



State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:

E202610000174

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF REEDLEY		06/22/2026
COUNTY/STATE AGENCY OF FILING		DOCUMENT NUMBER
FRESNO COUNTY		E202610000174
PROJECT TITLE		

EA NO. 2026-04 FOR CONDITIONAL USE PERMIT APP. NO. 2026-01

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
CITY OF REEDLEY		(559) 431-2389
PROJECT APPLICANT ADDRESS	CITY	STATE
1733 9TH STREET	REEDLEY	CA
		ZIP CODE
		93654

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$4,227.50	\$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$	0.00

☐ Exempt from fee☐ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
☒ County documentary handling fee	\$50.00	\$	50.00
☒ Other CATEGORICAL EXEMPTION		\$	0.00

PAYMENT METHOD:

☐ Cash ☒ Credit ☐ Check ☐ OtherTOTAL RECEIVED \$ **50.00**

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X 	Cierra Loera Deputy Clerk

County of Fresno
Clerk's Office
James A. Kus

Elections Department
(559) 600-8683

Clerk Services Department
(559) 600-2575

Finalization 2026011619
6/22/2026 03:55 PM
CCR572887 Cloera

Description	Fee
EIR Administrative Fee	
Time Recorded: 3:55 PM	
Recording Fee:	\$50.00
Total Amount Due \$50.00	
Total Paid	
Credit Card	\$50.00
#358757230	
Amount Due	\$0.00

E202610000174

THANK YOU
PLEASE KEEP FOR REFERENCE

NOTICE OF EXEMPTION

To: County Clerk
County of Fresno
2220 Tulare Street, 1st Floor
Fresno, CA 93721

E202610000 174

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 286
rodney.horton@reedley.ca.gov

F I L E D

JUN 22 2026

TIME
3:55pm

APPLICANT: Armen Devejian
Associated Design & Engineering Inc.
351 W. Cromwell Ave, Suite #108
Fresno, CA 93711
559-431-2389
devejian@adeinc.biz

FRESNO COUNTY CLERK
BY  DEPUTY

PROJECT TITLE: Environmental Assessment No. 2026-04 for Conditional Use Permit
Application No. 2026-01

PROJECT LOCATION: 1485 East Curtis Avenue, Reedley, CA 93654
South side of East Curtis Avenue and west side of South Buttonwillow
Avenue
(APN: 370-070-92)

EXEMPT STATUS: Categorical Exemption

PROJECT DESCRIPTION: **Conditional Use Permit Application No. 2026-01** pertains to tenant improvements on approximately 2.61 acres located at 1485 East Curtis Avenue. The site is currently developed with an existing industrial building with parking, outdoor storage areas, and accessory areas. Proposed improvements are limited to approximately 2.61 acres, including approximately 1.44 acres of exterior improvements and approximately 1.17 acres within the interior of the existing building.

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

**City of Reedley
Categorical Exemption
Environmental Assessment No. 2026-04
Conditional Use Permit Application No. 2026-01**

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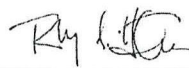
significant effects relating to traffic, noise, air quality or water quality; and can be adequately served by all required utilities and public services. As such, the proposed Project is not expected to have a significant effect on the environment. Accordingly, a categorical exemption, as noted above, has been prepared for the Project.

The proposed project would involve tenant improvements on approximately 2.61 acres, including 1.44 acres of exterior improvements and approximately 1.17 acres within the interior of the existing building, which is an exemption characterized under Section 15332 (Class 32/Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

The project qualifies for a Class 32 Categorical Exemption (CEQA Guidelines § 15332) because it consists of the reuse and minor modification of an existing industrial building within an urbanized area. The proposed tenant improvements occur entirely on 2.61-acre of a fully developed site, and the use proposed is consistent with local zoning and general plan designations. Furthermore, the project will not result in any significant traffic, noise, air quality, or water quality impacts, and the site has no value as habitat for endangered, rare, or threatened species.

