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Fresno LAFCo



## County of Fresno

COUNTY ADMINISTRATIVE OFFICE

**JEAN M. ROUSSEAU**

COUNTY ADMINISTRATIVE OFFICER

July 19, 2018

Luke Serpa, City Manager  
City of Clovis  
1033 Fifth Street  
Clovis, CA 93612

SUBJECT: Notice of Intent to file the Teague-Fowler Northwest Reorganization

Dear Mr. Serpa:

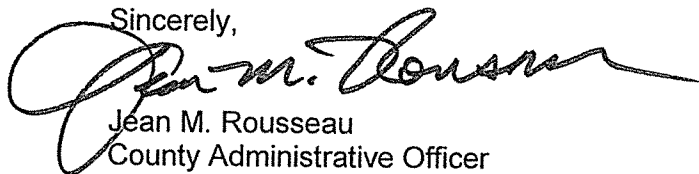
In accordance with Article II, Section 2.2 of the Amended and Restated Memorandum of Understanding (MOU) between the City of Clovis and the County of Fresno, we have reviewed the Notice of Intent (NOI) to file an annexation application with the Local Agency Formation Commission (LAFCo) to annex an approximately 63-acre territory to the City of Clovis, as shown on the attached Exhibit "A".

We have determined that the proposed annexation is consistent with the Standards of Annexation contained in Article II, Section 2.2 of the Amended and Restated Memorandum of Understanding (MOU) between the City of Clovis and the County of Fresno, subject to the City annexing the full-width of right-of-ways along Fowler and Teague Avenues as follows:

- Fowler Avenue full-width of right-of-way along the project's eastern boundary, and
- Teague Avenue full-width of right-of-way along the project's southern boundary extending east to the City's existing city limits (Teague-Fowler Northeast annexation)

If you have any questions, you may contact me at (559) 600-1710 or Bernard Jimenez, Assistant Director, Department of Public Works and Planning at (559) 600-4234.

Sincerely,

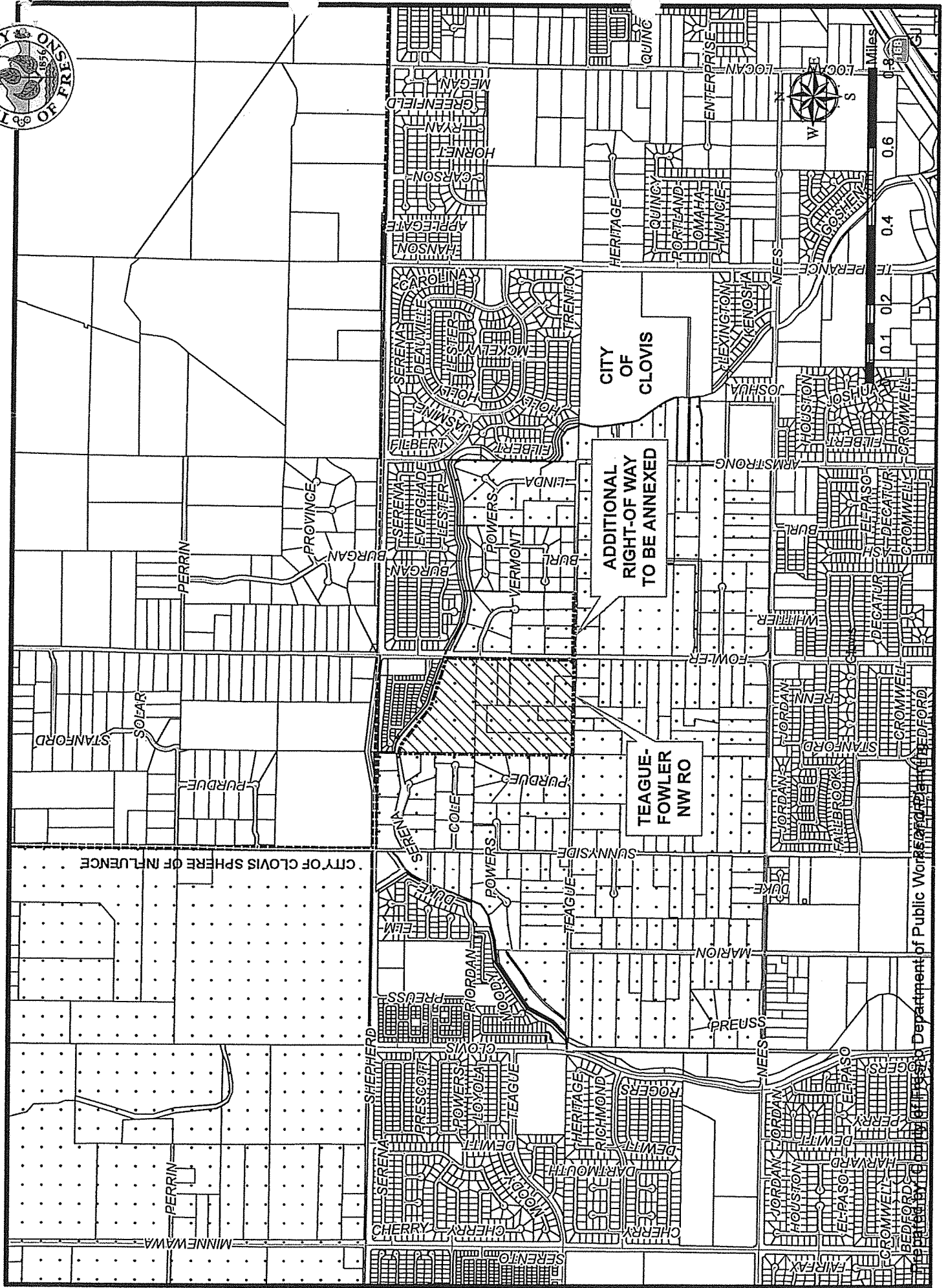


Jean M. Rousseau  
County Administrative Officer

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### Attachment

c: Steven E. White, Public Works and Planning  
Bernard Jimenez, Public Works and Planning  
Mohammad Khorsand, Development Services and Capital Projects  
David Fey, LAFCo  
George Gonzalez, City of Clovis





# CITY *of* CLOVIS

## PLANNING & DEVELOPMENT

1033 FIFTH STREET • CLOVIS, CA 93612

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### **SPECIFIC SERVICE PLAN –TEAGUE-FOWLER NW REORGANIZATION DRY CREEK PRESERVE MASTER PLAN, GPA16-06, R16-07, TM6154, AND RO296**

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#### **1.1 INTRODUCTION**

A Site Specific Service Plan for providing services and improvements to land being annexed to the City is required by the Fresno Local Agency Formation Commission (LAFCo). The site specific service plan provides assurance to LAFCo that newly annexed land to the City will be properly served as urban territory. The service plan also provides information to property owners, districts and interested parties who may have projects underway within the vicinity of the proposed annexation.

On April 26, 2018, the Clovis Planning Commission approval General Plan Amendment GPA2016-06, Prezone R2016-07 and Vesting Tentative Tract Map TM6154 for property located on the west side of Fowler Avenue, between Teague and Shepherd Avenues. The entitlements requested approved a 95-lot single-family residential development with public streets and prezone to the Clovis R-1 (Single-Family Residential) and R-R (Rural Residential) Zone Districts.

On June 4, 2018, the Clovis City Council approved General Plan Amendment GPA2016-06, Prezone R2016-07 and Vesting Tentative Tract Map TM6154 for property located on the west side of Fowler Avenue, between Teague and Shepherd Avenues. The entitlements requested approved a 95-lot single-family residential development with public streets and prezone to the Clovis R-1 (Single-Family Residential) and R-R (Rural Residential) Zone Districts.

On June 4, 2018, the Clovis City Council approved entitlement Reorganization RO296, requesting the Fresno Local Agency Formation Commission (LAFCo) to take proceedings for the reorganization of the territory known as the Teague-Fowler NW Reorganization.

#### **1.2 SERVICES EXISTING OR PROPOSED**

##### **1. Community Water Service**

The Water Master Plan Updates, completed in 1995 and 1997, by Provost & Pritchard, Inc., was prepared to support the 1993 Clovis General Plan, and the development plans therein. The plan examined the feasibility of continued growth in the greater Clovis area from a water resource perspective. This included a review of existing and future demands for water from both surface and groundwater. The study area corresponded with the General Plan planning area. Since the 1995 report, the City completed construction of the Surface Water Treatment Facility (SWTF). The 2010 Urban Water Management Plan updated the water supply and demand issues identified in the 1995 Master Plan and recognized the changes in water supply dynamics resulting from the completion of the SWTF.

The City has 37 domestic water wells to provide for the needs of its residents. Some of these have wellhead treatment facilities to treat contaminated groundwater. The wells discharge water into a distribution main grid, based on a minimum of 12-inch mains, spaced at half-mile intervals. The present water storage facilities consist of two elevated tanks and three ground level tanks. The total storage capacity is 7.06 million gallons.

The City began operations of the Surface Water Treatment Facility, located on the Enterprise Canal on the east side of Clovis, in 2004. Kings River water is supplied to the plant via Fresno Irrigation District's (FID) Enterprise Canal. This 15 million gallons per day (MGD) plant allows Clovis to serve existing users and new growth areas, while lessening the demand on groundwater.

In 2009, the City began operation of the Water Reuse Facility (WRF) to treat wastewater from a portion of the City's growth areas. In 2012, the City began using recycled water from this facility to irrigate public landscapes. At build-out of the system, this facility will be able to produce 8.4 MGD of recycled water.

The strategy for future water supply is termed "conjunctive use" where multiple elements are used to provide a secure long-term supply. It includes using both groundwater and treated surface water to insure a secure drought-resistant water supply with the flexibility to use surface and groundwater supplies in a cost and operationally-efficient manner. This strategy is conducive to phased development that is critical to both community approval and existing operational constraints.

Water systems for newly developed areas, such as the project sites, will be financed by development fees, assessment districts, and capital facilities funding. Additional surface water supplies for certain growth areas will be financed by the Water Supply development fee.

The following water conditions have been placed on the project:

1. The applicant shall identify and abandon all water wells to City standards.
2. The applicant shall install water mains of the sizes and in the locations indicated below, and provide an adequately looped water system prior to occupancy. The water improvements shall be in accordance with the City's master plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of the mains will require approval of the City Engineer and must be supported by appropriate calculations.
  - Teague Avenue - install 16" main between Fowler Avenue and the west property line.
  - Interior streets - install 8" mains.
3. The applicant shall install a City standard water service to each lot of the proposed subdivision. Water services shall be grouped at property lines to accommodate automatic meter reading system, including installation of connecting conduit.
4. The applicant shall notify all property owners' annexed to the City and along streets where a new water main will be constructed to determine if they wish to be connected to City water. Property owners shall work directly with the applicant regarding costs and location. The applicant shall notify property owners that water connection fees are required if they choose to connect.

5. Applicant shall demonstrate contractual and actual sustainable water supplies adequate for the development's demands per Policy 1.2 of the General Plan Public Facilities and Services Element. This may be satisfied by payment of an appropriate water supply fee that provides an adequate sustainable water supply for the development. The approved Water Study indicates that the project exceeds the FID water entitlement.
6. Prior to recording a final map of any phase, the applicant shall demonstrate to the satisfaction of the City Fire Chief and City Engineer that there is adequate water pressure to serve the units to be constructed. The applicant shall work with the City Engineer to determine the adequacy of water supply/pressure for the proposed development.

