

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 Dept.
1733 Ninth Street
Reedley, CA 93654

X County of Fresno
Attn: County Clerk
2221 Kern Street
Fresno, CA 93721-2600

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

PROJECT TITLE: **Environmental Assessment No. 2021-11**
Site Plan Review Application No. 2021-15 (Student Housing Project)

State Clearinghouse Number
(If subject to Clearinghouse)

2010031106

Lead Agency Contact Person

Rodney L. Horton, Community Development Director
Community Development Department
City of Reedley
1733 Ninth Street
Reedley, California 93654

Contact Information

(559) 637-4200/286
Rodney.Horton@reedley.ca.gov

PROJECT LOCATION:

Assessor's Parcel Number (APN): 368-350-35 & a portion of 368-350-19 (approximately 5.32 acres)
Site Address: Address To Be Determined (Situated near the southwest corner of I Street and North Reed Avenue)

PROJECT DESCRIPTION: Site Plan Review Application No. 2021-15 is a proposed development that will be a mixed-use project and include student housing, workforce housing and retail components, as outlined below: Student Housing Overview: Approximately 3 acres with 2 - 3 story buildings, containing 60 housing units with an additional 3,500 square foot building containing the clubhouse and leasing office. Unit plans include 2-bedroom and 4-bedroom options. There is a residential density of 20 dwelling units per acre.

Workforce Housing Overview: Approximately 2 acres with 2 - 3 story buildings, containing 70 housing units with an additional 2,000 square foot building containing the clubhouse and leasing office. Unit plans include Studios, 1-bedroom and 2-bedroom options. There is a residential density of 33 dwelling units per acre. Retail: Approximately 1/3 of an acre which would allow for a retail/food service pad building of approximately 850 square feet with a drive thru. The retail component will be constructed with initial construction of the project and will not be phased. The developer will provide a minimum of 20% affordable housing units for the Workforce Housing. The intent is to also provide a minimum of 20% affordable for the Student Housing. As such, pursuant to Section 65915, the developer is requesting bonus units, allowing for 33 units per acre, on the Workforce Housing portion of the development.

Construction and Design Description: The housing elements will be 3-story walk-up structures. Exteriors will be plastered with reveals and accent features consisting of stone, metal, and wood. The roofs are to be flat. The retail building will have compatible architecture to the housing.

Project Amenities include the following:

- On-site management (within the clubhouse for each housing type)
- Community Room (one for each housing type)
- Pool area (one for each housing type) • Exercise Rooms (one for each housing type) • Business Center (offered in student housing component)
- Mail Room (one for each housing type) • Landscaped Courtyards (for each housing type)
- Outdoor Activity areas (for each housing type)
- Secure fenced and gated sites that separates student housing, workforce housing, and retail

Development Plan and Neighborhood Impacts: The proposed project is consistent with the Community Commercial General Plan Planned Land Use Designation. The project will complement the surrounding areas, including the adjacent retail properties, with walkable access for the residents, implementing the goals of the 2030 General Plan. In addition to the much-needed housing itself, the project will include substantial roadway improvements, including multi-use parkways and bike lanes, encouraging a walkable environment and connection to Reedley College. A major consideration of this mixed-use project is to allow residents the opportunity to work, shop and go to school without the need of an automobile, if desired or necessary. Parking: Parking is provided on site, in surface lots, for each housing type and the retail. All lots will be well lit, landscaped, and secure. The parking lots will be constructed of permeable concrete paving, allowing for on-site rainwater retention, in conjunction with planned bioswales. The student housing will have a parking ratio of 1.8 stalls per dwelling unit and the workforce housing will have a parking ratio of 1.57 stalls per dwelling unit. For both housing types, guest parking is proposed outside of the gated entrances to the housing. The retail component includes 1 stall per 142.5 square feet.

The City of Reedley, as the Lead Agency, approved the above described project and made the following determinations about the above described project:

1. On February 25, 2014, the City Council certified the Program Environmental Impact Report (SCH No. 2010031106), prepared for General Plan Amendment No. 2012-002, which was prepared pursuant to the California Environmental Quality Act (CEQA).
2. The approved project (Site Plan Review Application No. 2021-15) would have no new effects that were not identified or examined in the Program EIR (SCH No. 2010031106).
3. No new effects could occur beyond those identified and analyzed in the Program EIR (SCH No. 2010031106).
4. No new mitigation measures would be required beyond those set forth in the Program EIR (SCH No. 2010031106).
5. An Addendum to the Program EIR shall prepared for this project pursuant to the provisions of CEQA.
6. Findings were made pursuant to CEQA Section 15168(c)(2).

