


responses contained in the checklist confirm that the project was considered within the scope of the evaluation within the General Plan FEIR and no new impacts were identified, and no new mitigation measures are required. Based on the analysis, the City can approve the proposed project as being within the scope of the General Plan covered by the General Plan FEIR, and no new environmental document for the purposes of CEQA clearance is required. Pursuant to Public Resources Code Section 21166 and State CEQA Guidelines Section 15168, the proposed project is within the scope of the General Plan FEIR and no further review is required under CEQA.

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 February 6, 2025, 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 analysis of the project's consistency with the previously adopted General Plan EIR was prepared for this project pursuant to Public Resources Code Section 21166 and Sections 15162 and 15168(c) of the State CEQA Guidelines.
 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 CEQA Memorandum and analysis, dated January 17, 2024, together with comments and responses, and all environmental documents and project records, is available to the general public at the Community Development Department, 1733 Ninth Street, Reedley, California 93654. Electronic copies can be obtained by e-mailing rodney.horton@reedley.ca.gov or by visiting the City of Reedley website at the following link: https://reedley.ca.gov/wp-content/uploads/2025/01/2025-2-6_PC_Packet-1738277228.pdf



Rodney L. Horton, MPA
Community Development Director
Community Development Department

February 7, 2025

Date


Attachments: Vicinity Map
Vesting Tentative Subdivision Map No. 6488 (Westhaven I)

VICINITY MAP



FIGURE 2

LSA

 Project Site



SOURCE: Google Maps (2024)

Westhaven I Residential Development Project
Aerial of the Project Site and Surrounding Land Uses

VESTING TENTATIVE SUBDIVISION MAP 6488

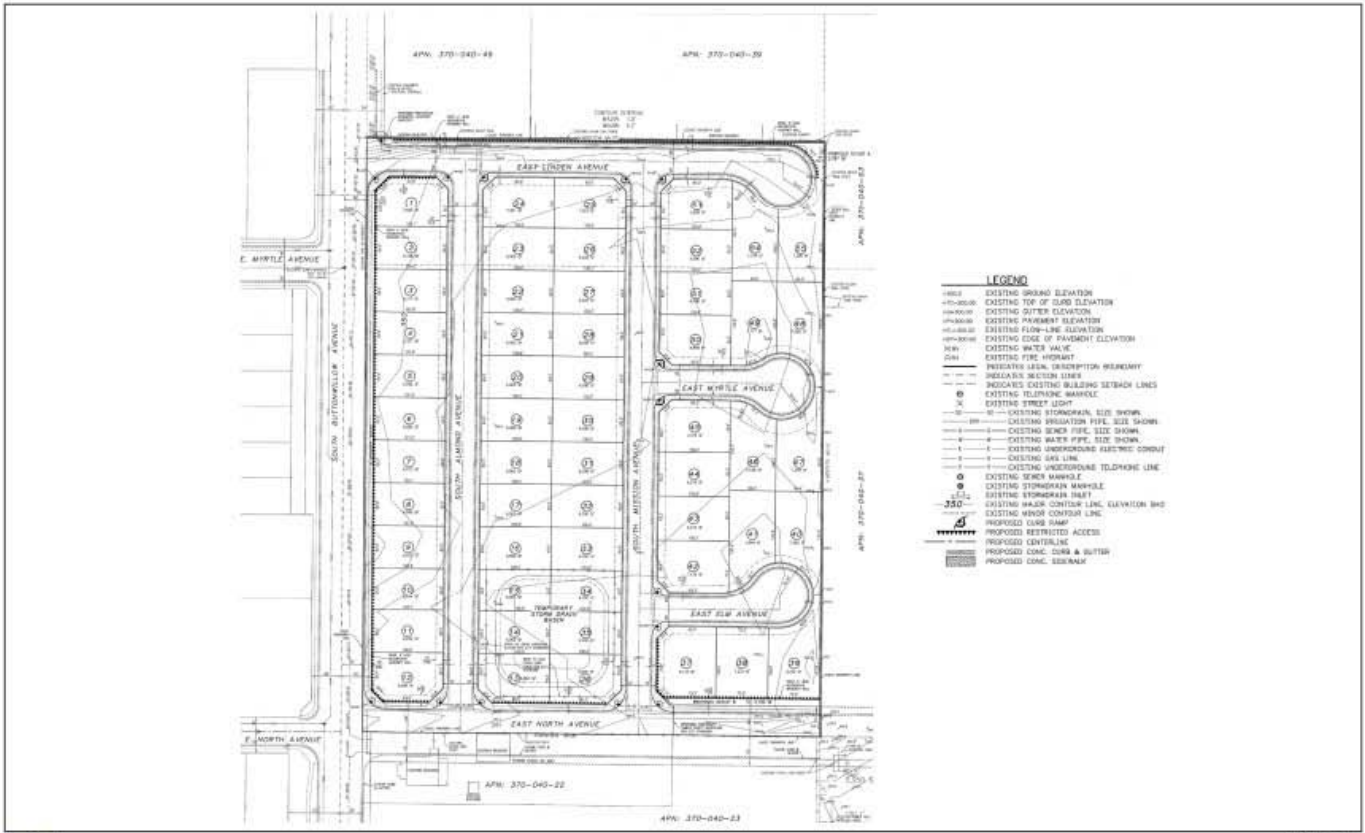


FIGURE 3

LSA



SOURCE: R.D. Greenwood Associates, Inc.
 I:\2023\20231345.04\G\Site_Plan.ai (12/16/2024)

Westhaven I Residential Development Project
 Conceptual Site Plan

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

ADMINISTRATION FEE	\$	50.00
ENVIR. 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

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

FRESNO COUNTY CLERK
By Blanca H. Duran
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 ([X] will [] will not) have a significant effect on the environment.
- 2 [X] 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 ([X] were [] were not) made a condition of the approval of the project.
- 4 A statement of Overriding Considerations ([X] was [] was not) adopted for this project.
- 5 Findings ([X] were [] were not) made pursuant to the provisions of CEQA.

