



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:

E202310000247

STATE CLEARINGHOUSE NUMBER (if applicable)

2023090128

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF REEDLEY		11/03/2023
COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER	
FRESNO COUNTY	E202310000247	
PROJECT TITLE		

ENVIRONMENTAL ASSESSMENT NO. 2024-07; SITE PLAN REVIEW APP NO. 2024-04 (FAMILY HEALTHCARE PROJECT)

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

☐ 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	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee	\$50.00	\$	50.00
<input type="checkbox"/> Other		\$	0.00

PAYMENT METHOD:

☐ Cash ☒ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ 50.00

SIGNATURE

Cyan Edmisten
Cyan Edmisten

AGENCY OF FILING PRINTED NAME AND TITLE

Cyan Edmisten Deputy Clerk

County of Fresno
Clerk's Office
James A. Kus

Elections Department
(559) 600-8683

Clerk Services Department
(559) 600-2575

Finalization 2024012754
7/9/2024 04:04 PM
CCR572471 Cedmisten

Description	Fee
EIR Administrative Fee	
Time Recorded: 4:04 PM	
Recording Fee:	\$50.00
<hr/>	
Total Amount Due	\$50.00
<hr/>	
Total Paid	
Credit Card	\$50.00
#278164125	
Amount Due	\$0.00

E202310000247

THANK YOU
PLEASE KEEP FOR REFERENCE

NOTICE OF DETERMINATION

E202310000247
DATE RECEIVED FOR FILING:

TO: X Office of Planning and Research FROM: CITY OF REEDLEY
1400 Tenth Street, Room 121 Community Development Dept.
Sacramento, CA 95814 1733 Ninth Street
Reedley, CA 93654

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

FILED
JUL 09 2024 TIME
1:04pm

FRESNO COUNTY CLERK
By Cyran Edmister DEPUTY
Cyran Edmister

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

PROJECT TITLE: Environmental Assessment No. 2024-07
Site Plan Review Application No. 2024-04 - (Family HealthCare Project)

<u>State Clearinghouse Number</u> <u>(If subject to Clearinghouse)</u>	<u>Lead Agency Contact Person</u>	<u>Contact Information</u>
2023090128	Ellen Moore, City Planner Community Development Department City of Reedley 1733 Ninth Street Reedley, California 93654	(559) 637-4200/222 ellen.moore@reedley.ca.gov

PROJECT LOCATION:

256 East South Avenue, APN: 363-580-58
(Situated on the northeast corner of South Frankwood Avenue and East South Avenue.)

PROJECT DESCRIPTION: Environmental Assessment No. 2024-07 and Site Plan Review Application No. 2024-04 pertains to the construction of an approximately 15,020 square foot medical and dental clinic for Family HealthCare Network on a 1.96 acre property located at 256 East South Avenue. The project is consistent with the 2030 General Plan Neighborhood Commercial Planned Land Use Designation and the Reedley Municipal Code CN (Neighborhood Commercial) Zoning Designation.

This project is an amendment to Site Plan Review Application No. 2022-01, which was previously approved through Planning Commission Resolution No. 2023-24. Site Plan Review Application No. 2022-01 proposed an 11,000 square foot medical clinic for Family HealthCare Network as part of an approximately 3-acre commercial development on the northeast corner of South Frankwood Avenue and East South Avenue. A Mitigated Negative Declaration (Environmental Assessment No. 2022-12) was prepared and adopted that analyzed the environmental impacts of Site Plan Review Application No. 2022-01 and Tentative Parcel Map Application No. 2022-02, which included a proposed 11,000 square foot medical clinic. Site Plan Review Application No. 2024-04 is establishing the first phase of the commercial development previously approved under Site Plan Review Application No. 2022-01 and is proposing an approximately 5,000 square foot larger medical clinic than was previously approved under Site Plan Review Application No. 2022-01. No additional employees are proposed as a result of the increase in square footage. The increase in building square footage of this project is minor in nature and would not create potentially significant environmental impacts in addition to those already identified in Environmental Assessment No. 2022-12. The project would also not substantially increase the magnitude or severity of impacts that were previously identified.

The Addendum has been prepared in accordance with the relevant provisions of CEQA and the CEQA Guidelines as implemented by the City of Reedley. According to Section 15164(b) of the CEQA Guidelines, "An addendum to an adopted negative declaration may be prepared if only minor technical changes or

additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."

