



EIR ADDENDUM

FOR THE

SHEPHERD NORTH -QUAIL RUN ANNEXATION PROJECT

FEBRUARY 5, 2025

Prepared for:



City of Clovis
Planning Division
1033 Fifth Street
Clovis, CA 93612
(559) 324-2340

Prepared by:

De Novo Planning Group
1020 Suncastr Lane, Suite 106
El Dorado Hills, CA 95762
(916) 580-9818

D e N o v o P l a n n i n g G r o u p

A Land Use Planning, Design, and Environmental Firm



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1.1 PROJECT BACKGROUND

Project Overview

The City approved Shepherd North Project (Project) and certified an EIR on March 19, 2024. The Shepherd North site is located directly north of the City of Clovis limit line at the northeast corner of North Sunnyside Avenue and East Shepherd Avenue. (See Figure 1 Regional Location and Figure 2 Project Vicinity.). The Project site is bounded on the north by Perrin Road, on the east by North Fowler Avenue, on the south by East Shepherd Avenue, and on the west by North Sunnyside Avenue. The Project site includes several distinct planning boundaries. The planning area boundaries was described in the certified EIR as follows:

- Project Area – Includes the whole of the Project site (approximately 155 acres), encompassing the approximate 77-acre Development Area and the approximate 78-acre Non-Development Area.¹
 - Development Area - Includes the parcels being annexed that will be entitled for subdivision and development. This will include a Sphere of Influence (SOI) Expansion, General Plan Amendment, Pre-zone, Annexation/Reorganization, Tentative Tract Map, Planned Development Permit, and Residential Site Plan Review.
 - Non-Development Area - Includes the parcels being included in the SOI expansion that will not be entitled for subdivision or development. This includes two separate areas, each described as an Expansion SubArea. The two Expansion SubAreas total 78 acres and are defined as Expansion SubArea North and Expansion SubArea East.

Project Changes

The Original Project anticipated an SOI expansion to include the Quail Run neighborhood, which was labeled as SubArea North and is described as a Non-Development Area. This area is an 18-lot existing residential development.

The certified EIR anticipated that the SubArea North would ultimately annex into the City of Clovis and be provided city services, including water give that it had been a concern for the residents of the neighborhood. The annexation of the neighborhood, however, was dependent on the residents/owners desiring to annex their property into the City. At the time the EIR was certified, the property owners did not desire to annex the property. This has changed, and the property owners now desire to annex into the City. (See Figure 3 Annexation Map and Figure 4 APN Map.)

The EIR considered the SOI boundary change to be a political boundary change that does not have a direct change to the environment. However, the EIR also considered a future annexation to have some direct changes to the environment. Such changes were anticipated to be infrastructure

¹ It should be noted that the term 'Project Area' is used interchangeably with 'Project Site', throughout the EIR.

installation within the existing developed roadways that would ultimately connect to the individual Quail Run homes. For example, water pipe was anticipated to be installed within the internal roadways in Quail Run, as well as within the boundary roadway of Perrin Road and Sunnyside Avenue. The EIR considered the infrastructure installation in the existing developed roadways to be a less than significant impact on all environmental topics.

Because the Quail Run property owners have decided that they would like to annex into the City of Clovis and receive city services, the City has decided that a review of the annexation relative to the certified EIR is necessary for CEQA compliance prior to consideration of the annexation request.

1.2 CEQA DOCUMENT FOR REVISIONS

The City has determined that the proposed revisions should be analyzed under an EIR Addendum. CEQA Guidelines Section 15164 defines an Addendum as:

The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

...A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record.

Decision to not prepare a Subsequent EIR

The following analysis shows that the proposed changes do not cause a new significant impact or substantially increase the severity of a previously identified significant impact, and there have been no other changes in the circumstances that meet this criterion (CEQA Guidelines section 15162, subd. (a)(2).) There have been no changes in the environmental conditions on the property not previously contemplated and analyzed in the EIR that would result in new or substantially more severe environmental impacts. There is no new information of substantial importance (which was not known or could not have been known at the time of the application, that identifies: a new significant impact (CEQA Guidelines section 15162, subd. (a)(3)(A)); a substantial increase in the severity of a previously identified significant impact (CEQA Guidelines section 15162, subd. (a)(3)(B)); mitigation measures or alternatives previously found infeasible that would now be feasible and would substantially reduce one or more significant effects; or mitigation measures or alternatives which are considerably different from those analyzed in the EIR which would substantially reduce one or more significant effects on the environment (CEQA Guidelines section 15162, subd. (a)(3)(C) and (D)). None of the “new information” conditions listed in the CEQA Guidelines section 15162, subdivision (a)(3) are present here to trigger the need for a Subsequent or Supplemental EIR.

