

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 Department
1733 Ninth Street
Reedley, CA 93654

____ County of Fresno
Attn: County Clerk
2220 Tulare Street, 1st Floor
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. 2020-15

City of Reedley Manning Avenue Annexation 2020-01 Project

State Clearinghouse Number

(If subject to Clearinghouse)

2022060033

Lead Agency

City of Reedley
1733 Ninth Street
Reedley, California 93654

Lead Agency Contact Person

Ellen Moore, City Planner
Community Development Department
ellen.moore@reedley.ca.gov
(559) 637-4200/222

PROJECT LOCATION:

Assessor's Parcel Numbers: 368-350-17, 368-350-31, 368-350-32, 368-350-33, 365-072-30T, & 365-072-31
(58 gross acres)

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.

Site Latitude: 36°35'46.5"N

Site Longitude: 119°27'16.308"W

PROJECT DESCRIPTION: The Initial Study/Mitigated Negative Declaration (ISMND) analyzed 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. The proposed project would consist of four components:

- Annex six parcels into the City of Reedley (Annexation Application No. 2020-01)
- Pre-zone approximately 58 acres into the City (Pre-Zone Application No. 2020-01)
- Develop approximately 13 acres for commercial use as part of a master plan for the project site (Conditional Use Permit Application No. 2022-05)
- Subdivide approximately 13 acres into 10 parcels for commercial use and open space/recreational use (Tentative Subdivision Map Application No. 2021-2 VTSM 6408)

Annexation Application No. 2020-01 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 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.

This is to advise and certify that pursuant to Public Resources Code, section 21151(c), the City Council of the City of Reedley on August 9, 2022 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 Mitigated Negative Declaration 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 mitigation monitoring program (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. 2020-15), with its finding of a Mitigated Negative Declaration, dated June 2, 2022, 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. Electronic copies can be obtained by e-mailing ellen.moore@reedley.ca.gov or by visiting the City of Reedley website at the following link: <https://reedley.ca.gov/>



Ellen Moore, City Planner
Community Development Department

August 10, 2022

Date

Attachments: Mitigated Negative Declaration prepared for Environmental Assessment No. 2020-15
Exhibits: 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