

## Appendix A

### *Initial Study/Notice of Preparation (NOP)*

## Appendices

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FRESNO COUNTY CLERK  
By Blanca H. Aviles  
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**NOTICE OF PREPARATION AND  
SCOPING MEETING**

**TO:** Reviewing Agencies and Other Interested Parties

**SUBJECT:** Notice of Preparation of an Environmental Impact Report for the City of Clovis General Plan and Development Code Update

**LEAD AGENCY:** City of Clovis  
1033 Fifth Street  
Clovis, CA 93612

**CONTACT:** David E. Fey, AICP, Deputy City Planner

**NOP REVIEW PERIOD:** June 20, 2012 to July 19, 2012

**SCOPING MEETING:** June 27, 2012 – 10:00 AM

Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act Guidelines (CEQA Guidelines) Section 15050, the City of Clovis (City) is the Lead Agency responsible for preparation of an Environmental Impact Report (EIR) addressing potential impacts associated with the proposed project described below.

The purpose of this notice is (1) to serve as a Notice of Preparation (NOP) of an EIR pursuant to the CEQA Guidelines Section 15082, (2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project, and (3) to notice the public scoping meeting. The City, as Lead Agency, respectfully requests that any responsible or trustee agency responding to this notice respond in a manner consistent with State CEQA Guidelines Section 15082(b). Comments and suggestions should, at a minimum, identify the significant environmental issues, reasonable alternatives, and mitigation measures that should be explored in the EIR, in addition to whether the responding agency will be a responsible or trustee agency for the proposed project, and any related issues raised by interested parties other than potential responsible or trustee agencies, including interested or affected members of the public.

**Project Title:** City of Clovis General Plan and Development Code Update

**Project Location:** The City is in the central portion of Fresno County, approximately 6.5 miles northeast of the City of Fresno downtown area. The City is surrounded by portions of unincorporated Fresno County to the north, east, and south and by the City of Fresno to the west and southwest. The City, its sphere of influence (SOI), and specific areas beyond the City and its SOI are defined and referred to herein as the Plan Area. At the local level, the Plan Area is generally bound by Copper Avenue on the north, Willow Avenue on the west, Academy Avenue on the east, and Shields Avenue on the south. State Route 168 (SR-168) bisects the City from the southwest to the northeast. These boundaries are roughly the same as those established in the current General Plan, which was adopted in 1993.

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**Project Description:** The proposed project is an update to the City of Clovis General Plan and Development Code. The Clovis General Plan Update is intended to shape development within the Plan Area through 2035 and beyond, while the update to the Development Code is intended to consolidate and compile amendments adopted since the 1970s into a reorganized and reformatted document that also reflects changes to the General Plan.

**General Plan Update**

The General Plan Update involves a revision to the land use map and all elements except Housing, and adds a new Economic Development Element. The General Plan Update would consist of the following elements: Land Use, Circulation, Community Facilities (previously Public Facilities), Open Space/Conservation, Safety, Noise, Air Quality, and Economic Development.

**Development Code Update**

The Development Code Update would reflect the changes to the General Plan and the revised land use and zoning designations. The update would also compile existing information and past code amendments in an easy-to-reference manner; provide a procedures guide; update land uses to contemporary standards; and propose limited land use and development standard policy modifications.

**Environmental Analysis:** The City prepared an Initial Study and found that potentially significant adverse environmental impacts associated with the proposed project include Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation and Traffic, and Utilities and Service Systems. These topics will be addressed in the EIR. In addition, the EIR will describe and evaluate a range of reasonable project alternatives that may reduce or avoid any identified significant adverse impacts of the project.

**Responding to this Notice:** The City would like to know the views of agencies and other interested parties as to the scope and content of the environmental information that is germane to each agency's statutory responsibilities in connection with the proposed project. Pursuant to CEQA Guidelines Section 15082, responsible and trustee agencies and other interested parties, including members of the public, must submit any comments in response to this notice no later than 30 days after receipt. The NOP and accompanying Initial Study are available for a 30-day public review period beginning June 20, 2012, and ending July 19, 2012. Comments should focus on the issues and alternatives to be addressed in the EIR. The final scope of the EIR will be based on the comments received on this NOP.

Copies of the Initial Study are available for review at the City of Clovis Planning Division, 1033 Fifth Street, Clovis, CA 93612. The document can also be accessed online at: [www.clovisgeneralplan.com](http://www.clovisgeneralplan.com). Additionally, copies of the document are available for review at the following public library:

Clovis Regional Library  
1155 Fifth Street  
Clovis, CA 93612

All comments and responses to this notice should be submitted in writing to:

David E. Fey, AICP, Deputy City Planner  
City of Clovis  
1033 Fifth Street  
Clovis, CA 93612

The City will also accept responses to this notice submitted via email received through the close of business on July 19, 2012. Email responses to this notice may be sent to [davidf@cityofclovis.com](mailto:davidf@cityofclovis.com). For additional information, please contact Mr. Fey at (559) 324-2338 or at the aforementioned email.

**Scoping Meeting:** The City will conduct a public scoping meeting in conjunction with this NOP in order to present the project and the EIR process and to receive public comments and suggestions regarding the scope and content of the EIR. The meeting will be held on June 27, 2012, at 10:00 AM at the Clovis Public Safety EOC, 1233 Fifth Street, Clovis, CA 93612.

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**INITIAL STUDY  
FOR:**

**CITY OF CLOVIS  
GENERAL PLAN AND  
DEVELOPMENT CODE  
UPDATE**



*prepared for:*

**CITY OF CLOVIS**

Contact:  
David E. Fey, AICP  
Deputy City Planner

*prepared by:*

**THE PLANNING  
CENTER | DC&E**

Contact:  
JoAnn C. Hadfield  
Director, Environmental  
Services

**JUNE 2012**

**INITIAL STUDY  
FOR:**

**CITY OF CLOVIS  
GENERAL PLAN AND  
DEVELOPMENT CODE  
UPDATE**



*prepared for:*

**CITY OF CLOVIS**

1033 Fifth Street  
Clovis, CA 93612  
Tel: 559.324.2338

Contact:  
David E. Fey, AICP  
Deputy City Planner

*prepared by:*

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CENTER | DC&E**

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Website: [www.planningcenter.com](http://www.planningcenter.com)

Contact:  
JoAnn C. Hadfield  
Director, Environmental  
Services

**CLO-14.4L  
JUNE 2012**

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# 1. Introduction

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The City of Clovis is circulating for public review and comment this Notice of Preparation (NOP) and Initial Study (IS) for the City of Clovis General Plan and Development Code Update (proposed project). This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended, to determine if approval of the discretionary actions requested and subsequent development would have a significant impact on the environment.

As defined by Section 10563 of the CEQA Guidelines, an Initial Study is prepared primarily to provide the lead agency with information to use as the basis for determining whether a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report (EIR) would be appropriate for providing the necessary environmental documentation and clearance for the proposed project.

## 1.1 PROJECT LOCATION

The City of Clovis (City) is in the central portion of Fresno County, approximately 6.5 miles northeast of the City of Fresno downtown area (see Figure 1, *Regional Location*). As shown in Figure 1, the City is surrounded by portions of unincorporated Fresno County to the north, east, and south and by the City of Fresno to the west and southwest. The City, its sphere of influence (SOI), and specific areas beyond the City and its SOI are defined and referred to herein as the Plan Area (see Figure 2, *Citywide Aerial*). At the local level, the Plan Area is generally bound by Copper Avenue on the north, Willow Avenue on the west, Academy Avenue on the east, and Shields Avenue on the south. State Route 168 (SR-168) bisects the City from the southwest to the northeast. These boundaries are roughly the same as those established in the current General Plan, which was adopted in 1993.



## 1.2 ENVIRONMENTAL SETTING

### 1.2.1 Existing Land Use

The Plan Area encompasses approximately 47,804 acres (75 square miles). As shown in Figure 3, *Existing Land Uses*, the Plan Area comprises a number of land uses, with agricultural, rural residential and single-family residential, making up the majority. Commercial and industrial uses are found along the City's major corridors.

The three generalized areas of the Plan Area are described below and shown in Figure 2. The extension of the Plan Area beyond the City and SOI boundaries secures Clovis's role in the region. The larger Plan Area enables Clovis to influence the decisions that directly affect the City; safeguard the preservation of right-of-way for regional transportation routes; and leverage control of development design, phasing, and infrastructure provision in outlying areas. The Plan Area also offers opportunities for employment and sustainable quality neighborhoods in all three growth areas along major transportation corridors.

# 1. Introduction

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## **City Boundary**

The majority of the City is urbanized, with residential and nonresidential development, mobility, and public facilities all contributing to Clovis' existing built environment. The City's incorporated boundaries encompass approximately 14,859 acres (23 square miles). As shown in Figure 3, residential land uses occupy almost half of the land within the current City boundaries, accounting for 6,828 acres (962 of these acres are rural residential land uses). Other land uses that make up the City include agriculture (695 acres), commercial (739 acres), industrial (355 acres), office (129 acres), public/park (1,411 acres), vacant (949 acres), utilities (515 acres), and right-of-way (3,238 acres). The majority of the commercial uses are generally concentrated along Shaw and Clovis Avenues.

The City's incorporated boundaries include 217 acres for the Clovis landfill, which is approximately 13 miles north of the City at 15679 Auberry Road in Fresno County. Although this area may be omitted from maps and figures in the General Plan Update and this EIR, the land area is considered when evaluating potential impacts. The 217 acres are included in the acreage figures cited above in the public/park category.

## **Sphere of Influence**

The City's SOI encompasses approximately 5,633 acres (9 square miles) within unincorporated Fresno County. As shown in Figure 3, the majority of the SOI consists of agricultural lands (3,231 acres) and rural residential uses (1,465 acres).

