

NOTICE OF EXEMPTION

To: County Clerk
County of Fresno
2220 Tulare Street, 1st 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

APPLICANT: Johnny Randhawa
213 Brehler Ave
Sanger CA 93657

PROJECT TITLE: Environmental Assessment No. 2025-11 prepared for Site Plan Review Application No. 2022-11

PROJECT LOCATION: 1527 South Frankwood Avenue, located on the southwest corner of South Frankwood Avenue and West Olson Avenue (APN 365-141-18)

EXEMPT STATUS: Categorical Exemption

PROJECT DESCRIPTION: **Site Plan Review Application No. 2022-11** pertains to the construction of two detached residential dwelling units located on the northwest corner of South Frankwood Avenue and West Olson Avenue. The proposed primary dwelling unit would be a 2,663 square-foot two-story single unit residence including an attached garage with vehicular driveway access off of West Olson Avenue. The proposed accessory dwelling unit (ADU) would be single story with 1,200 square feet of living area and an attached garage with vehicular driveway access off of South Frankwood Avenue. There is existing sidewalk and a curb ramp on West Olson Avenue, and there is no sidewalk along South Frankwood Avenue.

This project is exempt under Sections 15332 (Class 32/Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

EXPLANATION: Section 15332 (In-Fill Development Projects) of the CEQA Guidelines exempts projects that are consistent with the General Plan and zoning; occur within the city limits on a site less than five acres; contain no habitat for endangered species; would not result in any significant effects relating to traffic, noise, air quality or water quality; and can be adequately served by all required utilities and public services.

The project site has a Low Density Residential Planned Land Use Designation and a R-1-6 (Low Density Residential) zone district. The project is consistent with the General Plan and zoning. The project occurs in the city limits of Reedley and is on a 0.213-acre site surrounded by urban uses. Because the project site is in an urban area, there is no habitat for endangered species on the site. The project would generate significantly fewer than 500 average daily trips (ADT). The project would be required to comply with general plan policies and mitigation measures addressed in the Reedley General Plan 2030 Program EIR (SCH# 2010031106), which would determine that the project would not

**City of Reedley Categorical Exemption
Environmental Assessment No. 2025-11
Site Plan Review Application No. 2022-11**

result in any significant effects related to traffic, noise, air quality or water quality. The site is already adequately served by existing water lines, sewer lines, and storm drain lines.

The proposed project would involve the construction of two detached residential dwelling units on a property that is entirely surrounded by established urban uses, which is an exemption characterized under 15332 (Class 32/Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

Date: November 20, 2025

Submitted by:



Ellen Moore, AICP

City Planner
City of Reedley
Community Development Department
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