

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. 2026-06 for Tentative Parcel Map
Application No. 2026-01

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

EXEMPT STATUS: Categorical Exemption

PROJECT DESCRIPTION: Tentative Parcel Map Application No. 2026-01 pertains to the subdivision of land from one 1.11-acre residentially zoned parcel (APN 370-345-06) into four parcels for low density residential development purposes, including the installation of public improvements. The project is consistent with the 2030 General Plan Low Density Residential Planned Land Use Designation and the proposed Reedley Municipal Code R-1-6 (*Low Density Residential*) Zone District.

This project is exempt under 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, the purpose of which is to provide single-family detached residential development, attached single family, and low density multi-family uses. The project occurs in the city limits of Reedley and is on an affected area that is approximately 1.11 acres. Because the project site is in an urban area surrounded by existing residential development, there is no habitat for endangered species on the site. 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

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would not result in any significant effects related to traffic, noise, air quality or water quality. The site can be adequately served by 8" water lines in East Myrtle Avenue and East Elm Avenue, 8" sewer mains in East Myrtle Avenue and East Elm Avenue, and an on-site storm drain line connected to an 18" storm drain facility in North Cedar Avenue.

The proposed project will involve the subdivision of land and installation of public improvements to accommodate for low density residential development on an approximately 1.11-acre site, which is an exemption characterized under Section 15332 (Class 32/Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

Date: July 16, 2026

Submitted by:



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