State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:	E202510000202
STATE CLEARINGHOUSE NUMBER *(if applicable)*	2010031106

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF REEDLEY		08/15/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
FRESNO COUNTY	E202510000202

PROJECT TITLE

VESTING TENTATIVE SUBDIVISION MAP NO 6497 - WESTHAVEN -2 PROJECT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
CITY OF REEDLEY		(559) 637-4200

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
1733 NINTH STREET	REEDLEY	CA	93654

PROJECT APPLICANT *(Check appropriate box)*

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,123.50	$	0.00
☒ Mitigated/Negative Declaration (MND)(ND)	$2,968.75	$	2,968.75
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,401.75	$	0.00

☐ Exempt from fee

- ☐ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$	0.00
☒ County documentary handling fee	$50.00	$	50.00
☐ Other		$	0.00

PAYMENT METHOD:

☐ Cash ☒ Credit ☐ Check ☐ Other

TOTAL RECEIVED $ **3,018.75**

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X	**Pricilla Gonzalez Deputy Clerk**

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012025)

County of Fresno
Clerk's Office
James A. Kus

Elections Department
(559) 600-8683

Clerk Services Department
(559) 600-2575

Finalization 2025023040
12/10/2025 03:35 PM
CCR572442 pgonzales

E20251000202

Description	Fee
EIR Administrative Fee	
Time Recorded: 3:35 PM	
Recording Fee:	$50.00
Total Amount Due	$50.00
Total Paid	
Credit Card	$50.00
#336182605	
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 2025023039
12/10/2025 03:34 PM
CCR572442 pgonzales

E20251000202

Description	Fee
EIR - Negative Declaration	
Time Recorded: 3:34 PM	
Recording Fee:	$2,968.75
Total Amount Due	$2,968.75
Total Paid	
Credit Card #336181132	$2,968.7
Amount Due	$0.00

THANK YOU
PLEASE KEEP FOR REFERENCE

E202510000202

NOTICE OF DETERMINATION

DATE RECEIVED FOR FILING:

FILED
DEC 10 2025 TIME 3:30pm
FRESNO COUNTY CLERK
By _____ DEPUTY

TO: X Office of Planning and Research
1400 Tenth Street, Room 113
Sacramento, CA 95814

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

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

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

PROJECT TITLE: **Vesting Tentative Subdivision Map No. 6497 – Westhaven -2 Project**

State Clearinghouse Number (If subject to Clearinghouse)
2025080817

Lead Agency
City of Reedley
1717 9th Street
Reedley, California 93654

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

PROJECT LOCATION:
Assessor's Parcel Number (APN): 370-040-10 (approximately 34 acres)

The proposed Project is located within unincorporated Fresno County, immediately adjacent to the City of Reedley corporate limits (APN 370-040-10). The Project site is generally bounded by future East North Avenue to the north, South Buttonwillow Avenue to the east, Rancho Vista residential subdivision to the south, and Buttonwillow Ditch to the west, and is situated approximately nine miles northeast of SR 99 and eight miles south of SR-180. Regional access to the Project site is available by SR-99 and SR-180. Local access to the Project site would be provided via South Buttonwillow Avenue and East North Avenue. The site is located within the Reedley, California, USGS 7.5-minute topographic map, Section 25, Township 15 South, Range 23 East, MDB&M.

Site Latitude: 36°25'53.25"N Site Longitude: 119°25'42.01"W

PROJECT DESCRIPTION: The Project proposes the development of 166 single-family lots averaging 5,561 square feet per lot, development of an on-site storm drain basin, and seven outlots over two phases. Phase 1 would consist of approximately 19.57 acres and develop 89 lots, five outlots, and the on-site storm drain basin. Phase 2 would consist of the remaining 14.41 acres and develop 77 lots and two outlots. On- and off-site improvements, including circulation roads, interior local streets, curb, gutter, sidewalk, open space, and landscaping, are proposed as part of the Project.

The Project site is located within the City's Sphere of Influence (SOI) and has a planned land use designation of Low Density Residential (4-8 dwelling units per acre [du/acre]) and High Density Residential (15-29 du/acre) pursuant to the Reedley 2030 General Plan. The site is zoned Limited Agricultural (AL-20) according to the County of Fresno zoning map. The Project proposes to amend the planned land use designation of an approximately 3.5-acre portion of the Project site from High Density Residential to Low Density Residential. Additionally, the Project proposes to pre-zone the Project site and the three rural residential parcels to the northwest, APNs 370-040-13, 370-040-22, and 370-040-23, to the R-1-6 (Low Density Residential) zone district in preparation for annexation of the parcels consistent with the Reedley 2030 General Plan. The annexation request would remove the area from the Fresno County Fire Protection District and the Kings River Conservation District service boundaries.

