



# City of Clovis

*Department of Planning and Development Services*

**CITY HALL · 1033 FIFTH STREET · CLOVIS, CA 93612**

## **ADDENDUM TO THE ENVIRONMENTAL ASSESMENT PREPARED FOR REZONE R2006-21 AND TENTATIVE TRACT MAP TM5716**

### **ADDENDUM TO THE PROJECT DESCRIPTION**

The following is added to the project description for the environmental analysis prepared for Rezone R2006-21 and Tentative Tract Map TM5716:

*The project also consists of the proposed Leonard-Griffith Reorganization, annexation to the City of Clovis, and detachment from the Fresno County Fire Protection District and from the Kings River Conservation District. The property included in the proposed annexation is approximately 36.13 acres in size, located south of Ashlan Avenue, east and west of the Leonard Avenue alignment.*

After evaluation of the proposed project and the proposed Initial Study and Negative Declaration, staff concludes that none of the conditions described in the California Environmental Quality Act (CEQA) Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

The proposed project is in substantial conformance and consistent with the analysis performed for the environmental assessment prepared for Rezone R2006-21 and Tentative Tract Map TM5716 and no major revisions will be required to accommodate the proposed project. No new significant environmental effects or a substantial increase in the severity of previously identified significant effects are anticipated. The proposed project does not result in new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time of the preparation of the Initial Study and proposed Negative Declaration. No additional information or documentation has been submitted pertaining to the overall project that would indicate a need for a revised environmental analysis.

Based on the proposed project description modification being in substantial conformance with the Initial Study and proposed Negative Declaration, and consistent with the Southeast Urban Center Specific Plan EIR and the City of Clovis General Plan, staff prepares this addendum pursuant to the CEQA Section 15164. This addendum will not be circulated for public review but will be included in the environmental assessment.

Submitted by,

Ryan Burnett  
Associate Planner  
October 5, 2006

Adopted on: \_\_\_\_\_



**City of Clovis**  
**Department of Planning and Development Services**  
**CITY HALL · 1033 FIFTH STREET · CLOVIS, CA 93612**

**INITIAL STUDY  
AND  
ENVIRONMENTAL CHECKLIST  
Rezone R2006-21 & Tentative Map TM5716**

This environmental assessment has been prepared to evaluate the impacts of the proposed project as required by the California Environmental Quality Act (CEQA). 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 DESCRIPTION:**

R2006-21, A request to approve a prezone of approximately 36 acres of land located on the east and west sides of Leonard Avenue south of Ashlan Avenue from the County AE-20 Zone District to the R-1-7500 (Single Family Residential – 7,500 square foot Minimum) or more restrictive Zone District.

TM5716, A request to approve a tentative tract map for a 77 lot single family residential subdivision on approximately 24 acres of land located on near the southeast corner of Ashlan and Leonard Avenues.

**REORGANIZATION**

In accordance with the Cortese-Knox Local Government Reorganization Act of 1985, Division 3, commencing with Section 56000 of the California Government Code, the city will initiate reorganization proceedings before the Local Agency Formation Commission of Fresno County.

The City of Clovis, as Lead Agency under the CEQA Guidelines, has prepared this Initial Study to be considered by the Local Agency Formation Commission of Fresno County (LAFCo) when it takes proceedings for the reorganization of the territory according to the terms and conditions stated above and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. LAFCo will use this Initial Study to support its consideration of the annexation application.

The surrounding land uses are as follows:

	<b><u>Existing</u></b>	<b><u>Planned</u></b>
<b>NORTH</b>	Vacant	Low Density Residential
<b>SOUTH</b>	Agriculture	Low Density Residential
<b>EAST</b>	Agriculture	Low Density Residential
<b>WEST</b>	Rural Residential / Ag	Low Density Residential

## **RESPONSIBLE AND INTERESTED AGENCIES**

Local Agency Formation Commission of Fresno County (LAFCO)  
Fresno Irrigation District (FID)  
Fresno Metropolitan Flood Control District (FMFCD)  
Fresno County  
Kings River Conservation District  
California Department of Fish and Game  
Fresno County Fire Protection District  
San Joaquin Valley Air Pollution Control District

## **DOCUMENTS INCORPORATED IN THIS INITIAL STUDY BY REFERENCE**

- **City of Clovis General Plan** The 1993 Clovis General Plan provides a description of the project area setting, and sets forth a plan for the development of the general plan planning area, of which the current project area is part.
- **Environmental Impact Report prepared for the Clovis General Plan** (Certified April 26, 1993, SCH No. 199212024). The General Plan EIR describes potential impacts of development of the project area consistent with the general plan land use map. Some of these impacts (e.g. runoff, aesthetics, etc.) are to be expected with any urban development, and are therefore applicable to the current project.
- **Findings and Statement of Overriding Considerations prepared for the adoption of the Clovis General Plan** Adoption of the development plan contained in the General Plan is expected to result in certain unavoidable environmental impacts (Air Quality, Biological Resources, Noise, Agriculture, and Transportation) that the City has determined are outweighed by the potential benefits of plan implementation. These impacts are applicable to the project at hand due to the fact that the proposal is consistent with the planned urbanization of the general plan planning area.
- **Water Master Plan Update, Phase II, Facilities Plan** (Approved November 15, 1999) The Water Master Plan Update describes the existing facilities, projected water needs, planned facilities, and supplies to meet the projected water needs.
- **Fresno County Important Farmland Map** California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, 2002.
- **Southeast Urban Center Specific Plan** The Southeast Urban Center Specific Plan provides a description of the project area setting, and sets forth a plan for the development of the specific plan planning area, of which the current project area is part.
- **Environmental Impact Report prepared for the Southeast Urban Center Specific Plan** (Certified March 3, 2003, SCH No. 2002091061). The Southeast Urban Center Specific Plan EIR describes potential impacts of development of the project area consistent with the specific plan land use map. Some of these impacts (e.g. runoff, aesthetics, etc.) are to be expected with any urban development, and are therefore applicable to the current project.

