

# NOTICE OF DETERMINATION

DATE RECEIVED FOR FILING:

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

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

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

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

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**PROJECT TITLE:** **Environmental Assessment No. 2023-11**  
**General Plan Amendment Application No. 2023-01, Rezone Application No. 2023-01, and Conditional Use Permit Application No. 2023-05 - (La Villita Apartment Project)**

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**State Clearinghouse Number**  
**(If subject to Clearinghouse)**

2010031106

**Lead Agency Contact Person**

Rodney L. Horton, Community Development Director  
Community Development Department  
City of Reedley  
1733 Ninth Street  
Reedley, California 93654

**Contact Information**

(559) 637-4200/286  
Rodney.Horton@reedley.ca.gov

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**PROJECT LOCATION:**

261 East North Avenue, APNs: 368-183-01, 368-183-02, & 368-183-03  
(Situated near the south side of East North Avenue and B Street.)

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**PROJECT DESCRIPTION:** Environmental Assessment No. 2023-11, General Plan Amendment Application No. 2023-01, Rezone Application No. 2023-01, and Conditional Use Permit Application No. 2023-05 pertains to the construction of an eight-unit two-story market-rate apartment complex as a Planned Unit Development located on three contiguous APNs and situated at 261 E. North Avenue (APNs: 368-183-01, 368-183-02, and 368-183-03). The applicant will be proposing to merge all of the parcels into one at a future date. Each unit is approximately 1,205 square feet, with each unit having three-bedrooms and two-bathrooms. The parking proposed would be seventeen (17) total parking stalls with eleven (11) stalls being covered parking. The driveway approach would remain on B Street and the applicant is proposing a new driveway approach on N. East Avenue.

General Plan Amendment Application No. 2023-01 specifically relates to the reclassification of three undeveloped contiguous parcels of land located at 261 E. North Avenue (APNs: 368-183-01, 368-183-02, and 368-183-03). The three parcels have a current General Plan Planned Land Use designation of Low Density Residential. The applicant proposed to reclassify the three parcels to the General Plan Planned Land Use designation of High Density Residential. The reclassification of land use requires the zoning district designation be changed in order to be consistent with the General Plan.

Rezone Application No. 2023-01 (Ordinance No. 2023-005) pertains to the reclassification of three undeveloped contiguous parcels of land located at 261 E. North Avenue (APNs: 368-183-01, 368-183-02, and 368-183-03). The current zoning district designation is RM-3 (Multi-Unit Residential) and the applicant is proposing to reclassify the three parcels to the RM-2 (Multi-Unit Residential) zone district

designation. The RM-2 zone district designation would be consistent with the proposed General Plan Planned Land Use designation of High Density Residential. Under the RM-2 (Multi-Unit Residential) zone district designation the applicant would be permitted to construct an eight-unit apartment complex at the project location.

The project is proposed as a Planned Unit Development (PUD). According to the Reedley Municipal Code Title 10, Chapter 11, PUDs involve projects with careful application of design in order to achieve a more functional, aesthetically pleasing and harmonious living and working environment within the city which otherwise might not be possible by strict application and adherence to the regulations within the zoning code. With PUDs, the development standards of site area and dimensions, site coverage, yard spaces, distances between structures, and off-street parking need not be strictly compliant with the standards prescribed in the zoning district where the project is located. However, the applicant has to demonstrate by the design of the proposed project that the objectives of the zoning ordinance will be achieved.

