



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER: E202310000247
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF REEDLEY	LEAD AGENCY EMAIL	DATE 09/07/2023
COUNTY/STATE AGENCY OF FILING FRESNO COUNTY	DOCUMENT NUMBER E202310000247	

PROJECT TITLE
EA NO.2022-12 FRANKWOOD COMMONS COMMERCIAL VILLAGE SPR 2022-01,TPM 2022-02

PROJECT APPLICANT NAME CITY OF REEDLEY	PROJECT APPLICANT EMAIL	PHONE NUMBER (559) 637-4200
PROJECT APPLICANT ADDRESS 1733 NINTH STREET	CITY REEDLEY	STATE CA
		ZIP CODE 93654

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

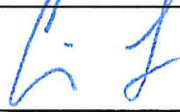
<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$	<u>0.00</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	<u>0.00</u>

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
<input type="checkbox"/> County documentary handling fee	\$50.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> Other NOI		\$	<u>0.00</u>

PAYMENT METHOD:

Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ 0.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Cierra Loera Deputy Clerk
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CITY OF REEDLEY NOTICE OF INTENT TO ADOPT A FINDING OF A MITIGATED NEGATIVE DECLARATION <u>Environmental Assessment (EA) No. 2022-12</u> <u>Frankwood Commons Commercial Village</u> <u>SPR 2022-01, TPM 2022-02</u>		<u>FILED WITH:</u> FRESNO COUNTY CLERK 2220 Tulare Street, 1 st Floor Fresno, California 93721-2600
LEAD AGENCY: City of Reedley Community Development Department 1733 Ninth Street Reedley, CA 93654 Contact: Ellen Moore, City Planner e-mail: ellen.moore@reedley.ca.gov Phone: (559) 637-4200 x 222	APPLICANT: S-K Ranch Management, Shannon Family Contact Person: JR Shannon 11878 Avenue 328 Visalia, CA 93291 (559) 401-2622	<div style="font-size: 2em; font-weight: bold; letter-spacing: 0.5em;">FILED</div> <div style="font-size: 1.2em; font-weight: bold;">SEP 07 2023</div> <div style="font-size: 0.8em;">TIME</div> <div style="color: blue; font-size: 0.8em;">9:18 am</div> <div style="font-size: 0.8em; margin-top: 5px;">FRESNO COUNTY CLERK</div> <div style="font-size: 0.8em; margin-top: 5px;">By _____ DEPUTY</div>
PROJECT LOCATION: Located within the northern portion of the City of Reedley, the proposed Project Site is on the northeast corner of South Frankwood Avenue and East South Avenue. The Site is topographically flat and is bordered by agricultural land uses to the west and south, and single-family homes to the north, east, and southeast. The Project Site is approximately 4.19 gross acres and is on APN 363-220-041.		
PROJECT DESCRIPTION: The proposed Project involves the development of a commercial development Project on approximately 4.19 acres in the City of Reedley. The proposed Project includes a gas station/convenience store with a drive-through and a medical clinic. The gas station/convenience store will be approximately 5,200 square feet, while the medical clinic will be approximately 11,000 square feet. The existing and proposed zoning is CN, Neighborhood Commercial. The 2030 Reedley General Plan designates the Site as Neighborhood Commercial. The proposed land use is Neighborhood Commercial. The Project would subdivide the 4.19-acre Site into two parcels, one for each business. The Site will include 100 parking stalls and construct on-site and off-Site infrastructure improvements. These streets have already been improved by the development of surrounding homes, including new and relocated utilities. The eastern half of Frankwood Avenue was expanded from a 30' ROW to a 42' ROW and has been built out to include a bike lane, sidewalk, landscaping, and lighting. The northern half of South Avenue was expanded from a 30' ROW to a 53' ROW, including a bike lane, sidewalks, landscaping, and lighting. Construction is proposed to begin in January 2024 and will last approximately 13 months. The Project is currently under review by the City of Reedley under Site Plan Review Application No. 2022-1 and Tentative Parcel Map Application 2022-2.		
SUMMARY OF FINDINGS: The City of Reedley has conducted an environmental analysis for the above-described project. The project has been determined to be a subsequent project that is not fully within the scope of the certified Program Environmental Impact Report (SCH No. 2010031106) prepared for the Reedley General Plan 2030 Update (GPU). Therefore, the City of Reedley, as the lead agency, proposes to adopt a Mitigated Negative Declaration for this project. The completed environmental impact checklist, its associated narrative, and any proposed mitigation measure(s) reflect applicable comments of responsible and trustee agencies, as well as research and analysis		

