

# NOTICE OF DETERMINATION

DATE RECEIVED FOR FILING:

TO: X Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

FROM: CITY OF REEDLEY  
Community Development Department  
1733 Ninth Street  
Reedley, CA 93654

\_\_\_\_ County of Fresno  
Attn: County Clerk  
2220 Tulare Street, 1st Floor  
Fresno, CA 93721-2600

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**SUBJECT:** Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code

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**PROJECT TITLE: Environmental Assessment No. 2023-16**

**Kings View Residential Project**

**General Plan Amendment App. No. 2021-04, Rezone 2021-07, and CUP 2021-07**

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**State Clearinghouse Number**

**(If subject to Clearinghouse)**

2023090575

**Lead Agency**

City of Reedley  
1733 Ninth Street  
Reedley, California 93654

**Lead Agency Contact Person**

Rodney L. Horton, Director  
Community Development Department  
ellen.moore@reedley.ca.gov  
(559) 637-4200/222

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**PROJECT LOCATION:**

Northwest of the intersection of South Frankwood Avenue and West Lilac Avenue, Assessor's Parcel Numbers (APNs): 365-220-80 and 365-220-81.

Site Latitude: 36°34'47.01"N

Site Longitude: 119°26'58.4736" W

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**PROJECT DESCRIPTION:** The Initial Study/Mitigated Negative Declaration (ISMND) under Environmental Assessment No. 2023-16 analyzed the following project components: General Plan Amendment Application No. 2021-04, Rezone Application No. 2021-07, and Conditional Use Permit Application No. 2021-07. The project pertains to the construction of six two-story townhome duplexes developed as a Planned Unit Development that will consist of twelve dwelling units on a .90-acre site. The proposed residential project location is on two contiguous undeveloped parcels situated northwest of the intersection of South Frankwood Avenue and West Lilac Avenue (APNs 365-220-80 and 365-220-81). Each unit will be approximately 1,483 sq. ft. in size, and will consist of 3-bedrooms and 2-bathrooms with the proposed off-street parking consisting of 28 total spaces. A new driveway approach will be located on Frankwood Avenue and Cyrier Avenue.

**General Plan Amendment Application No. 2021-04** specifically relates to the reclassification of two contiguous undeveloped parcels of land located northwest of the intersection of South Frankwood Avenue and West Lilac Avenue (APNs 365-220-80 and 365-220-81). The project site consists of .90 acres. The two parcels have a current General Plan Planned Land Use designation of Low Density Residential. The applicant proposes to reclassify the two abovementioned parcels to the General Plan Planned Land Use designation of Medium Density Residential. The reclassification of land use requires the zoning district designation be changed in order to be consistent with the General Plan.

**Rezone Application No. 2021-07** pertains to the reclassification of two contiguous undeveloped parcels of land located northwest of the intersection of South Frankwood Avenue and West Lilac Avenue (APNs 365-220-80 and 365-220-81). The parcels current zone district designation is R-1(SP) (Single-Unit Residential) and the applicant is proposing to reclassify the two abovementioned parcels to the RM-3 (Multi-Unit Residential) zone district designation. The RM-3 (Multi-Unit Residential) zone district designation would be consistent with the

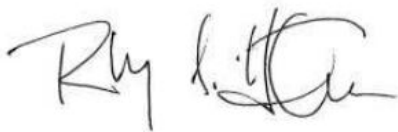
proposed General Plan Planned Land Use designation of Medium Density Residential. A twelve-unit townhome duplex is a by-right use in the RM-3 (Multi-Unit Residential) zone district.

**Conditional Use Permit Application No. 2021-07** pertains to the project being developed as a Planned Unit Development (PUD). According to the Reedley Municipal Code Title 10, Chapter 11, PUDs involve projects with careful application of design in order to achieve a more functional, aesthetically pleasing and harmonious living and working environment within the city which otherwise might not be possible by strict application and adherence to the regulations within the zoning code. With PUDs, the development standards of site area and dimensions, site coverage, yard spaces, distances between structures, and off-street parking need not be strictly compliant with the standards prescribed in the zoning district where the project is located. However, the applicant has to demonstrate by the design of the proposed project that the objectives of the zoning ordinance will be achieved.

