

NOTICE OF DETERMINATION

DATE RECEIVED FOR FILING:

TO: X Office of Planning and Research FROM: CITY OF REEDLEY
1400 10th Street Community Development Dept.
Sacramento, CA 95814 1733 9th Street
Reedley, CA 93654

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: **Environmental Assessment No. 2024-14**

 General Plan Amendment Application No. 2024-03 and Ordinance No. 2025-001 - (Housing Element Implementation & Amendments to the Official Zoning Map Project)

<u>State Clearinghouse Number (If subject to Clearinghouse)</u>	<u>Lead Agency Contact Person</u>	<u>Contact Information</u>
2010031106	Ellen Moore, City Planner Community Development Department City of Reedley 1733 9th Street Reedley, California 93654	(559) 637-4200/222 ellen.moore@reedley.ca.gov

PROJECT LOCATION:
City-wide

PROJECT DESCRIPTION: Environmental Assessment No. 2024-14 assesses the environmental effects of General Plan Amendment Application No. 2024-03 and Rezone Application No. 2024-02 pertaining to the implementation of the 2023-2031 City of Reedley Housing Element (GPA 2022-01) and Amendments to the Official Zoning Map. General Plan Amendment Application No. 2024-03 and Rezone Application No. 2024-02 are being assessed concurrently as one Addendum because implementation of Housing Element Program 15 includes both General Plan Amendment Application No. 2024-03 and Rezone Application No. 2024-02.

The Official Zoning Map of the City of Reedley is proposed to be updated, cleaned up, and reformatted in order to implement the Comprehensive Reedley Zoning Code Update (adopted Ordinance No. 2024-001). The City of Reedley is also required to implement Program 15 in the adopted City of Reedley 2023-2031 Housing Element which requires the City to amend its General Plan Land Use Map and Official Zoning Map to provide adequate sites for at least 586 lower-income units. The City of Reedley completed its Housing Element Rezones (adopted General Plan Amendment Application No. 2024-02 and Ordinance No. 2025-001), but further map cleanup is proposed to implement Program 15 through the following entitlement applications:

General Plan Amendment Application No. 2024-03 pertains to a single General Plan Amendment Application reclassifying certain parcels to meet State requirements implemented by the City of Reedley 2023-2031 Housing Element and to reflect adopted General Plan Amendment Application No. 2024-02. The Draft General Plan Map is provided as Exhibit A attached to Planning Commission Resolution No. 2024-15.

Rezone Application No. 2024-02 pertains to an amendment to the Official Zoning Map of the City of Reedley to be consistent with adopted Ordinance No. 2024-001 (Reedley Zoning Code Update), adopted Ordinance No. 2025-001 (Housing Element Rezones), and to meet State requirements implemented by the City of Reedley 2023-2031 Housing Element. Changes to the map include renaming certain zone districts, changing

the legend color of the zone districts, and map cleanup. The Draft Official Zoning Map is provided as Exhibit B attached to Planning Commission Resolution No. 2024-15.

The Addendum has been prepared in accordance with the relevant provisions of CEQA and the CEQA Guidelines as implemented by the City of Reedley. 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." The changes that are being proposed with the project are minor in the sense that they 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.

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.

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 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 City Council of the City of Reedley on February 11, 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.
 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. 2024-14), 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 9th Street, Reedley, California 93654.



Ellen Moore, City Planner
Community Development Department

2/12/2025
Date

Attachments:

1. Environmental Assessment No. 2024-14, an Addendum to the City of Reedley Certified Program Environmental Impact Report, prepared for the Reedley General Plan Update 2030, dated January 16, 2025
2. Receipt of the original environmental filing fee for the Program EIR (SCH No. 2010031106)

**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
1733 9th Street
Reedley, California 93654
(559) 637-4200

**ENVIRONMENTAL
ASSESSMENT (EA) NUMBER:**

EA No. 2024-14

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

APPLICANT:
City of Reedley
Community Development Department
1733 9th St
ellen.moore@reedley.ca.gov
(559) 637-4200 x 222

PROJECT LOCATION:

City-wide

PROJECT DESCRIPTION: Environmental Assessment No. 2024-14 assesses the environmental effects of General Plan Amendment Application No. 2024-03 and Rezone Application No. 2024-02 pertaining to the implementation of the 2023-2031 City of Reedley Housing Element (GPA 2022-01) and Amendments to the Official Zoning Map. General Plan Amendment Application No. 2024-03 and Rezone Application No. 2024-02 are being assessed concurrently as one Addendum because implementation of Housing Element Program 15 includes both General Plan Amendment Application No. 2024-03 and Rezone Application No. 2024-02.