Date: June 19, 2026

Submitted by:



Rodney L. Horton, Director
City of Reedley
Community Development Department

**CITY OF REEDLEY
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT FOR
BIOSAFE SYSTEMS TENANT IMPROVEMENTS (CUP 2026-01)**

THE PROJECT DESCRIBED HEREIN IS DETERMINED TO BE CATEGORICALLY
EXEMPT FROM THE PREPARATION OF ENVIRONMENTAL DOCUMENTS
PURSUANT TO ARTICLE 19 OF THE STATE CEQA GUIDELINES¹

PROJECT TITLE:	Biosafe Systems Tenant Improvements (CUP 2026-01) (“Project”)
APPLICANT:	Armen Devejian Associated Design & Engineering Inc. 351 W Cromwell Ave, Suite 108 Fresno CA 93711 (559) 431-2389
PROJECT LOCATION:	The Project site is located in the City of Reedley, California, at the southwest corner of South Buttonwillow Avenue and East Curtis Avenue at 1485 East Curtis Avenue, Reedley, CA 93654 (Figure 1 and Figure 2). The Project site proposes work on approximately 2.61 acres of a parcel identified by Fresno County Assessor as Assessor’s Parcel Number (APN) 370-070-92.
GENERAL PLAN DESIGNATION:	The Project site has a planned land use designation of General (Heavy) Industrial (Figure 3).
ZONING:	The Project site is within the MH – Heavy Industrial Zone District (Figure 4).
PROJECT DESCRIPTION:	The Applicant proposes Conditional Use Permit (CUP) 2026-01 for tenant improvements on approximately 2.61 acres located at 1485 East Curtis Avenue, Reedley, CA 93654. The site is currently developed with an existing industrial building with parking, outdoor storage areas, and accessory areas. See Figure 5 for the aerial image of the site. Proposed improvements are limited to approximately 2.61 acres, including approximately 1.44 acres of exterior improvements and approximately 1.17 acres within the interior of the existing building, totaling 2.61 acres. <u>Exterior Improvements and Construction</u>

¹ Public Resources Code 210000-21189 and California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000-15387 available from <http://leginfo.ca.gov> and <http://ccr.oal.ca.gov>

The exterior improvements include repaving and restriping to provide 18 new standard and 2 new accessible parking stalls, and a concrete containment area. No work is proposed along the site frontage, existing driveways, structures, or trees.

Interior Improvements and Operations

The Project proposes interior improvements to accommodate 51,132 square feet / 1.17 acres of an existing industrial building for chemical manufacturing and warehousing, operated by BioSafe Systems, LLC for the manufacturing, packaging, storage, and distribution of biodegradable crop protection, sanitation, and water treatment products. The Project includes the storage and use of hazardous materials typical of industrial chemical manufacturing operations, which are conditionally permitted in the heavy industrial zone district and will be managed in compliance with applicable regulatory requirements.

The facility serves agricultural, horticultural, and water treatment markets in North America, with a primary focus on peracetic acid (peroxyacetic acid, "PAA") formulations.

Project operations involve a liquid blending process in which bulk raw materials are combined to produce PAA products in various concentrations. These activities, including manufacturing, packaging, warehousing, and distribution, occur within the existing building and associated outdoor storage areas.

The Project includes on-site storage and handling of raw materials and finished products, as outlined below:

- Bulk storage of raw materials (70% Hydrogen Peroxide, 99% Glacial Acetic Acid and Pelargonic Acid) in outdoor stainless steel tanks within concrete containment areas, including hydrogen peroxide and glacial acetic acid, with regular tanker deliveries (multiple times per week).
- Storage of additional materials or hazmat ingredients (Hydroxy ethylidene Diphosphonic Acid, 19% Aqua Ammonia and Sodium Percarbonate) in totes, drums, supersacks, and bags.
- Packaging of finished products in UN-rated containers, including jerricans, drums, totes, and bags.
- Warehouse storage of finished PAA products, sodium percarbonate, sulfuric acid, and sodium hydroxide.
- Indoor production activities, including mixing, formulation, and packaging using stainless steel tanks and piping systems.

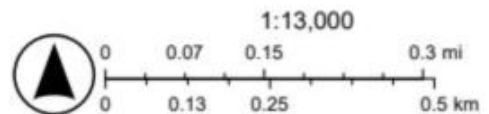
The operating hours are Monday through Friday, from 6:30 a.m. to 4:00 p.m., with no evening or weekend operations.

See **Figure 6** for the Project site plan and **Figure 7** for floor plan.