All documents incorporated by reference in this Initial Study are available for review in the Planning Department at Clovis City Hall, 1033 Fifth Street, Clovis, CA 93612 during regular business hours.

**CEQA ENVIRONMENTAL CHECKLIST FORM**

- 1. Project title:** Rezone R2006-21, Tentative Tract Map TM5716
- 2. Lead agency name and address:** City of Clovis – 1033 Fifth Street, Clovis, CA 93612
- 3. Contact person and phone number:** Bryan Araki, Associate Planner, City of Clovis Planning and Development Services – (559) 324-2340
- 4. Project location:** On Leonard Avenue south of Ashlan Avenue, City of Clovis, County of Fresno.
- 5. Sponsor's name and address:** Centex Homes, 855 M. Street, Suite 1120, Fresno, CA 93721.
- 6. General plan designation:** Low Residential (Paseos)
- 7. Current Zoning:** County AE-20
- 8. Description of project:**

R2006-21, A request to approve a prezone of approximately 36 acres of land located on the east and west sides of Leonard Avenue south of Ashlan Avenue from the County AE-20 Zone District to the R-1-7500 (Single Family Residential – 7,500 square foot Minimum) or more restrictive Zone District.

TM5716, A request to approve a tentative tract map for a 77 lot single family residential subdivision on approximately 24 acres of land located on near the southeast corner of Ashlan and Leonard Avenues.

**9. Surrounding land uses and setting:**

The site is bordered by vacant property to the north, agricultural land to the east and west and rural residential/agriculture to the south.

**10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):**

Fresno County Local Agency Formation Commission (LAFCO)

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project. None of these factors represents a "Potentially Significant Impact" as indicated by the checklist on the following pages.

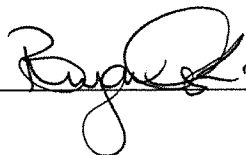
- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Aesthetics                  | <input checked="" type="checkbox"/> Agriculture Resources     | <input checked="" type="checkbox"/> Air Quality            |
| <input type="checkbox"/> Biological Resources                   | <input checked="" type="checkbox"/> Cultural Resources        | <input type="checkbox"/> Geology / Soils                   |
| <input type="checkbox"/> Hazards & Hazardous Mat.               | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning               |
| <input type="checkbox"/> Mineral Resources                      | <input checked="" type="checkbox"/> Noise                     | <input checked="" type="checkbox"/> Population / Housing   |
| <input checked="" type="checkbox"/> Public Services             | <input type="checkbox"/> Recreation                           | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance   |  |

## DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature



Date: September 20, 2006

Printed Name: Bryan Araki, Associate Planner

## EXPLANATION OF ENVIRONMENTAL CHECKLIST

### I. AESTHETICS. Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:** The Clovis General Plan and the Southeast Urban Center Specific Plan have designated this site for development of residential uses. Annexing this property into the City of Clovis and pre-zoning the property to compatible districts will bring the property into conformance with the General Plan and the Specific Plan by allowing uses consistent with the designated land use. For these reasons, there are no anticipated impacts in this category that will exceed the impacts addressed in association with the General Plan EIR and the Southeast Urban Center Specific Plan EIR.

**a) No Impact.** The project will not result in the obstruction of federal, state or locally classified scenic areas, historic properties, community landmarks, or formally classified scenic resources such as a scenic highway, national scenic area, or state scenic area. The project will not have a substantial adverse effect on a scenic vista. The City of Clovis is located in a predominantly agricultural area at the base of the Sierra Nevada Mountain Range, which provides for aesthetically pleasing views and open spaces. By developing land within the city's sphere of influence, the proposed project will reduce development pressure on rural lands, consistent with General Plan Land Use Element Policy 2.5, which ensures preservation of open space lands. This improvement will implement General Plan Open Space/Conservation Element Policy 4.3, which is designed to preserve visual resources in the City.

**b) No Impact.** The project will not damage scenic resources, including, but not limited to, rock outcroppings, and historic buildings within a state scenic highway. There are no state scenic highways located within the project vicinity (<http://www.dot.ca.gov/hq/LandArch/scenic/cahisys.htm>) or along a Fresno County designated Scenic Roadway (Figure OS-2, Fresno County General Plan, October, 2000).

**c) No Impact.** The project would not degrade the existing visual character or quality of the sites and surroundings under examination. The proposed project would not alter the landforms, view sheds, and overall character of the area. Improvement of this

vacant and agricultural site will result in site planning and landscaping along the adjacent roadways.

**d) Less Than Significant Impact.** There will be an increase in light and glare and other aesthetic impacts associated with urban development as a result of the project. These impacts are identified in the Southeast Urban Center Specific Plan EIR as significant and unavoidable even with the City's development standards (9.3.306 I 4.d) that call for developers to limit off-site impacts such as light and glare through the use of screens and shields.

**II. AGRICULTURE 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:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepare pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a) Less Than Significant Impact.** The project would convert prime farmland and farmland of statewide importance (as shown on the maps prepared pursuant to the farmland mapping and monitoring program of the California resources agency) to non-agricultural use. The loss of this land was addressed in the General Plan and the Southeast Urban Center Specific Plan, and several policies were adopted to reduce the impacts of urban growth in this category. Land Use Element Policies 7.3 and 8.1 of the General Plan promote the incorporation of agricultural uses into the City, where appropriate, and where inappropriate, promote an orderly conversion of agricultural uses to urban uses in a gradual and phased manner. Open Space/Conservation Element Policies 5.1 and 5.2 of the General Plan act to limit the encroachment of urban uses into agricultural areas, and protect commercial agricultural enterprises and small scale farming operations.

