



CITY *of* CLOVIS

AGENDA • PLANNING COMMISSION

Council Chamber, 1033 Fifth Street, Clovis, CA 93612 (559) 324-2060
www.cityofclovis.com

January 22, 2026

6:00 PM

Council Chamber

In compliance with the Americans with Disabilities Act, if you need special assistance to access the Planning Commission Chamber to participate at this meeting, please contact the City Clerk or General Services Director at (559) 324-2060 (TTY – 711). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the Council Chamber.

The Clovis Planning Commission meetings are open to the public at the physical address listed above. There are numerous ways to participate in the Planning Commission meetings: you are able to attend in person; you may submit written comments as described below; and you may view the meeting which is webcast and accessed at www.cityofclovis.com/agendas.

Written Comments

- Members of the public are encouraged to submit written comments at: www.cityofclovis.com/agendas at least two (2) hours before the meeting (4:00 p.m.). You will be prompted to provide:

- Planning Commission Meeting Date
- Item Number
- Name
- Email
- Comment



- Please submit a separate form for each item you are commenting on.
- A copy of your written comment will be provided to the Planning Commission noting the item number. If you wish to make a verbal comment, please see instructions below.
- Please be aware that any written comments received that do not specify a particular agenda item will be marked for the general public comment portion of the agenda.
- If a written comment is received after 4:00 p.m. on the day of the meeting, efforts will be made to provide the comment to the Planning Commission during the meeting. However, staff cannot guarantee that written comments received after 4:00 p.m. will be provided to Planning Commission during the meeting. All written comments received prior to the end of the meeting will be made part of the record of proceedings.

CALL TO ORDER

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES

1. Planning Commission Minutes for the Meeting of November 20, 2025

COMMISSION SECRETARY COMMENTS

PLANNING COMMISSION MEMBER COMMENTS

PUBLIC COMMENTS - This is an opportunity for the members of the public to address the Planning Commission on any matter within the Planning Commission's jurisdiction that is not listed on the Agenda. In order for everyone to be heard, please limit your comments to 3 minutes or less, or 10 minutes per topic. Anyone wishing to be placed on the Agenda for a specific topic should contact the Planning Division and submit correspondence at least 10 days before the desired date of appearance.

PUBLIC HEARINGS - A public hearing is an open consideration within a regular or special meeting of the Planning Commission, for which special notice has been given and may be required. When a public hearing is continued, noticing of the adjourned item is required as per Government Code 54955.1.

2. (This item was continued from the October 23, 2025 Planning Commission meeting.)

Consider Approval, Res. 26-____, CUP2025-006, Adopting a Class 32 Categorical Exemption from further environmental review under the California Environmental Quality Act and approving a conditional use permit to allow a three-story, mixed-use development with ground-floor commercial space and parking, and one residence above located at 319 Bullard Avenue. Rick Sassano, Owner and Applicant; and Paul Halajian Architects, Representative.

Staff: Tiffany Williams, Associate Planner

Recommendation: Approve

3. Consider Approval, Res. 26-____, TM6364, A request to approve a one-year extension to the approved Master Vesting Tentative Tract Map 6364 associated with 310 acres of land bounded by Leonard Avenue on the west, Thompson Avenue on the east, Gettysburg Avenue on the north, and Ashlan Avenue on the south. The Homeplace Holdings, LLC, Applicant; 4 Creeks, Inc., Representative; Dog Creek Land & Farming, LLC, Owner.

Staff: Tiffany Williams, Associate Planner

Recommendation: Approve

ADJOURNMENT

MEETINGS & KEY ISSUES

Regular Planning Commission Meetings are held at 6 P.M. in the Council Chamber. The following are future meeting dates:

February 26

March 26

April 16

Pursuant to Government Code section 84308, subdivision (e), any party to a covered proceeding before the Planning Commission is required to disclose on the record of the proceeding any campaign contribution, including aggregated contributions, of more than \$500 made within the preceding 12 months by the party or their agent to any Commissioner. The disclosure shall be made as required by Government Code Section 84308, subdivision (e)(1) and California Code of Regulations, Title 2, section 18438.8. No party or their agent, and no participant or their agent, shall make a campaign contribution of more than \$500 to any Commissioner during the covered proceeding or for 12 months after a final decision is made in that proceeding. The foregoing statements do not constitute legal advice, and parties and participants are urged to consult with their own legal counsel regarding the applicable requirements of the law.

CLOVIS PLANNING COMMISSION MINUTES

November 20, 2025

A meeting of the Clovis Planning Commission was called to order at 6:01 p.m. by Chair Antuna in the Clovis Council Chamber.

Flag salute led by Commissioner Hinkle

Present: Commissioners Bedsted, Hatcher, Hebert, Hinkle, Chair Antuna

Absent: None

Staff: Sean Smith, Deputy City Engineer
Marissa Parker, Associate Planner
Sarai Yanovsky, Supervising Civil Engineer
Aaron La Mattina, Staff Analyst
Matt Lear, City Attorney
Renee Mathis, PDS Director
Chris Kelly, Supervising Civil Engineer
McKencie Perez, Deputy City Planner

MINUTES – 6:02

ITEM 1 – APPROVED.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, to approve the October 23, 2025, minutes. Approved 4-0-0-1 with Commissioner Bedsted Abstaining.

COMMISSION SECRETARY – 6:03

Deputy City Planner McKencie Perez discussed the proposed 2026 Planning Commission meeting dates, the one-on-one meetings with commissioners and Planning staff, and an update on the General Plan Update. She also announced the internal promotion of Chris Kelly to Supervising Civil Engineer of the DRU unit. Finally, McKencie gave an update on the Infill Rezone Program.

PLANNING COMMISSION MEMBERS' COMMENTS – 6:07

Chair Antuna advised that she received the mailer for the infill rezone program.

PUBLIC COMMENTS – 6:07

None.

PUBLIC HEARINGS – 6:07

3. Consider items associated with ±40.62 acres of land located at the southeast corner of N. Sunnyside Avenue and E. Perrin Avenue. Multiple owners; Quail Run Group, applicant; Rich Wathen and Jared Callister, representatives.

Consider Approval, Res. 25-16, A resolution recommending that the City Council approve an addendum to the Environmental Impact Report adopted for Shepherd North for the Quail Run Annexation.

Consider Approval, Res. 25-17, R2024-008, A resolution recommending that the City Council approve a request to prezone the properties within the Quail Run Neighborhood from the Fresno County R-R (Rural Residential) Zone District to the Clovis R-R (Rural Residential) Zone District.

Motion by Commissioner Bedsted, seconded by Commissioner Hatcher for the Planning Commission to approve both Resolutions 25-16 and 25-17. Motion carried 5-0.

ADJOURNMENT AT 6:17 P.M. UNTIL the Planning Commission meeting on November 20, 2025.

Alma Antuna, Chairperson



CITY of CLOVIS

REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission

FROM: Planning and Development Services

DATE: January 22, 2026

SUBJECT: Consider Approval, Res. 26-____, CUP2025-006, Adopting a Class 32 Categorical Exemption from further environmental review under the California Environmental Quality Act and approving a conditional use permit to allow a three-story, mixed-use development with ground-floor commercial space and parking, and one residence above located at 319 Bullard Avenue. Rick Sassano, Owner and Applicant; and Paul Halajian Architects, Representative.

Staff: Tiffany Williams, Associate Planner

Recommendation: Approve

ATTACHMENTS:

1. Res. 26-____, CUP2025-006
2. Conceptual Site Plan, Floor Plans & Elevations
3. Applicant's Operational Statement
4. Correspondence from Commenting Agencies
5. Applicant's Parking Analysis

RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution exempting the project from further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines section 15332, a Class 32 Categorical Exemption, and approving Conditional Use Permit (CUP) 2025-006, subject to findings of fact and the conditions of approval attached to the resolution as **Attachment 1A**.

EXECUTIVE SUMMARY

The item was scheduled for Planning Commission consideration on October 23, 2025. At the request of the Applicant, the Planning Commission granted a continuance to a date certain of January 22, 2026. Per Clovis Municipal Code (CMC) section 9.88.030, no additional notice is required for the continued hearing.

Rick Sassano ("Applicant") is requesting approval of CUP2025-006 to allow a three-story, mixed-use development with ground-floor commercial space and parking, and one (1) residence above on a vacant infill parcel ("Project") located near the northwest corner of Bullard and De Witt Avenues, as shown in **Figure 1** below. The Project is located within Planning Area (PA) 1 (OTC

– Old Town Storefront Commercial) of the Central Clovis Specific Plan (CCSP). Under the CCSP and CMC, Mixed Use is permitted subject to an approved CUP. Approval of this request would allow the Applicant to proceed with a site plan review (SPR). Although the SPR process is reviewed administratively at the staff level, a conceptual site plan has been provided in **Attachment 2** for informational purposes.

Figure 1 – Project Location



Project Site 

BACKGROUND

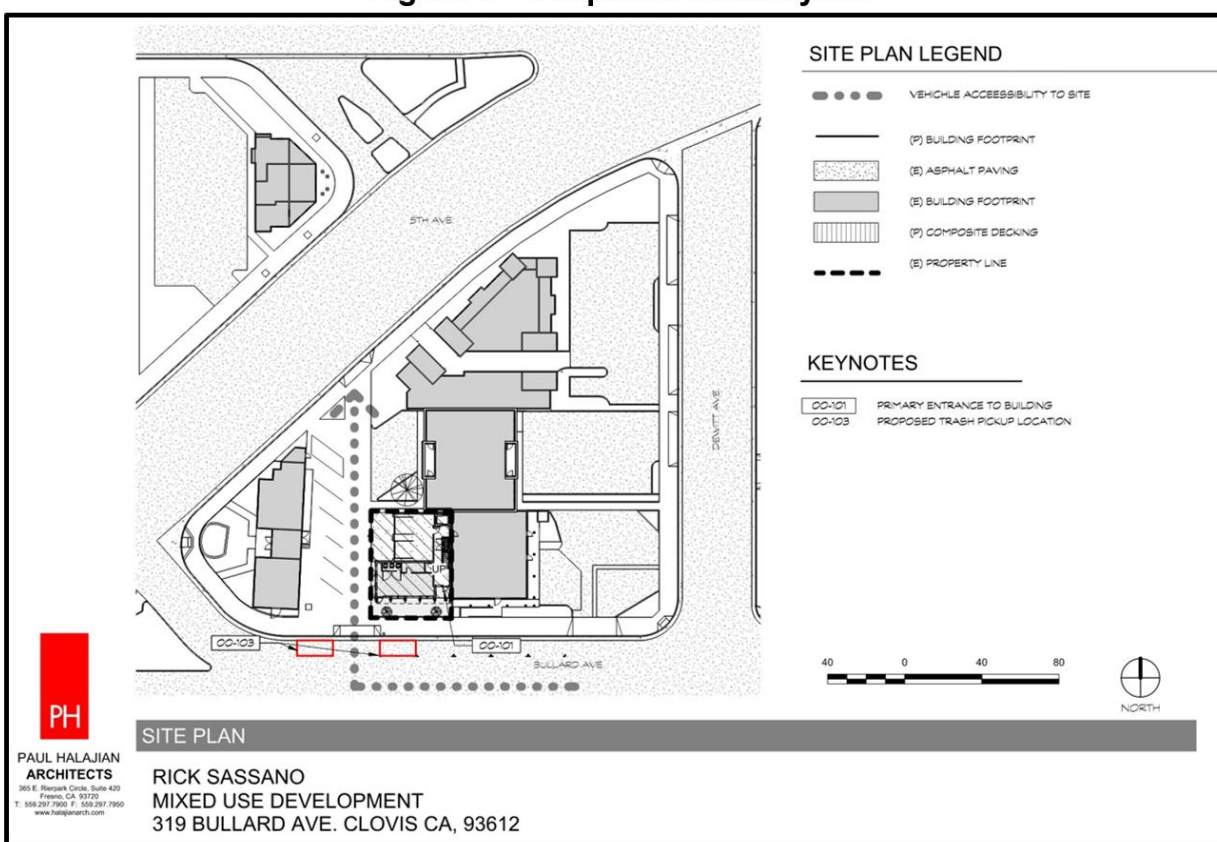
- General Plan Designation: MU-V (Mixed Use Village)
- Specific Plan Designation: CCSP – PA1
- Existing Zoning: C-3 (Downtown Commercial)
- Lot Size: ±0.05 acres (2,305 square feet)
- Current Land Use: Vacant site with foundation of prior structure
- Adjacent Land Uses:
 - North: Commercial
 - South: Commercial
 - East: Commercial
 - West: Commercial
- Previous Entitlements: SPR99-16; BLD99-0347

The subject property is located within PA1 of the CCSP. PA1 is designated as Old Town Storefront Commercial (OTC) which is a “historic” neighborhood of pedestrian oriented commercial uses.

PROPOSAL AND ANALYSIS

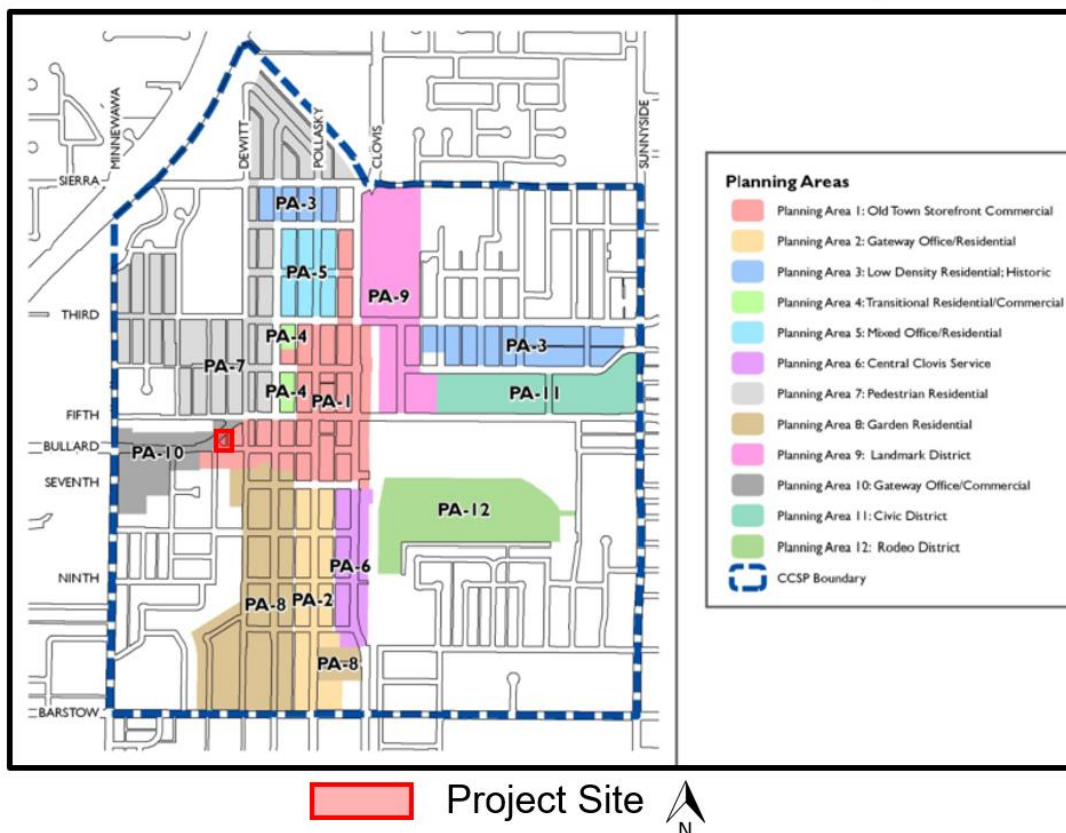
The Applicant is requesting approval of this CUP to construct a three-story, mixed-use development on a vacant infill site as shown in the conceptual plan in **Figure 2** below. The Applicant is proposing a three-story, $\pm 4,035$ square-foot building that will include a ground level commercial retail space (± 368 square feet) along with two (2) parking spaces exclusively for the residence above (± 489 square feet); and a single residential dwelling unit will occupy the second and third floors ($\pm 2,575$ square feet). The remaining 603 square feet are allocated to the lobby area, trash toter space, and restrooms. Streetscape improvements with the planting of trees near the new building facade are also proposed.

Figure 2 – Proposed Site Layout



Central Clovis Specific Plan

The Project is proposed on ± 0.05 acres located near the northwest corner of Bullard and De Witt Avenues in an established mixed-use corridor of Old Town Clovis, which allows for a combination of commercial and residential uses. The project site is within PA1 of the CCSP as shown in **Figure 3**. The CCSP is bounded by Sunnyside Avenue to the east, Barstow Avenue to the south, Minnewawa Avenue to the west, and State Route 168 and the Old Town Trail to the north. All uses allowed in the C-3 (Downtown Commercial) zone district are permitted in PA1.

Figure 3 – Central Clovis Specific Plan: Planning Area 1

The CCSP and CMC allow mixed-use development on the second floor and above, subject to the approval of a CUP. Mixed use is defined as the combination of commercial (e.g., retail, office, etc.) and residential uses, where the residential component is normally above the commercial, although the combination of uses may be horizontal. Because this project meets the definition for mixed-use and has three (3) stories, it is subject to a CUP.

Site Layout and Surrounding Area

The site is currently vacant and contains only a foundation. Historical records indicate that a single-family dwelling previously occupied the parcel but was demolished in June of 2000. No structures remain on-site, and the property has remained undeveloped since the demolition. As it stands, the parcel is underutilized, visually blighted, and inconsistent with the goals of the CCSP for a vibrant, walkable, and attractive central area. The proposed development is consistent with the general plan, specific plan, and applicable zoning standards, promoting infill development and mixed-use activity. The proposed structure will be taller than the immediate surrounding structures and serves as a gateway to Old Town Clovis. By adding the ground floor commercial retail and one (1) dwelling unit on the floors above, this revives a blighted site, supports local business activity, and contributes to the livability and walkability envisioned in the CCSP.

The properties fronting Bullard Avenue to the north include small residential dwellings, where some have been converted into commercial or mixed-use. East, west, and south of the Project along Bullard Avenue are mixed commercial and office uses.

Operations of Commercial Space

At this time, a tenant for the commercial retail space has not been identified; however, the applicant has indicated in the operational statement (**Attachment 3**) that the anticipated commercial hours of operation will generally be between 8:00 a.m. and 5:00 p.m., consistent with typical daytime business or office uses. Any future commercial tenant will be required to operate within the permitted uses and hours defined in the applicable zoning regulations.

Zoning and General Plan Consistency

The C-3 (Downtown Commercial) zone district is intended for the Old Town area to support land uses that provide both daytime and evening activities, encourage a human scale and pedestrian shopping experience, promote the adaptive reuse of commercial and industrial structures with a consistent turn-of-the-century design theme, and provide a diversity of retail uses to attract a regional market, including a broad range of specialty retail shops, clothing and apparel, jewelry stores, and personal service businesses. The C-3 zone district is consistent with the existing Mixed-Use Village land use designation.

Per the 2014 Clovis General Plan, all commercial zone districts, which includes the C-3 Zone district, are consistent with the Mixed-Use Village General Plan Land Use Designation. Therefore, mixed-use development is allowed in properties zoned C-3 (Downtown Commercial), especially within the PA1 under the CCSP, which aims to integrate commercial, residential, and pedestrian-oriented improvements in the downtown district. PA1 under the CCSP requires 15.0 or more dwelling units per acre. The proposed project, with one (1) residential unit on a 0.05-acre site, results in a density of 19 dwelling units per acre, consistent with this requirement.

The C-3 zone district and MU-V land use designation are intended to accommodate compact, pedestrian-oriented commercial and mixed-use development at an urban scale, as well as vertically integrated development with housing, shops, and services in proximity. As such, the proposed development is consistent with the General Plan, Specific Plan, and zoning regulations applicable to the site.

The proposed mixed-use building in Old Town Clovis with a small commercial retail space on the ground floor and one residence above will provide measurable economic and community benefits, while supporting City goals for compact and walkable infill development. Mixed-use projects such as this can increase local sales tax revenue and foot traffic that supports adjacent merchants, provide modest new housing opportunities that serve workforce needs, makes more efficient use of an under-utilized parcel, and signals private investment that can support higher nearby property values. The Project aligns with the City's Economic Development Element, OTC zoning standards promoting pedestrian-oriented development, and broader general plan and redevelopment goals related to density, sustainability, and downtown revitalization.

Consistency with General Plan Goals and Policies

Staff has evaluated the Project considering the CCSP Goals, along with the General Plan Goals and Policies. The following goals and policies reflect Clovis's desire for a balanced and sustainable city that maintains its small-town character and premier quality of life through balanced growth, development, and reinvestment.

Land Use Element of the General Plan

Goal 5: A city with housing, employment, and lifestyle opportunities for all ages and income residents.

Policy 5.3 **Innovative housing.** Encourage innovative housing product types, including multigenerational, cooperative, and variations on live-work housing.

Goal 6: A city that grows and develops in a manner that implements its vision, sustains the integrity of its guiding principles, and requires few and infrequent amendments to the general plan.

Policy 6.2: **Smart growth.** The city is committed to the following smart growth goals.

- A. Create a range of housing opportunities and choices
- B. Create walkable neighborhoods
- C. Encourage community and stakeholder collaboration
- D. Foster distinctive, attractive communities with a strong sense of place
- E. Make development decisions predictable, fair, and cost-effective
- F. Mix land uses
- G. Preserve open space, farmland, natural beauty, and critical environmental areas
- H. Provide a variety of transportation choices
- I. Strengthen and direct development toward existing communities
- J. Take advantage of compact building design
- K. Enhance the economic vitality of the region
- L. Support actions that encourage environmental resource management

Central Clovis Specific Plan Goals and Actions Items

A place with distinctive gateways and thematic elements.

- Identify gateway points and develop thematic elements which identify one's arrival and departure in Old Town.

An authentic heart of the Clovis Community that offers employment, housing, and lifestyle opportunities for all ages and incomes.

- Facilitate a variety of housing opportunities to serve the needs of the spectrum of community residents.
- Consider opportunities for new residential development and the development of underutilized properties.

The proposed mixed-use project on a vacant, small parcel directly advances infill strategy. It helps revitalize and make better use of the land that is currently not contributing to the tax base or community vitality and now enhances the economic vitality of the region. The design includes ground floor commercial, sidewalks, minimal setbacks, pedestrian-friendly details (lighting, streetscape, attractive façade) which aligns with the goals and policies for walkability and non-vehicular circulation. Commercial uses give opportunity for business services, which can draw customers, create jobs, and provide services for nearby residents. This supports balanced growth. Adding a residential component helps meet goals for housing options and mixed-use reduces trip lengths supporting policies in the circulation element about reducing vehicle miles traveled.

Development Standards Compliance

The Project is subject to the City of Clovis development standards consistent with the C-3 (Downtown Commercial) zone district. There are no setback or maximum lot coverage requirements for the site. The maximum allowable height is 50 feet supporting a vertical mixed-use configuration and structures should be sited directly upon the front property line to promote active street frontage. The development is proposed to be 32 feet in height and positioned 10 feet from the front property line (for a public utility easement) and close to the side and rear property lines. The project's height and mass are consistent with development standards of the C-3 zone district and are comparable to other urban-scale structures envisioned within the Central Clovis area. The CCSP highlights that differing building heights that are significantly taller or shorter than adjacent buildings provide important visual interest. The project has been designed in compliance with all applicable development standards and aligns with the intent of the zoning regulations, also ensuring compatibility with the surrounding parcels.

Circulation and Parking

The subject property has direct frontage along Bullard Avenue, a two-lane collector street. An existing public alley abuts the property along the west property line, providing the only point of access. This alley is paved and functions as a driveway for neighboring parcels and will also serve as a driveway to the enclosed parking for the proposed residence.

Sidewalks exist along Bullard Avenue and most adjacent streets, providing safe pedestrian connectivity. Class I, II, and III facilities are found throughout the area as well as amenities including bicycle racks, bicycle service facilities, drinking fountains, and restrooms. The sites proximity to schools, retail centers, and Old Town Clovis makes it suitable for infill development that reduces auto dependency and supports walkability.

The Applicant is required to provide frontage improvements along Bullard Avenue, including stamped concrete sidewalks, decorative streetlights, and new landscaping with irrigation. The Project proposes planting of trees and box planters as part of landscape design. All landscaping will be located on the Applicant's parcel and maintained privately.

The Project provides on-site, enclosed (garage) parking exclusively for the residential component. No on-site parking is proposed for the commercial portion of the Project. The parking requirement for the mixed-use development is determined as part of the CUP application. The Applicant provided information in support of the Project, not including any on-site parking for the commercial portion of the Project (**Attachment 5**). The lack of on-site parking for this Project is considered reasonable based on several key factors:

- The limited size (2,305 square feet) and constraints of the Project site restrict the ability to provide additional on-site parking without compromising the viability of the proposed mixed-use development.
- The Project site is located within close proximity to public transit, including Clovis transit and Fresno Area Express (FAX) bus stops, which offer convenient alternatives:
 - South Harvard Avenue and Fifth Street (approximately 350 feet)
 - Fifth Street and Woodworth Avenue (approximately 690 feet)
- The Project site has four (4) on-street parking spaces, which are available to support parking needs associated with development.
- While the Project site is not within the Parking Business Improvement Area (PBIA), it is however, just 0.10 miles west of Parking Lot 2 in the PBIA, which contains 60 public

parking spaces. This nearby public parking option helps accommodate parking demand for the commercial portion of the Project and supports walkability goals of the area.

- The Project lies within the boundaries of the CCSP, which prioritizes reduced reliance on automobiles and promotes walkability.

Given these considerations, no additional on-site parking is required, as the Project aligns with the intent of the CCSP, which emphasizes sustainable transportation and infill development.

Architecture

The primary goal of the OTC design guidelines is to preserve and enhance the attractiveness of the business core, including maintaining distinction between the first and second floors by having a more transparent commercial ground floor, as well as several aspects including color, texture, and materials. The developer is required to incorporate materials and colors that are consistent with the adjacent buildings and the design guidelines of the CCSP.

The building is proposed as a three-story structure, with ground floor commercial retail space oriented toward Bullard Avenue and a residential unit above. The structure features storefront windows, doors, entries, transom windows, awnings, and other architectural features that complement existing structures, without copying their architectural style. All mechanical equipment will be screened. The proposed elevations (**Attachment 2**) incorporate modern materials and clean lines, while maintaining compatibility with the scale, massing, and rhythm of nearby buildings consistent with the CCSP and neighboring parcels.

Primary exterior materials include concrete masonry, vertical metal paneling, horizontal wood siding, and brick veneer. The color pallet consists of earth tones and neutral hues that complement surrounding development while maintaining a modern aesthetic. Rooflines are flat with parapet walls, consistent with the design guidelines. The project will be sustainable and will use traditional materials found in the turn of the century architecture.

Garage parking for the residential unit is on the ground floor, enclosed, and accessed from the alley, minimizing visual impacts to the street frontage and enhancing pedestrian engagement along Bullard Avenue.

Overall, the architectural character is consistent with the City's vision for high-quality, walkable development, and contributes positively to evolving fabric of the Old Town Area. Additionally, the architectural design will undergo review through the SPR process.

Infrastructure and Utilities

Based on preliminary review, existing infrastructure systems appear to have adequate capacity to serve the proposed development. Final infrastructure design will be reviewed during the SPR. Solid waste and recycling services will be provided by the City of Clovis. A trash enclosure is not required for this site due to the limited parcel size. Instead, the Applicant will use 96-gallon commercial totes and a collection point has been established to provide for collection vehicles without impacting on-site circulation. The developer is responsible for coordinating all utility connections as necessary. Review for compliance with fire and life safety requirements for the building interior and its intended uses are reviewed by the Fire Department during the building plan review phase.

Review and Comments from Agencies

The project was distributed to all City Divisions as well as outside agencies, including Caltrans, Clovis Unified School District, Fresno Irrigation District, Fresno Metropolitan Flood Control District, AT&T, PG&E, San Joaquin Valley Air Pollution Control District, State of California Department of Fish and Game, County of Fresno, and Fresno County Environmental Health.

Comments received are attached (**Attachment 4**) only if the agency has provided concerns, conditions, or mitigation measures. Routine responses and comment letters are placed in the administrative record and provided to the Applicant for their records.

Public Comments

The City published notice of this public hearing in *The Business Journal* on Monday, October 6, 2025. A public notice was also mailed to property owners within 300 feet of the Project site boundary.

The item was scheduled for hearing on Thursday, October 23, 2025. At the request of the Applicant, the Planning Commission granted a continuance to a date certain of Thursday, January 22, 2026. Per CMC section 9.88.030, no additional notice is required for the continued hearing.

During the public hearing, comments related to the project were heard as general public comments and were not taken in association with the agenda item, because the item was continued. A total of two (2) comments were received: one (1) written comment from the property owner to the east of the Project site, and one (1) verbal comment from the property owner to the west.

Commenters expressed concerns regarding potential impacts of the proposed development, including increased vehicle traffic and associated wear and tear. Commenters cited accelerated wear and tear on the adjacent alley, inadequate on-site parking, insufficient back-up space for residential vehicles, and increased demand for on-street parking that can lead to congestion and unauthorized use of neighboring private parking spaces. Traffic congestion was noted as a concern, particularly at the intersection of Bullard Avenue and Fifth, due to anticipated continued use of the alley as a cut-through.

With respect to traffic and alley use, the Project's limited size and intensity are expected to generate a modest number of vehicle trips, consistent with comparable small-scale commercial uses permitted in the C-3 zone district and infill development. Alley access is provided to two (2) parking spaces serving the residential component, while no on-site parking is proposed for the commercial use. Existing alley congestion associated with cut-through traffic is not attributable to the Project, and the Project's limited trip generation would not exacerbate current traffic back-up conditions. The public alley is designed to accommodate service and vehicular circulation, and the Project is not anticipated to generate traffic volumes that would exceed the alley's functional capacity or result in unsafe conditions.

Staff acknowledges community concerns regarding reduced parking and the potential impacts on neighboring properties. Pursuant to the C-3 zone district, off-street parking requirements are governed by the CMC which specify that required parking for mixed-use developments be

determined through the CUP process. Projects located outside the PBIA within the CCSP do not have a fixed minimum parking requirement for mixed-use developments. Instead, staff evaluates whether the proposed parking is adequate to serve the project without creating adverse impacts to surrounding properties or the public right-of-way. Staff considers the proposed mix of uses, project intensity and scale, and surrounding context. Accordingly, the proposed parking has been evaluated as part of the CUP application based on site-specific and relevant contextual factors including proximity to transit, pedestrian accessibility, and the availability of nearby public parking. Based on the analysis, staff find that the proposed parking is: adequate, consistent with zoning regulations, consistent with the City's adopted transportation and land-use policies, and advances the vision and objectives of the CCSP.

The Project will be required to provide 26 feet of back-up space. This distance allows vehicles to safely enter and exit the garage without impacting alley circulation or adjacent properties. Staff finds that the Project complies with applicable design standards and provides adequate maneuvering space for residential vehicles.

The Project does not propose or rely upon the use of nearby private parking to serve customers. While individual parking behavior cannot be guaranteed, the Project is designed to operate independently of nearby private parking areas and does not anticipate customers parking in adjacent private properties. Parking on private property is not regulated by the City and is subject to enforcement by the property owner through posted signage or towing in accordance with applicable state and local regulations. To address parking concerns, the project shall be conditioned to require advertising and promotional materials for the business to include clear information directing customers to appropriate parking locations. Additionally, the street parking is open for public use and is not designated for any specific business.

Additional concerns include the height of the Project relative to surrounding development, potentially obstructing light to neighboring properties and posing privacy impacts by allowing occupants to view sensitive work areas within the neighboring office to the west, air quality impacts, and the potential for loitering and nuisance activities associated with the commercial space. Commenters also raised concerns regarding construction-related impacts, citing potential disruption to nearby businesses during an extended construction period. Overall, the Project was characterized as excessive for the site, and incompatible with surrounding properties.

The Project height is fully consistent with the C-3 zone district, which allows four (4) stories/50 feet. The proposed structure is within that limit at 32 feet in height with three (3) stories. In the design guidelines of the CCSP, multi-story buildings are said to be desirable because they can provide opportunities for upper floor residential and ground floor retail. The CCSP states that differing building heights that are significantly taller or shorter than adjacent buildings provide important visual interest. This site will be a gateway that identifies one's arrival into Old Town.

The proposed Project is not expected to generate any adverse air quality impacts from vehicles backing out of the residential garage of the proposed development and their effect on adjacent office spaces. Vehicle movements associated with the residential spaces are limited in scale and duration, occur in an open-air alley, and are not expected to result in concentrated or prolonged exposure to neighboring offices. The parcel is designated for development, and

parking is planned on-site for the residential use. Based on its scale and operations, the project is not anticipated to create significant air quality impacts to neighboring offices.

Concerns regarding potential loitering and construction-related impacts have been considered. The Project incorporates site design and operational features such as adequate lighting, clear visibility, and an active building frontage that promotes safe and appropriate use of the site. During construction, noise impacts will be temporary and limited to permitted hours in compliance with local noise regulations.

The proposal represents appropriate infill development, as it is consistent with applicable zoning standards, fits within the existing urban context, and utilizes an underdeveloped site in a manner that supports orderly growth and land-use compatibility.

California Environmental Quality Act

Staff has determined that this Project is exempt from CEQA pursuant to CEQA Guidelines section 15332 (Class 32 – In-Fill Development Projects) and that the exceptions identified under section 15300.2 of the CEQA Guidelines would not be triggered as a result of the Project.

The Class 32 categorical exemption exempts in-fill development projects that: (a) are consistent with the applicable land use designation, General Plan policies, and zoning; (b) are within city limits on a project site of no more than five (5) acres substantially surrounded by urban uses; (c) are located on sites with no value as habitat for endangered, rare, or threatened species; (d) would not result in significant effects relating to traffic, noise, air quality, and water quality; and (e) is located on a site that can be adequately served by all utilities. Based on staff review of the Project, the Project meets the parameters for a Class 32 categorical exemption. (Cal. Code Regs., Tit. 14, § 15332.)

The exceptions identified in section 15300.2 identify further review of a categorical exemption by the Project's potential to result in a cumulative impact, significant effect, or proximity to a scenic highway, location on or within the vicinity of a hazardous waste site, and/or the potential to negatively impact a historical resource. Based on staff's review, these exceptions would not be triggered by the proposed Project. Therefore, a Notice of Exemption has been prepared, and Staff will file the notice with the County Clerk if the Project is approved.

REASON FOR RECOMMENDATION

CUP2025-006 is consistent with the goals and policies of the General Plan, CMC and the CCSP. The CCSP encourages and supports infill mixed-use development within the Old Town area to promote revitalization, economic activity, and efficient use of existing infrastructure. Additionally, the Project will not substantially impact traffic, sewer, water, or other public services. Based on the findings, staff is recommending that the Planning Commission adopt the categorical exemption and approve CUP2025-006, subject to the conditions of approval listed as **Attachment 1A**.

The findings required to approve a CUP application are as follows (CMC § 9.64.050, subd. (C):

1. The proposed use is conditionally allowed within and would not impair the integrity and character of, the subject zoning district and is in compliance with all of the applicable provisions of this Development Code.

The Project is allowed within the C-3 zone district per the CCSP subject to an approved CUP. The Project will be in compliance with applicable provisions and development standards identified in the CMC and will be subject to the conditions of approval. This Project is required to undergo a SPR for the site modifications. The SPR process will ensure that development standards are met.

2. The proposed use is consistent with the General Plan and any applicable Specific Plan.

This Project is consistent with the 2014 Clovis General Plan and the CCSP. The underlying General Plan land use designation of Mixed-Use Village would remain unchanged, and the proposed use is permitted and consistent with the goals, policies, and development standards of the CCSP. The project supports the Specific Plan's intent for compatible mixed-use development and orderly growth within the Central Clovis area.

3. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses and would not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other allowed uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City.

The Project is compatible with the existing uses in the vicinity. The Project consists of ground-floor commercial/retail and parking, with one (1) residential unit above, which is an appropriate scale and intensity for Bullard Avenue because it hosts a variety of residential, commercial, retail, service, and restaurant uses. The Project complements the surrounding uses and would not be out of the ordinary as it relates to the character of the surrounding area. Additionally, the project site is suitably located and adequately served by existing on-street parking, nearby transit stops, and walkable access to public parking facilities. As proposed, the project would not generate traffic volumes or parking demand that would result in traffic congestion, circulation conflicts, or other transportation-related impacts.

The design and construction will comply with applicable building codes, including requirements for sound transmission control between the commercial and residential areas.

4. The subject parcel is physically suitable in size and shape for the type and density/intensity of use being proposed.

The Project is ±0.05 acres (2,305 square feet) in size, rectangular shaped, and proposes one (1) residential unit, which meets the density for the parcel. Although compact, the parcel dimensions support vertical development with commercial and

parking on the ground floor, and the residential unit above. The parcel does not present any unusual constraints that would prevent reasonable development and have the infrastructure in place to support it. For these reasons, the parcel is physically suitable in both size and shape for the proposed mixed-use development.

5. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

The Project will comply with all applicable public health standards. Further, the site was previously developed; therefore, adequate provisions (i.e. water, sanitation, utilities, etc.) are readily available and accessible to the proposed use. Existing infrastructure is in place to adequately serve the proposed use at the Project site.

6. The proposed project has been reviewed in compliance with the provisions of the CEQA and there would be no potential significant negative effects upon environmental quality and natural resources that would not be properly mitigated and monitored, unless findings are made in compliance with CEQA.

As identified above under the "California Environmental Quality Act" section of this staff report, the Project was determined to qualify for a Class 32 Categorical Exemption from further environmental review. Therefore, the Project has been reviewed in compliance with CEQA.

ACTIONS FOLLOWING APPROVAL

If approved, the project will continue with the SPR process.

CONFLICT OF INTEREST

None.

NOTICE OF HEARING

Property owners within 300 feet notified: 30

Interested individuals notified: 1

Prepared by: Tiffany Williams, Associate Planner

Reviewed by: McKencie Perez, Deputy City Planner



**CLOVIS PLANNING COMMISSION
RESOLUTION 26-____**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS ADOPTING A
CLASS 32 CATEGORICAL EXEMPTION FROM FURTHER ENVIRONMENTAL REVIEW
UNDER CEQA, AND APPROVING CONDITIONAL USE PERMIT 2025-006 TO ALLOW A
THREE-STORY, MIXED-USE DEVELOPMENT WITH GROUND-FLOOR COMMERCIAL AND
PARKING AND ONE RESIDENCE ABOVE AT 319 BULLARD AVENUE**

WHEREAS, Rick Sassano, (“Applicant”), 1427 Las Rosas, Clovis, CA, 93619, applied for Conditional Use Permit (CUP) 2025-006 to allow a three-story, mixed-use development with ground-floor commercial and parking, and one residence above at 319 Bullard Avenue in the City of Clovis (“Project”); and

WHEREAS, the City published a notice of the public hearing in *The Business Journal* on Monday, October 6, 2025, mailed public notices to property owners within 300 feet of the Project site more than ten (10) days prior to the Planning Commission hearing, and otherwise posted notice of the public hearing according to applicable law; and

WHEREAS, a duly noticed public hearing was held on October 23, 2025, and at the hearing the Planning Commission granted a continuance at the request of the Applicant to a date certain of January 22, 2026; and

WHEREAS, a duly noticed public hearing was held on January 22, 2026; and

WHEREAS, the Planning Commission considered the California Environmental Quality Act (“CEQA”) analysis outlined in the staff report and elsewhere in the Administrative Record which determined the Project meets the requirements of a Class 32 (In-Fill Development Projects) Categorical Exemption pursuant to CEQA Guidelines section 15332, and would not trigger any of the exceptions listed under CEQA Guidelines section 15300.2; and

WHEREAS, the Planning Commission has had an opportunity to review and consider the entire administrative record relating to the Project, which is on file with the Department, and reviewed and considered those portions of the administrative record determined to be necessary to make an informed decision, including, but not necessarily limited to, the staff report, the written materials submitted with the request, and the verbal and written testimony and other evidence presented during the public hearing, and the conditions of approval attached hereto as **Attachment A** to this Resolution, which are incorporated herein by this reference (“Administrative Record”).

**NOW, THEREFORE, BASED UPON THE ENTIRE RECORD OF THE PROCEEDINGS,
THE PLANNING COMMISSION RESOLVES AND FINDS AS FOLLOWS:**

1. The Planning Commission finds that the Project is categorically exempt from further environmental review under CEQA pursuant to CEQA Guidelines section 15332 and hereby adopts a Class 32 (In-Fill Development Projects) Categorical Exemption.

2. The Project satisfies the required findings for approval of a CUP, as follows:
 - a. The proposed use is conditionally allowed within, and would not impair the integrity and character of, the subject zoning district and is in compliance with all of the applicable provisions of the City's Development Code.
 - b. The proposed use is consistent with the General Plan and any applicable specific plan.
 - c. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses and would not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other allowed uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City.
 - d. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.
 - e. The subject parcel is physically suitable in size and shape for the type and density/intensity of use being proposed.
 - f. The proposed Project has been reviewed in compliance with the provisions of the CEQA.
3. The Planning Commission could not make the findings necessary for approval of CUP2025-006 without the conditions of approval set forth in **Attachment A** to this Resolution.
4. The bases for the findings are detailed in the January 22, 2026, staff report, the entire Administrative Record, as well as the evidence and comments presented during the public hearing which are hereby incorporated by reference.
5. CUP2025-006 is hereby approved with incorporation of the conditions of approval (**Attachment A** to this Resolution).

