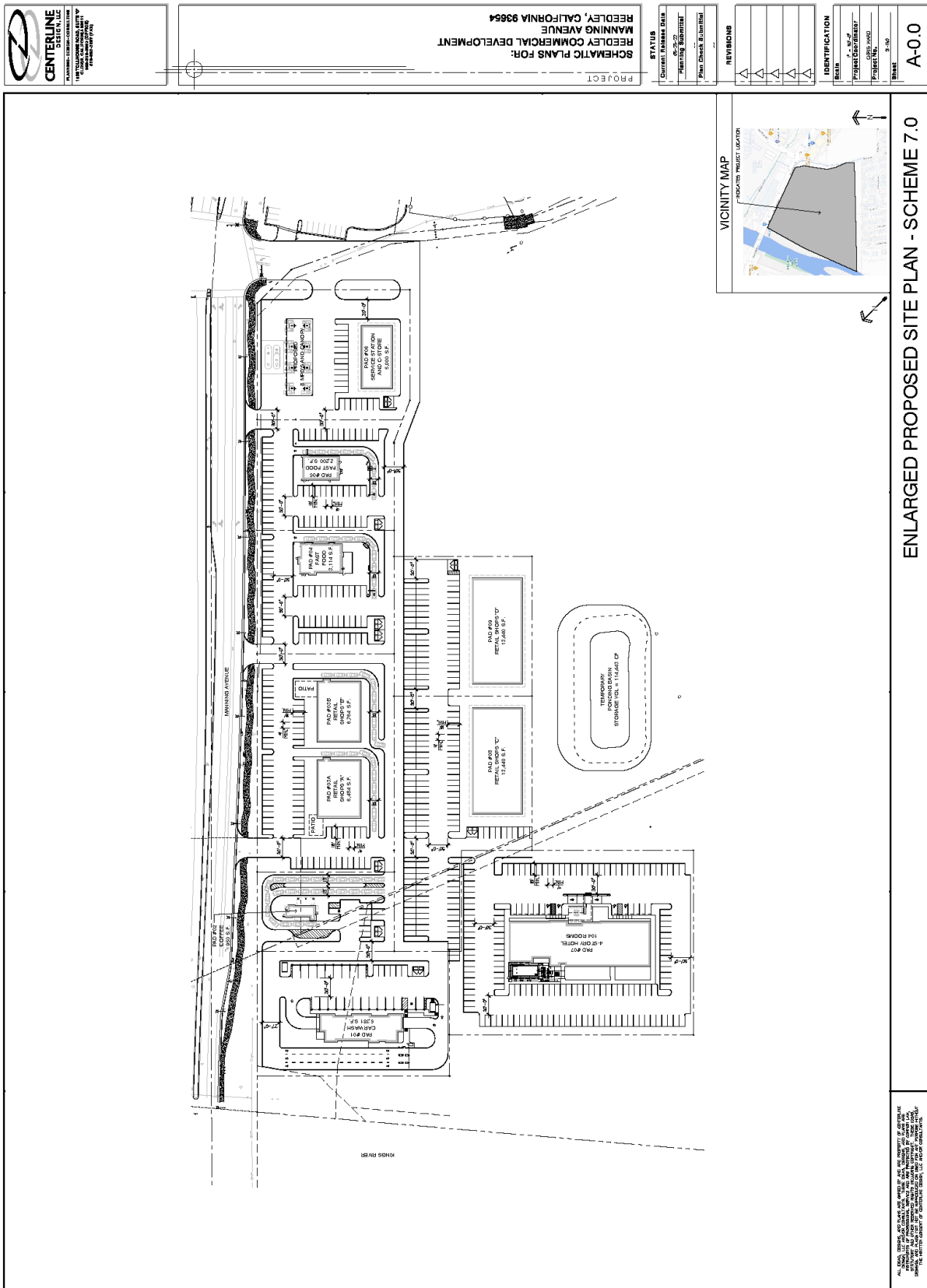


Environmental Assessment No. 2020-15  
Location Map and Annexation Application No. 2020-01





FigureX Pre-Zoning on Project Site



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