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- Project Site
- City Limits
- Sphere of Influence



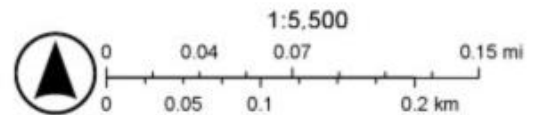
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Vantor Precision Civil Engineering

Figure 1. Project Regional Location



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 Project Site
 City Limits



Precision Civil Engineering

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Microsoft, Vantor

Figure 2. Project Vicinity Map

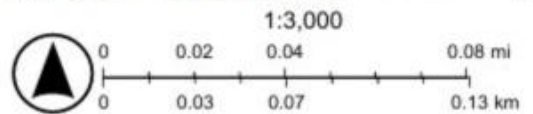


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- Project Site
- City Limits

Land Use

- General (Heavy) Industrial
- Limited (Light) Industrial
- Open Space



Precision Civil Engineering

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Microsoft, Vantor

Figure 3. General Plan Land Use Designation Map

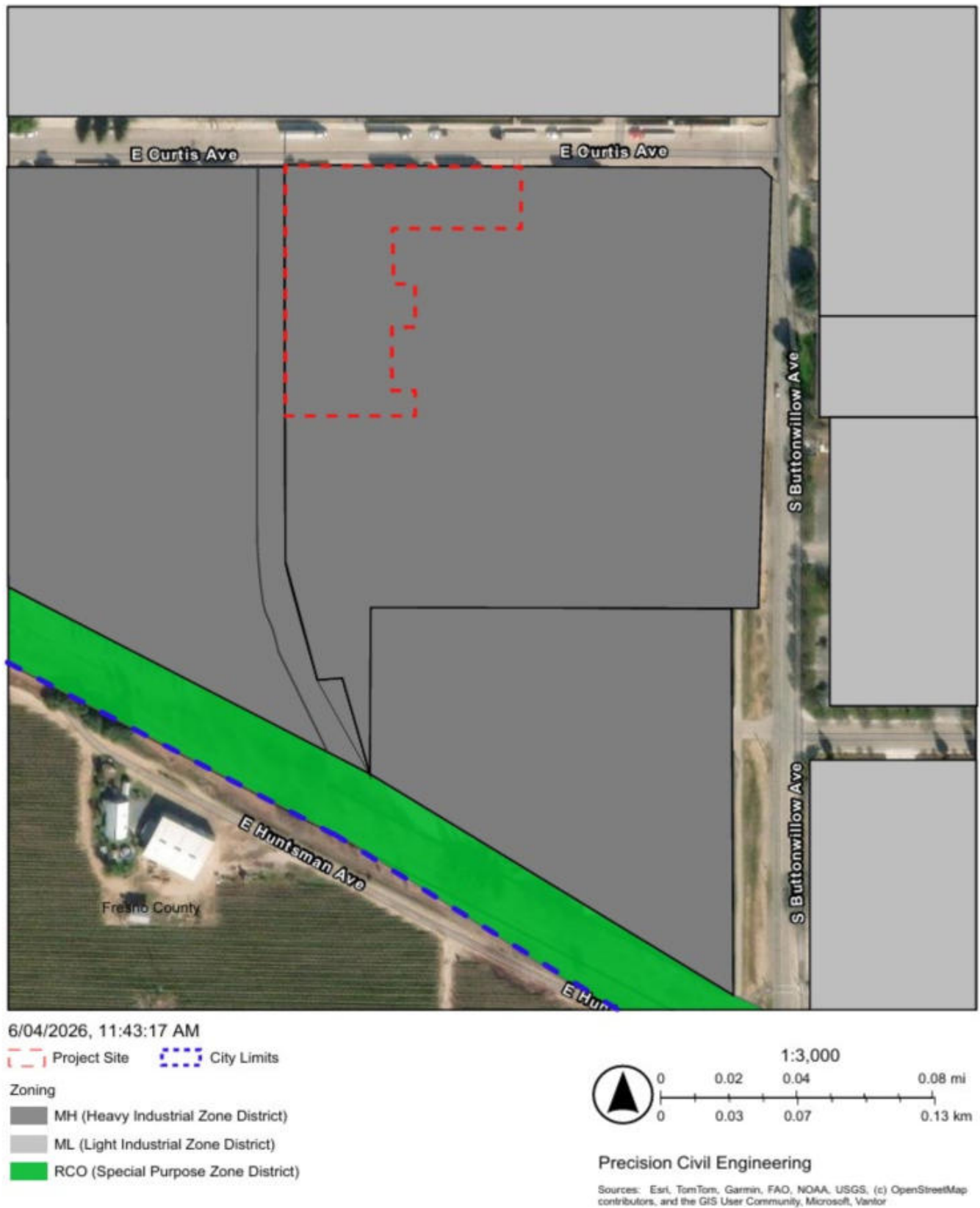
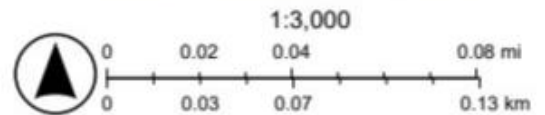