## **Plan Area beyond the Sphere of Influence**

The rural areas beyond the City and its SOI encompass approximately 27,313 acres (43 square miles) within unincorporated Fresno County. As shown in Figure 3, the majority of the rural areas consist of agricultural land (14,906 acres) and rural residential uses (8,156 acres). A master planned residential community with a man-made lake (Quail Lake) exists in the southeast portion, and the Friant-Kern Canal traverses the northern portion of the rural area in a northwest to southeast direction (see Figure 3). The canal is a Central Valley project aqueduct managed by the United States Bureau of Reclamation to convey water to augment irrigation capacity in Fresno, Tulare, and Kern counties.

### **1.2.2 Current General Plan**

The current General Plan for the City of Clovis was adopted on April 26, 1993, and consists of eight elements: Land Use, Circulation, Housing, Public Facilities, Open Space/Conservation, Safety, Noise, and Air Quality. Figure 4, *Current General Plan Land Use Plan*, shows the existing land use designations of the current General Plan. Table 1, *Current General Plan Land Use Statistics*, presents a breakdown of current General Plan land use designations in the Plan Area. As shown in Figure 4 and Table 1, 16 land use designations currently regulate development in the City and 18 regulate development in the SOI and the areas beyond the SOI and City. By far, the two largest land use designations within the City boundaries are Low Density and Medium Density Residential, comprising almost 40 percent of the City. The SOI is similarly characterized by lower density residential, with the two aforementioned designations representing roughly 42 percent of the SOI; Rural Residential represents another 18 percent. Agricultural and Rural Residential land use designations make up the majority (73 percent) of the remainder of the areas beyond the SOI.

# 1. Introduction

**Table 1**  
**Current Land Use Designations**

<i>Land Use Designation</i>	<i>Acres</i>	<i>% of Total</i>
<b>City Boundary</b>	<b>14,859</b>	—
Rural Residential	17	0%
Very Low Density Residential	574	4%
Low Density Residential	4,184	28%
Medium Density Residential	1,662	11%
Medium High Density Residential	635	4%
High Density Residential	265	2%
Commercial	530	4%
Office	84	1%
Industrial	462	3%
Mixed Use/Business Campus	1,316	9%
Park	178	1%
School	679	5%
Public/Quasi-Public Facilities	451	3%
Open Space	79	1%
Water	559	4%
Right-of-Way	3,185	21%
<b>Sphere of Influence</b>	<b>5,633</b>	—
Agriculture	389	7%
Rural Residential	1,019	18%
Very Low Density Residential	254	5%
Low Density Residential	1,588	28%
Medium Density Residential	805	14%
Medium High Density Residential	115	2%
High Density Residential	113	2%
Very High Density Residential	21	0%
Commercial	45	1%
Industrial	210	4%
Mixed Use/Business Campus	290	5%
Park	69	1%
School	34	1%
Public Facilities	62	1%
Open Space	93	2%
Right-of-Way	527	9%
<b>Plan Areas beyond Sphere of Influence</b>	<b>27,313</b>	—
Agriculture	9,810	36%
Rural Residential	10,194	37%
Very Low Density Residential	1,464	5%
Low Density Residential	1,303	5%
Medium Density Residential	324	1%
Medium High Density Residential	71	0%
High Density Residential	49	0%
Village Center	14	0%
Transit Center	127	0%
Commercial	49	0%
Industrial	305	1%
Park	336	1%



# 1. Introduction

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**Table 1**  
**Current Land Use Designations**

<i>Land Use Designation</i>	<i>Acres</i>	<i>% of Total</i>
School	240	1%
Open Space	1,463	5%
Water Basin	776	3%
Right-of-Way	787	3%
<b>TOTAL</b>	<b>43,569</b>	<b>100%</b>

### **1.2.3 Surrounding Land Use**

The Plan Area is surrounded by developed urban areas, rural and agricultural uses, and open space. As shown in Figure 2, *Citywide Aerial*, the Plan Area is bordered by rural residential and agricultural uses and open space to the north; rural residential and agricultural uses to the east; rural residential and agricultural uses and the Fresno Yosemite International Airport to the south; and a variety of urbanized uses to the west.

### **1.3 PROJECT DESCRIPTION**

The proposed project is an update to the City of Clovis General Plan and Development Code. The Clovis General Plan Update is intended to shape development within the Plan Area through 2035 and beyond, while the update to the Development Code is intended to consolidate and compile amendments adopted since the 1970s into a reorganized and reformatted document that also reflects changes to the General Plan. Following is a description of the two project components. Figure 5, *Proposed General Plan Land Use Plan*, shows the preferred distribution of land uses that would be implemented on adoption of the General Plan Update.

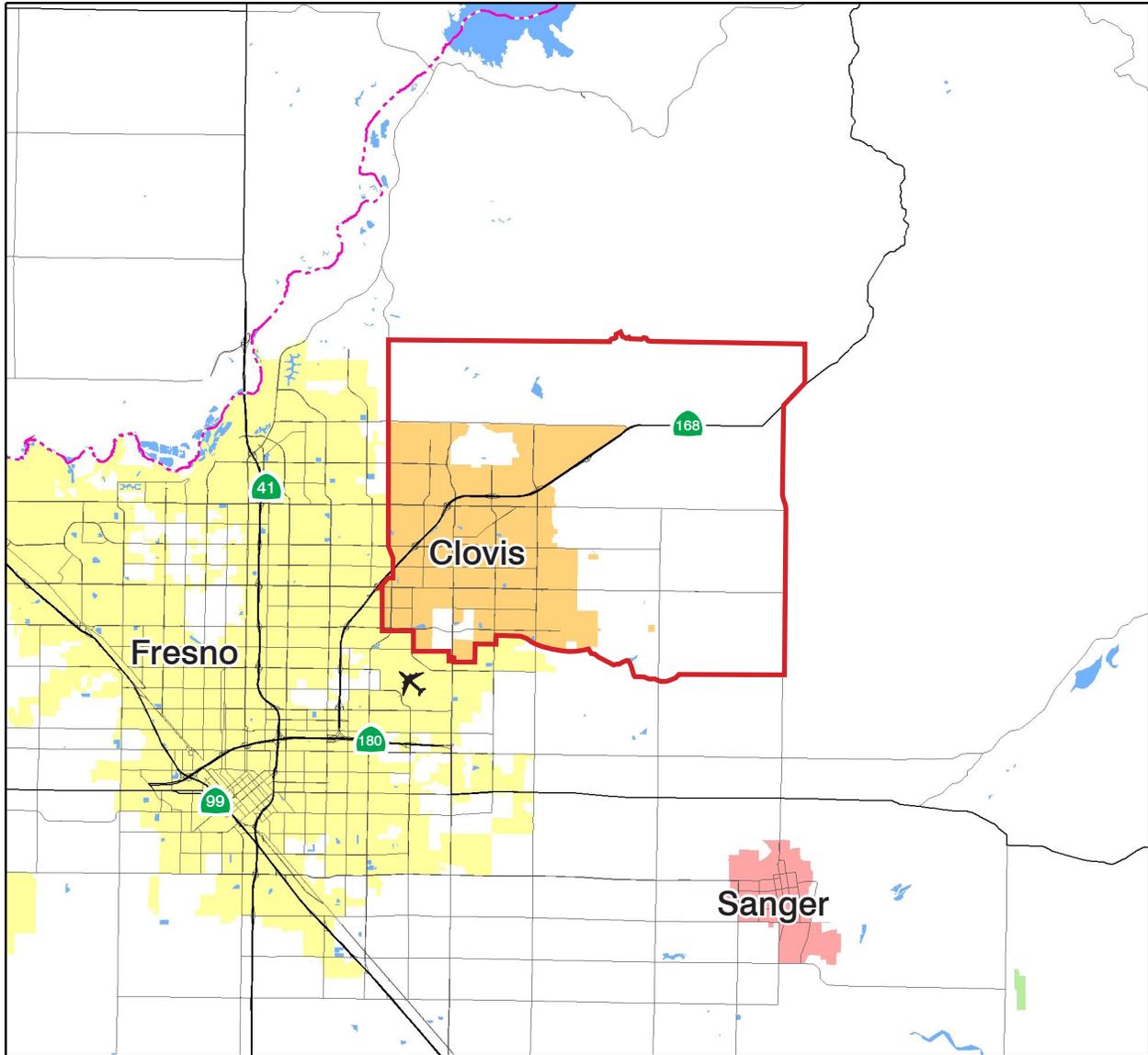
#### **General Plan Update**

The General Plan Update involves a revision to the land use map and all elements except Housing, and adds a new Economic Development Element. The General Plan Update would consist of the following elements: Land Use, Circulation, Community Facilities (previously Public Facilities), Open Space/Conservation, Safety, Noise, Air Quality, and Economic Development. The current Housing Element was updated and adopted in 2010. The Housing Element is subject to specific laws and timeframes dictated by the state, and therefore, it is not included as a part of this comprehensive update. However, the Housing Element will be reformatted and integrated into the General Plan Update.

The Clovis General Plan Update is guided by a set of objectives drawn from the Guiding Principles adopted by the Clovis City Council in April 2011. The objectives include:

- Provide for orderly and planned community growth consistent with the vision adopted with the General Plan.
- Create housing, employment, and lifestyle opportunities for all Clovis residents.
- Plan and design public open space resources for trails, parks, and recreation where people live, work, and play.

