



units. The project is consistent with the 2030 General Plan High Density Residential land use designation and the Reedley Municipal Code RM-2 (Multi-Family Residential) zoning designation.

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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 (Vesting Tentative Subdivision Map No. 6267) 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 Planning Commission of the City of Reedley on September 5, 2019 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. 2019-6), 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

9/6/2019

Date

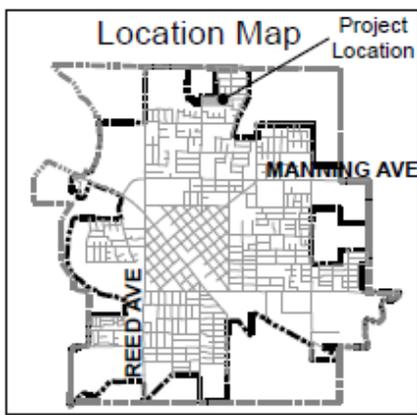
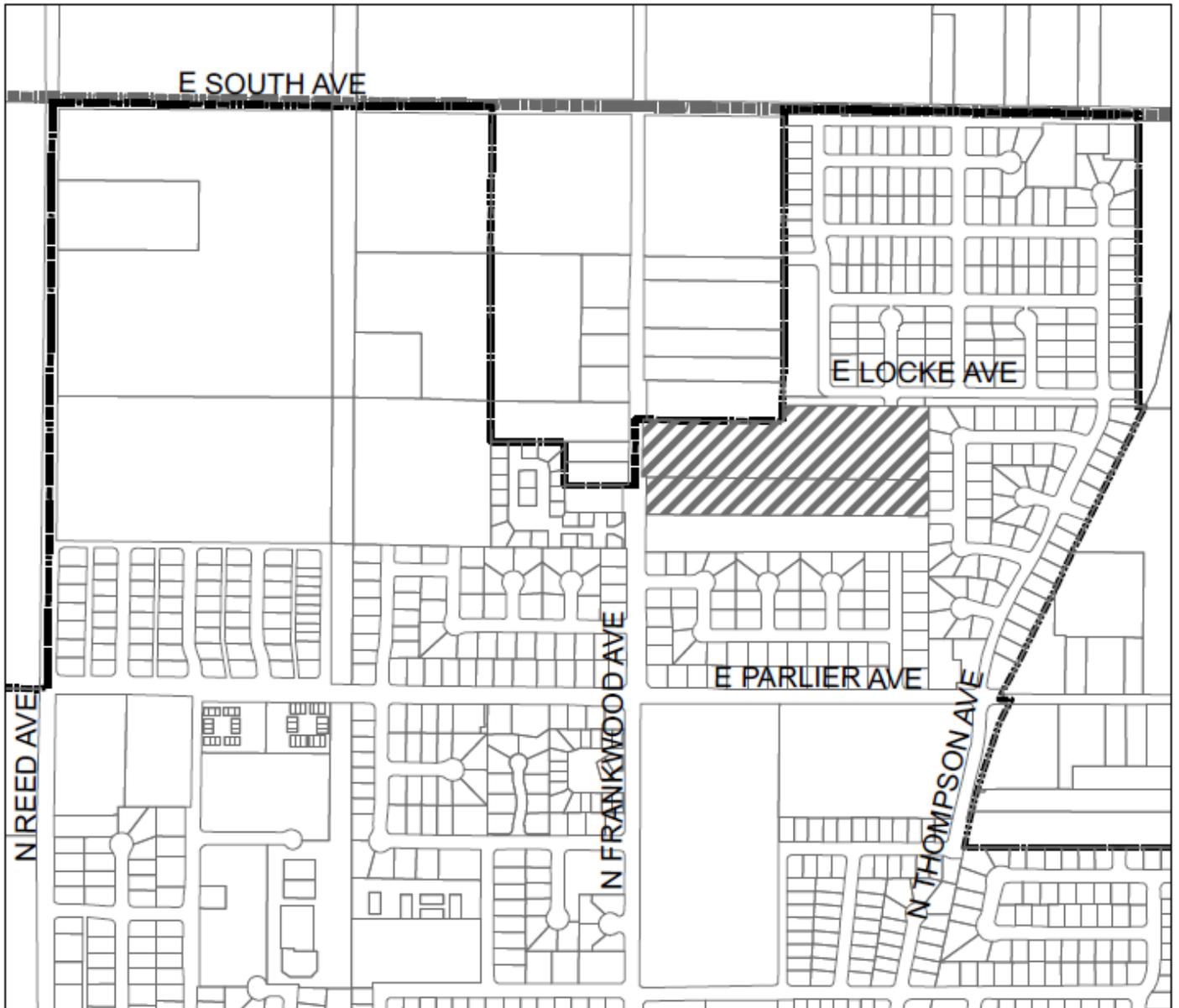
Governor's Office of Planning & Research

