

STATE OF CALIFORNIA - THE RESOURCES AGENCY  
 DEPARTMENT OF FISH AND GAME  
 ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # E201710000185

Lead Agency: CITY OF CLOVIS Date: 06/30/2017  
 County Agency of Filing: FRESNO COUNTY Document No: E201710000185  
 Project Title: SOUTHEAST CORNER OF ASHLAN AND THOMPSON AVENUE IN THE COUNTY OF FRESNO  
 Project Applicant Name: CITY OF CLOVIS Phone Number: (559) 324-2345  
 Project Applicant Address: 1033 FIFTH STREET, CLOVIS, CA 93612  
 Project Applicant: LOCAL PUBLIC AGENCY

ADMINISTRATION FEE	\$	50.00
NOTICE OF DETERMINATION	\$	2216.25
<b>Total Received</b>	<b>\$</b>	<b>2266.25</b>

Signature and title of person receiving payment: *Victoria L. Villacana*

OF  
 FRESNO COUNTY  
 CLERK'S OFFICE  
 BRANDI L. ORTH  
 2221 KERN STREET  
 FRESNO, CA 93721  
 Finalization 2017011926  
 06/30/2017 10:57am  
 80 vcorrales

Item Title Count  
 1 EIRND 1  
 EIR - Negative  
 Declaration  
 Document ID Amount  
 DOC# E201710000249 50.00  
 Time Recorded 10:57 am

2 EIR9 1  
 EIR Administrative Fee  
 Document ID Amount  
 DOC# E201710000249 50.00  
 Time Recorded 10:57 am

Total 2266.25  
 Payment Type Amount  
 Check tendered 2216.25  
 # 1894  
 Check tendered 50.00  
 # 1895  
 Amount Due 0.00

Thank You  
 Please Retain This Receipt  
 For Your Records

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Signature and title of person receiving payment: *Victoria L. Vreccano*



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

E201710000185

FILED

JUN 30 2017

TIME  
10:58 AM

FRESNO COUNTY CLERK  
*Victoria J. Williams*  
DEPUTY

For County Clerk Stamp

**NOTICE OF DETERMINATION**

County Clerk  
P.O. Box 1628  
Fresno, CA 93717

Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Title or File No.:** GPA2016-10, R2016-16, & TM6161

**Environmental Assessment No.:**

**SCH No.:**

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

**Project Location:** Southeast corner of Ashlan and Thompson Avenues in the County of Fresno.

**Project Description:**

1. Consider items associated with approximately 40 acres of property located at the southeast corner of Ashlan and Thompson Avenues. Carl Armstrong and et all, owner; Stone Valley Development, LLC, applicant; Ennis Consulting, representative.
  - a) Consider Approval, Res. 17-\_\_\_\_, A request to approve an environmental finding of a Mitigated Negative Declaration for GPA2016-10, R2016-16, and TM6161.
  - b) Consider Approval, Res. 17-\_\_\_\_, **GPA2016-10**, A request to amend the General Plan and Loma Vista Specific Plan to re-designate from Low Density Residential (2.1 to 4.0 DU/AC) and School classifications to a Single-Family Residential Medium Density (4.1 to 7.0 DU/AC) classification.
  - c) Consider Approval, Ord. 17-\_\_\_\_, **R2016-16**, A request to prezone from the County AE-20 Zone District to the R-1-MD (Single-Family Residential Medium Density) Zone District.
  - d) Consider Approval, Res. 17-\_\_\_\_, **TM6161**, A request to approve a vesting tentative tract map for a 142-lot single-family residential development.

**City Action:** This is to advise that on June 19, 2017, the City Council approved the above described Project and made the following determinations:

1. The Project will not have a potentially significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the Project pursuant to the provisions of CEQA and adopted by the City Council.
3. Mitigation Measures were made a condition of approval of the Project.
4. A Mitigation Monitoring Plan was prepared for this Project.
5. Findings were made pursuant to the provisions of CEQA.