## 2. Wastewater

The Fresno-Clovis Regional Wastewater Treatment Facility serves the Fresno and Clovis urban area from its location southwest of the two cities. The City of Clovis owns and maintains sewer lines within the City Sphere of Influence, with the exception of the Tarpey Village area, which is maintained by the City of Fresno. The City operates the Water Reuse Facility which treats wastewater from a portion of the City and provides recycled water for use in public landscapes. This facility will be expanded as required to serve portions of the northwest and northeast growth areas. The City does not have sewer collection facilities constructed for the entire current Sphere of Influence at this time, but all areas have been master planned.

The Clovis Wastewater Master Plan Update in 1996 provided the City with a course of action with respect to wastewater service needs through the year 2030, in keeping with the Clovis General Plan.

Wastewater facilities for newly developed areas will be financed by development fees, assessment districts, and capital facilities funding.

The following sewer conditions have been placed on the project:

7. The applicant shall identify and abandon all septic systems to City standards.
8. The applicant shall install sanitary sewer mains of the size and in the locations indicated below, prior to occupancy. The sewer improvements shall be in accordance with the City's master plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of the mains will require approval of the City Engineer and must be supported by appropriate calculations.
  - Fowler Avenue - install 8" main between the north property line and Teague Avenue.
  - Teague Avenue - install 10" main between Fowler Avenue and Sunnyside Avenue.
  - Sunnyside Avenue - install 12" main between Teague Avenue and Nees Avenue.
  - Nees Avenue – install 15" main between Sunnyside Avenue and Minnewawa Avenue.
  - Interior streets - install 8" mains.
9. The Applicant has proposed a temporary pump station and force main. If the alternative temporary system is implemented by the Applicant, all costs for installation and maintenance shall be borne by the Applicant until the gravity system is available. The Applicant shall be responsible for all costs associated with removal of the temporary system.

The applicant shall work with staff to provide a funding mechanism for long term maintenance.

10. The applicant shall provide dedication of a 15' wide utility easement for all on-site sewer mains, not located in otherwise dedicated rights-of-way.
11. The applicant shall install one (1) 4" sewer service house branch to each lot within the tentative tract.
12. The applicant shall notify all property owners annexed to the City and along streets where a new sewer main will be constructed to determine if they wish to be connected to City sewer. Property owners shall work directly with the applicant regarding costs and location. The applicant shall notify property owners that sewer connection fees are required if they choose to connect.

### 3. Streets

The following street conditions have been placed on the project.

- a) The applicant shall provide right-of-way acquisition or dedicate free and clear of all encumbrances and/or improve the following streets to City standards. The street improvements shall be in accordance with the City's specific plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the type, location, and grades of existing improvements
  - Fowler Avenue - along development frontage from Teague to the Enterprise Canal, including the remainder parcels, provide right-of-way acquisition for 75' (exist 30') west and 30' east of the centerline and improve with curb, gutter, sidewalk, curb return ramps, street lights, fiber optic conduits, median island, median island landscaping and irrigation, landscaping, irrigation, permanent paving, 3' paved swale, and all transitional paving as required. The west face of curb shall be 40' from centerline.
  - Teague Avenue - along development frontage from the west property line to Fowler, provide right-of-way acquisition for 30' (exist 20') north of the centerline and improve with curb, gutter, sidewalk, curb return ramps, street lights, landscaping and irrigation, 34' (18'+16') of permanent paving, 3' paved swale, and all transitional paving as required. For the property fronting Teague Avenue and shown on the tentative map as "Not A Part", the City Engineer recommends a deferment for the additional right-of-way, sidewalk, and street lights until a future entitlement is issued for the property.
  - Provide for a temporary cul de sac at west end of 'G' Lane or provide for a solid waste garbage covenant for lots 21 and 22.
  - Interior streets dedicate to provide for 54' right-of-way and improve with curb, gutter, sidewalk, drive approaches, curb return ramps, streetlights, 36' permanent paving except in cul de sac, and all transitional paving as needed.
  - If the applicant chooses the Narrow Residential Street Policy, the applicant shall dedicate to provide for 50' right-of-way and improve with curb, gutter, sidewalk, drive approaches, curb return ramps, streetlights, 32' permanent paving except in cul de sac, and all transitional paving as needed. The maximum distance for a narrow 50' wide street is 1000' to 54' wide or wider street.

- Cul de sac bulb - dedicate to provide for 52' radius and improve with curb, gutter, sidewalk, street lights, 43' permanent paving and all transitional paving as needed.
- Temporary cul de sac bulb - dedicate to provide for a 48' radius and improve with a 45' radius of temporary or combination permanent paving and 3' paved swale.
- The applicant shall relinquish all vehicular access to Fowler and Teague Avenues for all the lots backing onto these streets.
- Applicant shall provide a dedication for a 10' public utility easement, where applicable, along all frontages or alternate widths approved by the utilities companies.
- The sideyard side of all corner lots shall have full width sidewalk except where planter strips or meandering sidewalk is proposed.
- The applicant shall obtain "R Value" tests in quantity sufficient to represent all street areas, and have street structural sections designed by a registered civil engineer based on these "R Value" tests.
- The applicant shall, at the ends of any permanent pavement abutting undeveloped property, install 2" x 6" redwood header boards that shall be placed prior to the street surfacing.
- Standard barricades with reflectors shall be installed at ends of streets abutting undeveloped property and any other locations to be specified by the City Engineer.

#### 4. Solid Waste Collection

Refuse Collection collects and disposes of solid waste generated by residential and commercial customers located within the City. Private vendors, under City contract, collect waste from select commercial customers and recyclables and yard wastes from residential customers. For improved cost accounting and control, the Refuse Collection Unit is further organized into four sub-accounts identified as Administration, Landfill, and Residential which includes Commercial and Community Cleanup.

Refuse Landfill conducts all operations necessary to landfill City refuse in accordance with county, state, and federal requirements. The Clovis landfill is an active Class III landfill which accepts municipal solid waste that is currently permitted through the year 2053.

Refuse Contracts provides refuse-related services to the community through contracts with private vendors. These include refuse compactor and roll-off services for larger businesses, and residential curbside recycling, and greenwaste programs.

#### 5. Fire Protection

The Fire Department employs two primary measures in determining service for the community and future development. The first measure is distribution. "Distribution" describes station locations that allow for a rapid first-due response deployment to mitigate fire and medical aid emergencies before they result in further life/property loss. Distribution is measured by how much of the jurisdiction is covered by first due units within our adopted response time goal of arrival within 5 minutes or less 90% of the time. The second term, "concentration" is a measure of how

many multiple units are within sufficient proximity to provide the necessary tools, equipment and personnel, known as an effective response force, for a large scale incident or when another unit is assigned to a concurrent emergency. An initial effective response force is one that has been determined likely to stop the escalation of a fire emergency and bring it effectively under control.

In addition to these factors, Clovis Fire has conducted several station location studies over the last ten years to ensure efficient and effective operations. Stations have generally been located in between 4.5 to 5 mile squares near major street intersections. Previous studies identified various station configurations that could serve City growth depending on the type of development and infrastructure planned for these areas. Currently, the Clovis Fire Department operates out of five fire stations located throughout the City.

In determining desired levels of resource concentration to maintain existing standards and to provide equal protection to future growth areas, the Clovis Fire Department analyzed the risk assessment, call volume, population, critical task analysis, and industry standards. Depending on the factors previously noted, the number of units needed for an initial effective response force are dispatched as defined in the Critical Task Analysis document.

Consideration for community protection must also take into account utilization of Automatic Aid Agreements that provide the closest available resources, regardless of jurisdiction. Using software programs and data from neighboring jurisdictions, fire staff are able to analyze the concentration of units revealing detailed information regarding the deployment of resources necessary to provide an effective fire fighting force within defined response time goals for a geographic area neighboring other fire protection districts.

The Emergency Services Bureau is responsible for providing the resources needed by Fire Department staff who respond daily to requests for emergency and non-emergency services from the citizens of Clovis through four divisions: Operations, Special Operations, Training and Support Services, and Communications. The Operations Division activities include: responding to fires, first responder medical services, mapping, radio communications, apparatus replacement, etc. The Special Operations Division is covered below under Emergency Preparedness. The Training and Support Services Division activities include: recruitment, testing and training of new employees, in-service training for all Fire Department safety employees, coordination of the Fire Explorer program, apparatus maintenance, facilities maintenance, station supplies, etc. The Communications Division has the responsibility for providing dispatch services to the Fire Department. The fire dispatch center coordinates the emergency response of all City fire resources, mutual or automatic aid resources, and general information management. The Department continues to promote sound planning, economic efficiency, and effective use of the City resources while providing essential and valuable services.

Life Safety and Enforcement Bureau regulates and enforces fire safety through three divisions using adopted fire codes, standards, and local ordinances while continually educating the citizens and youth in our community about fire behavior and life safety. The Bureau has the responsibility to investigate all fires for cause and origin, and enforce minimum standards to safeguard life or limb, health, property, and public welfare. The provision of public education regarding home safety, disaster preparedness, and arson prevention is critical to maintain a fire-safe community. The Fire Prevention Division provides quality support for our growing community through consultations with developers, plan review, and new construction inspections. In addition, an aggressive weed abatement program reduces fire hazards and helps maintain an attractive community. The Administrative Services Division activities include: incident response



data management, time keeping, and other routine duties performed daily that support the delivery of emergency and non-emergency services.

Emergency Preparedness Division has the responsibility for preparing and carrying out emergency plans to protect property and the citizens of Clovis in case of actual or threatened conditions of disaster or extreme peril. This includes having an emergency plan in place, maintaining an Emergency Operations Center (EOC), and following the Standard Emergency Management System (SEMS) and the National Incident Management System (NIMS) guidelines. The Special Operations Division is managed under the Emergency Services Bureau and has the responsibility for responding to emergency incidents that require specific and advanced training and specialized tools and equipment. The Department currently fields a Hazardous Materials Response Team and an Urban Search and Rescue Team. Some funding for this division is augmented by state and federal grants.

The following fire conditions have been placed on the project:

- a) Fire apparatus access width shall be determined by measuring from "base of curb" to "base of curb" for roadways that have curbs. When roadways do not have curbs, the measurements shall be from the edge of the roadway surface (approved all weather surface).
- b) Shall comply with Clovis Fire Standard #1.1.
- c) Minimum Access Road Width of 36 feet for Single Family Residences. Roads 36 feet or wider allow for Parking on both sides of street.
- d) All access way roads constructed shall be designed with a minimum outside turning radius of forty-five feet (45').
- e) The applicant shall install temporary street signs that meet City Temporary Street Sign Standard #1.9 prior to issuance of building permits within a subdivision.
- f) The applicant shall provide all weather access to the site during all phases of construction to the satisfaction of the approved Clovis Fire Department Standard #1.2 or #1.3.
- g) Any development to this parcel will require a minimum of two (2) points of access to be reviewed and approved by the Clovis Fire Department. All required access drives shall remain accessible during all phases of construction which includes paving, concrete work, underground work, landscaping, perimeter walls.
- h) The applicant shall install fifteen (15) 4 ½" x 2 ½" approved Residential Type fire hydrant(s) and "Blue Dot" hydrant locators, paint fire hydrant(s) yellow with blue top and caps, and paint the curb red as specified by the adopted Clovis Fire Department Standard #1.4. Plans shall be submitted to the Clovis Fire Department for review and approval prior to installation. The hydrant(s) shall be charged and in operation prior to any framing or combustible material being brought onto the site.
- i) The applicant shall install approved looped water main capable of the necessary flow of water for adequate fire protection and approved by the Clovis Fire Department.