# Regional Location



— Plan Area Boundary

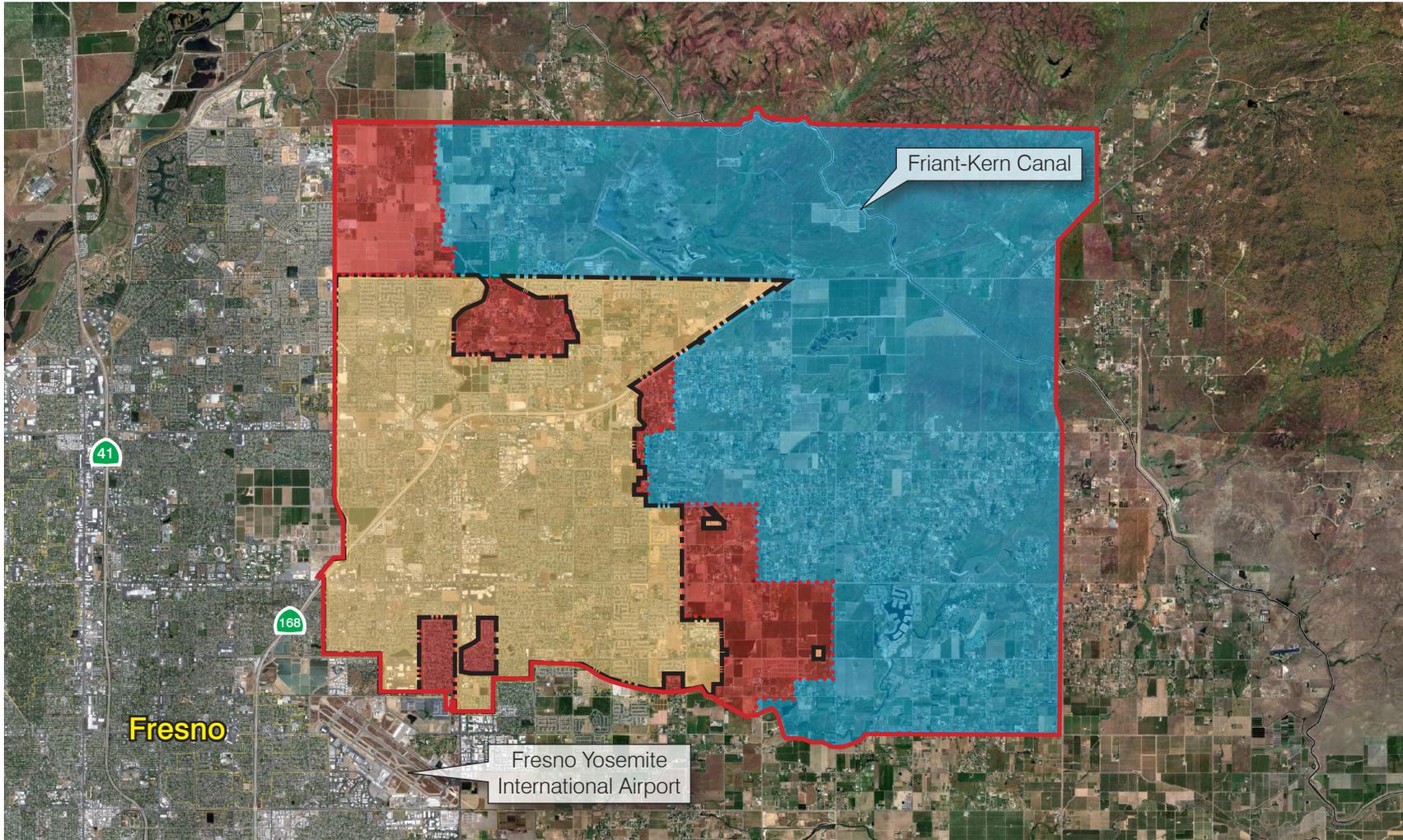


# *1. Introduction*

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# Citywide Aerial



- Plan Area Boundary
- City Boundary
- Sphere of Influence Boundary
- Rural Areas Beyond the City and Sphere of Influence



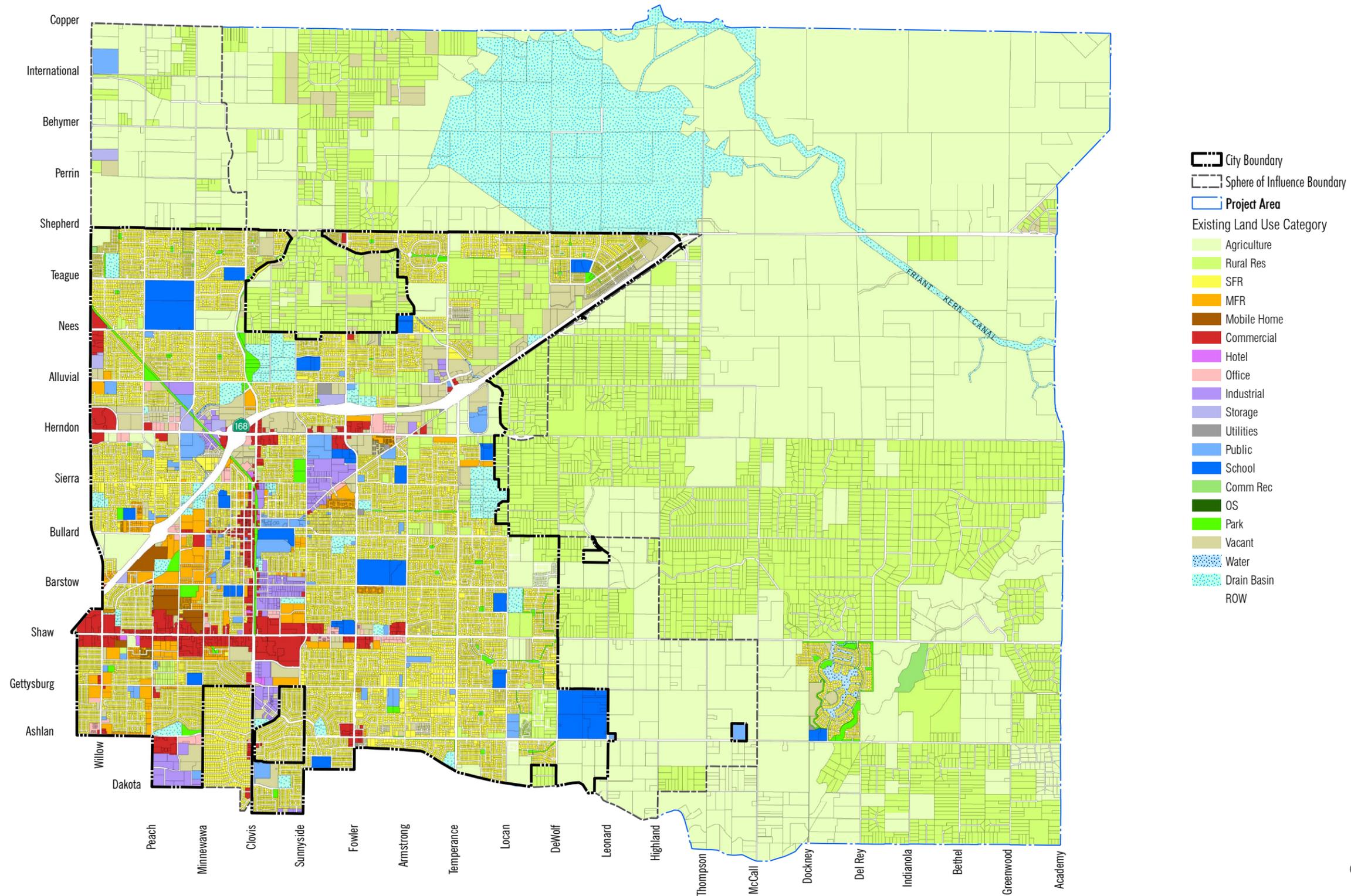
Source: Google Earth Pro 2011

# *1. Introduction*

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# Existing Land Uses

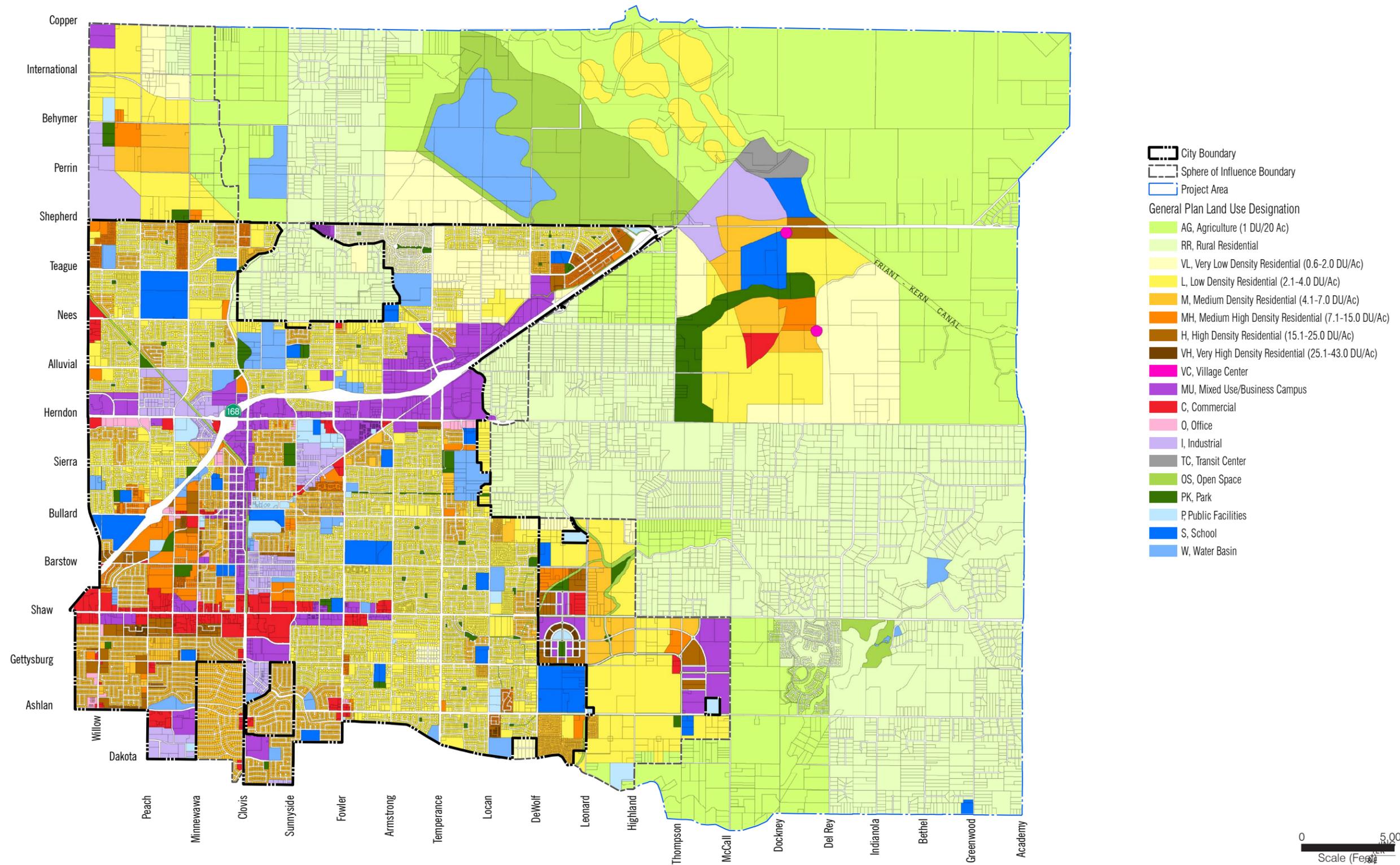


# *1. Introduction*

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# Current General Plan Land Use Plan