Even with implementation of these policies, the General Plan and Southeast Urban Center Specific Plans' EIRs list impacts in this category to be significant and unavoidable. With certification of the EIR, a Statement of Overriding Consideration

was adopted. The Clovis General Plan and the Southeast Urban Center Specific Plan have designated this site for urban development. Annexation of this site will allow for the development of this land consistent with the General Plan and the Southeast Urban Center Specific Plan. For these reasons, there are no anticipated impacts in this category that will exceed the impacts addressed in association with previously prepared EIRs.

**b) Less Than Significant Impact.** The project would not conflict with existing zoning for agricultural use. Two of the subject parcels are under Williamson Act contract. They are identified as Assessor's Parcel Numbers 310-300-37 & 38. Upon annexation, the City of Clovis will succeed to and administer the contracts. The rezoning designation for the parcels is R-1-7500 (Single Family Residential – 7,500 sq. ft. minimum lot size). Cancellation of Williamson Act contracted properties within the project area would allow the City of Clovis and the County of Fresno to meet the anticipated public need for housing and employment without further encroachment of urban uses into agriculturally productive areas, thereby contributing to the change in regional character. In addition, implementation of the Specific Plan would ultimately result in cancellation or non-renewal of all of the Williamson Act properties in the manner prescribed by law. Such lawful and orderly removal of agricultural contract would reduce impacts to a less than significant level (Southeast Urban Center Specific Plan, Pg 5-35).

**c) No Impact.** The annexation and development of this property will not influence surrounding properties to convert from farmland to non-agricultural uses since this property is surrounded by property designated for urban development, consistent with the Clovis General Plan and the Southeast Urban Center Specific Plan.

**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:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



**Discussion:** The project area is located within 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 (airborne particulate matter with an aerodynamic diameter of less than 10 microns), and ozone (O3).

Air quality is determined primarily by the type and amount of contaminants emitted into the atmosphere, the size and topography of the Basin, and its meteorological conditions. National and state air quality standards specify the upper limits of concentrations and duration in the ambient air for O3, CO, nitrogen dioxide (NO2), PM10, sulfur dioxide (SO2) and lead (Pb). These are "criteria pollutants." The SJVUAPCD also conducts monitoring for two other state standards: sulfate and visibility.

The State of California has designated the project area as being a severe non-attainment area for 1-hour O3, a non-attainment area for PM10, and an attainment area for CO. The EPA has designated the project area as being an extreme non-attainment area for 1-hour O3, a serious non-attainment area for 8-hour O3, a serious non-attainment area for PM10, and a moderate maintenance for CO.

The Clovis General Plan Air Quality Element Policy 1.4 is designed to reduce air pollutant emissions by mitigating air quality impacts associated with new development projects. However, even with implementation of these policies and Southeast Urban Center Specific Plan's mitigation measures 5.3-1, 5.3-2 and 5.3-3, the General Plan and Southeast Urban Center Specific Plan EIRs list impacts in this category to be significant and unavoidable. With certification of the EIR, Statements of Overriding Consideration were adopted.

Annexing this property into the City of Clovis and pre-zoning the property to compatible districts will bring the property into conformance with the General Plan by allowing uses consistent with the designated land use. For these reasons, there are no anticipated impacts in this category that will exceed the impacts addressed in association with the General Plan EIR and the Southeast Urban Center Specific Plan EIR.

**a) Less Than Significant Impact.** The proposed project would not conflict with or obstruct implementation of the applicable air quality plan.

**b) Less Than Significant Impact.** The proposed project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation; however there is a potential for air quality impacts from short-term construction activities. The project is subject to the rules and regulations of the SJVAPCD, in particular Regulation VIII (Fugitive PM10 Prohibitions), Rule 4101 (Visible Emissions), Rule 4102 (Nuisance), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving, and Maintenance Operations). The SJVAPCD rules and regulations combined with the goals and policies of the Clovis General Plan Air Quality Element should reduce any impact to a less than significant level.

**c) Less Than Significant Impact.** The project will not 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 which exceed quantitative thresholds for ozone precursors.

**d) No Impact.** The proposed project would not expose sensitive receptors to substantial pollutant concentrations.

**e) No Impact.** The proposed project would not create any new/permanent objectionable odors affecting a substantial number of people.

**IV. BIOLOGICAL RESOURCES.** Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:** With the preparation of the City of Clovis General Plan and the Southeast Urban Center Specific Plan, no threatened or endangered species were identified in the project area. The majority of the project area has been subjected to active agricultural uses, resulting in a highly maintained and disturbed habitat. There is no record of special-status species in this project area. Development of the project area is consistent with the urbanization of the Clovis area, as evaluated in the General Plan, the Southeast Urban Center Specific Plan, and their EIRs; therefore impacts in this category are not anticipated to exceed the impacts addressed in those documents.

**a) No Impact.** The project would not 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) No Impact.** The proposed project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service.