This Addendum does not require public circulation because it does not provide significant new information that changes the previously adopted MND in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the Project or a feasible way to mitigate or avoid such an effect. The City of Reedley shall consider this Addendum to the MND prior to making a decision on the project.

The City of Reedley, as the Lead Agency, adopted Environmental Assessment No. 2022-12, a Mitigated Negative Declaration dated September 7, 2023, prepared for Site Plan Review Application No. 2022-01 and Tentative Parcel Map Application No. 2022-02 and made the following determinations:

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 Addendum (Environmental Assessment No. 2024-07) 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 July 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. ☐ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
☒ An *Addendum to 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.
3. *New/revised* mitigation measures (☐ were ☒ were not) made a condition of the approval of the project.
4. A *new/revised* mitigation reporting or monitoring plan (☐ was ☒ was not) adopted for this project.
5. A *new/revised* 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. 2024-07), together with the previously adopted Mitigated Negative Declaration (Environmental Assessment No. 2022-12), 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.



Ellen Moore, City Planner
Community Development Department

7/9/2024
Date

Attachment: Environmental Assessment No. 2024-07 Addendum

**CITY OF REEDLEY
ADDENDUM TO A MITIGATED NEGATIVE DECLARATION (MND)**

(As adopted on November 2, 2023)

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

The full Initial Studies and the Mitigated
Negative Declaration SCH No. 2023090128 are
on file in the Community Development
Department,
Reedley City Hall
1733 Ninth Street
Reedley, California 93654
(559) 637-4200

**ENVIRONMENTAL
ASSESSMENT (EA) NUMBER
2024-07**
PREPARED FOR
SITE PLAN REVIEW (SPR)
APPLICATION NO. 2024-04

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

APPLICANT:
Lane Engineers
979 N Blackstone St
Tulare CA 93274

PROJECT LOCATION:
256 East South Avenue
APN: 363-580-58
(Situated on the northeast corner of South Frankwood
Avenue and East South Avenue.)

PROJECT DESCRIPTION: Environmental Assessment No. 2024-07 and Site Plan Review Application No. 2024-04 pertains to the construction of an approximately 15,020 square foot medical and dental clinic for Family HealthCare Network on a 1.96 acre property located at 256 East South Avenue. The project is consistent with the 2030 General Plan Neighborhood Commercial Planned Land Use Designation and the Reedley Municipal Code CN (Neighborhood Commercial) Zoning Designation.

This project is an amendment to Site Plan Review Application No. 2022-01, which was previously approved through Planning Commission Resolution No. 2023-24. Site Plan Review Application No. 2022-01 proposed an 11,000 square foot medical clinic for Family HealthCare Network as part of an approximately 3-acre commercial development on the northeast corner of South Frankwood Avenue and East South Avenue. A Mitigated Negative Declaration (Environmental Assessment No. 2022-12) was prepared and adopted that analyzed the environmental impacts of Site Plan Review Application No. 2022-01 and Tentative Parcel Map Application No. 2022-02, which included a proposed 11,000 square foot medical clinic. Site Plan Review Application No. 2024-04 is establishing the first phase of the commercial development previously approved under Site Plan Review Application No. 2022-01 and is proposing an approximately 5,000 square foot larger medical clinic than was previously approved under Site Plan Review Application No. 2022-01. No additional employees are proposed as a result of the increase in square footage. The increase in building square footage of this project is minor in nature and would not create potentially significant environmental impacts in addition to those already identified in Environmental Assessment No. 2022-12. The project would also not substantially increase the magnitude or severity of impacts that were previously identified.

The Addendum has been prepared in accordance with the relevant provisions of CEQA and the CEQA Guidelines as implemented by the City of Reedley. According to Section 15164(b) of the CEQA Guidelines, "An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."

This Addendum does not require public circulation because it does not provide significant new information that changes the previously adopted MND in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the Project or a feasible way to mitigate or avoid such an effect. The City of Reedley shall consider this Addendum to the MND prior to making a decision on the project.

