



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

E201510000167

FILED

SEP 11 2015

TIME 9:35 AM

By [Signature]
 FRESNO COUNTY CLERK
 DEPUTY

For County Clerk Stamp

NOTICE OF DETERMINATION

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

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

Project Title or File No.: GPA2015-01, R2015-04, TM6101, RO289

Environmental Assessment No.:

SCH No.:

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

Project Location: East and west sides of Leonard Avenue north of the Gould Canal, in Fresno County.

Project Description:

- a. A request to consider various items associated with 79.92 acres of property located at the intersection of the Gould Canal and Leonard Avenue. Suzanne Edwards, Melissa Herring, Bradley Mark Phillips, David Harmon, Mark and Terrilynn Pfaff, Gregory and Mark Jue, Stephanie Lee, and Fresno Metropolitan Flood Control District, owners; Tri-Valley Development Group, LLC, applicant.
 - a. Consider Approval Res. 15-___, **GPA2015-01**, A request to re-designate 28.52 acres from Low Residential (2,1 to 4 units per acre) and Agriculture to Medium Residential (4.1 to 7 units per acre).
 - b. Consider Approval Res. 15-___, **R2015-04**, A request to prezone from the County AE20 Zone District to the "R-1-MD" (Single-Family Residential Medium Density), "P-F" (Public Facilities), "R-1" (Single Family Residential – 6,000 sq. ft. min.), and "A" (Agriculture) Zone Districts.
 - c. Consider Approval Res. 15-___, **TM6101**, A request to approve a vesting tentative tract map for a 112-lot single-family residential development on approximately 28.52 acres.
 - d. Consider Approval, Res. 15-___, **RO289**, A resolution of application for the annexation of the Territory known as the Leonard-Dakota Northwest Reorganization.

City Action: This is to advise that on September 8, 2015, the City Council approved the above described Project and made the following determinations:

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

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

Contact Person: Bryan Araki, Acting Deputy City Planner

Phone: (559) 324-2346

Signature:

[Signature]

Date: September 9, 2015

E201510000167



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

FILED
 JUN 30 2015 TIME 12:10
 FRESNO COUNTY CLERK
 By *[Signature]* DEPUTY

For County Clerk Stamp
DRAFT MITIGATED NEGATIVE DECLARATION E201510000167

Proposed: June 25, 2015
Filed with: Fresno County Clerk
Agency File No: GPA2015-01, R2015-04, TM6101, RO289

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: General Plan Amendment GPA2015-01, Prezone R2015-04, Vesting Tentative Tract Map TM6101, and Reorganization RO289.

Project Location: Southeast intersection of Dakota and Leonard Avenues in Fresno County.

Project Description:

1. A request to consider various items associated with 71.91 acres of property located at the intersection of the Gould Canal and Leonard Avenue. Suzanne Edwards, Melissa Herring, Bradley Mark Phillips, David Harmon, Mark and Terrilynn Pfaff, and Fresno Metropolitan Flood Control District, owners; Tri-Valley Development Group, LLC, applicant.
 - a. Consider Approval Res. 15-___, **GPA2015-01**, A request to re-designate 28.52 acres from Low Residential (2,1 to 4 units per acre) and Agriculture to Medium Residential (4.1 to 7 units per acre).
 - b. Consider Approval Res. 15-___, **R2015-04**, A request to prezone from the County AE20 Zone District to the "R-1-MD" (Single-Family Residential Medium Density), "P-F" (Public Facilities), and "R-1" (Single Family Residential – 6,000 sq. ft. min.) Zone Districts.
 - c. Consider Approval Res. 15-___, **TM6101**, A request to approve a vesting tentative tract map for a 112-lot single-family residential development on approximately 28.52 acres.
 - d. Consider Approval, Res. 15-___, **RO289**, A resolution of application for the annexation of the Territory known as the Leonard-Dakota 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 effects that would result from the proposed activity. 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. No significant cumulative impacts will occur from this project.

Contact Person: Bryan Araki, Acting Deputy City Planner

Phone: (559) 324-2346

Signature: *[Signature]*

Date: June 25, 2015

EXHIBIT B
TABLE 6.0-1
MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
3.1 Aesthetics				
3.1-d	The developer shall direct all lighting downward and provide physical shields to prevent direct view of the light source from adjacent residential properties.	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	
3.4 Biological				
3.4-c	<p>To prevent impacts to Migratory Bird Treaty Act-protected birds and their nests, removal of trees will be limited to only those necessary to construct the proposed project.</p> <p>For trees that must be removed to construct the proposed project, the applicant will target the removal of trees to occur outside the nesting season between September 1st and February 28th. If trees cannot be removed outside the nesting season, pre-construction surveys will be conducted prior to tree removal to verify the absence of active raptor nests within 76 meters (250 feet) of construction activities.</p> <p>If construction or tree removal is proposed during the breeding/nesting season for local avian species (typically March 1st through August 31st), a focused survey for active nests of raptors and migratory birds within and in the vicinity of (no less than 76 meters</p>	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>[250 feet] outside the project boundaries, where possible) the project site shall be conducted by a qualified biologist. Two surveys will be conducted, at least 1 week apart, with the second survey occurring no more than 2 days prior to tree removal. If no active nests are found, tree removal or construction activities may proceed.</p> <p>If an active nest is located during pre-construction surveys, United States Fish and Wildlife Service and/or California Department of Fish and Wildlife (as appropriate) shall be notified regarding the status of the nest. Furthermore, construction activities shall be restricted as necessary to avoid disturbance of the nest until it is abandoned or the biologist deems disturbance potential to be minimal. Restrictions may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 30 meters (100 feet) around an active raptor nest and a 15-meter (50-foot) radius around an active migratory bird nest) or alteration of the construction schedule.</p> <p>No action is necessary if no active nests are found or if construction will occur during the non-breeding season (generally September 1st through February 28th).</p>			
39-g/h	<p>All proposed development activity shall reference the Flood Insurance Rate Map to determine if it is located in a 100-year flood plain (special flood hazard areas inundated by a 100-year flood) "Primary Flood Plain". Any project not located within a FIRM or located in</p>	Fresno Metropolitan Flood Control District and Clovis Engineering Division	<i>Prior to Permits and During Construction</i>	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>any area where the FIRM is determined to be inaccurate shall be the subject of a detailed hydrological flood hazard investigation to determine the relationship of the proposed development to the primary flood plain; and, further, to identify the calculated water surface elevation of the 100-year flood event.</p> <p>The development must be properly flood proofed below the calculated water surface elevation of the 100-year flood event.</p> <p>All development and/or permanent improvement activity which, if located within the primary floodway, may unduly impede, retard or change the direction of flow of water either, by itself, or by the catching or collecting of other debris or is placed where the flow of water would carry such obstruction downstream to the damage or detriment of either life or property, should not be permitted.</p> <p>The development shall not cause displacement of any and all floodwaters from that portion of the flood plain to be developed.</p>			