This is to advise and certify that pursuant to Public Resources Code, section 21151(c), the City Council of the City of Reedley on January 9, 2024 considered the above described project and approved the environmental findings and assessment prepared for the above-described project and the following determinations regarding this project:

1. The project (  will  will not ) have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.  
 A determination of project conformity to the Reedley General Plan was made.
3. Mitigation measures (  were  were not ) made a condition of the approval of the project.
4. A mitigation monitoring program (  was  was not ) adopted for this project.
5. A statement of Overriding Considerations (  was  was not ) adopted for this project.
6. Findings (  were  were not ) made pursuant to the provisions of CEQA.

The above-described environmental assessment (Environmental Assessment No. 2023-16), with its finding of a Mitigated Negative Declaration, dated September 26, 2023, together with the full initial study, comments and responses and record of project approval, is available to the general public at the Community Development Department, 1733 Ninth Street, Reedley, California 93654. Electronic copies can be obtained by e-mailing [rodney.horton@reedley.ca.gov](mailto:rodney.horton@reedley.ca.gov) or by visiting the City of Reedley website at the following link: <https://reedley.ca.gov/>



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Rodney L. Horton, Director  
Community Development Department

January 10, 2024

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Date

Attachments: Mitigated Negative Declaration prepared for Environmental Assessment No. 2023-16  
Exhibits: Location Map  
General Plan Land Use and Zoning Maps  
Conditional Use Permit Application No. 2021-07

**CITY OF REEDLEY**

**NOTICE OF INTENT TO ADOPT A  
FINDING OF A MITIGATED NEGATIVE DECLARATION**

**Environmental Assessment (EA) No. 2023-16**  
**Kings View Residential Project**  
**GPA 2021-04, Rezone 2021-07, and CUP 2021-07**

**FILED WITH:**

FRESNO COUNTY CLERK  
2220 Tulare Street, 1<sup>st</sup> 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](mailto:ellen.moore@reedley.ca.gov)  
Phone: (559) 637-4200 x 222

**APPLICANT:**

Vang Inc. Consulting Engineers  
c/o Ken Vang  
4010 N. Chestnut Ave., Ste#  
101  
Fresno, CA 93726  
Email: [kenvang@vice-engr.com](mailto:kenvang@vice-engr.com)  
Phone: 559-775-0023

On September 26, 2023

**PROJECT LOCATION:**

Northwest of the intersection of South Frankwood Avenue and West Lilac Avenue, Assessor's Parcel Numbers (APNs): 365-220-80 and 365-220-81.

**PROJECT DESCRIPTION:** The proposed project would consist of the construction of 12 two-story townhouses in six buildings. The project would require rezoning the project site from One-Family Residential (R-1 [SP]) to Multi-Family Residential (RM-3) and a General Plan Amendment to change the land use from Low Density Residential to Medium Density Residential. The proposed project would require approval of a General Plan Amendment, a Zone Change, a Planned Unit Development (PUD) Application, Conditional Use Permit, and a Site Plan Review.

**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.

A 30-day public review period will begin on September 25, 2023. Written comments must be mailed, faxed, submitted in person, or via email to the contact person identified below no later than 5:00 p.m. on October 31, 2023. 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 [rodney.horton@reedley.ca.gov](mailto:rodney.horton@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. 2023-16 (EA 2023-16), General Plan Amendment Application No. 2021-04 (GPA 2021-04), Rezone Application No. 2021-07 (Rezone 2021-07), and Conditional Use Permit Application No. 2021-07 (CUP 2021-07) will be scheduled to be considered by the City of Reedley Planning Commission and the Reedley City Council at a later date. For meeting information, please contact Rodney Horton (559-637-4200, ext. 286 or [rodney.horton@reedley.ca.gov](mailto:rodney.horton@reedley.ca.gov)).

