

# NOTICE OF EXEMPTION

To: County Clerk  
County of Fresno  
2220 Tulare Street, 1<sup>st</sup> 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  
[Laura.friesen@reedley.ca.gov](mailto:Laura.friesen@reedley.ca.gov)

**APPLICANT:** Rafael Samano  
1500 E Duff  
Reedley CA 93654

**PROJECT TITLE:** Environmental Assessment No. 2025-10 prepared for Tentative Parcel Map Application No. 2025-01

**PROJECT LOCATION:** 1500 E Duff Avenue, located on the North side of E Duff Avenue, east side of Kady Avenue and south side of east Early Avenue (APN 370-181-33)

**EXEMPT STATUS:** Categorical Exemption

**PROJECT DESCRIPTION:** **Tentative Parcel Map Application No. 2025-01** pertains to the subdivision of land from one 21,020 square foot parcel (APN 370-181-33) located at 1500 E Duff Ave into two parcels, Parcel 1 being 6,158 square feet in area and Parcel 2 being 14,862 square feet in area. Proposed Parcel 1 would be vacant with the potential for single unit residential development. Proposed Parcel 2 has two existing homes, a storage unit and a barn shop. Proposed Parcel 1 would be approximately 72.5 feet in width by approximately 85 feet in depth and proposed Parcel 2 would be approximately 72.5 feet in width by approximately 204.93 feet in depth. Proposed Parcel 1 has frontage on the south side of East Early Avenue and the east side of Kady Avenue with an existing driveway on East Early Avenue, and curb, gutter, and sidewalk on both streets. Proposed Parcel 2 has frontage on the east side of Kady Avenue and north side of East Duff Avenue with an existing driveway, curb, gutter, and sidewalk on both streets.

**This project is exempt under Section 15315 (Class 15/Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines.**

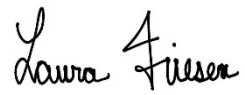
**EXPLANATION:** Section 15315 (Class 15/Minor Land Divisions) exempts projects consisting of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, and all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The

**City of Reedley Categorical Exemption  
Environmental Assessment No. 2025-10  
Tentative Parcel Map Application No. 2025-01**

project is zoned for single unit residential in an urbanized area and involves the division of land of one parcel into two parcels. The project is consistent with General Plan and zoning regulations, no variances or exceptions are required as a result of this land division, and services and access to the proposed parcel is currently available. The parcel has not been included in any previous land divisions and the average slope of the parcel is less than 20 percent.

The proposed project will involve the creation of four or fewer parcels for residential development purposes that is consistent with the General Plan and zoning, which is an exemption characterized under Section 15315 (Class 15/Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines.

Date: October 16, 2025

Submitted by:   
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Laura, Assistant Planner  
City of Reedley  
Community Development Department  
(559) 637-4200 ext. 202