

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
ellen.moore@reedley.ca.gov

APPLICANT: Reedley Center Inc. – Roger Burnell, President
c/o Arnell Enterprises, Inc.
111 Main Street
Los Altos CA 94022

PROJECT TITLE: Environmental Assessment No. 2025-12 prepared for Tentative Parcel Map Application No. 2025-02

PROJECT LOCATION: Located on the northwest corner of North Buttonwillow Avenue and East Manning Avenue (363-182-20 & 363-182-21)

EXEMPT STATUS: Categorical Exemption

PROJECT DESCRIPTION: **Tentative Parcel Map Application No. 2025-02** pertains to the subdivision of land from one 6.66-acre commercially zoned and developed parcel into five parcels for financial management purposes. The parcel to be subdivided is the Reedley Shopping Center located on the northwest corner of North Buttonwillow Avenue and East Manning Avenue. Proposed parcels range in size from approximately 0.42 acres to approximately 3.79 acres. All proposed parcels have frontage and access onto a public street. According to the applicant's representative, after approval of the TPM, a separate submittal for a condominium plan would be filed with the County for air-space subdivision.

This project is exempt under Section 15301 (Class 1/Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

EXPLANATION: Section 15301 (k) exempts projects consisting of the subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt. The project is zoned for commercial in an urbanized area and involves the division of land of one parcel into five parcels with no alterations proposed to the existing buildings. 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.

**City of Reedley Categorical Exemption
Environmental Assessment No. 2025-12
Tentative Parcel Map Application No. 2025-02**

The proposed project will involve the subdivision of existing commercial buildings, which is an exemption characterized under Section 15301 (Class 1/Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

Date: February 19, 2026

Submitted by:



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City of Reedley
Community Development Department
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