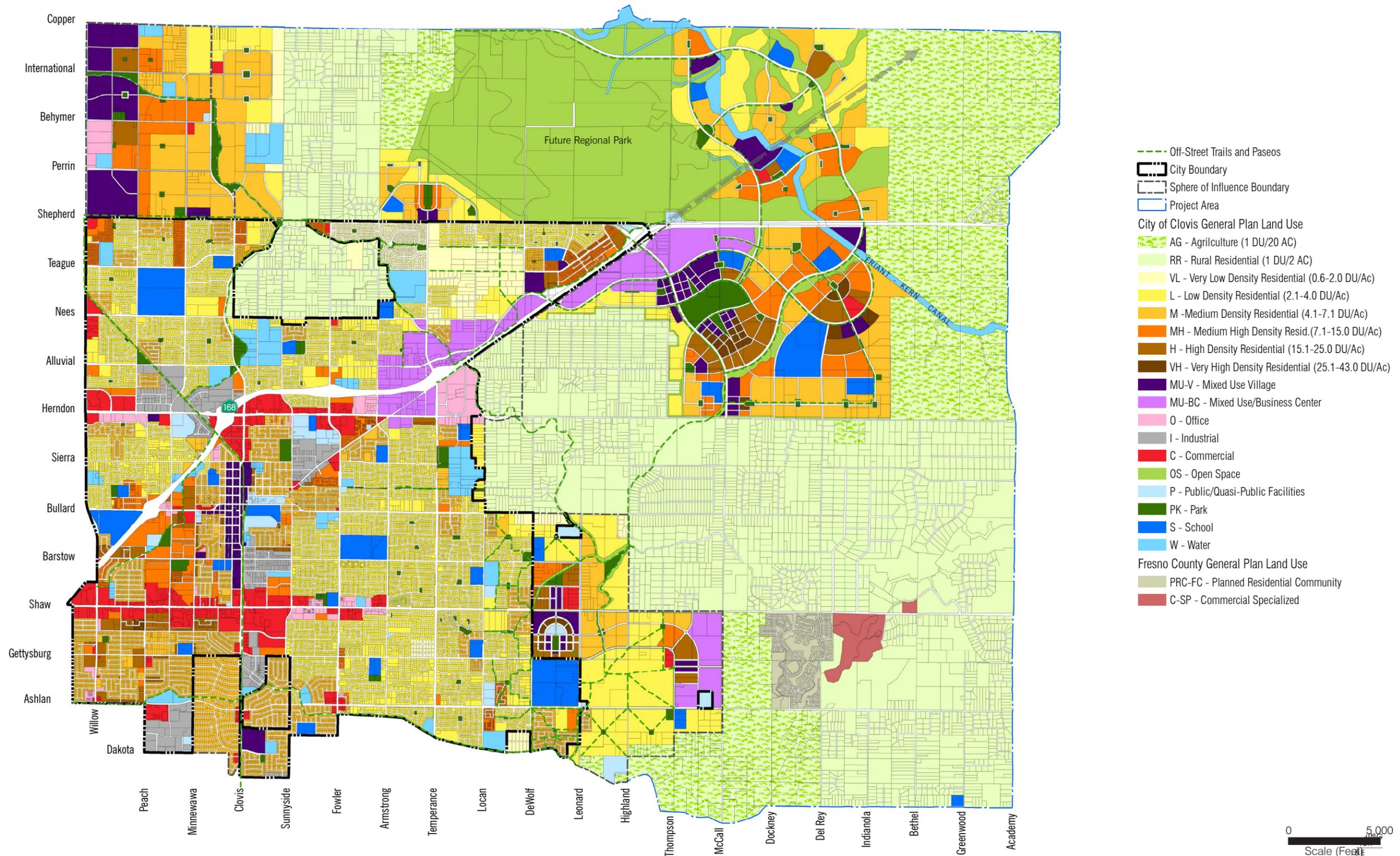


# *1. Introduction*

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# Proposed General Plan Land Use Plan



# *1. Introduction*

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# 1. Introduction

- Foster stewardship as a primary means of conserving and enhancing natural resources and promoting connections to the Sierra.
- Position the City to successfully compete in the regional and global market, enacting economic development strategies to retain, grow, and attract businesses and jobs.
- Ensure the City is financially sustainable as the community grows.
- Maintain the Clovis way of life, preserving the community’s history and authenticity while also planning new development to create a sense of community and place.
- Support access to superior lifelong education for all Clovis residents.
- Strengthen social networks that create pride and a commitment to action within the Clovis community, promoting citizen engagement and developing a shared responsibility for community involvement.
- Integrate long-term thinking into short-term decision-making to create a sustainable community.
- Support regional efforts to work interconnectedly to improve the economy and the quality of life in the San Joaquin Valley.

Table 2 outlines the proposed land use designations and summarizes the acreage and total percentage of each land use designation. As shown and noted in the table two areas in the Plan Area beyond the SOI apply Fresno County land use designations: Planned Rural Community and Special Commercial.



**Table 2**  
**Proposed Land Use Designations**

<b>Land Use Designation</b>	<b>Acres</b>	<b>% of Total</b>
<b>City Boundary</b>	<b>14,859</b>	—
Rural Residential	17	<1%
Very Low Density Residential	563	4%
Low Density Residential	4,127	28%
Medium Density Residential	1,622	11%
Medium High Density Residential	752	5%
High Density Residential	255	2%
Commercial	835	6%
Office	277	2%
Industrial	548	4%
Mixed Use Business Campus	419	3%
Mixed Use Village	190	1%
Park	181	1%
School	679	5%
Public/Quasi-Public Facilities	229	3%
Open Space	117	1%
Water	552	4%
Right-of-Way	3,279	22%
<b>Sphere of Influence</b>	<b>5,633</b>	—
Agriculture	68	1%
Rural Residential	941	17%

# 1. Introduction

**Table 2**  
**Proposed Land Use Designations**

<i>Land Use Designation</i>	<i>Acres</i>	<i>% of Total</i>
Very Low Density Residential	108	2%
Low Density Residential	1,068	19%
Medium Density Residential	1,143	20%
Medium High Density Residential	336	6%
High Density Residential	191	3%
Very High Density Residential	21	<1%
Commercial	50	1%
Office	69	1%
Mixed Use Business Campus	176	3%
Mixed Use Village	488	9%
Park	118	2%
School	34	1%
Public/Quasi-Public Facilities	46	1%
Open Space	93	2%
Water	63	1%
Right-of-Way	617	11%
<b>Plan Areas beyond Sphere of Influence</b>	<b>27,313</b>	—
Agriculture	5,521	20%
Rural Residential	10,147	37%
Very Low Density Residential	104	<1%
Low Density Residential	1,044	4%
Medium Density Residential	1,635	6%
Medium High Density	663	2%
High Density Residential	286	1%
Very High Density Residential	102	<1%
Commercial	39	<1%
Mixed Use Business Campus	360	1%
Mixed Use Village	324	1%
Park	235	1%
School	361	1%
Public/Quasi-Public Facilities	11	<1%
Open Space	4,067	15%
Water	427	2%
Planned Rural Community <sup>1</sup>	325	1%
Special Commercial <sup>1</sup>	170	1%
Right-of-Way	1,493	5%
<b>TOTAL</b>	<b>43,569</b>	<b>100%</b>

<sup>1</sup> Areas in the Plan Area beyond the SOI that apply Fresno County land use designations.

The project to be analyzed will include both the assumed General Plan buildout by 2035 and at full buildout (assumed to be many years beyond 2035). General Plan buildout by 2035 includes development within the incorporated City boundary, portions of the SOI, and a portion of the area east of Harlan Ranch and SR-168. The full buildout scenario (post-2035) would include the incorporated area, SOI, and rural areas defined beyond the SOI. The above acreage figures reflect the full buildout.

## **Development Code Update**

The Development Code is intended to implement the goals, policies, and actions of the Clovis General Plan and applicable specific plans by providing standards for orderly growth and development that establish and maintain the community's history and quality characteristics in appropriate locations. The Development Code Update would reflect the changes to the General Plan and the revised land use and zoning designations. The update would also compile existing information and past code amendments in an easy-to-reference manner; provide a procedures guide; update land uses to contemporary standards; and propose limited land use and development standard policy modifications.