The site location is unique because it faces a public alley, East North Avenue, and B Street. There is an existing drive approach on East North Avenue and B Street sides of the project area. The size of the lot is slightly less than .05 acres. The zoning code requires 3.5 spaces per unit. In the instant, the project would need to have 28 parking stalls. With the PUD, the applicant is proposing to have 17 parking stalls. Additionally, the covered parking stalls and trash enclosure is located within the required 15-foot front yard setback located on East North Avenue and B Street. The required front yard setbacks would prevent the project from being able to accommodate parking and would limit buildable area. The site plan still provides space for emergency access and vehicular circulation, therefore staff believes there will be no detrimental effects to public health, safety or welfare as a result of the project. Additionally, under the current district designation of RM-3 (Multi-Unit Residential), the applicant would be permitted to construct up to six-dwelling units. With the proposed change in the zone district designation to RM-2 (Multi-Unit Residential), the applicant would be permitted to construct two additional dwelling units. The two additional dwelling units is minor in nature and would not create potentially significant environmental impacts in addition to those already identified in the 2030 General Plan EIR. The project would also not substantially increase the magnitude or severity of impacts that were previously identified.

The Addendum has been prepared in accordance with the relevant provisions of CEQA and the CEQA Guidelines as implemented by the City of Reedley. See Attachment 6. According to Section 15164(a) of the CEQA Guidelines, "The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."

This Addendum does not require public circulation because it does not provide significant new information that changes the 2030 General Plan EIR in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the Project or a feasible way to mitigate or avoid such an effect. The City of Reedley shall consider this Addendum to the 2030 General Plan EIR prior to making a decision on the project.

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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 (General Plan Amendment Application No. 2023-01, Rezone Application No. 2023-01, and Conditional Use Permit Application No. 2023-05) 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).

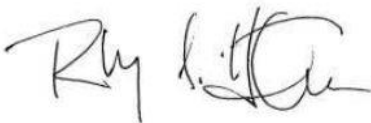
The Addendum has determined that the changes within the Proposed Project would not trigger any of the conditions listed in Sections 15162 and 15164 of the CEQA Guidelines, requiring preparation of a subsequent or supplemental environmental impact report or negative declaration. The Proposed Project does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

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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 July 25, 2023 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. 2023-11), 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.




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Rodney L. Horton, Community Development Director  
 Community Development Department

7/25/2023  
 Date

**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) 637-4200

**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:**  
Cipriano Yanez  
6839 South Buttonwillow Avenue  
Fresno, CA 93720

**PROJECT LOCATION:**  
261 East North Avenue  
APNs: 368-183-01, 368-183-02, & 368-183-03  
(Situated near the south side of East North Avenue and B Street.)

**PROJECT DESCRIPTION:** Environmental Assessment No. 2023-11, General Plan Amendment Application No. 2023-01, Rezone Application No. 2023-01, and Conditional Use Permit Application No. 2023-05 pertains to the construction of an eight-unit two-story market-rate apartment complex as a Planned Unit Development located on three contiguous APNs and situated at 261 E. North Avenue (APNs: 368-183-01, 368-183-02, and 368-183-03). The applicant will be proposing to merge all of the parcels into one at a future date. Each unit is approximately 1,205 square feet, with each unit having three-bedrooms and two-bathrooms. The parking proposed would be seventeen (17) total parking stalls with eleven (11) stalls being covered parking. The driveway approach would remain on B Street and the applicant is proposing a new driveway approach on N. East Avenue.

General Plan Amendment Application No. 2023-01 specifically relates to the reclassification of three undeveloped contiguous parcels of land located at 261 E. North Avenue (APNs: 368-183-01, 368-183-02, and 368-183-03). The three parcels have a current General Plan Planned Land Use designation of Low Density Residential. The applicant proposed to reclassify the three parcels to the General Plan Planned Land Use designation of High Density Residential. The reclassification of land use requires the zoning district designation be changed in order to be consistent with the General Plan.

Rezone Application No. 2023-01 (Ordinance No. 2023-005) pertains to the reclassification of three undeveloped contiguous parcels of land located at 261 E. North Avenue (APNs: 368-183-01, 368-183-02, and 368-183-03). The current zoning district designation is RM-3 (Multi-Unit Residential) and the applicant is proposing to reclassify the three parcels to the RM-2 (Multi-Unit Residential) zone district designation. The RM-2 zone district designation would be consistent with the proposed General Plan Planned Land Use designation of High Density Residential. Under the RM-2 (Multi-Unit Residential) zone district designation the applicant would be permitted to construct an eight-unit apartment complex at the project location.