- j) This project was reviewed by the fire department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site.

### 6. Law Enforcement

The responsibility of the Police Department is to provide protection and police-related services to the community. The Department's mission is to do this in a manner that builds public confidence and improves the quality of life in Clovis. Police headquarters is located at the Clovis Civic Center. Currently, the Police Department has 96 sworn officers. The current ratio is 0.97 sworn officers per 1,000 residents. In accordance with the recommendations contained in the Police Department Master Service Plan, the Police Department will seek funding to achieve and maintain a ratio of 1.3 officers per 1,000 residents.

Police protection to the unincorporated areas is provided by the Fresno County Sheriff and California Highway Patrol. The City has a mutual aid assistance agreement with both agencies.

The operations of the Police Department, now and as the City grows, will be funded through the General Fund, Community Facilities District (CFD) fund, and grants. It is noted that continued annexation and development without proportionate increase in the funding of safety services will have an effect on the city's ability to maintain acceptable service levels.

The Department is organized into four major divisions, which are composed of seven budgetary sections.

### 7. Parks & Recreation

The Parks Section provides maintenance to City parks, trails, street landscaping, City trees, and numerous recreational facilities, including playgrounds and picnic sites; maintains Old Town streetscape; and provides grounds maintenance at City administrative facilities. Parks provide support for civic activities such as hanging banners and decorating for Christmas, Rodeo Weekend, Big Hat Days, and Farmer's Market. The Park Section administers the Landscape Maintenance District (LMD), which provides funding for maintenance of certain parks, trails, street landscaping, streetlights, and neighborhood architectural enhancement features for areas within the Landscape Maintenance District. All City owned landscaping that is not within the LMD is funded through the General Fund.

With the approval of TM6154, the applicant is required to contribute a proportionate share to the development of a "trail" system as required by the General Plan Land Use Diagram.

### 8. Transit Services

The Community Services Division administers various senior citizen programs at the Clovis Senior Center. The Division also administers the City's Round-Up demand-response transit program, the fixed-route Stageline transit program, and administers the City's contract with Fresno Area Express (FAX). User fees, and state and federal transit funds and grants support the transit service.

### 9. Storm Drainage

Storm Drain responds to significant rainfall events by providing sand bags, pumping of flooded areas, monitoring stream channels, placing warning signage, and pumping temporary storm

drain basins when needed. It also provides pre-storm cleaning of drain inlets to ensure debris do not hamper proper operation of the storm drain collection system.

The following grading and drainage conditions have been placed on the project:

13. The applicant shall contact the Fresno Metropolitan Flood Control District (FMFCD) and address all requirements, pay all applicable fees required, obtain any required NPDES permit, and implement Best Available Technology Economically Achievable and Best Conventional Pollutant Control Technology to reduce or eliminate storm water pollution. Plans for these requirements shall be included in the previously required set of construction plans, and shall be submitted to and approved by FMFCD prior to the release of any development permits.
14. In the event permanent storm drainage facilities are not available, the applicant shall provide temporary on-site retention basins for storm water disposal and provide a cash deposit for each basin to offset the City's cost of maintaining the basins. The size and design shall be in accordance with the requirements of the City Engineer and may change based on design calculations and access requirements for maintenance. The temporary pond maintenance deposit shall be based on size, depth, expected maintenance schedule, etc. However, the property owner shall be responsible for periodic cleaning of toxic material. The temporary basin is solely for the convenience of the subdivision.
15. The owner of the property on which the temporary basin(s) are located shall backfilled said basin(s) within ninety (90) days after notice is given by the City that the basin(s) are no longer needed. In the event the owner fails to backfill said basin(s) within said 90 days, the City may cause the basin to be backfilled. A lien to cover the cost of the work will be placed on the property, including the costs to prepare and enforce the lien. A covenant shall be prepared and recorded on the lot on which the basin(s) is/are located.
16. Grande differentials between lots and adjacent properties shall be adequately shown on the grading plan and shall be treated in a manner in conformance with City of Clovis Standard Drawing No. M-4 as modified by the City Council. Any retaining walls required on-site or in public right of way shall be masonry construction. All retaining walls shall be designed by a registered civil engineer.

10. Street Lighting

Street Lighting and Traffic Signals provides maintenance and operations of traffic signals and City owned street lights. It also coordinates repairs of PG&E-owned street lights and pays all street light and traffic signal utility bills.

The following street lighting condition has been placed on the project:

- a) The applicant shall install street lights on metal poles to local utility provider's standards at the locations designated by the City Engineer. Street light locations shall be shown on the utility plans submitted with the final map for approval. Street lights shall be owned and maintained by local utility providers. Proof of local utility provider's approval shall be provided.

### 11. Schools

The City of Clovis and its sphere of influence lies primarily within the Clovis Unified School District (CUSD). Only a small portion of the southwest area of the city lies in the Fresno Unified School District (FUSD). A small portion of the southeast area of the sphere of influence lies within the Sanger Unified School District (SUSD). These districts are affected by residential growth in the Clovis area. CUSD is managing the growth by financing new facilities through bonds, development fees, and state schools funding. The area of the City serviced by FUSD is fully built-out and future development within the City's sphere of influence will not affect this district.

The Project site is located within the Clovis Unified School District.

### 12. Other Services

Pacific Gas and Electric (P. G. & E.) provides gas and electrical service to the City of Clovis, its sphere of influence, and Fresno County. Electrical service is supplied by underground and overhead lines routed through three substations in the greater Clovis area. The hierarchy of establishing electrical power lines from generation stations to customers is as follows: transmission distribution; sub-transmission; and service. P. G. & E. provides gas to customers through plastic and steel underground lines. Residents not serviced by P. G. & E. use propane fuel.

### 13. FINANCING OF SERVICES AND FACILITIES

The City Council has established fiscal policies that govern the city's financial administration and are designed to safeguard the city's assets, provide a stable funding base, and ensure that adequate accounting data are compiled. These accounting data allow for the preparation of various accounting reports such as the annual budget and the annual year-end financial report. Following are the financial policies that provide the basis for the financial direction of the city.

- The City's budget policy states that all operating budgets shall be balanced and ongoing costs will not exceed current revenues plus available fund balance that exceeds reserve requirements. The minimum reserve for any operational fund is 5% of the budgeted expenditures with the goal for reserves of 15% of budgeted expenditures unless capital borrowing or extraordinary fiscal conditions require that higher levels of reserves be maintained. Budgetary and purchasing controls have been instituted that ensure adherence to the adopted budget.
- The Enterprise Funds are to be fully supported by user fees and charges, and the Internal Services Funds are to be funded at appropriate levels to ensure reasonable ability to respond to unforeseen events. In response to this policy, in 1992 the city began transferring funds into the General Government Services Fund (an Internal Service Fund) to address the building space needs for new fire stations, corporation yard consolidation, new animal shelter, regional parks, industrial parks, and major remodeling, repairs, or additions to existing facilities. The fund also provides resources to improve and expand the use of technology for improved productivity and effectiveness.
- The City will not issue long-term debt to cover current operations. The city will consider the issuance of long-term debt to purchase/build capital assets when those assets will benefit users over several years and it is determined that it is more equitable to spread the capital investment and financing costs of the asset to current and future users of the asset.

- Annually the City must have an audit of its financial records by a certified public accountant and submit an annual financial report to the City Council by December 31 for the previous fiscal year.
- Fees for services are to be charged for services provided where appropriate and should cover the cost to deliver the service. Fees are to be reviewed on an annual basis to ensure that the fee is appropriate for the service provided.
- The City has established development impact fees so that growth pays the cost of infrastructure improvements as well as other development related impacts.
- The City will invest available cash assets in a manner consistent with the safeguards and diversity that a prudent investor would adhere to with primary emphasis on preservation of principal, sufficient liquidity to cover anticipated payment outflows, and, lastly, high yields consistent with the first two goals. The City's investments will be consistent with Section 53601 of the Government Code of the State of California that identifies which types of investments are eligible for investment of public funds and the maximum percentage of an investment portfolio that are allowed in any one investment.

The City is in compliance with all of its financial policies.

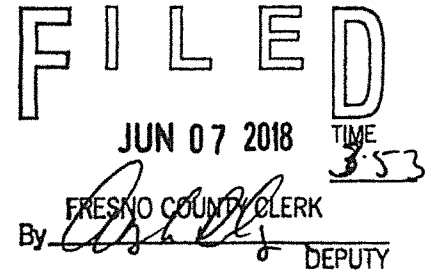
14. California Environmental Quality Act (CEQA) Compliance

The City of Clovis has completed an environmental review (an assessment of the Project's impact on natural and manmade environments) of the proposed project, as required by the State of California. A Mitigated Negative Declaration was approved and adopted by the Clovis City Council.

E201810000085



City of Clovis  
Planning and Development  
Services  
1033 Fifth Street  
Clovis CA 93612



For County Clerk Stamp

### MITIGATED NEGATIVE DECLARATION

**Proposed:** March 28, 2018

**Agency File No:** Dry Creek Preserve Master Plan, GPA2016-06, R2016-07, TM6154, RO296

**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

**Project Title:** Dry Creek Preserve Master Plan, General Plan Amendment GPA2016-06, Prezone R2016-07, Vesting Tentative Tract Map TM6154, and Reorganization RO296.

**Project Location:** GPA2016-06, R2016-07, TM6154, and RO296, are generally located at the Northwest corner of Teague and Fowler Avenues in Fresno County. The Master Plan for Focus Area 7 (Dry Creek Preserve) is generally bounded by Nees Avenue on the South, Big Dry Creek on the west, Enterprise Canal on the east, and Shepherd Avenue on the north.

#### Project Description:

- A. Approve a Master Plan for Focus Area 7 in the General Plan, approximately 795 acres generally bounded by Nees Avenue on the South, Big Dry Creek on the west, Enterprise Canal on the east, and Shepherd Avenue on the north, commonly referred to as the Dry Creek Preserve.
- B. Consider items associated with eight properties located at the northwest corner of Teague and Fowler Avenues. Woodside 06N, LP, Inland Star Distribution Centers, Inc., a California Corporation, Paul and Monique Krause, Suzanne Robertson, Darell and Katherine Kroeker, Charles F. and Lisa J. Keller, Suhardi Tjuanta Trustee, owners; Woodside 06N, LP, applicant; Yamabe and Horn Engineering Inc., representative.
  1. **GPA2016-06**, A request to re-designate approximately 48.61 acres from Rural Residential (1 lot per 2 acres) to Low Residential (2.1 to 4 lots per acre).
  2. **R2016-07**, A request to prezone approximately 48.61 acres from the County R-R (Rural Residential) Zone District to the R-1 (Single-Family Residential) Zone District, and prezone 9.52 acres from County R-R Zone District to the City R-R Zone District.
  3. **TM6154**, Approve a vesting tentative tract map for a 95-lot single-family subdivision on 43.23 acres.
  4. **RO296**, A resolution of application for the Annexation of the Territory known as the Teague-Fowler Northwest Reorganization.