* * * * *

The foregoing resolution was adopted by the Clovis Planning Commission at its regular meeting on January 22, 2026, upon a motion by Commissioner _____, seconded by Commissioner _____, and passed by the following vote, to wit:

AYES:
 NOES:
 ABSENT:
 ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 26-
DATED: January 22, 2026

Alma Antuna, Chair

ATTEST: _____
Renee Mathis, Secretary

**ATTACHMENT A
CONDITIONS OF APPROVAL
CUP2025-006**

**PLANNING DIVISION CONDITIONS
(Tiffany Williams, Division Representative – (559) 324-2328)**

1. This conditional use permit (CUP) approval allows the applicant to construct a three-story, mixed-use development with ground-floor commercial and parking, and one residence above, on the second and third floors.
2. This CUP is not transferable to another location.
3. This CUP does not permit or otherwise allow for the operation of the site and/or uses other than explicitly described in the accompanying staff report.
4. A separate site plan review (SPR) and approval shall be required prior to the construction of any structures and/or prior to any site modifications and shall comply with development standards prescribed for the MU-V (Mixed-Use Village) land use designation, C-3 (Downtown Commercial) zone district, Central Clovis Specific Plan (Planning Area 1 (PA1)), and other applicable standards as determined by the Planning Division during the SPR review process.
5. The site and its exterior shall remain maintained and free from debris and trash. This includes no outdoor stacking of empty crates, boxes, and/or pallets along the exterior of the structures.
6. There shall be no outside storage of materials, supplies, or equipment in any area of the site except inside a closed building or behind a six (6'-0") foot visual barrier intended to screen such area from view of adjoining properties and from the street.
7. All lighting associated with this use shall be screened from direct view from the public right-of-way and adjacent residential properties.
8. The applicant shall make provisions for refuse service in an approved refuse container(s) on the subject property.
9. The applicant shall operate in a manner that complies with the Clovis Municipal Code so that it does not generate noise, odor, or vibration that adversely affects any adjacent properties.
10. Operational noise from the Project shall conform with the Clovis General Plan noise standards and not be in excess of 65 decibels to the outside of any residential structure nor 45 decibels to the interior of any structure.
11. There shall be no public address (PA) system, phone ringing, or music system used that may be heard on the exterior of the building/ facility.
12. The applicant shall consult with the City of Clovis Building Division on any building code requirements. All conditions of this CUP shall be addressed prior to operation of the facility.
13. Any future request to expand and/or modify the use shall be subject to an amendment to the CUP.

14. An abandonment or cessation of this use for a period exceeding 365 days shall cause this approval to be scheduled for revocation.
15. Building design and architectural character shall be consistent with the requirements of the Old Town Clovis design guidelines of PA1, and with the surrounding developments.
16. The project requires the following parking for the mixed-use development under the approved CUP:
 - Two (2) off-street parking spaces shall be provided within a fully enclosed garage, to be reserved exclusively for the residential unit located above the commercial/retail space.
 - These spaces shall be maintained for residential use only and shall not be leased, assigned, or otherwise made available for commercial/retail or public use.
17. All advertising and promotional materials for the business to include clear information directing customers to appropriate parking locations.
18. Businesses must have on file a current City of Clovis Business License prior to conducting business.
19. CUP2025-006 may be reviewed at any time for compliance with the conditions of approval. Clovis Planning staff may conduct a review of the use in regard to conditions of approval and may present findings of this review to the Planning Commission.

POLICE DEPARTMENT COMMENTS

(Amber Cocilova, Police Department Representative – (559) 324-3423)
(Sean O'Brien, Police Department Representative – (559) 324-3468)

20. Security cameras shall be installed to cover at a minimum the lobby, entry / exit points of the building(s), common areas, common hallways, and parking garage. The video shall be retained for a minimum period of 30 days. Video shall be made available to Clovis PD upon request in conjunction with a criminal investigation.
21. Access to the residential units must be controlled by key card access or another form of controlled access.
22. The sidewalks and parking lots shall be reasonably illuminated to enhance public safety and deter criminal activity. The lighting, to include vehicle traffic lighting, shall be shielded in a manner to that it does not create a nuisance for neighboring properties.
23. The property must be maintained and cared for in a manner that increases public safety and complies with the Clovis Municipal Code and all other applicable City codes. All lighting, gates and fences shall be maintained and in working order, and landscaping shall be kept clean and free of debris and other hazards.
24. The name and telephone number of a 24-hour emergency contact person(s) shall be provided to Clovis PD and shall be updated regularly.

- 25.If the property is alarmed, 24-hour contact information for the responsible party shall be maintained with the Clovis Police Department Dispatch Center.
- 26.The site owner shall maintain all structures and adjoining fences/walls and keep them free of graffiti. All forms of graffiti shall be removed within 48 hours.
- 27.Construction hours shall not commence before or after the specified times as listed in the Clovis Municipal Code.

COUNTY OF FRESNO HEALTH DEPARTMENT

(Kevin Tsuda, County of Fresno Health Representative – (559) 600-3271)

- 28.The applicant shall refer to the attached Fresno County Health Department correspondence. If the list is not attached, please contact the agency for the list of requirements.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

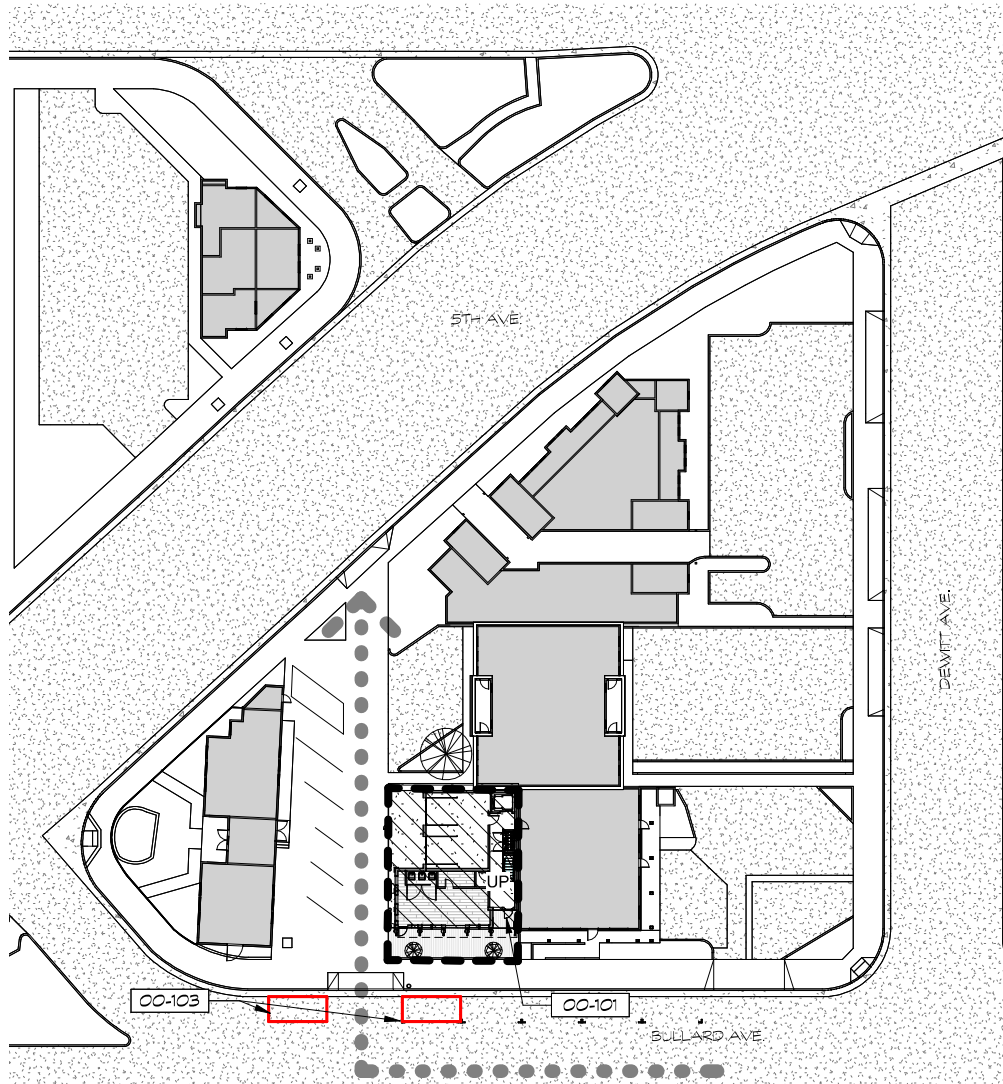
(Antony Zaragoza, FMFCD Department Representative – (559) 456-3292)

- 29.The applicant shall refer to the attached Fresno Metropolitan Flood Control District correspondence. If the list is not attached, please contact the District for the list of requirements.

FRESNO IRRIGATION DISTRICT

(Jeremy Landrith, FID Department Representative – (559) 233-7161)

- 30.The applicant shall refer to the attached Fresno Irrigation District correspondence. If the list is not attached, please contact the District for the list of requirements.



SITE PLAN LEGEND

- ● ● ● VEHICLE ACCESSIBILITY TO SITE
- (P) BUILDING FOOTPRINT
- ▨ (E) ASPHALT PAVING
- (E) BUILDING FOOTPRINT
- ▤ (P) COMPOSITE DECKING
- - - (E) PROPERTY LINE

KEYNOTES

- OO-101 PRIMARY ENTRANCE TO BUILDING
- OO-103 PROPOSED TRASH PICKUP LOCATION



SITE PLAN

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PAUL HALAJIAN
ARCHITECTS
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 Fresno, CA 93720
 T: 559.297.7900 F: 559.297.7950
 www.halajianarch.com

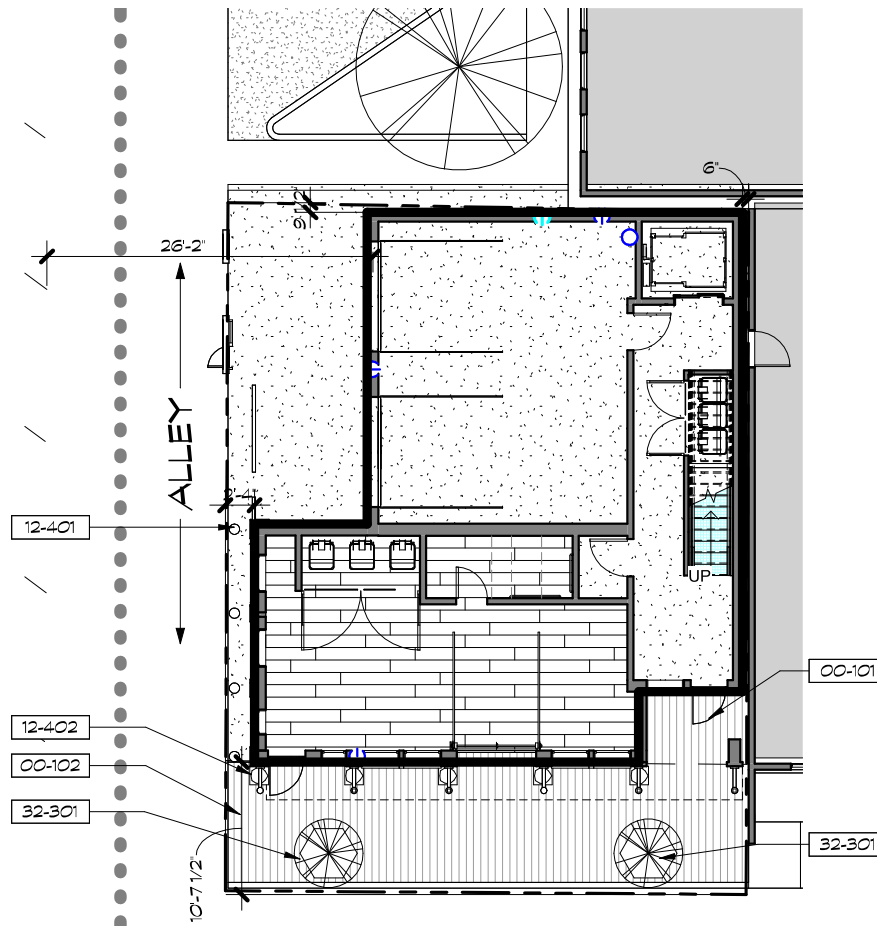
RICK SASSANO
MIXED USE DEVELOPMENT
 319 BULLARD AVE. CLOVIS CA, 93612

SITE PLAN LEGEND

● ● ● ●	VEHICLE ACCESSIBILITY TO SITE
—	(P) BUILDING FOOTPRINT
▨	(E) ASPHALT PAVING
■	(E) BUILDING FOOTPRINT
▤	(P) COMPOSITE DECKING

KEYNOTES

00-101	PRIMARY ENTRANCE TO BUILDING
00-102	PUBLIC UTILITY EASEMENT
12-401	BOLLARD
12-402	BOX PLANTERS
32-301	NEW TREES TO BE PLANTED

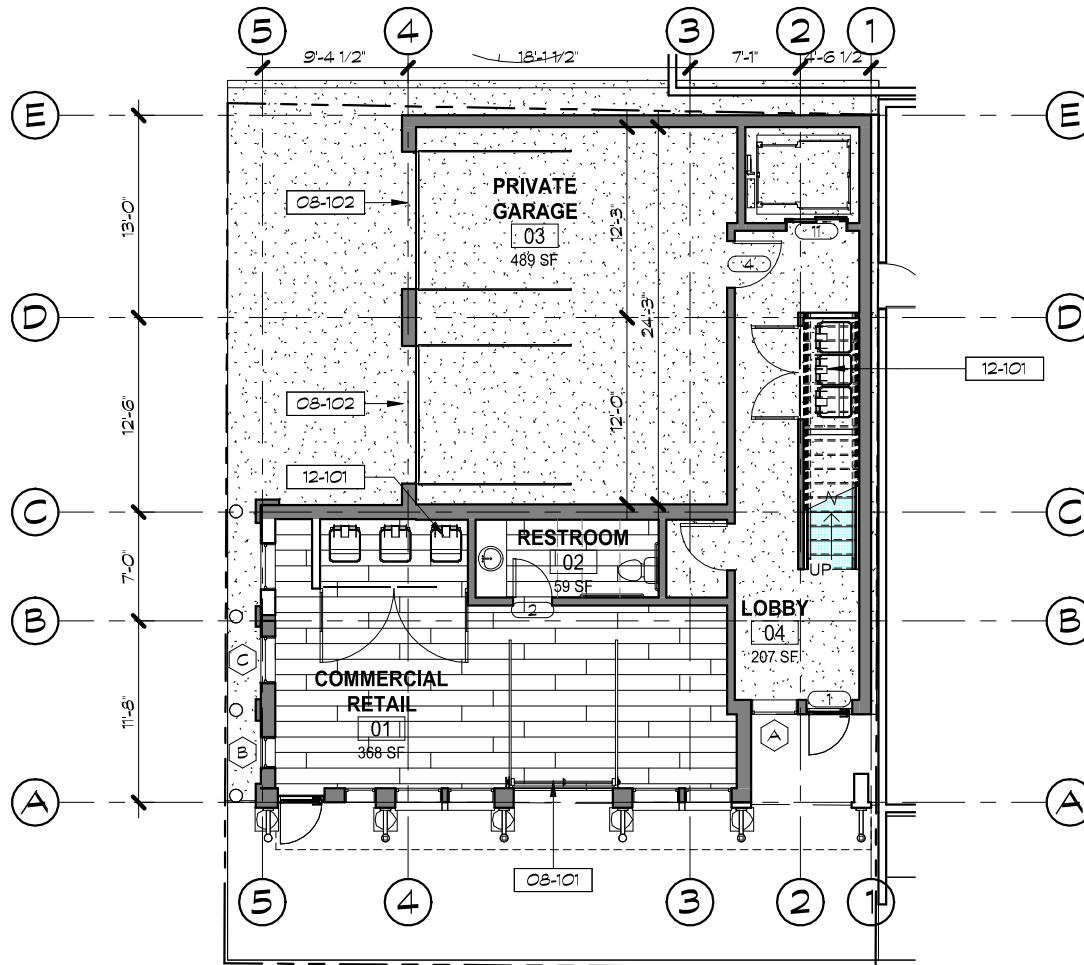


ENLARGED SITE PLAN/LANDSCAPE PLAN

RICK SASSANO
MIXED USE DEVELOPMENT
319 BULLARD AVE. CLOVIS CA, 93612

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KEYNOTES

08-101	ROLL-UP DOOR
08-102	GARAGE DOOR
12-101	92 GAL. TRASH TOTE



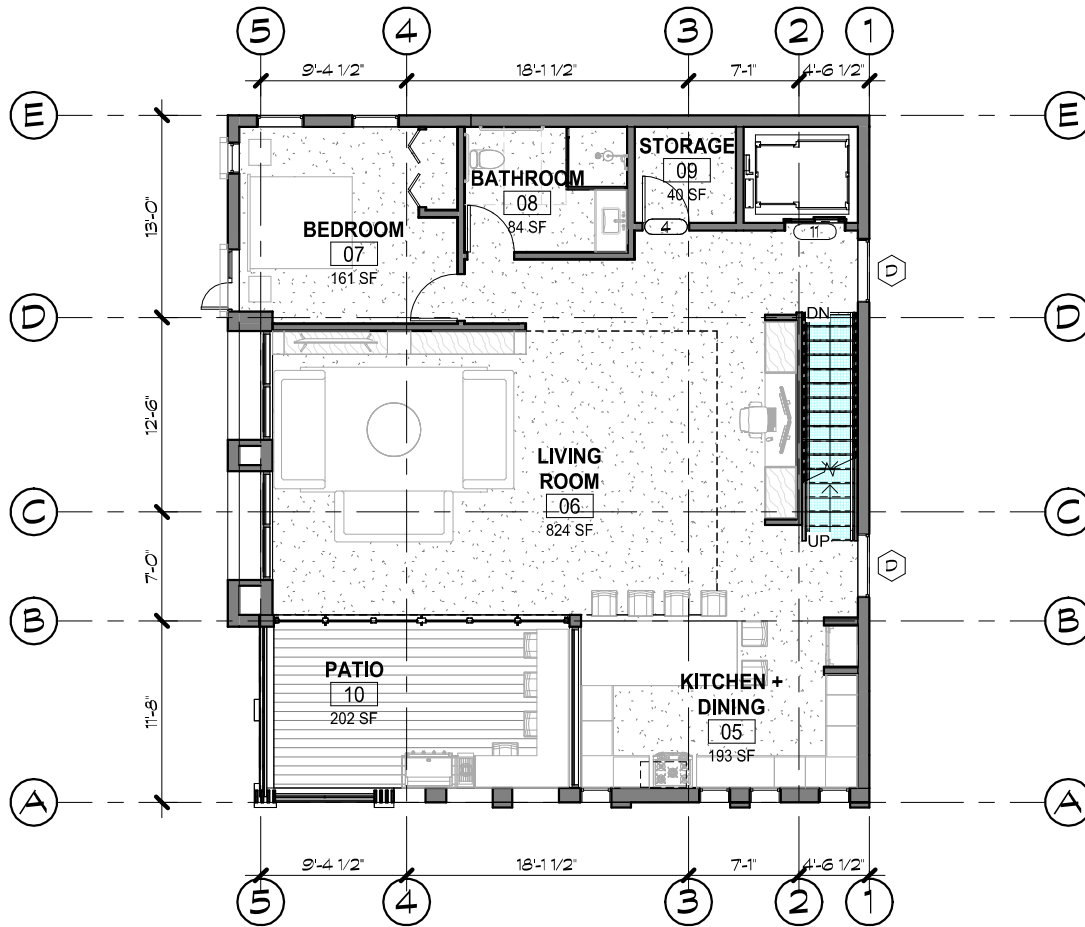
1ST FLOOR

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RICK SASSANO
MIXED USE DEVELOPMENT
319 BULLARD AVE. CLOVIS CA, 93612

KEYNOTES

TO BE UPDATED



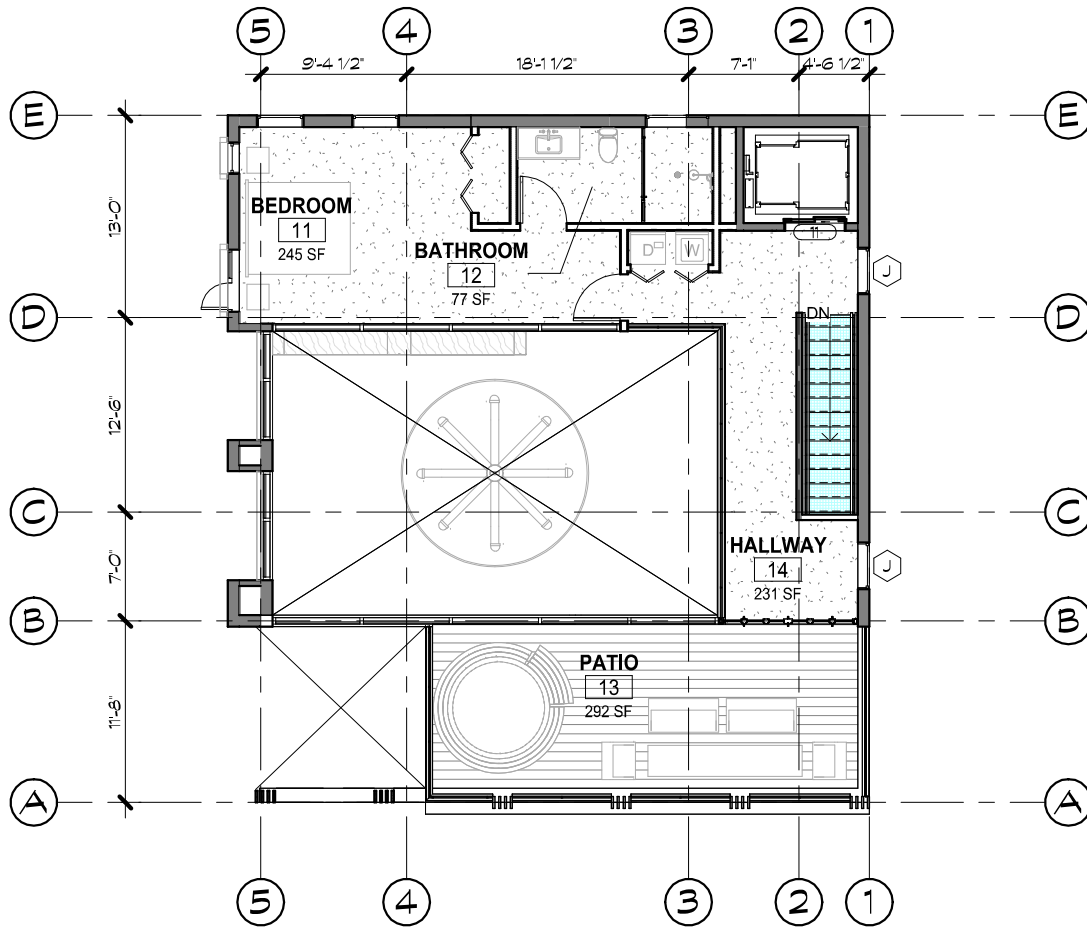
2ND FLOOR

PH
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RICK SASSANO
MIXED USE DEVELOPMENT
 319 BULLARD AVE. CLOVIS CA, 93612

KEYNOTES

TO BE UPDATED



3RD FLOOR

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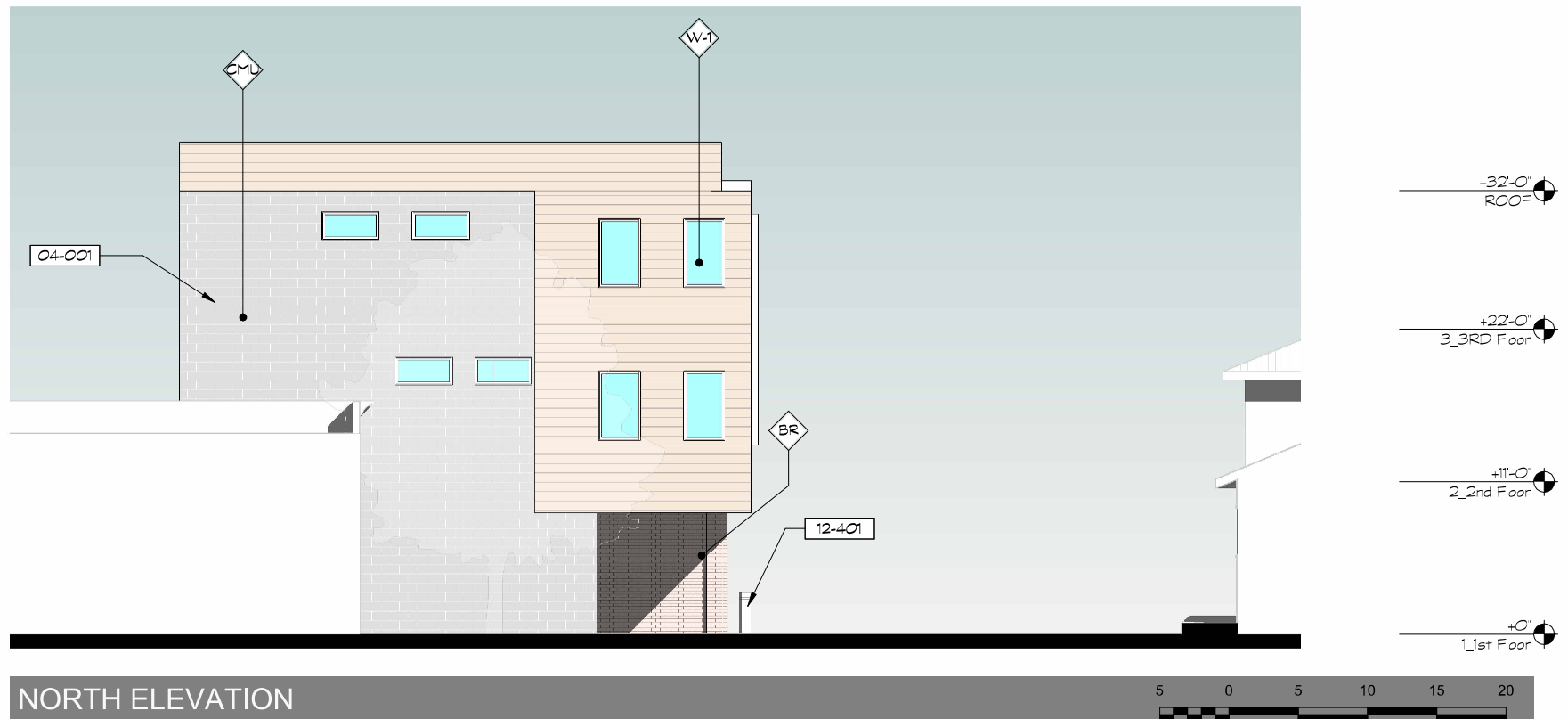
RICK SASSANO
MIXED USE DEVELOPMENT
 319 BULLARD AVE. CLOVIS CA, 93612

LEGEND

	BRICK
	METAL PANELING
	CONCRETE MASONRY UNIT
	WOOD SIDING
	CONCRETE TRIM

KEYNOTES

04-001	CMU WALL APPROXIMATING BRICK ; PATTERN, COLOR, TEXTURE TBD
12-401	BOLLARD



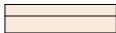
PH

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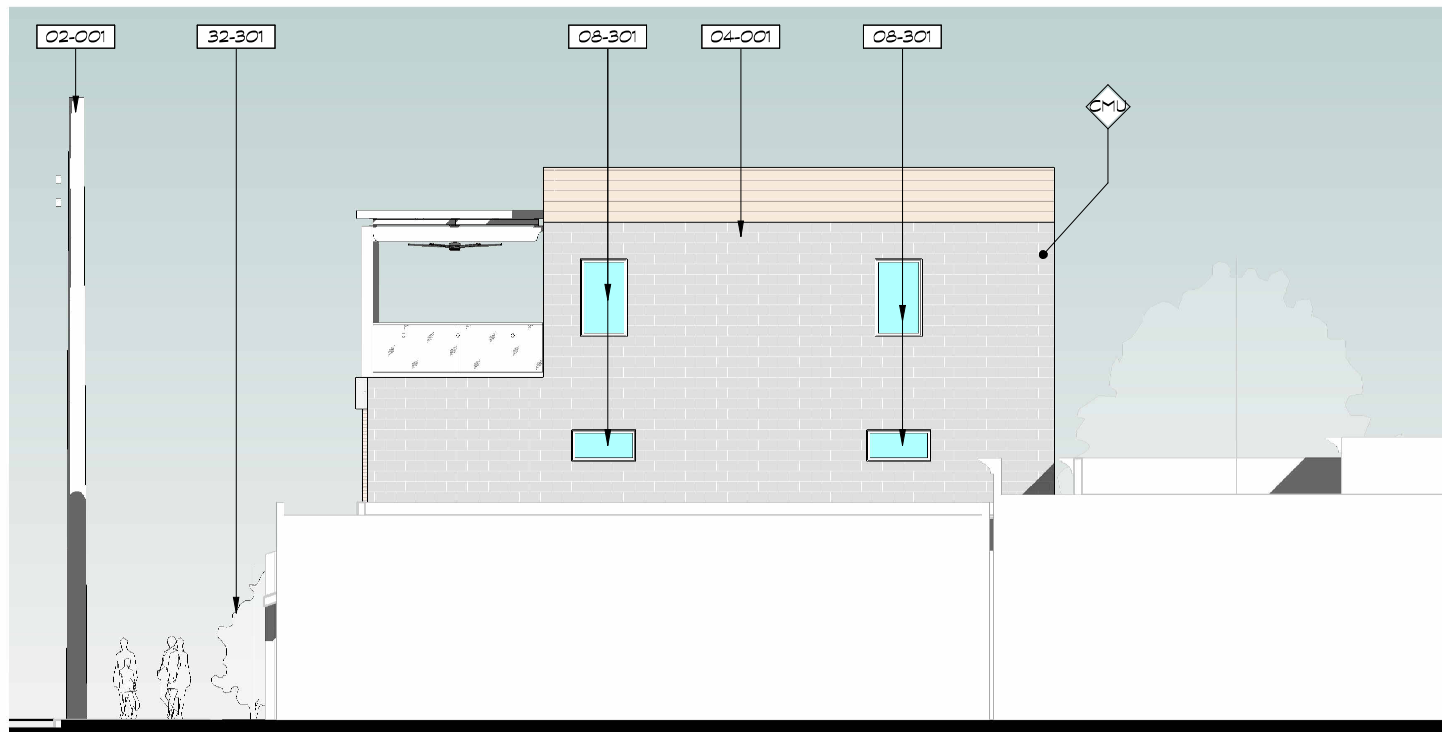
RICK SASSANO
MIXED USE DEVELOPMENT
319 BULLARD AVE. CLOVIS CA, 93612

LEGEND

	BRICK
	METAL PANELING
	CONCRETE MASONRY UNIT
	WOOD SIDING
	CONCRETE TRIM

KEYNOTES

02-001	(E) POWER POLE TO REMAIN
04-001	CMU WALL APPROXIMATING BRICK ; PATTERN, COLOR, TEXTURE TBD
08-301	FIRE RATED WINDOW
32-301	NEW TREES TO BE PLANTED



EAST ELEVATION

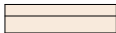
PH

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RICK SASSANO
MIXED USE DEVELOPMENT
319 BULLARD AVE. CLOVIS CA, 93612

LEGEND

	BRICK
	METAL PANELING
	CONCRETE MASONRY UNIT
	WOOD SIDING
	CONCRETE TRIM

KEYNOTES

08-101	ROLL-UP DOOR
10-103	EXTERIOR ALUMINUM AWNING
12-401	BOLLARD
12-402	BOX PLANTERS
32-301	NEW TREES TO BE PLANTED



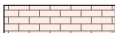
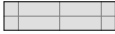
SOUTH ELEVATION

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RICK SASSANO
MIXED USE DEVELOPMENT
319 BULLARD AVE. CLOVIS CA, 93612

LEGEND

	BRICK
	METAL PANELING
	CONCRETE MASONRY UNIT
	WOOD SIDING
	CONCRETE TRIM

KEYNOTES

02-001	(E) POWER POLE TO REMAIN	32-401	CURTAIN WALL SYSTEM
08-102	GARAGE DOOR		
10-103	EXTERIOR ALUMINUM AWNING		
12-401	BOLLARD		
12-402	BOX PLANTERS		
32-301	NEW TREES TO BE PLANTED		



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MIXED USE DEVELOPMENT
319 BULLARD AVE. CLOVIS CA, 93612

PH

**PAUL HALAJIAN
ARCHITECTS**

06/10/2025

Joyce Roach
City of Clovis Planning Department
1033 5th St, Clovis, CA 93612

Subject: 319 Bullard Ave. Operational Statement

Dear Joyce,

Please see the body of this document for our operational statement for 319 Bullard Ave.

Located in an area the city has designated as a gateway to the city; this mixed-use project would serve as a prominent structure announcing one's arrival to Old Town Clovis. This 3-story mixed-use development would serve as a private residence for the client, as well as provide space for a small business to operate below, while also providing landscape and sidewalk improvements that exceed the city standard, helping to make the surrounding area more walkable and pedestrian-oriented. The design of the building reflects the city's commitment to "turn of the century" architecture through period appropriate materials, and forms to help this new structure create a harmonious connection with the surrounding context. A two-car private garage is included with the private residence. The garage is accessed through the alley so as not to allow for a commercial storefront to be prominent along the street. The business will operate within standard business hours. The building will be 32 feet tall, well below the 50-foot maximum height allowable within the code.

Please feel free to contact us if you have any questions or further comments.

Sincerely:
PAUL HALAJIAN ARCHITECTS

Mark Halajian, M.Arch, M.U.D
Architectural Designer

559-297-7900

265 East River Park Circle
Suite 420
Fresno, CA 93720

www.halajianarch.com

Attachment 3

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS**

AGENDA ITEM NO. 2.

Page 1 of 3

PUBLIC AGENCY

JOYCE ROACH
PLANNING AND DEVELOPMENT SERVICES
CITY OF CLOVIS
1033 FIFTH ST.
CLOVIS, CA 93612

DEVELOPER

MARK HALAJIAN
365 E. RIVERPARK CIRCLE, SUITE 400.
FRESNO, CA 93720

PROJECT NO: **2025-006**

ADDRESS: **319 BULLARD AVE.**

APN: **492-196-02**

SENT: **July 07, 2025**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
4C	\$1,273.00	NOR Review *	\$50.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review *	\$100.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$1,273.00		Total Service Charge: \$150.00		

* The Development Review Service Charge shown above is associated with CL SPR 2025-025 and is currently proposed to develop in conjunction with this permit. Payment for this entitlement shall satisfy the amount due on the associated permits.

The proposed development will generate storm runoff which produces potentially significant environmental impacts and which must be properly discharged and mitigated pursuant to the California Environmental Quality Act and the National Environmental Policy Act. The District in cooperation with the City and County has developed and adopted the Storm Drainage and Flood Control Master Plan. Compliance with and implementation of this Master Plan by this development project will satisfy the drainage related CEQA/NEPA impact of the project mitigation requirements.

Pursuant to the District's Development Review Fee Policy, the subject project shall pay review fees for issuance of this Notice of Requirements (NOR) and any plan submittals requiring the District's reviews. The NOR fee shall be paid to the District by Developer before the Notice of Requirement will be submitted to the City. The Grading Plan fee shall be paid upon first submittal. The Storm Drain Plan fee shall be paid prior to return/pick up of first submittal.

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/28/26 based on the site plan submitted to the District on 6/25/25 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

Considerations which may affect the fee obligation(s) or the timing or form of fee payment:

- a.) Fees related to undeveloped or phased portions of the project may be deferrable.
- b.) Fees may be calculated based on the actual percentage of runoff if different than that typical for the zone district under which the development is being undertaken and if permanent provisions are made to assure that the site remains in that configuration.
- c.) Creditable storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.
- d.) The actual cost incurred in constructing Creditable drainage system facilities is credited against the drainage fee obligation.
- e.) When the actual costs incurred in constructing Creditable facilities exceeds the drainage fee obligation, reimbursement will be made for the excess costs from future fees collected by the District from other development.
- f.) Any request for a drainage fee refund requires the entitlement cancellation and a written request addressed to the General Manager of the District within 60 days from payment of the fee. A non refundable \$300 Administration fee or 5% of the refund whichever is less will be retained without fee credit.

CL CUP No. 2025-006

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS**

AGENDA ITEM NO. 2.

Page 2 of 3

Approval of this development shall be conditioned upon compliance with these District Requirements.

1. ☒ a. Drainage from the site shall BE DIRECTED TO BULLARD AVENUE.
☐ b. Grading and drainage patterns shall be as identified on Exhibit No.
☐ c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.
2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:
☐ Developer shall construct facilities as shown on Exhibit No. 1 as
☒ None required.
3. The following final improvement plans and information shall be submitted to the District for review prior to final development approval:
☒ Grading Plan
☐ Street Plan
☐ Storm Drain Plan
☐ Water & Sewer Plan
☐ Final Map
☐ Drainage Report (to be submitted with tentative map)
☐ Other
☐ None Required
4. Availability of drainage facilities:
☒ a. Permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlet(s).
☐ b. The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service.
☐ c. Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available.
☐ d. See Exhibit No. 2.
5. The proposed development:
☐ Appears to be located within a 100 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action. (See attached Floodplain Policy.)
☒ Does not appear to be located within a flood prone area.
6. ☐ The subject site contains a portion of a canal or pipeline that is used to manage recharge, storm water, and/or flood flows. The existing capacity must be preserved as part of site development. Additionally, site development may not interfere with the ability to operate and maintain the canal or pipeline.

**CL
CUP No. 2025-006**

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS**

AGENDA ITEM NO. 2.

Page 3 of 3

7. The Federal Clean Water Act and the State General Permits for Storm Water Discharges Associated with Construction and Industrial Activities (State General Permits) require developers of construction projects disturbing one or more acres, and discharges associated with industrial activity not otherwise exempt from National Pollutant Discharge Elimination System (NPDES) permitting, to implement controls to reduce pollutants, prohibit the discharge of waters other than storm water to the municipal storm drain system, and meet water quality standards. These requirements apply both to pollutants generated during construction, and to those which may be generated by operations at the development after construction.
- a. State General Permit for Storm Water Discharges Associated with Construction Activities, effective July 1, 2010, as amended. A State General Construction Permit is required for all clearing, grading, and disturbances to the ground that result in soil disturbance of at least one acre (or less than one acre) if part of a larger common plan of development or sale). Permittees are required to: submit a Notice of Intent and Permit Registration Documents to be covered and must pay a permit fee to the State Water Resources Control Board (State Board), develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, and complete an annual certification of compliance.
 - b. State General Permit for Storm Water Discharges Associated with Industrial Activities, April, 2014 (available at the District Office). A State General Industrial Permit is required for specific types of industries described in the NPDES regulations or by Standard Industrial Classification (SIC) code. The following categories of industries are generally required to secure an industrial permit: manufacturing; trucking; recycling; and waste and hazardous waste management. Specific exemptions exist for manufacturing activities which occur entirely indoors. Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board, develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, sample storm water runoff and test it for pollutant indicators, and annually submit a report to the State Board.
 - c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.
8. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.
9. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.
10. X See Exhibit No. 2 for additional comments, recommendations and requirements.



Debbie Campbell
Design Engineer, RCE

Digitally signed by Debbie Campbell Date: 7/7/2025 2:34:07 PM



Anthony Zaragoza
Engineer III

Digitally signed by Anthony Zaragoza Date: 6/27/2025 11:03:20 AM

**CL
CUP No. 2025-006**

OTHER REQUIREMENTS

AGENDA ITEM NO. 2.

EXHIBIT NO. 2

No surface runoff shall be directed towards the alley.

In an effort to improve storm runoff quality, outdoor storage areas shall be constructed and maintained such that material that may generate contaminants will be prevented from contact with rainfall and runoff and thereby prevent the conveyance of contaminants in runoff into the storm drain system.

The District encourages, but does not require that roof drains from non-residential development be constructed such that they are directed onto and through a landscaped grassy swale area to filter out pollutants from roof runoff.

Runoff from areas where industrial activities, product, or merchandise come into contact with and may contaminate storm water must be treated before discharging it off-site or into a storm drain. Roofs covering such areas are recommended. Cleaning of such areas by sweeping instead of washing is to be required unless such wash water can be directed to the sanitary sewer system. Storm drains receiving untreated runoff from such areas shall not be connected to the District's system. Loading docks, depressed areas, and areas servicing or fueling vehicles are specifically subject to these requirements. The District's policy governing said industrial site NPDES program requirements is available on the District's website at: www.fresnofloodcontrol.org or contact the District's Environmental Department for further information regarding these policies related to industrial site requirements.



City of Clovis

Department of Planning and Development Services

CITY HALL - 1033 Fifth Street - Clovis, CA 93612

AGENDA ITEM NO. 2.

Distribution Date: 6/25/2025

PLANNING APPLICATION REQUEST FOR COMMENTS

Project Manager - Joyce Roach, Planning Technician II

PLEASE ROUTE TO:

(In House)

- ☒ Planning Division
- ☒ Building Division
- ☒ Engineering Division
- ☒ Utilities Division
- ☒ Solid Waste Division
- ☒ Fire Department
- ☒ Police Department
- ☒ City Landscape Com
- ☒ Legal Description Review
- ☐ Other (Specify)
- ☐

(Out-of-House)

- ☒ Fresno Irrigation District
- ☒ Fresno Metropolitan Flood Control Dist.
- ☒ Pacific Gas & Electric
- ☒ AT&T
- ☒ Clovis Unified School District
- ☒ Cal Trans
- ☒ SJV Unified Air Pollution Control Dist.
- ☒ State of California Department of Fish and Game
- ☐ LAFCO (when annexation is involved)
- ☒ County of Fresno Development
- ☒ Fresno County Environmental Health

Item(s): CUP2025-006 Location: 319 Bullard Avenue

APN: 492-196-02 Zoning: C-3 General Plan: MU-V RHNA Site: _____

Name of Applicant: Paul Halajian Architects - Mark Halajian Phone/Email: 559-297-7900/markh@halajianarch.com

Applicant Address: 365 E. Riverpark Cir., #400 City: Fresno State: CA Zip: 93720

Previously Reviewed Under DRC: DRC2025-001 Or Other Entitlement: _____

Project Description: CUP2025-006; a conditional use permit request to allow a mixed-use building with commercial and parking on first floor and a dwelling unit located on the second floor and above) on a currently vacant lot located at 319 Bullard Avenue. This entitlement is being processed concurrently with SPR2025-025.