The project is proposed as a Planned Unit Development (PUD). According to the Reedley Municipal Code Title 10, Chapter 11, PUDs involve projects with careful application of design in order to achieve a more functional, aesthetically pleasing and harmonious living and working environment within the city which otherwise might not be possible by strict application and adherence to the regulations within the zoning code. With PUDs, the development standards of site area and dimensions, site coverage, yard spaces, distances between structures, and off-street parking need not be strictly compliant with the standards prescribed in the zoning district where the project is located. However, the applicant has to demonstrate by the design of the proposed project that the objectives of the zoning ordinance will be achieved.

The site location is unique because it faces a public alley, East North Avenue, and B Street. There is an existing drive approach on East North Avenue and B Street sides of the project area. The size of the lot is slightly less than .05 acres. The zoning code requires 3.5 spaces per unit. In the instant, the project would need to have 28 parking stalls. With the PUD, the applicant is proposing to have 17 parking stalls. Additionally, the covered parking stalls and trash enclosure is located within the required 15-foot front yard setback located on East North Avenue and B Street. The required front yard setbacks would prevent the project from being able to accommodate parking and would limit buildable area. The site plan still provides space for emergency access and vehicular circulation, therefore staff believes there will be no detrimental effects to public health, safety or welfare as a result of the project. Additionally, under the current district designation of RM-3 (Multi-Unit Residential), the applicant would be permitted to construct up to six-dwelling units. With the proposed change in the zone district designation to RM-2 (Multi-Unit Residential), the applicant would be permitted to construct two additional dwelling units. The two additional dwelling units is minor in nature and would not create potentially significant environmental impacts in addition to those already identified in the 2030 General Plan EIR. The project would also not substantially increase the magnitude or severity of impacts that were previously identified.

The Addendum has been prepared in accordance with the relevant provisions of CEQA and the CEQA Guidelines as implemented by the City of Reedley. See Attachment 6. According to Section 15164(a) of the CEQA Guidelines, "The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."

This Addendum does not require public circulation because it does not provide significant new information that changes the 2030 General Plan EIR in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the Project or a feasible way to mitigate or avoid such an effect. The City of Reedley shall consider this Addendum to the 2030 General Plan EIR prior to making a decision on the project.


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) 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;*

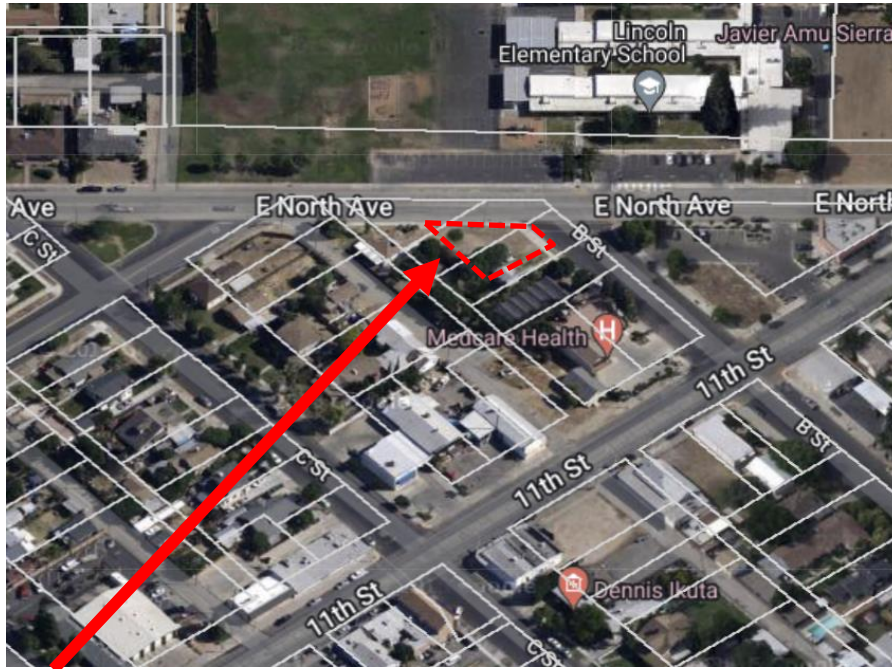
<p><i>Finding</i> (1):</p>	<p>There are no new, previously unidentified impacts such that a subsequent EIR or Mitigated Negative Declaration is required. The Proposed Project does not introduce new significant environmental effects, substantially increase the severity of previously identified significant 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.</p>
<p>(2) <i>Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR 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>	
<p><i>Finding</i> (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 EIR was adopted, shows any of the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR; (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 EIR or negative declaration, would substantially reduce one or more significant effects on the environment, but the project proponent decline to adopt the mitigation measure.</i></p>	
<p><i>Finding</i> (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>