The Official Zoning Map of the City of Reedley is proposed to be updated, cleaned up, and reformatted in order to implement the Comprehensive Reedley Zoning Code Update (adopted Ordinance No. 2024-001). The City of Reedley is also required to implement Program 15 in the adopted City of Reedley 2023-2031 Housing Element which requires the City to amend its General Plan Land Use Map and Official Zoning Map to provide adequate sites for at least 586 lower-income units. The City of Reedley completed its Housing Element Rezones (adopted General Plan Amendment Application No. 2024-02 and Ordinance No. 2025-001), but further map cleanup is proposed to implement Program 15 through the following entitlement applications:

General Plan Amendment Application No. 2024-03 pertains to a single General Plan Amendment Application reclassifying certain parcels to meet State requirements implemented by the City of Reedley 2023-2031 Housing Element and to reflect adopted General Plan Amendment Application No. 2024-02. The Draft General Plan Map is provided as Exhibit A attached to Planning Commission Resolution No. 2024-15.

Rezone Application No. 2024-02 pertains to an amendment to the Official Zoning Map of the City of Reedley to be consistent with adopted Ordinance No. 2024-001 (Reedley Zoning Code Update), adopted Ordinance No. 2025-001 (Housing Element Rezones), and to meet State requirements implemented by the City of Reedley 2023-2031 Housing Element. Changes to the map include renaming certain zone districts, changing the legend color of the zone districts, and map cleanup. The Draft Official Zoning Map is provided as Exhibit B attached to Planning Commission Resolution No. 2024-15.

The Addendum has been prepared in accordance with the relevant provisions of CEQA and the CEQA Guidelines as implemented by the City of Reedley. 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." The changes that are being proposed with the project are minor in the sense that they 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.

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 an environmental impact report (EIR) has been certified for a project, no subsequent EIR 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 EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

<i>Finding (1):</i>	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.
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(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or 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>Finding (2):</i>	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, all development has been in accordance with the policies and objectives of the General Plan. 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.
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(3) *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.*

Finding (3):

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.

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.

ADDENDUM PREPARED BY:
 Ellen Moore
 City Planner

SUBMITTED BY:



Ellen Moore
 Community Development Department

DATE: January 16, 2025

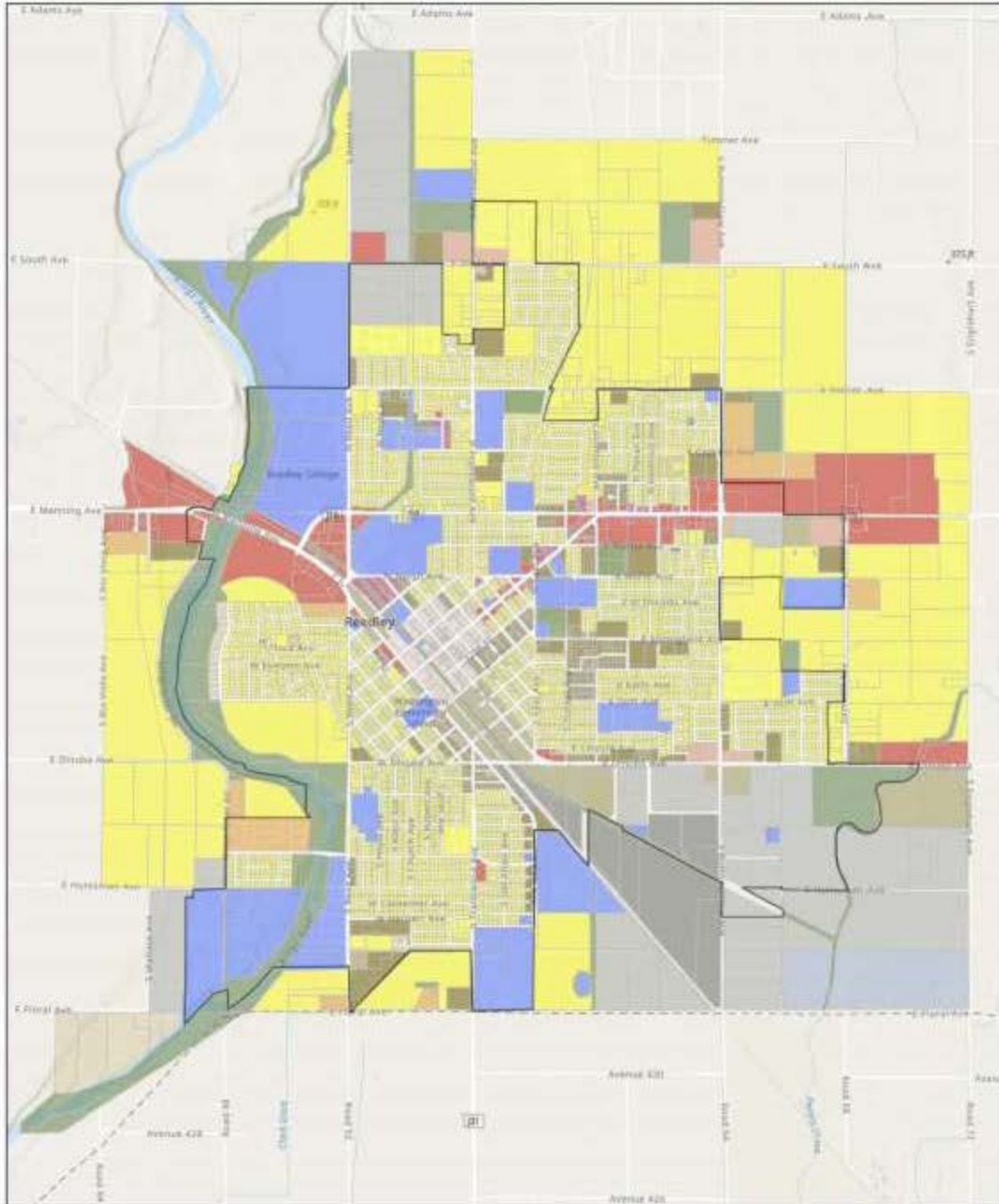
Attachments:

Exhibit A: General Plan Amendment Application No. 2024-03

Exhibit B: Rezone Application No. 2024-02

Exhibit A: General Plan Amendment Application No. 2024-03

Map A General Plan Map

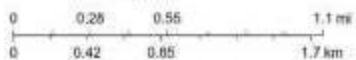


Dated 01/10/2025

Land Use

- | | | |
|-----------------------------|-------------------------------|----------------------|
| Central Downtown Commercial | Office Commercial | Residential Low |
| Community Buffer | Open Space | Residential Medium |
| Community Commercial | Public Institutional Facility | Residential Suburban |
| General (Heavy) Industrial | Residential High | Service Commercial |
| Limited (Light) Industrial | City Limits | |