Figure 4. Zoning Map



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- City Limits
- Project Site



Precision Civil Engineering

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Microsoft, Vantor

Figure 5. Aerial of Project Site

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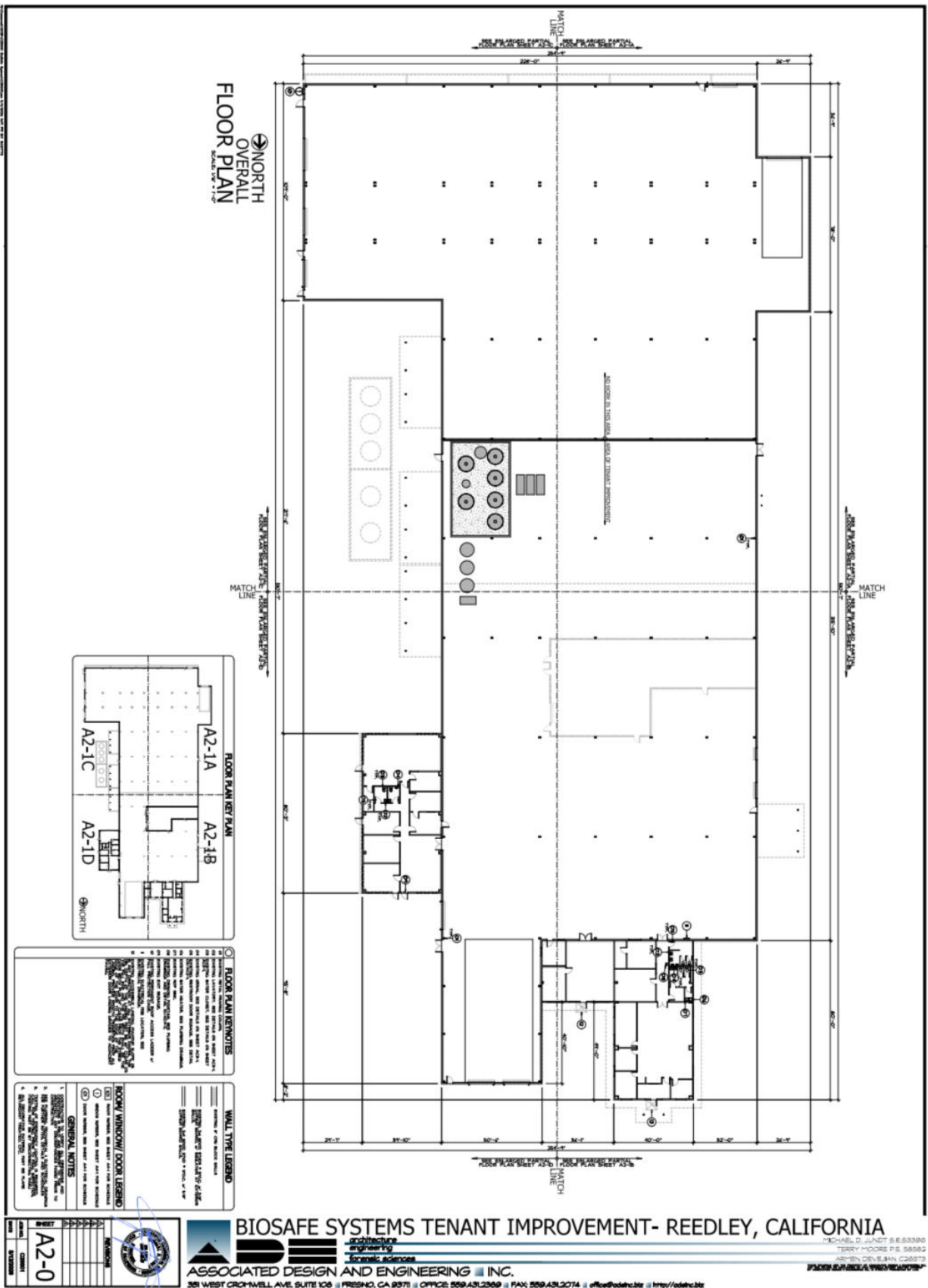


Figure 7. Project Floor Plan

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

Under Section 15332/Class 32, the Project is exempt from CEQA requirements. Section 15332/Class 32 consists of projects characterized as in-fill development meeting conditions described below.