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conducted to examine the interrelationship between the proposed project and the physical environment. The information contained in the project application and its related environmental assessment application, responses to requests for comment, checklist and initial study narrative combine to form the record indicating that an initial study has been completed in compliance with the California Environmental Quality Act and the CEQA Guidelines.

All new development activity and many non-physical projects contribute directly or indirectly toward cumulative impacts on the physical environment. It has been determined that the incremental effect contributed by this project toward cumulative impacts is not considered substantial or significant in itself, and/or that cumulative impacts accruing from this project may be mitigated to less than significant with application of feasible mitigation measures.

For some categories of potential impacts, the checklist may indicate that a specific adverse environmental effect has been identified which is of sufficient magnitude to potentially be of concern without mitigation to reduce the level of significance. Such an effect may be inherent in nature and magnitude of the project. The completed environmental checklist form indicated whether an impact would be less than significant, or less than significant with mitigation. Effects so rated are not sufficient in themselves to require the preparation of an Environmental Impact Report, and have been mitigated to the extent reasonably feasible as required by CEQA.

The project is not located on a site which is included on any of the lists enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites and others, and the information in the Hazardous Waste and Substance Statement required under subdivision (f) of that Section.

The initial study has concluded that the proposed project would not result in any adverse effects which fall within the "Mandatory Findings of Significance" contained in Section 15065 of the State CEQA Guidelines.

With the project specific mitigation imposed, there is no substantial evidence in the record that this project may have additional significant direct, indirect or cumulative effects on the environment that are significant and that were not identified and analyzed in the certified Program Environmental Impact Report prepared for the Reedley General Plan Update 2030. After conducting a review of the adequacy of the Program Environmental Impact Report (SCH No. 2010031106) pursuant to Public Resources Code Section 21083.3, and CEQA Guidelines Sections 15168, as the lead agency, finds that no substantial changes have occurred with respect to circumstances under which the Program Environmental Impact Report (SCH No. 2010031106) was certified, and that no new information which was not known and could not have been known at the time that the Program Environmental Impact Report (SCH No. 2010031106) was certified, has become available.

Additional information on the proposed project, including a copy of the proposed environmental findings, may be obtained from the City of Reedley, Community Development Department, City Hall, 1733 Ninth Street, Reedley, California 93654 during normal business hours (Monday-Friday, 8 AM – 5 PM). 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/community-development-department/ceqa-environmental-assessments/>

ANY INTERESTED PERSON may comment on the proposed environmental finding. Comments may be submitted at any time between the date of this notice and close of business on **October 9, 2023**. Please direct comments to Ellen Moore, City Planner in the Community Development Department at City Hall, 1733 Ninth Street, Reedley, California 93654, or phone: 559-637-4200, Ext. 222, or e-mail ellen.moore@reedley.ca.gov.

Environmental Assessment No. 2022-12 (EA 2022-12), Site Plan Review Application No. 2022-01 (SPR 2022-01) and Tentative Parcel Map Application No. 2022-02 (TPM 2022-02) are scheduled to be considered by the City of Reedley Planning Commission on November 2, 2023. The Commission meeting will be held at 5:00 p.m., in the Council Chambers at Reedley City Hall, located at 845 G Street, Reedley, California 96354. The meeting will be webcast and accessed at: <https://reedley.ca.gov/city-council/city-council-live-stream/>