**c) No Impact.** The project would not 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) No Impact.** The project would not interfere 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) No Impact.** The project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

**f) No Impact.** The project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan.

**V. CULTURAL RESOURCES.** Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- |    |  |                          |                          |                                     |                                     |
|----|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| c. | Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d. | Disturb any human remains, including those interred outside of formal cemeteries?                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Discussion:** Mitigation Measures in section 4.13.3 of the Clovis General Plan Environmental Impact Report require evaluation of the site for archaeological, paleontological, and historical structure sensitivity. This mitigation measure resulted in EIR exhibits 48 and 49, which identify archaeological and paleontological levels of sensitivity, and Table 56, which lists historically important sites identified by the Fresno County Library. Exhibit 48 in the General Plan EIR identifies the project area for moderate archaeological sensitivity and exhibit 49 in the General Plan EIR identifies it for undetermined paleontological sensitivity. The General Plan EIR contains mitigation measures which act to preserve historical, archaeological, and paleontological resources should they be discovered (General Plan Conservation Element Policies 7.1 and 7.2), thereby reducing potential impacts to a less than significant level.

Development of the project area is consistent with the urbanization of the Clovis area as evaluated in the General Plan, its EIR, and the Southeast Urban Center Specific Plan; therefore impacts in these categories are not anticipated to exceed the impacts addressed in those documents.

**a) No Impact.** The proposed project would not cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines. There are no known historical resources located in the affected territory.

**b) No Impact.** The proposed project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines. There are no known archaeological resources located in the affected territory and the General Plan EIR identifies the project area for moderate archaeological sensitivity.

**c) Less Than Significant Impact.** The proposed project would not directly or indirectly destroy a unique paleontological resources or sites or unique geologic features. There are no known paleontological resources or sites or unique geologic features located in the affected territory. The General Plan EIR identifies the project area for undetermined paleontological sensitivity. The General Plan EIR contains mitigation measures which act to preserve paleontological resources should they be discovered.

**d) No Impact.** The project would not likely disturb any human remains, including those interred outside of formal cemeteries. If development occurs in the future and any remains are discovered, the requirements of CEQA that regulate archaeological and historical resources (Public Resources Code Section 21083.2 and 21084.1), and all local, state and federal regulations that regulate archaeological and

historical resources would be complied with. Locally, the County Coroner's office shall be contacted if any human remains are disturbed (verified with the County Coroner's office January, 2005).

**VI. GEOLOGY AND SOILS.** Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Seismic-related ground failure, including	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:** The General Plan EIR identified no geologic hazards or unstable soil conditions known to exist on the project site. There are several known faults that exist close enough to the project to cause potential damage to structures or individuals. The City of Clovis has adopted the California Building Code to govern all construction within the City, further reducing potential impacts in this category by ensuring that development is designed to withstand seismic or other geologic hazards.

**a.i.) No Impact.** No known faults with evidence of historic activity cut through the valley soils in the project vicinity. The major active faults and fault zones occur at some

distance to the east, west, and south of the project site, the closest fault being approximately 62 miles to the southwest (Clovis General Plan EIR, Exhibit 5 and Table 4). Due to the geology of the project area and its distance from active faults, the potential for loss of life, property damage, ground settlement, or liquefaction to occur in the project vicinity is considered minimal.

**a.ii) No Impact.** Ground shaking generally decreases with distance and increases with the depth of unconsolidated alluvial deposits. The most likely source of potential ground shaking is attributed to the San Andreas, Owens Valley, and the White Wolf faults. Based on this premise, and taking into account the distance to the causative faults, the potential for ground motion in the vicinity of the project site is such that a minimal risk can be assigned.

**a.iii) No Impact.** Liquefaction describes a phenomenon in which a saturated soil loses strength during an earthquake as a result of induced shearing strains. Lateral and vertical movement of the soil mass, combined with loss of bearing usually results. Loose sand, high groundwater conditions (where the water table is less than 30 feet below the surface), higher intensity earthquakes, and particularly long duration of ground shaking are the requisite conditions for liquefaction. Studies indicate that the soil types are not conducive to liquefaction (General Plan, Page 7-6 and General Plan EIR, Page 4-5). Exhibit 6 in the General Plan EIR indicates the water table is greater than 30 feet in the project area.

**a.iv) No Impact.** The project will not result in or expose people to potential impacts from landslides or mudflows since the site is located on flat terrain and not susceptible to such occurrences.

**b) No Impact.** Construction of urban uses would create changes in absorption rates, drainage patterns, and the rate and amount of surface runoff on the selected project site. Standard construction practices that comply with City of Clovis ordinances and regulations, The California Building Code, and professional engineering designs approved by the Clovis Engineering Division will mitigate any potential impacts from future urban development, if any.

**c) No Impact.** The project site would not 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 off-site landslide, lateral spreading, subsidence, liquefaction or collapse.

**d) No Impact.** The project will not result in or expose people to potential impacts from expansive soils.

**e) No Impact.** Upon development of the site, the City of Clovis will provide necessary sewer and water systems. Therefore, there will be no impacts related to the inability of soils in the area to adequately support the use of septic tanks or alternative waste disposal systems.

**VII. HAZARDS AND HAZARDOUS MATERIALS.** Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:** With implementation of the General Plan, General Plan Public Safety Element Policy 2.1 was adopted to reduce the potential safety risks associated with hazardous materials and urban development. Furthermore, the General Plan EIR Safety Section instituted Mitigation Measures 1-8 that reduced potential impacts to a less than significant level by requiring buffers between potential hazards and sensitive receptors, and requiring cooperation between the City and other government regulatory agencies.