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c) The project site has no value as habitat for endangered, rare, or threatened species.
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e) The site can be adequately served by all required utilities and public services.

The following is an analysis of how the Project meets all conditions required to be exempt under Section 15332/Class 32 of the CEQA Guidelines.

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.**

General Plan Land Use and Policies

According to the City of Reedley General Plan, the Project site has a planned land use designation of General (Heavy) Industrial. The General (Heavy) Industrial land use designation *“is an area identified for more intense industrial uses. This highest intensification of land use is also typically surrounded by light industrial land use designation as a potential buffer to protect commercial and residential areas of the City. This land use must be conveniently accessible to transportation networks available to move raw and manufactured products.”* The proposed use, industrial chemical manufacturing and warehousing facility, is consistent with this land use designation. The Project site is located within an established industrial area served by existing roadway infrastructure and utility systems, and no expansion into undeveloped or non-industrial areas is proposed.

As shown in **Table 1** below, the Project is consistent with applicable General Plan Land Use Element policies governing heavy industrial development, including policies related to land use intensity, infrastructure access, compatibility, and environmental protection.

Table 1. Project Consistency with Applicable General Plan Policies (Land Use Element)

<i>Heavy Industrial</i>	
Implementing Policies	Project Consistency
LU 2.7.53. Shall mean land designated for the full range of manufacturing, processing, and storage activities.	Consistent. The Project is consistent with this policy as it involves manufacturing, processing, and storage activities within an existing industrial facility, which are permitted under the Heavy Industrial designation.

LU 2.7.54. During review of development plans for any proposed new heavy industry, the City shall determine whether pretreatment of industrial wastes shall be required.	Consistent. The Project will be subject to City review and will comply with all applicable wastewater discharge and pretreatment requirements, if required.
LU 2.7.55. The City may establish conditions on new heavy industrial development to ensure compatibility with surrounding land uses.	Consistent. The Project is located within an established industrial area and will comply with all conditions of approval imposed by the City during the Conditional Use Permit (CUP) entitlement process.
LU 2.7.56. Access to industrial areas should be by streets designed to carry heavy industrial traffic in accordance with development standards found in the Circulation Element.	Consistent. The Project would utilize the existing site access from East Curtis Avenue. The Project does not propose modifications to access points or circulation patterns and would continue to rely on the existing roadway network.
LU 2.7.57. Planned heavy industrial uses adjacent to roads carrying significant nonindustrial traffic should be designed to have landscaping and building setbacks.	Consistent. The Project is surrounded by industrial uses; therefore, the surrounding roads primarily carry industrial traffic. Additionally, building setbacks and landscaping comply with the applicable code requirements.
LU 2.7.58. Heavy industrial planned land uses should be clustered based upon compatibility and operational efficiencies to maximize available infrastructure.	Consistent. The Project is located within an established industrial area where similar uses are clustered, supporting compatibility and efficient use of existing infrastructure.
LU 2.7.59. New heavy industrial uses should be encouraged to concentrate in the southeastern portion of the Planning Area where they are downwind from other less intensive uses.	Consistent. The Project is located within an existing industrial area planned for heavy industrial uses. No expansion into new areas is proposed.
LU 2.7.60. Heavy Industrial uses shall be planned to minimize health risks to people resulting from toxic or hazardous air pollutant emissions.	Consistent. The Project would comply with all applicable air quality regulations to minimize potential health risks associated with emissions from industrial operations.
LU 2.7.61. The City shall limit expansion of manufacturing, industrial and processing facilities that creates significant sources of air pollution unless the impacts to adjacent sensitive areas can be mitigated.	Consistent. The Project does not involve expansion of the facility beyond the existing developed area. Operations would be conducted in compliance with applicable air quality standards to avoid significant impacts.
LU 2.7.62. Protect heavy industrial sites from encroachment by residential and other sensitive uses through appropriate zoning and interface standards.	Consistent. The Project is located within a fully industrial area and does not introduce sensitive uses.

LU 2.7.63. Planned unit development may be permitted in all industrial land use designations.	Not Applicable. The Project does not propose planned unit development.
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Therefore, the Project is consistent with the applicable general plan land use designation and all applicable general plan land use policies.