E201710000185

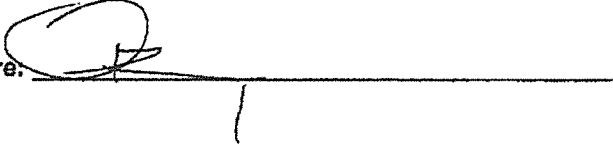
**E201710000185**

This is to certify that the Mitigated Negative Declaration and record of Project approvals are available to the general public for review at the Clovis Planning and Development Services Department at the address listed above.

**Contact Person:** Orlando Ramirez, Senior Planner

**Phone:** (559) 324-2345

**Signature.**

A handwritten signature in black ink, appearing to be 'ORLANDO RAMIREZ', is written over a horizontal line. The signature is somewhat stylized and includes a vertical stroke extending downwards from the end of the line.

**Date:** June 19, 2017

**E201710000185**



**CITY of CLOVIS**  
 PLANNING & DEVELOPMENT  
 1033 FIFTH STREET • CLOVIS, CA 93612

E201710000185

**FILED**  
 DEC 28 2020 TIME 3:33pm

By Jessica Munoz  
 FRESNO COUNTY CLERK  
 DEPUTY  
 Jessica Munoz

For County Clerk Stamp

**NOTICE OF DETERMINATION**

County Clerk  
 P.O. Box 1628  
 Fresno, CA 93717

Office of Planning and Research  
 1400 Tenth Street, Room 121  
 Sacramento, CA 95814

**Project Title or File No.:** TM6340

**Original County Clerk NOD #:** E20170000185

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

**Project Location:** Southeast corner of Ashlan and Thompson Avenues in the County of Fresno.

**Project Description:**

TM6340, a request to approve a vesting tentative tract map for a 41-lot single-family residential development on property located at the southeast corner of Ashlan and Thompson Avenues. Pennca Properties, LLC, applicant; Carl Armstrong et al, owners; Stone Valley Communities, LLC, representative.

**City Action:** This is to advise that on December 17, 2020, the City Council approved the above described Project and made the following determinations:

1. The Project will not have a potentially significant effect on the environment.
2. An Addendum to the previously approved Mitigated Negative Declaration was prepared for the Project pursuant to the provisions of CEQA and adopted by the City Council.
3. Mitigation Measures were made a condition of approval of the Project.
4. A Mitigation Monitoring Plan was prepared for this Project.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration and record of Project approvals are available to the general public for review at the Clovis Planning and Development Services Department located at 1033 Fifth Street, Clovis, CA 93612. Documents may be reviewed between 8 a.m. and 3 p.m. Monday through Friday (except holidays).

**Contact Person:** Lily Cha, Associate Planner

**Phone:** (559) 324-2335

**Signature:** 

**Date:** December 28, 2020



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

E201710000185

**FILED**

JUN 30 2017

TIME  
10:58 AM

FRESNO COUNTY CLERK  
*Victoria J. Williams*  
 DEPUTY

For County Clerk Stamp

**NOTICE OF DETERMINATION**

County Clerk  
 P.O. Box 1628  
 Fresno, CA 93717

Office of Planning and Research  
 1400 Tenth Street, Room 121  
 Sacramento, CA 95814