This item is tentatively scheduled for a public hearing to be consi Planning Commission.

The attached information is circulated for your comments. Please attach your comments and recommendations i condition form and return to the project mana 7/17/2025

Please check one below:

☐ No Comments ☒ Comments e-mailed or saved on: _____

RECOMMENDED CONDITIONS: Please draft conditions in final form that are acceptable to your department They must be legible. Please phrase positively and clearly:

GOOD EXAMPLE: "1. Prior to occupancy, the developer shall install all landscaping as per the approved

POOR EXAMPLE: "1. Install landscaping."

REVIEWED BY (please sign): _____ 7/7/2025

PLEASE RETURN TO:

Joyce Roach, Planning Technician II
Planning and Development Services Dept.
1033 Fifth St., Clovis, CA 93612
Phone: 324-2341 Fax: 324-2866



2907 S. Maple Avenue
Fresno, California 93725-2208
Telephone: (559) 233-7161
Fax: (559) 233-8227

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

January 31, 2025

Lily Cha-Haydostian
Planning Division
City of Clovis
1033 Fifth Street
Clovis, CA 93612

RE: Development Review Committee Application No. DRC2025-001
N/E Bullard and Minnewawa avenues

Dear Ms. Cha-Haydostian:

The Fresno Irrigation District (FID) has reviewed the Development Review Committee Application No. DRC2025-001 for which the applicant proposes a mixed use building with private garages, APN: 492-196-02. FID has the following comments:

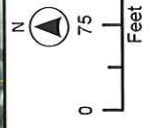
1. FID does not own, operate or maintain any facilities located on the subject property, as shown on the attached FID exhibit map.

Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions, please feel free to contact Jeremy Landrith at (559) 233-7161 extension 7407 or jlandrith@fresnoirrigation.com.

Sincerely,

Laurence Kimura, P.E.
Chief Engineer

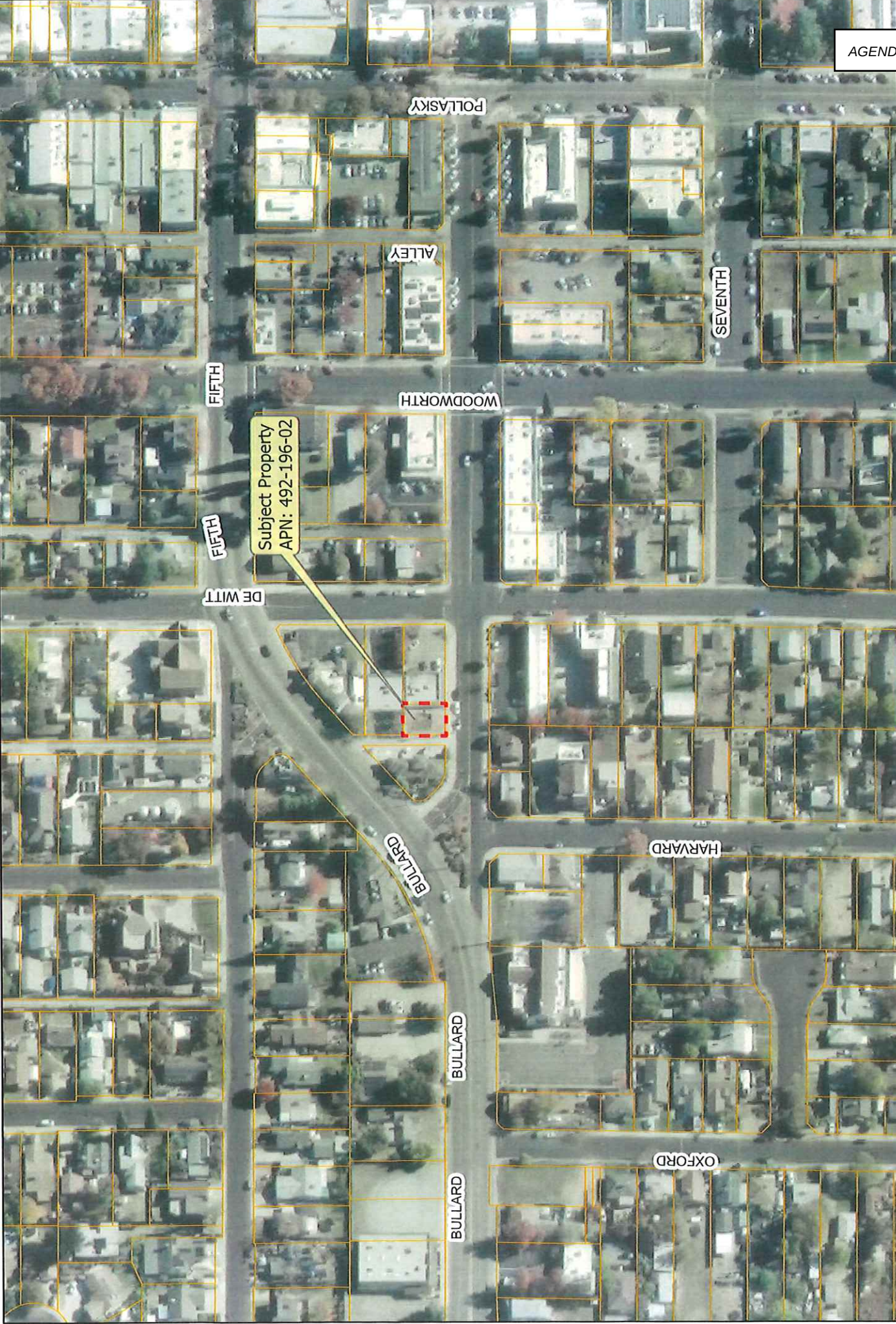
Attachment



This map was produced by the Fresno Irrigation District and is provided for reference and informational purposes only and is not intended to show map scale accuracy or all inclusive map features, nor for legal purposes. FID makes no statements regarding the accuracy of this map as the features shown are in their approximate location. Please contact the FID Engineering Dept. at (559) 233-7161 for further information on FID facilities.

Spatial Reference:
Name: NAD 1983 StatePlane California IV FIPS 5404

- Legend**
- FID Canal
 - Private Canal
 - Abandoned Canal
 - FID Pipeline
 - Private Pipeline
 - Abandoned Pipeline
 - Stream Group
 - Other-Creek/River
 - Other-Pipeline
 - Parcel
 - FMFCD Acquired Basins
 - FMFCD Proposed Basins
 - FID Boundary
 - Railroad
 - Streets & Hwys





City of Clovis DEVELOPMENT REVIEW COMMITTEE (DRC) APPLICATION

AGENDA ITEM NO. 2.

City Hall - 1033 Fifth Street, Clovis, California 93612 | (559) 324-2340

The Development Review Committee is a pre-application meeting scheduled between developers and City Staff. It is a service provided, without cost, which is intended to encourage discussion on potential development projects. City representatives on the Development Review Committee include representatives from the Fire, Police, Planning, Building, and Public Works Departments, in addition to the Clovis Community Development Agency. The Fresno Metropolitan Flood Control District, as well as other outside agencies, may also be invited to attend the Development Review Committee meeting.

As a general rule, the Development Review Committee meets on Wednesday mornings by appointment only. If you wish to have your proposal reviewed with the Development Review Committee, you should submit one (1) copy of your plans (**preferably .pdf**) and the application form. Your item will be scheduled approximately three weeks from the application date. Please note that the more detailed the submittal the more complete the City's response will be.

A written list of comments will be presented to you at the DRC meeting and development fees may be also requested at that time. Please keep in mind the list of comments is meant to be informational and may not include all requirements for your particular project. The DRC process provides a list of suggestions, which may be in your best interest to help you with a successful project.

NAME: Mark Halajian
MAILING ADDRESS: 265 E. River Park Circle, Suite 429.
CITY: Fresno ST: CA ZIP: 93720
PHONE: (559) 297-7900 E-MAIL: markh@halajianarch.com

PROPERTY OWNER: Rick Sassano
PROPOSED USE (be specific - use separate sheet if necessary): Mixed Use Building with private garages, one live work unit, and one private residence.

SIZE OF PROPERTY: 2291 sf.
ASSESSOR'S PARCEL NUMBER: 49219602
PROJECT LOCATION: 319 Bullard Ave, Clovis, CA, 93612

All submitted plans should try to include the following items:

1. Scale of drawing (Engineering or Architectural scale).
2. North arrow (pointing to top of paper).
3. Existing uses and structures on the property.
4. Names of adjacent streets.
5. Correct location of property line.
6. If available, one copy of floor plans and elevations.
7. Any existing off-site improvements (i.e. driveway approaches, fire hydrants, etc.).
8. Operational statement/project narrative.

(OFFICE USE ONLY)

File No: DRC 2025-001
Date: 1/29/2025 9:15 AM
RHNA Site:

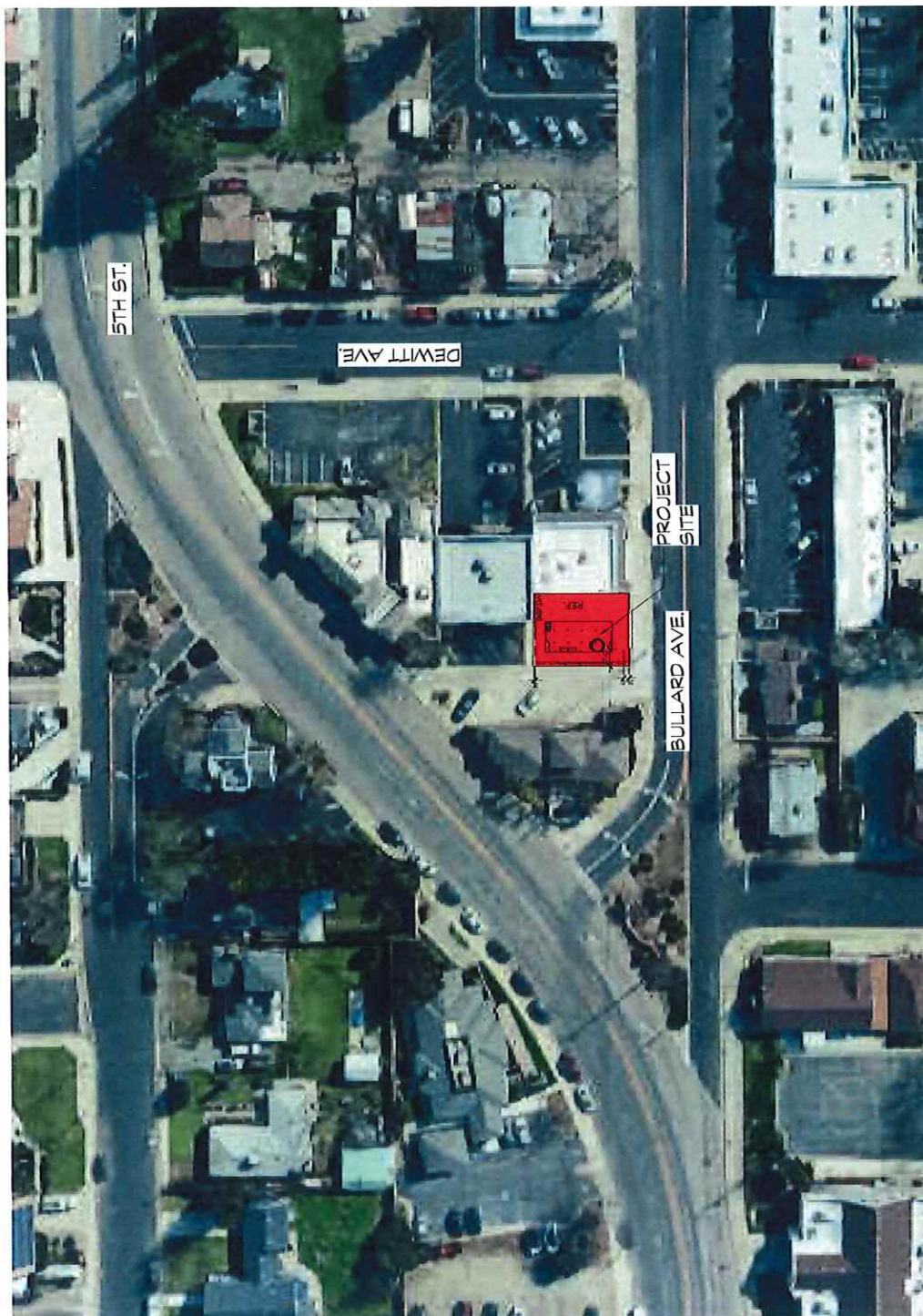
Should you have any questions, please feel free to contact the Planning Division at (559) 324-2340.

PROJECT:

**PAUL HALAJIAN
ARCHITECTS**
399 Clovis Ave., Suite 100
Clovis, CA 93612-1185
T: 559.297.7900 F: 559.297.7950
www.halajianarch.com

NOT FOR
CONSTRUCTION

the 1990s and 1980s, and the 1970s and 1960s, respectively. The 1990s and 1980s are the two decades that have produced the most significant change in the distribution of the number of publications in the field of research on the relationship between the environment and health. The 1990s and 1980s are the two decades that have produced the most significant change in the distribution of the number of publications in the field of research on the relationship between the environment and health.

[illegible][illegible][illegible]



County of Fresno

DEPARTMENT OF PUBLIC HEALTH
Environmental Health Division

July 2, 2025

LU0023053
2604

Joyce Roach, Planning Technician II
City of Clovis
Planning and Development Services Department
1033 Fifth Street
Clovis, CA 93612

Dear Ms. Roach:

PROJECT NUMBER: **CUP2025-006, SPR2025-025**

CUP2025-006; a conditional use permit request to allow a mixed-use building with commercial and parking on first floor and a dwelling unit located on the second floor and above on a currently vacant lot located at 319 Bullard Avenue. **SPR2025-025**; a site plan review for a 3-story mixed-use building with parking and associated site improvements.

APN: 492-196-02

ZONING: C-3

ADDRESS: 319 Bullard Avenue

Comments/Concerns:

Since the commercial tenants have not been identified for this application, the full range of Commercial uses must be considered. The potential adverse impacts could include (but are not limited to) storage of hazardous materials and/or wastes, medical waste, solid waste, water quality degradation, excessive noise, and odors.

Recommended Conditions of Approval:

- Should a food facility be proposed, the applicant(s) will be required to submit complete food facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. A permit, once issued, is nontransferable. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.
- Should food facilities be proposed, the applicant(s) shall apply for and obtain permits to operate a food facility from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.
- Should alcohol sales be proposed, the applicant(s) shall first obtain their license to sell alcoholic beverages. Contact the California Alcoholic Beverage Control Department at (559) 225-6334 for more information.

Promotion, preservation and protection of the community's health

1221 Fulton Street / P. O. Box 11867, Fresno, CA 93775

(559) 600-3357 • FAX (559) 455-4646

The County of Fresno is an Equal Employment Opportunity Employer

www.co.fresno.ca.us • www.fcdph.org

- Facilities that use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Your proposed business will handle hazardous materials and/or hazardous waste and will be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95 (<http://cers.calepa.ca.gov/>). Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.
- The proposed project and construction have the potential to expose nearby residents to elevated noise levels. Consideration should be given to the noise elements of your City's municipal code.
- As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.
- Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.

REVIEWED BY:



Kevin Tsuda, R.E.H.S.
Environmental Health Specialist II

(559) 600-33271

KT

cc: Rogers, Moreno, S. Xiong & Morgan (assigns)- Environmental Health Division (CT. 56.02)
Mark Halajian- Applicant (markh@halajianarch.com)



**PAUL HALAJIAN
ARCHITECTS**

August 11, 2025

Tiffany Williams
City of Clovis Planning Department
1033 Fifth St.
Clovis, CA, 93612

Subject: Parking Requirement for 319 Bullard Mixed Use Project

Dear Tiffany,

We would like to thank you for your consideration of the mixed-use development project located at 319 Bullard Ave. This unusually small site, which would otherwise remain a blight, provides the city a unique opportunity to create a regional gateway building into Old Town Clovis; something that is expressly called for in the Central Clovis Specific Plan.

However, given the disproportionately small site area, the project is presented with unique challenges in terms of accommodating the parking required for a mixed-use development. On any other lot that complies with the city regulations regarding lot size, parking could easily be provided. However, given the nature of this infill project on an unusually small site, any parking requirement beyond what is already shown in the design package would create an insurmountable challenge to this project.

Along with the consideration of the unique nature of this relatively small infill site and desired project use, this mixed-use project furthers the City's mission to foster a more walkable, pedestrian friendly environment. With the parking strategy as currently designed, we have provided private parking for the residential tenant, who will occupy the street facing commercial space below.

The site itself is within 1/10th of a mile from the special parking district, and is near multiple bus stations; the stations located at South Harvard and 5th Ave, and the station located at 5th St. and Woodworth Ave. This site is easily accessible through multiple transportation modalities, which is a key goal of the Central Clovis Specific Plan, creating multi-modal, easily walkable, pedestrian environments.

Not only can this project serve as a gateway that helps announce entrance into Old Town Clovis, but it can serve as a prototype for other mixed-use, infill projects that reinforce the mission of the Central Clovis Specific Plan. These types of projects can help the city truly reclaim the essence of "Turn of the Century Architecture" envisioned in the Old Town Clovis Design Guidelines. This project will go a long way towards creating street facing, complete street walls lined with business and housing, while promoting a non-auto-dominated, pedestrian friendly environment, which is the essence of Turn of the Century Clovis.

Thank you once again for your consideration of this project and eagerly await any comments and questions who may have.

Paul Halajian Architects

559-297-7900

265 East River Park Circle
Suite 420
Fresno, CA 93720

www.halajianarch.com



CITY of CLOVIS

REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission

FROM: Planning and Development Services

DATE: January 22, 2026

SUBJECT: Consider Approval, Res. 26-____, TM6364, A request to approve a one-year extension to the approved Master Vesting Tentative Tract Map 6364 associated with 310 acres of land bounded by Leonard Avenue on the west, Thompson Avenue on the east, Gettysburg Avenue on the north, and Ashlan Avenue on the south. The Homeplace Holdings, LLC, Applicant; 4 Creeks, Inc., Representative; Dog Creek Land & Farming, LLC, Owner.

Staff: Tiffany Williams, Associate Planner

Recommendation: Approve

ATTACHMENTS: 1. Res. 26-____, TM6364 Extension
2. Extension Request
3. Master Vesting Tentative Tract Map 6364
4. Environmental Determination

RECOMMENDATION

Staff recommend that the Planning Commission approve a one-year extension of Master Vesting Tentative Tract Map (TM) 6364.

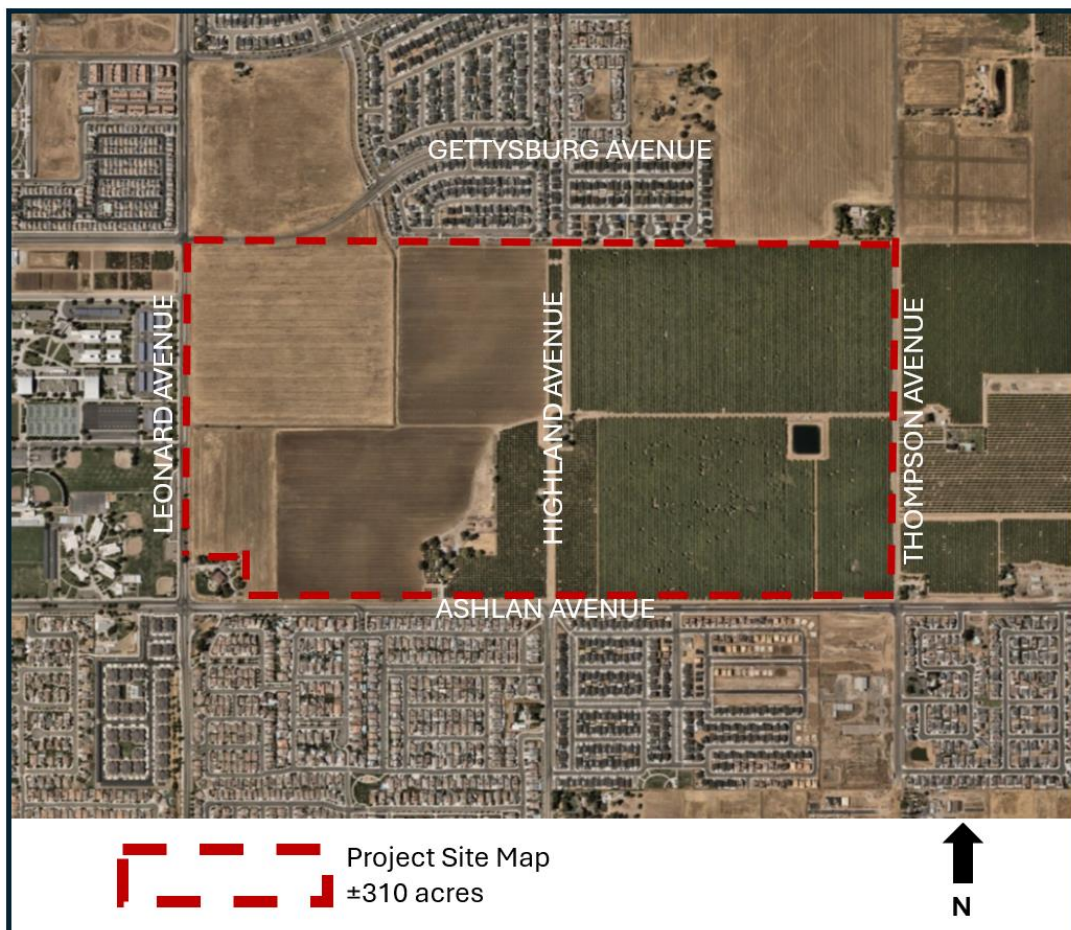
EXECUTIVE SUMMARY

The applicant is requesting a one-year extension for TM6364, originally approved by the Planning Commission on July 28, 2022, and subsequently approved by the City Council on September 19, 2022. TM6364 is a 1,174-lot single-family residential subdivision, including future phased multi-family units, five-acres of neighborhood commercial, related parks and open space areas, as well as an existing 25-acre site that will be retained by the current owner and will continue to be utilized for agriculture and other complimentary uses. TM6364 was approved concurrently with Planned Development Permit (PDP) 2022-002. Approval of this extension would allow the developer to continue to work towards completing improvement plans and processing of a final map.

BACKGROUND

- General Plan Designation: L (Low Density Residential)
NC (Neighborhood Commercial)
- Specific Plan Designation: L (Low Density Residential)
NC (Neighborhood Commercial)
- Existing Zoning: R-1-PRD (Single-Family Planned Residential Development)
R-3 (Multi-Family High Density)
C-1 (Neighborhood Commercial)
C-R (Commercial Recreation)
- Lot Size: ±310 acres
- Current Land Use: Agricultural
- Adjacent Land Uses:
 - North: Residential & Agricultural
 - South: Residential
 - East: Agricultural
 - West: Clovis East High School
- Previous Entitlements: None

Figure 1: Project Site Map



PROPOSAL AND ANALYSIS

History

TM6364 was approved by the City Council on September 19, 2022, with an expiration date of September 19, 2025. It was approved concurrently with PDP2022-002, which established the development standards and criteria for the tract map under the R-1-PRD zone district.

On November 13, 2025, the applicant submitted a time extension request. While time extension requests are typically required prior to the expiration of the map approval, this request was accepted after the expiration because the applicant had been actively working with the city since early summer of 2025 to address project requirements. The extension was warranted due to delays caused by the relocation of Dog Creek, as well as ongoing negotiations and approvals with other agencies that affected the project timeline, demonstrating the applicant's good-faith efforts to complete the map submittal. The time extension will allow the applicant additional time to finalize all required approvals and complete the tentative map process.

Request

As provided in the Subdivision Map Act and the Clovis Municipal Code (CMC), an original approval period is granted for three (3) years, after which the applicant may request up to six (6) extensions in one-year increments subject to findings of continued consistency. (See Gov. Code § 66452.6, subd. (a)(1); and CMC § 9.102.130.)

The developer is requesting approval of a one-year extension to TM6364 due to the relocation of Dog Creek, which created significant delays in the processing of the final maps for phases one and two because of unforeseen difficulties in coordinating design and approvals amongst multiple oversight agencies. Per the extension request letter (**Attachment 2**), the applicant anticipates submittal of the final maps for phases one and two in early 2026. This extension request would extend the approval date to September 19, 2026.

Findings of Approval

Section 9.102.130, subdivision (B) of the CMC requires that the following findings are made prior to approval of the tentative map extension:

1. There have been no changes to the provisions of the General Plan, any applicable specific plan, or this Development Code applicable to the project since the approval of the tentative map.

The proposed development remains consistent with the policies and land use designations of the General Plan and with the adopted Home Place Master Plan framework. The project's zoning was already approved for the intended uses. No changes have occurred to the General Plan designations or zoning in the project area that would make the current approvals inconsistent.

2. There have been no changes in the character of the site or its surroundings that affect how the policies of the General Plan, any applicable specific plan, or other standards of this Development Code apply to the project.

The property has remained agricultural since the approval of the tract map in September 2022. There is no evidence of incompatible new development that would conflict with the proposed project under its previously approved configuration. Therefore, the policies of the General Plan and Development Code remain effective and applicable to TM6364.

3. There have been no changes to the capacities of community resources, including but not limited to water supply, sewage treatment or disposal facilities, roads, or schools so that there is no longer sufficient remaining capacity to serve the project.

Community resources remain at sufficient capacity to serve the site; furthermore, the project has gone through civil plan review and only has relatively minor corrections to make. The time extension will allow the applicant more time to prepare and submit final maps and civil improvement plans, coordinate necessary infrastructure design, and meet conditions without altering the approved permitted uses plan concept.

California Environmental Quality Act (CEQA)

The initial approval for TM6364 and the Home Place Master Plan found the project exempt from further environmental review under CEQA guidelines Sections 15182, 15183, and 15162, because the master plan and proposed project were evaluated and found to be in conformance with the 2003 Loma Vista Specific Plan and the 2014 Clovis General Plan as discussed in **Attachment 4**. The requested time extension involves no change in circumstances, project scope, design, land use, or density. Therefore, it does not trigger new environmental reviews or require a supplemental CEQA document. (Cal. Code Regs., tit. 14, § 15162, subd. (a).)

Public Noticing

The City published notice of this public hearing in *The Business Journal* on Friday, January 2, 2026.

REASON FOR RECOMMENDATION

The request to extend the approved TM6364 is in compliance with Chapter 9, Division 7 of the CMC and the Subdivision Map Act. Based on the analysis, staff recommend that the Planning Commission approve the one-year extension of TM6364 subject to all conditions of approval originally adopted on September 19, 2022.

ACTIONS FOLLOWING APPROVAL

None.

CONFLICT OF INTEREST

None.

NOTICE OF HEARING

Property owners within 600 feet notified: 462

Interested individuals notified: 1

Prepared by: Tiffany Williams, Associate Planner

Reviewed by: McKencie Perez, Deputy City Planner 

**CLOVIS PLANNING COMMISSION
RESOLUTION 26-____**

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS FINDING THE PROJECT IS EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW UNDER CEQA PURSUANT TO CEQA GUIDELINES SECTIONS 15183, 15182, AND 15162; AND APPROVING A ONE-YEAR EXTENSION TO TM6364 ASSOCIATED WITH 310 ACRES OF LAND BOUNDED BY LEONARD AVENUE ON THE WEST, THOMPSON AVENUE ON THE EAST, GETTYSBURG AVENUE ON THE NORTH, AND ASHLAN AVENUE ON THE SOUTH

WHEREAS, The Homeplace Holdings, LLC, 1446 Tollhouse Road, Suite 101, Clovis, CA 93619, has applied for an extension to Master Vesting Tentative Tract Map (TM) 6364 (“Project”); and

WHEREAS, the Clovis Planning Commission held a duly noticed public hearing on July 28, 2022, at which time all interested parties had the opportunity to be heard, and following deliberation, the Planning Commission adopted Resolution No. 22-12, recommending that the City Council approve TM6364; and

WHEREAS, the Clovis City Council held a duly noticed public hearing on September 19, 2022, to consider the recommendation of the Planning Commission and to hear all public testimony regarding TM6364 and following said public hearing and consideration of all evidence presented, the City Council approved TM6364 by adoption of Resolution No. 22-107.

WHEREAS, an extension to TM6364, was filed on November 13, 2025, and was presented to the Clovis Planning Commission for approval in accordance with the Subdivision Map Act and Title 9, Division 7, Chapter 102 of the Clovis Municipal Code; and

WHEREAS, the City published notice of the public hearing in *The Business Journal* on Friday, January 2, 2026, and mailed public notices to property owners within 600 feet of the Property area on Wednesday, December 31, 2025, more than ten (10) days prior to said hearing; and

WHEREAS, a duly noticed hearing was held on January 22, 2026; and

WHEREAS, the Planning Commission has had an opportunity to review and consider the entire Administrative Record relating to the Project, which is on file with the Department, and reviewed and considered those portions of the Administrative Record determined to be necessary to make an informed decision, including, but not necessarily limited to, the staff report, the written materials submitted with the request, and the verbal and written testimony and other evidence presented during the public hearing, which are incorporated herein by this reference.

NOW, THEREFORE, BASED UPON THE ENTIRE RECORD OF THE PROCEEDINGS, THE PLANNING COMMISSION RESOLVES AND FINDS AS FOLLOWS:

1. The Planning Commission has considered the Project, and finds that the Project is exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to sections 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning), 15182 (Projects Pursuant to a Specific Plan), and 15162 (Subsequent EIRs and Negative Declarations) of the CEQA Guidelines.

2. The Project satisfies each of the required findings for approval of an extension for a tentative map pursuant to Clovis Municipal Code section 9.102.130, subdivision (B), as follows:
 - a. There have been no changes to the provisions of the General Plan, any applicable specific plan, or this Development Code applicable to the project since the approval of the tentative map;
 - b. There have been no changes in the character of the site or its surroundings that affect how the policies of the General Plan, any applicable specific plan, or other standards of this Development Code apply to the Project;
 - c. There have been no changes to the capacities of community resources, including but not limited to water supply, sewage treatment or disposal facilities, roads, or schools so that there is no longer sufficient remaining capacity to serve the Project;
3. The first one-year extension of TM6364, is hereby approved, extending the vesting tentative map until September 19, 2026.
4. The bases for the findings are detailed in the January 22, 2026, staff report, which is hereby incorporated by reference, the entire Administrative Record, as well as the evidence and comments presented during the public hearing.

* * * * *

The foregoing resolution was adopted by the Clovis Planning Commission at its regular meeting on January 22, 2026, upon a motion by _____, seconded by _____, and passed by the following vote, to wit:

AYES:
 NOES:
 ABSENT:
 ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 26-____
 DATED: January 22, 2026

 Alma Antuna, Chairperson

ATTEST: _____
 Renee Mathis, Secretary



November 13, 2025

SENT VIA E-MAIL to ReneeM@clovis.ca.gov; SeanS@clovis.ca.gov

City of Clovis
1033 Fifth Street
Clovis, CA 93612

To Whom It May Concern,

Please consider this request for a time extension on the Tract Map 6364, also known as the Home Place Vesting Tentative Subdivision Map, which proposes to create approximately 1,174 residential lots and an extension of PDP 2022-002.

We are currently processing a final map and civil improvements for Phase 1 and Phase 2 with Trumark Homes. Additionally, we are working on the relocation of Dog Creek with FMFCD and land transactions on the remainder of the Home Place property with the McFarlane family.

The relocation of Dog Creek in particular has created significant delays in the processing of the phase one and phase two final maps due to unforeseen difficulties in coordinating design and approvals amongst multiple oversight agencies.

We anticipate submittal of the phase one and phase two final maps to the City of Clovis City Council in early 2026.

We appreciate your consideration with regard to this time extension request as we continue to work diligently towards approval of the first phases of the project.

Sincerely,

Matthew D. Ainley, PE
CEO/RMO/Principal Civil Engineer

Attachment 2



Cc: Sayre Miller, McFarlane Farms
Shannon Yager, McFarlane Farms
Eric Gibbons, Trumark Co., Director of Forward Planning
Renee Mathis, City of Clovis
George Gonzales, City of Clovis
Thad Avery, City of Clovis



JULY 1, 2022

THE HOME PLACE

TENTATIVE SUBDIVISION MAP

LEGEND

APN: 555-050-21,41,42
571-011-07,08,39

ACREAGE: 310.3 AC
FLOOD ZONE: AE, X
ZONING (PROPOSED): R-1-6
GENERAL PLAN DISTRICT: LOW DENSITY RESIDENTIAL
ELECTRICITY: PG&E
WATER: FID
TELEPHONE: AT&T
REFUSE: CITY OF CLOVIS
NATURAL GAS: PG&E
EXISTING USE: AG, AG. RESIDENTIAL
PROPOSED USE: LOW DENSITY RESIDENTIAL

MASTER SITE PLAN UNITS

LOT SIZE	# UNITS
R-1-6 (100' x 135') - WEST	45
R-1-6 (50' x 75') - WEST	166
R-1-6 (52' x 75') - WEST	131
R-1-6 (60'x100') - WEST	10
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R-1-6 (42'x75') - EAST	129
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R-1-6 (60'x100') - EAST	57
SUBTOTAL	1,177

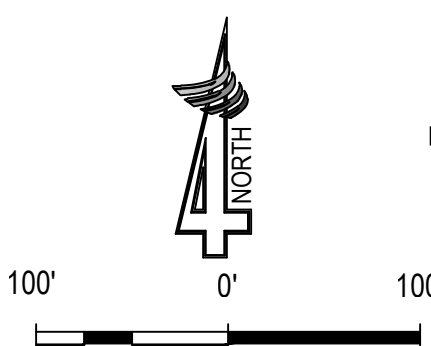
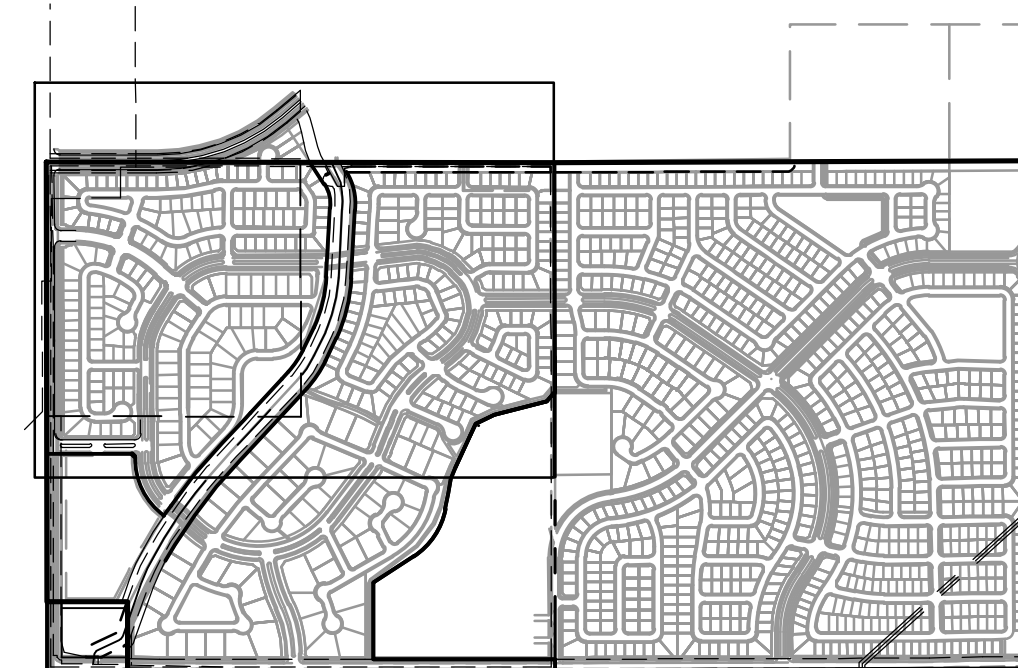
RM-2	132 (22 6-PLEX)
TOTAL	1,306

TM 6034	88
TM 6166	86
TOTAL	174

WEST PORTION:	126.83 AC GROSS
EAST PORTION:	150.47 AC GROSS
DOG CREEK:	8.11 AC GROSS
HOME PLACE:	24.89 AC GROSS
TOTAL	310.3 AC

PARKS / OPEN SPACE	
WEST PORTION:	21.69 AC
LLD	6.06
PARKWAY	2.49
POCKET PARK	1.52
OPEN SPACE / TRAIL	3.51
DOG CREEK FEATURE	8.11

EAST PORTION:	15.48 AC
LLD	5.19
PARKWAY	2.05
PARK	6.74



PREPARED BY:



4CREEKS

324 S. SANTA FE, STE. A
P.O. BOX 7593
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215

TM 6034
(88)

50'x75'
(70 UNITS)

50'x75'
(56 UNITS)

50'x75'
(40 UNITS)

100'x135'
(16 UNITS)

100'x135'
(3 UNITS)

60'x115'
(49 UNITS)

52'x75'
(53 UNITS)

52'x75'
(76 UNITS)

GETTYSBURG AVE

PARK
0.25 AC

TRAIL

"ACE"