**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 Mitigated 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

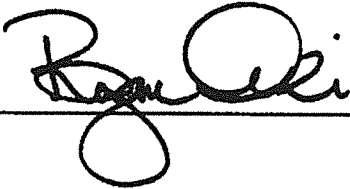
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effects that would result from the proposed activity with mitigation measures incorporated. Accordingly, approval of a Mitigated Negative Declaration for the project is recommended. The City finds that the proposed activity can be adequately served 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, climate change, transportation or circulation systems, noise, light and glare, and land use. With mitigation measures incorporated, no significant cumulative impacts will occur from this project (see Exhibit A).

Contact Person: Bryan Araki, City Planner

Phone: (559) 324-2346

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

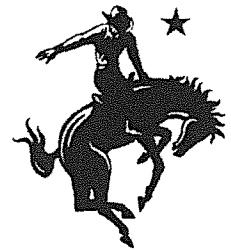
A handwritten signature in black ink, appearing to read 'Bryan Araki', written over a horizontal line.

Date: June 4, 2018

**DRY CREEK PRESERVE MASTER PLAN  
GENERAL PLAN AMENDMENT GPA2016-06  
PREZONE R2016-07  
VESTING TENTATIVE TRACT MAP TM6154  
REORGANIZATION RO296  
INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION**

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PREPARED BY:



**CITY OF CLOVIS**

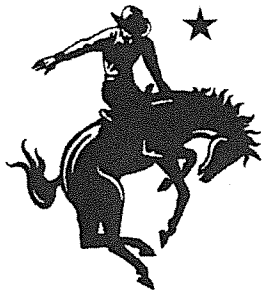
Planning Division  
1033 Fifth Street  
Clovis, CA 93612

Project Manager:  
Bryan Araki, City Planner  
559-324-2346  
[bryana@cityofclovis.com](mailto:bryana@cityofclovis.com)

**March 2018**

**ATTACHMENT 1**





**City of Clovis  
Planning and Development  
Services  
1033 Fifth Street  
Clovis CA 93612**

For County Clerk Stamp

**DRAFT MITIGATED NEGATIVE DECLARATION**

**Proposed:** March 28, 2018

**Agency File No:** Dry Creek Preserve Master Plan, GPA2016-06, R2016-07, TM6154, RO296

**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:** Dry Creek Preserve Master Plan, General Plan Amendment GPA2016-06, Prezone R2016-07, Vesting Tentative Tract Map TM6154, and Reorganization RO296.

**Project Location:** GPA2016-06, R2016-07, TM6154, and RO296, are generally located at the Northwest corner of Teague and Fowler Avenues in Fresno County. The Master Plan for Focus Area 7 (Dry Creek Preserve) is generally bounded by Nees Avenue on the South, Big Dry Creek on the west, Enterprise Canal on the east, and Shepherd Avenue on the north.

**Project Description:**

- A. Approve a Master Plan for Focus Area 7 in the General Plan, approximately 795 acres generally bounded by Nees Avenue on the South, Big Dry Creek on the west, Enterprise Canal on the east, and Shepherd Avenue on the north, commonly referred to as the Dry Creek Preserve.
- B. Consider items associated with eight properties located at the northwest corner of Teague and Fowler Avenues. Woodside 06N, LP, Inland Star Distribution Centers, Inc., a California Corporation, Paul and Monique Krause, Suzanne Robertson, Darell and Katherine Kroeker, Charles F. and Lisa J. Keller, Suhardi Tjuanta Trustee, owners; Woodside 06N, LP, applicant; Yamabe and Horn Engineering Inc., representative.
  1. **GPA2016-06**, A request to re-designate approximately 48.61 acres from Rural Residential (1 lot per 2 acres) to Low Residential (2.1 to 4 lots per acre).
  2. **R2016-07**, A request to prezone approximately 48.61 acres from the County R-R (Rural Residential) Zone District to the R-1 (Single-Family Residential) Zone District, and prezone 9.52 acres from County R-R Zone District to the City R-R Zone District.
  3. **TM6154**, Approve a vesting tentative tract map for a 95-lot single-family subdivision on 43.23 acres.
  4. **RO296**, A resolution of application for the Annexation of the Territory known as the Teague-Fowler Northwest Reorganization.

**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 Mitigated 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

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## INITIAL STUDY

### 1.0 Introduction

This document is an Initial Study and Mitigated Negative Declaration (MND) prepared pursuant to the California Environmental Quality Act (CEQA), for the Project. This MND has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Sections 21000 *et seq.*, and the CEQA Guidelines Sections 15070(b), 15071(e).

### 1.1 Documents Incorporated By Reference

This mitigated negative declaration utilizes information and incorporates information and analysis provided in the following documents pursuant to CEQA Guidelines Section 15150.

- **City of Clovis General Plan.** The 2014 Clovis General Plan provides a description of the project area setting, and sets forth a plan for development of the general plan planning area, of which the current project area is part.
- **Program Environmental Impact Report prepared for the Clovis General Plan.** The General Plan Program 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 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 (Agriculture, Air Quality, Cultural Resources, Greenhouse Gas, Hydrology and Water, Noise and Vibration, Population and Housing, Transportation and Traffic, and Utility and Service Systems) that the City has determined are outweighed by the potential benefits of plan implementation.
- **Herndon Shepherd Specific Plan.** The Herndon Shepherd 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 a part.
- **Clovis Municipal Code Title 5 (Public Welfare, Morals and Conduct) and Title 9 (Development Code).** This Code consists of the City's regulatory, penal, and administrative laws of general application of the City of Clovis and specifically to development standards, property maintenance and nuisances, necessary for the protection of health, safety and welfare.
- **California Health and Safety Code Section 7050.5.** This section states that in the event that human remains are discovered, there shall be no further disturbance of the site of any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the remains are discovered has been notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.
- **Section 15064.5 of the CEQA Guidelines.** This section addresses the discovery of human remains, and the disturbance of potential archaeological, cultural, and historical resources. The requirements of Section 15064.5 with regard to the discovery of human remains are identical to the requirements of Health and Safety Code Section 7050.5.
- **City of Clovis 2017-2018 Budget.** The budget provides information about city services, and objectives, annual spending plan for the 2017-2018 fiscal year, debt obligations, and the five-year Community Investment Program.
- **City of Clovis 2015 Urban Water Management Plan,** July 2016, The Clovis Urban Water Management Plan outlines the City's strategy to manage its water resources through both conservation and source development. The Plan was prepared in compliance with California Water Code Section 10620.

### 1.3 Agencies That May Use This Document

This Initial Study and Mitigated Negative Declaration may be used by any responsible or trustee agencies that also have review authority over the project. As stated in the CEQA Guidelines Section 15231:

*A Final EIR prepared by a lead agency or a Negative Declaration adopted by the lead agency shall be conclusively presumed to comply with CEQA for the purposes of use by responsible agencies which were consulted pursuant to Sections 15072 or 15082 unless one of the following conditions occurs:*

- a. The EIR or Negative Declaration is finally adjudged in a legal proceeding not to comply with the requirements of CEQA, or*
- b. A subsequent EIR is made necessary by Section 15162 of these Guidelines.*

The various local, state, and federal agencies that may use this document are listed in Section 2.0, "Project Description."

### 2.0 Project Description

The Project is located within an area which remains in the County of Fresno but within the Clovis Sphere of Influence. The County area is approximately 795 acres and is described as Focus Area 7 in the General Plan (see Figure 1 below). The General Plan describes the land use as rural residential which permits one unit per two acres. The General Plan also requires a master plan to be developed as part of the first development to be requested in Focus Area 7.

The Project includes a master plan which provides development standards for future development as well as a specific tract map project. The tract map project consists of a request to re-designate approximately 48.61 acres from Rural Residential (1 unit per 2 acres) to Low Residential (2.1 to 4 lots per acre), prezone approximately 48.61 acres from the County R-R (Rural Residential) Zone District to the R-1 (Single-Family Residential) Zone District, prezone approximately 9.52 acres from the County R-R Zone District to the City R-R Zone District, approve a master plan for Focus Area 7, approve a vesting tentative tract map for a 95-lot single-family subdivision, and annex 58.13 acres for properties at the northwest corner of Teague and Fowler Avenues in the County of Fresno.

The development of the tract map will necessitate the demolition of structures, wells, septic systems, and removal of several trees. The tract map will also include site grading, temporary flood control basin, installation of off-site improvements including right-of-way acquisition, and infrastructure to accommodate a 95-lot single-family planned residential development with landscaping, and street improvements. The tract map and associated parcels will be required to be annexed from the County of Fresno to the City of Clovis and detachment from the Fresno County Fire Protection District and the Kings River Conservation District.

