

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
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Reedley, CA 93654
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APPLICANT: JJI Investments LLC
2319 Webster St.
Sanger CA 93657
559-903-8463
Jji.investments81@gmail.com

PROJECT TITLE: Environmental Assessment No. 2026-05 for Rezone Application No. 2026-01 (Ordinance No. 2026-002)

PROJECT LOCATION: 1533 East Myrtle Avenue, Reedley CA 93654 (APN 370-345-06)

EXEMPT STATUS: Categorical Exemption

PROJECT DESCRIPTION: Rezone Application No. 2026-01 (Ordinance No. 2026-002) pertains to the reclassification of one 1.11-acre parcel (APN 370-345-06) from MDR (Medium Density Residential) with a PUD Overlay to R-1-6 (Low Density Residential) to achieve consistency with the parcel's existing Low Density Residential General Plan Land Use Designation.

This project is exempt under the Common Sense Exemption, Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines.

EXPLANATION: There is no possibility that the adoption of Rezone Application No. 2026-01, in and of itself, may result in a significant effect on the environment. The Rezone corrects an inconsistency between the existing General Plan Land Use Designation and zone district of the subject property and does not approve or authorize physical development or construction activities. Future development proposals would remain subject to separate discretionary review and environmental review pursuant to CEQA, as applicable. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) because it can be seen with certainty that there is no possibility the proposed Rezone may have a significant effect on the environment.

Date: July 16, 2026

Submitted by:



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