- a) **No Impact.** The project involves the proposed development of residential and open space uses. There will be no impacts, since the project does not involve the development of industrial or commercial type uses which could create potential hazards to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- b) **No Impact.** The project involves the proposed development of residential and open space uses. There will be no impacts since the project does not involve the development of industrial or commercial type uses which could create hazards to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c) **No Impact.** A portion of the project site is within one-quarter mile of an existing school. However, the project involves the proposed development of residential and open space uses. Therefore, there will be no impacts since the project does not involve the development of industrial or commercial type uses which could emit hazardous emissions or require the handling of hazardous or acutely hazardous materials, substances, or waste.
- d) **No Impact.** The land within the project site is not included on a list of hazardous materials sites. The Department of Toxic Substances Control's Hazardous Waste and Substances Site List (Cortese List) does not list any hazard waste and substances sites within the City of Clovis ([www.dtsc.ca.gov/database/Calsites/Cortese\\_List.cfm](http://www.dtsc.ca.gov/database/Calsites/Cortese_List.cfm)).
- e) **No Impact.** The project site is not located within an airport land use plan or, within two miles of a public airport or public use airport. The proposed project would not bring about a safety hazard related to an airport or aviation activities for people residing or working in the project area.
- f) **No Impact.** The project site is not located within the vicinity of a private airstrip, and would not result in a safety hazard for people residing or working in the project vicinity related to an airstrip or aviation activities.
- g) **No Impact.** The proposed project would not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan.
- h) **No Impact.** The proposed project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires.

**VIII. HYDROLOGY AND WATER QUALITY.** Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



- |    |  |                          |                          |                                     |                                     |
|----|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f. | Otherwise substantially degrade water quality?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| h. | Place within a 100-year flood hazard area structures that would impede or redirect flood flows?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| j. | Inundation by seiche, tsunami, or mudflow?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Discussion:** Potential impacts were addressed in the General Plan EIR, and goals and mitigation measures were adopted to reduce potential impacts to a less than significant level. General Plan Public Facilities Goal 5 directs the City to maintain its agreement with Fresno Metropolitan Flood Control District (FMFCD) that is responsible for a comprehensive drainage system for the General Plan project area. Mitigation measures in the General Plan EIR (Page 4-43) include requirements for developers to file for permits with State Water Resources Control Board to discharge runoff water to public facilities and show how pollution will be controlled. The city of Clovis requires a Storm Water Pollution Prevention Plan (SWPPP) with the submittal of construction plans for projects one acre in size or greater.

- a) **No Impact.** Development of the project site would be required to comply with all City of Clovis ordinances and standard practices which assure proper grading and storm water drainage into the approved storm water systems. A SWPPP will be required and will demonstrate how water quality will be protected. Any development would also be required to comply with Fresno County Health Department requirements, Fresno Metropolitan Flood Control District regulations, and all local, state, and federal regulations to prevent any violation of water quality standards or waste discharge requirements.
- b) **No Impact.** The proposed project will not 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. Any increase remains less than significant due to the fact that the City has developed a surface water treatment plant (opened in June, 2004) that will lessen the need for pumped groundwater, and has also expanded the municipal groundwater recharge facility.
- c) **No Impact.** The proposed project would not alter the existing drainage pattern of the site or area 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) **No Impact.** The proposed project would not 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) **Less Than Significant Impact.** The proposed project would not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. The project lies within the Fresno Metropolitan Flood Control District's (FMFCD) Drainage Area DO. The district's system can accommodate the proposed development. Development of the site will include the construction of Storm Drainage and Flood Control Master Plan facilities.
- f) **No Impact.** The proposed project would not degrade water quality.
- g) **No Impact.** The FEMA Flood Insurance Rate Map (Panel 1585 of 3550), Fresno County, California and Incorporated Areas, dated July 19, 2001, indicates this project is located in Zone X , defined as an area outside the 500-year floodplain
- h) **No Impact.** The project would not place within a 100-year flood hazard area structures that would impede or redirect flood flows.
- i) **No Impact.** The project would not 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) **No Impact.** The project would not have any potential to be inundated by a seiche, tsunami, or mudflow.

**IX. LAND USE AND PLANNING.** Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:** The Clovis General Plan and the Southeast Urban Center Specific Plan have designated this site for Low Density Residential development. Pre-zoning the annexation area to R-1-7500 (Low Density Single Family Residential minimum lot size 7,500 square foot) Zone District or more restrictive Zone Districts is consistent with the General Plan and Southeast Urban Center Specific Plan. General Plan Policies 1.2 (calls for a balanced mix of land uses), 5.2 (calls for a diversity of land uses to create a mix of employment opportunities), and 5.3 (discourages inefficient strip development) help to reduce these impacts to a less than significant level.

Development of the project area is consistent with the urbanization of the project area, as evaluated in the General Plan, the Southeast Urban Center Specific Plan, and their EIRs; therefore impacts in this category are avoided.

a) **No Impact.** The project would not physically divide an established community. Rather, it logically allows development to occur in an orderly manner, adjacent to urban development.

b) **No Impact.** The proposed project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. The proposed project would be consistent with the City of Clovis General Plan and the Southeast Urban Center Specific Plan.

c) **No Impact.** The project would not conflict with any applicable habitat conservation plan or natural community conservation plan.

**X. MINERAL RESOURCES.** Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **No Impact.** The project would not result in the loss or availability of mineral resources. The Clovis General Plan states, "The Clovis project area does not contain those mineral resources that require managed production, according to the State Mining and Geology Board" (General Plan, Page 6-8).

b) **No Impact.** The proposed project would not result in the loss of availability of any locally important mineral resource recovery sites.

**XI. NOISE.** Would the project result in:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:** These potential impacts were addressed in the General Plan and Southeast Urban Center Specific Plan EIRs, and goals and mitigation measures were adopted to reduce potential impacts to a less than significant level. Policy 4.4, Section V, of the Southeast Urban Center Specific Plan, provides additional measures to reduce potential noise impacts with new development. Development of the project area is consistent with the urbanization of the Clovis area, as evaluated in the General Plan, Southeast Urban Center Specific Plan, and their EIRs; therefore impacts in this category are not anticipated to exceed the impacts addressed in those documents.