JULY 1, 2022

THE HOME PLACE TENTATIVE SUBDIVISION MAP

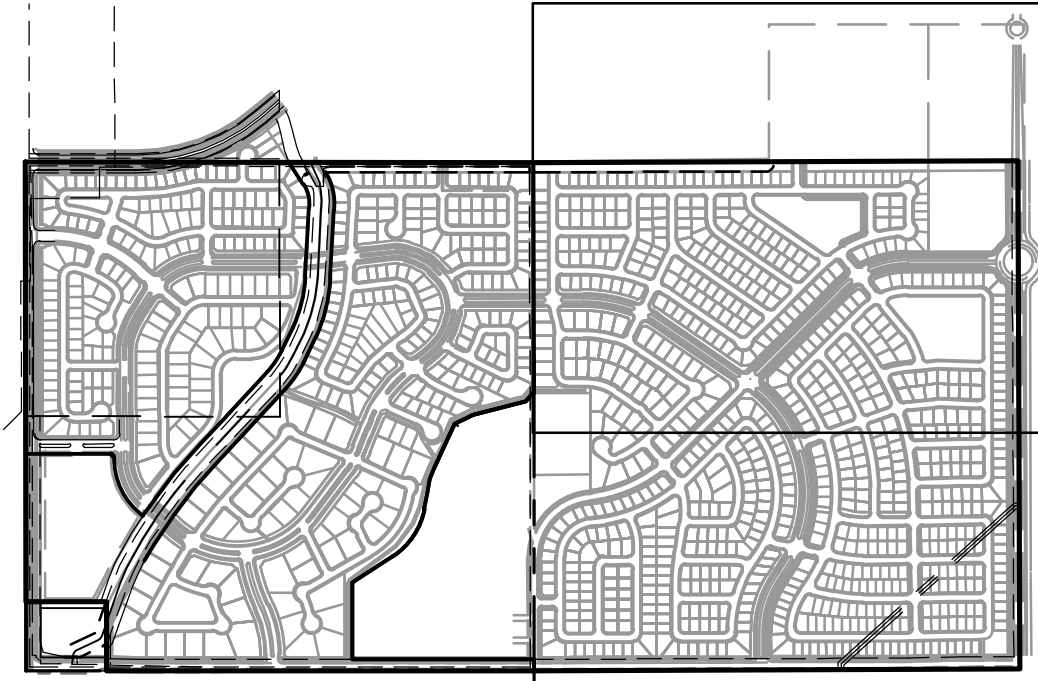
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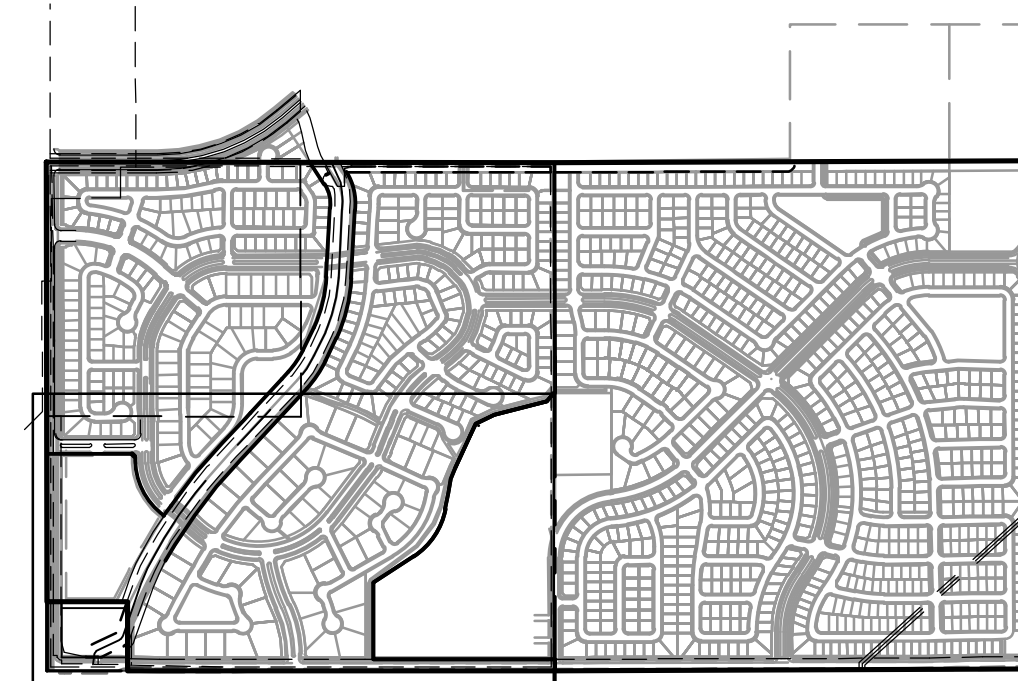
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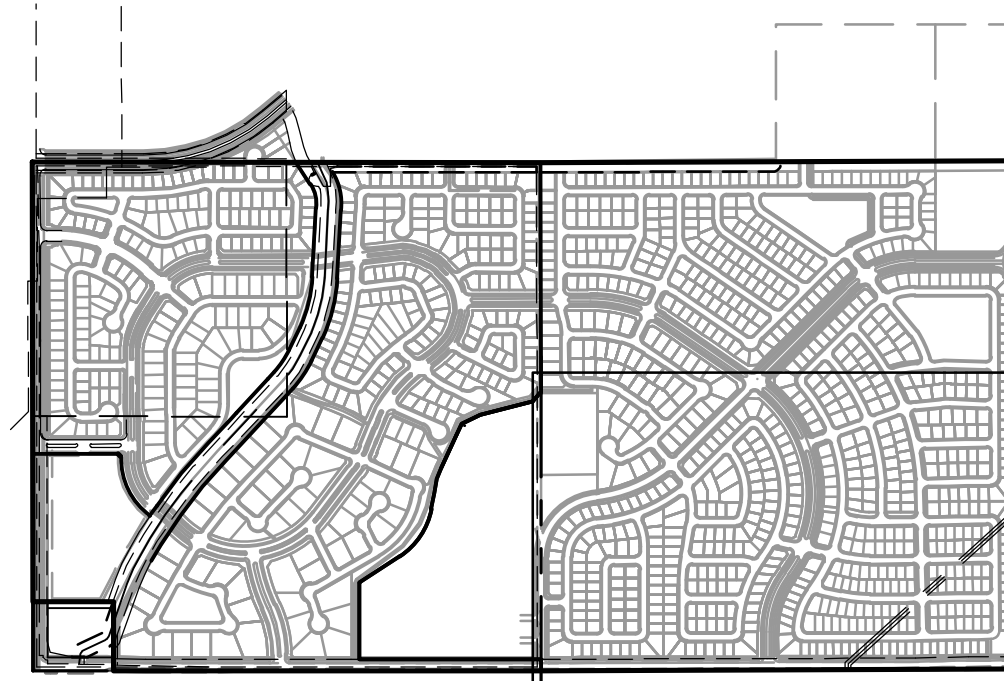
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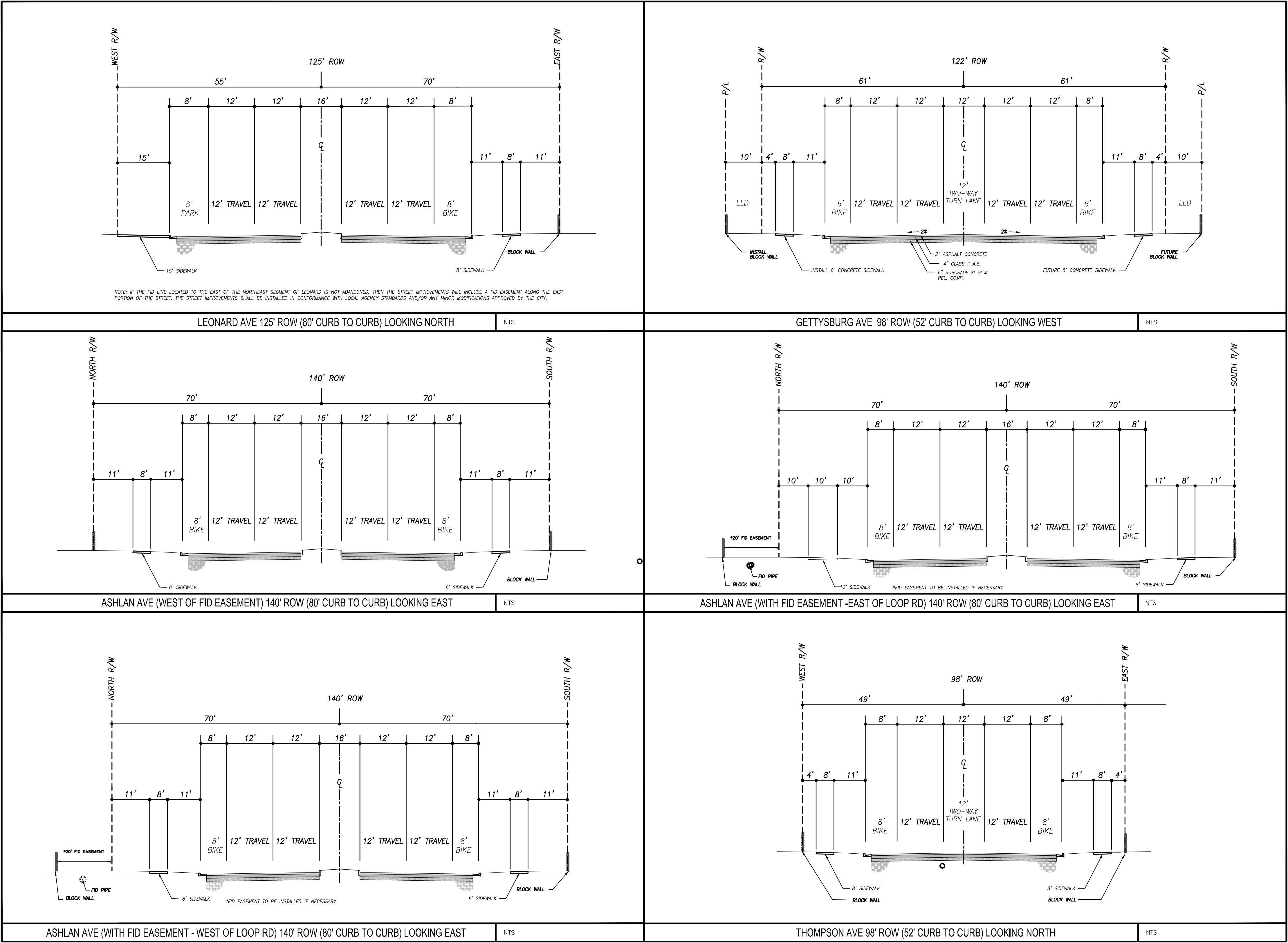
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JULY 1, 2022

THE HOME PLACE
TENTATIVE SUBDIVISION MAP

DETAILS PAGE



THE HOME PLACE
TENTATIVE SUBDIVISION MAP



62



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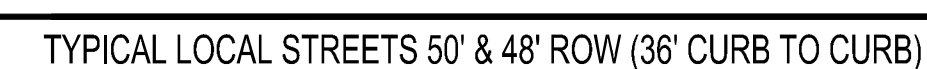
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HOME PLACE MASTER PLAN – PROJECT DESCRIPTION ENVIRONMENTAL REVIEW AND DETERMINATION

The California Environmental Quality Act (CEQA) requires that public agencies consider the environmental consequences of projects over which they have discretionary authority before taking action on those projects (Public Resources Code [PRC] 21000 et seq.). For this project, the City is the lead agency under CEQA because it has the primary responsibility for approving and implementing the Project, and therefore the principal responsibility for ensuring CEQA compliance.

Project Title:	Environmental Review for the Home Place Master Plan, including RO304, R2021-001, R2021-003, TM 6364, PDP 2022-002 and related entitlements
Lead Agency Name and Address:	City of Clovis Planning and Development Services 1033 Fifth Street Clovis CA 93612
Project Location:	East of Leonard Avenue and west of Thompson Avenue, north of Ashlan Avenue and south of Gettysburg Avenue
Project Sponsor's Name and Address:	Eric Gibbons, Director of Forward Planning The Homeplace Holdings, LLC 1446 Tollhouse Road Suite 101 Clovis Ca 93619
General Plan Designation(s):	LD (Low Density) - Gettysburg/Ashlan Master Planned Community NC (Neighborhood Commercial)
Existing Zoning:	County AE-20
Contact Person:	Dave Merchen, City Planner
Phone Number:	(559)324-2346

A. Project Summary

The Home Place Master Plan encompasses approximately 310 acres generally bound by Leonard Avenue on the west, Thompson Avenue on the east, Gettysburg Avenue on the north, and Ashlan Avenue on the south. The Master Plan will accommodate approximately 1,174 new single family units, 132 multifamily units, 5 acres of neighborhood commercial, and related parks and open space areas. An existing 25 acre site will be retained by the current owner and will continue to be utilized for agriculture, education, and other complimentary uses. Consistent with the Loma Vista Specific Plan, the 2014 General Plan, and the Clovis Development Code, the following applications are included in conjunction with the Home Place Master Plan:

- Reorganization (RO) 304: A request to annex the boundaries of the Home Place Master Plan, encompassing approximately 310 acres, into the City of Clovis.
- Rezone (R) 2021-001: A request to establish a Master Plan Community (MPC) Overlay District in conjunction with the rezoning of the properties within the boundary of the Home Place Master Plan. The MPC Overlay is the mechanism through which the Home Place Master Plan is proposed to be adopted. The Master Plan will accommodate approximately 1,174 new single family units, 132 multifamily units, 5 acres of neighborhood commercial,

and related parks and open space areas. An existing 25 acre site will be retained by the current owner and will continue to be utilized for agriculture and other complimentary uses.

- **Rezone (R) 2021-003:** A request to prezone properties within the boundaries of the Home Place Master Plan to a combination of zone districts including R-1-PRD (Single Family-Planned Residential Development), R-3 (Multifamily High Density), and C-1 (Neighborhood Commercial). The rezoning classification for the existing 25 site (Historic Home Place), to be retained by the existing owner, is C-R (Commercial Recreation).
- **Tract Map (TM) 6364:** A request for a master tentative tract map to create approximately 1,174 new residential lots, plus additional parcels to accommodate complimentary land uses proposed by the Home Place Master Plan (multifamily, open space, neighborhood commercial, etc.).
- **Planned Development Permit (PDP) 2022-002:** A request for a planned development permit to establish development standards and criteria for the proposed tract map under the proposed R-1-PRD zone district.

B. Summary of CEQA Compliance Determination

The Project requires approval of two separate tiers of entitlements:

- Program-level approvals which are required to implement the Loma Vista Specific Plan and 2014 General Plan.
- Project-level approvals, which allow the development of residential uses on a specific site in conformity with the Loma Vista Specific Plan.

The program-level approvals are proposed pursuant to, and are consistent with, the 2003 Loma Vista Specific Plan and the 2014 Clovis General Plan, both of which were adopted in conjunction with the certification of environmental impact reports (EIRs). Section 15183 of the CEQA Guidelines exempts projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified and shall not require additional environmental review if no impacts peculiar to the project or the site have been identified. Therefore, the program-level approvals described herein are exempt from further CEQA analysis.

The project-level approvals allow the development of single-family residential lots within the Master Plan and have been found to be in conformity with the Loma Vista Specific Plan and consistent with the 2014 General Plan EIR. The project-level approvals have similarly been found consistent with proposed program-level approvals included as part of the Project. Section 15182 of the CEQA Guidelines exempts residential projects undertaken pursuant to and in conformity with an approved specific plan if the criteria for requiring a subsequent or supplemental environmental impact report (EIR) have not been met (CEQA Guidelines, Section 15162.)

As discussed in the body of this environmental review document, the analysis supports the finding that the program-level and project-level components of the Project are exempt from CEQA under Sections 15183 and 15182, respectively. The environmental determination is discussed in greater detail beginning on page 8 of this document.

C. Relationship to the 2014 Clovis General Plan and the 2003 Loma Vista Specific Plan

The 2014 Clovis General Plan identifies three areas as Urban Centers to focus where outward growth may occur and to ensure that such growth is high quality, fiscally sustainable, balanced, and helps implement the General Plan's goals and policies. Each Urban Center can be implemented by either a specific plan or a master development plan, either of which requires coordinated land use and infrastructure planning. The Home Place Master Plan is located within the Southeast Urban Center, which is implemented by the Southeast Urban Center Specific Plan. All components of Southeast Urban Center have been renamed or rebranded by the City as "Loma Vista". The Loma Vista Specific Plan's land use plan and policies will guide development within the Urban Center, including the area within the boundaries of the Home Place Master Plan (City of Clovis, General Plan, 2014, p. LU-14 & LU-17).

The Loma Vista Specific Plan designates the area generally bound by Leonard Avenue on the west, Thompson Avenue on the east, Gettysburg Avenue on the north, and Ashlan Avenue on the south as the "Gettysburg/Ashlan Master Planned Community" (City of Clovis, Loma Vista Specific Plan, 2003, p.55). The gross acreage within the Master Planned Community was estimated to be approximately 358 acres. The boundaries of the Home Place Master Plan reflect small adjustments to the original boundaries and acreage shown in the Specific Plan, as follows:

- A small portion of the area included within this boundary was previously annexed into the City and developed in conjunction with Tract Maps 6166 and 6034
- Roughly 20 acres immediately south of the planned Gettysburg Avenue alignment, west of Thompson Avenue, that was shown within the original Master Plan boundaries has been excluded from the current project because this area was only a portion of a larger parcel, and the configuration would have prohibited the area from being rezoned and annexed. Additionally, the property falls under a separate ownership that was not a party to the process of developing the Master Plan. Instead, this area will be included with the separate master plan completed for the Loma Vista Eastern Village, where the remainder of the property under the same ownership is located.

With these adjustments, the remaining area within the "Gettysburg/Ashlan Master Planned Community", approximately 310 acres, is now the subject of the Home Place Master Plan.

Master Plan Community Concept – Loma Vista Specific Plan

According to the Loma Vista Specific Plan, a master plan is required to achieve the following objectives:

- Ensure that applicable concepts, requirements, and provisions of the Specific Plan are implemented in a cohesive and comprehensive manner.
- Provide for a high level of innovation, variety, character, and quality of development.
- Establish continuity, compatibility, and connectivity within the master plan area, neighboring developed properties, and areas that may be developed in the future.

A master plan is expected to show a high degree of innovative urban design and a unified character. The latter is expressed through the identification of the location of structures, a hierarchy of streets, bikeways, trails and paths, a compatible arrangement of land uses in a

manner that illustrates a pattern of use, circulation, and function. It can even include building materials, colors, and landscape planning. In general, information needs to be included in a master plan so that the basic components, features, and characteristics of the overall project can be discerned. Master plans must, at a minimum, include the following:

- Land uses and the location of structures.
- Internal circulation (streets, bikeways, trails, and paseos).
- Public infrastructure, facilities, and utilities. Include updates to the City's Master Service Plans (water, wastewater, recycled water) as necessary to show City's ability to serve the proposed master plan area.
- Public open space features.
- Common open space areas and a description and general location of private recreational facilities and amenities such as swimming pools, community meeting rooms, stables, sports courts (tennis, basketball etc.) and similar, common facilities.
- Location of entry monuments and gateway treatments.
- Demonstrate consistency with design components of Loma Vista Specific Plan by presenting community design and aesthetic guidelines, including but not limited to building materials, colors, and landscape planning.
- Operational Statement that describes the proposed entitlements.

Characteristics of Gettysburg/Ashlan Master Planned Community – Loma Vista Specific Plan

The Gettysburg/Ashlan Master Planned Community is envisioned within the Loma Vista Specific Plan as a residential community designed around an amenity, such as a park, historic site, and/or lake(s). Dog Creek and its tributaries are to be incorporated into the Master Planned Community as an open space amenity that accommodates multi-purpose trails. Complimentary neighborhood commercial uses (such as a supermarket, drug store, daily convenience needs) to support the residential community are envisioned within this area. A mixture of residential densities is encouraged, with an overall density of 4.8 dwelling units per acre for a maximum of 1,607 units. In addition, between 11 and 16 acres of neighborhood level commercial uses, such as a market, bank, or restaurant, are envisioned within this area. The overall non-residential building area within the Master Plan boundary is limited to a maximum of 250,000 square feet of commercial space (City of Clovis, Loma Vista Specific Plan, 2003, p.55).

The Home Place Master Plan is proposing development within the limits established by the Loma Vista Specific Plan for the Gettysburg/Ashlan Master Planned Community. Table 1 below provides a comparison of the capacity assumed in the Specific Plan versus that proposed by the Home Place Master Plan.

D. Proposed Home Place Master Plan – Project Features

Residential Uses

A mix of residential types and densities are proposed in conjunction with the Master Plan. Approximately 1,174 single family residential lots are proposed, with lots ranging in size from approximately 3,100 square feet to more than 13,000 square feet. Multi-family housing is proposed in the southwest portion of the plan, along the Leonard Avenue frontage. Approximately 132 multi-family units are envisioned. The Master Plan provides design guidelines and development standards for each housing type and lot size. These criteria will be reiterated in the planned development permit processed in conjunction with the Project in accordance with Chapter 9.66 of the Development Code.

Tentative Tract Map 6364 has been proposed as a “master” tentative map for the single family residential portion of the Master Plan. TM 6364 will be recorded and developed in phases, beginning with the northwest corner of the Master Plan boundary (southeast corner of Gettysburg and Leonard Avenues). TM 6364 and the associated planned development permit are the only components of the Home Place Master Plan for which a project-level entitlement is currently proposed.

Table 1: Comparison of Gettysburg/Ashlan Master Plan Community with Home Place Master Plan

Statistical Category	Gettysburg /Ashlan MPC (Original Planning Area)	Loma Vista Specific Plan Land Use Diagram (Portion of planning area to match the Home Place MP planning area)	Home Place MPC
Acreage Gross Acres ¹	358	310.3	310.3
Residential (4.8 du/acre)	335	300.8	300.8
Parkway	8	4.5	4.5
General Commercial	11	0	0
Neighborhood Commercial	5	5	5
Residential Uses			
Target Density	4.8	4.8	4.8
Dwelling Units	1,607	1,444	1,303
Population ²	4,339	4,187	3,779
Non-Residential Uses ³			
FAR - General Commercial	0.30	-	-
FAR - Neighborhood Commercial	0.50	0.50	0.50
Square feet - General Commercial	138,521	-	-
Square feet - Neighborhood Commercial	108,900	108,900	108,900

¹ The Loma Vista Specific Plan describes the Gettysburg/Ashlan Master Plan Community as being 358 acres in size. The Home Place Master Plan project area is approximately 310.3 acres. The difference in project areas is due to revisions to the boundary of the total project site.

² The Loma Vista Specific Plan anticipated 2.7 persons per household. Data for 2021 indicate that persons per household has increased to approximately 2.9 persons.

³ The description of the Gettysburg/Ashlan Master Plan Village included 11 acres of general commercial and 5 acres of neighborhood commercial, for a total of 16 acres of non-residential uses. However, the adopted land use plan for the Loma Vista Specific Plan includes only 11 acres (gross) of neighborhood commercial land use. This land use pattern was subsequently adopted into the 2014 General Plan land use diagram.

Commercial Uses

The narrative included in the Loma Vista Specific Plan describes a total of 16 acres of commercial uses within the boundaries of the Home Place Master Plan, including 11 acres of general commercial uses and 5 acres of neighborhood commercial uses. However, the adopted land use map for Loma Vista includes a total of only 11-12 acres of neighborhood commercial uses. The 2014 General Plan land use diagram includes the same land use pattern with approximately 11-12 gross acres of land designated for neighborhood commercial development. Of this amount, approximately 5 acres is included within the current Home Place Master Plan boundary, while the remaining 6 to 7 acres has been excluded and will be master planned as part of the future Eastern Village Master Plan.

Based on the adopted Loma Vista Specific Plan and General Plan land use maps, the Home Place Master Plan incorporates a neighborhood commercial site of approximately 5 acres (gross). This portion of the Master Plan is proposed to be rezoned to C-1 (Neighborhood Commercial). Rezoning will allow the property to be annexed into the City with the remainder of the Master Plan area. However, no specific uses or entitlements are currently proposed for the site. All future uses and building activity proposed on the commercially designated site will be reviewed by the City when it is proposed. Any project which triggers the need for discretionary approval by the City will require project-level CEQA compliance at that time.

The Historic Home Place

Centrally located with the project boundary, the 25 acre McFarlane homestead and surrounding orchards will be retained by the McFarlane family and will serve as the central feature intended for the Gettysburg/Ashlan Master Planned Community:

The Gettysburg/Ashlan Master Planned Community is envisioned within the Loma Vista Specific Plan as a residential community designed around an amenity, such as a park, historic site(s), and/or lake(s) – (City of Clovis, Loma Vista Specific Plan, 2003, p. 55)

The Master Plan provides for a range of complimentary uses to occur on the Historic Home Place site, including those focused on preserving the agricultural heritage of the community. The site will be featured as a place of preservation, conservation, education, culture, and community gathering. In addition to retaining and protecting key buildings on the site, a handful of historic structures may be restored or enhanced.

Though the Historic Home Place site will be rezoned in conjunction with the Master Plan to allow its annexation into the City, no specific uses or entitlements are currently proposed for the site. All future uses and building activity proposed on the site will be reviewed by the City when it is proposed. Any project which triggers the need for discretionary approval by the City will require project-level CEQA compliance at that time.

Parks & Open Space

Park and open space areas within the Master Plan are intended for both passive and active recreational uses. Open spaces will be designed to enhance and reflect the character of the surrounding development. Larger parks within the community will provide recreational amenities that draw residents from within the Master Plan area as well as invite residents from adjacent communities. Example of amenities will include playground equipment, stationary exercise equipment, walking paths, benches, open fields for flexible play areas, and picnic pavilions. Smaller parks within the community will provide recreational amenities for residents from the immediate area. Features within these smaller areas may include playground equipment, stationary exercise equipment, thematic gardens, and landscaping.

Streets & Circulation

The Home Place Master Plan is served by a perimeter road system that includes Leonard, Thompson, and Ashlan Avenues, and small portion of Gettysburg Avenue at the northwest corner of the Master Plan boundary. Development within the Master Plan area is proposed to be accessed by new streets extending from Gettysburg and Ashlan Avenues from the north and south and Thompson and Leonard Avenues from the east and west. The portions of the existing perimeter streets not improved in conjunction with previous development are planned to be developed at urban street geometrics as depicted in the Specific Plan and General Plan Circulation Element. Leonard and Ashlan are designated as arterial streets, while Gettysburg and Thompson are designated as collectors.

Within the boundaries of the proposed Master Plan, an internal network of collector streets is proposed to pull traffic from local streets out to the existing perimeter streets. Individual lots will take access from local streets, and direct access to collectors and arterials is avoided. Bike, trail, and sidewalk improvements are designed in conjunction with the proposed street network.

Trails and Non-Vehicle Transportation

An extensive network of trails is provided throughout the Master Plan. The Dog Creek corridor will be a major focus of the community with pedestrian access to the trail system provided at several locations. A class 1 creek-side trail is planned providing connectivity from different areas of the community to Dog Creek and ultimately linking with the public citywide multi-use trail. Class 1 trails within the Master Plan are accompanied by traditional sidewalks along both perimeter and internal collector streets. Class 2 bike routes are also included along all internal collector streets.

Dog Creek Corridor

As noted above, Dog Creek will be a major focus of the community with pedestrian access to the trail system provided at several locations. A class 1 creek-side trail is planned providing connectivity from different areas of the community to Dog Creek and ultimately linking with the public citywide multi-use trail.

Beginning in the early 20th Century and continuing in the 1950's the Dog Creek and related tributaries were realigned as the land was graded for farming. At present, Dog Creek now flows in straight channels through the Project area and along Leonard Avenue. In conjunction with the development of the Master Plan, the proponents will modify the alignment of Dog Creek to its historic alignment. This will alleviate flood plain impacts to the Project area and allow the creek alignment to be treated and designed as an amenity within the Master Plan. The creek corridor is under the jurisdiction of Fresno Metropolitan Flood Control District (FMFCD), the Department of Fish and Wildlife, and the Army Corps of Engineers. Special permitting will be required to modify the creek alignment.

Public Service and Utilities

Public services and public utilities will be expanded to accommodate development of the project area in accordance with adopted master plans and service levels. The service providers are listed below.

- Domestic water and recycled water will be provided by the City. The project will install appropriate infrastructure pursuant to adopted water and recycled water master plans.
- Wastewater services will be provided by the City. The project will install appropriate infrastructure pursuant to the adopted wastewater master plan.
- Police and Fire services will be provided by the City of Clovis.

- Storm drainage facilities will be provided by the Fresno Metropolitan Flood Control District (FMFCD). The project will install appropriate infrastructure pursuant to FMFCD master plans.
- Natural gas/electricity will be provided by the Pacific Gas & Electric Company (PG&E).
- The western half of the Master Plan is within and will be served by the Clovis Unified School District (CUSD), while the eastern half is within the boundaries of the Sanger Unified School District (SUSD).
- Dog Creek is under the jurisdiction of the Department of Fish and Wildlife, Army Corps of Engineers and Fresno Metropolitan Flood Control District.
- Telephone will be provided by ATT.
- Cable will be provided by Comcast.

The Master Planned Community is located within two school district boundaries, the Clovis Unified School District (CUSD) and the Sanger Unified School District (SUSD). The CUSD serves the area west of Highland Avenue with the Ronald Reagan Education Center within the Loma Vista project area. The SUSD services the area east of the Highland Avenue alignment. SUSD has acquired property for a school campus on the west side of McCall Avenue, south of Shaw Avenue, approximately one-quarter mile northeast of the Master Plan boundaries. SUSD is refining plans for the 50 acre campus and has not identified a timeline for development of the site.

E. CEQA Compliance Determination

The Home Place Master Plan requires approval of two separate tiers of entitlements: program level approvals which are necessary to implement the Loma Vista Specific Plan and 2014 General Plan, and project level approvals, which allow the development of a specific residential project on a specific site. Each tier is evaluated separately as to CEQA compliance, as described below.

Program-Level Applications

Program level applications are those which are required to implement the Loma Vista Specific Plan and the 2014 General Plan but do not request approval to develop a specific use on a specific site. The components of the project falling into this category include the following:

- Rezone 2021-001: The establishment of a master plan for the Gettysburg/Ashlan Master Plan Community by establishing a Master Plan Community overlay district.
- Rezone 2021-003: Rezoning of the Master Plan boundary to residential, commercial, open space, and other complimentary zone districts to conform to the Master Plan and allow its annexation into the City.
- RO-304: Annexation of the property within the Master Plan into the City limits.

Program-level approvals of the project as described above have been found to be consistent with the Loma Vista Specific Plan and the 2014 General Plan. As outlined in the body of this environmental review document, no impacts peculiar to these approvals have been identified that have not been addressed by the Loma Vista Specific Plan EIR (Loma Vista EIR) and/or the 2014 Clovis General Plan EIR (General Plan EIR). Pursuant to Article 12 of the California Environmental Quality (CEQA) Guidelines, the program-level components and approvals of the project are exempt from additional environmental review under Section 15183.

CEQA Guidelines Section 15183 provides an exemption from additional environmental review for projects that are “consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified, except as might be necessary to examine whether there are project specific significant effects that are peculiar to the project or its site.” Further, CEQA Guidelines state that “if an impact is not peculiar to the parcel or the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an EIR need not be prepared for the project solely on the basis of that impact.” If no additional mitigation measures are required to reduce project specific impacts to a less than significant level, other than those required in the prior EIR, then the Section 15183 exemption applies. The analysis provided in the body of this document supports the finding that Section 15183 applies.

Project Level Applications

Project level applications are those which allow the development of a specific land use on a specific site. Project level improvements must be consistent with the Loma Vista Specific Plan and the 2014 General Plan and, in this case, must implement the Home Place Master Plan. The components of the project falling into this category include the following:

- Tract Map (TM) 6364: A request for a master tentative tract map to create approximately 1,174 new residential lots, plus additional parcels to accommodate complimentary land uses proposed by the Home Place Master Plan (multifamily, open space, neighborhood commercial, etc.).
- Planned Development Permit (PDP) 2021-002: A request for a planned development permit to establish development standards and criteria for the proposed tract map under the proposed R-1-PRD zone district.

The project level applications as described above have been found to be consistent with the Loma Vista Specific Plan, the 2014 General Plan, the proposed Home Place Master Plan, and the individual zone districts proposed through prezone application R2021-003. TM 6364 and PDP 2021-002 propose to create approximately 1174 single family residential lots and establish development and design criteria for those lots pursuant to Chapter 9.66 of the Development Code. As outlined in the body of this environmental review document, none of the events or circumstances outlined in Section 15162 of the CEQA Guidelines have been found to occur with respect to the proposed tract map or planned development permit. Pursuant to Article 12 of the California Environmental Quality (CEQA) Guidelines, the project is exempt from additional environmental review under to Section 15182.

CEQA Guidelines Section 15182 provides an exemption from additional review for residential projects implementing specific plans. If after the adoption of the specific plan, an event described in Section 15162 occurs, the exemption in this subdivision shall not apply until the City which adopted the specific plan completes a subsequent EIR or a supplement to an EIR on the specific plan. The events described in Section 15162 are as follows:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
- (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

As outlined in the body of the preliminary environmental review, none of the events described in Section 15162 have been identified. This analysis supports the finding that Section 15182 applies to the project-level applications included as part of the Master Plan.

Anticipated Responsible, Trustee, and Interested Agencies

Fresno Metropolitan Flood Control District
 Department of Fish and Wildlife
 Army Corps of Engineers
 Local Agency Formation Commission Fresno County (LAFCO)
 San Joaquin Valley Unified Air Pollution Control District (SJVUAPCD)
 State Regional Water Quality Control Board
 County of Fresno

Appendices to the Environmental Review Document

Appendix A: Loma Vista Specific Plan EIR – Mitigation Monitoring and Reporting Program
 Appendix B: Loma Vista Specific Plan – Statement of Overriding Considerations
 Appendix C: City of Clovis General Plan EIR- Mitigation Monitoring and Reporting Program
 Appendix D: City of Clovis General Plan – Statement of Overriding Considerations

Documents Incorporated into this Environmental Review Document by Reference

- Argonaut Ecological Consulting, Inc. 2018. Biological Habitat Assessment of the McFarlane Property Clovis, Fresno County, California.
- City of Clovis. 2014. City of Clovis General Plan.
- City of Clovis. 2014. City of Clovis General Plan Environmental Impact Report
- City of Clovis. 2003. Loma Vista Specific Plan (Formerly the Southeast Urban Center Specific Plan).
- City of Clovis. 2003. Southeast Urban Center (Loma Vista) Specific Plan Environmental Impact Report.
- Mitchell Air Quality Consulting. 2020. Air Quality and Greenhouse Gas Analysis Report McFarlane Home Place Master Plan City of Clovis, California
- Peak & Associates. 2018. Cultural Resource Assessment For The McFarlane Ranch, City of Clovis Fresno County, California.
- WJV Acoustics, Inc. 2021. Acoustical Analysis – Home Place Community Clovis Ca.

All documents incorporated by reference are available for review at the City of Clovis, Planning Division, 1033 Fifth Street, Clovis Ca during normal business hours. Interested parties may also contact the Planning Division at (559) 324-2340 or planning@cityofclovis.com to arrange a time to view the documents.

DETERMINATION

On the basis of the environmental evaluation completed for the Home Place Master Plan and related entitlements, the following determinations are hereby made:

- ☒ The proposed project is consistent with the development density established by the Loma Vista Specific Plan and 2014 Clovis General Plan policies, each of which was accompanied by a certified EIR.
- ☒ No specific significant effects have been identified that are peculiar to the project or its site.
- ☒ No additional mitigation measures are required to reduce project specific impacts to a less than significant level, other than those required in the prior EIRs.
- ☒ No substantial changes are proposed in conjunction with the project which will require major revisions to the previous EIRs due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- ☒ No substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIRs due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

- ☒ No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIRs were certified as complete shows any of the following:
- The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.



Signature

July 7, 2022

Date

Dave Merchen, City Planner

City of Clovis
Planning and Development Services

ENVIRONMENTAL FACTORS EVALUATED

I. AESTHETICS. Would the project?

		Impact peculiar to project?	New significant effect?	Substantial increase in severity of previously identified effect?	Measures or alternatives previously infeasible now feasible?	New measure or alternative substantially reduce impact but proponent declines to implement?	Potential Impact addressed in Prior EIR?	Impact mitigated by uniformly applied standards
a.	Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☐	☐	☒	☐
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☐	☐	☒	☐
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☐	☐	☒	☐
d.	Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☐	☐	☒	☐
e.	Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	☐	☐	☐	☐	☐	☒	☐

Evaluation of Potential Impacts

- a) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- b) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- c) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- d) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The evaluation completed in conjunction with the Loma Vista EIR determined that impacts related to new sources of light and glare were significant and unavoidable. A statement of overriding considerations was adopted for this impact, as summarized in the discussion below (also Refer to Appendix B Loma Vista Specific Plan Statement of

Overriding Considerations – “Loma Vista SoC”). The General Plan EIR determined that no significant impacts to aesthetic resources were identified, and no mitigation measures were necessary.

Discussion

The project area is regionally located in northeastern Fresno County, immediately east of the City of Clovis, approximately seven miles southeast of Madera County. Fresno County extends approximately 138 miles from the Coastal Range to the Sierra Nevada Mountains. The project area is relatively flat with little topographic relief. The terrain generally slopes from the northeast to the southeast. Topographic elevations are approximately 350 feet above sea level. To the northeast are the western foothills of the Sierra Nevada Mountain Range. The foothills extend to an elevation of 2,500 feet above sea level at the United States Forest Service (USFS) Sierra National Forest boundary. Within the Sierra National Forest boundary, the Sierra Nevada Mountains climb to a maximum elevation of 14,000 feet. The foothills and highest elevations of the Sierra include forests, meadows, lakes, rivers, and wildlife scenic backdrop for the project area. The project area is primarily agricultural in nature, with limited residential and commercial.

The land use pattern in the project vicinity reflects a mixture of low density residential subdivisions, agricultural, and rural residential development. Clovis East High School is located immediately west of the project site. Within the surrounding area that has not yet urbanized, open grasslands, grazing lands and scattered home sites dominate the existing visual character with the foothills of the Sierra Nevada Mountain range in the distance. These agricultural lands provide a sense of open space, and emphasize the area’s rural and farming heritage, and allow opportunities for unrestricted panoramic views.

Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as “Gettysburg/Ashlan Master Planned Community.” The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards regulating setbacks, building heights, parking, and landscaping. Any standard not addressed in the master development plan will revert to the Zoning Ordinance requirements.

Loma Vista EIR

Potential aesthetic impacts are evaluated in Section 5.1 of the Loma Vista EIR. All potential aesthetic impacts associated with adoption and implementation of the Home Place Master Plan have been addressed in the Loma Vista EIR, which found that impacts associated with scenic vistas and resources, and the aesthetic quality of the surrounding area were less than significant without mitigation. The Loma Vista EIR determined that potential impacts associated with light and glare were potentially significant and could not be mitigated to a less-than-significant level. Though development within the Master Plan boundaries is subject to all applicable standards, the transition of this area from an agricultural and rural residential environment to an urbanized area represents a significant change in the increased potential for light and glare impacts.

In conjunction with its certification of the Loma Vista EIR, the Clovis City Council adopted a Statement of Overriding Considerations finding that specific economic, legal, social, technological, or other benefits of the Specific Plan outweighed the unavoidable adverse environmental effects, including the aesthetic impact described above, allowing the adverse environmental effects to be considered acceptable. (Refer to Appendix B – Loma Vista Specific Plan – Statement of Overriding Considerations).

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with aesthetic impacts within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

General Plan EIR

The 2014 Clovis General Plan EIR (General Plan EIR) evaluates aesthetic impacts associated with the adoption and buildout of the General Plan planning area. Aesthetic impacts are discussed in Section 5.1 of the General Plan EIR. General Plan Policies addressing aesthetics include Policy 3.11 – Right of Way Design, and Policy 2.3 – Visual Resources. The General Plan EIR determined that no significant impacts to aesthetic resources were identified, and no mitigation measures were necessary.

Summary of Aesthetic Impact Evaluation

The project proposes the adoption of a master plan and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar impacts to any aesthetic resources, nor are there changes to the severity of any previously identified impact. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would also substantially reduce the significant aesthetic effect of the project.

II. AGRICULTURAL RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

		Impact peculiar to project?	New significant effect?	Substantial increase in severity of previously identified effect?	Measures or alternatives previously infeasible now feasible?	New measure or alternative substantially reduce impact but proponent declines to implement?	Potential Impact addressed in Prior EIR?	Impact mitigated by uniformly applied standards
a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.	☐	☐	☐	☐	☐	☒	☐
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☐	☐	☒	☐
c.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	☐	☐	☐	☐	☐	☒	☐

Evaluation of Potential Impacts

- a) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The evaluation completed in conjunction with the Loma Vista EIR determined that impacts related to conversion of agricultural land were significant and unavoidable. A statement of overriding considerations was adopted for this impact in conjunction with the certification of the Loma Vista EIR and the adoption of the Loma Vista Specific Plan. (Refer to Appendix B – Loma Vista SoC). The General Plan EIR included mitigation measures addressing the conversion of agricultural land. (Refer to Appendix C – General Plan EIR Mitigation Monitoring and Reporting Program - “General Plan MMRP”). However, the specific language included in the applicable measures identifies land within the Loma Vista Specific Plan as being infeasible for continued agricultural use and exempts the application of the measures accordingly.
- b) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- c) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The evaluation completed in conjunction with the Loma Vista EIR determined that impacts related to conversion of agricultural land were significant and unavoidable. A statement of overriding considerations was adopted for this impact in conjunction with the certification of the Loma Vista EIR and the adoption of the Loma Vista Specific Plan. (Refer to Appendix B – Loma Vista SoC). The General Plan EIR included mitigation measures addressing the conversion of agricultural land. (Refer to Appendix C – General Plan MMRP). However, the specific language included in the applicable measures identifies land within the Loma Vista Specific Plan as being infeasible for continued agricultural use and exempts the application of the measures accordingly.

Discussion

The project site is a part is located in Fresno County, the leading agricultural county in the United States. Much of the existing site is currently being used for agricultural purposes. There are no active Williamson Act or Farmland Security Zone contracts within the project boundary.

Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as “Gettysburg/Ashlan Master Planned Community.” The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

Loma Vista EIR

Potential impacts to agricultural resources are evaluated in Section 5.2 of the Loma Vista EIR. All potential impacts associated with adoption and implementation of the Home Place Master Plan have been addressed in the Loma Vista EIR, which found that impacts associated with conflicts with existing zoning for agricultural use, or Williamson Act contracts, were less than significant without mitigation. The EIR determined that potential impacts associated with the conversion of farmland could not be mitigated to a less-than-significant level. Development within and pursuant to the Loma Vista Specific Plan was found to represent an orderly transition from rural to urban use, in a gradual, phased, an orderly manner, therefore alleviating development pressure off of outlying unincorporated lands. Nevertheless, the incremental loss of agricultural land was found to be significant environmental effect for which there were no feasible mitigation measures.

In conjunction with its certification of the Loma Vista EIR, the Clovis City Council adopted a Statement of Overriding Considerations finding that specific economic, legal, social, technological, or other benefits of the Specific Plan outweighed the unavoidable adverse environmental effects, including the impact to agricultural resources described above, allowing the adverse environmental effects to be considered acceptable. (Refer to Exhibit B – Loma Vista SoC).

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with impacts to agricultural resources within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

General Plan EIR

The General Plan EIR evaluates impacts to agricultural resources associated with the adoption and buildout of the planning area for the General Plan. Impacts to agricultural resources are discussed in Section 5.2 of the General Plan EIR. General Plan Policies addressing agricultural resources include LU 3.8 – Land Use Compatibility, LU 3.9 – Connected Development, LU-4.4 –Farmland Conservation, LU-6.2 – Smart Group, C-1.8 – Network Completion, C-2.1 – Level of Service, OS-2.1 – Stewardship, OS-2.4 – Agricultural Lands, and OS-2.5 – Right to Farm.

The General Plan EIR determined that impacts associated the conversion of agricultural lands to non-agricultural lands was potentially significant without mitigation. (Other potential impacts to agricultural lands were found to be less-than-significant without mitigation). A series of mitigation measures were identified to lessen the significance of potential impacts (Refer to Appendix C – General Plan MMRP). These measures require the development and implementation of an agricultural presentation program or an agricultural land mitigation/replacement program. The

General Plan EIR mitigation measures include language requiring consideration of the continued viability of agricultural use on the property when determining how to apply the agricultural land mitigation/replacement program. Specific language is included within Mitigation Measure 2-3 that finds properties within the Loma Vista Specific Plan to not be economically viable for future agricultural use based on the following circumstances:

- Properties within Loma Vista were designated for urban development under the 1993 General Plan and the 2003 Loma Vista Specific Plan (formerly called the Southeast Urban Center Specific Plan).
- The Loma Vista Specific Plan EIR, page 5-34, makes the following observations: "The project area is located adjacent to the incorporated Clovis City, within the updated 2000 sphere-of-influence limits, thereby supporting concentrated growth pattern adjacent to the existing urban development. The proposed Specific Plan would guide the conversion of the existing agricultural and rural lands to planned urban uses in a gradual, phased, and orderly manner, therefore alleviating development pressure off of outlying unincorporated lands."
- Substantial development has occurred in Loma Vista since 2003.
- The City, property owners and the development community have relied upon this urbanization in planning for and developing Loma Vista.
- The 2000 County General Plan, Land Use Policy LU-G, provides that the County will direct urban growth and development within city spheres of influences to existing incorporated cities, and this policy is memorialized in the City's Memorandum of Understanding with the County, as amended in 2000 (commonly referred to as the Tax Sharing MOU).
- The Tax Sharing MOU addresses Loma Vista and recognizes this area as becoming substantially urbanized. In fact, before development could proceed outside of Loma Vista, 60% of the developable area in Loma Vista has to be committed to development.
- In 2008, the City adopted a master plan community zone district for the Loma Vista Community Centers North and South and approved a master site plan review for those sites. Projects adjacent to and within the Community Centers have been approved or are pending.
- The development community has nine pending project applications for development within Loma Vista.

