

# NOTICE OF EXEMPTION

To: County Clerk  
County of Fresno  
2220 Tulare Street, 1<sup>st</sup> Floor  
Fresno, CA 93721

THE PROJECT DESCRIBED HEREIN IS DETERMINED TO BE CATEGORICALLY EXEMPT FROM THE PREPARATION OF ENVIRONMENTAL DOCUMENTS PURSUANT TO ARTICLE 19 OF THE STATE CEQA GUIDELINES.

**LEAD AGENCY:** City of Reedley  
1733 9th Street  
Reedley, CA 93654  
(559) 637-4200 x 222  
[Ellen.moore@reedley.ca.gov](mailto:Ellen.moore@reedley.ca.gov)

**APPLICANT:** Sidney Stone, Christian Church Homes  
303 Hegenberger #201  
Oakland CA 94621  
[SStone@CCHNC.org](mailto:SStone@CCHNC.org)

**PROJECT TITLE:** CCH Affordable Senior Housing Mixed Use Project - Environmental Assessment No. 2023-04 for Site Plan Review Application No. 2022-05

**PROJECT LOCATION:** Northeastern portion of APN: 363-070-49

**EXEMPT STATUS:** Categorical Exemption

**PROJECT DESCRIPTION:** **Site Plan Review Application No. 2022-05** pertains to the construction of a mixed-use project consisting of 71 units of 100% affordable senior housing and 1 manager's unit, which is a total of 72 units, as well as 750 square feet of commercial office spaces, located on the northeast portion of APN 363-070-49. Of the 72 units, 71 would be 1BR/1BA, and 1 would be a 2BR/2BA manager's unit. The residential portion would be two stories with amenities including a lobby, community room, fitness center, sports courtyard, and office for the property management and resident services. The commercial portion is in the southeast portion of the building next to the apartment complex lobby. The commercial portion is proposed to have 2 offices each 350 square feet and share a 100 square feet lobby. A total of 58 parking spaces are proposed to serve the residential and office/commercial use, which is a ratio of 0.8 parking spaces per dwelling unit. The required parking ratio is 1.5 spaces per unit, however the applicant can request this parking requirement concession due to the affordability of the project in accordance with CA Density Bonus Law. Because the project site is located on the northeast portion of APN 363-070-49 and is not adjacent to the public right-of-way, ingress/egress from the public right-of-way off of Manning Avenue and Buttonwillow Avenue to the project site would be provided by 30' private easement, as approved through Tentative Parcel Map No. 2021-03. The approved easement locations are proposed to be paved in phases as each portion of APN 363-070-49. The project site is proposed to be gated, with the main vehicular access point and call box located in the southwest portion of the project site, as well as one emergency vehicle access gate in the northwest portion of the project site and one emergency vehicle access gate in the southern portion of the project site.

**City of Reedley  
Categorical Exemption  
Environmental Assessment No. 2023-04  
Site Plan Review Application No. 2022-05**

**This project is exempt under Sections 15332 (Class 32/Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.**

**EXPLANATION:** Section 15332 (In-Fill Development Projects) of the CEQA Guidelines exempts projects that are consistent with the General Plan and zoning; occur within the city limits on a site less than five acres; contain no habitat for endangered species; would not result in any significant effects relating to traffic, noise, air quality or water quality; and can be adequately served by all required utilities and public services.

The project site has a Community Commercial Planned Land Use Designation, the purpose of which is to provide a wide range of consolidated shopping opportunities near residential concentrations. The project occurs in the city limits of Reedley and is on an affected area less than five acres. Because the project site is in an urban area, there is no habitat for endangered species on the site. The project site is in an urban area which has a high level of disturbance within and adjacent to the project area, therefore it lacks suitable habitat for endangered species. The proposed project is a 100% affordable housing project and the commercial component would be local serving retail, therefore a Vehicle Miles Traveled (VMT) analysis is not required. The project would be required to comply with general plan policies and mitigation measures addressed in the Reedley General Plan 2030 Program EIR (SCH# 2010031106), which would determine that the project would not result in any significant effects related to traffic, noise, air quality or water quality. The site is already adequately served by an on-site basin and existing water lines and sewer lines in East Manning Avenue and South Buttonwillow Avenue.

The proposed project involves the construction of a mixed-use affordable senior housing project on a site area less than five acres in size, which is an exemption characterized under 15332 (Class 32/Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

Date: March 10, 2023

Submitted by:



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