- a) **No Impact.** The proposed project would not result in exposure of persons to or the generation of noise.
- b) **No Impact.** The proposed project would not result in exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels.
- c) **No Impact.** The proposed project would not result in any permanent increase in ambient noise levels in the project vicinity above levels existing without the project.
- d) **Less than Significant Impact.** The proposed project may result in some temporary increase in ambient noise levels in the project vicinity during construction of the site. However, policy 1.2 of the Clovis General Plan states, “limits the hours of construction activity in residential areas in order to reduce the intrusion of noise in the early morning and late evening hours, and on weekends and holidays” page 8-7.
- e) **No Impact.** The proposed project site is not located within an airport land use plan or within two miles of a public airport or public use airport.
- f) **No Impact.** The project is not located within the vicinity of a private airstrip.

**XII. POPULATION AND HOUSING.** Would the project:

	Potentially Significant Impact	Potentially Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:** The Clovis General Plan and the Southeast Urban Center Specific Plan have designated this site for residential development consistent with the proposed pre-zone. The 2002 Housing Element update identified this land for residential uses; therefore, the project

will not reduce the city's potential residential unit count below that used by the Department of Housing and Community Development in determining compliance with housing element law.

- a) **No Impact.** The project proposes a new residential development that would directly increase population growth in this area. However, the residential development is consistent with the General and Specific Plans for the area. Roads and other infrastructure will be extended into this project to serve the proposed development. Existing roads will be improved to handle the proposed development.
- b) **Less Than Significant Impact.** The proposed project will result in the displacement of three existing homes. This number is not considered substantial, therefore, this impact is considered less than significant.
- c) **Less Than Significant Impact.** The proposed project will result in the displacement of approximately 9 persons (three households). This number is not considered substantial, therefore, this impact is considered less than significant.

### XIII. PUBLIC SERVICES.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Discussion:

The proposed project will result in an increased demand for public services. As development occurs, there will be a resultant increase in population, and a greater demand placed upon services such as police and fire protection, educational institutions, and parks.

The General Plan establishes several policies that reduce these impacts to a less than significant level. Public Safety Element Policy 3.1 provides for expansion of fire services commensurate with urban growth through capital improvement financing, Policy 3.3 ensures

adequate police protection by establishing a set ratio of officers to residents, and adequate school facilities are provided by school impact development fees.

The subject property is currently served by the Fresno County Sheriff's Department and the California Highway Patrol. Upon annexation, public safety services would be provided by the City of Clovis Police Department. The immediate demands on police services generated by the annexation are expected to increase the area covered by the Clovis Police Department and with no added personnel the response time could be increased by the calls for service.

Upon annexation, fire protection services will be provided to the subject territory in accordance with the transition agreement between the City of Clovis and the Fresno County Fire Protection District. The City of Clovis station No. 34 is located at 2427 Armstrong Avenue. Station No. 34 is approximately 3 miles from the subject site. The City of Clovis Station No. 31 is located at 650 Fowler Avenue and is approximately 5.5 miles from the subject territory. Both stations are staffed 24 hours per day seven days a week.

The Fire Department has created a *Standards of Coverage for Emergency Response* as a guideline for policy decisions dealing with resource procurement and allocation for the 5-10 year period from December 12, 2002. The *Standards* includes an evaluation of fire company distribution and station concentration. The term "distribution" describes the resource locations needed to minimize and terminate emergencies by assuring a sufficiently rapid first due response deployment. Distribution is measured by the percent of the jurisdiction covered by first due units within the adopted response time goals. "Concentration" is the spacing of multiple resources within sufficient proximity so that an initial effective response force can be assembled on scene within prescribed timeframes.

The Clovis Fire Department adopted its first standard for response coverage when the Fire Protection Master Plan was adopted in June of 1988. This standard was revised in July 1994 to "Provide emergency response of five minutes or less 90% of the time." The Fire Department met the 5-minute standard for responses to emergency calls close to 85% of the time during the past five years (1997-2002).

Because this area is in transition from rural to urban land uses, the Southeast Urban Area is not yet fully served by city services and improvements, including a grid of improved streets, water or sewer lines, parks and fire stations. Growth of the city without a corresponding adjustment of the distribution of fire stations has the potential for a decreasing percentage of calls for service with response times under five minutes. In the case of the project area, average response times for public safety services may exceed the *Standards* response goal until a new fire station in the vicinity is operational.

There is a potential for significant impact, though the significance of the potential impact can be reduced to a less than significant level by the following factors. The first factor is the nature of development on the urban fringe. It is not unusual for fringe development to experience temporary shortfalls of urban services and facilities. This condition will be remedied by the developer-funded extension of the service infrastructure or the accumulation of development impact fees to a level needed to build capital infrastructure. However, the

capital improvements do not address long-term personnel costs that are needed to perform services. In the case of the subject project, the funds to acquire and build a new fire station to serve the project area are available, but not to staff the station on a 24-hour basis.

Long-term personnel and operational costs will be covered by the participation of the subject property in the Community Facilities District (CFD), established by the City for the provision of public facilities and services. The subject property shall be included within or annexed to a CFD and subject to a special tax levied by the CFD. The owner/developer will also be required to notify all potential lot buyers prior to sale that this project is a part of a Community Facilities District and shall inform potential buyers of the special tax amount.

The owner/developer's agreement to participate in a CFD will ensure that the project area "pays its own way" for these services. A CFD and participation of the project area in a CFD will serve to reduce potential impacts associated with the funding of safety services.

A second factor is the density of the area in question and the probability of calls for services within the "window" between occupancy and full development of a new fire station. The projected low probability of incidents during the time between occupancy of the project and the operation of a new fire station to serve the project area will reduce potential impacts to a less than significant level.