### **1.4 CITY ACTION REQUESTED**

The City of Clovis is the lead agency under CEQA and has approval authority over the proposed project. The following actions are required to implement the proposed project:

- Planning Commission: Recommendation to City Council to adopt the General Plan and Development Code Update
- City Council: Certification of the Environmental Impact Report
- City Council: Adoption of the City of Clovis General Plan and Development Code Update
- City Council: Adoption of the Mitigation Monitoring Program



# *1. Introduction*

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## 2. *Environmental Checklist*

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### 2.1 **BACKGROUND**

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1. **Project Title:** City of Clovis General Plan and Development Code Update

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2. **Lead Agency Name and Address:**

City of Clovis  
1033 Fifth Street  
Clovis, CA 93612

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3. **Contact Person and Phone Number:**

David E. Fey, AICP, Deputy City Planner  
559.324.2338

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4. **Project Location:**

The City of Clovis is in the central portion of Fresno County, approximately 6.5 miles northeast of the City of Fresno downtown area.

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5. **Project Sponsor's Name and Address:**

City of Clovis  
1033 Fifth Street  
Clovis, CA 93612

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6. **General Plan Designation:** Various General Plan designations throughout the City. See Section 1.3.

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7. **Zoning:** Various zoning designation throughout the City.

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8. **Description of Project:** A detailed project description is included in Section 1.3.

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9. **Surrounding Land Uses and Setting:**

The Plan Area is bordered by rural residential and agricultural uses and open space to the north; rural residential and agricultural uses to the east; rural residential and agricultural uses and the Fresno Yosemite International Airport to the south; and a variety of urbanized uses to the west.

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10. **Other Public Agencies Whose Approval Is Required:** None

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## 2. Environmental Checklist

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### 2.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

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

### 2.3 DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

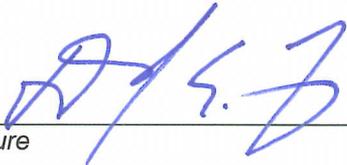
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature



Date

6-19-12

Printed Name

DAVID E. FEY

For

### 2.4 EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) **Earlier Analyses Used.** Identify and state where they are available for review.
  - b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) **Mitigation Measures.** For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.



## *2. Environmental Checklist*

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- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

## 2. Environmental Checklist

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>I. AESTHETICS. Would the project:</b>				
a) Have a substantial adverse effect on a scenic vista?	<b>X</b>			
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<b>X</b>			
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<b>X</b>			
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<b>X</b>			
<b>II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</b>				
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?	<b>X</b>			
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<b>X</b>			
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				<b>X</b>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<b>X</b>			
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?	<b>X</b>			
<b>III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<b>X</b>			
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<b>X</b>			
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)?	<b>X</b>			



## 2. Environmental Checklist

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
d) Expose sensitive receptors to substantial pollutant concentrations?	X			
e) Create objectionable odors affecting a substantial number of people?	X			
<b>IV. BIOLOGICAL RESOURCES. Would the project:</b>				
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?	X			
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	X			
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?	X			
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?	X			
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
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?	X			
<b>V. CULTURAL RESOURCES. Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	X			
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	X			
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	X			
d) Disturb any human remains, including those interred outside of formal cemeteries?	X			
<b>VI. GEOLOGY AND SOILS. Would the project:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				

## 2. Environmental Checklist

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			<b>X</b>	
ii) Strong seismic ground shaking?			<b>X</b>	
iii) Seismic-related ground failure, including liquefaction?	<b>X</b>			
iv) Landslides?	<b>X</b>			
b) Result in substantial soil erosion or the loss of topsoil?	<b>X</b>			
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<b>X</b>			
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<b>X</b>			
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<b>X</b>			
<b>VII. GREENHOUSE GAS EMISSIONS. Would the project:</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<b>X</b>			
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<b>X</b>			
<b>VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<b>X</b>			
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?	<b>X</b>			
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<b>X</b>			
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?	<b>X</b>			
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?	<b>X</b>			



## 2. Environmental Checklist

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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?	X			
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	X			
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?	X			
<b>IX. HYDROLOGY AND WATER QUALITY. Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements?	X			
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)?	X			
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 a substantial erosion or siltation on- or off-site	X			
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 which would result in flooding on- or off-site?	X			
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?	X			
f) Otherwise substantially degrade water quality?	X			
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?	X			
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	X			
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?	X			
j) Inundation by seiche, tsunami, or mudflow?	X			

## 2. Environmental Checklist

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>X. LAND USE AND PLANNING. Would the project:</b>				
a) Physically divide an established community?	<b>X</b>			
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?	<b>X</b>			
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<b>X</b>			
<b>XI. MINERAL RESOURCES. Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?	<b>X</b>			
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<b>X</b>			
<b>XII. NOISE. Would the project result in:</b>				
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?	<b>X</b>			
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<b>X</b>			
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<b>X</b>			
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<b>X</b>			
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?	<b>X</b>			
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?	<b>X</b>			
<b>XIII. POPULATION AND HOUSING. Would the project:</b>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<b>X</b>			
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<b>X</b>			
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<b>X</b>			



## 2. Environmental Checklist

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>XIV. PUBLIC SERVICES.</b> 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:				
a) Fire protection?	<b>X</b>			
b) Police protection?	<b>X</b>			
c) Schools?	<b>X</b>			
d) Parks?	<b>X</b>			
e) Other public facilities?	<b>X</b>			
<b>XV. RECREATION.</b>				
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?	<b>X</b>			
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<b>X</b>			
<b>XVI. TRANSPORTATION/TRAFFIC.</b> Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<b>X</b>			
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?	<b>X</b>			
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<b>X</b>			
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<b>X</b>			
e) Result in inadequate emergency access?	<b>X</b>			
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<b>X</b>			

## 2. Environmental Checklist

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:</b>				
a) Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?	<b>X</b>			
b) Require or result in the construction of new water or waste water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<b>X</b>			
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?	<b>X</b>			
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?	<b>X</b>			
e) Result in a determination by the waste water treatment provider, which 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?	<b>X</b>			
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<b>X</b>			
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<b>X</b>			
<b>XVIII. 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?	<b>X</b>			
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.)	<b>X</b>			
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<b>X</b>			



## *2. Environmental Checklist*

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### 3. *Environmental Analysis*

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Section 2.3 provided a checklist of environmental impacts. This section provides an evaluation of the impact categories and questions contained in the checklist and identifies mitigation measures, if applicable.

#### 3.1 **AESTHETICS**

##### a) **Have a substantial adverse effect on a scenic vista?**

**Potentially Significant Impact.** The City's physical setting on the San Joaquin Valley floor affords scenic views of the Sierra Nevada and stretches of open space and undeveloped land in the rural areas of the Plan Area and beyond to the north and east. Future development in accordance with the General Plan Update would allow for development of currently undeveloped parcels and intensification of other areas, which have the potential to impact scenic vistas in the Plan Area. This issue will be addressed further in the EIR.

##### b) **Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

**Potentially Significant Impact.** According to the California Scenic Highway Mapping System of the California Department of Transportation (Caltrans), there are no state-designated scenic highways in or near the Plan Area (Caltrans 2007). However, SR-168 bisects the Plan Area in a southwest to northeast direction (see Figure 2, *Citywide Aerial*) and is considered an Eligible State Scenic Highway – Not Officially Designated, by Caltrans. Impacts to scenic resources along this eligible state scenic highway may occur and will be further analyzed in the EIR.

##### c) **Substantially degrade the existing visual character or quality of the site and its surroundings?**

**Potentially Significant Impact.** Future development in accordance with the General Plan Update has the potential to impact the overall visual character of the Plan Area and its surroundings. Impacts to the existing visual character are potentially significant and additional analysis will be provided in the EIR.

##### d) **Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?**

**Potentially Significant Impact.** Future development in accordance with the General Plan Update would allow for development of currently undeveloped parcels and alteration, intensification, and redistribution of existing land uses. Future development has the potential to introduce new sources of light and glare that could adversely affect day or nighttime views in the Plan Area. In addition, the communities that surround the Plan Area could be affected by light and glare generated by future development. The EIR will evaluate the potential light and glare impacts to the aesthetic environment of the Plan Area as well as to sensitive receptors.



### 3. Environmental Analysis

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#### 3.2 AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

- 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?**

**Potentially Significant Impact.** As shown in Figure 3, *Existing Land Uses*, the Plan Area comprises a number of land uses, with agricultural comprising a good portion of the area, specifically within the City's SOI and the rural areas outside the City and its SOI. Additionally, according to the California Resource Agency's Department of Conservation Important Farmland Map for Fresno County (2008), portions of the Plan Area are designated Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance. Future development in accordance with the General Plan Update may involve the conversion of farmland to nonfarmland. Potential impacts to farmland will be addressed further in the EIR.

- b) **Conflict with existing zoning for agricultural use, or a Williamson Act contract?**

**Potentially Significant Impact.** Williamson Act contracts restrict the use of privately owned land to agriculture and compatible open-space uses under contract with local governments; in exchange, the land is taxed based on actual use rather than potential market value. Some of the rural residential areas in the Plan Area are under Williamson Act contracts (DLRP 2008). Additionally, future development in accordance with the General Plan Update may result in the conversion of areas currently zoned for agricultural uses to nonagricultural use. The EIR will evaluate impacts to agricultural zoning and Williamson Act contracts.

- c) **Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?**

**No Impact.** Implementation of the General Plan Update would not cause the rezoning or conflict with the existing zoning of forest land or timberland as defined by Public Resources Code sections 12220(g) or 51104(g). The Plan Area does not have any areas designated forest land or timberland for production or resource management. The proposed General Plan Update would not cause any impacts to areas designated timberland or forest land. This topic will not be evaluated in the EIR.

**d) Result in the loss of forest land or conversion of forest land to non-forest use?**

**Potentially Significant Impact.** Implementation of the General Plan Update may result in the loss of forest land or conversion of forest to nonforest use. Per state and county maps of wildlife habitats compiled by the California Department of Forestry and Fire Protection, some of the undeveloped areas of the Plan Area contain forest or woodland designated Blue Oak Woodland, Blue Oak-Foothill Pine, and Montane Hardwood Conifer (CAL FIRE 2007a). The EIR will evaluate the impacts of possible forest loss.

