

NOTICE OF DETERMINATION

DATE RECEIVED FOR FILING:

TO: 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

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

PROJECT TITLE: East Huntsman Avenue Industrial Park Project

State Clearinghouse Number
(If subject to Clearinghouse)

2024010923

Lead Agency

City of Reedley
1733 Ninth Street
Reedley, California 93654

Lead Agency Contact Person

Rodney L. Horton, MPA, Community
Development Director
Community Development Department
rodney.horton@reedley.ca.gov
(559) 637-4200/286

PROJECT LOCATION:

Assessor's Parcel Number (APN): 370-240-11 (approximately 42 acres)

The project site is located within the City of Reedley's Sphere of Influence (SOI) and is currently within the jurisdiction of the County of Fresno. The project site is surrounded by agricultural uses and Reedley Sports Park to the north, agricultural uses to the south, rural residential and agricultural uses to the east, and light industrial uses to the west. Traver Channel, an Alta Irrigation District (AID) channel, bounds the project site to the west and north. East Huntsman Avenue bounds the project site to the south.

Site Latitude: 36°35'03.2"N

Site Longitude: 119°25'11.2"W

PROJECT DESCRIPTION: The Initial Study/Mitigated Negative Declaration (IS/MND) analyzed the following project components: the annexation of a Fresno County parcel consisting of a total of 42 acres and the proposed development of a 26-lot light industrial park. The proposed project would include the annexation of the project site into Reedley, after which the project site would be pre-zoned to the Light Industrial (ML) District and the existing Fresno County General Plan agricultural land use designation would change to Light Industrial as established in the City's General Plan. The proposed project would require approval of an annexation application, Sphere of Influence Application, a rezone (pre-zone), and a Tentative Subdivision Map.

This is to advise and certify that pursuant to Public Resources Code, section 21151(c), the City Council of the City of Reedley on April 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 not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation monitoring program was adopted for this project.
5. A statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

The above-described IS/MND, dated January 29, 2024, together with comments and responses, and all environmental documents and project records, 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 or by visiting the City of Reedley website at the following link: <https://reedley.ca.gov/>



April 9, 2024

Rodney L. Horton, MPA
Community Development Director
Community Development Department

Date

Attachments: Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration for East Huntsman Avenue Industrial Park Project

Exhibits: Figure 1-1: Regional and Local Context
Figure 1-2: Aerial Photograph of Project Site and Surrounding Land Uses
Figure 1-3: Site Plan

**CITY OF REEDLEY
MITIGATED NEGATIVE DECLARATION**

Environmental Assessment (EA) No. 2022-13
East Huntsman Avenue Industrial Park Project
SOI 2022-01, Annex 2022-01, Rezone 2022-03, SPR 2022-19 & TSM 6428

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

FRESNO COUNTY CLERK
2220 Tulare Street, 1st Floor
Fresno, California 93721-2600

LEAD AGENCY:

City of Reedley
Community Development
Department
1733 Ninth Street
Reedley, CA 93654
e-mail:
rodney.horton@reedley.ca.gov
Phone: (559) 637-4200 x 286

APPLICANT:

Tac LLC
C/O Kevin Lai
221 Chantecler Drive
Fremont, CA 94539

On January 30, 2024

PROJECT LOCATION:

20349 East Huntsman Avenue, Reedley, CA 93654
APN: 370-240-11

PROJECT DESCRIPTION: The proposed project would develop the approximately 42-acre project site into a 26-lot light industrial park. The proposed project would include the annexation of the project site into Reedley, after which the project site would be pre-zoned to the Light Industrial (ML) District and the existing Fresno County General Plan agricultural land use designation would change to Light Industrial as established in the City's General Plan. The proposed project would require approval of an annexation application, Sphere of Influence Application, a rezone (pre-zone – Ordinance No. 2024-004), and a Tentative Subdivision Map.