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) *Substantial changes are proposed in the project which would require major revisions of the previous EIR or 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):</i>	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.
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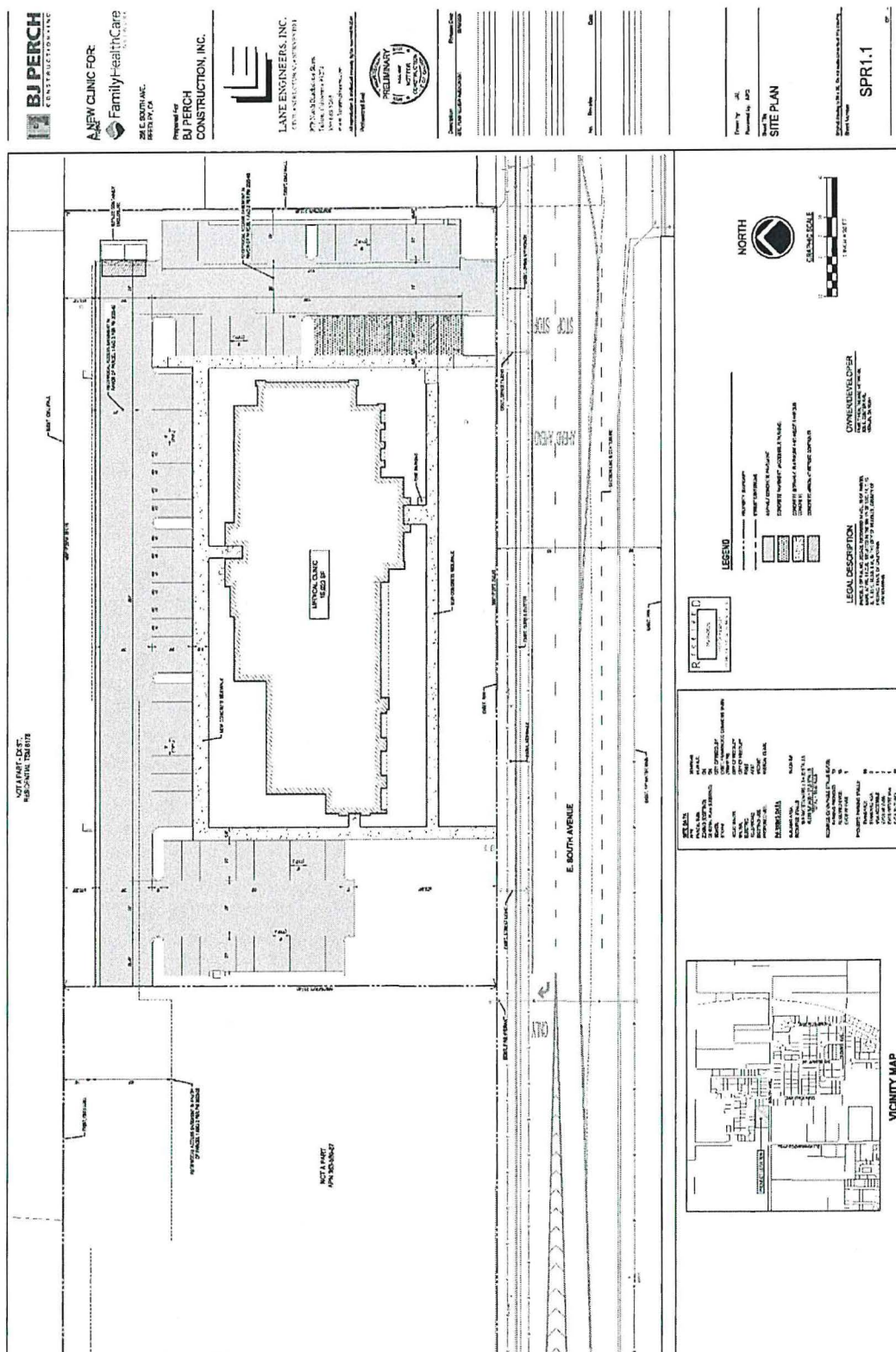
- (2) *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Mitigated Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or,*

<i>Finding (2):</i>	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 Mitigated Negative Declaration has been adopted, there hasn't been much new development in the area, which leaves the circumstances the same. The severity of environmental issues identified in the Mitigated Negative Declaration 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.
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- (3) *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 EIR was certified as complete or the Negative Declaration was adopted, shows any of the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR; (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, but the project proponents decline to adopt the mitigation measure or alternative; or (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponent decline to adopt the mitigation measure or alternative.*