CEQA Guidelines section 15164 states that, “[t]he lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have

occurred.” An addendum is appropriate here because, as explained above, none of the conditions calling for preparation of a subsequent EIR have occurred.

The section below identifies the environmental topics addressed in the EIR, provides a summary of impacts associated with the Original Project, as described in the EIR, and includes a brief analysis of the potential impacts associated with the revisions when compared to the Project approved under the certified EIR.

1.4 ANALYSIS

Analysis of Impacts Found to be Less Than Significant

Specific impacts within the following categories of environmental effects were found to be less than significant as set forth in more detail in the certified EIR. Following each bullet is a conclusion on whether the proposed revision changes the impact conclusion found in the original EIR.

Aesthetics and Visual Resources: The following specific impacts were found to be less than significant: 3.1-1, 3.1-2, and 3.1-3.

- The revisions do not increase the severity of any impact. However, the revisions do not change the environmental conclusion of less than significant that was provided in the certified EIR.

Agricultural Resources: The following specific impacts were found to be less than significant: 3.2-1, 3.2-2, and 3.2-3.

- The revisions do not increase the severity of any impact. However, the revisions do not change the environmental conclusion of less than significant that was provided in the certified EIR.

Air Quality: The following specific impacts were found to be less than significant: 3.3-1, 3.3-2, 3.3-3, 3.3-4, and 3.3-5.

- The revisions do not increase the severity of any impact. However, the revisions do not change the environmental conclusion of less than significant that was provided in the certified EIR.

Biological Resources: The following specific impacts were found to be less than significant: 3.4-1, 3.4-2, 3.4-5, 3.4-6, 3.4-7, 3.4-8, 3.4-9, and 3.4-10.

- The revisions do not increase the severity of any impact. However, the revisions do not change the environmental conclusion of less than significant that was provided in the certified EIR.

Geology and Soils: The following specific impacts were found to be less than significant: 3.6-1, 3.6-2, 3.6-3, 3.6-4, 3.6-5, and 3.6-7.

- The revisions do not increase the severity of any impact. However, the revisions do not change the environmental conclusion of less than significant that was provided in the certified EIR.

Greenhouse Gases, Climate Change, and Energy: The following specific impacts were found to be less than significant: 3.7-1 and 3.7-2.

- The revisions do not increase the severity of any impact. However, the revisions do not change the environmental conclusion of less than significant that was provided in the certified EIR.

Hazards and Hazardous Materials: The following specific impacts were found to be less than significant: 3.8-2, 3.8-3, 3.8-4, 3.8-5, and 3.8-6.

- The revisions do not increase the severity of any impact. However, the revisions do not change the environmental conclusion of less than significant that was provided in the certified EIR.

Hydrology and Water Quality: The following specific impacts were found to be less than significant: 3.9-1, 3.9-2, 3.9-3, 3.9-4, 3.9-5, and 3.9-6.

- The revisions do not increase the severity of any impact. However, the revisions do not change the environmental conclusion of less than significant that was provided in the certified EIR.

Land Use and Population: The following specific impacts were found to be less than significant: 3.10-1, 3.10-2, 3.10-3, and 3.10-4.

- The revisions do not increase the severity of any impact. However, the revisions do not change the environmental conclusion of less than significant that was provided in the certified EIR.

Noise: The following specific impacts were found to be less than significant: 3.11-3, 3.11-4, and 3.11-5.

- The revisions do not increase the severity of any impact. However, the revisions do not change the environmental conclusion of less than significant that was provided in the certified EIR.

Public Services and Recreation: The following specific impacts were found to be less than significant: 3.12-1, 3.12-2, 3.12-3, 3.12-4, 3.12-5, and 3.12-6.

- The revisions do not increase the severity of any impact. However, the revisions do not change the environmental conclusion of less than significant that was provided in the certified EIR.

Transportation and Circulation: The following specific impacts were found to be less than significant: 3.13-2 and 3.13-3.

- The revisions do not increase the severity of any impact. However, the revisions do not change the environmental conclusion of less than significant that was provided in the certified EIR.

Utilities: The following specific impacts were found to be less than significant: 3.14-1, 3.14-2, 3.14-3, 3.14-4, 3.14-5, and 3.14-6, 3-14.7.

- The revisions do not increase the severity of any impact. However, the revisions do not change the environmental conclusion of less than significant that was provided in the certified EIR.

Analysis of Impacts Found to be Less Than Cumulatively Considerable

Specific impacts within the following categories of environmental effects were found to be less than cumulatively considerable contribution as set forth in more detail in the certified EIR. Following each bullet is a conclusion on whether the proposed revision change the impact conclusion found in the original EIR.