1:29,000

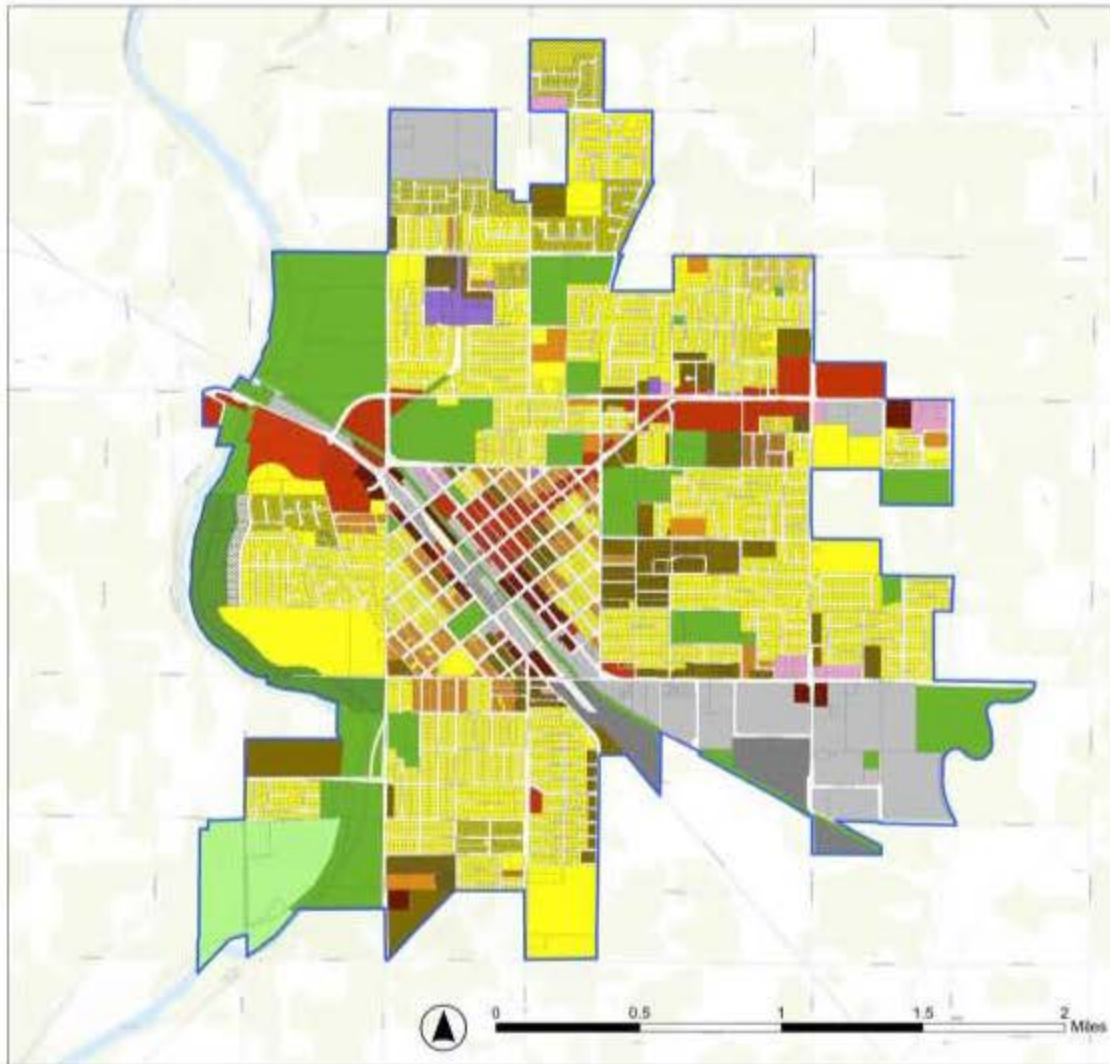


Env. NASA, NGA, USGS, FEMA, Fresno County Dept.
 PWP, California State Parks, Earl, TomTom, Garmin,
 SoftGraph, GeoTechnologies, Inc., MET/NASA, USGS,
 Bureau of Land Management, EPA, NPS, US Census
 Bureau, USDA, USFWS

Exhibit B: Rezone Application No. 2024-02

City of Reedley ZONING MAP

Updated 1/21/2025



- City Limits

- Zoning Districts**
- Residential Estate (RE)
- Low Density Residential (R-1-6)
- Low Density Residential (R-1-7)
- Low Density Residential (R-1-9)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Neighborhood Commercial (CN)
- Central and Community Commercial (CC)

- Service Commercial (CS)
- Professional Office (PO)
- Light Industrial (ML)
- Heavy Industrial (MH)
- Resource Conservation and Open Space (RCO)
- Urban Reserve (UR)

- Overlay Zones**
- Flood Fringe (FF)
- Planned Unit Development (PUD)



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

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

FRESNO COUNTY CLERK
By Blanca H. Jimenez
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 (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.

