

NOTICE OF EXEMPTION

To: County Clerk
County of Fresno
2220 Tulare Street, 1st 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
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APPLICANT: Yanez Construction
42931 Road 52
Reedley CA 93654
tim@yanezconstruction.com

PROJECT TITLE: Environmental Assessment No. 2023-12 for Conditional Use Permit Application No. 2022-07 - Residences at the Edge PUD Project

PROJECT LOCATION: (APN 363-090-89) located on the east side of South Frankwood Avenue, north of East Aspen Drive and south of East Locke Avenue of

EXEMPT STATUS: Categorical Exemption

PROJECT DESCRIPTION: **Conditional Use Permit Application No. 2022-07** pertains to the construction of an 80-unit two-story apartment complex as a Planned Unit Development (PUD) located on the east side of South Frankwood Avenue, north of East Aspen Drive and south of East Locke Avenue. The project was previously analyzed as an Addendum to the PEIR for the General Plan through EA 2019-6 for Vesting Tentative Subdivision Map (VTSM) No. 6267 with the potential for up to 92 multi-family units, however the proposed project is 12 units less than what was analyzed. There would be a mix of sixteen 2 bedroom 2 bath units and sixty-four 3 bedroom 2 bath units. A total of 142 parking spaces are proposed, including 80 garage spaces, 56 uncovered spaces, and 6 ADA accessible spaces. Thirty-two units would have shared parking and 2 shared driveways distributed among 4 proposed lots on the north side of proposed Cambria Avenue, and forty-eight units would have shared parking and 2 shared driveways distributed among 6 proposed lots on the south side of proposed Cambria Avenue. The project applicant is requesting nonconformance with six RM-2 (Multi-Family Residential) zone district property development standards, however the design of the proposed project would still achieve the objectives of the zoning ordinance and the RM-2 zone district, as well as achieve consistency with the High Density Residential General Plan Planned Land Use Designation.

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

City of Reedley
Categorical Exemption
Environmental Assessment No. 2023-12
Conditional Use Permit Application No. 2022-07

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 High Density Residential Planned Land Use Designation, the purpose of which is to provide for multiple-family development including multi-story condominium or apartment developments at a density of 15-29 units per acre. The project occurs in the city limits of Reedley and is on an affected area less than five acres. While the parcel size is 5.81 acres, a proposed ponding basin previously approved and analyzed through EA 2019-6 for VTSM No. 6267 is included in this acreage calculation. Without the basin, the project site is approximately 4.98 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% moderate income housing project, 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 Frankwood Avenue as well as the proposed Cambria Avenue.

The proposed project involves the construction of an 80-unit apartment complex 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: August 3, 2023

Submitted by:



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