The Addendum has determined that the changes within the Proposed Project would not trigger any of the conditions listed in Sections 15162 and 15164 of the CEQA Guidelines, requiring preparation of a subsequent or supplemental environmental impact report or negative declaration. The Proposed Project does not introduce new significant environmental effects, substantially increase the severity of previously identified significant environmental effects, or show that mitigation measures or alternatives previously found not to be feasible would in fact be feasible. Thus, this Addendum satisfies the requirements of CEQA Guidelines sections 15162 and 15164.

This is to advise and certify that pursuant to Public Resources Code, section 21151(c), the Community Development Department of the City of Reedley on June 14, 2022 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.
☒ An *Addendum to a Program EIR* 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.
3. Mitigation measures (☐ were ☒ were not) made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan (☐ 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. 2021-11), together with the previously adopted Program EIR, 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.



Rodney L. Horton, Community Development Director
Community Development Department

6/14/2022
Date

CITY OF REEDLEY
ADDENDUM TO A PROGRAM ENVIRONMENTAL IMPACT REPORT.

(As certified on February 25, 2014)

*Addendum prepared in accordance with Section 15164 of the California
Environmental Quality Act (CEQA) Guidelines*

The full Initial Studies and the Program
Environmental Impact Report SCH No.
2010031106 are on file in the Community
Development Department,
Reedley City Hall
846 G Street
Reedley, California 93654
(559) 621-8277

ENVIRONMENTAL
ASSESSMENT NUMBER:

General Plan Amendment No.
2012-002

This addendum was
not circulated for
public review
pursuant to Section
15164(c) of the
CEQA Guidelines.

APPLICANT:

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

PROJECT LOCATION:

368-350-35 & a portion of 368-350-19
(Situated near the southwest corner of I Street and North
Reed Avenue.)

PROJECT DESCRIPTION: Site Plan Review Application No. 2021-15 is a proposed development that will be a mixed-use project and include student housing, workforce housing and retail components, as outlined below: Student Housing Overview: Approximately 3 acres with 2 - 3 story buildings, containing 60 housing units with an additional 3,500 square foot building containing the clubhouse and leasing office. Unit plans include 2-bedroom and 4-bedroom options. There is a residential density of 20 dwelling units per acre.