**Project Title or File No.:** GPA2016-10, R2016-16, & TM6161

**Environmental Assessment No.:**

**SCH No.:**

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

**Project Location:** Southeast corner of Ashlan and Thompson Avenues in the County of Fresno.

**Project Description:**

1. Consider items associated with approximately 40 acres of property located at the southeast corner of Ashlan and Thompson Avenues. Carl Armstrong and et all, owner; Stone Valley Development, LLC, applicant; Ennis Consulting, representative.
  - a) Consider Approval, Res. 17-\_\_\_, A request to approve an environmental finding of a Mitigated Negative Declaration for GPA2016-10, R2016-16, and TM6161.
  - b) Consider Approval, Res. 17-\_\_\_, GPA2016-10, A request to amend the General Plan and Loma Vista Specific Plan to re-designate from Low Density Residential (2.1 to 4.0 DU/AC) and School classifications to a Single-Family Residential Medium Density (4.1 to 7.0 DU/AC) classification.
  - c) Consider Approval, Ord. 17-\_\_\_, R2016-16, A request to prezone from the County AE-20 Zone District to the R-1-MD (Single-Family Residential Medium Density) Zone District.
  - d) Consider Approval, Res. 17-\_\_\_, TM6161, A request to approve a vesting tentative tract map for a 142-lot single-family residential development.

**City Action:** This is to advise that on June 19, 2017, the City Council approved the above described Project and made the following determinations:

1. The Project will not have a potentially significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the Project pursuant to the provisions of CEQA and adopted by the City Council.
3. Mitigation Measures were made a condition of approval of the Project.
4. A Mitigation Monitoring Plan was prepared for this Project.
5. Findings were made pursuant to the provisions of CEQA.

E201710000185

E201710000185

This is to certify that the Mitigated Negative Declaration and record of Project approvals are available to the general public for review at the Clovis Planning and Development Services Department at the address listed above.

Contact Person: Orlando Ramirez, Senior Planner

Phone: (559) 324-2345

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

Date: June 19, 2017

E201710000185

E201710000185

STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # E201710000185

Lead Agency: CITY OF CLOVIS Date: 06/30/2017

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Project Applicant Name: CITY OF CLOVIS Phone Number: (559) 324-2345

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Project Applicant: LOCAL PUBLIC AGENCY

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NOTICE OF DETERMINATION	\$	2216.25
<b>Total Received</b>	<b>\$</b>	<b>2266.25</b>

Signature and title of person receiving payment: *Victoria L. Williams*

DE  
FRESNO COUNTY  
CLERK'S OFFICE  
BRANDI L. ORTH  
2221 KERN STREET  
FRESNO, CA 93721  
Finalization 2017011926  
06/30/2017 10:57am  
90 vcorpales

Item Title Count  
1 EIRND 1  
EIR - Negative  
Declaration  
Document ID Amount  
DOC# E2017100002482216.25  
Time Recorded 10:57 am

2 EIRA 1  
EIR Administrative Fee  
Document ID Amount  
DOC# E201710000249 50.00  
Time Recorded 10:57 am

Total 2266.25  
Payment Type Amount  
Check tendered 2216.25  
# 1834  
Check tendered 50.00  
# 1895  
Amount Due 0.00

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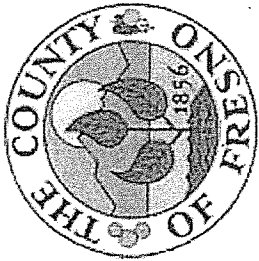
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NOTICE OF DETERMINATION	\$	2216.25
Total Received	\$	2266.25

Signature and title of person receiving payment:

Victoria J. Villacres



# County of Fresno

COUNTY CLERK / REGISTRAR OF VOTERS  
BRANDIL ORTH

## List of Notices that Need to be Removed

File Number	Project Title / Project Applicant Name	Agency File Number	Notice Description	Posted Date
E201710000185	TM6340 CITY OF CLOVIS		NOTICE OF DETERMINATION	12/28/2020
E201710000185	TM6340 CITY OF CLOVIS		ADMINISTRATION FEE	12/28/2020

**REMOVED**

JAN 28 2021  
TIME 8:25

FRESNO COUNTY CLERK

By  DEPUTY

## City of Clovis

### CEQA Addendum to the Mitigated Negative Declaration for the Rancho Vista Subdivision (TM6161 & TM6340)

APN's:

Project Number: TM6340

SCH No.: 201710000023

Applicant:

Pencal Properties, LLC

Staff Contact:

Lily Cha

[lilyc@cityofclovis.com](mailto:lilyc@cityofclovis.com)

(559)324-2335

#### Summary

This addendum assesses the environmental impact(s) of the proposed revisions to the Mitigated Negative Declaration for The Rancho Vista Subdivision established by GPA2016-10, R2016-16, and TM6161 to include TM6340. The Project (TM6340) is a 41-lot subdivision that is consistent with the development density and intensity as evaluated with the approved ISMND.

