

**CITY OF REEDLEY  
MITIGATED NEGATIVE DECLARATION**

**Environmental Assessment (EA) No. 2022-12  
Frankwood Commons Commercial Village  
SPR 2022-01, TPM 2022-02**

The Notice of Intent for this proposed environmental finding was filed with the

FRESNO COUNTY CLERK  
2220 Tulare Street, 1<sup>st</sup> Floor  
Fresno, California 93721-2600

On **September 7, 2023**  
(copy Attached)

**LEAD AGENCY:**

City of Reedley  
Community Development  
Department  
1733 Ninth Street  
Reedley, CA 93654  
e-mail: [ellen.moore@reedley.ca.gov](mailto: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

**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 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](mailto: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/> 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/>

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

Attachments: Notice of Intent to adopt a Mitigated Negative Declaration for Environmental Assessment (EA) No. 2022-12, dated September 7, 2023

EA 2022-12 Initial Study (including checklist from CEQA Guidelines Appendix G)