

**Addendum to the Project Description  
RO292  
Mitigated Negative Declaration**

**Project Title:** Addendum to the Mitigated Negative Declaration prepared for RO277, R2012-04 & SPR2008-10 to reflect the proposed project RO292.

**Lead Agency:** City of Clovis, 1033 Fifth Street, Clovis, CA 93612

**Contact Person:** George Gonzalez, Planning Division, (559) 324-2383

**Project Location:** Northeast corner of Gettysburg (alignment) and Highland Avenues, Fresno County, California

**Previously Adopted MND:** An Initial Study and Mitigated Negative Declaration was prepared and evaluated any potentially significant environmental effects that would result from the proposed activity with the incorporation of mitigation measures. For a more detailed project description the reader is referred to Chapter II of the Initial Study and Mitigated Negative Declaration adopted on July 15, 2013.

**CEQA Guidelines Provisions for an Addendum to a Negative Declaration:** The State CEQA Guidelines provide that an "addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred."

The following addendum (in italics) includes a modification to the Project Description. These are additions to the project description that reflect information in the administrative record; the environmental effects and mitigation measures in the Initial Study remain unchanged.

**Project Overview:** The Project includes annexation of properties from the County of Fresno to the City of Clovis for approximately 337 acres generally bounded by Shaw Avenue on the north, DeWolf Avenue on the west, Gettysburg Avenue on the south and Highland Avenue on the east. The west 160 acres includes the Loma Vista Specific Plan's Urban Center South, approved with Site Plan Review SPR2008-10, SPR2008-10A, and SPR2008-10A2. The east 177 acres includes an approved Tentative Tract Map TM5937, for a 352-lot single-family subdivision and a remainder parcel. Additionally, the project also includes a prezone from the County AE-20 to the R-1 (Single Family Residential – 6,000 sq. ft.) Zone District for three parcels (17.28 acres) located on the south side of Shaw Avenue near Highland Avenue.

*The project includes rezoning (R2016-14) the 18.09 acres from the County AE-20 Zone District to the R-1 (Single Family Residential – 6,000 Sq. Ft.) Zone District, conditional use permit (CUP2016-07) and vesting tentative tract map*

*(TM6166) for an 86-lot single-family planned unit development for the southern 18 acres. Development of the project site equates to a density of 4.8 units per acre.*

*The northern 9 acres of the project includes rezoning (R2014-04) from the County AE-20 Zone District to the R-1 (Single Family Residential – 6,000 Sq. Ft.) Zone District and a vesting tentative tract map (TM6102) for a 69-lot single-family residential development. Development of the project site equates to a density of 3.82 units per acre.*

The Project also includes detaching the entire approximately 364.14 acres from the Fresno County Fire Protection District and the Kings River Conservation District. Furthermore, the Project includes the Fresno Local Agency Formation Commission (LAFCo) as a responsible agency.

The following provides a description of the proposed Project, anticipated design of the Project, and a description of the existing setting of the Project area. Section 3.0 of this document provides an analysis of the environmental effects associated with this Project.