Finding (3):	<p>The addendum does not identify new information regarding significant effects not previously discussed in the Mitigated Negative Declaration, 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 mitigation 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 Mitigated Negative Declaration.</p> <p>This project does not change or affect the previous findings of the Mitigated Negative Declaration. Therefore, no new information identifies significant or substantially more severe effects than originally discussed.</p>
ADDENDUM PREPARED BY: Ellen Moore City Planner ellen.moore@reedley.ca.gov	SUBMITTED BY: 
DATE: July 9, 2024	Ellen Moore Community Development Department

Attachments: Site Plan with Vicinity Map





State of California - Department of Fish and Wildlife
**2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**
DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER:

E202310000247

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF REEDLEY		11/03/2023
COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER	
FRESNO COUNTY	E202310000247	
PROJECT TITLE		

EA NO.2022-12 FRANKWOOD COMMONS COMMERCIAL VILLAGE SPR 2022-01,TPM 2022-02

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
CITY OF REEDLEY		(559) 637-4200
PROJECT APPLICANT ADDRESS	CITY	STATE
1733 NINTH STREET	REEDLEY	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)	\$3,839.25	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$	2,764.00
<input checked="" type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	0.00

☐ 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	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee	\$50.00	\$	50.00
<input type="checkbox"/> Other		\$	0.00

PAYMENT METHOD:

☐ Cash ☒ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ 2,814.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Pricilla Gonzalez Deputy Clerk

County of Fresno
Clerk's Office
James A. Kus

Elections Department
(559) 600-8683

Clerk Services Department
(559) 600-2575

Finalization 2023021143
11/3/2023 12:57 PM
CCR572442 pgonzales

Description	Fee
EIR - Negative Declaration	

Time Recorded: 12:57 PM
Recording Fee: No Fee

Total Amount Due	\$0.00
Total Paid	

E202316000247

Amount Due \$0.00

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 2023021144
11/3/2023 12:58 PM
CCR572442 pgonzales

Description	Fee
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EIR - Negative Declaration

Time Recorded: 12:58 PM

Recording Fee: \$2,764.00

Total Amount Due \$2,764.00

Total Paid

Credit Card \$2,764.0

#250285977

Amount Due \$0.00

E202310000247

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 2023021145
11/3/2023 12:58 PM
CCR572442 pgonzales

Description	Fee
EIR Administrative Fee	
Time Recorded: 12:58 PM	
Recording Fee:	\$50.00
Total Amount Due	\$50.00
Total Paid	
Credit Card	\$50.00
#250285977	
Amount Due	\$0.00

E202310000247

THANK YOU
PLEASE KEEP FOR REFERENCE

E202310000247

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 Dept
1733 Ninth Street
Reedley, CA 93654

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

FILED
NOV 03 2023
TIME 1:00pm
By [Signature] FRESNO COUNTY CLERK
DEPUTY

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

PROJECT TITLE: **Environmental Assessment No. 2022-12**
Frankwood Commons Commercial Village, SPR 2022-01, TPM 2022-02

State Clearinghouse Number
(If subject to Clearinghouse)
2023090128

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

Lead Agency Contact Person
Ellen Moore, City Planner
Community Development Department
ellen.moore@reedley.ca.gov
(559) 637-4200/222

PROJECT LOCATION:

Assessor's Parcel Number(s): 363-220-41 (4.19 gross acres)

The project site is located within the northern portion of the City of Reedley, the proposed Project Site is on the northeast corner of South Frankwood Avenue and East South Avenue. The Site is topographically flat and is bordered by agricultural land uses to the west and south, and single-family homes to the north, east, and southeast.

PROJECT DESCRIPTION: The Initial Study/Mitigated Negative Declaration (ISMND) analyzed the development of a commercial development Project on approximately 4.19 acres in the City of Reedley. The proposed Project includes a gas station/convenience store with a drive-through and a medical clinic. The gas station/convenience store will be approximately 5,200 square feet, while the medical clinic will be approximately 11,000 square feet. The existing and proposed zoning is CN, Neighborhood Commercial. The 2030 Reedley General Plan designates the Site as Neighborhood Commercial. The proposed land use is Neighborhood Commercial. The Project would subdivide the 4.19-acre Site into two parcels, one for each business. The Site will include 100 parking stalls and construct on-site and off-site infrastructure improvements. These streets have already been improved by the development of surrounding homes, including new and relocated utilities. The eastern half of Frankwood Avenue was expanded from a 30' ROW to a 42' ROW and has been built out to include a bike lane, sidewalk, landscaping, and lighting. The northern half of South Avenue was expanded from a 30' ROW to a 53' ROW, including a bike lane, sidewalks, landscaping, and lighting. Construction is proposed to begin in January 2024 and will last approximately 13 months. The Project is currently under review by the City of Reedley under Site Plan Review Application No. 2022-01 and Tentative Parcel Map Application 2022-02.