Attachments: Property Vicinity Map  
Vesting Tentative Map No. 6267 (Fino Estates)

SEP 09 2019

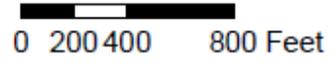
STATE CLEARINGHOUSE

# VICINITY MAP



## Legend

-  Project Location (VTSM 6267)
-  Reedley City Limits
-  Reedley Sphere of Influence



**LEGAL DESCRIPTION**

PARCEL 1: Assessor's Parcel No. 2000040033  
 The South half of Lot 35 and the North half of Lot 37 of Block 2, Camber, N.E., according to the map shown recorded in Book 1 Page 37 of Record of Deeds, F.C.M., EXCEPTING THEREFROM the North 75 feet of the North side of said Lot 20.

PARCEL 2: Assessor's Parcel No. 2000040033  
 The North half of the foregoing standard property.

The South half of Lot 35, and the South half of the North half of Lot 37, Merced College, N.E., according to the map shown recorded in Book 1 Page 37 of Record of Deeds, F.C.M., EXCEPTING THEREFROM the portion in the Grant Deed to the City of Redkey, a Municipal Corporation, recorded March 20, 2003, Instrument No. 2003-021793, Official Record.

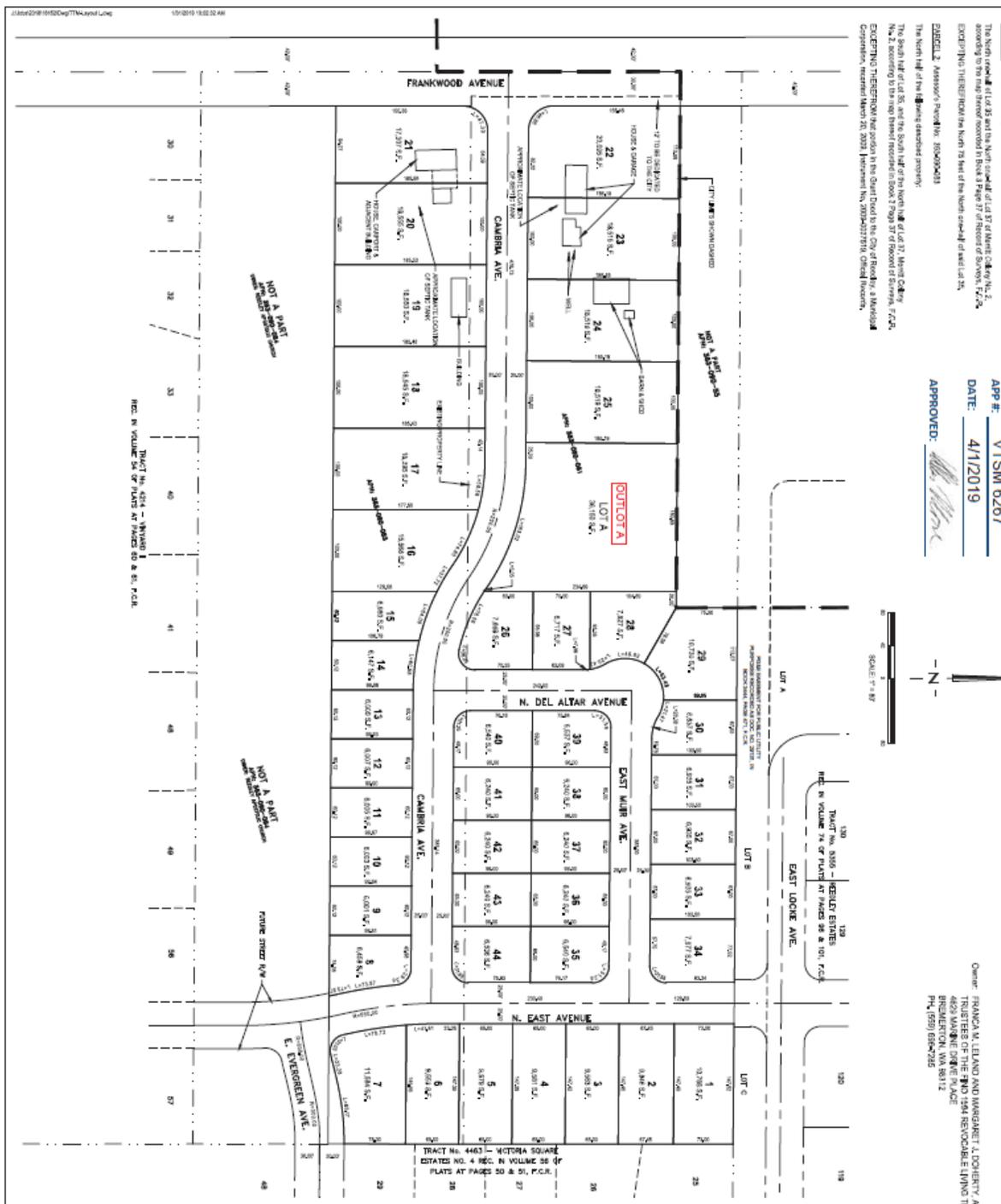
**EXHIBIT: A**  
**App #:** VTSM 6267  
**DATE:** 4/1/2019  
**APPROVED:** *[Signature]*