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 January 29, 2024. 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 February 27, 2024. 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 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. 2022-13 (EA 2022-13), Sphere of Influence Expansion Application No. 2022-01 (SOI 2022-01), Annexation Application No. 2022-01 (Annex 2022-01), Rezone Application No. 2022-03 (Ordinance No. 2024-004), Site Plan Review Application No. 2022-19 (SPR 2022-19), and Tentative Subdivision Map No. 6428 (TSM 6428) will be scheduled to be considered by the City of Reedley Planning Commission on March 7, 2024, and the Reedley City Council March 26, 2024. For meeting information, please contact Rodney Horton (559-637-4200, ext. 286 or rodney.horton@reedley.ca.gov).

INITIAL STUDY PREPARED BY:
Rodney L. Horton, Community Development Director

SUBMITTED BY:



DATE: January 30, 2024

Rodney Horton, City Planner
Community Development
Department
CITY OF REEDLEY

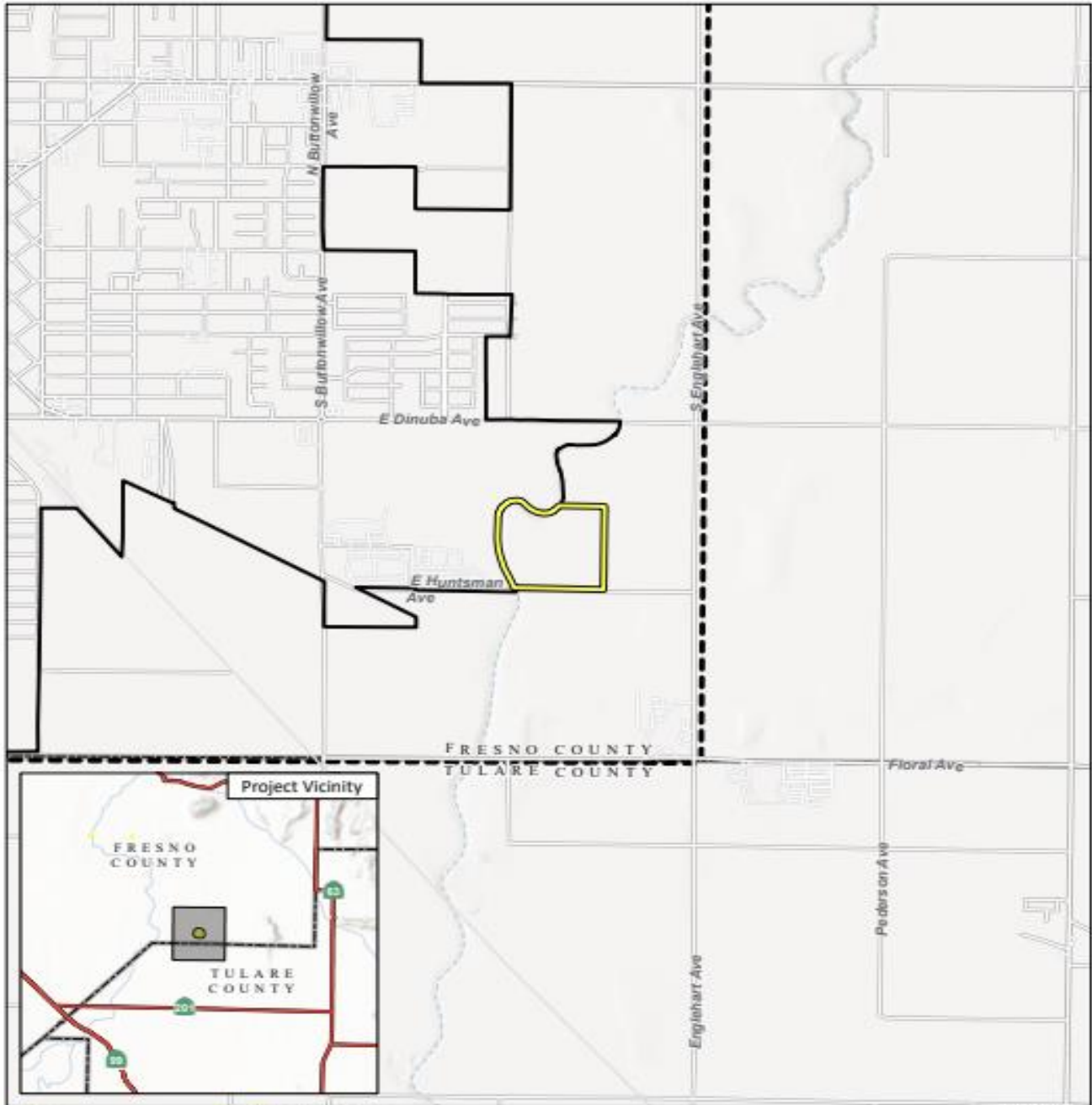


FIGURE 1-1

LSA

-  Project Location
-  Reedley City Limits
-  Reedley Sphere of Influence



0 1000 2000
FEET

SOURCE: Esri Topographic (2023)

J:\20231045.02\GIS\Pro\Huntsman Avenue Industrial Park\Huntsman Avenue Industrial Park.aprx (8/9/2023)