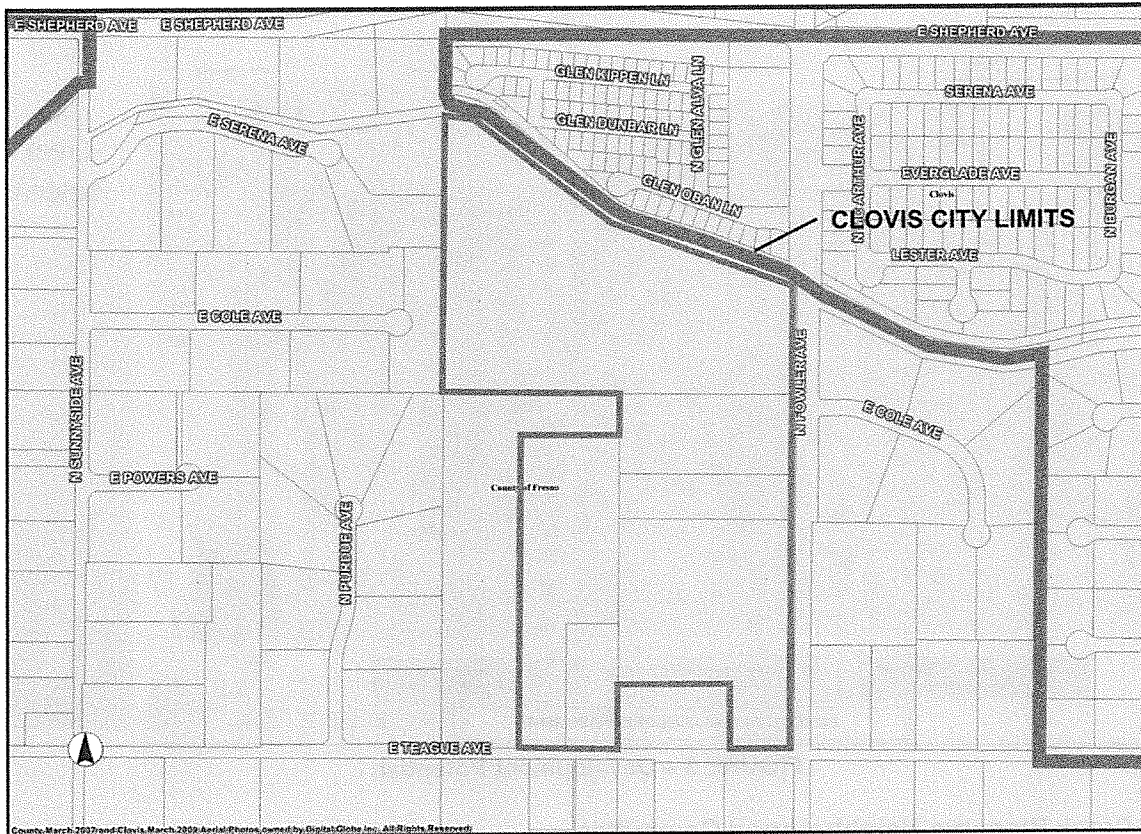


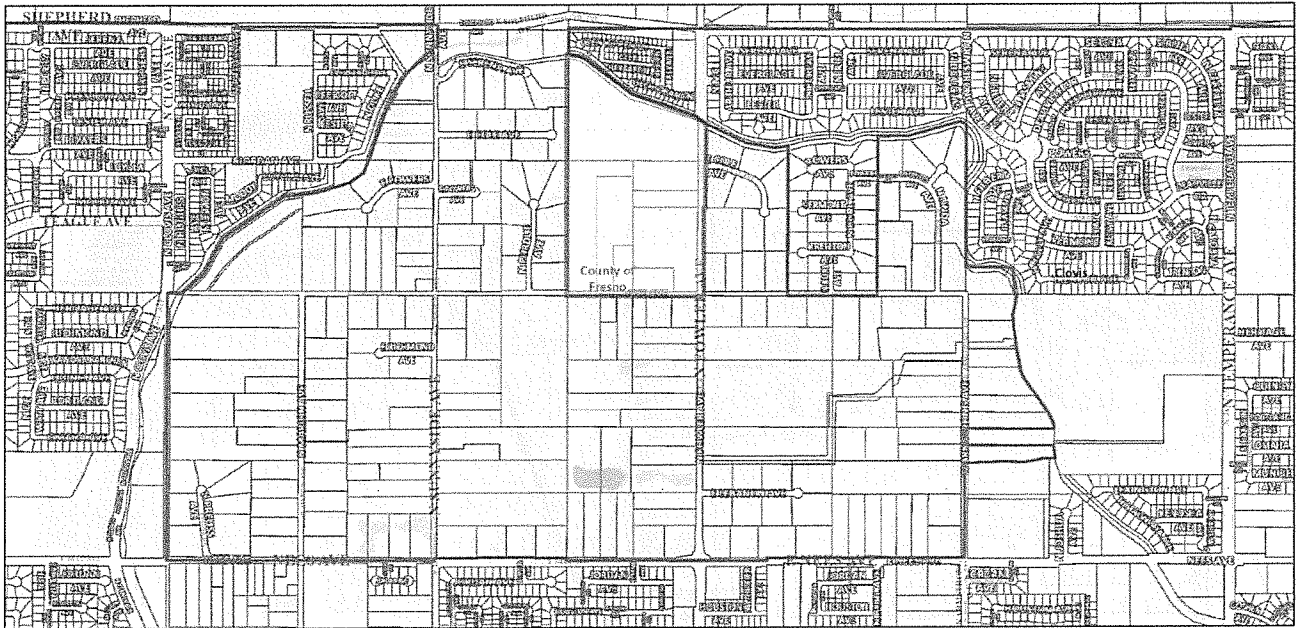
Figure 2 – TM6154 Project Location

## 2.2 Development Opportunity

During the initial review of the Project, it was brought to staff's attention that there are a number of properties outside the proposed Vesting Tentative Map area (within the County area) that are either owned by developers, or in discussion with other developers for future development at a higher density than the existing Rural Residential designation. There is one map in process with this development and it is necessary to assume that there may be other development requests in the future. Because this is a County area surrounded almost completely by the City of Clovis, infrastructure such as sewer, water, and streets will need to be designed to connect Clovis' growth areas to the north. As a County area, there are no taxes or fees collected to support infrastructure to, from, or through the area. The developers understand that lacking grant opportunities, development is the only means to fund infrastructure improvements within this area.

For purposes of this analysis, an assumption has been made that approximately 150 acres may develop at a density 2.3 units per acre which equates to an additional 345 lots (See Figure 3 below). This map is for general illustration purposes only and is not intended to require any property owner to develop their property or commit to development. This document as well as the supporting studies have considered the cumulative impacts related to a buildout of the County area using this assumption. Additionally, the sewer and water studies included potentially developable acreage beyond the additional 150 acres, even assuming the entire County area were to develop at 2.5 units per acre.

boundary meets the intent of the Memorandum of Understanding between the City of Clovis and County of Fresno, as well as LAFCo policies.



**Figure 4 – Proposed Annexation Boundary**

## **2.5 Proposed Design of the Woodside Tentative Map**

**Figure 5** shows the proposed vesting tentative map. The proposed map is approximately 43.23 acres and includes 95-lots and two remainder lots. The new lots range in size from 10,747 to 33,600 square feet. The density of the north portion is approximately 1.68 lots per acre and the south portion is approximately 2.8 lots per acre for an overall density around 2.2 lots per acre. The General Plan allows blending density across a Project to meet the maximum number of lots. The remainder lots were not factored as part of the density but if included, would bring the Project density to approximately 2.06 units per acre.

6:00 a.m. Monday through Friday. Extended construction work hours must at all times be in strict compliance with the permit.

- Stationary equipment (e.g., generators) will not be located adjacent to any existing residences unless enclosed in a noise attenuating structure, subject to the approval of the Director.

#### Standard Environmental Measure 2: Erosion Control Measures to Protect Water Quality

To minimize the mobilization of sediment to adjacent water bodies, the following erosion and sediment control measures will be included in the storm water pollution prevention plan (SWPPP), to be included in the construction specifications and Project performance specifications, based on standard City measures and standard dust-reduction measures for each development.

- Cover or apply nontoxic soil stabilizers to inactive construction areas (previously graded areas inactive for 10 days or more) that could contribute sediment to waterways.
- Enclose and cover exposed stockpiles of dirt or other loose, granular construction materials that could contribute sediment to waterways.
- Contain soil and filter runoff from disturbed areas by berms, vegetated filters, silt fencing, straw wattle, plastic sheeting, catch basins, or other means necessary to prevent the escape of sediment from the disturbed area.
- No earth or organic material shall be deposited or placed where it may be directly carried into a stream, marsh, slough, lagoon, or body of standing water.
- Prohibit the following types of materials from being rinsed or washed into the streets, shoulder areas, or gutters: concrete; solvents and adhesives; thinners; paints; fuels; sawdust; dirt; gasoline; asphalt and concrete saw slurry; heavily chlorinated water.
- Dewatering activities shall be conducted according to the provisions of the SWPPP. No dewatered materials shall be placed in local water bodies or in storm drains leading to such bodies without implementation of proper construction water quality control measures.

#### Standard Environmental Measure 3: Dust Control Measures to Protect Air Quality

To control dust emissions generated during construction of future parcels, the following San Joaquin Valley Unified Air Pollution Control District (SJVAPCD) Regulation VIII Control Measures for construction emissions of PM10 are required to be implemented (SJVUAPCD Rule 8021). They include the following:

- Watering—for the purpose of dust control, carry-out, and tracking control—shall be conducted during construction in accordance with the City of Clovis' Storm Water Management Plan (SWMP) and the Project Storm Water Pollution Prevention Plan (SWPPP), if applicable.
- All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, covered with a tarp or other suitable cover or vegetative ground cover.
- All onsite unpaved roads and offsite unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant.
- All land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activities shall be effectively controlled of fugitive dust emissions utilizing application of water or by presoaking.
- With the demolition of buildings up to six stories in height, all exterior surfaces of the building shall be wetted during demolition.

hazardous materials will be measured against the state and federal requirements as verified by the City of Clovis.

- *Develop and Implement a Hazardous Materials Business Plan in Accordance with the Requirements of the County of Fresno Environmental Health System Hazardous Materials Business Plan Program.* The City shall require contractors to develop and implement a Hazardous Materials Business Plan, if required, in accordance with the requirements of the County of Fresno Environmental Health System (EHS) Hazardous Materials Business Plan Program. The Hazardous Materials Business Plan shall be submitted to the County EHS and the City of Clovis Fire Department prior to construction activities and shall address public health and safety issues by providing safety measures, including release prevention measures; employee training, notification, and evacuation procedures; and adequate emergency response protocols and cleanup procedures. A copy of the Hazardous Materials Business Plan shall be maintained on-site, during site construction activities and as determined by the County EHS.
- *Immediately Contain Spills, Excavate Spill-Contaminated Soil, and Dispose at an Approved Facility.* In the event of a spill of hazardous materials in an amount reportable to the Clovis Fire Department (as established by fire department guidelines), the contractor shall immediately control the source of the leak, contain the spill and contact the Clovis Fire Department through the 9-1-1 emergency response number. If required by the fire department or other regulatory agencies, contaminated soils shall be excavated, treated and/or disposed of off-site at a facility approved to accept such soils.
- As applicable, each Project applicant shall demonstrate compliance with Cal-OSHA for the storage and handling of fuels, flammable materials, and common construction-related hazardous materials and for fire prevention. Cal-OSHA requirements can be found in the California Labor Code, Division 5, Chapter 2.5. Federal standards can be found in Occupational Safety and Health Administration Regulations, Standards—29 CFR.

#### Standard Environmental Measure 6: Measures to Protect Undiscovered Cultural Resources

If buried cultural resources, such as chipped or ground stone, historic debris, building foundations, or human bone, are inadvertently discovered during ground-disturbing activities, the City shall require that work stop in that area and within 100 feet of the find until a qualified archaeologist can assess the significance of the find and, if necessary, develop appropriate treatment measures in consultation with the City of Clovis and other appropriate agencies.

If human remains of Native American origin are discovered during Project construction, it is necessary to comply with state laws relating to the disposition of Native American burials, which fall within the jurisdiction of the Native American Heritage Commission (Pub. Res. Code Sec. 5097). If any human remains are discovered or recognized in any location other than a dedicated cemetery, there will be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

- The Fresno County coroner has been informed and has determined that no investigation of the cause of death is required; and if the remains are of Native American origin,
  - The descendants of the deceased Native Americans have made a recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or
  - The Native American Heritage Commission was unable to identify a descendant or the descendant failed to make a recommendation within 24 hours after being notified by the commission.



- **No Impact:** No project-related impact to the environment would occur with project development.
- **Less Than Significant Impact:** The proposed project would not result in a substantial and adverse change in the environment. This impact level does not require mitigation measures.
- **Less Than Significant with Mitigation Incorporated:** The proposed project would result in an environmental impact or effect that is potentially significant, but the incorporation of mitigation measure(s) would reduce the project-related impact to a less than significant level.
- **Potentially Significant Impact:** The proposed project would result in an environmental impact or effect that is potentially significant, and no mitigation can be identified that would reduce the impact to a less than significant level.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3.1 Aesthetics</b> <i>Would the Project:</i>				
a. Have a substantial effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Environmental Setting

The City of Clovis is located within the San Joaquin Valley. As a result, the Project site and surrounding areas are predominantly flat. The flat topography of the valley floor provides a horizontal panorama providing vistas of the valley. On clear days, the Sierra Nevada Mountains are visible to the east. Aside from the Sierra Nevada and nearby foothills, there are no outstanding focal points or views from the City.

The vesting tentative tract map is located at the northwest corner of Teague and Fowler Avenues, located within a County peninsula bounded by Nees Avenue on the south, Big Dry Creek on the west, Enterprise Canal on the east, and Shepherd Avenue on the north. The County area is approximately 795 acres referred to as Focus Area 7 in the General Plan. Focus Area 7 is generally a rural residential area comprised of 2 acre and larger lots, rural homes, agriculture, farming, and hobby commercial activities.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3.2 Agriculture and forest resources</b>				
<i>Would the Project:</i>				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220 (g)) or timberland (as defined in Public Resources Code section 4526)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Environmental Setting

The Project is located at the northwest corner of Teague and Fowler Avenues, located within a County peninsula bounded by Nees Avenue on the south, Big Dry Creek on the west, Enterprise Canal on the east, and Shepherd Avenue on the north. The County area is approximately 795 acres referred to as Focus Area 7 in the General Plan. Focus Area 7 is generally a rural residential area comprised of 2 acre and larger lots, rural homes, agriculture, farming, and hobby commercial activities.