Aesthetics and Visual Resources: The following specific impact was found to be less than cumulatively considerable: 4.1, 4.2, and 4.3.

- The revisions do not increase the severity of any impact. However, the revisions do not change the environmental conclusion of less than significant that was provided in the certified EIR.

Agricultural Resources: The following specific impact was found to be less than cumulatively considerable: 4.4.

- The revisions do not increase the severity of any impact. However, the revisions do not change the environmental conclusion of less than significant that was provided in the certified EIR.

Air Quality: The following specific impact was found to be less than cumulatively considerable 4.5.

- The revisions do not increase the severity of any impact. However, the revisions do not change the environmental conclusion of less than significant that was provided in the certified EIR.

Biological Resources: The following specific impact was found to be less than cumulatively considerable: 4.6.

- The revisions do not increase the severity of any impact. However, the revisions do not change the environmental conclusion of less than significant that was provided in the certified EIR.

Cultural and Tribal Resources: The following specific impact was found to be less than cumulatively considerable: 4.7.

- The revisions do not increase the severity of any impact. However, the revisions do not change the environmental conclusion of less than significant that was provided in the certified EIR.

Geology and Soils: The following specific impact was found to be less than cumulatively considerable: 4.8.

- The revisions do not increase the severity of any impact. However, the revisions do not change the environmental conclusion of less than significant that was provided in the certified EIR.

Greenhouse Gases, Climate Change, and Energy: The following specific impact was found to be less than cumulatively considerable: 4.9 and 4.10.

- The revisions do not increase the severity of any impact. However, the revisions do not change the environmental conclusion of less than significant that was provided in the certified EIR.

Hazards and Hazardous Materials: The following specific impact was found to be less than cumulatively considerable: 4.11.

- The revisions do not increase the severity of any impact. However, the revisions do not change the environmental conclusion of less than significant that was provided in the certified EIR.

Hydrology and Water Quality: The following specific impacts were found to be less than cumulatively considerable: 4.12, 4.13, 4.14, and 4.15.

- The revisions do not increase the severity of any impact. However, the revisions do not change the environmental conclusion of less than significant that was provided in the certified EIR.

Land Use and Population: The following specific impact was found to be less than cumulatively considerable: 4.16 and 4.17.

- The revisions do not increase the severity of any impact. However, the revisions do not change the environmental conclusion of less than significant that was provided in the certified EIR.

Noise: The following specific impact was found to be less than cumulatively considerable: 4.18.

- The revisions do not increase the severity of any impact. However, the revisions do not change the environmental conclusion of less than significant that was provided in the certified EIR.

Public Services and Recreation: The following specific impact was found to be less than cumulatively considerable: 4.19.

- The revisions do not increase the severity of any impact. However, the revisions do not change the environmental conclusion of less than significant that was provided in the certified EIR.

Transportation and Circulation: The following specific impact was found to be less than cumulatively considerable: 4.21.

- The revisions do not increase the severity of any impact. However, the revisions do not change the environmental conclusion of less than significant that was provided in the certified EIR.

Utilities: The following specific impacts were found to be less than cumulatively considerable: 4.22, 4.23, 4.24, 4.25, and 4.26.

- The revisions do not increase the severity of any impact. However, the revisions do not change the environmental conclusion of less than significant that was provided in the certified EIR.

Analysis of Impacts Found to be Less Than Significant with Mitigation

Specific impacts within the following categories of environmental effects were found to be less than cumulatively considerable contribution with mitigation as set forth in more detail in the certified EIR. Following each bullet is a conclusion on whether the proposed revision change the impact conclusion found in the original EIR.

Biological Resources

Impact 3.4-3: The proposed Project has the potential to have direct or indirect effects on special-status bird species. The potential for the Project to have direct or indirect effects on special-status bird species is discussed on page 3.4-22 through 3.4-28 of the Draft EIR. The following mitigation measure was adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measure 3.4-1. The revisions do not have a net change in impact as it relates to this environmental topic. The revisions do not change the environmental conclusion of less than significant with mitigation that was provided in the certified EIR.

Impact 3.4-4: The proposed Project has the potential to result in direct or indirect effects on special-status mammal species. The potential for the Project to result in direct or indirect effects on special-status mammal species is discussed on pages 3.4-28 and 3.4-29 of the Draft EIR. The following mitigation measure was adopted and will be

implemented as provided by the Mitigation Monitoring Program: Mitigation Measure 3.4-2. The revisions do not have a net change in impact as it relates to this environmental topic. The revisions do not change the environmental conclusion of less than significant with mitigation that was provided in the certified EIR.