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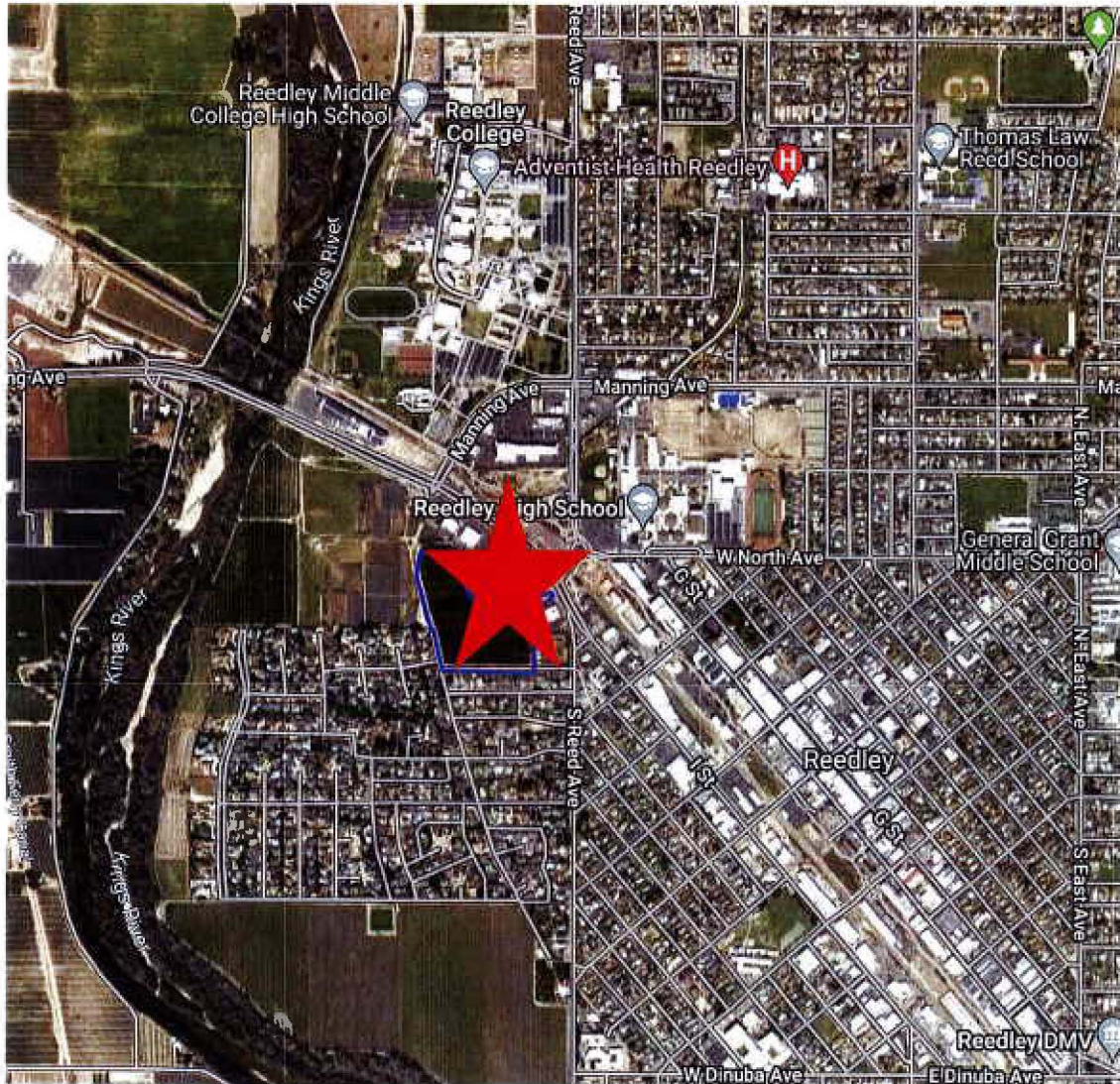
Development Plan and Neighborhood Impacts: The proposed project is consistent with the Community Commercial General Plan Planned Land Use Designation. The project will complement the surrounding areas, including the adjacent retail properties, with walkable access for the residents, implementing the goals of the 2030 General Plan. In addition to the much-needed housing itself, the project will include substantial roadway improvements, including multi-use parkways and bike lanes, encouraging a walkable environment and connection to Reedley College. A major consideration of this mixed-use project is to allow residents the opportunity to work, shop and go to school without the need of an automobile, if desired or necessary. Parking: Parking is provided on site, in surface lots, for each housing type and the retail. All lots will be well lit, landscaped, and secure. The parking lots will be constructed of permeable concrete paving, allowing for on-site rainwater retention, in conjunction with planned bioswales. The student housing will have a parking ratio of 1.8 stalls per dwelling unit and the workforce housing will have a parking ratio of 1.57 stalls per dwelling unit. For both housing types, guest parking is proposed outside of the gated entrances to the housing. The retail component includes 1 stall per 142.5 square feet.

Section 15162 provides that when a negative declaration has been adopted for a project, no subsequent negative declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

FINDINGS PURSUANT TO SECTION 15162 OF THE CEQA GUIDELINES.	
(1) <i>Substantial changes are proposed in the project which would require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;</i>	
Finding (1):	There are no new, previously unidentified impacts such that a subsequent EIR or Mitigated Negative Declaration is required. The Proposed Project does not introduce new significant environmental effects, substantially increase the severity of previously identified significant environmental effects, or show that mitigation measures or alternatives previously found not to be feasible would in fact be feasible. Thus, this Addendum satisfies the requirements of CEQA Guidelines sections 15162 and 15164.
(2) <i>Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Mitigated Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or,</i>	