Based on the specific language described above, the General Plan mitigation measures addressing the conversion of agricultural land will not be implemented in conjunction with the project. Overall, the General Plan EIR found that implementation of the General Plan would result in significant, unavoidable impacts to agricultural resources. Implementation of the mitigation measures described above would not fully mitigate the direct loss of farmlands associated with the implementation of the General Plan Update because there would still be a net reduction in the total amount of land suitable for agricultural use. In conjunction with its certification of the General Plan EIR, the Clovis City Council adopted a Statement of Overriding Considerations finding that specific economic, legal, social, technological, or other benefits of the Specific Plan outweighed the unavoidable adverse environmental effects, including the impacts to agricultural resources described above, allowing the adverse environmental effects to be considered acceptable (Refer to Appendix D – 2014 Clovis General Plan Statement of Overriding Considerations - "General Plan SoC").

Summary of Agricultural Resource Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar impacts to agricultural resources, nor are there changes to the severity of any previously identified impact. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce any significant effect on agricultural resources generated by the project.

- III. **AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

		Impact peculiar to project?	New significant effect?	Substantial increase in severity of previously identified effect?	Measures or alternatives previously infeasible now feasible?	New measure or alternative substantially reduce impact but proponent declines to implement?	Potential Impact addressed in Prior EIR?	Impact mitigated by uniformly applied standards
a.	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☐	☐	☒	☐
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☐	☐	☒	☐
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☐	☐	☒	☐
d.	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☐	☐	☒	☐
e.	Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☐	☐	☒	☐

Evaluation of Potential Impacts

- a) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of impacts in this category have been identified. The previous evaluations determined that impacts in this category were potentially significant. The General Plan EIR included a mitigation measure to reduce the potential effects (Refer to Appendix C – General Plan EIR. No mitigation measures were identified in the Loma Vista EIR. Ultimately, impacts in both documents were deemed significant and unavoidable. Statements of overriding consideration for both the Loma Vista Specific Plan and the 2014 General Plan were adopted relative to this impact (Refer to Appendices B-Loma Vista SoC and Appendix D – General Plan SoC).
- b) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of impacts in this category have been identified. The previous evaluations determined that impacts in this category were potentially significant. Both the Loma Vista EIR and the General Plan EIR included mitigation measure(s) to reduce the potential effects (Refer to Appendix A – Loma Vista MMRP and Appendix C – General Plan MMRP. Ultimately, impacts in both documents were deemed significant and unavoidable. Statements of overriding consideration for both the Loma Vista Specific Plan and the 2014 General Plan were adopted relative to this impact (Refer to Appendices B-Loma Vista SoC and Appendix D – General Plan SoC).
- c) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of impacts in this category have been identified. The previous evaluations determined that impacts in this category were potentially significant. The General Plan EIR included a mitigation measure to reduce the potential effects (Refer to Appendix C – General Plan EIR. No mitigation measures were identified in the Loma Vista EIR. Ultimately, impacts in both documents were deemed significant and unavoidable. Statements of overriding consideration for both the Loma

Vista Specific Plan and the 2014 General Plan were adopted relative to this impact (Refer to Appendices B-Loma Vista SoC and Appendix D – General Plan SoC).

- d) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of impacts in this category have been identified. The evaluation completed in conjunction with the Loma Vista EIR did not specifically identify the significance of pollutant exposure effects on sensitive receptors, though the statement of overriding considerations adopted for the Loma Vista Specific Plan did not identify this impact as being significant and unavoidable. Therefore, it is assumed that the Loma Vista EIR concluded that impacts to sensitive receptors are less-than-significant. The evaluation completed in conjunction with the General Plan determined that impacts related to sensitive receptors were potentially significant and mitigation measures were incorporated to reduce the potential effects (Refer to Appendix C – General Plan MMRP). Despite the incorporation of mitigation measures, this impact was deemed to be significant and unavoidable. A statement of overriding consideration for the 2014 General Plan was adopted relative to this impact (Refer to Appendix D – General Plan SoC).
- e) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of impacts in this category have been identified. The previous evaluations determined that impacts related to odor generation would be less-than-significant. The General Plan incorporated a mitigation measure to reduce potential impacts to less-than-significant (Refer to Appendix C – General Plan MMRP).

Discussion

The project site is located in the San Joaquin Valley Air Basin (SJVAB). Air quality conditions in the SJVAB are regulated by San Joaquin Valley Unified Air Pollution Control District (SJVUAPCD). The region is classified as a State and Federal non-attainment area for PM10 and PM2.5 (airborne particulate matter with an aerodynamic diameter of less than 10 AND 2.5 microns, respectively), and ozone (O3).

Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as “Gettysburg/Ashlan Master Planned Community.” The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

Loma Vista Specific Plan EIR

Potential air quality impacts are evaluated in Section 5.3 of the Loma Vista EIR. All potential air quality impacts associated with adoption and implementation of the Home Place Master Plan have been addressed in the Loma Vista EIR. The air quality assessment conducted in conjunction with the Loma Vista Specific Plan included estimating emissions associated with the construction and operation of uses within the specific plan area. The methodology used for assessing regional air quality impacts involved estimating stationary and mobile emissions associated with the specific plan area. The stationary emissions included those from electric and natural gas usage. Mobile emissions were based on the vehicle trips generated within the specific plan area at build-out conditions. An analysis was conducted to estimate the potential localized air quality impact of the project specific plan. Short term impacts related to site preparation and construction were identified. Mitigation measures were incorporated into the Loma Vista EIR to reduce these potential short-term impacts to less-than-significant levels (Refer to Appendix A – Loma Vista MMRP). The proposed project is subject to these mitigation measures.

Long-term regional impacts due to emissions attributable to the change in land use were identified as significant and unavoidable. Impacts associated with inconsistency with an adopted air quality plan were similarly identified as significant and unavoidable. No feasible mitigation measures were identified. In conjunction with its certification of the Loma Vista DEIR, the Clovis City Council adopted a Statement of Overriding Considerations finding that specific economic, legal, social, technological, or other benefits of the Specific Plan outweighed the unavoidable adverse environmental effects, including the air quality impact described above, allowing the adverse environmental effects to be considered acceptable (Refer to Appendix B – Loma Vista SOC).

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with impacts to air quality within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

2014 General Plan EIR

The General Plan EIR evaluates air quality impacts associated with the adoption and buildout of the General Plan planning area. Air Quality impacts are discussed in Section 5.3 of the General Plan EIR. General Plan policies addressing air quality are included throughout the Air Quality Element of the General Plan, as well as in various policies included in the Land Use and Circulation Elements. The General Plan EIR determined that potentially significant impacts in all air quality categories would result from General Plan buildout, with the exception of the creation of objectional odors. Standard conditions and mitigation measures were incorporated into the adoption of the General Plan to address potential impacts to air quality (Refer to Appendix C – General Plan MMRP). The proposed project is subject to these mitigation measures.

Despite the application of mitigation measures, the General Plan EIR determined that potential impacts related to consistency with an air quality management plan, construction emissions, and long-term emissions would remain significant and unavoidable. In conjunction with its certification of the General Plan EIR, the Clovis City Council adopted a Statement of Overriding Considerations finding that specific economic, legal, social, technological, or other benefits of the General Plan outweighed the unavoidable adverse environmental effects, including the impacts to air quality described above, allowing the adverse environmental effects to be considered acceptable (Refer to Appendix D – General Plan SOC).

Summary of Air Quality Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar impacts to air quality, nor are there changes to the severity of any previously identified impact. This determination is supported by an Air Quality and Greenhouse Gas Assessment and Report that was completed for the proposed project in October of 2020. This document is available for review at the City of Clovis, Planning Division, 1033 Fifth Street, Clovis Ca during normal business hours. Interested parties may also contact the Planning Division at (559) 324-2340 or planning@cityofclovis.com to arrange a time to view the document.

No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce the significant air quality effects of the project.

IV. BIOLOGICAL RESOURCES. Would the project:

		Impact peculiar to project?	New significant effect?	Substantial increase in severity of previously identified effect?	Measures or alternatives previously infeasible now feasible?	New measure or alternative substantially reduce impact but proponent declines to implement?	Potential Impact addressed in Prior EIR?	Impact mitigated by uniformly applied standards
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☐	☐	☒	☐
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☐	☐	☒	☐
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☐	☐	☒	☐
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☐	☐	☒	☐
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☐	☐	☒	☐
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☐	☐	☒	☐

Evaluation of Potential Impacts

- a) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of impacts in this category have been identified. Both EIRs determined that potential impacts in this category were potentially significant, and mitigation measures were incorporated into both documents to reduce the potential effects (Refer to Appendix A – Loma Vista MMRP and Appendix C – General Plan MMRP). While the Loma Vista EIR determined that the application of mitigation measures reduced the potential impact to a less-than-significant level, the General Plan EIR determined that the impact would remain significant and unavoidable. A statement of overriding consideration was adopted for the 2014 General Plan relative to this impact (Refer to Appendix D – General Plan SoC).
- b) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of impacts in this category have been identified. Both EIRs determined that potential impacts in this category were potentially significant, and mitigation measures were incorporated into both documents to reduce the potential effects (Refer to Appendix A – Loma Vista MMRP and Appendix C – General Plan MMRP). While the Loma Vista EIR determined that the application of mitigation measures reduced the potential impact to a less-than-significant level, the General Plan

EIR determined that the impact would remain significant and unavoidable. A statement of overriding consideration was adopted for the 2014 General Plan relative to this impact (Refer to Appendix D – General Plan SoC).

- c) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of impacts in this category have been identified. The Loma Vista EIR determined that impacts in this category were potentially significant, and mitigation measures were incorporated to reduce the potential effect to a less-than-significant level (Refer to Appendix A – Loma Vista MMRP). The General Plan determined that no significant effect would result, and no mitigation measures were required.
- d) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of impacts in this category have been identified. The Loma Vista EIR determined that impacts in this category were potentially significant, and mitigation measures were incorporated to reduce the potential effect to a less-than-significant level (Refer to Appendix A – Loma Vista MMRP). The General Plan determined that no significant effect would result, and no mitigation measures were required.
- e) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- f) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluation determined that no significant effects would result, and no mitigation measures are required.

Discussion

Most of the project area is made up of farmland and ruderal (disturbed) habitat. The agricultural habitat includes citrus orchards and a variety of row crops. The farmland has been in continuous agricultural production since at least 1937. The rest of the property is made up of farm residence, out buildings, and access roads. Dog Creek, traversing the project site, is likely considered both a waters of the U.S. and a waters-of-the-State because, although a portion of the current alignment was excavated in a historically upland area, the original Dog Creek was realigned and moved into the new channel. In addition, Dog Creek maintains a surface water connection with downstream waters. The channel supports some wetland vegetation in scatter clumps, but there are portion of the channel that is maintained and only supports low-growth herbaceous vegetation. Some of the wetland species includes cattail but only in small, scattered areas. The north end of the Dog Creek has large stands of giant reed (*Arundo donax*) which is an invasive grass that grows prolifically.

Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as “Gettysburg/Ashlan Master Planned Community.” The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

Loma Vista Specific Plan and EIR

Potential biological impacts are evaluated in Section 5.4 of the Loma Vista EIR. All potential biological impacts associated with adoption and implementation of the Home Place Master Plan have been addressed in the Loma Vista EIR, which did not identify potentially significant impacts with regard to conflicts with local policies or ordinances protecting biological resources or the provisions of any adopted habitat conservation plan. However, the analysis in the EIR determined that the potential loss of certain types of biological habitat as the Loma Vista Specific Plan builds out could result in a potentially significant impact. Mitigation measures were incorporated into the Loma Vista EIR to reduce these potential impacts to less-than-significant levels (Refer to Appendix A – Loma Vista EIR MMRP). The proposed project is subject to these mitigation measures.

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with impacts to biological resources within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

2014 General Plan and EIR

The 2014 Clovis General Plan EIR (General Plan EIR) evaluates impacts to biological resources associated with the adoption and buildout of the General Plan planning area. Biological resource impacts are discussed in Section 5.4 of the General Plan EIR. General Plan Policies addressing biological resources are found in the Open Space and Conservation Element, including Policy 2.6 – Biological Resources, Policy 2.7 – Native Plants, and Policy 2.8 – Urban Forest. The General Plan EIR determined that impacts in the biological resource categories related to federally protected wetlands, wildlife movement corridors, and habitat conservation plans would be less than significant upon implementation of regulatory requirements and standard conditions of approval. No conflicts (or impacts) were noted relative to local policies or ordinances, or any adopted habitat conservation plans.

The General Plan EIR concludes that buildout within the General Plan planning area would result in potentially significant impacts to special status plant and animal species, sensitive vernal pool and riparian natural communities, and migratory birds. Specific mitigation measures were incorporated into the adoption of the General Plan to address potential impacts to biological resources within these categories (Refer to Appendix C – General Plan MMRP). The proposed project is subject to these mitigation measures. Despite the application of these mitigation measures, impacts to special status plant and animal species, sensitive vernal pool and riparian natural communities, and migratory birds were deemed to be significant and unavoidable. In conjunction with its certification of the General Plan EIR, the Clovis City Council adopted a Statement of Overriding Considerations finding that specific economic, legal, social, technological, or other benefits of the Specific Plan outweighed the unavoidable adverse environmental effects, including the impacts to biological resources described above, allowing the adverse environmental effects to be considered acceptable (Refer to Appendix D – General Plan SOC).

Summary of Biological Resources Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar impacts to biological resources, nor are there changes to the severity of any previously identified impact. This determination is supported by a Biological Habitat Assessment and Report that was completed for the proposed project in July of 2018. This document is available for review at the City of Clovis, Planning Division, 1033 Fifth Street, Clovis Ca during normal business hours. Interested parties may also contact the Planning Division at (559) 324-2340 or planning@cityofclovis.com to arrange a time to view the document.

No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce the significant effects of the project on biological resources.

V. CULTURAL RESOURCES. Would the project:

		Impact peculiar to project?	New significant effect?	Substantial increase in severity of previously identified effect?	Measures or alternatives previously infeasible now feasible?	New measure or alternative substantially reduce impact but proponent declines to implement?	Potential Impact addressed in Prior EIR?	Impact mitigated by uniformly applied standards
a.	Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☐	☐	☒	☐
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☐	☐	☒	☐
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☐	☐	☒	☐
d.	Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☐	☐	☒	☐

Evaluation of Potential Impacts

- a) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The Loma Vista EIR determined that potential impacts in this category were less than significant, and no mitigation measures are required. The General Plan EIR determined that impacts in this category were potentially significant and mitigation measures were incorporated to reduce the potential effects (Refer to Appendix C – General Plan MMRP). Despite the application of mitigation measures, the General Plan concluded that this impact would remain significant and unavoidable. A statement of overriding consideration was adopted for the 2014 General Plan relative to this impact (Refer to Appendix D – General Plan SoC).
- b) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of impacts in this category have been identified. Both EIRs determined that potential impacts in this category were potentially significant, and mitigation measures were incorporated into both documents to reduce the potential effects to less-than-significant levels (Refer to Appendix A – Loma Vista MMRP and Appendix C – General Plan MMRP).
- c) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of impacts in this category have been identified. Both EIRs determined that potential impacts in this category were potentially significant, and mitigation measures were incorporated into both documents to reduce the potential effects to less-than-significant levels (Refer to Appendix A – Loma Vista MMRP and Appendix C – General Plan MMRP).
- d) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The evaluation completed in conjunction with the Loma Vista EIR determined that impacts in this category were potentially significant, and mitigation measures were incorporate to reduce potential effects to a less-than-significant level (Refer to Exhibit A – Loma Vista MMRP). The General Plan EIR determined that no significant impacts were identified, and no mitigation measures were necessary.

Discussion

Early maps of the project area from 1855 show no buildings or other features on the property. About one-quarter mile west and east of the ranch boundaries were roadways, both on a northwest to southeast orientation. Ownership records indicate that the properties now comprising the project boundary were first purchased by individual owners beginning in 1860's. According to the McFarlane family, which continues to retain ownership of the site, the family acquired the first portion of the ranch in 1918. The land has farmed intensively for a variety of crops over the years, including cotton, corn, wheat, alfalfa and almonds, as well as for pasturage for beef cattle. A number of buildings have been moved to the property over the years.

Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as "Gettysburg/Ashlan Master Planned Community." The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

Loma Vista Specific Plan EIR

Potential cultural resource impacts are evaluated in Section 5.5 of the Loma Vista EIR. All potential cultural resource impacts associated with adoption and implementation of the Home Place Master Plan have been addressed in the Loma Vista EIR. The cultural resource assessment conducted in conjunction with the Loma Vista Specific Plan determined that a substantial adverse change in the significance of a historical resource would not occur. However, because unknown or unseen resources may be uncovered during the course of development, the potential does exist for adverse changes on archaeological and paleontological resource, or on human remains. Mitigation measures were incorporated into the Loma Vista EIR to reduce these potential impacts to less-than-significant levels (Refer to Appendix A – Loma Vista MMRP). The proposed project is subject to these mitigation measures.

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with impacts to cultural resources within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

2014 General Plan EIR

The General Plan EIR evaluates cultural resource impacts associated with the adoption and buildout of the General Plan planning area. Cultural resource impacts are discussed in Section 5.5 of the General Plan EIR. General Plan policies addressing cultural resources are included in the Open Space and Conservation Element, including OS2.9- National and state historic resources, OS-2.10 - Land historic resources, OS-2.11 - Old Town, and OS-2.12 – Public education. The General Plan EIR determined that potentially significant impacts in all cultural resource categories would result from General Plan buildout. Mitigation measures were incorporated into the adoption of the General Plan to address potential impacts to cultural resources (Refer to Appendix C – General Plan MMRP). The proposed project is subject to these mitigation measures.

Despite the application of mitigation measures, the General Plan EIR determined that the proposed General Plan Update would allow development in areas that have historic resources as identified by previous cultural resource surveys and the Fresno County List of Historic Places. Development in these areas would, therefore, potentially cause the disturbance of historic resources, resulting in an impact that is significant and unavoidable. None of these sites is located within the project area. In conjunction with its certification of the General Plan EIR, the Clovis City Council

adopted a Statement of Overriding Considerations finding that specific economic, legal, social, technological, or other benefits of the General Plan outweighed the unavoidable adverse environmental effects, including the impacts to cultural resources described above, allowing the adverse environmental effects to be considered acceptable (Refer to Appendix D – General Plan SOC).

Summary of Cultural Resource Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar impacts to cultural resources, nor are there changes to the severity of any previously identified impact. This determination is supported by a Cultural Resource Assessment and Report that was completed for the proposed project in March of 2018. This document is available for review at the City of Clovis, Planning Division, 1033 Fifth Street, Clovis Ca during normal business hours. Interested parties may also contact the Planning Division at (559) 324-2340 or planning@cityofclovis.com to arrange a time to view the document.

No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce the significant cultural resource effects of the project.

VI. GEOLOGY AND SOILS. Would the project?

		Impact peculiar to project?	New significant effect?	Substantial increase in severity of previously identified effect?	Measures or alternatives previously infeasible now feasible?	New measure or alternative substantially reduce impact but proponent declines to implement?	Potential Impact addressed in Prior EIR?	Impact mitigated by uniformly applied standards
a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☐	☐	☐	☒	☐
	i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☐	☐	☐	☒	☐
	ii. Strong seismic ground shaking?	☐	☐	☐	☐	☐	☒	☐
	iii. Seismic-related ground failure, including liquefaction?	☐	☐	☐	☐	☐	☒	☐
	iv. Landslides?	☐	☐	☐	☐	☐	☒	☐
b.	Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☐	☐	☒	☐
c.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☐	☐	☒	☐
d.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☐	☐	☒	☐
e.	Have soils incapable of adequately supporting the use of septic tanks or alternative waste disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☐	☐	☒	☐

Evaluation of Potential Impacts

- a) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- b) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- c) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.

- d) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- e) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.

Discussion:

The project area is located within the southern portion of the Great Valley Geomorphic Province. Geologically, the Great Valley (also known as the Central Valley) area is a large, asymmetrical, northwestwardly-trending structural trough consisting of several thousand feet of marine and non-marine sedimentary rocks resulting from the erosion of the Coast Ranges and the Sierra Nevada over the last 200 million years. Within the Loma Vista Specific Plan boundaries, soils range from (1) excessively drained to somewhat poorly drained soils of recent alluvial fans and flood plains; (2) somewhat excessively drained to moderately well drained soils of young alluvial fans; (3) well-drained soils of low alluvial terraces; and (4) well-drained soils of high alluvial terraces. Ground shaking is the primary seismic hazard in Fresno County, because of the County's seismic setting and record of historical activity. Potential ground shaking produced by earthquakes is generated on regional faults lying outside the immediate vicinity of the project area. (City of Clovis, Loma Vista EIR, 2013, p. 5-229 & 230).

Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as "Gettysburg/Ashlan Master Planned Community." The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

Loma Vista Specific Plan EIR

Potential impacts related to soils and geology are evaluated in Section 5.13 of the Loma Vista EIR. All potential soil and geology impacts associated with adoption and implementation of the Home Place Master Plan have been addressed in the Loma Vista EIR. The initial study prepared in conjunction with the Loma Vista Specific Plan examined the potential impact criteria related to soils and geology and determined that the proposed project would have no impact with respect to soil capability to adequately support the use of septic tanks. It was also determined that the proposed project would generate a less than significant impact with respect to: exposing people or structures to potential adverse effects involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction and landslides; soil instability potentially resulting in landslides, lateral spreading, subsidence, liquefaction or collapse, and expansive soil creating substantial risk to life or people. Potential impacts related to erosion were identified in the Loma Vista EIR. However, those impacts were determined to be less-than-significant, and no mitigation was required.

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with impacts related to soils and geology within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

2014 General Plan EIR

The General Plan EIR evaluates soil and geology impacts associated with the adoption and buildout of the General Plan planning area. Soil and geology impacts are discussed in Section 5.6 of the General Plan EIR. No unique conditions or impacts are identified relative to the Home Place project area. General Plan policies addressing soils and geology are included in the Environmental Safety Element, including ES-1.3 - Geological and seismic risk; and ES-1.5 - Critical and public facilities. The General Plan EIR determined that potential impacts in all categories related to soils and geology would be less than significant. No mitigation measures are required.

Summary of Soil and Geology Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar impacts related to soils and geology, nor are there changes to the severity of any previously identified impact. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce a significant effect of the project related to soils and geology. No such significant effects were identified.

VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

		Impact peculiar to project?	New significant effect?	Substantial increase in severity of previously identified effect?	Measures or alternatives previously infeasible now feasible?	New measure or alternative substantially reduce impact but proponent declines to implement?	Potential Impact addressed in Prior EIR?	Impact mitigated by uniformly applied standards
a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☐	☐	☒	☐
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☐	☐	☒	☐
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☐	☐	☒	☐
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☐	☐	☒	☐
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☐	☐	☒	☐
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☐	☐	☒	☐
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☐	☐	☒	☐
h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☐	☐	☒	☐

Evaluation of Potential Impacts

- a) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluation conducted in conjunction with the Loma Vista Specific Plan determined that a potentially significant impact effect could result, and a mitigation measure was incorporated to reduce this impact to a less-than significant level. The project is subject to that mitigation measure. The General Plan EIR determined that no significant effects would result, and no mitigation measures are required.
- b) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.

- c) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- d) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- e) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- f) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- g) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- h) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.

Discussion

This section evaluates the potential impacts of the Home Place Master Plan on human health and the environment due to exposure to hazardous materials or conditions associated with the project area, project construction, and project operations.

Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as “Gettysburg/Ashlan Master Planned Community.” The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

Loma Vista Specific Plan EIR

Potential impacts related to hazards are evaluated in Section 5.9 of the Loma Vista EIR. All potential hazard-related impacts associated with adoption and implementation of the Home Place Master Plan have been addressed in the Loma Vista EIR. The initial study prepared for the proposed specific plan examined potential impacts in all categories related to public safety and hazards and determined that the specific plan would not generate impacts with respect to

the following: creating a significant hazard through the routine transport, use or disposal of hazardous materials; airport safety or proximity; and implementation of an adopted emergency response or evacuation plan. The Loma Vista EIR determined that impacts in all other categories related to public safety and hazards were less than significant without mitigation, with the exception of potential impacts from unknown buried hazardous materials. A mitigation measure was incorporated into the Loma Vista EIR to reduce this potential impact to a less-than-significant level (Refer to Appendix A – Loma Vista MMRP). The proposed project is subject to this mitigation measure.

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with impacts related to hazards and hazardous materials within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

2014 General Plan EIR

The General Plan EIR evaluates hazard-related impacts associated with the adoption and buildout of the General Plan planning area. Hazard-related impacts are discussed in Section 5.8 of the General Plan EIR. No unique conditions or impacts are identified relative to the Home Place project area. General Plan policies addressing hazards are included throughout the Environmental Safety Element of the General Plan, as well as in various policies included in the Public Facilities Element. The General Plan EIR determined that upon implementation of regulatory requirements and standard conditions of approval, all potential impacts related to hazards and hazardous conditions would be less than significant. No mitigation measures were required.

Summary of Hazards and Hazardous Conditions Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar impacts related to hazards or hazardous conditions, nor are there changes to the severity of any previously identified impact. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce the significant effect of the project related to hazards.

VIII. HYDROLOGY AND WATER QUALITY. Would the project:

		Impact peculiar to project?	New significant effect?	Substantial increase in severity of previously identified effect?	Measures or alternatives previously infeasible now feasible?	New measure or alternative substantially reduce impact but proponent declines to implement?	Potential Impact addressed in Prior EIR?	Impact mitigated by uniformly applied standards
a.	Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☐	☐	☒	☐
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☐	☐	☒	☐
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☐	☐	☐	☒	☐
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☐	☐	☐	☒	☐
e.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☐	☐	☒	☐
f.	Otherwise substantially degrade water quality?	☐	☐	☐	☐	☐	☒	☐
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☐	☐	☒	☐
h.	Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	☐	☐	☒	☐
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☐	☐	☒	☐
j.	Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☐	☐	☒	☐

Evaluation of Potential Impacts

- a) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.

- b) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The evaluation completed in conjunction with the Loma Vista EIR determined that no significant impacts would result. The General Plan EIR determined that potential impacts related to groundwater recharge would result from buildout of the General Plan. No feasible mitigation measures were identified that would reduce this impact to a less-than-significant level and the impact remains significant and unavoidable. A statement of overriding considerations was adopted for this impact, as summarized in the discussion below (also refer to Appendix D – General Plan MMRP).
- c) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- d) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- e) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- f) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- g) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- h) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- i) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- j) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.

Discussion

The greater Clovis area is traversed by three natural stream systems, each comprised of sub-streams or creeks that collect to discharge to a centralized natural drainage channel. These stream systems collect storm runoff from the project-vicinity, including the foothills each of Clovis, eventually conveying runoff to the Fresno Slough located west of the City of Fresno. Many of these channels, including Dog Creek through the project boundary, have been modified over time such that they have become dual-use storm water conveyance and irrigation conveyance channels. The

Fresno Metropolitan Flood Control District (FMFCD) is responsible for storm water management within the Fresno-Clovis metropolitan area, including the City of Clovis.

Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as “Gettysburg/Ashlan Master Planned Community.” The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

Beginning in the early 20th Century and continuing in the 1950’s the Dog Creek and related tributaries were realigned as the land was graded for farming. At present, Dog Creek now flows in straight channels through the Project area and along Leonard Avenue. In conjunction with the development of the Master Plan, the proponents will modify the alignment of Dog Creek to its historic alignment. This will alleviate flood plain impacts to the Project area and allow the creek alignment to be treated and designed as an amenity within the Master Plan. The creek corridor is under the jurisdiction of Fresno Metropolitan Flood Control District (FMFCD), the Department of Fish and Wildlife, and the Army Corps of Engineers. Special permitting will be required to modify the creek alignment, which has already commenced in a process separate from the land use entitlements. Because the property has not yet been annexed in the City, formal local agency review is the responsibility of the County of Fresno. Upon approval of the plans and permits, the physical work to modify the creek alignment will likely be accomplished in conjunction with the first phase of project development.

Loma Vista Specific Plan EIR

Potential hydrology and water quality impacts are evaluated in Section 5.6 of the Loma Vista EIR. All potential hydrology and water quality impacts associated with adoption and implementation of the Home Place Master Plan have been addressed in the Loma Vista EIR. The initial study prepared for the proposed Specific Plan examined potential impacts in all categories related to hydrology and water quality and determined that, in light of existing regulations, the Specific Plan would not generate impacts with respect to the following: placing housing within a 100-year flood hazard area and impeding or redirecting flood flows. It was also determined that no additional information was needed for a less-than significant determination as it relates to the Specific Plan’s potential to expose people or structures to a significant risk or less involving flooding and inundation by seiche, tsunami or mud flow. The Loma Vista EIR determined that impacts in all other categories related to hydrology and water quality were less than significant, with no mitigation measures required.

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with impacts related to hydrology and water quality within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

2014 General Plan EIR

The General Plan EIR evaluates hydrology and water quality impacts associated with the adoption and buildout of the General Plan planning area. Hydrology and water quality impacts are discussed in Section 5.9 of the General Plan EIR. No unique conditions or impacts are identified relative to the Home Place project area, though the analysis identifies the occurrence of 100 year flood zones associated with Dog Creek in the project area and vicinity. General Plan policies addressing hydrology and water quality include ES-1.1 – Flood Zone, OS-3.1 - Stormwater management, and OS-3.2 – Stormwater pollution. The General Plan EIR determined that upon implementation of regulatory

requirements and standard conditions of approval, all potential impacts related to hazards and hazardous conditions would be less than significant without mitigation, with one exception.

Development pursuant to the General Plan would increase the demand on groundwater use and increase impervious surfaces in the planning boundary, which would impact opportunities for groundwater recharge. No mitigation measures were identified that would reduce this impact to a less-than-significant level and it remains significant and unavoidable. In conjunction with its certification of the General Plan EIR, the Clovis City Council adopted a Statement of Overriding Considerations finding that specific economic, legal, social, technological, or other benefits of the General Plan outweighed the unavoidable adverse environmental effects, including the impact to hydrology described above, allowing the adverse environmental effects to be considered acceptable (Refer to Appendix D – General Plan SOC).

Summary of Hydrology and Water Quality Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar impacts to hydrology or water quality, nor are there changes to the severity of any previously identified impact. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce the significant effect of the project related to hydrology and water quality.

IX. LAND USE AND PLANNING. Would the project:

		Impact peculiar to project?	New significant effect?	Substantial increase in severity of previously identified effect?	Measures or alternatives previously infeasible now feasible?	New measure or alternative substantially reduce impact but proponent declines to implement?	Potential Impact addressed in Prior EIR?	Impact mitigated by uniformly applied standards
a.	Physically divide an established community?	☐	☐	☐	☐	☐	☒	☐
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☐	☐	☒	☐
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☐	☐	☒	☐

Evaluation of Potential Impacts

- a) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- b) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- c) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.

Discussion

The land within the project is area is currently devoted to agricultural use, with surrounding uses including a combination rural/agricultural land and properties that been developed pursuant to the City General Plan for a range of semi-urban uses. The project area (Home Place Master Plan boundaries) is located within area designated by the Loma Vista Specific Plan and the 2014 General Plan for low density residential development, with a gross density of 4.8 units per acre.

Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as “Gettysburg/Ashlan Master Planned Community.” The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The

Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

Loma Vista Specific Plan EIR

Potential land use impacts are evaluated in Section 5.7 of the Loma Vista EIR. All potential land use impacts associated with adoption and implementation of the Home Place Master Plan have been addressed in the Loma Vista EIR. The evaluation of land use impacts conducted in conjunction with the Loma Vista Specific Plan resulted in a determination that all potential impacts are less-than-significant. No mitigation measures are necessary.

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with impacts related to land use within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

2014 General Plan EIR

The General Plan EIR evaluates land use impacts associated with the adoption and buildout of the General Plan planning area. Land use impacts are discussed in Section 5.10 of the General Plan EIR. The role of designated urban centers is discussed throughout Section 5.10, including Loma Vista (Southeast Urban Center). No unique conditions or impacts are identified relative to the Home Place project area. General Plan policies addressing land use are included throughout the Land Use and Housing Elements. The General Plan EIR determined that upon implementation of regulatory requirements and standard conditions of approval, all potential impacts related to land use would be less than significant without mitigation.

Summary of Land Use Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar land use impacts, nor are there changes to the severity of any previously identified impact. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce any significant effect of the project related to land use. No such effects were identified.

X. MINERAL RESOURCES. Would the project:

		Impact peculiar to project?	New significant effect?	Substantial increase in severity of previously identified effect?	Measures or alternatives previously infeasible now feasible?	New measure or alternative substantially reduce impact but proponent declines to implement?	Potential Impact addressed in Prior EIR?	Impact mitigated by uniformly applied standards
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☐	☐	☒	☐
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☐	☐	☒	☐

Evaluation of Potential Impacts

- a) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- b) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.

Discussion

Minerals are defined as any naturally occurring chemical elements or compounds formed from inorganic processes and organic substances. Mined minerals, or an "ore deposit," are defined as a deposit of ore or mineral having a value materially in excess of the cost of developing, mining, and processing the mineral and reclaiming the area. Key information on mineral resources for the City of Clovis planning area, as noted by the 2014 General Plan EIR, is based largely on the publication entitled Update of Mineral Land Classification: Aggregate Materials in the Fresno Production-Consumption Region, California (Open-File Report 99-02), California Division of Mines and Geology, April 1, 1999; available from the California Geological Survey.

Loma Vista Specific Plan EIR

Potential mineral resource impacts are evaluated in the initial study completed in conjunction with the Loma Vista EIR. The Initial study concluded that there was no potential for mineral resource impacts because there are no known mineral resources within the Specific Plan boundary. No mitigation measures were required.

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with impacts related to mineral resources within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

2014 General Plan EIR

The General Plan EIR evaluates mineral resource impacts associated with the adoption and buildout of the General Plan planning area. Mineral resource impacts are discussed in Section 5.11 of the General Plan EIR. Due to the absence of known mineral resources within the General Plan planning area, the General Plan does not include policies

addressing mineral resources. The General Plan EIR determined that upon implementation of regulatory requirements, all potential impacts related to mineral resources would be less than significant without mitigation. No mitigation measures are required.

Summary of Mineral Resource Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar impacts to mineral resources, nor are there changes to the severity of any previously identified impact. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce any significant mineral resource effect of the project. No such effects were identified.

XI. NOISE. Would the project result in:

		Impact peculiar to project?	New significant effect?	Substantial increase in severity of previously identified effect?	Measures or alternatives previously infeasible now feasible?	New measure or alternative substantially reduce impact but proponent declines to implement?	Potential Impact addressed in Prior EIR?	Impact mitigated by uniformly applied standards
a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☐	☐	☒	☐
b.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☐	☐	☒	☐
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☐	☐	☒	☐
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☐	☐	☒	☐
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☐	☐	☒	☐
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☐	☐	☒	☐

Evaluation of Potential Impacts

- a) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of impacts in this category have been identified. The previous evaluations determined that impacts in this category were potentially significant. Both the Loma Vista EIR and the General Plan EIR included mitigation measure(s) to reduce the potential effects (Refer to Appendix A – Loma Vista MMRP and Appendix C – General Plan MMRP. Ultimately, impacts in both documents were deemed significant and unavoidable. Statements of overriding consideration for both the Loma Vista Specific Plan and the 2014 General Plan were adopted relative to this impact (Refer to Appendices B-Loma Vista SoC and Appendix D – General Plan SoC).
- b) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of impacts in this category have been identified. The previous evaluations determined that impacts in this category were potentially significant. Both the Loma Vista EIR and the General Plan EIR included mitigation measure(s) to reduce the potential effects (Refer to Appendix A – Loma Vista MMRP and Appendix C – General Plan MMRP. Ultimately, impacts in both documents were deemed significant and unavoidable. Statements of overriding consideration for both the Loma Vista Specific Plan and the 2014 General Plan were adopted relative to this impact (Refer to Appendices B-Loma Vista SoC and Appendix D – General Plan SoC).
- c) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of impacts in this category have been identified. The previous evaluations determined that impacts in this category were potentially significant. Both the Loma Vista EIR and the General Plan EIR included mitigation measure(s) to reduce the

potential effects (Refer to Appendix A – Loma Vista MMRP and Appendix C – General Plan MMRP. Ultimately, impacts in both documents were deemed significant and unavoidable. Statements of overriding consideration for both the Loma Vista Specific Plan and the 2014 General Plan were adopted relative to this impact (Refer to Appendices B-Loma Vista SoC and Appendix D – General Plan SoC).

- d) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The evaluation completed in conjunction with the Loma Vista EIR determined that no significant effects would result, and no mitigation measures are required. The General Plan EIR determined that impacts in this category were potentially significant and incorporated mitigation measures to reduce the potential effects. Ultimately, the impact was deemed significant and unavoidable. A statement of overriding considerations was adopted for this impact, as summarized in the discussion below (also refer to Appendix D – General Plan SoC).
- e) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- f) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.

Discussion:

The City of Clovis is potentially impacted by a multitude of noise sources. Mobile sources of noise, especially cars and trucks, are the most common and significant sources of noise in most communities, and they are predominant sources of noise in the City of Clovis and project area. The Fresno-Yosemite International Airport also generates noise from general aviation and commercial aircraft activity, though the Home Place project area does not lie in close proximity to any airport and airport-related noise is minimal. In addition, commercial, industrial, and institutional land uses throughout the City (i.e., schools, fire stations, utilities) generate stationary-source noise. Temporary noise and vibrations also considered in the evaluation of noise impacts, with construction-related activities typically being the focus.

Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as “Gettysburg/Ashlan Master Planned Community.” The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

Loma Vista Specific Plan EIR

Potential noise impacts are evaluated in Section 5.8 of the Loma Vista EIR. All potential noise impacts associated with adoption and implementation of the Home Place Master Plan have been addressed in the Loma Vista EIR. The noise assessment conducted in conjunction with the Loma Vista Specific identified that potential impacts associated with temporary increases in noise and vibration levels due to construction were less than significant, with no mitigation required. Potential impacts associated with noise impacts to on-site receptors due to long-term traffic generation were found to be significant. Mitigation measures were incorporated into the Loma Vista Specific Plan to reduce

potential impacts in this category to less-than-significant levels. Potential noise impacts to off-site sensitive receptors due to long-term traffic generation were also found to be significant, and mitigation measures were incorporated. However, despite the application of mitigation measures, impacts to off-site sensitive receptors could not be mitigated to less-than-significant levels and were identified as being significant and unavoidable. With regard to noise mitigation measures, refer to Appendix A – Loma Vista MMRP). The proposed project is subject to these mitigation measures.

In conjunction with its certification of the Loma Vista DEIR, the Clovis City Council adopted a Statement of Overriding Considerations finding that specific economic, legal, social, technological, or other benefits of the Specific Plan outweighed the unavoidable adverse environmental effects, including the noise impact described above, allowing the adverse environmental effects to be considered acceptable (Refer to Appendix B – Loma Vista SOC).

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with noise impacts within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

2014 General Plan EIR

The General Plan EIR evaluates noise impacts associated with the adoption and buildout of the General Plan planning area. Noise impacts are discussed in Section 5.12 of the General Plan EIR. General Plan policies addressing noise from existing and future land uses are found throughout the Environmental Safety Element. No unique conditions or impacts are identified relative to the Home Place project area. Potential traffic-related noise, a key contributor to noise impacts, was evaluated in the General Plan EIR for the major street segments that include the perimeter of the Home Place project area, as follows:

- Gettysburg Avenue: DeWolf Avenue to McCall Avenue
- Ashlan Avenue: DeWolf Avenue to McCall Avenue
- Leonard Avenue: Shaw Avenue to Ashlan Avenue

Thompson Avenue, which forms the eastern boundary of the Home Place project area, did not include current or projected volumes that triggered this analysis. The General Plan EIR concluded at full buildout of the General Plan the segment of Ashlan Avenue between DeWolf and McCall Avenue would generate traffic-noise increases, in proximity to sensitive receptors, that would result in a significant impact. Since that evaluation was completed, properties along the south side of Ashlan Avenue have been subdivided and annexed into the City. Masonry walls have been or will be constructed as a buffer between the street and the adjacent residences.

The General Plan EIR determined that impacts relating to the exposure of future uses to traffic noise, the exposure of sensitive uses to noise from stationary sources, and the aircraft related noise were less than significant without mitigation. The General Plan EIR concludes that noise impacts to sensitive uses from increased traffic, ground borne vibration, and construction noise were potentially significant and mitigation measures are required. Mitigation measures were incorporated into the adoption of the General Plan to address these potential noise impacts to less-than-significant levels (Refer to Appendix C – General Plan MMRP). The proposed project is subject to these mitigation measures.

