

FEB 11 2026 TIME 11:30am

NOTICE OF DETERMINATION

FRESNO COUNTY CLERK BY [Signature] DEPUTY

TO: County Clerk
County of Fresno
2220 Tulare Street, 1st Floor
Fresno, CA 93721
FROM: City of Reedley
Community Development Department
1733 Ninth Street
Reedley, CA 93654
Contact: Laura Friesen, Assistant Planner
Phone: (559) 637-4200 x 202

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number: 2025101550

Project Title: Environmental Assessment (EA) No. 2024-08 Blossom Estates Annexation Application No. 2024-01 GPA 2024-01 Rezone 2024-01 CUP 2024-01 VTSM 6331

Project Applicant: City of Reedley

Project Location: Southeast of the intersection of South Buttonwillow Avenue and East Parlier Avenue, Fresno County Assessor's Parcel Numbers (APNs) 363-070-46 and 363-07-48. The approximately 56.27-acre annexation area consists of two parcels of vacant agricultural land within the southern portion of Fresno County, adjacent to the eastern boundary of the City of Reedley, but within its established Sphere of Influence. Currently, the annexation area is bounded by agricultural uses to the north and east, commercial development to the south, and South Buttonwillow Avenue and residential uses to the west.

Project Description: 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. In addition, South Buttonwillow Avenue would be expanded to include pedestrian sidewalks and a bike line on the east side of the roadway.

This is to advise that the City of Reedley as Lead Agency has approved the above described project on February 10, 2026 and has made the following determinations regarding the above described project:

1. The Project will not have a significant effect on the environment.
2. An Initial Study/Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Program was adopted for this project.
5. A Statement of Overriding Considerations was not adopted for this project.
6. Findings were not made pursuant to the provisions of CEQA.

All environmental documents and project records may be examined at the Community Development Department, located at 1733 Ninth Street, Reedley, CA 93654.



**Signature:** \_\_\_\_\_

**Name & Title:** Laura Friesen, Assistant Planner

**Project Approval Date:** February 10, 2026

Authority cited: Sections 21083, Public Resources Code.  
Reference Section 21000-21174, Public Resources Code.

Attachments: Mitigated Negative Declaration prepared for Environmental Assessment No. 2024-08  
Exhibits: Location Map  
Vesting Tentative Subdivision Map No. 6331