Addendum to a Program Environmental Impact Report  
Environmental Assessment No. 2023-11  
GPA 2023-01, Rezone 2023-01, CUP 2023-05  
Date: July 25, 2023

ADDENDUM PREPARED BY: Rodney L. Horton Community Development Director	SUBMITTED BY:  Rodney L. Horton Community Development Department
DATE: July 25, 2023	

Attachments: Vicinity Map  
Site Plan

**VICINITY MAP**



**Subject  
Property**







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

**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 ORF REEDLEY Phone Number: (559) 637-4200

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

Project Applicant: LOCAL PUBLIC AGENCY

<b>ADMINISTRATION FEE</b>	\$	50.00
<b>ENVIR. IMPACT REPORT</b>	\$	3029.75
<b>Total Received</b>	<b>\$</b>	<b>3079.75</b>

Signature and title of person receiving payment:

Blanca H. Avalos

# NOTICE OF DETERMINATION <sup>E201410000048</sup>

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

FRESNO COUNTY CLERK  
By Blanca H. Alvarez  
DEPUTY

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

**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)

<u>State Clearinghouse Number (if subject to Clearinghouse)</u>	<u>Lead Agency Contact Person</u>	<u>Area Code/Telephone</u>
2010031106	Kevin E. Fabino, Director Community Development Department City of Reedley 1733 Ninth Street Reedley, California 93654	(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.