**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?**

**Potentially Significant Impact.** Implementation of the General Plan Update may result in the conversion of farmland to nonagricultural uses and forest land to nonforest uses. The EIR will evaluate the potential impacts of converting agricultural uses to nonagricultural uses and forest land to nonforest uses.

### 3.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

**a) Conflict with or obstruct implementation of the applicable air quality plan?**

**Potentially Significant Impact.** The Plan Area is in the San Joaquin Valley Air Basin (SJVAB), which is a nonattainment area for the federal and state ambient air quality standards (AAQS) for ozone (O<sub>3</sub>) and coarse inhalable particulate matter (PM<sub>10</sub>). The federal and California clean air acts require areas designated nonattainment to reduce emissions until standards are met. The San Joaquin Valley Air Pollution Control District (SJVAPCD) has developed several air quality management plans for criteria air pollutants for which the SJVAB is in nonattainment and that outline regional programs and regulations to achieve the AAQS. Future development that would be accommodated by the General Plan Update would result in short-term construction-related and long-term air pollutant emissions that have the potential to affect local and regional air quality. Further evaluation is necessary to determine whether the General Plan Update would conflict with SJVAPCD's air quality management plans. The EIR will assess the General Plan Update's consistency with the air quality management plans and recommend mitigation measures as appropriate.

**b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?**

**Potentially Significant Impact.** As noted above, the Plan Area is in the SJVAB, which is a nonattainment area for the federal and state ambient air quality standards for O<sub>3</sub> and PM<sub>10</sub>. The federal and California clean air acts require areas designated nonattainment to reduce emissions until standards are met. Air pollutant emissions generated by short-term construction activities and long-term operation associated with future development accommodated by the General Plan Update could generate emissions that exceed SJVAPCD's significance thresholds and cumulatively contribute to the nonattainment designations of the SJVAB. Impacts to air quality standards will be examined in the EIR.



### 3. Environmental Analysis

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- c) **Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?**

**Potentially Significant Impact.** Air pollutant emissions generated by short-term construction activities and long-term operation of future development accommodated by the General Plan Update could generate emissions that cumulatively contribute to the O<sub>3</sub> and PM<sub>10</sub> nonattainment designations of the SJVAB. Criteria air pollutant increases and associated impacts will be examined in the EIR.

- d) **Expose sensitive receptors to substantial pollutant concentrations?**

**Potentially Significant Impact.** Localized concentrations refer to an amount of pollutant in a volume of air (ppm or µg/m<sup>3</sup>) and can be correlated to potential health effects. Future development that would be accommodated by the General Plan Update would result in short-term construction-related and long-term air pollutant emissions that have the potential to affect local and regional air quality. The EIR will evaluate the proposed land use changes and the potential air quality impacts of these uses on sensitive receptors.

- e) **Create objectionable odors affecting a substantial number of people?**

**Potentially Significant Impact.** The type of facilities that are considered to have objectionable odors include wastewater treatments plants, compost facilities, landfills, solid waste transfer stations, fiberglass manufacturing facilities, paint/coating operations (e.g., auto body shops), dairy farms, petroleum refineries, asphalt batch plants, and chemical, and food manufacturing facilities. The EIR will evaluate potential sources of odor generated by future development accommodated by the General Plan Update and their potential to affect a substantial number of people.

#### 3.4 BIOLOGICAL RESOURCES

- 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?**

**Potentially Significant Impact.** The majority of the area within the current City boundary is urbanized. However, other portions of the Plan Area contain undeveloped grasslands and hillsides. Natural biotic habitats, while not extensive within the Plan Area, are represented by remnant grasslands potentially supporting populations of state- and federal-listed species. Of particular significance to future growth of the Plan Area are vernal pools occurring in grassland habitats of the Plan Area. Such pools could harbor populations of vernal pool fairy shrimp, California tiger salamanders, San Joaquin orcutt grass, and succulent owl's-clover, all federally listed species. The sparse riparian habitat of the grasslands may also include occasional elderberry bushes, which provide possible habitat for the federally threatened valley elderberry longhorn beetle. Therefore, future development under the General Plan Update may impact sensitive species habitats. The EIR will evaluate sensitive species, current regulatory requirements, and potential impacts to sensitive species and habitat. As a part of the EIR, a biological resources technical report will be prepared by Live Oak Associates.

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- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

**Potentially Significant Impact.** Riparian habitats occur along the banks of rivers and streams. Sensitive natural communities are natural communities that are considered rare in the region by regulatory agencies; that are known to provide habitat for sensitive animal or plant species; or are known to be important wildlife corridors. According to the U.S. Fish and Wildlife Services (USFWS) National Wetlands Inventory, there are a number of designated wetlands (e.g., blue line streams, stream beds, vernal pools, ponds) in the northern and northwestern portions of the Plan Area (USFWS 2012). The wetlands occur mostly in the undeveloped hillside areas. Additionally, as noted above, the vernal pools could harbor populations of vernal pool fairy shrimp, California tiger salamanders, San Joaquin orcutt grass, succulent owl's-clover, and valley elderberry longhorn beetle, all federally listed species. The EIR will identify sensitive natural communities within the Plan Area and current regulatory requirements, and evaluate potential impacts of the General Plan Update. As a part of the EIR, a biological resources technical report will be prepared by Live Oak Associates.

- 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?**

**Potentially Significant Impact.** As noted above in Response 3.4(b), the USFWS National Wetlands Inventory has designated a number of wetlands in the northern and northwestern portion of the Plan Area. Implementation of the General Plan Update would allow for the development of relatively large undeveloped areas that are likely to contain wetland habitat. The EIR will assess impacts to wetlands within the Plan Area. As a part of the EIR, a biological resources technical report will be prepared by Live Oak Associates.



- 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?**

**Potentially Significant Impact.** Undeveloped open space in the hillside areas of the Plan Area could provide areas for wildlife movement. Additionally, a handful of sensitive species may be found in the Plan Area, as noted above. Future development in these areas under the General Plan Update may impact migratory or wildlife species or corridors. The EIR will evaluate these potential impacts. As a part of the EIR, a biological resources technical report will be prepared by Live Oak Associates.

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

**No Impact.** The City does not have any local policies or ordinances protecting biological resources, or other approved tree preservation policy or ordinance. As a result, implementation of the General Plan Update would not impact any biological resources that are protected by a City policy or ordinance. This topic will not be evaluated in the EIR.

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**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?**

**Potentially Significant Impact.** The City does not have and is not within an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional or state habitat conservation plan. However, USFWS reported that Fresno County received a grant to develop a multi-species HCP/NCCP to preserve agricultural lands and natural habitats at risk from urban development (USFWS 2008a and 2088b). The plan is under development and the timeline for its completion is not known at this time. This topic will be addressed in the EIR.

#### 3.5 CULTURAL RESOURCES

**a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?**

**Potentially Significant Impacts.** Section 15064.5 defines historic resources as resources listed or determined to be eligible for listing by the State Historical Resources Commission, a local register of historical resources, or the lead agency. Generally a resource is considered to be “historically significant” if it meets one of the following criteria:

- i) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
- ii) Is associated with the lives of persons important in our past;
- iii) Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- iv) Has yielded, or may be likely to yield, information important in prehistory or history.

Known potential historical resources in the Plan Area include but are not limited to the former Clovis High School Building built in 1920 and the Tarpey Depot, the last remnant of the 26-mile Minarets and Western Railroad that ran between Fresno and present-day Friant. Other historic resources could exist within the Plan Area beyond these. Changes to policies and land use designations in the General Plan Update may impact these and other historical resources within the Plan Area. An analysis of potential impacts to historic resources will be included in the EIR. As a part of the EIR, SWCA Environmental Consultants (SWCA) will conduct a historical resources records search.

**b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?**

**Potentially Significant Impact.** Very limited archeological survey work has been conducted within the Plan Area. Creeks, drainages and sloughs exist in portions of the Plan Area, which are a common characteristic of archeological sites and represent potential for significant archeological resources. Development of the Plan Area pursuant to the proposed General Plan Update may cause the disturbance of archaeological resources. Building construction of undeveloped areas or redevelopment that requires excavation to depths greater than current foundations would potentially cause the destruction of unknown archaeological resources. The EIR will evaluate potential impacts of the General Plan Update on sensitive archeological resources. As a part of the EIR, a cultural resources technical report will be prepared by SWCA.

**c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

**Potentially Significant Impact.** Unique paleontological resources may be present within the Plan Area, especially in areas of undetermined significance where sedimentary formations are exposed. Development of the City pursuant to the proposed General Plan Update may cause the disturbance of paleontological resources. Building construction on undeveloped areas or redevelopment that requires excavation to depths greater than current foundations would potentially cause the destruction of unknown paleontological resources. The EIR will evaluate potential impacts of the General Plan Update on sensitive paleontological resources. As a part of the EIR, a cultural resources technical report will be prepared by SWCA.

**d) Disturb any human remains, including those interred outside of formal cemeteries?**

**Potentially Significant Impacts.** Soil-disturbing activities associated with development in accordance with the General Plan Update could result in the discovery of human remains, including Native Americans. The EIR will evaluate the potential impacts of the General Plan Update on human remains.

#### **3.6 GEOLOGY AND SOILS**

**a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**

- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**



**Less Than Significant Impact.** The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazards of surface faulting and fault rupture to built structures. Active earthquake faults are faults where surface rupture has occurred within the last 11,000 years. Surface rupture of a fault generally occurs within 50 feet of an active fault line. There are no Alquist-Priolo fault zones in or near the Plan Area (CGS 2007). The nearest Alquist-Priolo fault zone is the San Andreas Fault, approximately 80 miles southwest of the Plan Area. Other major active faults and fault zones (Owens Valley, Suture) lie at quite some distance to the east, west, and south of the project site. The nearest, the Owens Valley Fault, lies approximately 68 miles to the northeast. Hazards from surface rupture of a known active fault would be less than significant. This topic will not be discussed in the EIR.