Since the early 1950s, Fresno County has led all counties in the United States in the greatest agricultural production by dollar value (Fresno County 2000; Fresno County 2011). Agriculture is the largest industry in the county, producing \$5.94 billion in 2010. The top five crops by dollar value in 2010, in descending order, were grapes, almonds, tomatoes, poultry, and milk (Fresno County 2011). In 2010, about 1.6 million acres, or 2,500 square miles, were in agricultural production, that is, about 42 percent of the county's land area (UCCE 2011).

The early agricultural history of Clovis was partly tied to the logging industry in the Sierra Nevada. A 42-mile log flume was built from Shaver Lake to Clovis, and a mill and finishing plant were developed in Clovis. Other agricultural products from the Clovis area included grains and livestock (Clovis 2012). Currently, there is little active agricultural use in the General Plan Area because of water supply

	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"/>

## Environmental Setting

### San Joaquin Valley Air Basin

The City of Clovis (City) is in the central portion of the San Joaquin Valley Air Basin (SJVAB). SJVAB consists of eight counties: Fresno, Kern (western and central), Kings, Tulare, Madera, Merced, San Joaquin, and Stanislaus. Air pollution from significant activities in the SJVAB includes a variety of industrial-based sources as well as on- and off-road mobile sources. These sources, coupled with geographical and meteorological conditions unique to the area, stimulate the formation of unhealthy air.

The SJVAB is approximately 250 miles long and an average of 35 miles wide. It is bordered by the Sierra Nevada in the east, the Coast Ranges in the west, and the Tehachapi mountains in the south. There is a slight downward elevation gradient from Bakersfield in the southeast end (elevation 408 feet) to sea level at the northwest end where the valley opens to the San Francisco Bay at the Carquinez Straits. At its northern end is the Sacramento Valley, which comprises the northern half of California's Central Valley. The bowl-shaped topography inhibits movement of pollutants out of the valley (SJVAPCD 2012a).

### Climate

The SJVAB is in a Mediterranean climate zone and is influenced by a subtropical high-pressure cell most of the year. Mediterranean climates are characterized by sparse rainfall, which occurs mainly in winter. Summers are hot and dry. Summertime maximum temperatures often exceed 100°F in the valley.

The subtropical high-pressure cell is strongest during spring, summer, and fall and produces subsiding air, which can result in temperature inversions in the valley. A temperature inversion can act like a lid, inhibiting vertical mixing of the air mass at the surface. Any emissions of pollutants can be trapped

PM <sub>2.5</sub>	Annual 24-Hour	15 ug/m <sup>3</sup> 35 ug/m <sup>3</sup>	12 ug/m <sup>3</sup> --
Lead	30-Day Avg. 3-Month Avg.	-- 1.5 ug/m <sup>3</sup>	1.5 ug/m <sup>3</sup> --

Notes: ppm = parts per million; ug/m<sup>3</sup> = micrograms per cubic meter.

Source: California Air Resources Board, 2008. Ambient Air Quality Standards (4/01/08), <http://www.arb.ca.gov/aqs/aaqs2.pdf>.

In addition to the criteria pollutants discussed above, toxic air contaminants (TACs) are another group of pollutants of concern. TACs are injurious in small quantities and are regulated despite the absence of criteria documents. The identification, regulation and monitoring of TACs is relatively recent compared to that for criteria pollutants. Unlike criteria pollutants, TACs are regulated on the basis of risk rather than specification of safe levels of contamination.

### Attainment Status

The air quality management plans prepared by SJVAPCD provide the framework for SJVAB to achieve attainment of the state and federal AAQS through the SIP. Areas are classified as attainment or nonattainment areas for particular pollutants, depending on whether they meet the ambient air quality standards. Severity classifications for ozone nonattainment range in magnitude from marginal, moderate, and serious to severe and extreme.

At the federal level, the SJVAPCD is designated as extreme nonattainment for the 8-hour ozone standard, attainment for PM<sub>10</sub> and CO, and nonattainment for PM<sub>2.5</sub>. At the state level, the SJVAB is designated nonattainment for the 8-hour ozone, PM<sub>10</sub>, and PM<sub>2.5</sub> standards. The SJVAB has not attained the federal 1-hour ozone, although this standard was revoked in 2005.

### Impacts

The SJVUAPCD has established the following standards of significance (SJVUAPCD, 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 SJVUAPCD 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 SJVUAPCD threshold level at which new stationary sources requiring permits for the SJVUAPCD must provide emissions "offsets". This threshold of significance for PM<sub>10</sub> is consistent with the SJVUAPCD's ROG and NO<sub>x</sub> thresholds of ten tons per year which are also the offset thresholds established in SJVUAPCD Rule 2201 New and Modified Stationary Source Review Rule.

The SJVUAPCD 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.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3.4 Biological Resources</b> <i>Will the proposal result in impacts to:</i>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

## Environmental Setting

The Project site is currently rural residential, farmland, and vacant lands. The site is bounded by residential and commercial to the north, rural residential to the east, south, and west. The area generally includes rural residential properties, agriculture, farming and hobby commercial activities.

## Impacts

The Project would have a significant effect on the biological resources if it would:

- 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

lighting restrictions) needed to protect the habitat corridor and its wildlife use. A stream protective corridor of at least 100 feet would be adequate and should be provided.

- e. There are a number of trees on the project site which are not listed on the protected tree ordinance. Some trees may be on the list and will be preserved or replaced per the Protected Tree Ordinance. The project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- f. 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.

### Mitigation Measures

- **Mitigation Measure 3.4-a1:** Should project construction be scheduled to commence between March and the end of August, a pre-construction survey will be conducted by a qualified biologist for nesting raptors. This survey will occur within 30 days of the on-set of construction. All suitable habitats of the study area will be covered during this survey.
- **Mitigation Measure 3.4-a2:** If pre-construction surveys undertaken during the nesting season locate active nests within or near the construction zones, these nests, and an appropriate zone around them (as determined by a qualified biologist) will remain off limits to construction until the nesting season is over. Suitable setbacks from occupied nests will be established by a qualified biologist and maintained until the conclusion of the nesting season.
- **Mitigation Measure 3.4-a3:** The applicant shall conduct a pre-construction survey to assess any burrowing owl habitat. A licensed biologist will make a recommendation on measures necessary based on the findings of the survey.
- **Mitigation Measure 3.4-c:** A wetland delineation shall be conducted prior to permitting of development within areas described as potential wetland.
- **Mitigation Measure 3.4-d:** Project level habitat assessment for California Tiger Salamander, and Western Pond Turtle shall be conducted to cover areas of concern as identified in the biological survey..

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3.5 Cultural Resources</b> <i>Will the proposal:</i>				
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

#### **Mitigation Measures**

- **Mitigation Measure 3.5-a:** Project level studies shall be conducted before approval of specific projects on properties not previously covered by cultural resource studies. The studies shall research field surveys, and recordation and evaluation of any resources.

- a. 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. 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.

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.

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).

Landslides and mudflows are more likely in foothill and mountain areas where fractured and steep slopes are present (as in the Sierra Nevada Mountains). The Project is located on relatively flat topography, therefore the Project will not result in or expose people to potential impacts from landslides or mudflows.

- b. 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 development, if any.
- c. 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. The Project will not result in or expose people to potential impacts from expansive soils.
- e. The City of Clovis provides necessary sewer and water systems for development within the City. The Project will not utilize septic tanks or alternate waste disposal.



Global Warming Solutions Act of 2006 (AB 32), which requires the California Air Resources Board (CARB) to design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020 (representing a 25 percent reduction in emissions).

In April 2009, the California Office of Planning and Research published proposed revisions to the California Environmental Quality Act to address GHG emissions. The amendments to CEQA indicate the following:

- Climate action plans and other greenhouse gas reduction plans can be used to determine whether a project has significant impacts, based upon its compliance with the plan.
- Local governments are encouraged to quantify the greenhouse gas emissions of proposed projects, noting that they have the freedom to select the models and methodologies that best meet their needs and circumstances. The section also recommends consideration of several qualitative factors that may be used in the determination of significance, such as the extent to which the given project complies with state, regional, or local GHG reduction plans and policies. OPR does not set or dictate specific thresholds of significance. Consistent with existing CEQA Guidelines, OPR encourages local governments to develop and publish their own thresholds of significance for GHG impacts assessment.
- When creating their own thresholds of significance, local governments may consider the thresholds of significance adopted or recommended by other public agencies, or recommended by experts.
- New amendments include guidelines for determining methods to mitigate the effects of greenhouse gas emissions in Appendix F of the CEQA Guidelines.
- OPR is clear to state that "to qualify as mitigation, specific measures from an existing plan must be identified and incorporated into the project; general compliance with a plan, by itself, is not mitigation."
- OPR's emphasizes the advantages of analyzing GHG impacts on an institutional, programmatic level. OPR therefore approves tiering of environmental analyses and highlights some benefits of such an approach.
- Environmental impact reports (EIRs) must specifically consider a project's energy use and energy efficiency potential.

On December 30, 2009, the Natural Resources Agency adopted the proposed amendments to the CEQA Guidelines in the California Code of Regulations.

In December 2009, the San Joaquin Valley Air Pollution Control District (SJVAPCD) adopted guidance for addressing GHG impacts in its *Guidance for Valley Land Use Agencies in Addressing GHG Impacts for New Projects Under CEQA*. The guidance relies on performance-based standards, otherwise known as Best Performance Standards (BPS), to assess significance of project-specific GHG emissions on global climate change during the environmental review process. Projects can reduce their GHG emission impacts to a less than significant level by implementing BPS. Projects can also demonstrate compliance with the requirements of AB 32 by demonstrating that their emissions achieve a 29% reduction below "business as usual" (BAU) levels. BAU is a projected GHG emissions inventory assuming no change in existing business practices and without considering implementation of any GHG emission reduction measures.

### **Significance Criteria**

The SJVAPCD's *Guidance for Valley Land Use Agencies in Addressing GHG Impacts for New Projects Under CEQA* provides initial screening criteria for climate change analyses, as well as draft guidance for the determination of significance.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3.8 Hazards and Hazardous Materials</b> <i>Will the Project:</i>				
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>

### Environmental Setting

The General Plan Environmental Safety Element Policies were adopted to reduce the potential safety risks associated with hazardous materials and urban development. The proposed Project does not involve activities related to the handling or transport of hazardous materials other than substances to be used during construction. The Project does not involve the construction or operation of hazardous material facilities.

Further, the Project site is not listed as part of the State of California's Hazardous Waste and Substances Site List. Field review by City staff did not identify any obvious signs of contamination.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3.9 Hydrology and Water Quality</b>				
<i>Will the proposal result in:</i>				
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Groundwater

Clovis is underlain by the Kings Groundwater Basin that spans 1,530 square miles of central Fresno County and small areas of northern Kings and Tulare counties. Figure 5.9-4, *Kings Groundwater Basin*, shows that the basin is bounded on the north by the San Joaquin River, on the west by the Delta-Mendota and Westside Subbasins, the south by the Kings River South Fork and the Empire West Side Irrigation District, and on the east by the Sierra Nevada foothills. Depth to groundwater in 2012 ranged from 160 feet along the west City boundary to 70 feet at the east City boundary, 25 feet at the southeast SOI boundary, and about 20 feet at the eastern Plan Area boundary (FID 2013). The Kings Subbasin has been identified as critically overdrafted (Provost & Pritchard 2011).