INITIAL STUDY PREPARED BY:

Rodney L. Horton, Director

SUBMITTED BY:



DATE: September 25, 2023

Rodney L. Horton, Director  
Community Development  
Department  
CITY OF REEDLEY

Environmental Assessment No. 2023-16  
Location Map



LSA



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FEET

SOURCE: Google Earth 2023

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LEGEND

 Project Site Boundary

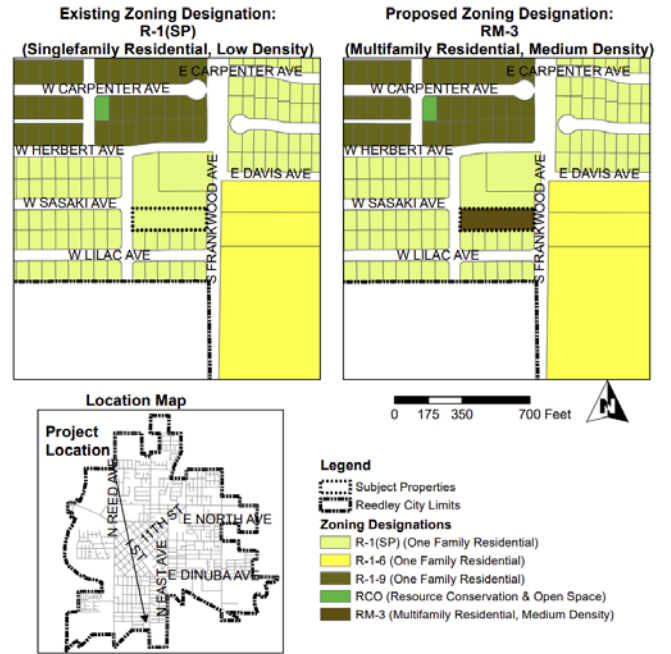
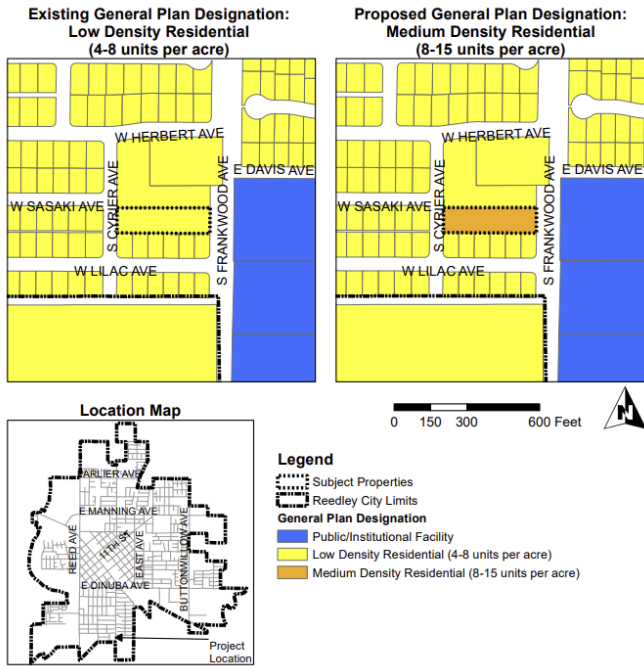
FIGURE 1-2

*Kings View Residential Project*  
Aerial Photograph of Project Site and Surrounding Land Uses



# Environmental Assessment No. 2023-16

## General Plan Amendment Application No. 2021-04 and Rezone Application No. 2021-07



Environmental Assessment No. 2023-16  
 Conditional Use Permit Application No. 2021-07