This is to advise and certify that pursuant to Public Resources Code, section 21151(c), the Planning Commission of the City of Reedley on November 2, 2023 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. 2022-12), with its finding of a Mitigated Negative Declaration, dated September 7, 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 ellen.moore@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/>



Ellen Moore, City Planner
Community Development Department

November 3, 2023

Date

Attachments: Mitigated Negative Declaration prepared for Environmental Assessment No. 2022-12

Exhibits: Location Map
Site Plan Review Application No. 2022-01
Tentative Parcel Map Application No. 2022-02

<p align="center">CITY OF REEDLEY MITIGATED NEGATIVE DECLARATION</p> <p align="center"><u>Environmental Assessment (EA) No. 2022-12</u> <u>Frankwood Commons Commercial Village</u> <u>SPR 2022-01, TPM 2022-02</u></p>		<p>The Notice of Intent for this proposed environmental finding was filed with the</p>
<p>LEAD AGENCY: City of Reedley Community Development Department 1733 Ninth Street Reedley, CA 93654 e-mail: ellen.moore@reedley.ca.gov Phone: (559) 637-4200 x 222</p>	<p>APPLICANT: S-K Ranch Management, Shannon Family Contact Person: JR Shannon 11878 Avenue 328 Visalia, CA 93291 (559) 401-2622</p>	<p>FRESNO COUNTY CLERK 2220 Tulare Street, 1st Floor Fresno, California 93721-2600</p> <p>On September 7, 2023 Document Number: E202310000247</p>
<p>PROJECT LOCATION: Located within the northern portion of the City of Reedley, the proposed Project Site is on the northeast corner of South Frankwood Avenue and East South Avenue. The Site is topographically flat and is bordered by agricultural land uses to the west and south, and single-family homes to the north, east, and southeast. The Project Site is approximately 4.19 gross acres and is on APN 363-220-041.</p>		
<p>PROJECT DESCRIPTION: The proposed Project involves the development of a commercial development Project on approximately 4.19 acres in the City of Reedley. The proposed Project includes a gas station/convenience store with a drive-through and a medical clinic. The gas station/convenience store will be approximately 5,200 square feet, while the medical clinic will be approximately 11,000 square feet. The existing and proposed zoning is CN, Neighborhood Commercial. The 2030 Reedley General Plan designates the Site as Neighborhood Commercial. The proposed land use is Neighborhood Commercial. The Project would subdivide the 4.19-acre Site into two parcels, one for each business. The Site will include 100 parking stalls and construct on-site and off-Site infrastructure improvements. These streets have already been improved by the development of surrounding homes, including new and relocated utilities. The eastern half of Frankwood Avenue was expanded from a 30' ROW to a 42' ROW and has been built out to include a bike lane, sidewalk, landscaping, and lighting. The northern half of South Avenue was expanded from a 30' ROW to a 53' ROW, including a bike lane, sidewalks, landscaping, and lighting. Construction is proposed to begin in January 2024 and will last approximately 13 months. The Project is currently under review by the City of Reedley under Site Plan Review Application No. 2022-1 and Tentative Parcel Map Application 2022-2.</p> <p>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.</p> <p>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</p>		

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.

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 ellen.moore@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. 2022-12 (EA 2022-12), Site Plan Review Application No. 2022-01 (SPR 2022-01) and Tentative Parcel Map Application No. 2022-02 (TPM 2022-02) are scheduled to be considered by the City of Reedley Planning Commission on November 2, 2023. The Commission meeting will be held at 5:00 p.m., in the Council Chambers at Reedley City Hall, located at 845 G Street, Reedley, California 93654. The meeting will be webcast and accessed at: <https://reedley.ca.gov/city-council/city-council-live-stream/>

INITIAL STUDY PREPARED BY:

Ellen Moore, City Planner

SUBMITTED BY:



Ellen Moore, City Planner
Community Development
Department
CITY OF REEDLEY

DATE: September 7, 2023

EA 2022-12: Location Map



Regional Location Map

Frankwood Commons

City of Reedley

Date: 1/16/2023



1 inch = 1,000 feet

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EA 2022-12: Site Plan Review Application No. 2022-01