#### CEQA

The Addendum has been prepared in accordance with the relevant provisions of CEQA and the State CEQA Guidelines as implemented by RTA and the City of San Luis Obispo. According to Section 15164(b) of the State CEQA Guidelines, an Addendum to negative declaration is the appropriate environmental document in instances when "only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent negative declaration have occurred." Section 15162(a) of the State CEQA Guidelines states that no subsequent negative declaration shall be prepared for a project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- 1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR or Negative Declaration was adopted, shows any of the following:
  - A. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration;

- B. Significant effects previously examined will be substantially more severe than shown in the previous EIR or Negative Declaration;
- C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or Negative Declaration would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

**Previously Approved CEQA Document**

An IS-MND was prepared and approved for the original Project which included GPA2016-10, R2016-16, and TM6161. A Notice of Determination (NOD) was prepared, and there were no legal challenges to the adequacy of the Final IS-MND during the 30-day statute of limitations associated with the NOD, pursuant to CEQA.

**Appropriateness of Addendum**

In 2017, a Mitigated Negative Declaration (MND) was approved for the southeast corner of Ashlan and Thompson Avenues under GPA2016-10, R2016-16, and TM6161. The Initial Study (IS) included Tentative Map TM6161 and the subject nine acre Project Area. Analysis included biological, cultural, air/ greenhouse gas, water, sewer, and traffic studies. Although these specific studies addressed the overall project area, it was determined that the air/greenhouse gas study (AGHG) study did not include the proposed TM6340, subsequently only analyzing TM6161. More so, the overall project boundary of GPA2016-10 & R2016-16 did include the nine acre project site. Additionally, the Project was conceptually reflected in the adopted exhibits of GPA2016-10, R2016-16, and TM6161. The proposed Project is consistent with the General Plan designation of Medium Density Residential and the R-1-MD Zone District as established by GPA2016-10 and R2016-16. Because the subject area was covered with studies performed for the initial entitlement request, and was conceptually planned, an addendum reflecting an updated air/ greenhouse gas study is sufficient.

**Updated Impact Analysis**

This section addresses the updates to the impact analysis in the IS-MND as a result of the project changes described above. Checklist topic, *Air Quality* and *Greenhouse Gas Emissions* is updated to incorporate the Project (TM6340).

***Air Quality***

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

<b>3.3 Air Quality</b> <i>Will the proposal:</i>				
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 standards or contribute 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 which 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Impacts

The SJVAPCD has established the following standards of significance (SJVAPCD, 1998). A project is considered to have significant impacts on air quality if:

- A project results in new direct or indirect emissions of ozone precursors (ROG or NO<sub>x</sub>) in excess of 10 tons per year.
- Any project with the potential to frequently expose members of the public to objectionable odors will be deemed to have a significant impact.
- Any project with the potential to expose sensitive receptors (including residential areas) or the general public to substantial levels of toxic air contaminants would be deemed to have a potentially significant impact.
- A project produces a PM<sub>10</sub> emission of 15 tons per year (82 pounds per day).

While the SJVAPCD CEQA guidance recognizes that PM<sub>10</sub> is a major air quality issue in the basin, it has to date not established numerical thresholds for significance for PM<sub>10</sub>. However, for the purposes of this analysis, a PM<sub>10</sub> emission of 15 tons per year (82 pounds per day) was used as a significance threshold. This emission is the SJVAPCD threshold level at which new stationary sources requiring permits for the SJVAPCD must provide emissions "offsets". This threshold of significance for PM<sub>10</sub> is consistent with the SJVAPCD's ROG and NO<sub>x</sub> thresholds of ten tons per year, which are also the offset thresholds established in SJVAPCD Rule 2201 New and Modified Stationary Source Review Rule.

