

## 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:** Edward M. Kashian  
LK Reedley, LLC  
265 E. River Park Circle, Suite 150  
Fresno CA 93720

**PROJECT TITLE:** Reedley College Housing Adjunct Parcel Map - Environmental Assessment No. 2023-13 prepared for Tentative Parcel Map Application No. 2022-04

**PROJECT LOCATION:** 368-350-35 & a portion of 368-350-19, situated near the southwest corner of I Street and North Reed Avenue

**EXEMPT STATUS:** Categorical Exemption

**PROJECT DESCRIPTION:** **Tentative Parcel Map Application No. 2022-04** pertains to the subdivision of approximately 14± acres of commercially zoned land and right-of-way dedication to accommodate two parcels, Parcel 1 and Parcel 2. Proposed Parcel 1 would be approximately six acres in size and encompasses a proposed student housing mixed-use project previously approved by City staff as Site Plan Review Application No. 2021-15. Proposed Parcel 2 is approximately eight acres in size and is not proposed to be developed at this time. The right-of-way for two streets are proposed to be dedicated as part of this Parcel Map Application. North Kings Drive is proposed to extend to the north within the limits of the project. Kingswood Parkway is proposed to extend to the west from the intersection of I Street and Reed Avenue to North Kings Drive.

**This project is exempt under Section 15315 (Class 15/Minor Land Divisions) and Section 15332 (Class 32/Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.**

**EXPLANATION:** Section 15315 (Class 15/Minor Land Divisions) exempts projects consisting of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, and all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The project is zoned for commercial service in an urbanized area and involves the division of land of one parcel into two parcels. The project is consistent

**City of Reedley Categorical Exemption  
Environmental Assessment No. 2023-13  
Tentative Parcel Map Application No. 2022-04**

with General Plan and zoning regulations, no variances or exceptions are required as a result of this land division, and services and access to the proposed parcel is currently available. The parcel has not been included in any previous land divisions and the average slope of the parcel is less than 20 percent.

The proposed project will involve the creation of a parcel for mixed-use development purposes, which is an exemption characterized under Section 15315 (Class 15/Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines.

Date: September 7, 2023

Submitted by:  \_\_\_\_\_

Ellen Moore, City Planner  
City of Reedley  
Community Development Department  
(559) 637-4200 ext. 222