As shown in **Table 2** below, the Project is generally consistent with the applicable General Plan policies to protect the public and the environment from exposure to hazardous materials (Goal SE 5.6A).

Table 2. Project Consistency with Applicable General Plan Policies (Safety Element)

<i>Hazardous Materials</i>	
Implementing Policies	Project Consistency
SE 5.6.1 Assess the risk involving the transportation, disposal, manufacture, storage and handling of any hazardous materials at all levels of planning.	Consistent. The Project involves the handling and storage of hazardous materials within an existing industrial facility. Potential risks are addressed through engineered process safety systems, including automated controls, interlocked shutdown mechanisms, secondary containment, spill response procedures, employee safety training programs, and formal emergency response procedures designed to minimize the potential for accidental releases. The facility would also operate in compliance with applicable hazardous materials regulations, including OSHA Process Safety Management (PSM) and EPA Risk Management Program (RMP) requirements.
SE 5.6.2 Residential development in close proximity to heavy industrial zones shall be avoided.	Consistent. The Project is located within an established Heavy Industrial area and does not introduce residential or other sensitive land uses, thereby maintaining appropriate separation between industrial operations and sensitive receptors.
SE 5.6.3 Establish a program to obtain hazardous materials control, technical assistance and cleanup to response to hazardous materials incidents.	Consistent. The Project incorporates formal hazardous materials emergency response procedures, including spill response protocols, evacuation thresholds, incident reporting, and coordination with emergency response agencies in the event of a chemical incident.

Zoning Designation and Regulations

According to *Section 10.14.020.B* of the Reedley Municipal Code (RMC), the MH – Heavy Industrial Zone District is intended to accommodate a wider variety of land uses that are more

land-intensive manufacturing uses than allowed in the Light Industrial (LI) Zone District. Hazardous industrial uses are conditionally permitted within this zone, subject to applicable review and compliance requirements. As part of the Conditional Use Permit entitlement process, the Project would be required to comply with all applicable zoning regulations, including development standards, general provisions, and parking requirements (RMC Sections 10.14.030, 10.14.040, 10.14.050, 10.36.050.C, and 10.38.030). The Project does not request any deviations from applicable development standards and would be required to comply with all applicable provisions of the RMC. Accordingly, the Project is consistent with applicable zoning and development regulations.

b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The Project site is located on the southwest corner of South Buttonwillow Avenue and East Curtis Avenue at 1485 East Curtis Avenue, Reedley, CA 93654. The area proposed for physical construction and operations is limited to approximately 2.61 acres of Assessor's Parcel Number (APN) 370-070-92, a 13.21-acre parcel located within the City of Reedley limits. The site is designated by the Reedley General Plan for heavy industrial use. The Project site is surrounded by existing industrial uses to the north, south, west, and east. Existing uses within the broader Project vicinity (i.e., 0.25-mile radius) comprise a mix of industrial and agricultural uses. Thus, the Project occurs within city limits on a site with an area of work that is no more than five (5) acres and is substantially surrounded by urban uses.

c) The project site has no value as habitat for endangered, rare, or threatened species. The Project site is developed with an existing industrial facility, including an industrial building, parking areas, pavement, and associated improvements. The Project proposes minor improvements to accommodate 51,132 square feet of an existing industrial building for chemical manufacturing and warehousing for the manufacturing, packaging, storage, and distribution of biodegradable crop protection, sanitation, and water treatment products. Proposed improvements are proposed within the existing industrial building and pavement areas, with no ground disturbance to undeveloped portions of the parcel.

The parcel contains a few trees and does not include landscaped areas, natural habitat features, or undisturbed soils. As such, the site does not provide suitable habitat for special-status species. Due to the developed condition of the site, the lack of suitable habitat, and its location within an established industrial area, the Project site has no value as habitat for endangered, rare, or threatened species and does not support sensitive biological resources.

d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The Project proposes minor tenant improvements to accommodate 51,132 square feet of an existing industrial facility and is located within an established industrial area. The proposed Project involves parking stall, pavement, and interior improvements for chemical manufacturing and warehousing for the manufacturing, packaging, storage, and distribution of biodegradable crop protection, sanitation, and water treatment products. No expansion of the building footprint and no changes to site access or circulation are proposed.

The Project requires approval of a Conditional Use Permit (CUP) pursuant to the City's Municipal Code. Approval of the Project would not result in any significant impacts related to traffic, noise, air quality, or water quality.