In the Plan Area, groundwater levels are monitored by the City of Clovis and FID. The area has not experienced land subsidence due to groundwater pumping since the early 1900s (FID 2006). Subsidence occurs when underground water or natural resources (e.g., oil) are pumped to the extent that the ground elevation lowers. No significant land subsidence is known to have occurred in the last 50 years as a result of land development, water resources development, groundwater pumping, or oil drilling (FID 2006). Regional ground subsidence in the Plan Area was mapped as less than one foot by the US Geological Survey in 1999 (Galloway and Riley 1999). However, groundwater levels in the San Joaquin Valley are forecast to hit an all-time low in 2014 (UCCHM 2014).

### Groundwater Recharge

New development in accordance with the General Plan Update would increase the amount of impervious surface in the Plan Area, potentially affecting the amount of surface water that filters into the groundwater supply. Groundwater levels are monitored in the Plan Area by the FID and the City of Clovis. As described in the 2010 City of Clovis Urban Water Management Plan (UWMP), groundwater recharge occurs both naturally and artificially throughout the City. The Kings Groundwater Basin area is recharged through a joint effort between the Cities of Clovis and Fresno and the FID (CDWR 2006). Approximately 8,400 acre-feet per year (afy) of water are intentionally recharged into the Kings Groundwater Basin by the City of Clovis, and approximately 7,700 afy of water naturally flow into groundwater in the City's boundaries (Clovis 2011).

The FMFCD urban stormwater drainage system would provide groundwater infiltration for runoff from developed land uses in detention basins in the drainage system service area. The process of expansion of the FMFCD urban storm drainage system is explained above under the analysis of the 2035 Scenario under Impact 5.9-1.

Projects pursuant to the proposed General Plan Update and developed outside of the FMFCD urban stormwater drainage system would be required to meet the requirements of NPDES regulations, including the implementation of BMPs to improve water retention and vegetation on project sites.

## Impacts

The proposed Project may result in significant impacts if it would violate any water quality standards or waste discharge requirements; substantially deplete groundwater supplies or interfere substantially with ground water recharge; substantially alter the existing drainage pattern if the site; substantially increase the rate or amount of surface runoff; exceed the existing or planned storm water drainage system; provide substantial additional sources of polluted runoff; degrade water quality; place housing or structures within a 100-year flood hazard area; expose people or structures to risks of flooding; and inundation from seiche, tsunami, or mudflow.

The General Plan Program Environmental Impact Report identified significant and unavoidable impacts for both the 2035 scenario and full build-out of the General Plan Area and statement of overriding considerations was adopted.

- i. 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. The Enterprise canal runs adjacent to the north boundary of the project. The high water mark is above the current grade of the properties. The project area could be impacted with flood water if a breach in the canal bank occurs. The Fresno Irrigation has standards which require the developer to line the canal or encase within a culvert. The developer will be required to comply with Fresno Irrigation District standards to provide a detailed plan prior to permits.
- j. The Project is not located near any ocean, coast, or seiche hazard areas and would not involve the development of residential or other sensitive land uses. Therefore, the Project would not expose people to potential impacts involving seiche or tsunami. No potential for mudflows is anticipated. There is no impact associated with the proposed Project.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3.10 Land Use and Planning</b> <i>Will the proposal:</i>				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>

## Environmental Setting

The proposed Project is located within the City of Clovis Sphere of Influence, in the County of Fresno. The proposed Project site is located near the northwest corner of Teague and Fowler Avenue. The proposed General Plan Amendment, Prezone and Vesting Tentative Tract Map are generally bounded by Fowler Avenue on the east, Teague Avenue on the south, The Enterprise Canal on the north and Rural residential properties on the west (see Figure 1). The General Plan requires a master plan to be developed with any development within the 795 acre County area described as Focus Area 7. Focus Area 7 is generally bounded by Nees Avenue on the south, Big Dry Creek on the west, Enterprise Canal on the east, and Shepherd Avenue on the north.

The Project consists of a request to re-designate approximately 48.61 acres from Rural Residential (1 unit per 2 acres) to Low Residential (2.1 to 4 lots per acre), prezone approximately 48.61 acres from the County R-R (Rural Residential) Zone District to the R-1 (Single-Family Residential) Zone District, prezone approximately 9.52 acres from the County R-R Zone District to the City R-R Zone District, approve a master plan for Focus Area 7, approve a vesting tentative tract map for a 95-lot single-family subdivision, and annex 58.13 acres for properties at the northwest corner of Teague and Fowler Avenues in the County of Fresno.

## Impacts

The Project would create significant impacts if it results in the loss of availability of a known mineral resource with future value.

- a-b. The proposed Project would not use or extract any mineral or energy resources and would not restrict access to known mineral resource areas.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3.12 Noise</b> <i>Will the proposal result in:</i>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>

## Environmental Setting

The ambient noise environment in the immediate Project vicinity is defined primarily by local traffic, animals, residents and natural noise associated with a rural residential environment. The Clovis Development Code (Section 9.22.080) sets forth land use compatibility criteria for various community noise levels.

## Impacts

CEQA guidelines, the City of Clovis General Plan Noise Element, and the Clovis Development Code

## Environmental Setting

The Project consists of a request to re-designate approximately 48.61 acres from Rural Residential (1 unit per 2 acres) to Low Residential (2.1 to 4 lots per acre), prezone approximately 48.61 acres from the County R-R (Rural Residential) Zone District to the R-1 (Single-Family Residential) Zone District, prezone approximately 9.52 acres from the County R-R Zone District to the City R-R Zone District, approve a master plan for Focus Area 7, approve a vesting tentative tract map for a 95-lot single-family subdivision, and annex 58.13 acres for properties at the northwest corner of Teague and Fowler Avenues in the County of Fresno.

For purposes of this analysis, an assumption has been made that approximately 150 acres may develop at a density 2.3 units per acre which equates to an approximately 345 lots.

## Impacts

The Project may result in significant impacts if it induces substantial growth, displaces a large number of people, or contributes to a job-housing imbalance.

- a. The Project could add 95 homes to the area equating to approximately 270 new residents. It is anticipated that this development would introduce a number of new citizens to the City of Clovis, however according to a letter dated April 4, 2016, from the Clovis Unified School District, the District can accommodate students as a result of the Project.
- b-c. The Project includes a few existing homes in which property owners have requested inclusion into the Project. Property owners in the project area volunteered to sell the homes by choice, therefore not creating a substantial dispersion of housing and if approved, the Project would generate an increase in housing product to infill the area.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3.14 Public Services</b> <i>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>				
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- b. The project is located near the northern area of the City and within the Community Facilities District (CFD). The CFD is an assessment district designed to provide additional funding for safety services for residential development in Clovis' growth areas. The Police Department states that this area is already served through mutual aid and can provide superior response time for new development. Additionally, improved streets with wider lanes, defined traffic control and street lighting will provide safer intersections.
- c. The Project site is located within the Clovis Unified School District. The Clovis Unified School District levies a fee for residential facilities. According to a letter from the Clovis Unified School District, dated April 4, 2016, the District can accommodate the new students as a result of additional housing.
- d. Development of this site with 95 single-family homes will introduce new residents to the community. The Parks and Recreation Element of the General Plan requires a specific ratio of park area to residents. A park impact fee is required for each new unit and is then used to construct community parks to meet these goals. The impacts in this category are less than significant since all units built in this subdivision will contribute to the park funds. There are no neighborhood parks included in General Plan for this area, however there are community parks and trails within walking and biking distance of the Focus Area.
- e. The City of Clovis will eventually annex this County area resulting in higher demand on Clovis public services. As the demand increases, the impact to public facilities will increase as well. The City anticipates growth throughout the Sphere of Influence and budgets for maintenance of existing facilities as well as expansion. The development of the tentative map as well as future urbanization in the area will not have a significant impact to public facilities. Buildout of the Dry Creek Preserve area at a Rural Residential density will have a less than significant impact. The Master Plan limits future development with specific criteria to no more than 2.3 units per acre. Any development at a density of more than one unit per two acres would require a General Plan Amendment, including a specific analysis to determine public service impacts. As development occurs, each project will contribute a proportionate share toward street and infrastructure improvements.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3.15 Recreation</b> <i>Will the proposal:</i>				
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 checked="" type="checkbox"/>	<input 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"/>



	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3.16 Transportation/Circulation</b> <i>Will the proposal result in:</i>				
a. Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designed in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. 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"/>

## Environmental Setting

The Project consists of a request to re-designate approximately 48.61 acres from Rural Residential (1 unit per 2 acres) to Low Residential (2.1 to 4 lots per acre), prezone approximately 48.61 acres from the County R-R (Rural Residential) Zone District to the R-1 (Single-Family Residential) Zone District, prezone approximately 9.52 acres from the County R-R Zone District to the City R-R Zone District, approve a master plan for Focus Area 7, approve a vesting tentative tract map for a 95-lot single-family subdivision, and annex 58.13 acres for properties at the northwest corner of Teague and Fowler Avenues in the County of Fresno.

During the initial review of the Project, it was brought to staff's attention that there are a number of properties outside the proposed Vesting Tentative Map area (within the County area) that are either owned by developers, in contract with developers, or in discussion with other developers for future development at a higher density than the existing Rural Residential designation. There is currently one map in process as part of this Project and it is important to assume that there may be other

- c. The proposed Project may result in a temporary change in traffic patterns due to construction; however, the Project will be required to comply with Section 7.15 Traffic Control, Public Convenience, and Safety of the Clovis Standard Specification and Standard Drawings will reduce impacts to a less than significant level. Road improvements as a requirement of the Project will include widening of streets, striping, signage and lighting to reduce safety risks along roadways and intersections.
- d. The City Engineer states that the location of drive access points are adequate in addressing the City Standards and has determined that impacts in this category are less than significant.
- e. The development will be served by Fire Station 3 and 5 which are both located within 2 miles (by road). The streets serving the development meet City and/or County standards and can accommodate the movement of safety vehicles. Impacts are considered less than significant.
- f. The development of the Projects as well as future development at a higher density of 2.3 units per acre would not Conflict with adopted policies, plans, or programs supporting alternative transportation.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3.17 Tribal Cultural Resources</b> <i>Would the project cause a substantial adverse change in the significance of a Tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape sacred place, or object with cultural value to a California Native American tribe, and that is:</i>				
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American Tribe?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Environmental Setting

On September 25, 2014, Governor Jerry Brown signed Assembly Bill AB52, which intends to protect a new class of resource under CEQA. This new class is Tribal Cultural Resources and provides an avenue to identify Tribal Cultural resources through a consultation process, similar to SB18. However, unlike SB18, where consultation is required for all General Plan and Specific Plan Amendments, AB52,

<b>3.18 Utilities and Service Systems</b> <i>Will the proposal:</i>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Environmental Setting

The Project consists of a request to re-designate approximately 48.61 acres from Rural Residential (1 unit per 2 acres) to Low Residential (2.1 to 4 lots per acre), prezone approximately 48.61 acres from the County R-R (Rural Residential) Zone District to the R-1 (Single-Family Residential) Zone District, prezone approximately 9.52 acres from the County R-R Zone District to the City R-R Zone District, approve a master plan for Focus Area 7, approve a vesting tentative tract map for a 95-lot single-family subdivision, and annex 58.13 acres for properties at the northwest corner of Teague and Fowler Avenues in the County of Fresno.