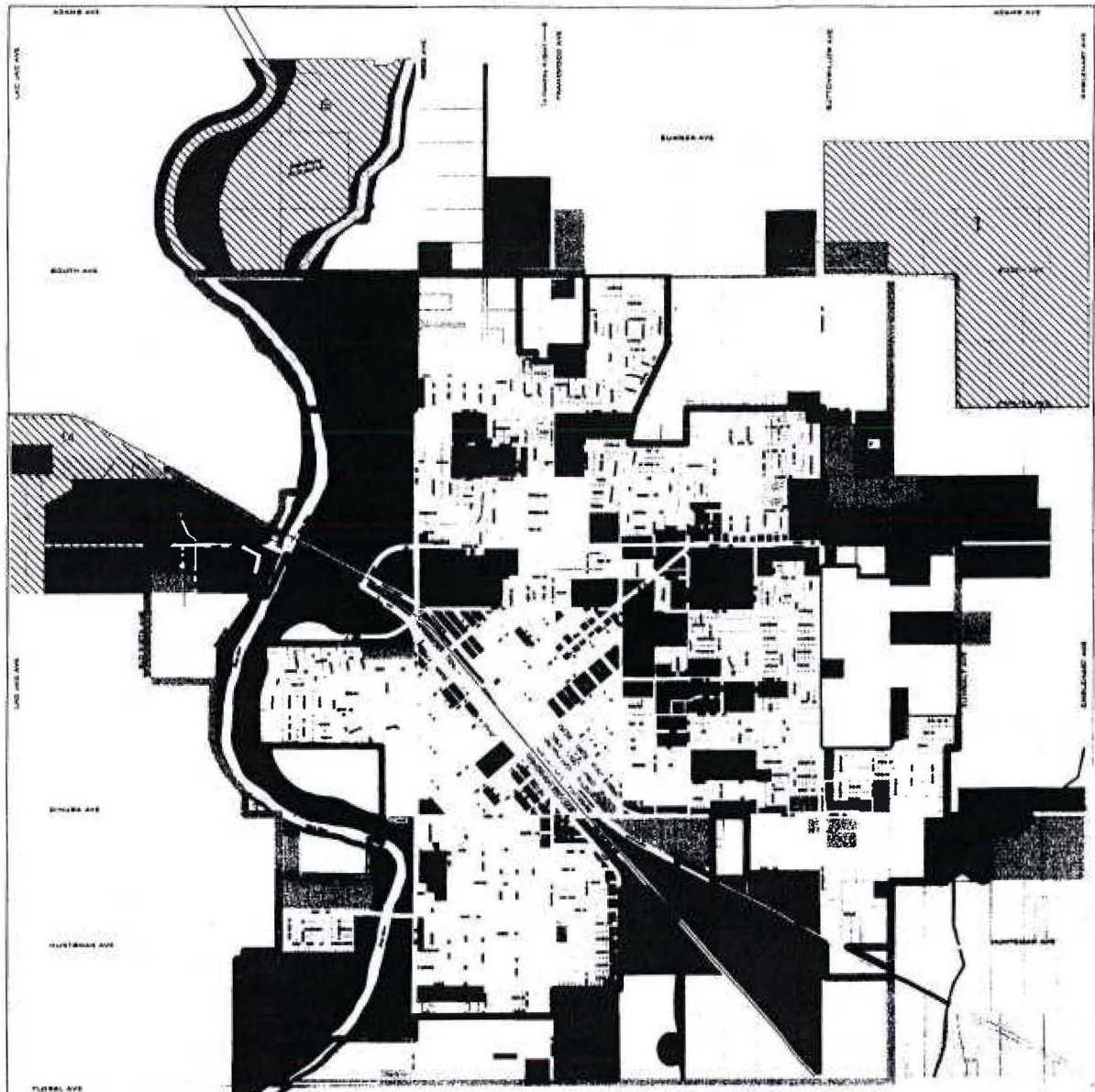
The above-described environmental assessment, with its finding of a Final Environmental Impact Report (SCH. NO. 2010031106), together with the full initial study, comments and responses and record of project approval, is available to the general public at the Community Development Department, 1733 Ninth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



Kevin E. Fabino, Director
Community Development Department

2/26/2014

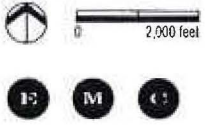
Date



- | | |
|---|-------------------------|
| Residential | Commercial |
| Suburban
(1.4 du/acre) | Central Downtown |
| Low
(4-8 du/acre) | Neighborhood Commercial |
| Medium
(8-20 du/acre) | Community Commercial |
| High
(20-30 du/acre) | Office |
| Other | Service Commercial |
| Open Space | Industrial |
| Public/Institutional Facility | Heavy Industrial |
| Remainder of Study Area | Light Industrial |
| Community Buffer | Misc |
| Borders | Proposed Facility/Park |
| City Limits
(3,133 acres) | Proposed School |
| Existing Sphere of Influence
(4,930 acres) | Proposed Ponding Basin |
| Proposed Sphere of Influence
(7,913 acres) | |
| General Plan Study Area
(10,620 acres) | |



Reedley Airport: Approximately 15,400 Ft. (2.9 Miles) North from the Intersection of Frantwood and South Avenue's



E201410000048

Source: City of Reedley 2013