East Huntsman Avenue Industrial Park Project
Regional and Local Context



FIGURE 1-2

LSA

LEGEND

 Project Location

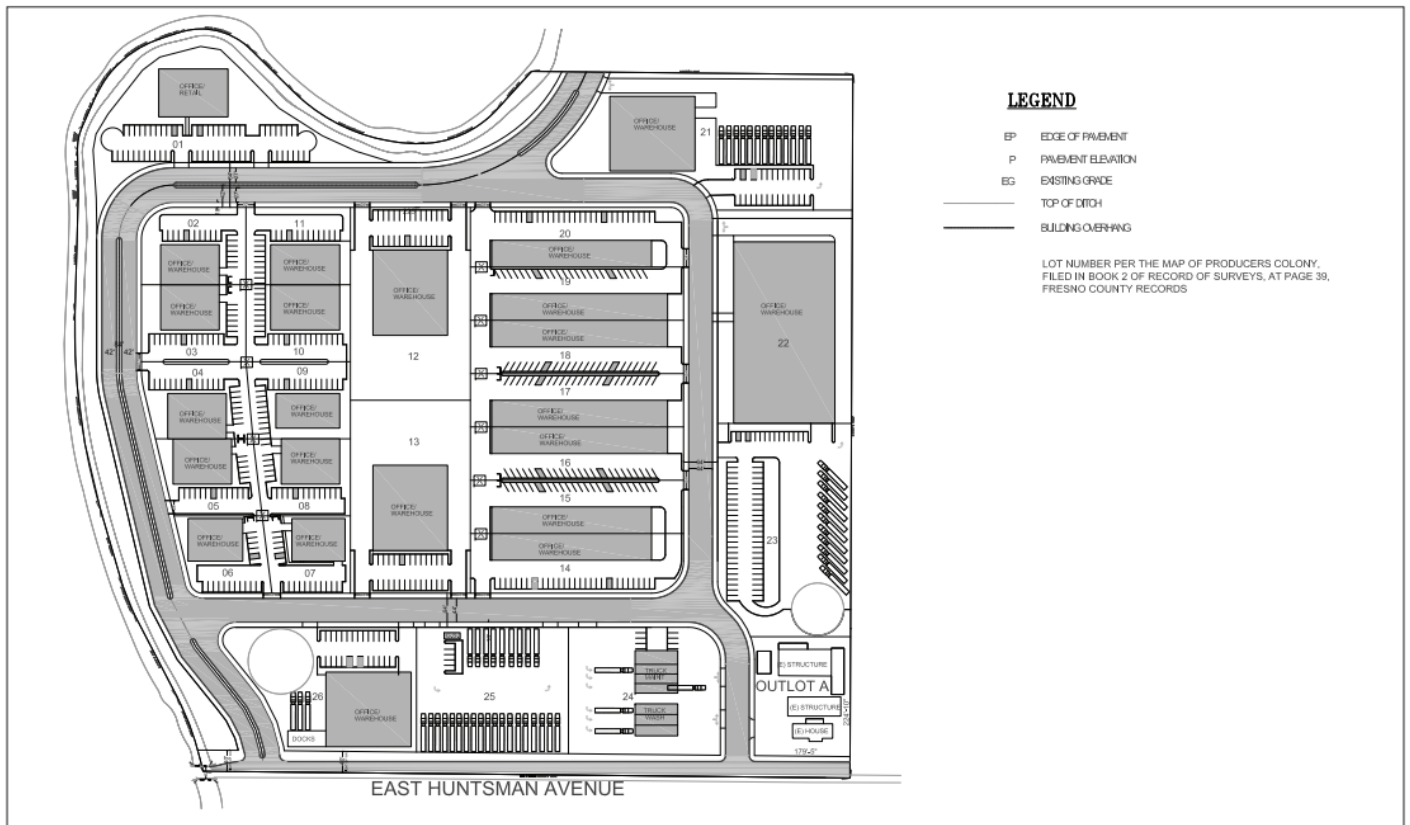


0 350 700
FEET

SOURCE: Google Earth (2023)

I:\20231045.02\G\Land_Use.ai (8/7/2023)

East Huntsman Avenue Industrial Park Project
Aerial Photograph of Project Site and Surrounding Land Uses



LSA

FIGURE 1-3

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N
NOT TO SCALE

SOURCE: Rockspire, Inc., 12/2022
I:\20231045.02\G\SitePlan.ai (8/9/2023)

East Huntsman Avenue Industrial Park Project
Site Plan



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER: E202410000027
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF REEDLEY	LEAD AGENCY EMAIL EXT. 286	DATE 01/30/2024
COUNTY/STATE AGENCY OF FILING FRESNO COUNTY		DOCUMENT NUMBER E202410000027

PROJECT TITLE
EAST HUNTSMAN AVENUE INDUSTRIAL PARK PROJECT

PROJECT APPLICANT NAME CITY OF REEDLEY	PROJECT APPLICANT EMAIL EXT. 286	PHONE NUMBER (559) 637-4200
PROJECT APPLICANT ADDRESS 1733 NINTH STREET	CITY FRESNO	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)	\$4,051.25	\$	<u>0.00</u>
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,916.75	\$	<u>2,916.75</u>
<input checked="" type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	<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 checked="" type="checkbox"/> County documentary handling fee	\$50.00	\$	<u>50.00</u>
<input type="checkbox"/> Other		\$	<u>0.00</u>

PAYMENT METHOD:

- Cash Credit Check Other