During the initial review of the Project, it was brought to staff's attention that there are a number of properties outside the proposed Vesting Tentative Map area (within the County area) that are either owned by developers, in contract with developers, or in discussion with other developers for future development at a higher density than the existing Rural Residential designation. There are no current applications in process however, it is important to assume that there may be other development requests in the future. Because this is a County area surrounded almost completely by the City of Clovis, infrastructure such as sewer, water, and streets will need to be designed to connect Clovis' growth areas to the north. As a County area, there are no taxes or fees collected to support infrastructure to, from or through the area. The developers understand this and understand that development is one of the only means to fund infrastructure improvements within this area.

The City Engineer concludes that although the Project is proposing to increase the density, the Project will not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board. Impacts are considered less than significant.

- b. The Project will not directly 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. According to the City Engineer, the current wastewater treatment plant has sufficient capacity to accommodate the Project as well as additional lands which were evaluated for a higher density of 2.5 units per acre.
- c. The Project may result in the construction of new storm water drainage facilities. Conversion to a higher density residential category may induce more storm run-off into the master planned system. The Fresno Metropolitan Flood Control District has policies for this type of conversion. According to a letter from the FMFCD dated May 23, 2016, the district can accommodate the proposed project.
- d. According to a study performed by Provost and Pritchard, the Project will not require new or expanded entitlements and resources. The site is also within the Fresno Irrigation District and will turn over the water rights to the City of Clovis upon development.
- e. The Project will not require a determination by a wastewater treatment provider (see item b above).
- f. According to the Solid Waste Division, the Project will contribute to the landfill, however, the impacts are less than significant.
- g. The Project will comply with federal, state, and local statutes as well as regulations related to solid waste by the City of Clovis. The City Engineer states that impacts in this category are less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3.19 Mandatory Findings of Significance</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

which were included in the Project's analysis related to water, sewer, traffic, air quality, and greenhouse gas impacts.

Based on comments from the property owners and the applicant, a number of parcels in this County area are either under contract or in discussion with developers, are owned by developers, or are properties which were identified to be developable land at a higher density in the future. These properties consist of approximately 150 acres, which equates to approximately 345 lots at 2.3 units per acre. The studies and analysis performed for this project considered additional development in the area, even though there are no General Plan Amendment requests at this time.

### **Aesthetics**

- a-c. The proposed Project as well as potential urbanization of the County area at a higher density of 2.3 units per acre, is not expected to result in significant cumulative visual resource impacts with mitigation. Street lighting for the area could add additional light pollution to the area. A mitigation measure to shield lighting to reduce the potential for up-lighting the night sky has been incorporated. The development of single-family homes would not degrade the quality of the environment. With incorporation of measures such as natural sidewalk paving materials, rather than concrete in developed areas, no sidewalks, curbs or gutters in areas that remain Rural Residential, split rail type fencing, homes facing Teague Avenue, and restriction of two-story homes within 100 feet of rural residential properties, the impacts are less than significant.

### **Agriculture and Forest Resources**

- a-c. The proposed Project would not substantially contribute to the conversion of agricultural land or forest land to urban or other uses. There are no forest lands in the adjacent to or in the immediate vicinity. None of the properties in the Project area including lands identified and potentially developable at a higher density of 2.3 units per acre, are classified as Prime Farmland or Farmland of Statewide Importance, therefore, the Project would result in a less than significant cumulative agricultural or forest resources impact.

### **Air Quality**

- a-c. Implementation of the Project could result in cumulative short-term construction air quality impacts associated with increased emissions. The Project would not result in cumulative air quality impacts to the region. Existing standard measures are incorporated to address Air Quality Standards during construction. The Project would result in less than significant cumulative air quality impacts.

### **Biological Resources**

- a-c The Project could result in significant impacts to nesting migratory and nongame birds without mitigation. The impact to biological resources was analyzed with the Project as well as other properties which could potentially develop at a higher density of 2.3 units per acre. According to an analysis prepared by Argonaut Ecological Consulting, Inc., the Project will have a less than significant impact to cumulative biological resources with existing standard and project level mitigation measures incorporated.

### **Cultural Resources**

- a-c. The proposed Project is not anticipated to contribute to any potential impacts related to cultural and/or paleontological impacts. Any impacts would be site specific and would not contribute to cumulative impacts. Therefore, the Project would have a less than significant impact to cumulative cultural resources with project level mitigation included.

## **Noise**

- a-c. As described in Section 3.9 Noise, the Project as well as other properties which have a potential to develop at a higher density of 2.3 units per acre, could result in increased construction noise as well as long-term traffic noise impacts. These impacts are less than significant and would not contribute to any cumulative impacts creating a level of significance.

## **Public Services**

- a-c The proposed Project creates additional homes and residents but as identified in the initial study, would not result in significant impacts to public services. The City anticipates urbanization of areas within the City's Sphere of Influence and will budget for additional personnel and maintenance and expansion of facilities to accommodate growth. As the City grows, there will be additional impacts on public safety. Annexed areas within the DCP will be served by the Clovis Fire and Police Departments. Although development is eminent, the density of 2.3 units per acre will have a less than significant impact on services. The Project was analyzed with an assumption that 150 acres could potentially develop at a higher density of 2.3 units per acre, and concluded that there would be a less than significant cumulative impact to public services.

## **Recreation**

- a-c. The proposed Project creates additional homes and residents but as identified in the initial study, would not result in significant impacts to recreation and/or resources. Even with the assumption that an additional 150 acres beyond the tract map were to develop at a higher density of 2.3 units per acre, impacts would be less than significant.

## **Transportation/Circulation**

- a-c. The Project was analyzed by Peters Traffic Engineers assuming that 150 acres or more of the County area could develop at a higher density of 2.3 units per acre. The analyses generally confirms the roadway designations and planned lane configurations as set forth in the City of Clovis General Plan. The General Plan does not specify intersections configurations; the configurations suggested previously in this report should be used as a guide and should be updated as necessary when traffic studies are performed for specific development projects. The study found that ultimate roadway configurations included in the City of Clovis General Plan include sufficient reserve capacity to accommodate residential development within the DPC area. The analyses suggest that a vast majority of the additional trips expected to occur on Fowler Avenue and on Sunnyside Avenue will be the result of regional growth primarily expected to occur north of Shepherd Avenue.

As development occurs, street improvements will be necessary. Development is required to pay its proportionate share to construct roads and infrastructure to accommodate growth.

## **Tribal Cultural**

- a-c. Tribal Cultural resources are site specific. The proposed Project would not cause a substantial adverse change in the significance on a cumulative Tribal cultural resource.

## **Utilities and Service Systems**

- a-c. The proposed project was analyzed with respect to the proposed master plan and research of surrounding recent and foreseeable projects including the potential that over 150 acres within the Focus Area 7, could develop at a higher density of 2.3 units per acre. The analysis concludes that the Project would not have a significant cumulative impact on utility and service system demands.

- Restrict two-story homes within 100 feet of rural residential properties.
- Utilize rural landscaping materials along developed streets. Landscaping along undeveloped reaches remain as-is.
- **Mitigation Measure 3.1-d:** The developer shall direct all on-site lighting downward and provide physical shields to prevent direct view of the light source from adjacent residential properties. Street lighting shall be spaced in accordance with City Standards to reduce up-lighting. The applicant shall utilize a PG&E street light which directs light downward.
- **Mitigation Measure 3.4-a1:** Should project construction be scheduled to commence between March and the end of August, a pre-construction survey will be conducted by a qualified biologist for nesting raptors. This survey will occur within 30 days of the on-set of construction. All suitable habitats of the study are will be covered during this survey.
- **Mitigation Measure 3.4-a2:** If pre-construction surveys undertaken during the nesting season locate active nests within or near the construction zones, these nests, and an appropriate zone around them (as determined by a qualified biologist) will remain off limits to construction until the nesting season is over. Suitable setbacks from occupied nests will be established by a qualified biologist and maintained until the conclusion of the nesting season.
- **Mitigation Measure 3.4-a3:** The applicant shall conduct a pre-construction survey to assess any burrowing owl habitat. A licensed biologist will make a recommendation on measures necessary based on the findings of the survey.
- **Mitigation Measure 3.4-c:** A wetland delineation shall be conducted prior to permitting of development within areas described as potential wetland within the biological survey.
- **Mitigation Measure 3.4-d:** Project level habitat assessment for California Tiger Salamander, and Western Pond Turtle shall be conducted to cover areas of concern.
- **Mitigation Measure 3.5-a:** Project level studies shall be conducted before approval of specific projects on properties not previously covered by cultural resource studies. The studies shall research field surveys, and recordation and evaluation of any resources.

Signature  Date: March 15, 2018  
 Bryan Araki, City Planner

*Applicant's Concurrence*

In accordance with Section 15070 (b) (1) of the CEQA Guidelines, we hereby consent to the incorporation of the identified mitigation measures which are also contained in Exhibit B, Attached to this document.

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

**6.0 MITIGATION MONITORING  
EXHIBIT B**

**City of Clovis Mitigation Monitoring and Reporting Program  
Dry Creek Preserve Master Plan, General Plan Amendment GPA2016-06, Prezone  
R2016-07, Vesting Tentative Map TM6154, Reorganization RO296  
Dated March 5, 2018**

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared pursuant to Section 21081.6 of the California Public Resources Code, which requires public agencies to “adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” A MMRP is required for the proposed project because the Mitigated Negative Declaration has identified significant adverse impacts, and measures have been identified to mitigate those impacts.

The MMRP, as outlined in the following table, describes mitigation timing, monitoring responsibilities, and compliance verification responsibility for all mitigation measures identified in this Mitigated Negative Declaration.

The City of Clovis will be the primary agency, but not the only agency responsible for implementing the mitigation measures. The MMRP is presented in tabular form on the following pages. The components of the MMRP are described briefly below:

- **Mitigation Measures:** The mitigation measures are taken from the Mitigated Negative Declaration, in the same order that they appear in the Mitigated Negative Declaration.
- **Mitigation Timing:** Identifies at which stage of the project mitigation must be completed.
- **Monitoring Responsibility:** Identifies the department within the City responsible for mitigation monitoring.
- **Compliance Verification Responsibility:** Identifies the department of the City or other State agency responsible for verifying compliance with the mitigation. In some cases, verification will include contact with responsible state and federal agencies.



3.4.a2	If pre-construction surveys undertaken during the nesting season locate active nests within or near the construction zones, these nests, and an appropriate zone around them (as determined by a qualified biologist) will remain off limits to construction until the nesting season is over. Suitable setbacks from occupied nests will be established by a qualified biologist and maintained until the conclusion of the nesting season.	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	
3.4-a3	The applicant shall conduct a re-construction survey to assess any burrowing owl habitat. A licensed biologist will make a recommendation on measures necessary based on the findings of the survey.	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	
3.4-c	A wetland delineation shall be conducted prior to permitting of development within areas described as potential wetland.	City of Clovis Planning	<i>Prior to Permits</i>	

### 3.5 Cultural Resources

3.5-a	Project level studies shall be conducted before approval of specific projects on properties not previously covered by cultural resource studies. The studies shall research field surveys, and recordation and evaluation of any resources.	City of Clovis Planning	<i>Prior to Permits</i>	
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## **Appendix A**

### **Environmental Studies**