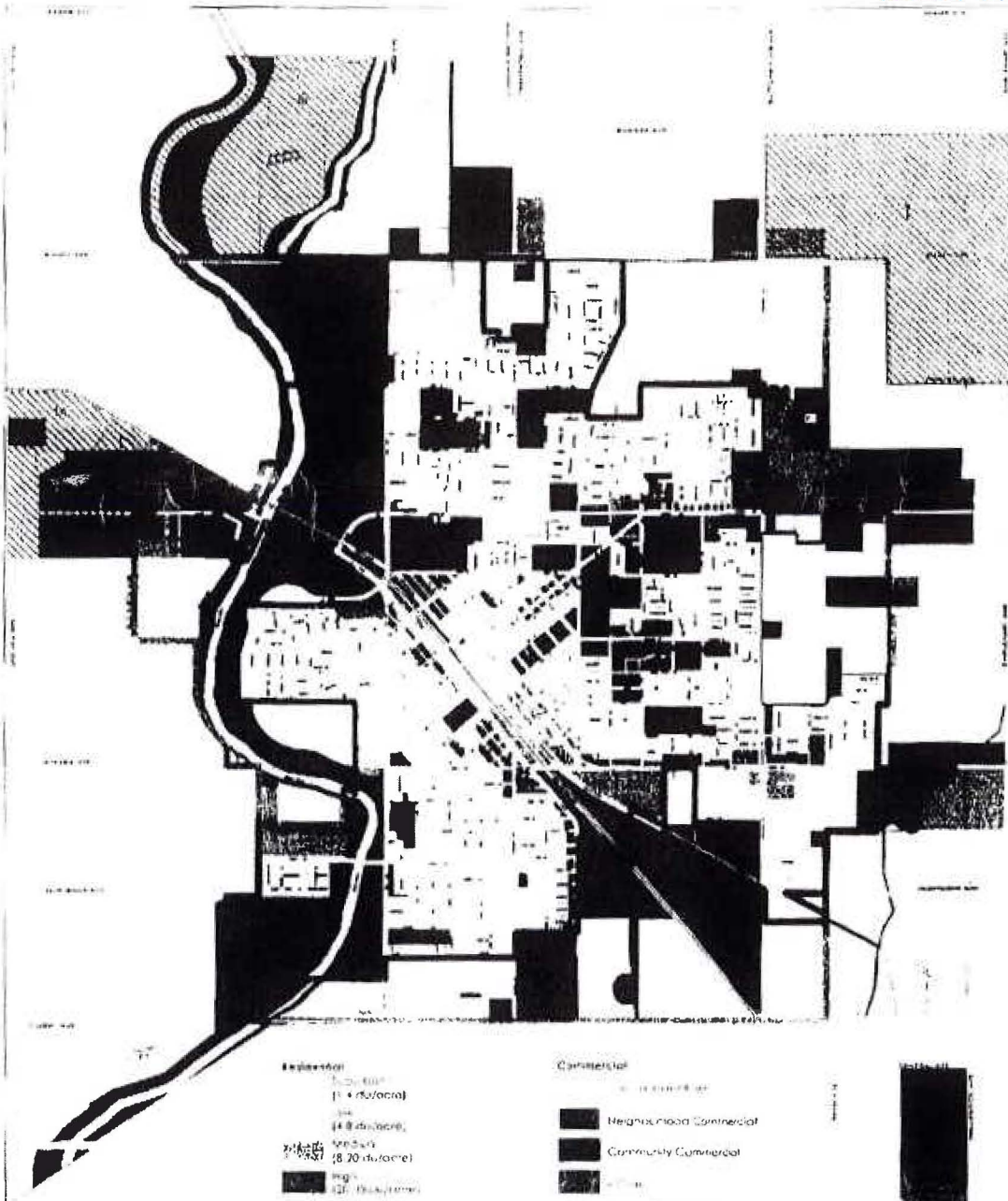
E201410000048

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.



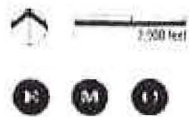
Kevin E. Fabino, Director
Community Development Department

2/26/2014
Date



- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Industrial</p> <ul style="list-style-type: none"> Light Industrial (11,400 acres) Medium Industrial (14,800 acres) High Industrial (20,700 acres) Open Space Public Utility/Health Facility Recreation/State Parks Community Buffer <p>Buildings</p> <ul style="list-style-type: none"> City Limits (3,433 acres) Existing Sphere of Influence (4,930 acres) Proposed Sphere of Influence (7,913 acres) General Plan Study Area (13,000 acres) | <p>Commercial</p> <ul style="list-style-type: none"> Neighborhood Commercial Community Commercial Office Service Commercial Historic Commercial Light Industrial <p>Other</p> <ul style="list-style-type: none"> Industrial Facility/Park Medium Industrial Proposed Planning District |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Reedley Airport, Approximately 15,400 ft (2.8 Miles) North from the Intersection of Farmwest and Street Avenue



E201410000048

Source: City of Reedley 2013

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