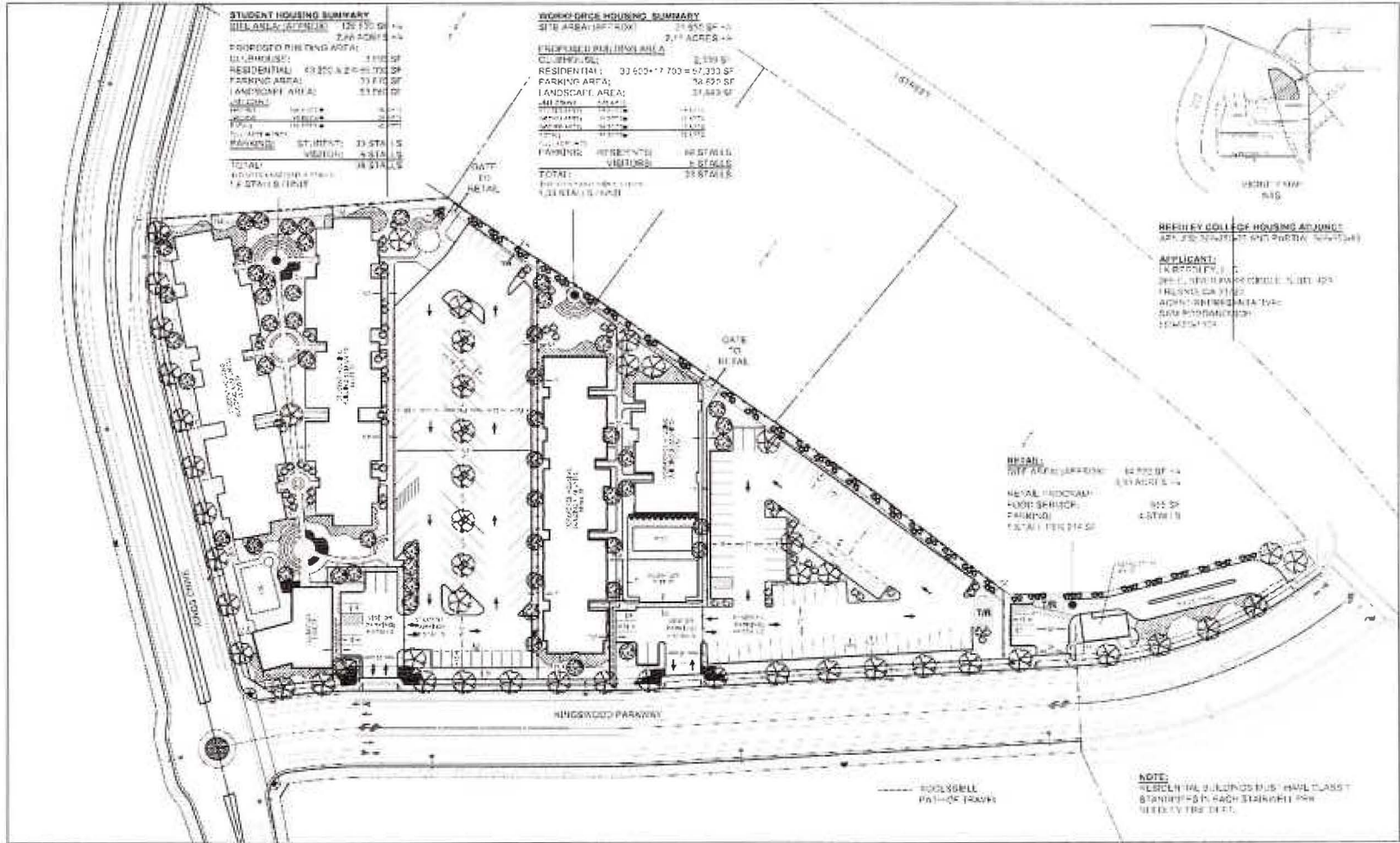
<p>Finding (2):</p>	<p>There have been no substantial changes to the surrounding area or project site which would otherwise affect the circumstances under which the project is undertaken. Since the Program Environmental Impact Report has been adopted, there hasn't been much development in the area, which leaves the circumstances the same. The severity of environmental issues identified in the Program Environmental Impact Report has not increased since the preparation of the initial study, and refinements are being made to the project such that the previous mitigation measures are sufficient.</p>
<p>(3) <i>New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous Negative Declaration was adopted, shows any of the following: (A) The project will have one or more significant effects not discussed in the previous negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project; and, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous negative declaration, would substantially reduce one or more significant effects on the environment.</i></p>	
<p>Finding (3):</p>	<p>The addendum does not identify new information regarding significant effects not previously discussed in the Program Environmental Impact Report, and potential effects previously examined are not substantially more severe than originally discussed. No mitigation measures which were previously identified have been found infeasible, nor has it been determined that identified mitigations measures would not substantially reduce significant effects of the project. No mitigation measures have been added or modified, or are they considerably different from those analyzed in the Program Environmental Impact Report.</p> <p>This project does not change or affect the previous findings of the Program Environmental Impact Report. Therefore, no new information identifies significant or substantially more severe effects than originally discussed.</p>
<p>ADDENDUM PREPARED BY: Rodney L. Horton Community Development Director</p>	<p>SUBMITTED BY:</p>
<p>DATE: 6/13/2022</p>	<p>Rodney L. Horton Community Development Department</p>