**ii) Strong seismic ground shaking?**

**Less Than Significant Impact.** The Plan Area is subject to relatively low seismic hazards compared to many parts of California. The primary hazard is ground shaking produced by earthquakes generated from regional faults that are quite a distance from the Plan Area. The most probable source of earthquakes that might have a potential for causing damage in the Plan Area are the Owens Valley Fault, approximately 68 miles to the northeast; the Foothills Suture Fault, approximately 75 miles to the north; and the San Andreas Fault, approximately 80 miles to the southwest. Ground shaking generally decreases with distance and increases with the depth of unconsolidated alluvial deposits. Based on this premise, and taking into account the distance to the aforementioned faults, the potential for ground shaking in the Plan Area is very low. Additionally, the state regulates development in California through a variety of tools that reduce hazards from

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earthquakes and other geologic hazards. The 2010 California Building Code (CBC; California Code of Regulations, Title 24, Part 2) contains provisions to safeguard against major structural failures or loss of life caused by earthquakes or other geologic hazards. Future development that would be accommodated by the General Plan Update would be required to adhere to the provisions of the CBC, which are imposed on project developments by the City's Building Services Division during the building plan check and development review process. Compliance with the requirements of the 2010 CBC for structural safety during a seismic event would reduce hazards from strong seismic ground shaking. Therefore, impacts resulting from strong seismic ground shaking would be less than significant and this topic will not be discussed in the EIR.

#### iii) Seismic-related ground failure, including liquefaction?

**Potentially Significant Impact.** Certain areas of the City may be susceptible to ground failure, including liquefaction. The potential for impacts from liquefaction will be addressed in the EIR.

#### iv) Landslides?

**Potentially Significant Impact.** With the exception of the hilly areas in the northwestern boundary, the Plan Area is relatively flat. Future development on or near the hillside areas could be impacted by landslides. The EIR will evaluate the potential impacts from landslides.

#### b) Result in substantial soil erosion or the loss of topsoil?

**Potentially Significant Impact.** With the exception of the hilly areas in the northwestern boundary, the Plan Area is relatively flat. Hillside areas are susceptible to soil erosion. Soil erosion may also occur during construction-related ground disturbance from clearing, grading, and excavation. Future development in accordance with the General Plan Update may result in soil erosion and/or loss of topsoil. The EIR will evaluate these potential impacts.

#### c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

**Potentially Significant Impact.** Future development accommodated by the General Plan Update may occur on soil that is unstable. The potential for impacts as a result of lateral spreading, subsidence, liquefaction, or collapse will be addressed in the EIR.

#### d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

**Potentially Significant Impact.** Expansive soils could be present within the Plan Area. Future development accommodated by the General Plan Update may be proposed and/or located on expansive soils. The hazard of expansive soils is potentially significant and will be evaluated in the EIR.

#### e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

**Potentially Significant Impact.** Areas within the City boundaries have an existing sewer system that future development could connect to, but a number of properties in the rural areas outside the City rely on septic tanks. Further analysis in the EIR is required.

### 3.7 GREENHOUSE GAS EMISSIONS

- a) **Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

**Potentially Significant Impact.** Implementation of future development projects pursuant to the General Plan Update would increase land use intensities, generating additional traffic volumes and new direct and indirect sources of greenhouse gas (GHG) emissions throughout the Plan Area. An analysis will be prepared as part of the EIR to determine the General Plan Update's potential GHG impacts.

- b) **Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

**Potentially Significant Impact.** Assembly Bill 32, the Global Warming Solutions Act of 2006 (AB 32), is the primary state policy created with the purpose of reducing greenhouse gas emissions in California. AB 32 specified a statewide GHG reduction goal of 1990 levels by 2020 and granted authority over emissions reductions to the California Air Resources Board (CARB). Senate Bill 375, the Sustainable Communities and Climate Protection Act of 2008 (SB 375), which was passed by the legislature as a tool for working towards AB 32's reduction goals, requires CARB to set regional GHG emissions targets and requires each California metropolitan planning organization (MPO) to develop a Sustainable Community Strategy (SCS) that integrates housing, transportation, and land use policy. These mandates were designed with the intention of reducing vehicle miles traveled, and thus, GHG emissions. Additionally, CARB's Scoping Plan outlines regulations and programs implemented by state agencies to achieve the GHG reduction targets in California, as required by AB 32. The Scoping Plan also identified a local GHG reduction target of 15 percent from existing levels in order for cities to be consistent with the statewide GHG reduction goal of meeting 1990 GHG levels by 2020. The EIR will evaluate consistency of the General Plan Update with the overall GHG reduction goals of AB 32.



### 3.8 HAZARDS AND HAZARDOUS MATERIALS

- a) **Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?**

**Potentially Significant Impact.** Implementation of the General Plan Update would accommodate the development of commercial and industrial land uses, which may manufacture, transport, store, use, and dispose hazardous materials and waste. Additionally, existing and potential future agricultural uses may involve the transport, storage, use, or disposal of hazardous materials and waste. The transport of hazardous materials along the City's highways and local roads creates potential risks for spills or leaks from nonstationary sources. The alteration, intensification, and redistribution of land uses may also contribute to public exposure and environmental hazards during transport, use, or disposal of hazardous materials. The EIR will evaluate impacts of the General Plan Update relative to hazardous materials.

- 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?**

**Potentially Significant Impact.** The General Plan Update would accommodate the development of commercial and industrial land uses. These land uses have the potential to manufacture, use, store, and/or transport hazardous materials; therefore, such new land uses in the Plan Area could create some risk of accidental release of hazardous materials. This topic will be addressed in the EIR.

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- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

**Potentially Significant Impact.** There are a number of schools within the Plan Area. Future development in accordance with the General Plan Update could involve development of land uses that involve the use of hazardous materials or generate hazardous emissions within one-quarter mile of a school. This impact is potentially significant and will be addressed in the EIR.

- 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?**

**Potentially Significant Impact.** The following databases of hazardous materials sites were searched for listings of hazardous materials within the Plan Area: Geotracker, State Water Resources Control Board (SWRCB 2011); EnviroStor, Department of Toxic Substances Control (DTSC 2007); and EnviroMapper, US Environmental Protection Agency (USEPA 2011). A number of hazardous materials sites were listed in each of the three databases searched. Future development in accordance with the General Plan Update could lead to a significant hazard to the public or environment. This impact will be addressed in the EIR.

- 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?**

**Potentially Significant Impact.** As shown in Figure 2, *Citywide Aerial*, the Fresno Yosemite International Airport is just outside the Plan Area's southwestern boundary. Portions of the southwestern boundary fall within the Airport Influence Area and safety compatibility and noise contour zones of this airport. Future development in accordance with the General Plan Update could potentially increase or intensify development near the airport. The EIR will evaluate potential airport-related hazards to people residing or working within the Plan Area.

- 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?**

**Potentially Significant Impact.** There are no private airstrips within the boundaries of the Plan Area. However, there is one private heliport near of the Plan Area: the heliport for Rogers Helicopters Inc. at 5508 East Aircorp Way, approximately 0.7 mile south of the southwestern Plan Area boundary in the City of Fresno, near the southern end of the runway for the Fresno Yosemite International Airport (AirNav 2012). New development or redevelopment near this private heliport may put the public at risk. Impacts are potentially significant and this issue will be discussed in the EIR.

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

**Potentially Significant Impact.** The General Plan Update calls for changes to land use designations within the Plan Area that would affect its overall land use patterns. The street layout would not be altered except in areas of substantial redevelopment or new development. With the increase in development growth and the expansion or alteration of local roadways, the implementation of emergency management plans may be affected by the proposed project. Impacts are potentially significant and additional analysis is required in the EIR.

- 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?**

**Potentially Significant Impact.** In September of 2007, the California Department of Forestry and Fire Protection (CAL FIRE) released its draft Fire Hazard Severity Zones maps for the Local Responsibility Area to the various counties and cities throughout the state for their review and comment. The Fire Hazard Severity Zones (Very High, High, Moderate, and Other) were developed by CAL FIRE based on an evaluation of fuels, topography, dwelling density, weather, infrastructure, building materials, brush clearance, and fire history. Portions of the Plan Area are within and adjacent to areas that are identified as wildfire hazard zones. More specifically, the rural areas in the northeastern Plan Area are designated an area of moderate fire hazard (CAL FIRE 2007b). Development in these areas as proposed under the General Plan Update could place structures and people in areas at risk for wildland fires. Impacts would be potentially significant and this issue will be addressed in the EIR.

#### **3.9 HYDROLOGY AND WATER QUALITY**

- a) Violate any water quality standards or waste discharge requirements?**

**Potentially Significant Impact.** The US Environmental Protection Agency (EPA) establishes national water quality standards. Pursuant to Section 402 of the Clean Water Act, the EPA has also established regulations under the National Pollution Discharge Elimination System (NPDES) program to control direct stormwater discharges. In Clovis the Central Valley Regional Water Quality Control Board administers the NPDES permitting programs and is responsible for developing waste discharge requirements. Construction and operation of planned development per the General Plan Update has the potential to discharge sediment and pollutants to storm drains and receiving waters. The EIR will discuss the potential water quality impacts.



- 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)?**

**Potentially Significant Impact.** The City's public utilities department provides water supply to residents and businesses with the City's boundaries via three sources of water: groundwater, surface water, and recycled water (City of Clovis 2011). The remainder of the Plan Area (areas outside the City boundary) is served by the Fresno Irrigation District and County of Fresno, whose main water sources include ground water. The General Plan Update may result in the intensification of land uses and the development of vacant land throughout the Plan Area, increasing the number of residents. Therefore, total domestic water demand for the Plan Area could rise, and this could contribute to the overall demand on groundwater supplies. Additionally, development of vacant land could interfere with groundwater recharge. The impacts to groundwater supplies and recharge potential due to implementation of the General Plan Update will be evaluated in the EIR.