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Water, sewer, solid waste, and storm drainage utilities will be provided by the City of Reedley. Electricity will be provided by Pacific Gas and Electric and natural gas will be provided by Southern California Gas.
Construction of the residential development would occur over a maximum of 48 months. It is anticipated that the following pieces of equipment would be used during construction activities:

a. Loaded trucks
b. Roller
c. Excavator
d. Generator
e. Service truck
f. Air compressor

Entitlements and Approvals:

a. General Plan Amendment Application No. 2025-01,
b. Rezone Application No. 2025-01
c. Vesting Tentative Tract Map No. 6497
d. Annexation of the described properties into the City by LAFCo through Annexation Application No. 2025-01

The above-described IS/MND, dated August 14, 2025, together with comments and responses, and all environmental documents and project records, is available to the general public at the Community Development Department, 1717 9th Street, Reedley, California 93654. Electronic copies can be obtained by e-mailing planning@reedley.ca.gov or by visiting the City of Reedley website at the following link: https://reedley.ca.gov/

December 10, 2025

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

Date

Attachments: Negative Declaration for the Westhaven 2 Project
Exhibits: Location Map
Vesting Tentative Subdivision Map No. 6497

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CITY OF REEDLEY

MITIGATED NEGATIVE DECLARATION

Westhaven 2 Project

Environmental Assessment (EA) No. 2025-05
Annexation Application No. 2025-01
General Plan Amendment Application No. 2025-01
Rezone Application No. 2025-01
Vesting Tentative Subdivision Map No. 6497

FILED WITH:

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

LEAD AGENCY:

City of Reedley
Community Development Department
1717 9th Street
Reedley, CA 93654
Contact: Rodney Horton, Director
e-mail: rodney.horton@reedley.ca.gov
Phone: (559) 637-4200 x 286

APPLICANT:

D.R. Horton CA3, Inc.
419 Murray Avenue
Visalia, CA 93291

PROJECT LOCATION:
The proposed Project is located on an undeveloped 34-net acre parcel within unincorporated Fresno County, immediately adjacent to the city of Reedley corporate limits (Assessor's Parcel Number [APN] 370-040-10). The Project site is generally bounded by future East North Avenue to the north, South Buttonwillow Avenue to the east, Rancho Vista residential subdivision to the south, and Buttonwillow Ditch to the west. The site is located within the Reedley, California United States Geological Survey (USGS) 7.5-minute topographic map, Section 25, Township 15 South, Range 23 East, Mount Diablo Base and Meridian (MDB&M).

It is situated approximately nine miles northeast of State Route (SR) 99 and eight miles south of SR-180. Regional access to the Project site is available by SR-99 and SR-180. Local access to the Project site would be provided via South Buttonwillow Avenue and East North Avenue.

PROJECT DESCRIPTION: The Project proposes the development of 166 single-family lots averaging 5,561 square feet per lot, development of an on-site storm drain basin, and seven outlots over two phases. Phase 1 would consist of approximately 19.57 acres and develop 89 lots, five outlots, and the on-site storm drain basin. Phase 2 would consist of the remaining 14.41 acres and develop 77 lot and two outlots, one of which is a storm drain basin. On- and off-site improvements including circulation roads, interior local streets, curb, gutter, sidewalk, open space, and landscaping are proposed as part of the Project. As a part of the Project, the Buttonwillow Ditch will be undergrounded per City requirements.

The Project site is located within the City's Sphere of Influence (SOI) and has a planned land use designation of Low Density Residential (4-8 dwelling units per acre [du/acre]) and High Density Residential (15-29 du/acre) pursuant to the Reedley 2030 General Plan. The site is zoned Limited Agricultural (AL-20) according to the

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County of Fresno zoning map. The Project proposes to amend the planned land use designation of an approximately 3.5-acre portion of the Project site from High Density Residential to Low Density Residential. Additionally, the Project proposes to pre-zone the Project site and the three rural residential parcels to the northwest, APNs 370-040-13, 370-040-22, and 370-040-23, to the R-1-6 (Low Density Residential) zone district in preparation for annexation of the parcels consistent with the Reedley 2030 General Plan. The annexation request would remove the area from the Fresno County Fire Protection District and the Kings River Conservation District service boundaries. For purposes of the CEQA analysis, these three properties are only considered for annexation into the city limits. There is no new development or change in land use proposed on these properties, and they are considered to be a part of the baseline.