Despite the application of mitigation measures, the General Plan EIR determined that potential impacts summarized above would remain significant and unavoidable. In conjunction with its certification of the General Plan EIR, the Clovis City Council adopted a Statement of Overriding Considerations finding that specific economic, legal, social, technological, or other benefits of the General Plan outweighed the unavoidable adverse environmental effects, including the noise related impacts described above, allowing the adverse environmental effects to be considered acceptable (Refer to Appendix D – General Plan SOC).

Summary of Noise Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project

would not result in peculiar noise impacts, nor are there changes to the severity of any previously identified impact. This determination is supported by an Acoustical Analysis and Report that was completed for the proposed project in September of 2021.

No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce the significant noise effects of the project.

XII. POPULATION AND HOUSING. Would the project:

		Impact peculiar to project?	New significant effect?	Substantial increase in severity of previously identified effect?	Measures or alternatives previously infeasible now feasible?	New measure or alternative substantially reduce impact but proponent declines to implement?	Potential Impact addressed in Prior EIR?	Impact mitigated by uniformly applied standards
a.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☐	☐	☒	☐
b.	Displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☐	☐	☒	☐

Evaluation of Potential Impacts

- a) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The evaluation completed in conjunction with the Loma Vista EIR determined that determined that no significant impacts to population and housing were identified, and no mitigation measures were necessary. The General Plan EIR determined that impacts related to substantial population growth at buildout of the General Plan would be significant and unavoidable. A statement of overriding considerations was adopted for this impact, as summarized in the discussion below.
- b) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.

Discussion

Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as “Gettysburg/Ashlan Master Planned Community.” The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

Loma Vista Specific Plan EIR

Potential impacts relating to population and housing are evaluated in Section 5.12 of the Loma Vista EIR. All potential population and housing impacts associated with adoption and implementation of the Home Place Master Plan have been addressed in the initial study completed for the Loma Vista Specific Plan and the subsequent Loma Vista EIR.

These documents concluded that there was no potential for population and housing impacts. No mitigation measures were required.

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with impacts related to population and housing within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

2014 General Plan EIR

The General Plan EIR evaluates population and housing impacts associated with the adoption and buildout of the General Plan planning area. Population and impacts are discussed in Section 5.13 of the General Plan EIR. General Plan policies addressing population and housing are found throughout the Housing Element. No unique conditions or impacts are identified relative to the Home Place project area. The General Plan EIR does describe that “new opportunities for additional housing in the City and its sphere of influence include the proposed mixed-use urban centers and villages in Loma Vista and the Northwest and Northeast Urban Centers, where substantial low to high density residential uses would be allowed.” (City of Clovis, General Plan EIR, p. 5.13-12).

The General Plan EIR determined that significant impacts related to the displacement of housing or people would not occur or would be less-than-significant without mitigation. The analysis concluded that the substantial population growth that would result from buildout of the general plan could generate significant impacts, and due to the lack of mitigation measures, these impacts would be considered significant and unavoidable. In conjunction with its certification of the General Plan EIR, the Clovis City Council adopted a Statement of Overriding Considerations finding that specific economic, legal, social, technological, or other benefits of the General Plan outweighed the unavoidable adverse environmental effects, including the impacts to population and housing described above, allowing the adverse environmental effects to be considered acceptable (Refer to Appendix D – General Plan SOC).

Summary of Population and Housing Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar impacts to population and housing, nor are there changes to the severity of any previously identified impact. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce the significant population and housing effect of the project.

XIII. PUBLIC SERVICES.

		Impact peculiar to project?	New significant effect?	Substantial increase in severity of previously identified effect?	Measures or alternatives previously infeasible now feasible?	New measure or alternative substantially reduce impact but proponent declines to implement?	Potential Impact addressed in Prior EIR?	Impact mitigated by uniformly applied standards
a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:							
	i. Fire protection?	☐	☐	☐	☐	☐	☒	☐
	ii. Police protection?	☐	☐	☐	☐	☐	☒	☐
	iii. Schools?	☐	☐	☐	☐	☐	☒	☐
	iv. Parks?	☐	☐	☐	☐	☐	☒	☐
	v. Other public facilities?	☐	☐	☐	☐	☐	☒	☐

Evaluation of Potential Impacts

a) Potential Impact Addressed in Previous EIR. The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. No mitigation measures were identified in the Loma Vista EIR as being necessary. The following conclusions were included in the General Plan EIR.

- i. Fire: A mitigation measure incorporated to reduce a potentially significant impacts to less than significant (Refer to Appendix C – General Plan MMRP).
- ii. Police: A mitigation measure incorporated to reduce a potentially significant impacts to less than significant (Refer to Appendix C – General Plan MMRP).
- iii. Schools: Less than significant without mitigation.
- iv. Parks: Less than significant without mitigation.
- v. Other: Less than significant without mitigation

Discussion

The project area is located adjacent to the Clovis City limits, within the sphere of influence. The Reagan Educational Center is located immediately east of the project area. The City of Clovis will be the service provider for traditional municipal services, including but not limited to fire protection, police protection, and parks and recreation services. School district boundaries bisect the roughly 300 acre project area along the Highland Avenue alignment. The western half of the project area lies within the Clovis Unified Boundary, while the eastern half lies within the Sanger Unified Boundary.

Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as “Gettysburg/Ashlan Master Planned Community.” The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D

(pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

Loma Vista Specific Plan EIR

Potential public service impacts are evaluated in Section 5.10 of the Loma Vista EIR. All potential public service impacts associated with adoption and implementation of the Home Place Master Plan have been addressed in the Loma Vista EIR. The evaluation of public services conducted in conjunction with the Loma Vista Specific Plan determined that potential impacts to public services would be less-than-significant. No mitigation measures were required.

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with impacts related to public services within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

2014 General Plan EIR

The General Plan EIR evaluates impacts to public services associated with the adoption and buildout of the General Plan planning area. Public service impacts are discussed in Sections 5.14 (Public Services) and 5.15 (Parks and Recreation) of the General Plan EIR. General Plan policies addressing public services are included throughout the Public Facilities and Services and Open Space and Conservation Elements of the General Plan. No unique conditions or impacts are identified relative to the Home Place project area. With regard to Loma Vista, the General Plan EIR does highlight "Policy 3.7 in the Land Use Element, [which] supports residential development in the three urban centers that contribute to a neighborhood of parks, schools, streets, pedestrian pathways, and neighborhood amenities." Parks, paseos, trails, and green-belts throughout the Loma Vista Specific Plan area are also referenced.

The General Plan EIR determined that upon implementation of regulatory requirements, potential impacts to schools and other public services, including libraries, are less than significant without mitigation. Potential impacts to police and fire protection services were deemed to be potentially significant. A mitigation measure was incorporated into the adoption of the General Plan to reduce potential impacts to police and fire protection services to a less-than-significant level (Refer to Appendix C – General Plan MMRP). The proposed project is subject to this mitigation measure.

Summary of Public Services Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar impacts to public services, nor are there changes to the severity of any previously identified impact. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce the significant public service effects of the project.

XIV. RECREATION

		Impact peculiar to project?	New significant effect?	Substantial increase in severity of previously identified effect?	Measures or alternatives previously infeasible now feasible?	New measure or alternative substantially reduce impact but proponent declines to implement?	Potential Impact addressed in Prior EIR?	Impact mitigated by uniformly applied standards
a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☐	☐	☒	☐
b.	Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☐	☐	☐	☒	☐

Evaluation of Potential Impacts

- a) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- b) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.

Discussion

The project area is located adjacent to the Clovis City limits, within the sphere of influence. The Reagan Educational Center is located immediately east of the project area. The City of Clovis will be the service provider for traditional municipal services, including but not limited to fire protection, police protection, and parks and recreation services.

Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as "Gettysburg/Ashlan Master Planned Community." The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

Loma Vista Specific Plan EIR

Potential recreation impacts are evaluated in Section 5.11 of the Loma Vista EIR. All potential recreation impacts associated with adoption and implementation of the Home Place Master Plan have been addressed in the Loma Vista EIR. The evaluation of recreation-related impacts conducted in conjunction with the Loma Vista Specific Plan determined that potential impacts to recreation would be less-than-significant. No mitigation measures were required.

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with impacts related recreation within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

2014 General Plan EIR

The General Plan EIR evaluates recreation-related impacts associated with the adoption and buildout of the General Plan planning area. Recreation impacts are discussed in Section 5.15 of the General Plan EIR. General Plan policies addressing recreation are included throughout the Open Space and Conservation Element of the General Plan. No unique conditions or impacts are identified relative to the Home Place project area. With regard to Loma Vista, the General Plan EIR does highlight "Policy 3.7 in the Land Use Element, [which] supports residential development in the three urban centers that contribute to a neighborhood of parks, schools, streets, pedestrian pathways, and neighborhood amenities." Parks, paseos, trails, and green-belts throughout the Loma Vista Specific Plan area are also referenced. The General Plan EIR determined that upon implementation of regulatory requirements, potentially significant impacts to schools and other public services, including libraries, are less than significant without mitigation.

Summary of Recreation Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar impacts to recreation-related services or facilities, nor are there changes to the severity of any previously identified impact. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce any significant effect of the project on recreational services. No such effects were identified.

XV. TRANSPORTATION/TRAFFIC. Would the project:

		Impact peculiar to project?	New significant effect?	Substantial increase in severity of previously identified effect?	Measures or alternatives previously infeasible now feasible?	New measure or alternative substantially reduce impact but proponent declines to implement?	Potential Impact addressed in Prior EIR?	Impact mitigated by uniformly applied standards
a.	Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☐	☐	☐	☒	☐
b.	Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☐	☐	☒	☐
c.	Result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☐	☐	☒	☐
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☐	☐	☒	☐
e.	Result in inadequate emergency access?	☐	☐	☐	☐	☐	☒	☐
f.	Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☐	☐	☒	☐

Evaluation of Potential Impacts

- a) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The evaluation completed in conjunction with both documents determined that potentially significant impacts could occur in this category and mitigation measures were identified to reduce the potential effects (Refer to Appendix A – Loma Vista MMRP and Appendix C – General Plan MMRP). The Loma Vista EIR determined that determined the mitigation measure would the impact to a less-than-significant level. The General Plan EIR determined that impacts related to substantial increases traffic at buildout of the General Plan would remain significant and unavoidable, despite application of mitigation measures. A statement of overriding considerations was adopted for this impact, as summarized in the discussion below (also refer to Appendix D – General Plan SoC).
- b) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- c) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.

- d) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- e) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- f) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.

Discussion

Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as “Gettysburg/Ashlan Master Planned Community.” The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

In conjunction with proposed Master Plan, streets adjacent to the project area will be annexed into the City of Clovis and improved pursuant to City standards and policies. As development occurs, Clovis impact fees will be collected to account for impacts to local streets. Regional impacts are addressed through the Regional Transportation Mitigation Fee (RTMF) and through Measure C, the half-cent sales tax measure dedicated to funding priority improvements in the unincorporated county and its cities. Internal local streets will be constructed as developed occurs. The area surrounding the project site to the south and west was previously annexed into the City. Properties to the north and east, while currently in the unincorporated part of the County, are included within the Loma Specific Plan boundaries and are designated for future development and annexation. Street segments within those areas will be annexed and improved in conjunction with future development. McCall Avenue forms the easterly edge of the Loma Vista Specific Plan boundary and extends both north and south of Loma Vista outside the City’s sphere of influence. McCall Avenue is designated by Fresno County as an arterial street, providing for mobility within the county and its cities, carrying through traffic on continuous routes and joining major traffic generators, freeways, expressways, super arterials, and other arterials.

Loma Vista Specific Plan EIR

Potential traffic/transportation impacts are evaluated in Section 5.14 of the Loma Vista EIR. All potential traffic/transportation associated with adoption and implementation of the Home Place Master Plan have been addressed in the Loma Vista EIR. With the exception of one street segment on Barstow Avenue, the traffic/transportation assessment conducted in conjunction with the Loma Vista Specific Plan concluded that traffic impacts associated with buildout of the Specific Plan area would be less than significant without mitigation. With regard to a planned 2 lane street with a two-way left turn lane design on Barstow Avenue, the Loma Vista EIR determined that traffic impacts associated with buildout of the Specific Plan would be potentially significant. A mitigation measure was incorporated into the Loma Vista Specific Plan to reduce potential impacts at this location to a less-than-significant level (Refer to Appendix A – Loma Vista MMRP). The proposed project is subject to the Loma

Vista Specific Plan mitigation measures. However, because the impact and mitigation address a specific street section on Barstow Avenue which is outside of the Home Place project area, the mitigation measure is not applicable to the project.

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with impacts related to traffic and transportation within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

2014 General Plan EIR

The General Plan EIR evaluates traffic/transportation impacts associated with the adoption and buildout of the General Plan planning area. Traffic/transportation impacts are discussed in Section 5.16 of the General Plan EIR. General Plan policies addressing traffic/transportation are included throughout the Circulation Element of the General Plan. No unique conditions or impacts are identified relative to the Home Place project area. Potential impacts to street segments both within and outside of the Loma Vista Specific Plan boundaries are evaluated in the EIR. The General Plan EIR determined that upon implementation of regulatory requirements, potential impacts in all categories would be less than significant without mitigation, with the exception of impacts to the existing level of service for certain street segments.

The General Plan EIR determined that buildout of the General Plan planning area would result in trip generation that would impact levels of service for certain road segments within the existing area roadway system. None of the affected segments lies within or adjacent to the Home Place project area. However, some segments are located within the project vicinity and project-related traffic could contribute to the impact identified in the General Plan EIR. No feasible mitigation measures were identified that would reduce this impact to a less-than-significant level. In conjunction with its certification of the General Plan EIR, the Clovis City Council adopted a Statement of Overriding Considerations finding that specific economic, legal, social, technological, or other benefits of the General Plan outweighed the unavoidable adverse environmental effects, including the transportation/traffic impact described above, allowing the adverse environmental effects to be considered acceptable (Refer to Appendix D – General Plan SOC).

Summary of Traffic/Transportation Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar impacts related to traffic/transportation, nor are there changes to the severity of any previously identified impact. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce the significant effect of the project on traffic and transportation.

XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:

		Impact peculiar to project?	New significant effect?	Substantial increase in severity of previously identified effect?	Measures or alternatives previously infeasible now feasible?	New measure or alternative substantially reduce impact but proponent declines to implement?	Potential Impact addressed in Prior EIR?	Impact mitigated by uniformly applied standards
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☐	☐	☒	☐
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☐	☐	☒	☐
c.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☐	☐	☒	☐
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☐	☐	☒	☐
e.	Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☐	☐	☒	☐
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☐	☐	☒	☐
g.	Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☐	☐	☒	☐

Evaluation of Potential Impacts

- a) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The Loma Vista EIR determined that potential impacts in this category were potentially significant and mitigation measures were incorporated to reduce the potential effects to a less-than-significant level (Refer to Appendix A – Loma Vista MMRP). The General Plan EIR determined that that no significant effects would result, and no mitigation measures are required.
- b) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The Loma Vista EIR determined that potential impacts in this category were potentially significant and mitigation measures were incorporated to reduce the potential effects to a less-than-significant level (Refer to Appendix A – Loma Vista MMRP). The General Plan EIR determined that that no significant effects would result, and no mitigation measures are required.
- c) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The Loma Vista EIR determined that potential impacts in this category were potentially significant and mitigation measures were incorporated to reduce the potential effects to a less-than-significant level (Refer to

Appendix A – Loma Vista MMRP). The General Plan EIR determined that that no significant effects would result, and no mitigation measures are required.

- d) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The evaluation completed in conjunction with both documents determined that potentially significant impacts could occur in this category. The Loma Vista EIR identified and incorporated mitigation measures to reduce the potential effects to a less-than-significant level (Refer to Appendix A – Loma Vista MMRP and Appendix C – General Plan MMRP). The General Plan EIR determined that impacts related to water supplies at buildout of the General Plan would remain significant and unavoidable, and no mitigation measures were identified to reduce this effect. A statement of overriding considerations was adopted for this impact, as summarized in the discussion below (also refer to Appendix D – General Plan SoC).
- e) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- f) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- g) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.

Discussion

Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as “Gettysburg/Ashlan Master Planned Community.” The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

In conjunction with proposed Master Plan, sewer, water, and recycled water infrastructure will be constructed pursuant to the City’s adopted master plans as development proceeds. The City and project proponents will coordinate with Fresno Metropolitan Flood Control (FMFCD) to ensure that FMFCD requirements are incorporated into each phase of development. Clovis impact fees will be collected to account for impacts to City utilities and FMFCD fees will be collected to account for impacts to the local flood control system.

Loma Vista Specific Plan EIR

Potential impacts to utility and service systems are evaluated in Section 5.10 of the Loma Vista EIR. All potential utility system impacts associated with adoption and implementation of the Home Place Master Plan have been addressed in the Loma Vista EIR. The evaluation conducted in conjunction with the Loma Vista Specific Plan identifies that potential impacts associated with solid waste service are less-than-significant without mitigation. The Loma Vista EIR

also notes that potential impacts associated with natural gas, electricity, and telecommunication facilities are less than significant without mitigation.

Potential impacts associated with increased demand for water, wastewater, and flood control services are identified as potentially significant. Mitigation measures were incorporated into the Loma Vista EIR to reduce these potential impacts to less-than-significant levels (Refer to Appendix A – Loma Vista MMRP). The proposed project is subject to these mitigation measures.

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with impacts related to public utility systems within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

2014 General Plan EIR

The General Plan EIR evaluates utility system impacts associated with the adoption and buildout of the General Plan planning area. Impacts to public utilities are discussed in Section 5.17 of the General Plan EIR. General Plan policies addressing utility systems are included throughout the Public Facilities and Services Element. With the exception of impacts related to water entitlements, the General Plan EIR determined that potential impacts in all public utility categories that would result from General Plan buildout would be less-than-significant, considering regulatory requirements and General Plan policies.

The General Plan evaluation of water utility system concluded that while there are adequate planned water supplies to meet projected demand for the 2035 General Plan Scenario, additional water supply would be required to meet the requirements of full General Plan buildout. No mitigation measures were identified to reduce this impact to less-than-significant. Therefore, this impact was identified as being significant and unavoidable. In conjunction with its certification of the General Plan EIR, the Clovis City Council adopted a Statement of Overriding Considerations finding that specific economic, legal, social, technological, or other benefits of the General Plan outweighed the unavoidable adverse environmental effects, including the impacts to public utilities described above, allowing the adverse environmental effects to be considered acceptable (Refer to Appendix D – General Plan SOC).

Summary of Utility and Service System Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar impacts to utility and service systems, nor are there changes to the severity of any previously identified impact. This determination as it relates to water supply is supported by a Water Supply Assessment that was completed for the proposed project in March of 2021. This document is available for review at the City of Clovis, Planning Division, 1033 Fifth Street, Clovis Ca during normal business hours. Interested parties may also contact the Planning Division at (559) 324-2340 or planning@cityofclovis.com to arrange a time to view the document.

No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce the significant effect of the project on utility and service systems.

XVII. Greenhouse Gas Emissions. Would the project:

		Impact peculiar to project?	New significant effect?	Substantial increase in severity of previously identified effect?	Measures or alternatives previously infeasible now feasible?	New measure or alternative substantially reduce impact but proponent declines to implement?	Potential Impact addressed in Prior EIR?	Impact mitigated by uniformly applied standards
a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☐	☐	☒	☐
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☐	☐	☒	☐

Evaluation of Potential Impacts

- a) Potential Impact Addressed in Previous EIR.** The General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The General Plan EIR determined that impacts related to increases in greenhouse gas emissions at buildout of the General Plan would be potentially significant and mitigation measures were incorporated to reduce the potential effects (Refer to Appendix C – General Plan MMRP). Despite the incorporation of the mitigation measures, the impact was determined to be significant and unavoidable. A statement of overriding considerations was adopted for this impact, as summarized in the discussion below (also Refer to Appendix D – General Plan SoC).
- b) Potential Impact Addressed in Previous EIR.** The General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluation determined that no significant effects would result, and no mitigation measures are required.

Discussion

Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as “Gettysburg/Ashlan Master Planned Community.” The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

Loma Vista Specific Plan EIR

The preparation and certification of the Loma Vista EIR pre-date the evaluation of greenhouse gas emissions under the California Environmental Quality Act. Therefore, greenhouse gas emissions were not evaluated in the Loma Vista EIR.

2014 General Plan EIR

The General Plan EIR evaluates greenhouse gas impacts associated with the adoption and buildout of the General Plan planning area. Greenhouse gas impacts are discussed in Section 5.7 of the General Plan EIR. General Plan policies addressing greenhouse gas emissions are included throughout the Air Quality and Circulation Elements, along with various policies in the Economic Development, Land Use, and Open Space Elements. The General Plan EIR determined that potential impacts related to conflicts with applicable plans or policies would be less than significant without mitigation, considering existing regulatory requirements and standard conditions. Impacts associated with increases in greenhouse gas emissions, however, were determined to be potentially significant. Mitigation measures were incorporated into the adoption of the General Plan to address potential impacts related to greenhouse gas emissions (Refer to Appendix C – General Plan MMRP). The proposed project is subject to these mitigation measures.

Despite the application of mitigation measures, the General Plan EIR determined that potential impacts associated with increases in greenhouse gas emissions would remain significant and unavoidable. In conjunction with its certification of the General Plan EIR, the Clovis City Council adopted a Statement of Overriding Considerations finding that specific economic, legal, social, technological, or other benefits of the General Plan outweighed the unavoidable adverse environmental effects, including the impacts to greenhouse gas emissions described above, allowing the adverse environmental effects to be considered acceptable (Refer to Appendix D – General Plan SOC).

Summary of Greenhouse Gas Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the 2014 General Plan. The project would not result in peculiar impacts related to greenhouse gas emissions, nor are there changes to the severity of any previously identified impact. This determination is supported by an Air Quality and Greenhouse Gas Assessment and Report that was completed for the proposed project in October of 2020. This document is available for review at the City of Clovis, Planning Division, 1033 Fifth Street, Clovis Ca during normal business hours. Interested parties may also contact the Planning Division at (559) 324-2340 or planning@cityofclovis.com to arrange a time to view the document.

No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce the significant greenhouse gas related effect of the project.

APPENDIX A - LOMA VISTA MMRP**Mitigation Monitoring Program****Southeast Urban Center Specific Plan**

This monitoring program has been prepared pursuant to Public Resources Code Section 21081.6, which requires adoption of a reporting or monitoring program for projects in which the agency has required changes or adopted mitigation to avoid significant environmental effects. Specific reporting and/or monitoring requirements to be enforced during project implementation must be defined prior to final approval of the project proposal by the responsible decision maker(s).

Each required mitigation measure is listed in the table below and categorized by impact area. Also designated is the phase of the project during which time the measure shall be implemented, i.e., Pre-construction, During construction, Prior to occupancy and/or Post occupancy.

<i>Southeast Urban Center Specific Plan Mitigation Monitoring Program</i>		
Mitigation Measure	Phase of Implementation	Date of Compliance/Notes
Air Quality		
5.3-1 Limit traffic speeds on unpaved roads to 15 mph.	During construction	
5.3-2 Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than 1%.	During construction	
5.3-3 The following measures are encouraged for construction located near sensitive receptors: ▪ Install wheel washers for all exiting trucks, to wash off all trucks and equipment leaving the site. ▪ Install wind breaks at windward side(s) of construction areas. ▪ Suspend excavation and grading activity when winds exceed 20 mph. ▪ Limit areas subject to excavation, grading, and other construction activity at any one time.	During construction	
Biological Resources		
The following mitigation measures shall be added as an open space policy of the Specific Plan to reduce potential impacts to a less than significant level:		
5.4-1 Development areas with potential special status species, as identified in the General Plan, Specific Plan, or by other substantive evidence, shall be subject to an appropriate level of biological reconnaissance. Mitigation measures to comply with state and federal regulations shall be made conditions of development.	Pre-construction	

**Southeast Urban Center Specific Plan
Mitigation Monitoring Program**

Mitigation Measure	Phase of Implementation	Date of Compliance/Notes
5.4-2 Setbacks from canals or creeks for the purposes of habitat protection along recreational trails shall be determined by site specific reconnaissance studies in consultation with the appropriate resource management agency(ies).	Pre-construction	
5.4-3 Developments with potential jurisdictional waters shall comply with the permit program of the appropriate resource management agency.	Pre-construction	

Cultural Resources

The following mitigation measures shall be added as an implementation policy of the Specific Plan to reduce potential impacts to a less than significant level:

5.5-1 Should site preparation, grading or excavation activities uncover a previously unidentified archaeological resource, work shall be stopped and a qualified archaeological consultant shall be retained to assess the find(s).	During construction	
5.5-2 In the event that site preparation, grading or excavation activities uncover a previously unidentified geological deposit identified as fossil bearing, work shall be stopped and a qualified paleontological consultant shall be retained to assess the find(s) and appropriate steps shall be instigated.	During construction	
5.5-3 Should site preparation, grading or excavation activities uncover previously unidentified human remains, work shall be stopped and a qualified paleontological consultant shall be retained to assess the find(s).	During construction	

Noise

The following mitigation measures shall be added as a land use policy of the Specific Plan to reduce potential impacts to a less than significant level:

5.8-1 Table 5.8-6 shall be used to evaluate potential noise impacts from Specific Plan development.	Prior to occupancy	
5.8-2 The minimum distance described in Table 5.8-6 may be reduced if measures to achieve required noise attenuation are demonstrated by the developer. Specific measures shall be incorporated into each project as determined in an acoustical analysis to be prepared as a condition of approval of any Tentative Tract Map or site plan.	During construction and/or Prior to occupancy	

**Southeast Urban Center Specific Plan
Mitigation Monitoring Program**

Mitigation Measure	Phase of Implementation	Date of Compliance/Notes
5.8-3 Table 5.8-7 shall be used to determine the potential for noise impacts from Specific Plan development at off-site sensitive land uses. The developer shall evaluate sensitive land uses situated along roadways subject to significant noise increase described in the table. Specific measures shall be incorporated into each project as determined in an acoustical analysis to be prepared as a condition of approval of any Tentative Tract Map or site plan.	During construction and/or Prior to occupancy	
5.8-4 Where the exterior noise standards are exceeded and berms and/or sound walls are not feasible, an acoustic study shall identify structural modifications to ensure that interior noise levels are reduced to the extent reasonably feasible or other modifications shall be made in the plan to ensure that acceptable noise levels are achieved.	During construction and/or Prior to occupancy	
Public Safety and Health		
5.9-1 As a condition of development evaluation a Phase I Environmental Site Assessment shall be performed for projects which have the potential to have been sites for chemical storage, batching or mixing using methodology acceptable to the Fresno County Health Service Agency.	Pre-construction	
Public Services and Utilities		
5.10-1 The surface water treatment facility shall be used to its maximum capacity whenever possible to allow optimal use of surface water supplies and maximum recharge of the aquifer.	Post occupancy	
5.10-2 Reclaimed water will be used whenever feasible to achieve a water balance.	Post occupancy	
5.10-3 Continue to recharge the aquifer through deliveries to flood control basins whenever possible.	Post occupancy	
5.10-4 Continue water conservation and enforcement actions.	Post occupancy	
5.10-5 The City shall select an alternative in their Wastewater Master Plan to provide the necessary wastewater facilities to serve the project area.	Pre-construction	

**Southeast Urban Center Specific Plan
Mitigation Monitoring Program**

Mitigation Measure	Phase of Implementation	Date of Compliance/Notes
5.10-6 The City shall ensure the provision of adequate trunk sewer and collector main capacities to serve the project area.	Pre-construction	
5.10-7 The City shall ensure that adequate trunk sewer capacity exists or can be provided to serve proposed development prior to the approval of any discretionary approvals, so that capacities of wastewater facilities are not exceeded.	Pre-construction	
5.10-8 Development in drainage areas DP, DO and 3G that may result in storm water runoff in excess of designed or constructed drainage facilities may be approved subject to the following conditions: 1. Construction of on-site detention ponds to reduce the peak flows from the development to that anticipated in the design of the FMFCD Master Plan for Storm Drainage; 2. Implementation of landscaping and open space areas of sufficient size to make the runoff characteristics of the project area equivalent to those anticipated by the design of the FMFCD Master Plan for Storm Drainage facilities; 3. Construction of non-Master Plan facilities to increase the system capacity of the FMFCD system; or 4. Other as approved by FMFCD.	Pre-construction	
Traffic and Circulation		
5.14-1 Based on the roadway analysis, the proposed 2-lane/center two-way left turn lane section for Barstow Avenue currently depicted in the Specific Plan shall be widened by 12 feet to provide 4-lanes, bike lanes, and on-street parking.	During construction	

APPENDIX B - LOMA VISTA STATEMENT OF OVERRIDING CONSIDERATIONS

RESOLUTION 03- __

EXHIBIT "B"

CITY OF CLOVIS, SOUTHEAST URBAN CENTER SPECIFIC PLAN

STATEMENT OF OVERRIDING CONSIDERATIONS

The Council finds and determines that specific economic, legal, social, technological, and other benefits of the proposed Southeast Urban Center Specific Plan outweigh the unavoidable adverse environmental effects identified in the EIR, including those effects not mitigated because of the infeasibility of mitigation measures or because the mitigation measures are the responsibility of other public agencies, and that the adverse environmental effects are considered acceptable. This statement of overriding considerations is adopted by the Council for the benefits listed below that justify Project approval as provided in CEQA Guidelines section 15093. This statement of overriding considerations is further justification for rejection of project alternatives, including the no project alternative, set forth in the EIR, and for finding the cumulative effects from the Project acceptable.

The Council further finds and determines that the substantial benefits identified below are each one in and of themselves sufficient to make a finding that the environmental effects are acceptable which justifies this Statement of Overriding Considerations and that, having balanced the remaining environmental effects against each of the benefits, it would have adopted this Statement of Overriding Considerations based upon each of the benefits individually.

PROJECT BENEFITS

The Southeast Urban Center Specific Plan is a multi-faceted long-range planning document that implements the City's 1993 General Plan. The City of Clovis has been experiencing a rapid rate of growth, which is anticipated to continue for the next 20 years. The Specific Plan accommodates the development pressure resulting from the projected population growth. The Specific Plan will allow the City to avoid haphazard and disjointed development pattern; and instead provide an opportunity to direct growth in an orderly manner through meeting the below stated project objectives.

The objectives of the proposed project are as follows:

1. Base the future development and use of the Southeast Urban Center (project area) on the concepts and vision of the City's General Plan.
2. Design the project area to foster family values and maintain the small-town feel of Clovis by promoting a lifestyle that is socially and culturally enriching, aesthetically pleasing, and environmentally responsible.

3. Design a series of diverse residential neighborhoods planned around compact pedestrian-oriented mixed-use cores and accompanied by a full mix of employment opportunities, recreational activities, shops, and services.
4. Plan for land uses and supporting infrastructure that maintain and enhance, rather than detract from, existing educational facilities, agricultural operations, and surrounding uses.
5. Approve development predicated on the ability to provide water supply, sewer and storm water infrastructure, public services, and transportation system connections in a comprehensive timely manner.
6. Ensure the integrity of the Plan and safeguard its long-term stability and continuity by assuring an adequate economic return for the project.
7. Provide a wide variety of housing types, densities, and designs that accommodate a broad range of income levels and lifestyles and respond to both local and regional housing needs.
8. Provide for a broad range of employment and career opportunities.
9. Achieve a reasonable balance of jobs and housing to provide future residents the opportunity to live and work within the project area.
10. Organize land uses in a manner that promotes pedestrian-oriented circulation patterns and reduces the number and length of vehicular trips.
11. Organize land use patterns to facilitate cost-effective local and regional transit service.
12. Consider the effect of development on the quality of air, water, and open space resources.
13. Provide active and passive recreational opportunities to serve the needs of the project area.
14. Design and develop the project to assure that tax revenues and fees received by the City, school districts, and other entities from the project cover the related costs of providing and maintaining facilities and services.
15. Control storm runoff to protect life and property and to help control of runoff to areas downstream.
16. Identify and consider significant environmental and hazard constraints in the land use plan.

17. Accommodate cost-effective, energy-efficient infrastructure systems that employ active and passive solar design techniques, water conservation, and waste-recycling systems.
18. Plan for sequential or phased development of the project area to preserve agricultural and related uses as long as practical.

The Specific Plan meets the above stated objectives with the least possible environmental impacts. The Specific Plan provides a series of mixed density residential neighborhoods planned around compact pedestrian-oriented mixed-use cores and accompanied by a full mix of employment opportunities, recreational activities, shops, and services. Through such design, the Specific Plan minimizes the potential land use conflicts typical of converting agricultural lands into urban uses, especially at the urban and rural interface. The design concepts incorporated into the Specific Plan also reduce the number and length of vehicular trips and supports jobs and housing balance to limit the traffic and air quality impacts. Moreover, the Specific Plan facilitates the logical extension of urban services and presents the ability to provide adequate public infrastructures in a comprehensive and timely fashion.

The Specific Plan is not designed to promote growth within the City, but to accommodate and shape the growth in a responsible manner. The Specific Plan is an integral component of the City's continuing planning process to maintain the existing quality of life and support the future Clovis residents. The Specific Plan recognizes the projected population growth within the City and the increasing economic pressure to develop outlying agricultural land. If left unplanned, development is expected to occur on a parcel-by-parcel basis, consuming large tracts of agricultural land and leading to urban sprawl. Providing public services and utilities is more expensive given the pattern of urban sprawl and it results in higher vehicular trip rates and vehicle miles traveled, which increases air pollution.

While the loss of agricultural lands and impacts to air quality are acknowledged as significant, the long-term net effects of the Specific Plan are considered beneficial as compared to alternative of accommodating projected growth through urban sprawl.

The four unavoidable significant impacts represent the inevitable consequences of urbanization. It should be noted, however, that the Specific Plan represents the best possible plan with the least potential environmental impacts and that the no project or other alternatives to the project as discussed in Section 10, *Alternatives* of the DEIR would contribute even greater impacts to the environment.

In summary, the Specific Plan will act as a vehicle to carryout the phased and sequential urbanization that is compatible with the City's current land use pattern as well as the characteristics.

COMMENTARY

Comments on the draft EIR from the Fresno County Farm Bureau (FCFB) perhaps best summarize the benefits from the project. The FCFB and its 6000 members correctly observe that the specific plan is a “visionary creation of a land use plan that can potentially serve as an example to the entire Central Valley. By approving the Specific Plan, the City of Clovis will create a workable plan that will allow for “Smart Growth” development over the next 20 plus years. “The City of Clovis should be commended for looking beyond the previous model [of simply providing a series of home developments with strip malls] to a better way of developing the community.”

The County of Fresno made similar observations. “Fresno County commends the efforts put forth in the preparation of the Specific Plan. Consistent with the County General Plan goals and policies, not only does the Specific Plan provide for pedestrian oriented growth, which ultimately would accommodate a wide range of housing and job opportunities, the Specific Plan also provides for a series of diverse residential neighborhoods planned around compact pedestrian-oriented mixed-use cores. The Specific Plan accommodates a reasonable balance of job to housing that would provide opportunity to live and work within the Specific Plan area thereby reducing the number of vehicle miles traveled.”

CONCLUSION

The City Council finds that, to the extent that any impacts attributed to the project remain unmitigated, such impacts are acceptable in light of the overriding economic, legal, social, technological and other benefits set forth herein. The City Council finds that that the specific economic, legal, social, technological and other benefits of the Project outweigh the unavoidable and unmitigated impacts and justify approval of the Project.

Mitigation Monitoring and Reporting Program

Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

Mitigation Measure		Applies to 2035 Scenario	Applies to Full Buildout	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
5.2 AGRICULTURE AND FORESTRY RESOURCES							
2-1	The City shall adopt either a 1) regional agricultural preservation program in coordination with regional partners, such as the Fresno Council of Governments (COG), its member agencies and farming stakeholders; or 2) a local Farmland Preservation Plan (FPP) by June 25, 2017, which is the expiration date of the City's Memorandum of Understanding with the County, as amended in 2000 (commonly referred to as the Tax Sharing MOU). The 2008 Model Farmland Conservation Program for Fresno County prepared by COG and the American Farmland Trust may be considered as a starting point for either program. Additionally, either program shall evaluate and incorporate, as appropriate, any policies, programs, and implementation tools contained in the Guide for Resource Management proposed as part of the Phase II San Joaquin Valley Greenprint work program. The adopted program shall include policies, standards and measures to avoid the unnecessary conversion of agricultural lands and shall include provisions for: (a) minimizing potential detrimental effects caused by urban development; (b) avoiding the premature conversion of Prime Farmland, Unique Farmland, and Farmland of Statewide Importance; (c) preserving farmland, including, if appropriate, mitigation fees to fund farmland preservation efforts; (d) integrating identified mitigation measures into the entitlement process; and (e) addressing enforcement through the regulatory environment.	Yes	Yes	City of Clovis Planning Division in conjunction with applicable regional entities	Prior to discretionary project approval	City of Clovis Planning Division	
2-2	Upon adoption, project applicants for properties that include designated Prime Farmland, Farmland of Statewide Importance, or Unique Farmland shall comply with the requirements of the adopted regional agricultural preservation program or local FFP.	Yes	Yes	Project Applicant	Prior to discretionary project approval	City of Clovis Planning Division	
2-3	Pending adoption of a regional agricultural preservation program or local FFP, or if a regional agricultural preservation program or local FFP is not in place by June 25, 2017, the following requirements shall apply: (1) Project applicants for properties that include more than 20 acres designated Prime Farmland, Farmland of Statewide Importance, or	Yes	Yes	Project Applicant	Prior to discretionary project approval	City of Clovis Planning Division	

Mitigation Monitoring and Reporting Program

Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

Mitigation Measure	Applies to 2035 Scenario	Applies to Full Buildout	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
Unique Farmland shall be prepare or fund an agricultural resource evaluation prior to project approval. (2) The resource evaluation shall use generally accepted methodologies (such as the Land Evaluation and Site Assessment Model) to identify the potentially significant impact of the loss of agricultural land. (3) If the loss of agricultural land is determined to be a potentially significant impact, the resource evaluation shall consider the economic viability of future agricultural use of the property. (4) If the agricultural resource is considered significant (based on LESA or other accepted methodology) and future agricultural use is considered economically viable, the conversion will be deemed significant. The City shall require mitigation by one of the following methods: (a) Mitigation at a 1:1 ratio of converted to preserved acreage through a regional conservation easement, or payment of its valuation equivalent if a fee mitigation program is established. If 1:1 mitigation is determined to be economically infeasible, based upon all of the evidence, the ratio may be reduced to an economically feasible ratio or no further mitigation shall be required. This determination shall be made by the City's Director of Planning and Development Services based upon substantial evidence in the record; or (b) Other potential mitigation which achieves the same mitigating effect as the measures identified above, consistent with the CEQA Statutes and Guidelines. This determination shall be made by the City's Director of Planning and Development Services based upon substantial evidence in the record. <i>One possible substitute mitigation measure to achieve the preservation of agricultural land is through the use of benchmark densities that are designed to increase development efficiency.</i>						

Mitigation Monitoring and Reporting Program

Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

Mitigation Measure	Applies to 2035 Scenario	Applies to Full Buildout	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<i>When development equals or exceeds the benchmark densities, no further mitigation is required because the community has taken steps to preserve agricultural land by increasing densities beyond a certain threshold thereby accommodating growth trends on less land. When development does not equal or exceed the benchmark densities, a sliding scale of mitigation fees are paid.</i> <i>The General Plan contains many efficiency policies and land use designations to aid in the preservation of agricultural land, which are based upon the San Joaquin Valley Blueprint and Landscape of Choice principles. See, for example: Land Use Element Goal 3 (orderly and sustainable outward growth into three Urban Centers); Land Use Element Goal 4, Policy 3.8 (land use compatibility); Land Use Element Goal 4, Policy 3.9 (connected development); Land Use Element Goal 4, Policy 4.4 (farmland conservation); Land Use Element Goal 5 (diverse housing and transit oriented development); Land Use Goal 6, Policy 6.2 (smart growth); Land Use Element, Table LU-2 (land use designations); Economic Development Element, Goal 1, Policy 1.2 (jobs-housing ratio); Economic Development Element, Goal 5 (mix of land uses and types of development); Circulation Element, Goal 1, Policy 1.8 (network completion); Circulation Element, Goals 3 and 4, multimodal transportation, bicycle and transit system); Open Space and Conservation Element Goal 2, Policies 2.4 and 2.5 (agricultural lands and right to farm); Air Quality Element, Goal 1, Policy 1.1 (land use and transportation); 2010 Housing Element, Regional Housing Needs Assessment (RHNA) requirements; Fresno COG Sustainable Communities Strategy.</i> <i>These efficiency policies and land use designations are designed to prevent the premature conversion of farmland by encouraging infill development, by requiring new development to be built at considerably higher densities than Clovis or the region has traditionally seen, by requiring that development occur in a compact, orderly manner, and by providing for balanced</i>						

Mitigation Monitoring and Reporting Program

Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

Mitigation Measure	Applies to 2035 Scenario	Applies to Full Buildout	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<i>development, including substantial emphasis on increasing the jobs-housing ratio.</i> <i>To the extent benchmark densities are adopted for Clovis or the region, and to the extent the City's General Plan policies and land use designations are consistent with those benchmark densities, mitigation may be met through implementation of the General Plan and application of the benchmark densities.</i> (5) The following properties are determined to be not economically viable for future agricultural use, based upon all of the evidence in the record. Other properties shall be evaluated on a case by case basis: All properties within the Loma Vista Specific Plan ("Loma Vista"). - Properties within Loma Vista were designated for urban development under the 1993 General Plan and the 2003 Loma Vista Specific Plan (formerly called the Southeast Urban Center Specific Plan). - The Loma Vista Specific Plan EIR, page 5-34, makes the following observations: "The project area is located adjacent to the incorporated Clovis City, within the updated 2000 sphere-of-influence limits, thereby supporting concentrated growth pattern adjacent to the existing urban development. The proposed Specific Plan would guide the conversion of the existing agricultural and rural lands to planned urban uses in a gradual, phased, and orderly manner, therefore alleviating development pressure off of outlying unincorporated lands." - Substantial development has occurred in Loma Vista since 2003.						