VICINITY MAP



PROJECT LOCATION

Site Plan Review Application No. 2021-15 – Site Plan



REEDLEY COLLEGE HOUSING ADJUNCT
 REEDLEY, CA 95238

**SITE PLAN CONCEPT
 SITE PLAN REVIEW**

6/13/2022 11:00 AM



SCOTT BECK ARCHITECT
 1000 N. 1ST STREET, REEDLEY, CA 95238
 (559) 222-1111

A-1.1

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # E201410000048

Lead Agency: CITY OF REEDLEY Date: 02/26/2014

County Agency of Filing: FRESNO COUNTY CLERK Document No: E201410000048

Project Title: CITY OF REEDLEY PLAN AMENDMENT NO. 2012-002(REEDLEY GENERAL PLAN UPDTE

Project Applicant Name: CITY ORF REEDLEY Phone Number: (559) 637-4200

Project Applicant Address: 1733 NINTH STREET, REEDLEY, CA 93654

Project Applicant: LOCAL PUBLIC AGENCY

ADMINISTRATION FEE	\$	50.00
ENVIR. IMPACT REPORT	\$	3029.75
Total Received	\$	3079.75

Signature and title of person receiving payment:

Blanca H. Avalos

NOTICE OF DETERMINATION

E201410000048

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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

FEB 26 2014

☒ County of Fresno
Attn: County Clerk
2221 Kern Street
Fresno, CA 93721-2600

FRESNO COUNTY CLERK
By: Blanca H. Lopez
DEPUTY

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

PROJECT TITLE: City of Reedley Plan Amendment No. 2012-002 (Reedley General Plan Update and Land Use Map) and Environmental Impact Report (Sch. No. 2010031106)

State Clearinghouse Number
(If subject to Clearinghouse)

2010031106

Lead Agency Contact Person

Kevin E. Fabino, Director
Community Development Department
City of Reedley
1733 Ninth Street
Reedley, California 93654

Area Code/Telephone

(559) 637-4200/286

PROJECT LOCATION:

The City of Reedley, its existing and proposed expanded sphere of influence as depicted in attachment "A" entitled "Alternative 3: Additional SOI Acreage" Generally, proposed project area is generally bounded by Adams Avenue to the north, Floral Avenue to the south, Englehart Avenue to the east and Rio Vista Avenue to the west.

PROJECT DESCRIPTION: The City of Reedley proposes to adopt Plan Amendment Application No. 2012-002, which proposes to amend the Reedley General Plan 2012 to be retitled the Reedley General Plan 2030 Update (GPU).

The GPU has been prepared pursuant to California Government Code Section 65300, and shall serve as the principal policy document for guiding development of the City through the year 2030. The Reedley General Plan 2030 Update focused on updates to the Land Use, Circulation, Conservation and Open Space, Noise, and Safety Elements of the General Plan 2012. The GPU provides an overall direction for decision-making on development proposals and day-to-day actions of the City's elected officials and staff. The GPU is also designed to incorporate the goals and policies of the various adopted specific plans including the Reedley Specific Plan, Rail Corridor Master Plan and the Southeast Reedley Industrial Area Specific Plan. The GPU also proposes to expand the City's sphere of influence by 2,157 acres in the locations identified in Attachment "A".

This is to advise and certify that pursuant to Public Resources Code, section 21151(c), on February 25, 2014 the Council of the City of Reedley, the Lead Agency, has approved the above described 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 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 statement of Overriding Considerations (☒ was ☐ was not) adopted for this project.
5. Findings (☒ were ☐ were not) made pursuant to the provisions of CEQA.