Water, sewer, solid waste and storm drainage utilities will be provided by the City of Reedley. Electricity will be provided by Pacific Gas and Electric and natural gas will be provided by Southern California Gas.
Construction of the residential development would occur over a maximum of 48 months. It is anticipated that the following pieces of equipment would be used during construction activities:

- Roller
- Loaded trucks
- Excavator
- Generator
- Service truck
- Air compressor

Entitlements and Approvals:

- General Plan Amendment Application No. 2025-01,
- Rezone Application No. 2025-01
- Vesting Tentative Tract Map No. 6497
- Annexation of the described properties into the City by LAFCo through Annexation Application No. 2025-01

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

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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 know 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, 1717 9th Street, Reedley, California 93654 during normal business hours (Monday-Friday, 8 AM – 5 PM). Electronic copies can be obtained by e-mailing planning@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/

As mandated by the California Environmental Quality Act (CEQA), the public review period for this document is 30 days (CEQA Section 15073[b]). The public review period was August 19, 2025, and ended on September 18, 2025. The above-described IS/MND, dated August 14, 2025, together with comments and responses, and all environmental documents and project records, is available to the general public at the Community Development Department, 1717 9th Street, Reedley, California 93654. Electronic copies can be obtained by e-mailing planning@reedley.ca.gov or by visiting the City of Reedley website at the following link: https://reedley.ca.gov/

INITIAL STUDY PREPARED BY: QK Consultants 5080 California Avenue, Suite 220, Bakersfield, CA 93309	SUBMITTED BY:
DATE: December 10, 2025	Rodney Horton, Community Development Department CITY OF REEDLEY