A third factor is that response time goals are not absolutes and can vary from agency to agency. The *Standards* observes, "different communities may adopt dissimilar resource deployment plans for the same type of emergency events. These decisions are typically based on distribution of community resources, personnel, funding, existing infrastructure, geographic considerations, and a host of other factors."

The above measures will reduce impacts in this category to a less than significant level. Development of the project area is consistent with the urbanization of the Clovis area, as evaluated in the General Plan, the Southeast Urban Center Specific Plan and their EIRs; therefore impacts in this category are not anticipated to exceed the impacts addressed in those documents.

- i) Fire protection. **Less Than Significant Impact.** See discussion above.
- ii) Police protection. **Less Than Significant Impact.** See discussion above.
- iii) Schools. **Less Than Significant Impact.** The Clovis Unified School District currently levies a per square foot school facilities fee to help defray the impact of residential development. The proposed project could generate approximately 66 elementary students, 17 intermediate students, and 28 high school students. The subject territory is within the Freedom Elementary, Reyburn Intermediate, and Clovis East High School attendance areas.
- iv) Parks. **No Impact.** The proposed project would not have any impacts on parks. The proposed project is required to dedicate land for a neighborhood park within the project area and pay fees for the development of the regional park for the area.



- v) Other public facilities. **No Impact.** The proposed project would not have any impacts on other public facilities.

#### XIV. RECREATION

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:** The General Plan Land Use Element calls for the development of new parks and recreational facilities as the City expands. Open Space/Conservation Element Policy 8.1 calls for the development of parks in a timely manner in accordance with the pace of development. Furthermore, Policy 8.2 calls for adequate funding for the development and maintenance of park sites within the City. These policies reduce impacts in this category to a less than significant level.

Development of the project area is consistent with the urbanization of the Clovis area, as evaluated in the General Plan, the Southeast Urban Center Specific Plan, and their EIRs; therefore impacts in this category are not anticipated to exceed the impacts addressed in those documents.

- a) **No Impact.** The project would not 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) **No Impact.** The project does not include recreational facilities or facilities which might have an adverse physical effect on the environment.

**XV. TRANSPORTATION/TRAFFIC.** Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:** This property was included in the General and Southeast Urban Center Specific Plans' EIRs and the potential traffic generated from this land use considered. General Plan Circulation Element Policy 1.6 requires developers to mitigate traffic impacts that occur as a result of new development. The Southeast Urban Center Specific Plan EIR finds no traffic impacts with all the planned roadway improvements. Furthermore, impacts to outside facilities are mitigated due to the increased employment opportunities and job/housing mix within the Southeast Urban Center Specific Plan area.

a) **Less-Than-Significant Impact.** The project consists of 77 single family residences. According to the Trip Generation Manual by the Institute of Transportation Engineers, the number of daily trips generated by this project will be approximately 736. The density requested is consistent with the General Plan and Specific Plan land use designation of Low Density Residential (2.1 to 4.0 DU/Acre). The Southeast Urban Center Specific Plan EIR finds no traffic impacts with the planned roadway improvements. Traffic impacts from this project are not anticipated to exceed the impacts addressed in the EIR.

b) **No Impact.** The project would not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or

highways. The Southeast Urban Center Specific Plan EIR finds no traffic impacts with the planned roadway improvements.

c) **No Impact.** The proposed project would not 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) **No Impact.** The proposed project would not increase hazards to transportation systems due to design features such as sharp curves, dangerous intersections, or incompatible uses.

e) **No Impact.** The proposed project would not result in inadequate emergency access.

f) **No Impact.** The proposed project would not result in inadequate parking capacity.

g) **No Impact.** The project will not conflict with adopted policies, plans, or programs supporting alternative transportation.

#### **XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:** The development of the proposed project will result in increases in the amount of wastewater and solid waste generated in the City. As development occurs, there will be

more waste created by more businesses. Although per capita increases in waste generation may not occur, there will be more people to create waste for disposal.

The General Plan EIR addressed these issues, and several policies were adopted along with several alternatives to meet the needs of an expanded Clovis population. The City has adopted some of the proposed alternatives, and planning is currently underway to develop a new wastewater treatment facility in the Southeast Urban Center Specific Plan area. The City is in the process of re-permitting its landfill.

In addition to these actions, General Plan Public Facilities Element Policy 3.1 requires the City to provide wastewater collection and treatment for all planned development in the planning area. Public Facilities Element Policies 8.1 and 8.2 establish actions for the reduction of solid wastes in the City and minimization of potential impacts of waste collection on area residents. These adopted alternatives and policies reduce impacts in this category that will occur as a result of General Plan implementation to a less than significant level.

These potential impacts were addressed in the General Plan and Southeast Urban Center Specific Plan EIRs, and goals and mitigation measures were adopted to reduce potential impacts to a less than significant level. Development of the project area is consistent with the urbanization of the Clovis area, as evaluated in the General Plan, Southeast Urban Center Specific Plan, and their EIRs; therefore impacts in this category are not anticipated to exceed the impacts addressed in those documents.