TOTAL RECEIVED \$ **2,966.75**

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Cierra Loera Deputy Clerk
---	---

County of Fresno
Clerk's Office
James A. Kus

Elections Department
(559) 600-8683

Clerk Services Department
(559) 600-2575

Finalization 2024006667
4/10/2024 12:37 PM
CCR572887 Cloera

Description	Fee
EIR - Negative Declaration	

Time Recorded: 12:37 PM
Recording Fee: No Fee

Total Amount Due \$0.00

Total Paid

Amount Due \$0.00

E202410000027

THANK YOU
PLEASE KEEP FOR REFERENCE

County of Fresno
Clerk's Office
James A. Kus

Elections Department
(559) 600-8683

Clerk Services Department
(559) 600-2575

Finalization 2024006668
4/10/2024 12:37 PM
CCR572887 Cloera

Description	Fee
EIR - Negative Declaration	

Time Recorded:	12:37 PM
Recording Fee:	\$2,916.75

Total Amount Due	\$2,916.75
------------------	------------

Total Paid

Credit Card	\$2,916.7
#268402519	

Amount Due	\$0.00
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E202410000027

THANK YOU
PLEASE KEEP FOR REFERENCE

County of Fresno
Clerk's Office
James A. Kus

Elections Department
(559) 600-8683

Clerk Services Department
(559) 600-2575

Finalization 2024006669
4/10/2024 12:37 PM
CCR572887 Cloera

Description	Fee
EIR Administrative Fee	

Time Recorded: 12:37 PM
Recording Fee: \$50.00

Total Amount Due \$50.00

Total Paid
Credit Card \$50.00
#268402519

Amount Due \$0.00

E2024/10006627

THANK YOU
PLEASE KEEP FOR REFERENCE

E202410000027

NOTICE OF DETERMINATION

DATE RECEIVED FOR FILING:

TO: ___ 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

FILED
APR 10 2024
TIME 12:40pm
By [Signature]
FRESNO COUNTY CLERK
DEPUTY

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

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

PROJECT TITLE: East Huntsman Avenue Industrial Park Project

State Clearinghouse Number
(If subject to Clearinghouse)
2024010923

Lead Agency
City of Reedley
1733 Ninth Street
Reedley, California 93654

Lead Agency Contact Person
Rodney L. Horton, MPA, Community
Development Director
Community Development Department
rodney.horton@reedley.ca.gov
(559) 637-4200/286

PROJECT LOCATION:

Assessor's Parcel Number (APN): 370-240-11 (approximately 42 acres)

The project site is located within the City of Reedley's Sphere of Influence (SOI) and is currently within the jurisdiction of the County of Fresno. The project site is surrounded by agricultural uses and Reedley Sports Park to the north, agricultural uses to the south, rural residential and agricultural uses to the east, and light industrial uses to the west. Traver Channel, an Alta Irrigation District (AID) channel, bounds the project site to the west and north. East Huntsman Avenue bounds the project site to the south.

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1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
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E202410000027

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April 9, 2024

Rodney L. Horton, MPA
Community Development Director
Community Development Department

Date

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Exhibits: Figure 1-1: Regional and Local Context
Figure 1-2: Aerial Photograph of Project Site and Surrounding Land Uses
Figure 1-3: Site Plan

E202410000027

CITY OF REEDLEY MITIGATED NEGATIVE DECLARATION		The Notice of Intent for this proposed environmental finding was filed with the
<u>Environmental Assessment (EA) No. 2022-13 East Huntsman Avenue Industrial Park Project SOI 2022-01, Annex 2022-01, Rezone 2022-03, SPR 2022-19 & TSM 6428</u>		
LEAD AGENCY: City of Reedley Community Development Department 1733 Ninth Street Reedley, CA 93654 e-mail: rodney.horton@reedley.ca.gov Phone: (559) 637-4200 x 286	APPLICANT: Tac LLC C/O Kevin Lai 221 Chantecler Drive Fremont, CA 94539	FRESNO COUNTY CLERK 2220 Tulare Street, 1 st Floor Fresno, California 93721-2600
PROJECT LOCATION: 20349 East Huntsman Avenue, Reedley, CA 93654 APN: 370-240-11		On January 30, 2024
PROJECT DESCRIPTION: The proposed project would develop the approximately 42-acre project site into a 26-lot light industrial park. The proposed project would include the annexation of the project site into Reedley, after which the project site would be pre-zoned to the Light Industrial (ML) District and the existing Fresno County General Plan agricultural land use designation would change to Light Industrial as established in the City's General Plan. The proposed project would require approval of an annexation application, Sphere of Influence Application, a rezone (pre-zone – Ordinance No. 2024-004), and a Tentative Subdivision Map.		
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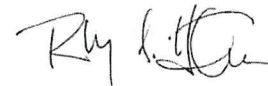
The initial study has concluded that the proposed project would not result in any adverse effects which fall within the "Mandatory Findings of Significance" contained in Section 15065 of the State CEQA Guidelines.

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.