Cultural and Tribal Resources

Impact 3.5-1: Project implementation has the potential to cause a substantial adverse change to a significant historical or archaeological resource, as defined in CEQA Guidelines §15064.5. The potential for the Project to cause a substantial adverse change to a significant historical or archaeological resource, as defined in CEQA Guidelines §15064.5, is discussed on pages 3.5-14 through 3.5-17 of the Draft EIR. The following mitigation measure was adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measure 3.5-1. The revisions do not change the environmental conclusion of less than significant with mitigation that was provided in the certified EIR.

Impact 3.5-2: Project implementation has the potential to disturb human remains, including those interred outside of formal cemeteries. The potential for the Project to disturb human remains, including those interred outside of formal cemeteries is discussed on page 3.5-17 of the Draft EIR. The following mitigation measure was adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measure 3.5-1. The revisions do not change the environmental conclusion of less than significant with mitigation that was provided in the certified EIR.

Impact 3.5-3: Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or a resource determined by the lead agency. The potential for the Project to cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or a resource determined by the lead agency, is discussed on page 3.5-18 of the Draft EIR. The following mitigation measure was adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measure 3.5-1. The revisions do not change the environmental conclusion of less than significant with mitigation that was provided in the certified EIR.

Geology and Soils

Impact 3.6-6: The proposed Project has the potential to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. The potential for the Project to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature is discussed on page 3.6-23 of the Draft EIR. The following

mitigation measure were adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measure 3.6-1. The revisions do not change the environmental conclusion of less than significant with mitigation that was provided in the certified EIR.

Hazards and Hazardous Materials

Impact 3.8-1: Potential to create a significant hazard through the routine transport, use, or disposal of hazardous materials or through the reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The potential to create a significant hazard through the routine transport, use, or disposal of hazardous materials or through the reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment is discussed on pages 3.8-20 through 3.8-24 of the Draft EIR. The following mitigation measures were adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measures 3.8-1 and 3.8-2. The revisions do not change the environmental conclusion of less than significant with mitigation that was provided in the certified EIR.

Noise

Impact 3.11-1: Operational Noise - The Proposed Project has the potential to generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. The potential to generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies during operation is discussed on pages 3.11-15 through 3.11-19 of the Draft EIR. The following mitigation measures were adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measures 3.11-1 and 3.11-2. The revisions do not change the environmental conclusion of less than significant with mitigation that was provided in the certified EIR.

Impact 3.11-2: Construction Noise - The Proposed Project has the potential to generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. The potential to generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies during construction is discussed on pages 3.11-19 and 3.11-20 of the Draft EIR. The following mitigation measures were adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measures 3.11-3 and 3.11-4. The revisions do not change the environmental conclusion of less than significant with mitigation that was provided in the certified EIR.

Analysis of Impacts Found to be Significant and Unavoidable

Transportation and Circulation

Impact 3.13-1: Project implementation would result in VMT increases that are greater than 87 percent of Baseline conditions. The potential for the Project to result in VMT increases that are greater than 87 percent of Baseline conditions is discussed on pages 3.13-18 through 3.13-23 of the Draft EIR. No feasible mitigation measures were identified. The City Council found that impact would remain significant and unavoidable after all design measures were incorporated. The City found that environmental, economic, social, and other benefits of the Project override any remaining significant adverse impact of the Project associated with cumulative impacts related to VMT increases that are greater than 87 percent of Baseline conditions.

- The revisions do not increase the severity of any impact. These revisions that would reduce density will result in slightly less vehicle trips per day which will translate into slightly less vehicle miles along roadways. These revisions would be beneficial as it relates to this environmental topic. However, the revisions do not change the environmental conclusion of significant and unavoidable that was provided in the certified EIR.

Impact 4.20: Under Cumulative conditions, Project development would result in VMT increases that are greater than 87 percent of Baseline conditions. The potential for the Project to result in VMT increases that are greater than 87 percent of Baseline conditions is discussed on page 4.0-19 of the Draft EIR. No feasible mitigation measures were identified. The City Council found that impact would remain significant and unavoidable after all design measures were incorporated. The City found that environmental, economic, social, and other benefits of the Project override any remaining significant adverse impact of the Project associated with cumulative impacts related to VMT increases that are greater than 87 percent of Baseline conditions.

- The revisions do not increase the severity of any impact. The revisions reducing density will result in slightly less vehicle trips per day which will translate into slightly less vehicle miles along roadways. These revisions would be beneficial as related to this environmental topic. However, the revisions do not change the environmental conclusion of significant and unavoidable that was provided in the certified EIR.