- a) **Less Than Significant Impact.** To meet the anticipated growth of the City of Clovis, a new wastewater treatment plant is planned to create the additional capacity needed to treat wastewater.
- b) **No Impact.** The City can and will service this project's sewer needs via the 15 inch pipeline in Ashlan Avenue and a 10 inch pipeline in Leonard Avenue. The proposed project would not 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. To meet the anticipated growth of the City of Clovis, a new wastewater treatment plant is planned to create the additional capacity needed to treat future wastewater (Water Master Plan Update, Phase II, Facilities Plan).
- c) **No Impact.** The proposed project lies within the Fresno Metropolitan Flood Control District's Drainage Area DP. Should flood control improvements be required, the applicant will be to pay for such improvement in accordance with the rules and regulations of FMFCD, however the installation of such facilities, should they be required, are not anticipated to cause significant environmental effects. Development of the subject property is consistent with the Specific Plan and its EIR.
- d) **No Impact.** There will be sufficient water supplies available to serve the project from the City of Clovis water supply, which was further enhanced by the Surface Water Treatment Facility that began operations in June, 2004. Once the subject property is annexed to the City, development will require extension of main lines and probable upgrading of the present facilities for the required fire flow, in accordance to Rule 15 of the State Public Utilities Commission Rules and Regulations.

e) **No Impact.** The project would not require a determination by a wastewater treatment provider (see item b above).

f) **No Impact.** The project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. The City of Clovis will provide the solid waste, green waste, and recycling pickup.

g) **No Impact.** Any development project that might be proposed on the project site would be required to comply with federal, state, and local statutes as well as regulations related to solid waste by the City of Clovis.

## XVII. MANDATORY FINDINGS OF SIGNIFICANCE.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **No Impact.** Based on the analysis provided in Initial Study the project does not have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

- b) **No Impact.** Based on the analysis provided in this Initial Study, the project would not result in any considerable effect relative to other current projects, or the effects of probable future projects, which was not evaluated in the Specific Plan EIR.
- c) **No Impact.** Based on the analysis provided in Initial Study, the project would not cause substantial adverse effects on human beings, either directly or indirectly.

For the reasons stated in this initial study, impacts in these categories are not expected to exceed those considered in the Clovis General Plan, the Southeast Urban Center Specific Plan, the General Plan Environmental Impact Report or the Southeast Urban Center Specific Plan Environmental Impact Report.

#### **DETERMINATION:**

Based upon staff analysis and comments from experts, it has been determined that the proposed project could generate some limited adverse impacts in the areas of Aesthetics, Agricultural Resources, Air Quality, Cultural Resources, Noise, Population and Housing, Public Services, Transportation, and Hydrology and Water Quality, Utilities and Service. None of these impacts are anticipated to exceed the impacts addressed in the Clovis General Plan, The Southeast Urban Area Specific Plan, and their associated Environmental Impacts Reports.

The potential impacts identified in this Initial Study are considered to be less than significant since they will cease upon completion of construction, do not exceed a threshold of significance, or can be reduced to a less than significant level through the mitigation measures indicated above. Therefore, a Negative Declaration is the appropriate level of documentation for this project.

FILED

SEP 22 2006

By *[Signature]*  
FRESNO COUNTY CLERK  
DEPUTY

For County Clerk Stamp



**City of Clovis**  
**Department of Planning and**  
**Development Services**  
 CITY HALL · 1033 FIFTH STREET  
 CLOVIS, CA 93612

**PROPOSED NEGATIVE DECLARATION**

**Proposed:** September 20, 2006

**Filed with:** County Clerk  
**Agency File No:** R2006-21 & TM5716

**Finding:** The City of Clovis has determined that the project described below will not have a significant effect on the environment and therefore the preparation of an Environmental Impact Report is not required.

**Lead Agency:** City of Clovis is the Lead Agency for this project.

**Project Title, File No.:** Rezone R2006-21 & Tentative Tract Map TM5716.

**Project Location:** South of Ashlan Avenue on the west and east sides of Leonard Avenue, Clovis, CA, Fresno County.

**Project Description:**

R2006-21, A request to approve a prezone of approximately 36 acres of land located on the east and west sides of Leonard Avenue south of Ashlan Avenue from the County AE-20 Zone District to the R-1-7500 (Single Family Residential – 7,500 square foot Minimum) or more restrictive Zone District.

TM5716, A request to approve a tentative tract map for a 77 lot single family residential subdivision on approximately 24 acres of land located on near the southeast corner of Ashlan and Leonard Avenues.

“Existing Measures” drawn from City ordinances and other applicable regulations and agency practices, would be put into operation as part of the proposed project and incorporated into its design and construction specifications. Examples of Existing Measures used in this Initial Study include General and/or Specific Plan policies, standard drawings for public and private improvements, and zoning code standards. They are called out in this Initial Study because they have the beneficial effect of minimizing a project’s adverse effects on various environmental resources.

**Environmental Assessment:** The Initial Study for this project is available for review at the City of Clovis, Planning and Development Services Department, 1033 Fifth Street, Clovis, CA.

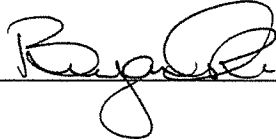
**Justification for Negative Declaration:** The City of Clovis has completed the preparation of an Initial Study for the project described above. The Initial Study did not identify any potentially significant environmental effects that would result from the proposed activity. Accordingly, approval of a Negative Declaration for the project is recommended. The City finds that the proposed activity can be adequately served by City public services. It will not have a negative aesthetic effect, will not affect any rare or endangered species of plant or animal or the habitat of such species, nor interfere with the movement of

any resident or migratory fish or wildlife species. It will not adversely affect water quality, contaminate public water supplies, or cause substantial flooding, erosion, or siltation. It will not have a significant effect on air quality, transportation or circulation systems, noise, light and glare, and land use. No significant cumulative impacts will occur from this project.

**Contact Person:**      **Bryan Araki,**  
                                 **Associate Planner**

**Phone:** (559) 324-2340

**Signature:** \_\_\_\_\_

A handwritten signature in black ink, appearing to read 'Bryan Araki', is written over a horizontal line.

**Date:** September 20, 2006