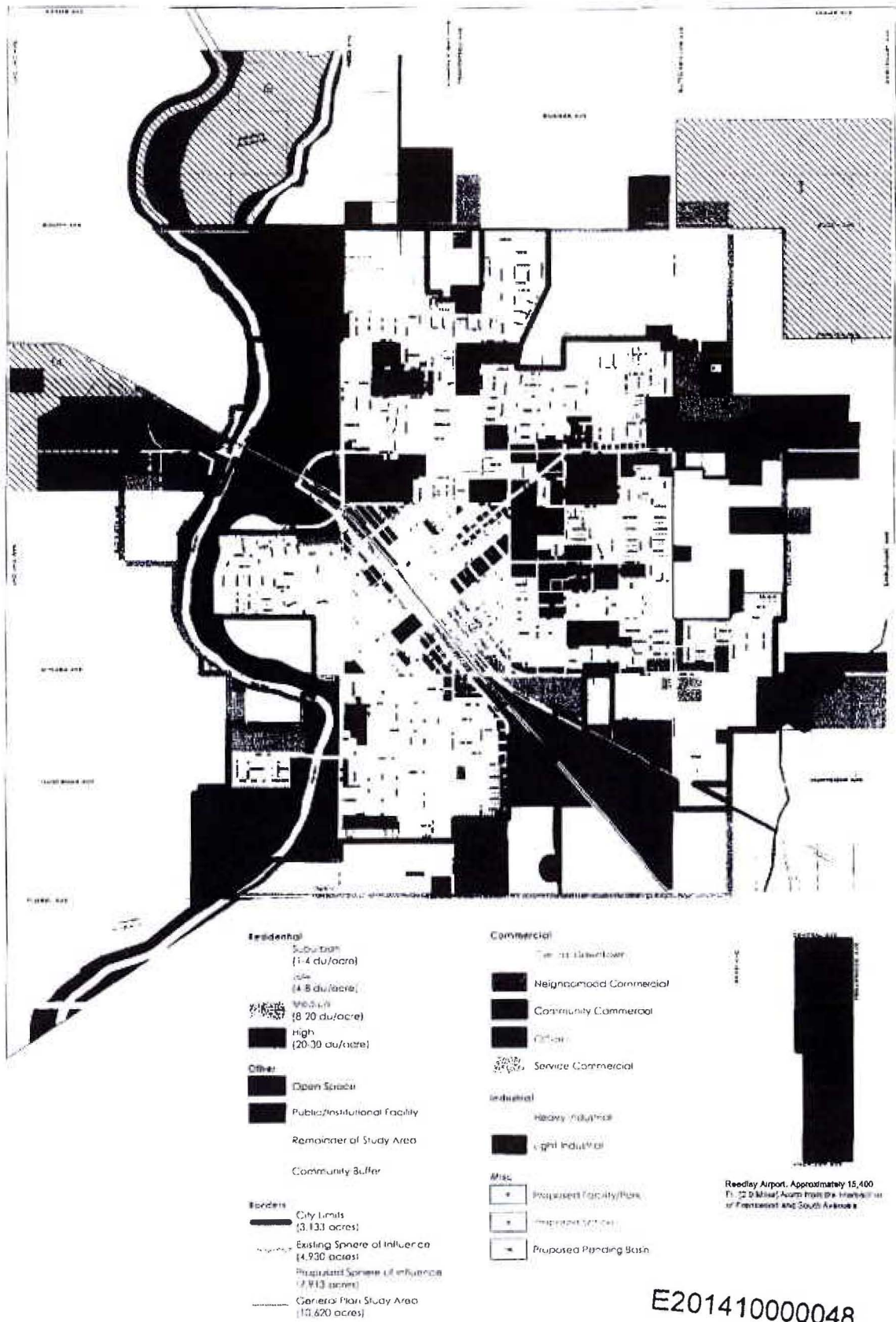
The above-described environmental assessment, with its finding of a Final Environmental Impact Report (SCH. NO. 2010031106), together with the full initial study, comments and responses and record of project approval, is available to the general public at the Community Development Department, 1733 Ninth Street, Reedley, California 93654.



Kevin E. Fabino, Director
Community Development Department

2/26/2014

Date



E201410000048

Source: City of Reedley 2013

RDEIR Figure 1
Additional "SOI" Acreage Reduction Alternative
Recirculated City of Reedley General Plan Update EIR