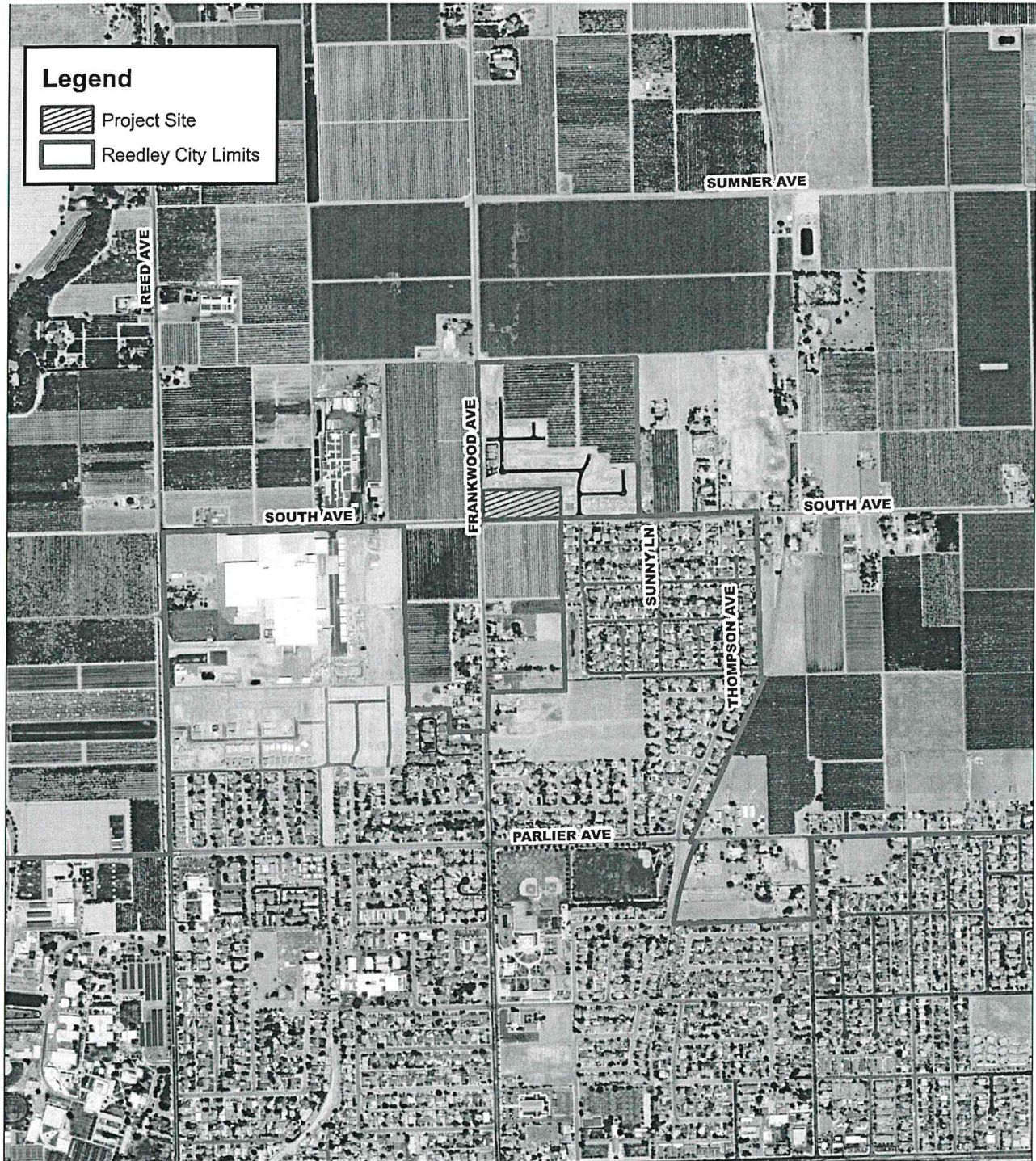
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INITIAL STUDY PREPARED BY: Ellen Moore, City Planner	SUBMITTED BY: <i>Ellen Moore</i>
DATE: September 7, 2023	Ellen Moore, City Planner Community Development Department CITY OF REEDLEY

Attachments: Location Map
Site Plan Review Application No. 2022-01
Tentative Parcel Map Application No. 2022-02

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Location Map



Date: 1/16/2023

Regional Location Map

Frankwood Commons

City of Reedley



1 inch = 1,000 feet