**VESTING TENTATIVE TRACT MAP NO. 6267, FINO ESTATES**

Owner: FRANCA M. ILLIAND AND MARGARET L. LOONEY, AS SUCCESSORS  
 4820 WILSON DRIVE, SUITE 204  
 BURLINGTON, WA 98112  
 PH: (509) 656-7255

Engineer: LAKE ENGINEERS, INC.  
 8701 N. BUDGETT STREET  
 TULALUM, WA 98158  
 PH: (509) 656-2303

JANUARY, 2019

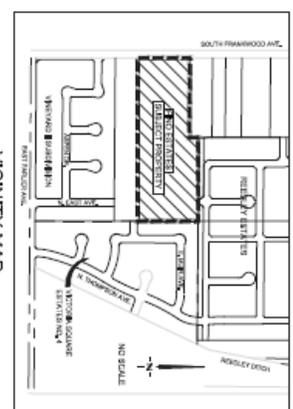


**RECEIVED**  
 CITY OF REDKEY  
 APR 1 2019  
 COMMUNITY DEVELOPMENT DEPT.

**SITE DATA**

- MIN. SFR LOT SIZE = 3,000 S.F.
- EXISTING ZONING = R-100
- EXISTING USE = RESIDENTIAL SINGLE-FAMILY
- PROPOSED USE = RESIDENTIAL SINGLE-FAMILY
- ELECTRIC = 120V/240V
- WATER = 1/2" CPVC
- SEWER = 4" CPVC
- STORM = 4" CPVC
- STRIP HARVEST = NONE

NOTE: SHALL BE SUBMITTED TO THE CITY OF REDKEY FROM A TYPED DRAWING.



NOTE: IT IS THE INTENTION OF THE SUBMITTER TO FILE THE TENTATIVE FINAL SUBDIVISION MAPS ON THIS TENTATIVE MAP.

24 SQUARE FOOT RESIDENTIAL LOTS (6S 1'-7'-8.15'-26-4.11)  
 12 SQUARE FOOT RESIDENTIAL LOTS (6S 10S 16-231)  
 NET SFR DENSITY = 124 LOTS/ACRE  
 MIN. SFR LOT SIZE = 6,000 S.F.  
 MAX. SFR LOT SIZE = 11,000 S.F.

**LAYOUT "L"**  
 SHEET 1 OF 1  
 2019.MAY.01.2019