



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: E202410000258
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF REEDLEY	LEAD AGENCY EMAIL	DATE 09/10/2024
COUNTY/STATE AGENCY OF FILING FRESNO COUNTY	DOCUMENT NUMBER E202410000258	

PROJECT TITLE
 EA NO. 2024-10 FOR CUP APP MO. 2024-02 141-UNIT APARTMENT COMPLEX

PROJECT APPLICANT NAME CITY OF REEDLEY	PROJECT APPLICANT EMAIL X 222	PHONE NUMBER (559) 637-4200
PROJECT APPLICANT ADDRESS 1733 9TH ST	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)	\$4,051.25	\$	<u>0.00</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,916.75	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	<u>0.00</u>

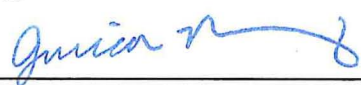
- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

<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 checked="" type="checkbox"/> Other CATEGORICAL EXEMPTION		\$	<u>0.00</u>

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 50.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Jessica Munoz Deputy Clerk
---	--

County of Fresno
Clerk's Office
James A. Kus

Elections Department
(559) 600-8683

Clerk Services Department
(559) 600-2575

Finalization 2024016903
9/10/2024 03:57 PM
CCR571949 jmunoz

Description	Fee
-------------	-----

EIR Administrative Fee

Time Recorded: 3:57 PM

Recording Fee: \$50.00

Total Amount Due \$50.00

Total Paid

Credit Card \$50.00

#284783827

Amount Due \$0.00

E 202410000258

THANK YOU
PLEASE KEEP FOR REFERENCE

E202410000258

NOTICE OF EXEMPTION

To: County Clerk
County of Fresno
2220 Tulare Street, 1st 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

FILED
SEP 10 2024
TIME 3:56pm
FRESNO COUNTY CLERK
By *[Signature]* DEPUTY

APPLICANT: Orlando Ramirez, BBR Inc.
4233 W. Wathen Avenue
Fresno, CA 93722
orlando@bbrmgmt.com

PROJECT TITLE: Environmental Assessment No. 2024-10 for Conditional Use Permit Application No. 2024-02 – 141-unit Apartment Complex

PROJECT LOCATION: (Portion of APN 370-040-31) located on the south side of East Manning Avenue, west of the intersection of East Manning Avenue and Zumwalt Avenue

EXEMPT STATUS: Categorical Exemption

PROJECT DESCRIPTION: **Conditional Use Permit Application No. 2024-02** pertains to the authorization to construct a 141-unit market-rate apartment complex distributed among ten buildings. The proposed project consists of 32 two-bedroom, one-bathroom units, 92 two-bedroom, two-bathroom units, and 16 three-bedroom, two-bathroom units. The 10th building includes a 3,901 sq. ft. community center and 1 two-bedroom manager's unit. The project proposes to include 225 parking stalls. The primary access point would be on Zumwalt Avenue through a centralized drive aisle and a secondary access point would be located at the future Linden Avenue. The project site is located within the Blossom Trail Vesting Tentative Subdivision Map No. 6129 (Lots 58 and 59). Additionally, the project proposes to eliminate Myrtle Avenue (as shown on Vesting Tentative Tract Map No. 6129).

This project is exempt under Sections 15332 (Class 32/Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

EXPLANATION: Section 15332 (In-Fill Development Projects) of the CEQA Guidelines exempts projects that are consistent with the General Plan and zoning; occur within the city limits on a site no more than five acres; contain no habitat for endangered species; would not result in any significant effects relating to traffic, noise, air quality or water quality; and can be adequately served by all required utilities and public services.

**City of Reedley
Categorical Exemption
Environmental Assessment No. 2024-10
Conditional Use Permit Application No. 2024-02**

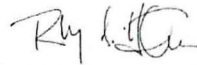
E202410000258

The project site has a High Density Residential Planned Land Use Designation, the purpose of which is to provide for multiple-unit development including multi-story condominium or apartment developments at a density of 15-29 units per acre. The project occurs in the city limits of Reedley and is on an affected area of five acres. Because the project site is in an urban area, there is no habitat for endangered species on the site. The project site is within city limits and is in an urban area which has a high level of disturbance within and adjacent to the project area, therefore it lacks suitable habitat for endangered species. The proposed project is a 100% moderate income housing project, therefore a Vehicle Miles Traveled (VMT) analysis is not required. The project would be required to comply with general plan policies and mitigation measures addressed in the Reedley General Plan 2030 Program EIR (SCH# 2010031106), which would determine that the project would not result in any significant effects related to traffic, noise, air quality or water quality. The site can be adequately served by utilities.

The proposed project involves the construction of a 141-unit apartment complex on a site area of five acres in size, which is an exemption characterized under 15332 (Class 32/Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

Date: September 5, 2024

Submitted by:



Rodney L. Horton, Director
City of Reedley
Community Development Department
(559) 637-4200 ext. 286
Rodney.Horton@reedley.ca.gov