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INITIAL STUDY PREPARED BY:
Rodney L. Horton, Community Development Director

SUBMITTED BY:



DATE: January 30, 2024

Rodney Horton, City Planner
Community Development
Department
CITY OF REEDLEY

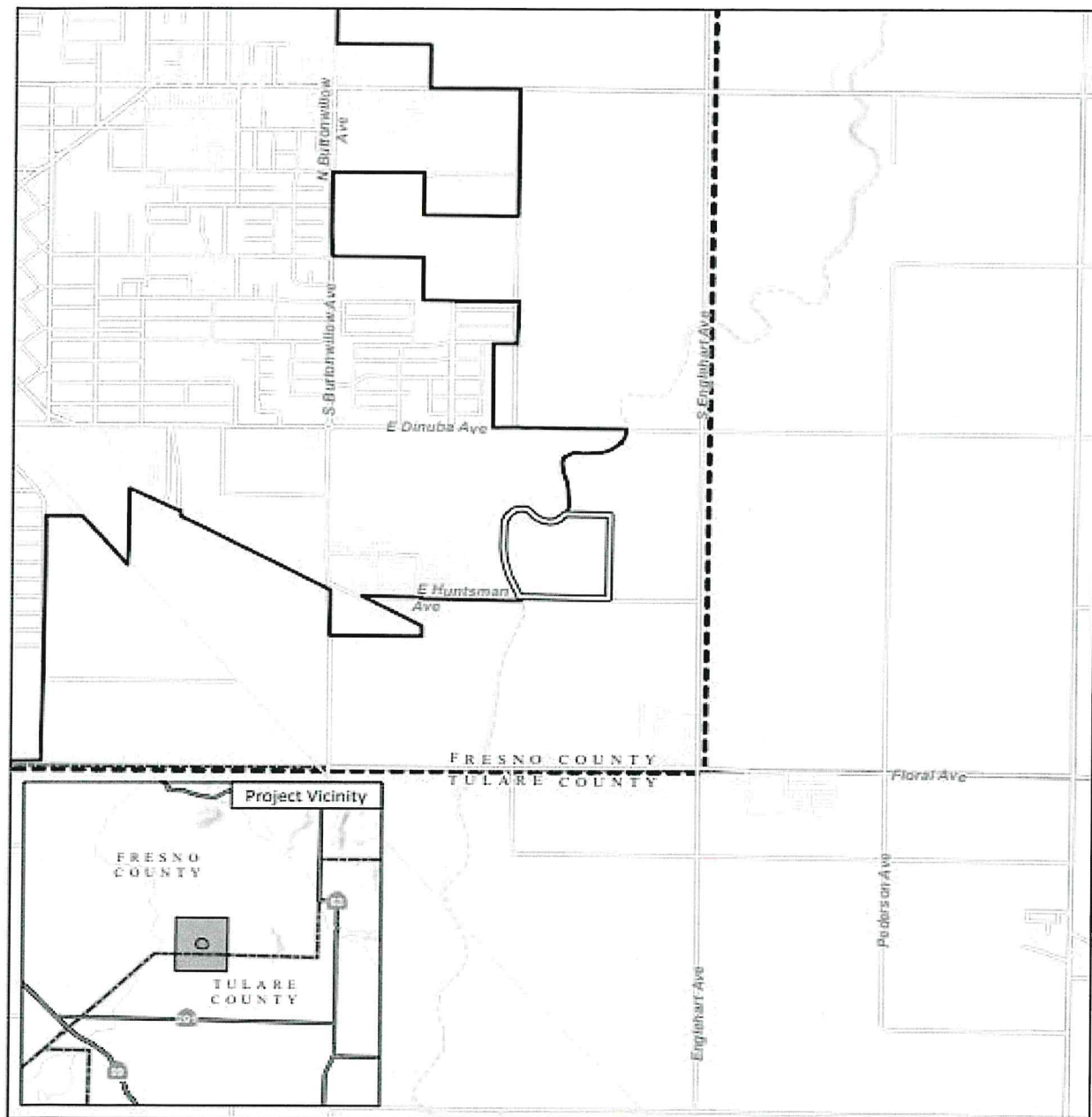





FIGURE 1-1

LSA

-  Project Location
-  Reedley City Limits
-  Reedley Sphere of Influence



SOURCE: Earl Topographic (2023)

J:\20231045.02\GIS\Pro\Huntsman Avenue Industrial Park\Huntsman Avenue Industrial Park.aprx (8/9/2023)

East Huntsman Avenue Industrial Park Project
Regional and Local Context



LSA



SOURCE: Google Earth (2023)
I:\20231045_02\G\Land_Use.ai (8/7/2023)