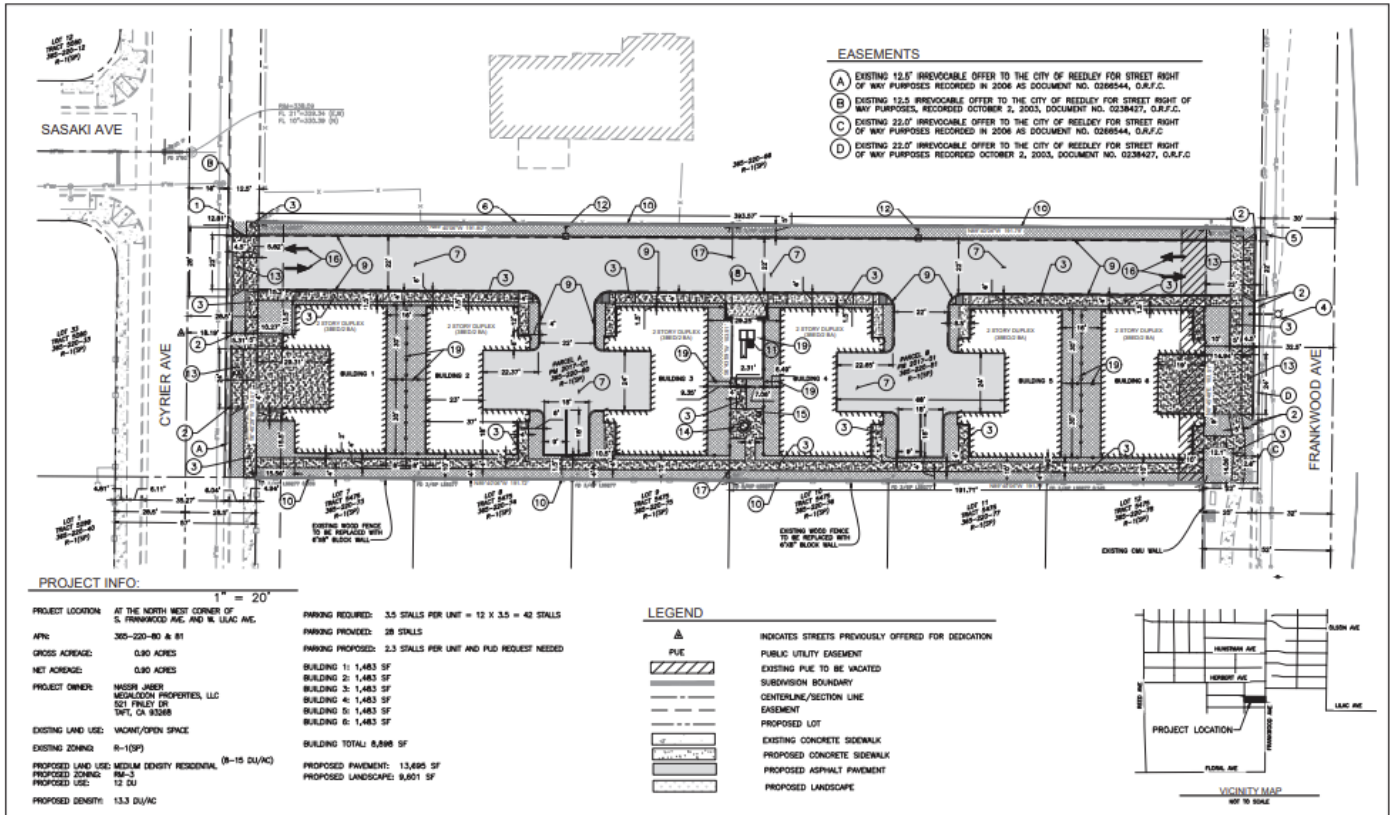
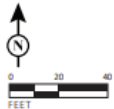


FIGURE 1-3

LSA



SOURCE: Vang Inc. Consulting Engineers, 2/9/2023

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Kings View Residential Project  
 Site Plan