Traffic

The Project would utilize the existing industrial facility and existing site access from East Curtis Avenue. No changes to site access points, circulation patterns, or roadway improvements are proposed. The project is anticipated to generate approximately 181 daily trips based on ITE trip generation rates, assuming an increase from 6 existing employees to 10 employees and a mix of manufacturing and warehouse uses. This level of trip generation is consistent with moderate-to-heavy industrial development and is not expected to result in significant traffic impacts within the surrounding industrial context. Truck deliveries and employee trips would be consistent with the site's industrial zoning and adjacent land uses. Inbound and outbound truck activity would consist primarily of small parcel vans, tractor trailers, and occasional tanker deliveries typical of industrial operations and would remain consistent with surrounding industrial land uses. Therefore, the Project would not result in a significant increase in traffic impacts or require roadway capacity improvements.

Noise

The Project would be located within an existing heavy industrial area where similar manufacturing and warehouse uses are already present or permitted. Operational noise would be limited to typical industrial activities such as material handling, mixing, warehousing, and truck loading/unloading, all occurring within an existing facility. No new sensitive receptors would be introduced, and operations would be subject to applicable local noise standards. Given the industrial setting and existing development, the Project would not result in a significant noise impact.

Air Quality

The Project is located within a fully developed industrial area that is consistent with the City's industrial land use designations and zoning, which allow for industrial operations, including hazardous materials uses subject to approval of a Conditional Use Permit.

The Project involves the continued operation of an existing industrial facility engaged in the formulation of peracetic acid (PAA) solutions. The process includes the controlled handling of hydrogen peroxide, glacial acetic acid, and related formulation components within enclosed tanks, piping, and batching systems.

These materials have recognized industrial hazards and may exhibit properties such as corrosivity, oxidizing behavior, and limited volatility. In particular, glacial acetic acid may contribute to minor volatile organic compound (VOC) emissions, and peracetic acid systems may generate trace vapors under certain handling conditions. However, these materials are processed within closed or semi-closed systems equipped with level controls, interlocks, and automated shutdown features designed to minimize releases during normal operations.

The facility operates under established safety procedures governing chemical storage, transfer, and batching, including containment systems, emergency quench controls for

reactive materials, and spill response protocols. These measures, combined with regulatory oversight under applicable air district, hazardous materials, OSHA Process Safety Management (PSM), and EPA Risk Management Program (RMP) requirements, are intended to reduce potential air quality and accidental release impacts. Bulk storage and mixing equipment would utilize secondary containment systems designed to minimize the potential for accidental releases, and employees would receive ongoing hazardous material handling and safety training.

Operational emissions are primarily associated with routine industrial activities such as equipment operation, material transfer, and truck deliveries, and are consistent with other industrial uses in the surrounding area. Any potential air quality impacts, including criteria pollutants and minor VOC contributions, are subject to applicable regulatory standards and permitting requirements.

The Project would not expand the existing facility footprint and would occur within an established industrial setting served by existing infrastructure. Truck activity and operational intensity would remain consistent with surrounding industrial land uses.

Based on these characteristics, The Project involves regulated industrial materials and processes; however, these operations occur within engineered containment systems and established regulatory frameworks designed to manage potential environmental effects. No unusual circumstances are anticipated that would result in environmental impacts beyond those typical of similar industrial facilities in the area.

Small Project Analysis Level (SPAL)²:

Consistent with the San Joaquin Valley Air Pollution Control District's *Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI)*, the Project qualifies for Small Project Analysis Level (SPAL) screening. The Project is categorized as a heavy industrial land use and is below the applicable SPAL screening thresholds for project size and trip generation.

Under SPAL Table 4a (Industrial – Heavy Industrial), projects up to 900,000 square feet and generating fewer than 550 average daily one-way trips (excluding heavy-heavy duty truck (HHDT)) and fewer than 70 HHDT trips are considered to have a less-than-significant impact for criteria pollutants without the need for detailed emission quantification using CalEEMod.

The Project is well below these screening thresholds based on its existing facility footprint and anticipated trip generation. Accordingly, criteria pollutant emissions are considered less than significant under SPAL screening criteria. Toxic air contaminant emissions are also expected to be minimal due to enclosed processing systems and required regulatory controls.

Therefore, the Project would not result in significant air quality impacts.