Attachments: Location Map
Vesting Tentative Subdivision Map No. 6497

E2025/0000202

Location Map

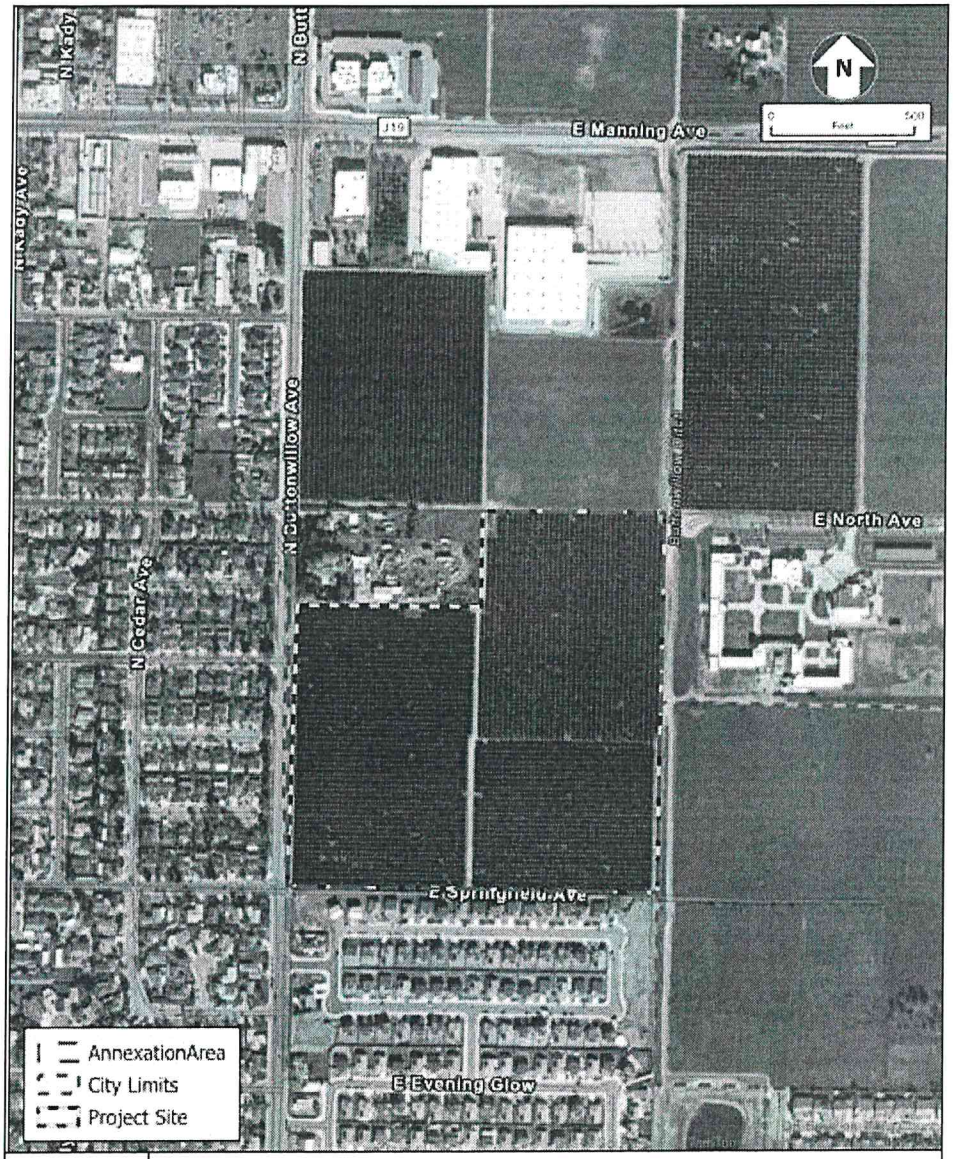

Figure 1-2
Project Site

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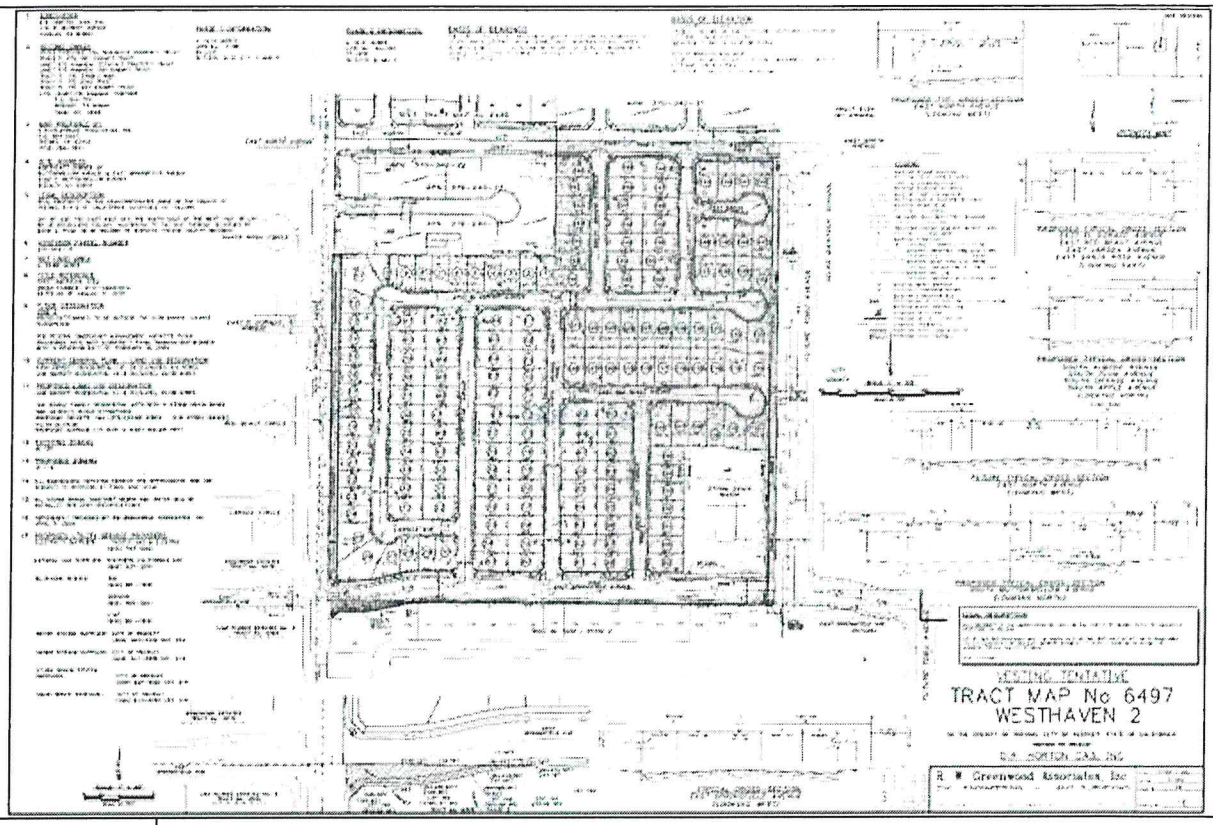

Figure 1-4
Tentative Tract Map

Vesting Tentative Subdivision Map No. 6497