Mitigation Monitoring and Reporting Program

Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

Mitigation Measure		Applies to 2035 Scenario	Applies to Full Buildout	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	- The City, property owners and the development community have relied upon this urbanization in planning for and developing Loma Vista. - The 2000 County General Plan, Land Use Policy LU-G, provides that the County will direct urban growth and development within city spheres of influences to existing incorporated cities, and this policy is memorialized in the City's Memorandum of Understanding with the County, as amended in 2000 (commonly referred to as the Tax Sharing MOU). - The Tax Sharing MOU addresses Loma Vista and recognizes this area as becoming substantially urbanized. In fact, before development could proceed outside of Loma Vista, 60% of the developable area in Loma Vista has to be committed to development. - In 2008, the City adopted a master plan community zone district for the Loma Vista Community Centers North and South and approved a master site plan review for those sites. Projects adjacent to and within the Community Centers have been approved or are pending. The development community has nine pending project applications for development within Loma Vista.						
5.3 AIR QUALITY							
SC-1	Prior to project approval, each applicant for individual, site-specific developments under the General Plan shall comply with the San Joaquin Valley Air Pollution Control District rules and regulations, including, without limitation, Indirect Source Rule 9510. The applicant shall document, to the City's reasonable satisfaction, its compliance with this standard condition.	Yes	Yes	Project Applicant	Prior to discretionary project approval	City of Clovis Planning Division	
3-1	Prior to issuance of any construction permits, development project applicants shall prepare and submit to the City of Clovis Planning Division a technical assessment evaluating potential project construction-related air quality impacts. The evaluation shall be prepared in conformance with San Joaquin Valley Air Pollution Control District (SJVAPCD) methodology in assessing air quality impacts. If construction-related criteria air pollutants are determined to have the potential to exceed the SJVAPCD adopted	Yes	Yes	Project Applicant	Prior to issuance of construction permits	City of Clovis Planning Division	

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thresholds of significance, as identified in the Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI), the City of Clovis Planning Division shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during construction activities. These identified measures shall be incorporated into appropriate construction documents (e.g., construction management plans) submitted to the City and shall be verified by the City's Planning Division. Mitigation measures to reduce construction-related emissions could include, but are not limited to: ▪ Using construction equipment rated by the United States Environmental Protection Agency as having Tier 3 (model year 2006 or newer) or Tier 4 (model year 2008 or newer) emission limits, applicable for engines between 50 and 750 horsepower. A list of construction equipment by type and model year shall be maintained by the construction contractor onsite, which shall be available for City review upon request. ▪ Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards. ▪ Use of alternative-fueled or catalyst-equipped diesel construction equipment, if available and feasible. ▪ Clearly posted signs that require operators of trucks and construction equipment to minimize idling time (e.g., 5-minute maximum). ▪ Preparation and implementation of a fugitive dust control plan that may include the following measures: • Disturbed areas (including storage piles) that are not being actively utilized for construction purposes shall be effectively stabilized using water, chemical stabilizer/suppressant, or covered with a tarp or other suitable cover (e.g., revegetated). • Onsite unpaved roads and offsite unpaved access roads shall be effectively stabilized using water or chemical stabilizer/suppressant. • Land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activities shall be effectively controlled utilizing application of water or by presoaking.						

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- Material shall be covered, or effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained when materials are transported offsite. - Operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. (The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions.) (Use of blower devices is expressly forbidden.) - Following the addition of materials to or the removal of materials from the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant. - Within urban areas, trackout shall be immediately removed when it extends 50 or more feet from the site and at the end of each workday. - Any site with 150 or more vehicle trips per day shall prevent carryout and trackout. - Limit traffic speeds on unpaved roads to 15 mph. - Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than 1 percent. - Install wheel washers for all exiting trucks or wash off all trucks and equipment leaving the project area. - Adhere to Regulation VIII's 20 percent opacity limitation, as applicable. - Enter into a Voluntary Emissions Reduction Agreement (VERA) with the San Joaquin Valley Air Pollution Control District (SJVAPCD). The VERA shall identify the amount of emissions to be reduced, in addition to the amount of funds to be paid by the project applicant to the SJVAPCD to implement emission reduction projects required for the project.						

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3-2	Prior to discretionary approval, applicants for phased development projects (i.e., construction would overlap operation/opening of the project) involving residential land uses shall coordinate with the San Joaquin Valley Air Pollution Control District (SJVAPCD) or the City of Clovis in conjunction with the SJVAPCD in preparation of a health risk assessment (HRA) for construction activities. If the construction HRA identifies risk impacts that exceed the standards as determined by the SVJAPCD at the time the project is considered, it shall identify measures to reduce these impacts. Recommended measures may include those identified in Mitigation Measure 3-1. The recommendations of the construction HRA shall be incorporated into all construction management plans which shall be submitted to the City and verified by the City's Planning Division.	Yes	Yes	Project Applicant	Prior to discretionary project approval	San Joaquin Valley Air Pollution Control District (SJVAPCD) and City of Clovis Planning Division	
3-3	Prior to project approval, development project applicants shall prepare and submit to the City of Clovis Planning Division a technical assessment evaluating potential project operation phase-related air quality impacts. The evaluation shall be prepared in conformance with San Joaquin Valley Air Pollution Control District (SJVAPCD) methodology in assessing air quality impacts. If operational-related criteria air pollutants are determined to have the potential to exceed the SJVAPCD adopted thresholds of significance, as identified in the Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI), the City of Clovis Planning Division shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during operational activities. The identified measures shall be included as part of the Standard Conditions of Approval. Mitigation measures to reduce long-term emissions include, but are not limited to: - For site-specific development that requires refrigerated vehicles, the construction documents shall demonstrate an adequate number of electrical service connections at loading docks for plug in of the anticipated number of refrigerated trailers to reduce idling time and emissions. - Applicants for manufacturing and light industrial uses shall consider energy storage and combined heat and power (CHP) in appropriate	Yes	Yes	Project Applicant	Prior to discretionary project approval	City of Clovis Planning Division	

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applications to optimize renewable energy generation systems and avoid peak energy use. - Site-specific developments with truck delivery and loading areas, and truck parking spaces, shall include signage as a reminder to limit idling of vehicles while parked for loading/unloading in accordance with California Air Resources Board Rule 2845 (13 CCR Chapter 10 § 2485). - Site-specific development shall demonstrate an adequate number of electrical vehicle Level 2 charging stations are provided onsite. The location of the electrical outlets shall be specified on building plans, and proper installation shall be verified by the Building Division prior to issuance of a Certificate of Occupancy. - Applicant-provided appliances shall be Energy Star appliances (dishwashers, refrigerators, clothes washers, and dryers). Installation of Energy Star appliances shall be verified by the Building Division during plan check. - Applicants for large development projects shall establish an employee trip commute reduction program (CTR), in conformance with the San Joaquin Valley Air Pollution Control District Rule 9410. The program shall identify South Valley Rideshare and/or Valley Rides commute programs, which provide information about commute options and connect commuters for carpooling, ridesharing, and other activities. The CTR program shall identify alternative modes of transportation to the project site, including transit schedules, bike and pedestrian routes, and carpool/vanpool availability. Information regarding these programs shall be readily available to employees and clients and shall be posted in a highly visible location and/or made available online. The project applicant shall include the following incentives for commuters as part of the CTR program: - Ride-matching assistance (e.g., subsidized public transit passes) - Preferential carpool parking - Flexible work schedules for carpools - Vanpool assistance or employer-provided vanpool/shuttle - Telecommute and/or flexible work hour programs						

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	- Car-sharing program (e.g., Zipcar) - Bicycle end-trip facilities, including bike parking, showers, and lockers - End-of-trip facilities shall be shown on site plans and architectural plans submitted to the Planning Division Manager. The CTR program shall be prepared to the satisfaction of the Planning Division Manager prior to occupancy permits. - Applicants for future development projects along existing and planned transit routes shall coordinate with the City of Clovis and City of Fresno to ensure that bus pads and shelters are incorporated, as necessary. - Applicants for future development projects shall enter into a Voluntary Emissions Reduction Agreement (VERA) with the San Joaquin Valley Air Pollution Control District (SJVAPCD). The VERA shall identify the amount of emissions to be reduced, in addition to the amount of funds to be paid by the project applicant to the SJVAPCD to implement emission reduction projects required for the project.						
3-4	Prior to discretionary project approval, the City of Clovis shall evaluate new development proposals for sensitive land uses (e.g., residential, schools, day care centers) within the City for potential incompatibilities with regard to the California Air Resources Board's <i>Air Quality and Land Use Handbook: A Community Health Perspective</i> (April 2005). Applicants for sensitive land uses that are within the recommended buffer distances shall submit a health risk assessment (HRA) to the City of Clovis prior to future discretionary project approval. The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment (OEHHA) and the San Joaquin Valley Air Pollution Control District (SJVAPCD). The latest OEHHA guidelines shall be used for the analysis, including age sensitivity factors, breathing rates, and body weights appropriate for children age 0 to 6 years. If the HRA shows that the incremental cancer risk exceeds ten in one million (10E-06), the appropriate	Yes	Yes	Project Applicant	Prior to discretionary project approval	City of Clovis Planning Division	

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noncancer hazard index exceeds 1.0, or the thresholds established by the SJVAPCD at the time a project is considered, the applicant will be required to identify and demonstrate that mitigation measures are capable of reducing potential cancer and noncancer risks to an acceptable level (i.e., below ten in one million or a hazard index of 1.0), including appropriate enforcement mechanisms. Measures to reduce risk impacts may include but are not limited to the following: ▪ Placement of air intakes away from high-volume roadways and/or truck loading zones. ▪ Heating, ventilation, and air conditioning systems of the buildings provided with appropriately sized maximum efficiency rating value (MERV) filters. ▪ Heating, ventilation, and air conditioning systems for units that are installed with MERV filters shall maintain positive pressure within the building's filtered ventilation system to reduce infiltration of unfiltered outdoor air. Mitigation measures identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the proposed project. The air intake design and MERV filter requirements shall be noted and/or reflected on all building plans submitted to the City and shall be verified by the City's Planning Division.						
3-5 Prior to discretionary project approval, applicants for industrial or warehousing land uses in addition to commercial land uses that would generate substantial diesel truck travel (i.e., 100 diesel trucks per day or 40 or more trucks with diesel-powered transport refrigeration units per day based on the California Air Resources Board recommendations for siting new sensitive land uses), shall contact the San Joaquin Valley Air Pollution Control District (SJVAPCD) or the City of Clovis in conjunction with the SJVAPCD to determine the appropriate level of health risk assessment (HRA) needed. If preparation of an HRA is required, all HRAs shall be submitted to the City of Clovis.	Yes	Yes	Project Applicant	Prior to discretionary project approval	San Joaquin Valley Air Pollution Control District (SJVAPCD) and City of Clovis Planning Division	

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The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment and the San Joaquin Valley Air Pollution Control District (SJVAPCD). If the HRA shows that the incremental cancer risk exceeds ten in one million (10E-06) or the risk thresholds in effect at the time a project is considered, the appropriate noncancer hazard index exceeds 1.0, or the thresholds as determined by the SJVAPCD at the time a project is considered, the applicant will be required to identify and demonstrate that measures are capable of reducing potential cancer and noncancer risks to an acceptable level, including appropriate enforcement mechanisms. Measures to reduce risk impacts may include but are not limited to: ▪ Restricting idling onsite beyond Air Toxic Control Measures idling restrictions, as feasible ▪ Electrifying warehousing docks ▪ Requiring use of newer equipment and/or vehicles ▪ Restricting offsite truck travel through the creation of truck routes Measures identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the proposed project.						
3-6 Prior to project approval, if it is determined during project-level environmental review that a project has the potential to emit nuisance odors beyond the property line, an odor management plan shall be prepared and submitted by the project applicant prior to project approval to ensure compliance with San Joaquin Valley Air Pollution Control District (SJVAPCD) Rule 4102. The following facilities that are within the buffer distances specified from sensitive receptors (in parentheses) have the potential to generate substantial odors: ▪ Wastewater Treatment Plan (2 miles) ▪ Sanitary Landfill (1 mile) ▪ Transfer Station (1 mile) ▪ Composting Facility (1 mile) ▪ Petroleum Refinery (2 miles)	Yes	Yes	Project Applicant	Prior to discretionary project approval	City of Clovis Planning Division	

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- Asphalt Batch Plan (1 mile) - Chemical Manufacturing (1 mile) - Fiberglass Manufacturing (1 mile) - Painting/Coating Operations (1 mile) - Food Processing Facility (1 mile) - Feed Lot/ Dairy (1 mile) - Rendering Plant (1 mile) The Odor Management Plan prepared for these facilities shall identify control technologies that will be utilized to reduce potential odors to acceptable levels, including appropriate enforcement mechanisms. Control technologies may include but are not limited to scrubbers (e.g., air pollution control devices) at an industrial facility. Control technologies identified in the odor management plan shall be identified as mitigation measures in the environmental document and/or incorporated into the site plan.							
5.4 BIOLOGICAL RESOURCES							
4-1	Biological Assessment & Focused Surveys The City shall require applicants for future development or redevelopment projects that disturb vegetated, vacant land pursuant to prepare a biological resources survey. The survey shall be conducted by a qualified biologist. The biological resources survey shall include, but not be limited to: - Analysis of available literature and biological databases, such as the California Natural Diversity Database, to determine sensitive biological resources that have been reported historically from the proposed development project vicinity. - Review of current land use and land ownership within the proposed development project vicinity. - Assessment and mapping of vegetation communities present within the proposed development project vicinity. - Evaluation of potential local and regional wildlife movement corridors. - General assessment of potential jurisdictional areas, including wetlands and riparian habitats.	Yes	Yes	Project Applicant	Prior to project approval	City of Clovis Planning Division	

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a) If the proposed development project site supports vegetation communities that may provide habitat for special status plant or wildlife species, a focused habitat assessment shall be conducted by a qualified biologist to determine the potential for special status plant and/or animal species to occur within or adjacent to the proposed development project area. b) If one or more special status species has the potential to occur within the proposed development project area, focused species surveys shall be conducted to determine the presence/absence of these species to adequately evaluate potential direct and/or indirect impacts to these species. c) If construction activities are not initiated immediately after focused surveys have been completed, additional preconstruction special status species surveys may be required, in accordance with the California Endangered Species Act and Federal Endangered Species Act, to assure impacts are avoided or minimized to the extent feasible. If preconstruction activities are required, a qualified biologist will perform these surveys as required for each special status species that is known to occur or has a potential to occur within or adjacent to the proposed development project area. The results of the biological survey shall be presented in a biological resources survey letter report (for proposed development projects with no significant impacts) or biological resources technical report (for proposed development projects with significant impacts that require mitigation to reduce the impacts to below a level of significance) and submitted to the City's Planning Director.						

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4-2	Resource Impact Avoidance/Minimization Project applicants shall avoid potential impacts to sensitive or protected biological resources. Avoidance may include: ▪ Establishing appropriate no-disturbance buffers (consultation with relevant regulatory agencies may be required to establish suitable buffer areas); ▪ Initiating construction at a time when special status or protected animal species will not be vulnerable to project-related mortality (e.g., outside the avian nesting season or bat maternal or wintering roosting season); ▪ Minimizing impact by measures such as : ▪ exclusion and/or silt fencing ▪ relocation of impacted resources ▪ construction monitoring by a qualified biologist ▪ a training program by a qualified biologist for construction personnel on sensitive biological resources.	Yes	Yes	Project Applicant	Prior to project approval	City of Clovis Planning Division	
4-3	Compensatory Mitigation If project-related impacts cannot be avoided or minimized to less than significant in accordance with Mitigation Measure 4-3, feasible, compensatory mitigation shall be developed by a qualified biologist and implemented to reduce impacts to sensitive or protected biological resources. Mitigation may include but is not limited to: ▪ Compensation for lost habitat or waters in the form of preservation or creation of in-kind habitat or waters, either onsite or offsite, protected by conservation easement; ▪ Purchase of appropriate credits from an approved mitigation bank servicing the Clovis General Plan Update Area; ▪ Payment of in-lieu fees.	Yes	Yes	Project Applicant	Prior to project approval	City of Clovis Planning Division	

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4-4	Jurisdictional Wetlands The City shall require applicants of development projects that have the potential to affect jurisdictional resources, to contract with a qualified biologist to conduct a jurisdictional delineation following the methods outlined in the US Army Corps of Engineers' Wetland Delineation Manual to map the extent of wetlands and nonwetland waters, determine jurisdiction, and assess potential impacts. The results of the delineation shall be presented in a wetland delineation letter report and shall be incorporated into the CEQA document(s) required for approval and permitting of the proposed development project. Applicants of development projects that have the potential to impact jurisdictional features shall obtain permits and authorizations from the US Army Corps of Engineers, California Department of Fish and Wildlife, and/or Central Valley Regional Water Quality Control Board. The agency authorization would include impact avoidance and minimization measures as well as mitigation measures for unavoidable impacts. Specific avoidance, minimization, and mitigation measures for impacts to jurisdictional resources shall be determined through discussions with the regulatory agencies during the proposed development project permitting process and may include monetary contributions to a mitigation bank or habitat creation, restoration, or enhancement.	Yes	Yes	Project Applicant	Prior to project approval	City of Clovis Planning Division	
4-5	Migratory Birds The City shall require applicants for new development projects to conduct a pre-construction general nesting bird survey within all suitable nesting habitat that may be impacted by active construction during the general avian breeding season (January 1 to September 15). The preconstruction surveys shall be conducted no more than fourteen days prior to initiation of construction. If no active avian nests are identified within the proposed development project area or within a 300-foot buffer of the proposed development project area, no further mitigation is necessary. If active nests of bird species covered by the Migratory Bird Treaty Act are detected within the proposed development project area or	Yes	Yes	Project Applicant	Prior to project approval	City of Clovis Planning Division	

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	within a 300-foot buffer of the proposed development project area, construction shall be halted until the young have fledged, until a qualified biologist has determined the nest is inactive, or until appropriate mitigation measures that respond to the specific situation have been developed and implemented in consultation with the regulatory agencies.						
5.5 CULTURAL RESOURCES							
5-1	Prior to any construction activities of individual projects that may affect historic resources, a historic resources assessment shall be performed by an architectural historian or historian who meets the Secretary of the Interior's Professional Qualifications Standards requirements in architectural history or history. The assessment shall include a records search at the Southern San Joaquin Valley Information Center to determine if any resources that may potentially be affected by the project have been previously recorded, evaluated, and/or designated on the National Register of Historic Places or California Register of Historic Resources. Following the records search, the qualified architectural historian or historian will conduct a reconnaissance-level and/or intensive-level survey in accordance with the California Office of Historic Preservation guidelines to identify any previously unrecorded potential historic resources that may potentially be affected by the proposed project. If the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code Section 5024.1, Title 14 CCR, Section 4852), mitigation shall be identified within the technical study that ensures the value of the historic resource is maintained.	Yes	Yes	Project Applicant	Prior to construction activities	City of Clovis Planning Division	
5-2	To ensure that individual projects requiring the relocation, rehabilitation, or alteration of a historic resource do not impair its significance, the Interior's Standards for the Treatments of Historic Properties (Standards) shall be used. The application of the standards shall be overseen by a qualified architectural historian or historic architect meeting the Secretary of the Interior's Professional Qualifications Standards. Prior to any construction activities that may affect the historic resource, a report identifying and specifying the treatment of character-defining features and construction activities shall be provided to the City of Clovis.	Yes	Yes	Project Applicant	Prior to construction activities	City of Clovis Planning Division	

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5-3	If an individual project would result in the demolition or significant alteration of a historic resource, it cannot be mitigated to a less than significant level. However, recordation of the resource prior to construction activities will assist in reducing adverse impacts to the resource to the greatest extent possible (but not avoid a significant impact). Recordation shall take the form of Historic American Buildings Survey, Historic American Engineering Record, or Historic American Landscape Survey documentation, and shall be performed by an architectural historian or historian who meets the Secretary of the Interior's Professional Qualifications Standards. Documentation shall include an architectural and historical narrative; medium- or large-format black-and-white photographs, negatives, and prints; and supplementary information such as building plans and elevations and/or historic photographs. Documentation shall be reproduced on archival paper and placed in appropriate local, state, or federal institutions. The specific scope and details of documentation will be developed at the project level.	Yes	Yes	Project Applicant	Prior to construction activities	City of Clovis Planning Division	
5-4	City staff shall require applicants for grading permits in undeveloped (not covered in buildings or pavement) areas requiring grading to provide studies by qualified archaeologists assessing the cultural and historical significance of any known archaeological resources on or next to each respective development site, and assessing the sensitivity of sites for buried archaeological resources. On properties where resources are identified, or that are determined to be moderately to highly sensitive for buried archaeological resources, such studies shall provide a detailed mitigation plan, including a monitoring program and recovery and/or in situ preservation plan, based on the recommendations of a cultural preservation expert who meets the Secretary of the Interior's Professional Qualifications Standards.	Yes	Yes	Project Applicant	Prior to issuance of grading permit	City of Clovis Planning Division	
5-5	Should any cultural resources, including human remains, be discovered during project implementation, no further grading shall occur in the area of the discovery until the Planning Director concurs in writing that adequate provisions are in place to protect these resources. e. Unanticipated discoveries shall be treated in accordance with applicable state law and evaluated for significance by a professional archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards. If	Yes	Yes	Project Applicant	Prior to issuance of grading permit	City of Clovis Planning Division	

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	significance criteria are met, then the project shall be required to protect the resource through avoidance or mitigate impacts to the resource by performing data recovery; curate materials with a recognized scientific or educational repository; and provide a comprehensive final report including appropriate records for the California Department of Parks and Recreation Series 523 forms (Building, Structure, and Object Record; Archaeological Site Record; or District Record, as applicable).						
5-6	City staff shall require applicants for grading permits in undeveloped (not covered in buildings or pavement) areas requiring grading of undisturbed soil to provide studies by qualified paleontologists assessing the sensitivity of sites for buried paleontological resources. On properties determined to be moderately to highly sensitive for paleontological resources, such studies shall provide a detailed mitigation plan, including a monitoring program and recovery and/or in situ preservation plan, based on the recommendations of a qualified paleontologist who meets the Secretary of the Interior's Professional Qualifications Standards.	Yes	Yes	Project Applicant	Prior to issuance of grading permit	City of Clovis Planning Division	
5-7	Should any potentially significant fossil resources, including human remains, be discovered during project implementation, no further grading shall occur in the area of the discovery until the Planning Director concurs in writing that adequate provisions are in place to protect these resources. c. Unanticipated discoveries shall be treated in accordance with applicable state law and evaluated for significance by a certified professional paleontologist that meets the Secretary of the Interior's Professional Qualifications Standards. If significance criteria are met, then the project shall be required to protect the resource through avoidance or mitigate impacts to the resource by performing data recovery, professional identification, radiocarbon dates as applicable, and other special studies; curate materials with a recognized scientific or educational repository; and provide a comprehensive final report, including catalog with museum numbers.	Yes	Yes	Project Applicant	Prior to issuance of grading permit	City of Clovis Planning Division	

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5.7 GREENHOUSE GAS EMISSIONS						
7-1 Prior to issuance of construction permits, the City of Clovis Planning Division shall require that applicants for new development projects submit documentation showing that greenhouse gas (GHG) emissions meet a 29 percent reduction from business-as-usual (BAU) in accordance with the methodology identified by the San Joaquin Valley Air Pollution Control District (SJVAPCD). The documentation shall identify measures to be incorporated into the considered project that would reduce GHG emissions from BAU. Such measures include, but are not limited to the following: ▪ Provide a pedestrian access network that internally links all uses and connects to existing external streets and pedestrian facilities. ▪ Provide the minimum number of parking spaces required. ▪ Create a shared parking program, as feasible. ▪ Provide bicycle end-of-trip facilities (e.g., bike parking, showers, and lockers). ▪ Develop rideshare and ride-matching assistance programs. ▪ For planned residential development, design and incorporate a neighborhood electric vehicle system. ▪ Design buildings to be electric vehicle charging-station-ready. ▪ Coordinate with the City of Clovis and/or the Fresno Area Express to install bus stops at or near the project site. ▪ Design buildings to be energy efficient beyond the requirements of Title 24. ▪ Design and orient structures to maximize shade in the summer and sun exposure in the winter. ▪ Install vegetative roofs that cover at least 50 percent of the roof area. ▪ Design buildings to incorporate passive solar design and solar heaters. ▪ Install solar panels on carports and parking areas. ▪ Limit nonessential idling of commercial vehicles beyond Air Toxic Control Measures idling restrictions.	Yes	Yes	Project Applicant	Prior to issuance of construction permit	City of Clovis Planning Division	

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5.12 NOISE							
12-1	Individual projects that involve vibration-intensive construction activities within 200 feet of sensitive receptors, such as blasting, pile drivers, jack hammers, and vibratory rollers, shall be evaluated for potential vibration impacts. A study shall be conducted for individual projects where vibration-intensive impacts may occur. If construction-related vibration is determined to be perceptible at vibration-sensitive uses, additional requirements, such as use of less-vibration-intensive equipment or construction techniques, shall be implemented during construction (e.g., nonexplosive blasting methods, drilled piles as opposed to pile driving, etc.).	Yes	Yes	Project Applicant	Prior to construction activities	City of Clovis Planning Division	
12-2	Applicants for new development projects within 500 feet of sensitive receptors shall implement the following best management practices to reduce construction noise levels: - Consider the installation of temporary sound barriers for construction activities immediately adjacent to occupied noise-sensitive structures. - Equip construction equipment with mufflers. - Restrict haul routes and construction-related traffic. - Reduce nonessential idling of construction equipment to no more than five minutes.	Yes	Yes	Project Applicant	Prior to construction activities	City of Clovis Planning Division	
5.14 PUBLIC SERVICES							
14-1	For requests for annexation for noncontiguous development (defined as new development that is in excess of one-half mile from the existing City limits and is, on all sides, adjacent to or immediately across the street from vacant or agricultural land uses or other uses that do not have existing City water and sewer service), the City shall require an analysis of the fiscal impacts of the proposed development. The analysis shall quantify, to the satisfaction of the City, the likely and potential increase in capital costs and ongoing operations and maintenance costs over and above that expected from development that is contiguous. The City may oppose annexations that do not provide for a funding mechanism to pay for the increase in costs associated with the development being noncontiguous, and the funding mechanism shall be in addition to the taxes and other funding sources used	Yes	Yes	Project Applicant	Prior to project approval	City of Clovis Planning Division	

Mitigation Monitoring and Reporting Program

Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

Mitigation Measure		Applies to 2035 Scenario	Applies to Full Buildout	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	for development that is contiguous. The City shall require subsequent development adjacent to the non-contiguous development to provide a similar funding mechanism. The City may terminate such funding mechanisms when it is satisfied that the development no longer poses a cost burden above and beyond that associated with contiguous development.						

**APPENDIX D - GENERAL PLAN
STATEMENT OF OVERRIDING CONSIDERATIONS**

AGENDA ITEM NO. 3.

**CITY OF CLOVIS
CITY COUNCIL
RESOLUTION 14 - 81
GENERAL PLAN AND DEVELOPMENT CODE UPDATE
EXHIBIT B-3
FORM OF STATEMENT OF OVERRIDING CONSIDERATIONS**

Introduction

The City of Clovis is the lead agency under CEQA responsible for preparation, review, and certification of the Final EIR for the Clovis General Plan and Development Code Update. As the lead agency, the City is also responsible for determining the potential environmental impacts of the proposed action, which of those impacts are significant, and which can be mitigated through imposition of mitigation measures to avoid or minimize those impacts to a level of less than significant. CEQA then requires the lead agency to balance the benefits of a proposed action against its significant unavoidable adverse environmental impacts in determining whether or not to approve the proposed project (Project). In making this determination, the City is guided by State CEQA Guidelines Section 15093, which provides:

CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable."

When the lead agency approves a project which will result in the occurrence of significant effects which are identified in the final EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the Final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record.

If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the notice of determination. This statement does not substitute for, and shall be in addition to, findings required pursuant to Section 15091.

In addition, Public Resources Code, Section 21081(b), requires that where a public agency finds that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in an EIR and thereby leave significant unavoidable effects, the public agency must also find that overriding economic, legal, social, technological, or other benefits of the project outweigh the significant effects of the project.

Pursuant to Public Resources Code Section 21081(b) and the State CEQA Guidelines Section 15093, the City of Clovis has balanced the benefits of the Project against the following unavoidable adverse impacts associated with the Project and has adopted all feasible mitigation measures with respect to these impacts. The City also has examined alternatives to the Project, none of which both meets the Project objectives and is environmentally preferable to the proposed Project for the reasons discussed in the Findings and Facts in Support of Findings.

Significant Unavoidable Adverse Environmental Impacts

Although most potential Project impacts have been substantially avoided or mitigated, as described in the Findings and Facts in Support of Findings, there remain some Project impacts for which complete mitigation is not feasible. For some impacts, mitigation measures were identified and adopted by the lead agency; however, even with implementation of the measures, the City finds that the impact cannot be reduced to a level of less than significant. The impacts and alternatives are described below and were also addressed in the Findings.

The Draft Program EIR (Draft PEIR) identified the following significant unavoidable adverse impacts of the proposed Project:

Agricultural Resources

2035 Scenario and Full Buildout

- **Impact 5.2-1, Loss of Important Farmland.** Buildout of the proposed General Plan Update would convert 3,206 acres of Prime Farmland, 1,834 acres of Farmland of Statewide Importance, and 1,585 acres of Unique Farmland to nonagricultural land uses.
- **Impact 5.2-2, Conversion of Agriculture to Nonagricultural Use.** The General Plan Update would change the land use designation of 4,610 acres designated for agriculture to other land use designations.
- **Impact 5.2-3, Williamson Act.** General Plan Update buildout would convert 3,047 acres of farmland bearing Williamson act contracts to nonagricultural land uses.

Implementation of the General Plan Update would result in significant, unavoidable impacts to these three impact areas. Implementation of Mitigation Measures 2-1 through 2-3 would not fully mitigate the direct loss of farmlands associated with the implementation of the General Plan Update because there would still be a net reduction in the total amount of land suitable for agricultural use. The impacts would therefore be significant and unavoidable under both scenarios.

Air Quality

2035 Scenario and Full Buildout

- **Impact 5.3-1, Inconsistency with Air Quality Management Plan.** The General Plan Update would be consistent with the San Joaquin Valley Air Pollution Control District's (SJVAPCD) control measures; however, development associated with the buildout of the

General Plan Update would exceed the SJVAPCD significance thresholds and thus would be inconsistent with the applicable air quality management plan.

The proposed project would generate a substantial increase in criteria air pollutants that would exceed the SJVAPCD significance thresholds. Because dispersion modeling is not applicable for a program EIR, projects with emissions of any criteria air pollutant that exceed these values are considered to have the potential to exceed the ambient air quality standards, resulting in a potentially significant impact with regard to consistency with SJVAPCD's air quality plans. Therefore, even though the proposed project is consistent with the control measures in the air quality management plans, to be conservative, it is considered inconsistent with the SJVAPCD's air quality plans. Goals and policies in the proposed General Plan Update would facilitate continued emissions reductions. However, due to the programmatic nature of the proposed General Plan Update, no additional mitigating policies are available to reduce emissions to less than significant levels. Therefore, Impact 5.3-1 would remain significant and unavoidable.

- **Impact 5.3-2, Construction Emissions.** Construction activities associated with buildout of the General Plan Update would generate short-term emissions that exceed SJVAPCD'S significance threshold criteria and would contribute to the ozone and particulate matter nonattainment designations of the SJV Air Basin.

Implementation of Standard Condition 1 (SC-1) and Mitigation Measures 3-1 and 3-2 and compliance with the City's applicable development code sections and SJVAPCD rules (e.g., Rule 9510) would reduce criteria air pollutant emissions from construction-related activities. However, due to the magnitude of emissions generated by future construction activities, no mitigation measures are available that would reduce impacts below SJVAPCD's thresholds. Therefore, Impact 5.3-2 would remain significant and unavoidable.

- **Impact 5.3-3, Long-Term Emissions.** Implementation of the Land Use Plan of the proposed General Plan Update would generate long-term emissions that would exceed the SJVAPCD's significance threshold criteria and cumulatively contribute to the ozone and particulate matter nonattainment designations of the SJVAB.

Goals and policies in the proposed General Plan Update would reduce vehicle trip lengths and encourage use of alternative forms of transportation, which would also reduce criteria air pollutants in the Plan Area. In addition, compliance with SJVAPCD regulations and implementation of SC-1 and Mitigation Measures 3-3 would reduce operational-phase emissions to the extent possible. However, due to the magnitude of emissions generated by the planned land uses, no mitigation measures are available that would reduce emissions below SJVAPCD's thresholds. Therefore, Impact 5.3-3 would remain significant and unavoidable.

Cultural Resources

2035 Scenario and Full Buildout

- **Impact 5.5-1, Historic Resources.** The proposed General Plan Update would allow development in areas that have historic resources identified by previous cultural resource

surveys and the Fresno County List of Historic Places. Development in these areas would potentially disturb historic resources.

Mitigation Measure 5-1 requires historic resources assessments prior to construction of projects that may impact historic resources. Mitigation Measures 5-2 and 5-3 would reduce impacts to historic resources; for instance, Mitigation Measure 5-3 requires recording resources. However, impacts to historic resources would remain significant and unavoidable for both the 2035 Scenario and Full Buildout.

Greenhouse Gas Emissions

2035 Scenario and Full Buildout

- **Impact 5.7-1, Greenhouse Gas Emissions.** Implementation of the proposed General Plan Update would result in a substantial increase in GHG emissions for year 2035 and beyond year 2035 (Full Buildout) compared to existing conditions. Additionally, though community-wide GHG emissions at year 2035 and Full Buildout would be less than business-as-usual (BAU) conditions, the proposed General Plan Update would not meet the SJVAPCD's threshold of 29 percent below BAU or the long-term reduction target of Executive Order S-03-05.

Compliance with statewide measures would reduce GHG emissions associated with implementation of the proposed General Plan Update. Implementation of the proposed General Plan Update would improve the job-to-housing ratio to 0.93 job per household in year 2035 compared to the current 0.75 ratio, and to 1.0 job per household after Full Buildout. This improved ratio would contribute to shortening the average trip distance of residents to their jobs and to the reduction of total vehicle miles traveled in the Plan Area, resulting in a per capita reduction in GHG emissions in the Plan Area. Furthermore, the policies in the proposed General Plan Update; SC-1; and Mitigation Measures 3-1, 3-5, and 7-1 would ensure that GHG emissions from buildout of the proposed General Plan Update would be minimized to the extent feasible.

However, due to the magnitude of the proposed General Plan Update's development, its implementation would substantially increase GHG emissions from existing conditions in year 2035 and Full Buildout, exceeding the SJVAPCD threshold of 29 percent below BAU. Additional statewide measures would be necessary to reduce GHG emissions under the proposed General Plan Update to meet the SJVAPCD BAU threshold and the reduction target of Executive Order S-03-05. As identified by the California Council on Science and Technology, the state cannot meet the 2050 goal without major advancements in technology. Since no additional statewide measures to reduce emissions beyond year 2020 are available, Impact 5.7-1 would be significant and unavoidable.

Hydrology and Water Quality

2035 Scenario and Full Buildout

- **Impact 5.9-2, Groundwater Use.** Development pursuant to the General Plan Update would increase the demand on groundwater use and also increase impervious surfaces in the Plan Area, which would impact opportunities for groundwater recharge.

Based on the 2010 Urban Water Management Plan (UWMP), forecast water supplies available to the City of Clovis would meet estimated water demands generated by buildout of the General Plan Update under the 2035 Scenario, but would not meet demands at Full Buildout (see the analysis of impacts on water supplies in Section 5.17.1, *Water Service*, of the Draft PEIR). Although the estimated population of the Plan Area at buildout of the 2035 Scenario (184,100 persons) is lower than the 2035 population estimate in the 2010 City of Clovis UWMP (188,224 persons), the duration and severity of the current drought is unknown. In addition, Full Buildout would require the City to obtain expanded water supplies other than groundwater—that is, local surface water, imported water, recycled water (for nonpotable uses), or some combination thereof—to avoid depleting groundwater to meet water demands by full General Plan Update buildout. The potential for development in accordance with the General Plan Update to deplete groundwater or interfere with groundwater recharge, therefore, is determined to be potentially significant in both the 2035 Scenario and Full Buildout.

Details on long-term water planning and regulatory measures are included in Section 5.17, *Utilities and Service Systems*, of the Draft PEIR. However, no mitigation measures beyond the long-term facility planning, conservation measures, recycling projects, and existing regulatory measures (e.g., SB 610 and SB 221) have been identified to address the proposed project's significant impact on water supply and groundwater depletion/recharge opportunities. Thus, Impact 5.9-2 would remain significant and unavoidable.

Noise and Vibration

2035 Scenario and Full Buildout

- **Impact 5.12-1, Traffic Noise.** Traffic-related noise impacts from the implementation of the General Plan are significant. Traffic generated by buildout of the General Plan Update would substantially increase noise along major traffic corridors in the Plan Area and could expose existing and planned residents to substantial noise levels.

To reduce potential noise impacts to new sensitive land uses, Environmental Safety Element Policy 3.1 would require mitigation measures to ensure existing and future land use compatibility. Policy 3.2 would discourage land use and traffic patterns that would expose sensitive land uses or noise-sensitive areas to unacceptable noise levels. Policy 3.5 would minimize noise impacts by requiring appropriate site, circulation, equipment, and building design; sound walls; landscaping; and other buffers. Policy 3.9 would require the City to coordinate with Caltrans to ensure the inclusion of noise mitigation measures in the design of new highway projects or improvements to existing facilities. However, these policies would only affect new land uses. There are no feasible mitigation measures available that would prevent impacts to existing homes fronting the major transportation corridors. Thus, Impact 5.12-1 would remain significant and unavoidable.

- **Impact 5.12-4, Construction Vibrations.** Buildout of the individual land uses and projects for implementation of the General Plan could expose sensitive uses to strong groundborne vibration.

Mitigation Measure 12-1 would reduce vibration impacts by requiring alternative construction methods. However, it cannot be guaranteed that these methods can be implemented and that vibration impacts from construction of future projects would not occur. Consequently, Impact 5.12-4 would remain significant and unavoidable.

- **Impact 5.12-5, Construction Noise.** Construction activities associated with buildout of the individual land uses and projects for implementation of the General Plan would substantially elevate noise levels in the vicinity of noise-sensitive land uses.

Mitigation Measure 12-2 would reduce construction noise impacts to the extent feasible. However, factors such as distance, source to receiver geometry, and other site conditions may render the mitigation measure infeasible or ineffective for individual future projects in the Plan Area. Thus, Mitigation Measure 12-2 would not guarantee that construction noise impacts would be reduced to less than significant levels, and Impact 5.12-5 would remain significant and unavoidable.

Population and Housing

Full Buildout

- **Impact 5.13-1, Population Growth.** Under the 2035 Scenario, buildout of the General Plan Update would result in similar population growth as projected by the Fresno COG; however, Full Buildout would substantially increase population in the Plan Area by over 150 percent by year 2080, which is also beyond Fresno COG's planning horizon.

Full Buildout of the proposed project would result in up to 294,300 people compared to the existing 115,000 person population in the Plan Area. This substantial, 156 percent increase in population would occur both directly through proposed residential, commercial, and office uses under the proposed land use plan and indirectly through planned extensions and improvements of roads and infrastructure into the SOI and non-SOI Plan Area. Furthermore, because the Fresno Council of Government's population projections do not exceed its 25-year planning horizon, it is uncertain whether the City of Clovis' population growth beyond 2035 would keep pace with the proposed project's population growth.

Transportation and Traffic

2035 Scenario

- **Impact 5.16-1, Roadway Segment Operation.** Upon implementation of the land uses and circulation element included in the General Plan Update, one roadway segment in the City of Clovis and several segments in the County of Fresno are projected to operate at unacceptable level of service (LOS) in 2035.

City of Clovis

- Minnewawa Avenue: Shaw Avenue to Ashlan Avenue (LOS F in PM peak hour)

This segment of Minnewawa Avenue from Shaw Avenue to Ashlan Avenue would operate at LOS F in PM peak hour; however, an exception to the City's LOS standard would apply to this roadway segment, per Policy 2.1 of the General Plan Update. Thus, no roadways in the City of Clovis would operate at unacceptable LOS in the 2035 Scenario.

County of Fresno

- Copper Avenue: Willow Avenue to Auberry Road (LOS E in AM peak hour)
- Copper Avenue: Auberry Road to Minnewawa Avenue (LOS F in AM and PM peak hours)
- Behymer Avenue: Clovis Avenue to Fowler Avenue (LOS D in PM peak hour)
- Herndon Avenue: McCall Avenue to Academy Avenue (LOS D in PM peak hour)
- Ashlan Avenue: Minnewawa Avenue to Clovis Avenue (LOS F in AM and PM peak hours)
- Ashlan Avenue: McCall Avenue to Academy Avenue (LOS D in PM peak hour)
- Minnewawa Avenue: Copper Avenue to Behymer Avenue (LOS F in AM and PM peak hours)
- Fowler Avenue: Behymer Avenue to Shepherd Avenue (LOS E in PM peak hour)
- DeWolf Avenue: Herndon Avenue to Bullard Avenue (LOS D in AM and PM peak hour)
- McCall Avenue: Herndon Avenue to Shaw Avenue (LOS F in AM and PM peak hours)
- Academy Avenue: Herndon Avenue to Shaw Avenue (LOS D in PM peak hour)

Since these roadways are not under the City's jurisdiction, impacts would remain significant and unavoidable.