² San Joaquin Valley Air Pollution Control District. Small Project Analysis Levels (SPAL). Accessed April 29, 2026, <https://www.valleyair.org/media/5jppiwed/cms-format-spal.pdf>

Water Quality

The Project would utilize existing site infrastructure, including drainage and utility systems, and would not expand impervious surface area beyond the previously developed industrial site footprint. On-site chemical storage, handling, and containment systems (including secondary containment for bulk materials such as hydrogen peroxide and glacial acetic acid) are designed to prevent releases to stormwater or surrounding areas. The facility would be required to comply with all applicable industrial stormwater permitting requirements and hazardous materials containment standards. The Project would also utilize an existing Reverse Osmosis (RO) water system associated with the facility's operations, with wastewater directed to the existing sewer system in compliance with applicable regulatory requirements. Production processes are designed to minimize waste generation through reuse and recirculation practices within the facility's operations. The Project would therefore not result in significant impacts to water quality.

Given the limited scope of improvements, the use of an existing facility, industry standard practices, and compliance with applicable standards, approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

e) The site can be adequately served by all required utilities and public services.

The Project site is located in an area served by existing public utilities and services. The site has been developed and operated as an industrial facility for many years and is currently served by established roadway access, water, wastewater, stormwater, and utility infrastructure. The Project would continue to rely on these existing services, which are maintained by the City and applicable utility providers. Therefore, the site can be adequately served by all required utilities and public services.

Based on the analysis contained above, none of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to this Project as analyzed in the following:

- a) *Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

Classes 3 (New Construction or Conversion of Small Structures), 4 (Minor Alterations to Land), 5 (Minor Alterations in Land Use Limitations), 6 (Information Collection), and 11 (Accessory Structures) are not applicable to the proposed Project. Therefore, the location-based exceptions associated with these classes do not apply.

- b) *Cumulative Impact. All exemptions for this class are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant. ("Cumulative Impact" is defined as the condition under which "two or more individual*

effects which, when considered together, are considerable or which compound or increase other environmental impacts,” pursuant to CEQA Guidelines Section 15355)

The Project proposes a use that is consistent with and permitted by the Reedley General Plan and RMC. Adherence to the applicable policies and regulations would ensure that implementation of successive projects of the same type in the same place, over time would not constitute a significant, cumulative impact.

- c) *Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

The Project consists of industrial chemical manufacturing, blending, storage, and warehousing operations within an existing industrial facility. While the Project involves regulated hazardous materials, such uses are consistent with the heavy industrial zoning designation and are commonly anticipated within this type of land use environment. The facility incorporates engineered safety systems, containment measures, and operational procedures designed to comply with applicable local, state, and federal safety and hazardous materials regulations. The Project does not present any unusual circumstances that would result in a significant environmental effect beyond those typically associated with permitted heavy industrial uses. Therefore, this exception does not apply.

- d) *Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources within a highway officially designated as a state scenic highway.*

According to the California State Scenic Highway System Map³, the Project is not located near a state-designated scenic highway. Therefore, the Project would not damage scenic resources within the state scenic highway.

- e) *Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code. The Project is not located on a site that is included in any list compiled pursuant to Section 65962.5 of the Government Code.*

A search of the California Department of Toxic Substance Control's EnviroStor database⁴ and the State Water Resources Control Board's GeoTracker database⁵ reveal no hazardous material release sites on the Project site. Thus, no impact would occur.

3 California Department of Transportation. Statewide Scenic Highway. Accessed April 29, 2026, <https://experience.arcgis.com/experience/47e2009986264718a5a13a2c81382774>

4 California Department of Toxic Substances Control. Envirostor. Accessed April 22, 2026, <https://www.envirostor.dtsc.ca.gov/public/>

5 California State Water Resources Control Board. GeoTracker. Accessed April 22, 2026, <https://geotracker.waterboards.ca.gov/>

- f) *Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

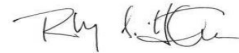
According to the Reedley General Plan, there are no local, state, or federal designated historical resources on the Project site.

Overall, the Project is consistent with the applicable general plan designation and policies as well as the applicable zoning designation and regulations. It occurs within city limits on a site less than five (5)-acres in size within an urbanized area. The highly disturbed site within an urbanized area has no value as habitat for endangered, rare, or threatened species. Further, the Project 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. As such, the proposed Project is not expected to have a significant effect on the environment. Accordingly, a categorical exemption, as noted above, has been prepared for the Project.

Date: June 19, 2026

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Submitted by:



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