The SJVAPCD significance threshold for construction dust impacts is based on the appropriateness of construction dust controls, including compliance with its Regulation VIII fugitive PM<sub>10</sub> Prohibitions. The SJVAPCD guidelines provide feasible control measures for construction emission of PM<sub>10</sub> beyond that required by SJVAPCD regulations. If the appropriate

construction controls are to be implemented, then air pollutant emissions for construction activities would be considered less than significant.

The Air Quality and Greenhouse Gas Impacts were analyzed by 4Creeks, Inc. in an Air Quality and Greenhouse Gas Analysis Report prepared in November 2020. According to the report, the Project will not have a significant impact on the environment. Additionally, the Project is subject to the procedures in the Guide for Assessing and Mitigating Air Quality Impacts set forth by the San Joaquin Valley Air Pollution Control District, and the existing measures from the City's 2014 General Plan EIR.

- a. The project site is located within the San Joaquin Valley Air Basin (SJVUAPCD), which is a "nonattainment" area for the federal and state ambient air quality standards for ozone and PM<sub>10</sub>. The Federal Clean Air Act and the California Clean Air Act require areas designated as nonattainment to reduce emissions until standards are met. The proposed project would not obstruct implementation of an air quality plan; however, temporary air quality impacts could result from construction activities. The proposed project would not create a significant impact over the current levels of ozone and PM<sub>10</sub> or result in a violation of any applicable air quality standard. The project is not expected to conflict with the SJVUAPCD's attainment plans. The project will be subject to the SJVUAPCD's Regulation VIII to reduce PM<sub>10</sub> emissions and subject to Environmental Measure 3: Dust Control Measures to Protect Air Quality. With the incorporation of these existing measures, the project will have a less than significant impact.
- b. The proposed project would result in short-term construction related emissions (dust, exhaust, etc.). The SJVAB currently exceeds existing air quality standards for ozone and the State Standard for PM<sub>10</sub>. However, as with all construction projects, the project will be subject to the rules and regulations adopted by the SJVUAPCD to reduce emissions throughout the San Joaquin Valley and will be subject to Environmental Measure 4: Measures to Control Construction-Related Emissions. Therefore, the project would create a less than significant impact with existing measures incorporated.
- c. See responses to a and b above.
- d. The existing sensitive receptors near the proposed project include residences. The proposed project may subject sensitive receptors to pollutant concentrations due to construction activities. The use of construction equipment would be temporary and all equipment is subject to permitting requirements of the SJVUAPCD. This impact is considered less than significant.
- e. Objectionable odors are possible during site preparation and construction. However, the odors are not expected to be persistent or have an adverse effect on residents or other sensitive receptors in the project's vicinity. No objectionable odors are anticipated after constructions activities are complete; therefore, the project is expected to have a less than significant impact.

**Greenhouse Gas Emissions**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

**Greenhouse Gas Emissions**

*Will the proposal:*

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?                    | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

An Air Quality and Greenhouse Gas Analysis Report was performed by 4 Creeks, Inc., dated November 2020. The evaluation concluded that the project is consistent with the goals of the ARB and impact is less than significant.

**Impacts**

- a. A significance threshold of 29% below "business as usual" levels is considered to demonstrate that a project would be consistent with the goals of AB 32. An Air Quality and Greenhouse Gas Analysis Report was performed by 4 Creeks, Inc. The report concludes that impacts related to conflicts with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases is less than significant.
- b. An Air Quality and Greenhouse Gas Analysis Report was prepared for the project by 4 Creeks, Inc. The evaluation addresses the potential for greenhouse gas emissions during construction and after full build out of the proposed project.

GHG emissions were calculated for BAU conditions and for conditions with implementation of GHG emission reduction project design features proposed by the project applicants. The report concludes that the proposed project would not result in any direct impacts to the global climate, and cumulative impacts would be less than significant.