LEGEND

 Project Location

FIGURE 1-2

East Huntsman Avenue Industrial Park Project
Aerial Photograph of Project Site and Surrounding Land Uses

E202410000027

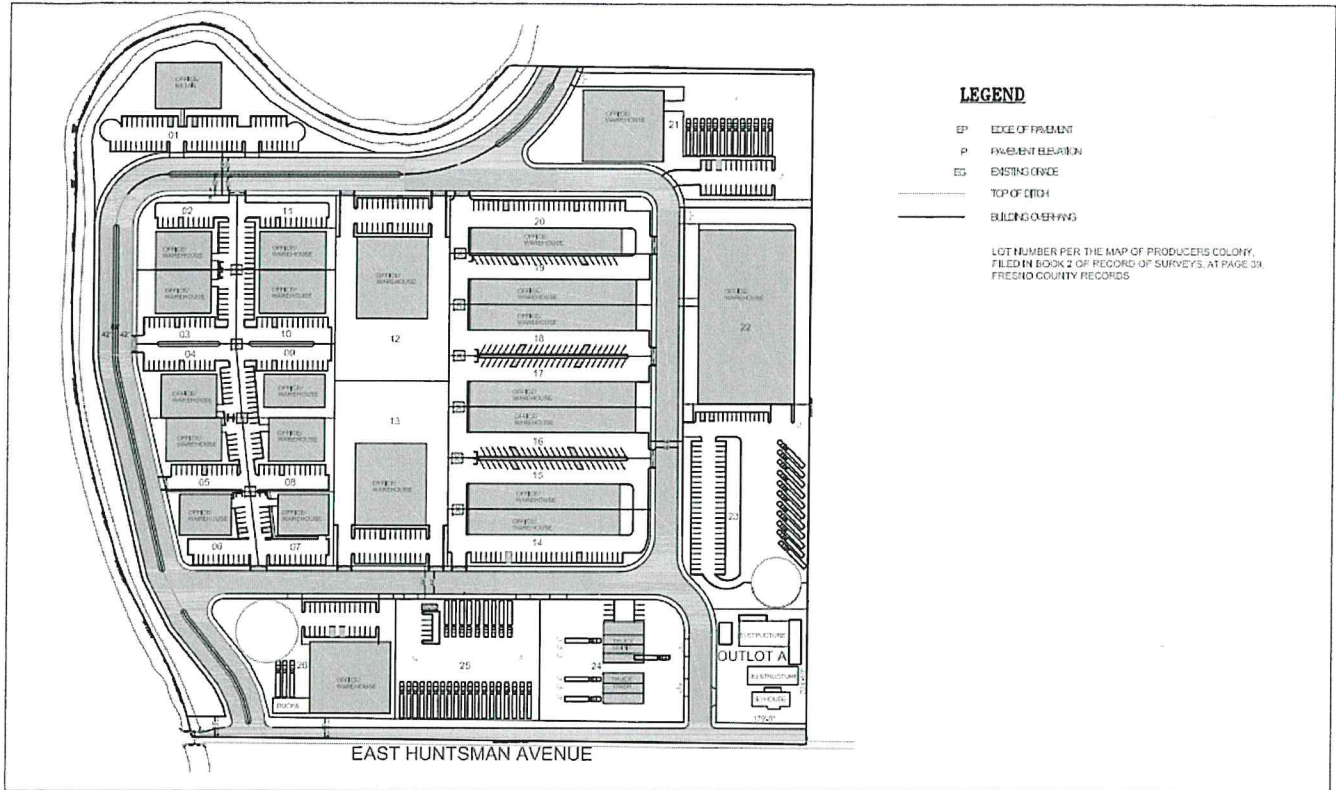


FIGURE 1-3

LSA



NOT TO SCALE

East Huntsman Avenue Industrial Park Project
Site Plan

SOURCE: Rockspire, Inc., 12/2022
I:\20231045.02\G\SitePlan.ai (8/9/2023)