

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Environmental Assessment (EA) No. 2024-08 Blossom Estates Annexation Application No. 2024-01 GPA 

Lead Agency: City of Reedley

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Project Location: Reedley, Fresno County
City County

Project Description (Proposed actions, location, and/or consequences).

The proposed project would result in the annexation of APNs 363-070-46 and 363-070-48 from the County of Fresno to the City and the development of APN 363-070-48 from agricultural use to residential use through the construction of a new private residential community, The Blossom Estates. The proposed project would develop 108 single-family residential lots ranging in size from 4,913 square feet to 10,469 square feet, with an average lot size of 5,448 square feet. The proposed project would also construct a 0.5-acre park within the residential community for public use on the project site. Potential future development of APN 363-070-46 would be evaluated under separate CEQA analysis in the event that an application is submitted.

Upon annexation from the County of Fresno to the City, the proposed project would require rezoning of the project site to Single-Family Residential (R-1-6). The R-1-6 Zoning District is intended to provide for living areas at locations designated by the General Plan for low and medium density, including single-family dwellings. Additionally, the proposed project would require a General Plan Amendment to Low-Density Residential, which would allow for 4 to 8 dwelling units per acre. In addition, the proposed project would include roadway improvements for the development of the project site. East Cypress Avenue would be extended along the northern boundary of the project site, approximately 1,200 feet to the east from South Buttonwillow Avenue. The roadway extension would be 50 feet wide and contain traffic lanes in both directions.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The proposed project would result in potentially significant impacts related to biological resources (San Joaquin kit fox, western mastiff bat, and nesting migratory birds), cultural resources (historic resources, archaeological resources, and human remains), geology and soils (paleontological resources), noise (construction noise), and tribal cultural resources. In order to reduce all potential impacts, the proposed project would implement MM BIO-1, MM BIO-2, MM BIO-3, MM CUL-1, MM CUL-2, MM CUL-3, MM GEO-1, and MM NOI-1. These mitigation measures would require the proposed project to conduct preconstruction surveys and implement avoidance and minimization measures for sensitive species and nesting birds, consult with qualified specialists for historic and archaeological resources, follow established protocols if human remains are discovered, consult with a professional paleontologist in the event paleontological resources are encountered, and minimize construction noise through restricted hours and best management practices.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No areas of controversy known to the Lead Agency, City of Reedley.

Provide a list of the responsible or trustee agencies for the project.

Air Resources Board
California Emergency Management Agency
Caltrans District #6
Central Valley Flood Protection Board
Fish and Game Region #4
Native American Heritage Commission
Office of Historic Preservation
Public Utilities Commission
Regional WQCB #5
State Lands Commission
SWRCB: Water Quality
Toxic Substances Control, Department of
Water Resources, Department of