Caltrans Facilities

- SR 168 Eastbound: McKinley Avenue to Shields Avenue (LOS E in AM and PM peak hours)
- SR 168 Eastbound: Shields Avenue to Ashlan Avenue (LOS E in AM and PM peak hours)
- SR 168 Westbound: Ashlan Avenue to Shields Avenue (LOS E in AM peak hour)
- SR 168 Eastbound: Herndon Avenue to Fowler Avenue (LOS E in PM peak hour)
- SR 168 Westbound: Fowler Avenue to Herndon Avenue (LOS F in AM peak hour; LOS E in PM peak hour)

- SR 168 Westbound: Temperance Avenue to Fowler Avenue (LOS E in AM peak hour)
- SR 168: Temperance Avenue to Owens Mountain Parkway (LOS F in PM peak hour)

Although traffic improvements have been identified that could mitigate these impacts, these improvements would be under the jurisdiction of Caltrans. Since the City of Clovis does not have control over the implementation of these mitigation measures, this impact would remain significant and unavoidable.

Full Buildout

- **Impact 5.16-1, Roadway Segment Operation.** At Full Buildout, several roadway segments in the City of Clovis and County of Fresno, and several Caltrans facilities would be impacted and require improvements, including segment extensions and lane expansions.

City of Clovis (includes roadways in Clovis's future jurisdictional boundary)

- Copper Avenue: Willow Avenue to Auberry Road
- Copper Avenue: Auberry Road to Clovis Avenue
- Behymer Avenue: Willow Avenue to Clovis Avenue
- Minnewawa Avenue: Shepherd Avenue to Behymer Avenue
- Clovis Avenue: extended north from Behymer Avenue to Copper Avenue as a 4-lane arterial
- Clovis Avenue: Shepherd Avenue to Perrin Avenue
- Owens Mountain Parkway: DeWolf Avenue to "Muncie Avenue" (east-west collector street east of SR 168)
- Owens Mountain Parkway: McCall Avenue to "Dockery Avenue" (north-south arterial street east of McCall Avenue in Northeast Urban Center)
- Herndon Avenue: McCall Avenue to "Del Rey Avenue" (north-south collector street west of Academy Avenue in Northeast Urban Center)
- McCall Avenue: SR 168 to Owens Mountain Parkway
- McCall Avenue: north of Herndon Avenue
- Ashlan Avenue: Thompson Avenue to McCall Avenue
- DeWolf Avenue: Bullard Avenue south to City Limits
- Leonard Avenue: Bullard Avenue south to City Limits
- Shepherd Avenue: Willow Avenue to Temperance Road

- Alluvial Avenue: Clovis Avenue to Temperance Avenue
- Herndon Avenue: Temperance Avenue to DeWolf Avenue
- Gettysburg Avenue: Clovis Avenue to Sierra Vista Parkway
- Willow Avenue: Herndon Avenue to Escalon Avenue
- Sunnyside Avenue: Alluvial Avenue to Fifth Street
- Fowler Avenue: Enterprise Canal to Nees Avenue
- Armstrong Avenue: Alluvial Avenue to Herndon Avenue

County of Fresno

- McCall Avenue: Herndon Avenue to SR 180
- Academy Avenue: Herndon Avenue to Shaw Avenue

Caltrans Facilities

- SR 168: Herndon Avenue to Temperance Avenue
- SR 168: Temperance Avenue to Shepherd Avenue/McCall Avenue
- SR 168: Shepherd Avenue/McCall Avenue to "Dockery Avenue"
- SR 168: east of "Dockery Avenue" to east of "Indianola Avenue" (north-south arterial west of Academy Avenue in Northeast Urban Center)

Changes in technology, demographics, and economic conditions, particularly over a long time frame (e.g., 40+ years), may affect people's travel behavior in ways that are not captured by the traffic model and would be speculative to predict at this time. Because the full buildout of the General Plan is not expected to occur until approximately 2080, and given the limitations to predicting traffic, it is not possible to reasonably predict future traffic volumes on roadways and the required capacity to meet applicable LOS standards.

As presented above, several segments would need to be expanded and extended. At the time of the preparation of this analysis, no funding sources have been identified to implement the required improvements, and many of the segments are outside of the City of Clovis' jurisdiction. Therefore, this would be a significant unavoidable impact.

Utilities and Service Systems

2035 Scenario and Full Buildout

- **Impact 5.17-1, Water Supply.** Although the 2010 Urban Water Management Plan indicates sufficient water supply sources through year 2035, the severity and uncertain duration of California's recent drought conditions makes water supply unreliable. Therefore, water

supply impacts are considered potentially significant under both the 2035 Scenario and Full Buildout.

Although adequate water supplies have been identified in the 2010 Urban Water Management Plan for demand as projected for 2035, this information does not take into account recent drought conditions. Given the uncertainty of the potential ongoing severity and duration of the drought, water supply for the 2035 Scenario and Full Buildout is not reliably sourced. In addition, water supply for Full Buildout of the General Plan has not yet been identified beyond the total 2035 forecast water supply of 71,798 acre feet per year. Considering current water supply constraints—including the record 2013–2014 California drought and the critically overdrafted status of the Kings Sub-basin—it is uncertain whether the City would be able to secure water supplies. Therefore, water supply impacts under the 2035 Scenario and Full Buildout of the General Plan Update are significant and unavoidable.

Alternatives

In addition, the Draft PEIR evaluated the following four alternatives for their potential to avoid or substantially lessen the significant impacts of the proposed project:

- **No Project.** Reflects the existing 1993 General Plan
- **Moderate Growth within SOI.** Same land uses as the proposed General Plan Update (GPU) for City and SOI areas. Existing County of Fresno designations would apply to areas outside SOI. Approximately 31 percent decrease in residents and employees in comparison to proposed GPU.
- **Concentrated Growth within SOI.** Accommodate the same level of development as proposed GPU by increasing densities within the City and SOI boundary. Land use designations beyond the SOI would not be changed. Approximately 96 percent of residential development and 99 percent of non-residential development would be within SOI boundary.
- **Low Density Growth.** Modify land uses in similar area as the proposed GPU but substantially reduce densities in the City's SOI and the Northeast and Northwest Urban Centers. Population and housing units would be approximately half of the proposed GPU.

To varying degrees, each of the alternatives would lessen and avoid some of the unavoidable impacts of the proposed Project. The Moderate Growth within SOI alternative and Low Density Growth alternative would both eliminate significant unavoidable impacts to water supply (for 2035 and Full Buildout) and population growth (Full Buildout). Although each of these alternatives would be physically feasible, none of them would be as effective in achieving all of the project objectives as the proposed GPU. In particular, none of the alternatives were determined to be as economically feasible as the proposed GPU with respect to accommodating 80 years of fiscally sustainable growth. The four alternatives were rejected by the City in favor of the proposed project.

Overriding Considerations

The City, after balancing the specific economic, legal, social, technological, and other benefits of the proposed Project, including regionwide or statewide environmental benefits, has determined that the unavoidable adverse environmental impacts identified above may be considered acceptable due to the following specific considerations that outweigh the unavoidable, adverse environmental impacts of the proposed Project, in accordance with CEQA Section 21081(b) and State CEQA Guideline Section 15093.

1. Fiscal benefits to the City, including reserving land area for jobs, investing in economic development, increasing retail spending in Clovis, and revitalizing commercial corridors to generate sufficient revenues to pay for continuation and improvement in public facilities and services, such as fire and police, and infrastructure.
2. Reduction in vehicle miles travelled and associated greenhouse gas emissions by designating compact, concentrated mixed-use development in Loma Vista and the Northeast and Northwest Urban Centers.
3. Increase in use of non-motorized transportation such as walking and biking by locating land uses such as housing, essential neighborhood-serving retail, and employment together, particularly in the three urban centers, to reduce distances between destinations.
4. Consistency with the strategies outlined in the Fresno Council of Government's 2011 Regional Transportation Plan and the San Joaquin Valley Blueprint Smart Growth Principles.
5. Proposed General Plan Update goals and policies that address citywide and neighborhood-specific sustainability and healthy communities' strategies.

Mitigation Monitoring and Reporting Program

Clovis General Plan Update - Mitigation Monitoring and Reporting Program

Mitigation Measure		Applies to 2035 Scenario	Applies to Full Buildout	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
5.2 AGRICULTURE AND FORESTRY RESOURCES							
2-1	The City shall adopt either a 1) regional agricultural preservation program in coordination with regional partners, such as the Fresno Council of Governments (COG), its member agencies and farming stakeholders; or 2) a local Farmland Preservation Plan (FFP) by June 25, 2017, which is the expiration date of the City's Memorandum of Understanding with the County, as amended in 2000 (commonly referred to as the Tax Sharing MOU). The 2008 Model Farmland Conservation Program for Fresno County prepared by COG and the American Farmland Trust may be considered as a starting point for either program. Additionally, either program shall evaluate and incorporate, as appropriate, any policies, programs, and implementation tools contained in the Guide for Resource Management proposed as part of the Phase II San Joaquin Valley Greenprint work program. The adopted program shall include policies, standards and measures to avoid the unnecessary conversion of agricultural lands and shall include provisions for: (a) minimizing potential detrimental effects caused by urban development; (b) avoiding the premature conversion of Prime Farmland, Unique Farmland, and Farmland of Statewide Importance; (c) preserving farmland, including, if appropriate, mitigation fees to fund farmland preservation efforts; (d) integrating identified mitigation measures into the entitlement process; and (e) addressing enforcement through the regulatory environment.	Yes	Yes	City of Clovis Planning Division with applicable regional entities	Prior to discretionary project approval	City of Clovis Planning Division	
2-2	Upon adoption, project applicants for properties that include designated Prime Farmland, Farmland of Statewide Importance, or Unique Farmland shall comply with the requirements of the adopted regional agricultural preservation program or local FFP.	Yes	Yes	Project Applicant	Prior to discretionary project approval	City of Clovis Planning Division	
2-3	Pending adoption of a regional agricultural preservation program or local FFP, or if a regional agricultural preservation program or local FFP is not in place by June 25, 2017, the following requirements shall apply: (1) Project applicants for properties that include more than 20 acres designated Prime Farmland, Farmland of Statewide Importance, or	Yes	Yes	Project Applicant	Prior to discretionary project approval	City of Clovis Planning Division	

Mitigation Monitoring and Reporting Program

Clovis General Plan Update - Mitigation Monitoring and Reporting Program

Mitigation Measure	Applies to 2035 Scenario	Applies to Full Buildout	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
Unique Farmland shall be prepare or fund an agricultural resource evaluation prior to project approval. (2) The resource evaluation shall use generally accepted methodologies (such as the Land Evaluation and Site Assessment Model) to identify the potentially significant impact of the loss of agricultural land. (3) If the loss of agricultural land is determined to be a potentially significant impact, the resource evaluation shall consider the economic viability of future agricultural use of the property. (4) If the agricultural resource is considered significant (based on LESA or other accepted methodology) and future agricultural use is considered economically viable, the conversion will be deemed significant. The City shall require mitigation by one of the following methods: (a) Mitigation at a 1:1 ratio of converted to preserved acreage through a regional conservation easement, or payment of its valuation equivalent if a fee mitigation program is established. If 1:1 mitigation is determined to be economically infeasible, based upon all of the evidence, the ratio may be reduced to an economically feasible ratio or no further mitigation shall be required. This determination shall be made by the City's Director of Planning and Development Services based upon substantial evidence in the record; or (b) Other potential mitigation which achieves the same mitigating effect as the measures identified above, consistent with the CEQA Statutes and Guidelines. This determination shall be made by the City's Director of Planning and Development Services based upon substantial evidence in the record. <i>One possible substitute mitigation measure to achieve the preservation of agricultural land is through the use of benchmark densities that are designed to increase development efficiency.</i>						

Mitigation Monitoring and Reporting Program

Clovis General Plan Update - Mitigation Monitoring and Reporting Program

Mitigation Measure	Applies to 2035 Scenario	Applies to Full Buildout	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
When development equals or exceeds the benchmark densities, no further mitigation is required because the community has taken steps to preserve agricultural land by increasing densities beyond a certain threshold thereby accommodating growth trends on less land. When development does not equal or exceed the benchmark densities, a sliding scale of mitigation fees are paid. The General Plan contains many efficiency policies and land use designations to aid in the preservation of agricultural land, which are based upon the San Joaquin Valley Blueprint and Landscape of Choice principles. See, for example: Land Use Element Goal 3 (orderly and sustainable outward growth into three Urban Centers); Land Use Element Goal 4, Policy 3.8 (land use compatibility); Land Use Element Goal 4, Policy 3.9 (connected development); Land Use Element Goal 4, Policy 4.4 (farmland conservation); Land Use Element Goal 5 (diverse housing and transit oriented development); Land Use Goal 6, Policy 6.2 (smart growth); Land Use Element, Table LU-2 (land use designations); Economic Development Element, Goal 1, Policy 1.2 (jobs-housing ratio); Economic Development Element, Goal 5 (mix of land uses and types of development); Circulation Element, Goal 1, Policy 1.8 (network completion); Circulation Element, Goals 3 and 4, multimodal transportation, bicycle and transit system); Open Space and Conservation Element Goal 2, Policies 2.4 and 2.5 (agricultural lands and right to farm); Air Quality Element, Goal 1, Policy 1.1 (land use and transportation); 2010 Housing Element, Regional Housing Needs Assessment (RHNA) requirements; Fresno COG Sustainable Communities Strategy. These efficiency policies and land use designations are designed to prevent the premature conversion of farmland by encouraging infill development, by requiring new development to be built at considerably higher densities than Clovis or the region has traditionally seen, by requiring that development occur in a compact, orderly manner, and by providing for balanced						

Mitigation Monitoring and Reporting Program

Clovis General Plan Update - Mitigation Monitoring and Reporting Program

Mitigation Measure	Applies to 2035 Scenario	Applies to Full Buildout	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<i>development, including substantial emphasis on increasing the jobs-housing ratio.</i> <i>To the extent benchmark densities are adopted for Clovis or the region, and to the extent the City's General Plan policies and land use designations are consistent with those benchmark densities, mitigation may be met through implementation of the General Plan and application of the benchmark densities.</i> (5) The following properties are determined to be not economically viable for future agricultural use, based upon all of the evidence in the record. Other properties shall be evaluated on a case by case basis: All properties within the Loma Vista Specific Plan ("Loma Vista"). - Properties within Loma Vista were designated for urban development under the 1993 General Plan and the 2003 Loma Vista Specific Plan (formerly called the Southeast Urban Center Specific Plan). - The Loma Vista Specific Plan EIR, page 5-34, makes the following observations: "The project area is located adjacent to the incorporated Clovis City, within the updated 2000 sphere-of-influence limits, thereby supporting concentrated growth pattern adjacent to the existing urban development. The proposed Specific Plan would guide the conversion of the existing agricultural and rural lands to planned urban uses in a gradual, phased, and orderly manner, therefore alleviating development pressure off of outlying unincorporated lands." - Substantial development has occurred in Loma Vista since 2003.						

Mitigation Monitoring and Reporting Program

Clovis General Plan Update - Mitigation Monitoring and Reporting Program

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	- The City, property owners and the development community have relied upon this urbanization in planning for and developing Loma Vista. - The 2000 County General Plan, Land Use Policy LU-G, provides that the County will direct urban growth and development within city spheres of influences to existing incorporated cities, and this policy is memorialized in the City's Memorandum of Understanding with the County, as amended in 2000 (commonly referred to as the Tax Sharing MOU). - The Tax Sharing MOU addresses Loma Vista and recognizes this area as becoming substantially urbanized. In fact, before development could proceed outside of Loma Vista, 60% of the developable area in Loma Vista has to be committed to development. - In 2008, the City adopted a master plan community zone district for the Loma Vista Community Centers North and South and approved a master site plan review for those sites. Projects adjacent to and within the Community Centers have been approved or are pending. The development community has nine pending project applications for development within Loma Vista.						
5.3 AIR QUALITY							
SC-1	Prior to project approval, each applicant for individual, site-specific developments under the General Plan shall comply with the San Joaquin Valley Air Pollution Control District rules and regulations, including, without limitation, Indirect Source Rule 9510. The applicant shall document, to the City's reasonable satisfaction, its compliance with this standard condition.	Yes	Yes	Project Applicant	Prior to discretionary project approval	City of Clovis Planning Division	
3-1	Prior to issuance of any construction permits, development project applicants shall prepare and submit to the City of Clovis Planning Division a technical assessment evaluating potential project construction-related air quality impacts. The evaluation shall be prepared in conformance with San Joaquin Valley Air Pollution Control District (SJVAPCD) methodology in assessing air quality impacts. If construction-related criteria air pollutants are determined to have the potential to exceed the SJVAPCD adopted	Yes	Yes	Project Applicant	Prior to issuance of construction permits	City of Clovis Planning Division	

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thresholds of significance, as identified in the Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI), the City of Clovis Planning Division shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during construction activities. These identified measures shall be incorporated into appropriate construction documents (e.g., construction management plans) submitted to the City and shall be verified by the City's Planning Division. Mitigation measures to reduce construction-related emissions could include, but are not limited to: - Using construction equipment rated by the United States Environmental Protection Agency as having Tier 3 (model year 2006 or newer) or Tier 4 (model year 2008 or newer) emission limits, applicable for engines between 50 and 750 horsepower. A list of construction equipment by type and model year shall be maintained by the construction contractor onsite, which shall be available for City review upon request. - Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards. - Use of alternative-fueled or catalyst-equipped diesel construction equipment, if available and feasible. - Clearly posted signs that require operators of trucks and construction equipment to minimize idling time (e.g., 5-minute maximum). - Preparation and implementation of a fugitive dust control plan that may include the following measures: - Disturbed areas (including storage piles) that are not being actively utilized for construction purposes shall be effectively stabilized using water, chemical stabilizer/suppressant, or covered with a tarp or other suitable cover (e.g., revegetated). - Onsite unpaved roads and offsite unpaved access roads shall be effectively stabilized using water or chemical stabilizer/suppressant. - Land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activities shall be effectively controlled utilizing application of water or by presoaking.						

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- Material shall be covered, or effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained when materials are transported offsite. - Operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. (The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions.) (Use of blower devices is expressly forbidden.) - Following the addition of materials to or the removal of materials from the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant. - Within urban areas, trackout shall be immediately removed when it extends 50 or more feet from the site and at the end of each workday. - Any site with 150 or more vehicle trips per day shall prevent carryout and trackout. - Limit traffic speeds on unpaved roads to 15 mph. - Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than 1 percent. - Install wheel washers for all exiting trucks or wash off all trucks and equipment leaving the project area. - Adhere to Regulation VIII's 20 percent opacity limitation, as applicable. - Enter into a Voluntary Emissions Reduction Agreement (VERA) with the San Joaquin Valley Air Pollution Control District (SJVAPCD). The VERA shall identify the amount of emissions to be reduced, in addition to the amount of funds to be paid by the project applicant to the SJVAPCD to implement emission reduction projects required for the project.						

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3-2	Prior to discretionary approval, applicants for phased development projects (i.e., construction would overlap operation/opening of the project) involving residential land uses shall coordinate with the San Joaquin Valley Air Pollution Control District (SJVAPCD) or the City of Clovis in conjunction with the SJVAPCD in preparation of a health risk assessment (HRA) for construction activities. If the construction HRA identifies risk impacts that exceed the standards as determined by the SJVAPCD at the time the project is considered, it shall identify measures to reduce these impacts. Recommended measures may include those identified in Mitigation Measure 3-1. The recommendations of the construction HRA shall be incorporated into all construction management plans which shall be submitted to the City and verified by the City's Planning Division.	Yes	Yes	Project Applicant	Prior to discretionary project approval	San Joaquin Valley Air Pollution Control District (SJVAPCD) and City of Clovis Planning Division	
3-3	Prior to project approval, development project applicants shall prepare and submit to the City of Clovis Planning Division a technical assessment evaluating potential project operation phase-related air quality impacts. The evaluation shall be prepared in conformance with San Joaquin Valley Air Pollution Control District (SJVAPCD) methodology in assessing air quality impacts. If operational-related criteria air pollutants are determined to have the potential to exceed the SJVAPCD adopted thresholds of significance, as identified in the Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI), the City of Clovis Planning Division shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during operational activities. The identified measures shall be included as part of the Standard Conditions of Approval. Mitigation measures to reduce long-term emissions include, but are not limited to: - For site-specific development that requires refrigerated vehicles, the construction documents shall demonstrate an adequate number of electrical service connections at loading docks for plug in of the anticipated number of refrigerated trailers to reduce idling time and emissions. - Applicants for manufacturing and light industrial uses shall consider energy storage and combined heat and power (CHP) in appropriate	Yes	Yes	Project Applicant	Prior to discretionary project approval	City of Clovis Planning Division	

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applications to optimize renewable energy generation systems and avoid peak energy use. - Site-specific developments with truck delivery and loading areas, and truck parking spaces, shall include signage as a reminder to limit idling of vehicles while parked for loading/unloading in accordance with California Air Resources Board Rule 2845 (13 CCR Chapter 10 § 2485). - Site-specific development shall demonstrate an adequate number of electrical vehicle Level 2 charging stations are provided onsite. The location of the electrical outlets shall be specified on building plans, and proper installation shall be verified by the Building Division prior to issuance of a Certificate of Occupancy. - Applicant-provided appliances shall be Energy Star appliances (dishwashers, refrigerators, clothes washers, and dryers). Installation of Energy Star appliances shall be verified by the Building Division during plan check. - Applicants for large development projects shall establish an employee trip commute reduction program (CTR), in conformance with the San Joaquin Valley Air Pollution Control District Rule 9410. The program shall identify South Valley Rideshare and/or Valley Rides commute programs, which provide information about commute options and connect commuters for carpooling, ridesharing, and other activities. The CTR program shall identify alternative modes of transportation to the project site, including transit schedules, bike and pedestrian routes, and carpool/vanpool availability. Information regarding these programs shall be readily available to employees and clients and shall be posted in a highly visible location and/or made available online. The project applicant shall include the following incentives for commuters as part of the CTR program: - Ride-matching assistance (e.g., subsidized public transit passes) - Preferential carpool parking - Flexible work schedules for carpools - Vanpool assistance or employer-provided vanpool/shuttle - Telecommute and/or flexible work hour programs						

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	• Car-sharing program (e.g., Zipcar) • Bicycle end-trip facilities, including bike parking, showers, and lockers • End-of-trip facilities shall be shown on site plans and architectural plans submitted to the Planning Division Manager. The CTR program shall be prepared to the satisfaction of the Planning Division Manager prior to occupancy permits. • Applicants for future development projects along existing and planned transit routes shall coordinate with the City of Clovis and City of Fresno to ensure that bus pads and shelters are incorporated, as necessary. • Applicants for future development projects shall enter into a Voluntary Emissions Reduction Agreement (VERA) with the San Joaquin Valley Air Pollution Control District (SJVAPCD). The VERA shall identify the amount of emissions to be reduced, in addition to the amount of funds to be paid by the project applicant to the SJVAPCD to implement emission reduction projects required for the project.						
3-4	Prior to discretionary project approval, the City of Clovis shall evaluate new development proposals for sensitive land uses (e.g., residential, schools, day care centers) within the City for potential incompatibilities with regard to the California Air Resources Board's <i>Air Quality and Land Use Handbook: A Community Health Perspective</i> (April 2005). Applicants for sensitive land uses that are within the recommended buffer distances shall submit a health risk assessment (HRA) to the City of Clovis prior to future discretionary project approval. The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment (OEHA) and the San Joaquin Valley Air Pollution Control District (SJVAPCD). The latest OEHA guidelines shall be used for the analysis, including age sensitivity factors, breathing rates, and body weights appropriate for children age 0 to 6 years. If the HRA shows that the incremental cancer risk exceeds ten in one million (10E-06), the appropriate	Yes	Yes	Project Applicant	Prior to discretionary project approval	City of Clovis Planning Division	

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noncancer hazard index exceeds 1.0, or the thresholds established by the SJVAPCD at the time a project is considered, the applicant will be required to identify and demonstrate that mitigation measures are capable of reducing potential cancer and noncancer risks to an acceptable level (i.e., below ten in one million or a hazard index of 1.0), including appropriate enforcement mechanisms. Measures to reduce risk impacts may include but are not limited to the following: ■ Placement of air intakes away from high-volume roadways and/or truck loading zones. ■ Heating, ventilation, and air conditioning systems of the buildings provided with appropriately sized maximum efficiency rating value (MERV) filters. ■ Heating, ventilation, and air conditioning systems for units that are installed with MERV filters shall maintain positive pressure within the building's filtered ventilation system to reduce infiltration of unfiltered outdoor air. Mitigation measures identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the proposed project. The air intake design and MERV filter requirements shall be noted and/or reflected on all building plans submitted to the City and shall be verified by the City's Planning Division.							
3-5	Prior to discretionary project approval, applicants for industrial or warehousing land uses in addition to commercial land uses that would generate substantial diesel truck travel (i.e., 100 diesel trucks per day or 40 or more trucks with diesel-powered transport refrigeration units per day based on the California Air Resources Board recommendations for siting new sensitive land uses), shall contact the San Joaquin Valley Air Pollution Control District (SJVAPCD) or the City of Clovis in conjunction with the SJVAPCD to determine the appropriate level of health risk assessment (HRA) needed. If preparation of an HRA is required, all HRAs shall be submitted to the City of Clovis.	Yes	Yes	Project Applicant	Prior to discretionary project approval	San Joaquin Valley Air Pollution Control District (SJVAPCD) and City of Clovis Planning Division	

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3-6	The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment and the San Joaquin Valley Air Pollution Control District (SJVAPCD). If the HRA shows that the incremental cancer risk exceeds ten in one million (10E-06) or the risk thresholds in effect at the time a project is considered, the appropriate noncancer hazard index exceeds 1.0, or the thresholds as determined by the SJVAPCD at the time a project is considered, the applicant will be required to identify and demonstrate that measures are capable of reducing potential cancer and noncancer risks to an acceptable level, including appropriate enforcement mechanisms. Measures to reduce risk impacts may include but are not limited to: ▪ Restricting idling onsite beyond Air Toxic Control Measures idling restrictions, as feasible ▪ Electrifying warehousing docks ▪ Requiring use of newer equipment and/or vehicles ▪ Restricting offsite truck travel through the creation of truck routes Measures identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the proposed project. Prior to project approval, if it is determined during project-level environmental review that a project has the potential to emit nuisance odors beyond the property line, an odor management plan shall be prepared and submitted by the project applicant prior to project approval to ensure compliance with San Joaquin Valley Air Pollution Control District (SJVAPCD) Rule 4102. The following facilities that are within the buffer distances specified from sensitive receptors (in parentheses) have the potential to generate substantial odors: ▪ Wastewater Treatment Plan (2 miles) ▪ Sanitary Landfill (1 mile) ▪ Transfer Station (1 mile) ▪ Composting Facility (1 mile) ▪ Petroleum Refinery (2 miles)	Yes	Yes	Project Applicant	Prior to discretionary project approval	City of Clovis Planning Division	

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- Asphalt Batch Plant (1 mile) - Chemical Manufacturing (1 mile) - Fiberglass Manufacturing (1 mile) - Painting/Coating Operations (1 mile) - Food Processing Facility (1 mile) - Feed Lot/Dairy (1 mile) - Rendering Plant (1 mile) The Odor Management Plan prepared for these facilities shall identify control technologies that will be utilized to reduce potential odors to acceptable levels, including appropriate enforcement mechanisms. Control technologies may include but are not limited to scrubbers (e.g., air pollution control devices) at an industrial facility. Control technologies identified in the odor management plan shall be identified as mitigation measures in the environmental document and/or incorporated into the site plan.							

5.4 BIOLOGICAL RESOURCES

4-1	Biological Assessment & Focused Surveys The City shall require applicants for future development or redevelopment projects that disturb vegetated, vacant land pursuant to prepare a biological resources survey. The survey shall be conducted by a qualified biologist. The biological resources survey shall include, but not be limited to: - Analysis of available literature and biological databases, such as the California Natural Diversity Database, to determine sensitive biological resources that have been reported historically from the proposed development project vicinity. - Review of current land use and land ownership within the proposed development project vicinity. - Assessment and mapping of vegetation communities present within the proposed development project vicinity. - Evaluation of potential local and regional wildlife movement corridors. - General assessment of potential jurisdictional areas, including wetlands and riparian habitats.	Yes	Yes	Project Applicant	Prior to project approval	City of Clovis Planning Division	
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a) If the proposed development project site supports vegetation communities that may provide habitat for special status plant or wildlife species, a focused habitat assessment shall be conducted by a qualified biologist to determine the potential for special status plant and/or animal species to occur within or adjacent to the proposed development project area. b) If one or more special status species has the potential to occur within the proposed development project area, focused species surveys shall be conducted to determine the presence/absence of these species to adequately evaluate potential direct and/or indirect impacts to these species. c) If construction activities are not initiated immediately after focused surveys have been completed, additional preconstruction special status species surveys may be required, in accordance with the California Endangered Species Act and Federal Endangered Species Act, to assure impacts are avoided or minimized to the extent feasible. If preconstruction activities are required, a qualified biologist will perform these surveys as required for each special status species that is known to occur or has a potential to occur within or adjacent to the proposed development project area. The results of the biological survey shall be presented in a biological resources survey letter report (for proposed development projects with no significant impacts) or biological resources technical report (for proposed development projects with significant impacts that require mitigation to reduce the impacts to below a level of significance) and submitted to the City's Planning Director.						

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4-2	Resource Impact Avoidance/Minimization Project applicants shall avoid potential impacts to sensitive or protected biological resources. Avoidance may include: ▪ Establishing appropriate no-disturbance buffers (consultation with relevant regulatory agencies may be required to establish suitable buffer areas); ▪ Initiating construction at a time when special status or protected animal species will not be vulnerable to project-related mortality (e.g., outside the avian nesting season or bat maternal or wintering roosting season); ▪ Minimizing impact by measures such as : ▪ exclusion and/or silt fencing ▪ relocation of impacted resources ▪ construction monitoring by a qualified biologist ▪ a training program by a qualified biologist for construction personnel on sensitive biological resources.	Yes	Yes	Project Applicant	Prior to project approval	City of Clovis Planning Division	
4-3	Compensatory Mitigation If project-related impacts cannot be avoided or minimized to less than significant in accordance with Mitigation Measure 4-3, feasible, compensatory mitigation shall be developed by a qualified biologist and implemented to reduce impacts to sensitive or protected biological resources. Mitigation may include but is not limited to: ▪ Compensation for lost habitat or waters in the form of preservation or creation of in-kind habitat or waters, either onsite or offsite, protected by conservation easement; ▪ Purchase of appropriate credits from an approved mitigation bank servicing the Clovis General Plan Update Area; ▪ Payment of in-lieu fees.	Yes	Yes	Project Applicant	Prior to project approval	City of Clovis Planning Division	

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4-4	Jurisdictional Wetlands The City shall require applicants of development projects that have the potential to affect jurisdictional resources, to contract with a qualified biologist to conduct a jurisdictional delineation following the methods outlined in the US Army Corps of Engineers' Wetland Delineation Manual to map the extent of wetlands and nonwetland waters, determine jurisdiction, and assess potential impacts. The results of the delineation shall be presented in a wetland delineation letter report and shall be incorporated into the CEQA document(s) required for approval and permitting of the proposed development project. Applicants of development projects that have the potential to impact jurisdictional features shall obtain permits and authorizations from the US Army Corps of Engineers, California Department of Fish and Wildlife, and/or Central Valley Regional Water Quality Control Board. The agency authorization would include impact avoidance and minimization measures as well as mitigation measures for unavoidable impacts. Specific avoidance, minimization, and mitigation measures for impacts to jurisdictional resources shall be determined through discussions with the regulatory agencies during the proposed development project permitting process and may include monetary contributions to a mitigation bank or habitat creation, restoration, or enhancement.	Yes	Yes	Project Applicant	Prior to project approval	City of Clovis Planning Division	
4-5	Migratory Birds The City shall require applicants for new development projects to conduct a pre-construction general nesting bird survey within all suitable nesting habitat that may be impacted by active construction during the general avian breeding season (January 1 to September 15). The preconstruction surveys shall be conducted no more than fourteen days prior to initiation of construction. If no active avian nests are identified within the proposed development project area or within a 300-foot buffer of the proposed development project area, no further mitigation is necessary. If active nests of bird species covered by the Migratory Bird Treaty Act are detected within the proposed development project area or	Yes	Yes	Project Applicant	Prior to project approval	City of Clovis Planning Division	

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	within a 300-foot buffer of the proposed development project area, construction shall be halted until the young have fledged, until a qualified biologist has determined the nest is inactive, or until appropriate mitigation measures that respond to the specific situation have been developed and implemented in consultation with the regulatory agencies.						
5.5 CULTURAL RESOURCES							
5-1	Prior to any construction activities of individual projects that may affect historic resources, a historic resources assessment shall be performed by an architectural historian or historian who meets the Secretary of the Interior's Professional Qualifications Standards requirements in architectural history or history. The assessment shall include a records search at the Southern San Joaquin Valley Information Center to determine if any resources that may potentially be affected by the project have been previously recorded, evaluated, and/or designated on the National Register of Historic Places or California Register of Historic Resources. Following the records search, the qualified architectural historian or historian will conduct a reconnaissance-level and/or intensive-level survey in accordance with the California Office of Historic Preservation guidelines to identify any previously unrecorded potential historic resources that may potentially be affected by the proposed project. If the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code Section 5024.1, Title 14 CCR, Section 4852), mitigation shall be identified within the technical study that ensures the value of the historic resource is maintained.	Yes	Yes	Project Applicant	Prior to construction activities	City of Clovis Planning Division	
5-2	To ensure that individual projects requiring the relocation, rehabilitation, or alteration of a historic resource do not impair its significance, the Interior's Standards for the Treatments of Historic Properties (Standards) shall be used. The application of the standards shall be overseen by a qualified architectural historian or historic architect meeting the Secretary of the Interior's Professional Qualifications Standards. Prior to any construction activities that may affect the historic resource, a report identifying and specifying the treatment of character-defining features and construction activities shall be provided to the City of Clovis.	Yes	Yes	Project Applicant	Prior to construction activities	City of Clovis Planning Division	

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5-3	If an individual project would result in the demolition or significant alteration of a historic resource, it cannot be mitigated to a less than significant level. However, recordation of the resource prior to construction activities will assist in reducing adverse impacts to the resource to the greatest extent possible (but not avoid a significant impact). Recordation shall take the form of Historic American Buildings Survey, Historic American Engineering Record, or Historic American Landscape Survey documentation, and shall be performed by an architectural historian or historian who meets the Secretary of the Interior's Professional Qualifications Standards. Documentation shall include an architectural and historical narrative; medium- or large-format black-and-white photographs, negatives, and prints; and supplementary information such as building plans and elevations and/or historic photographs. Documentation shall be reproduced on archival paper and placed in appropriate local, state, or federal institutions. The specific scope and details of documentation will be developed at the project level.	Yes	Yes	Project Applicant	Prior to construction activities	City of Clovis Planning Division	
5-4	City staff shall require applicants for grading permits in undeveloped (not covered in buildings or pavement) areas requiring grading to provide studies by qualified archaeologists assessing the cultural and historical significance of any known archaeological resources on or next to each respective development site, and assessing the sensitivity of sites for buried archaeological resources. On properties where resources are identified, or that are determined to be moderately to highly sensitive for buried archaeological resources, such studies shall provide a detailed mitigation plan, including a monitoring program and recovery and/or in situ preservation plan, based on the recommendations of a cultural preservation expert who meets the Secretary of the Interior's Professional Qualifications Standards.	Yes	Yes	Project Applicant	Prior to issuance of grading permit	City of Clovis Planning Division	
5-5	Should any cultural resources, including human remains, be discovered during project implementation, no further grading shall occur in the area of the discovery until the Planning Director concurs in writing that adequate provisions are in place to protect these resources. e.—Unanticipated discoveries shall be treated in accordance with applicable state law and evaluated for significance by a professional archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards. If	Yes	Yes	Project Applicant	Prior to issuance of grading permit	City of Clovis Planning Division	

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	significance criteria are met, then the project shall be required to protect the resource through avoidance or mitigate impacts to the resource by performing data recovery; curate materials with a recognized scientific or educational repository; and provide a comprehensive final report including appropriate records for the California Department of Parks and Recreation Series 523 forms (Building, Structure, and Object Record; Archaeological Site Record; or District Record, as applicable).						
5-6	City staff shall require applicants for grading permits in undeveloped (not covered in buildings or pavement) areas requiring grading of undisturbed soil to provide studies by qualified paleontologists assessing the sensitivity of sites for buried paleontological resources. On properties determined to be moderately to highly sensitive for paleontological resources, such studies shall provide a detailed mitigation plan, including a monitoring program and recovery and/or in situ preservation plan, based on the recommendations of a qualified paleontologist who meets the Secretary of the Interior's Professional Qualifications Standards.	Yes	Yes	Project Applicant	Prior to issuance of grading permit	City of Clovis Planning Division	
5-7	Should any potentially significant fossil resources, including human remains, be discovered during project implementation, no further grading shall occur in the area of the discovery until the Planning Director concurs in writing that adequate provisions are in place to protect these resources. c. Unanticipated discoveries shall be treated in accordance with applicable state law and evaluated for significance by a certified professional paleontologist that meets the Secretary of the Interior's Professional Qualifications Standards. If significance criteria are met, then the project shall be required to protect the resource through avoidance or mitigate impacts to the resource by performing data recovery, professional identification, radiocarbon dates as applicable, and other special studies; curate materials with a recognized scientific or educational repository; and provide a comprehensive final report, including catalog with museum numbers.	Yes	Yes	Project Applicant	Prior to issuance of grading permit	City of Clovis Planning Division	

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5.7 GREENHOUSE GAS EMISSIONS							
7-1	Prior to issuance of construction permits, the City of Clovis Planning Division shall require that applicants for new development projects submit documentation showing that greenhouse gas (GHG) emissions meet a 29 percent reduction from business-as-usual (BAU) in accordance with the methodology identified by the San Joaquin Valley Air Pollution Control District (SJVAPCD). The documentation shall identify measures to be incorporated into the considered project that would reduce GHG emissions from BAU. Such measures include, but are not limited to the following: - Provide a pedestrian access network that internally links all uses and connects to existing external streets and pedestrian facilities. - Provide the minimum number of parking spaces required. - Create a shared parking program, as feasible. - Provide bicycle end-of-trip facilities (e.g., bike parking, showers, and lockers). - Develop rideshare and ride-matching assistance programs. - For planned residential development, design and incorporate a neighborhood electric vehicle system. - Design buildings to be electric vehicle charging-station-ready. - Coordinate with the City of Clovis and/or the Fresno Area Express to install bus stops at or near the project site. - Design buildings to be energy efficient beyond the requirements of Title 24. - Design and orient structures to maximize shade in the summer and sun exposure in the winter. - Install vegetative roofs that cover at least 50 percent of the roof area. - Design buildings to incorporate passive solar design and solar heaters. - Install solar panels on carports and parking areas. - Limit nonessential idling of commercial vehicles beyond Air Toxic Control Measures idling restrictions.	Yes	Yes	Project Applicant	Prior to issuance of construction permit	City of Clovis Planning Division	

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5.12 NOISE							
12-1	Individual projects that involve vibration-intensive construction activities within 200 feet of sensitive receptors, such as blasting, pile drivers, jack hammers, and vibratory rollers, shall be evaluated for potential vibration impacts. A study shall be conducted for individual projects where vibration-intensive impacts may occur. If construction-related vibration is determined to be perceptible at vibration-sensitive uses, additional requirements, such as use of less-vibration-intensive equipment or construction techniques, shall be implemented during construction (e.g., nonexplosive blasting methods, drilled piles as opposed to pile driving, etc.).	Yes	Yes	Project Applicant	Prior to construction activities	City of Clovis Planning Division	
12-2	Applicants for new development projects within 500 feet of sensitive receptors shall implement the following best management practices to reduce construction noise levels: - Consider the installation of temporary sound barriers for construction activities immediately adjacent to occupied noise-sensitive structures. - Equip construction equipment with mufflers. - Restrict haul routes and construction-related traffic. - Reduce nonessential idling of construction equipment to no more than five minutes.	Yes	Yes	Project Applicant	Prior to construction activities	City of Clovis Planning Division	
5.14 PUBLIC SERVICES							
14-1	Proponents of noncontiguous development (defined as new development that, on all sides, is adjacent to or immediately across the street from vacant or agricultural land uses or other uses that do not have existing City water and sewer service) shall provide an analysis of the fiscal impacts of the proposed development. The analysis shall quantify, to the satisfaction of the City, the likely and potential increase in capital costs and ongoing operations and maintenance costs over and above that expected from development that is contiguous. The project proponents shall provide for a funding mechanism to pay for the increase in costs associated with the development being noncontiguous, and the funding mechanism shall be in addition to the taxes and other funding sources used for development that is contiguous. The City shall require subsequent development adjacent to the non-	Yes	Yes	Project Applicant	Prior to project approval	City of Clovis Planning Division	

Mitigation Monitoring and Reporting Program

Clovis General Plan Update - Mitigation Monitoring and Reporting Program

Mitigation Measure		Applies to 2035 Scenario	Applies to Full Buildout	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	contiguous development to provide a similar funding mechanism. The City may terminate such funding mechanisms when it is satisfied that the development no longer poses a cost burden above and beyond that associated with contiguous development.						