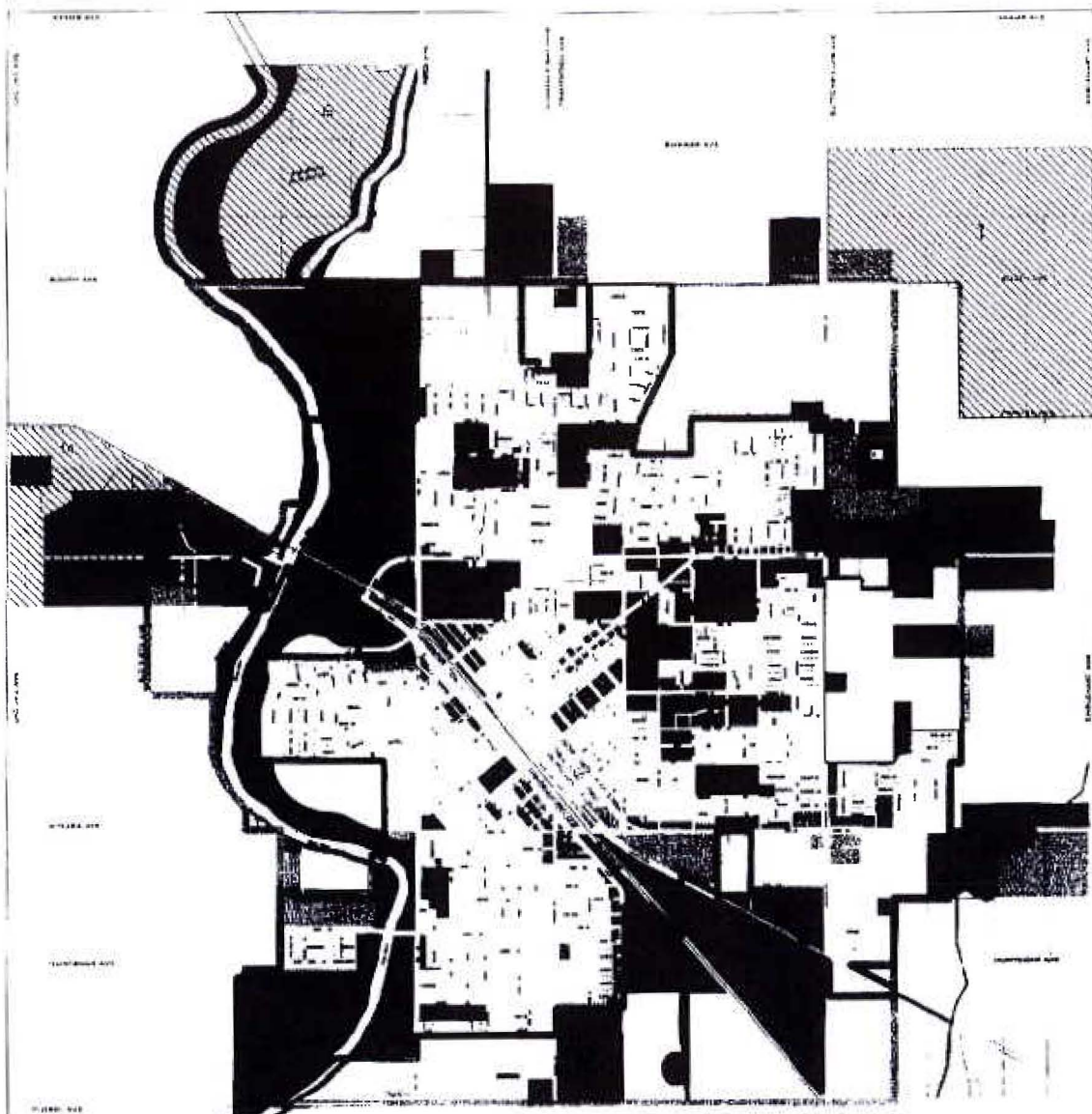
The above-described environmental assessment, with its finding of a Final Environmental Impact Report (SCH. NO. 2010031106), together with the full initial study, comments and responses and record of project approval, is available to the general public at the Community Development Department, 1733 Ninth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



Kevin E. Fabino, Director  
Community Development Department

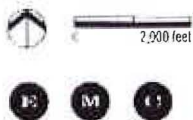
2/26/2014

Date



- |   |                         |
|---|-------------------------|
| <b>Residential</b>                            | <b>Commercial</b>       |
| Suburban<br>(1-4 du/acre)                     | General Base/Flow       |
| Low<br>(4-8 du/acre)                          | Neighborhood Commercial |
| Medium<br>(8-20 du/acre)                      | Community Commercial    |
| High<br>(20-70 du/acre)                       | Office                  |
| <b>Other</b>                                  | Service Commercial      |
| Open Space                                    | <b>Industrial</b>       |
| Public/Institutional Facility                 | Heavy Industrial        |
| Remainder of Study Area                       | Light Industrial        |
| Community Buffer                              | <b>APC</b>              |
| <b>Boundaries</b>                             | Proposed Facility/Park  |
| City Limits<br>(3,133 acres)                  | Proposed Limits         |
| Existing Sphere of Influence<br>(4,936 acres) | Proposed Paving Basin   |
| Proposed Sphere of Influence<br>(7,913 acres) |                         |
| General Plan Study Area<br>(10,670 acres)     |                         |

Reedley Airport, Approximately 15,400 ft<sup>2</sup> (2.0 Miles) from the West End of Reedley and South Avenue



E201410000048

Source: City of Reedley 2013

RDEIR Figure 1  
Additional SOI Acreage Reduction Alternative

Recirculated City of Reedley General Plan Update EIR