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- 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 a substantial erosion or siltation on- or off-site.**

**Potentially Significant Impact.** Implementation of the General Plan Update would alter the existing land use designations within the Plan Area. Development in accordance with the General Plan Update may alter drainage patterns, increase erosion, and discharge sediment to watercourses. The EIR will evaluate impacts to drainage patterns within the Plan Area.

- 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 which would result in flooding on- or off-site?**

**Potentially Significant Impact.** Future development in accordance with the General Plan Update would alter the existing land uses. Increased urbanization may increase the amount of runoff from impervious surfaces and result in flooding on- or offsite. The EIR will evaluate potential impacts to drainage and surface runoff within the Plan Area.

- 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?**

**Potentially Significant Impact.** Development in accordance with the General Plan Update would involve alteration, intensification, and redistribution of land uses. Increased urbanization may increase the amount of runoff and discharge sediments and pollutants to stormwater drainage systems. The EIR will evaluate potential impacts to stormwater systems.

- f) **Otherwise substantially degrade water quality?**

**Potentially Significant Impact.** Development in accordance with the General Plan Update would involve the alteration and redistribution of land use designations and would include development in the undeveloped areas. Current and future uses may result in discharge of sediment and pollutants to existing stream courses, which in turn could affect water quality. The EIR will evaluate potential impacts to water quality.

- 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?**

**Potentially Significant Impact.** Parts of the Plan Area are within 100-year flood zones designated by the Federal Emergency Management Agency (FEMA). Development in accordance with the General Plan Update would include additional housing units in the Plan Area, with some potentially occurring in or near flood hazard areas. Flood hazards will be discussed in the EIR.

- h) **Place within a 100-year flood hazard area structures which would impede or redirect flood flows?**

**Potentially Significant Impact.** As noted above, parts of the Plan Area are within 100-year flood zones designated by FEMA. Future development in accordance with the General Plan Update may place structures in or near flood hazard areas. Flood hazards will be discussed in the EIR.

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- 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?**

**Potentially Significant Impact.** Portions of the Plan Area could be affected by inundation from the failure of the Big Dry Creek Dam, which impounds stormwater runoff from Big Dry Creek. The major inundation areas from potential overflow of this dam affect a large portion of the northwesterly part of the Plan Area. Flood hazards will be discussed in the EIR.

- j) **Inundation by seiche, tsunami, or mudflow?**

**Potentially Significant Impact.**

A seiche is a surface wave created when a body of water is shaken, usually by earthquake activity. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. Seiches may occur in the Plan Area in areas within the flood path of the Big Dry Creek Dam inundation area.

Tsunamis are large ocean waves caused by underwater seismic activity. When tsunamis hit the coast, they can cause considerable damage to property and put the public at risk. The Plan Area is over 115 miles from the Pacific Ocean and is well outside the tsunami hazard zone.

Mudflows are associated with landslides and heavy rainfall. The majority of the Plan Area is not susceptible to mudflow because it is mostly flat. The areas that would pose potential risks to the public and structures are in the northeastern end of the Plan Area where the topography is more hilly. There is potential for mudflows in these areas.

Overall, there would be no impacts related to tsunamis in the Plan Area because it is not in a coastal area. Potentially significant impacts may occur, however, from mudflows and seiches with the implementation of the General Plan Update. Seiches and mudflows will be discussed in more detail in the EIR.

#### 3.10 LAND USE AND PLANNING

- a) **Physically divide an established community?**

**Potentially Significant Impact.** Implementation of the General Plan Update would involve development of vacant land and the intensification or redevelopment of other areas of the Plan Area. These changes have the potential to physically divide established communities within the Plan Area. The EIR will evaluate the impacts on existing land use patterns.



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- 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?**

**Potentially Significant Impact.** The proposed project would replace the current Clovis General Plan and would modify land use designations in the Plan Area. The General Plan Update would also set the foundation for amendments or repeal of adopted specific plans to maintain consistency with the General Plan Update policies and land use diagram. Additionally, the General Plan Update would support future amendments to the City's SOI to urbanize land outside the current SOI. Note that the General Plan update would not include an amendment of the SOI boundary. Furthermore, the Development Code update would reflect the changes to the General Plan; compile existing information and past code amendments in an easy-to-reference manner; provide a procedures guide; update land uses to contemporary standards; and propose limited land use and development standard policy modifications. The EIR will evaluate the consistency of the General Plan and Development Code Update with other land use plans, policies, and/or regulations governing the Plan Area.

- c) **Conflict with any applicable habitat conservation plan or natural community conservation plan?**

**Potentially Significant Impact.** The City of Clovis does not have and is not within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. However, USFWS reported that Fresno County received a grant to develop a multi-species HCP/NCCP to preserve agricultural lands and natural habitats at risk from urban development (USFWS 2008a and 2088b). The plan is under development and the timeline for its completion is not known at this time. This topic will be addressed in the EIR.

#### 3.11 MINERAL RESOURCES

- a) **Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?**

**Potentially Significant Impact.** Fresno County has been a leading producer of minerals because of the abundance and wide variety of mineral resources in the county. Extracted resources include aggregate products (sand and gravel), fossil fuels (oil and coal), metals (chromite, copper, gold, mercury, and tungsten), and other minerals used in construction or industrial applications (asbestos, high-grade clay, diatomite, granite, gypsum, and limestone) (Fresno County 2010). Although mineral resources are not anticipated in the Plan Area, undeveloped areas of the northern portion may contain mineral resources of importance. The Open Space/Conservation Element of the General Plan Update will address the preservation and managed production of natural resources, including mineral resources. This topic will be analyzed in the EIR.

- b) **Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

**Potentially Significant Impact.** See response to Section 3.11(e), above.

### 3.12 NOISE

- 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?**

**Potentially Significant Impact.** The General Plan Update would involve the alteration, intensification, and redistribution of land uses, which may result in temporary, periodic, or permanent increases in ambient noise or in noise levels in excess of standards established in the City's General Plan or Municipal Code. The General Plan Update includes an update to the Noise Element. A noise analysis will be conducted and issues relating to noise will be further evaluated in the EIR. Emphasis will be placed on the five major noise sources in the Plan Area: traffic on major arterials (including Shepherd, Nees, Herndon, Shaw, Ashlan, Minnewawa, Clovis, Fowler, and Temperance Avenues); traffic on SR-168; aircraft operations at Fresno Yosemite International Airport and Rogers Heliport; industrial and agricultural operations; and scattered stationary sources (such as City and private wells).

- b) **Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?**

**Potentially Significant Impact.** The General Plan Update would involve the alteration, intensification, and redistribution of land uses. Implementation of these land use changes may result in excessive short- and/or long-term groundborne vibration or noise. An analysis will be conducted and issues relating to groundborne vibration and noise will be evaluated in the EIR. As a part of this impact assessment, attention will focus on the construction phases of new development accommodated under the General Plan Update, because these activities are the most likely to produce undue groundborne vibration. No other heavy machinery movements (such as rail operations) are expected to generate substantial ongoing groundborne vibration or noise levels in the Plan Area.

- c) **A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

**Potentially Significant Impact.** Development pursuant to the General Plan Update may result in a permanent increase in ambient noise above existing levels from stationary and nonstationary noise sources, particularly in undeveloped areas. A noise analysis will be conducted and the EIR will evaluate the proposed project's potential impact on ambient noise levels.

- d) **A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

**Potentially Significant Impact.** Development pursuant to the General Plan Update may result in a temporary or periodic increase in ambient noise above existing levels, particularly in undeveloped areas. A noise analysis will be conducted and the EIR will evaluate the proposed project's potential impact on ambient noise levels.



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- 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?**

**Potentially Significant Impact.** As shown in Figure 2, *Citywide Aerial*, Fresno Yosemite International Airport is just outside the Plan Area's southwestern boundary. Portions in the southwest of the Plan Area fall within the noise contour zones of this airport. Future development in accordance with the General Plan Update could potentially increase or intensify development near the airport and could, therefore, expose people residing or working in the area to excessive noise levels from airport activities. The EIR will evaluate potential airport-related noise impacts to people residing or working near the airport.

- 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?**

**Potentially Significant Impact.** There are no private airstrips within the boundaries of the Plan Area, but a private heliport for Rogers Helicopters Inc.—at 5508 East Aircorp Way in the City of Fresno—is less than a mile south of the southwestern Plan Area corner, near the southern end of the runway for the Fresno Yosemite International Airport (AirNav 2012). New development or redevelopment near this private heliport may expose people residing or working near the heliport to excessive noise levels. This issue will be discussed in the EIR.

#### 3.13 POPULATION AND HOUSING

- a) **Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

**Potentially Significant Impact.** The General Plan Update would result in the alteration, intensification, and redistribution of land uses (including residential) in the Plan Area, and thereby potentially induce population growth both directly and indirectly. While buildout by 2035 would permit population growth in a manner consistent with the San Joaquin Valley Blueprint Smart Growth Planning Principles, the amount of growth would still be potentially substantial and further analysis in the EIR is required. The post-2035 buildout is not expected to take place for many decades, but will still be analyzed in the EIR.

- b) **Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**

**Potentially Significant Impact.** While growth focuses on infill development along commercial corridors and new projects on unimproved land, the potential for development and redevelopment projects approved and developed pursuant to the General Plan Update could displace existing housing and people. This topic will be analyzed in the EIR. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- c) **Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

**Potentially Significant Impact.** See response to Section 3.13(b), above.

### 3.14 PUBLIC SERVICES

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:

#### a) Fire protection?

**Potentially Significant Impact.** Fire protection services to the areas within the City limits are provided by the Clovis Fire Department, which currently has five stations throughout the Plan Area. The remainder of the Plan Area (outside City limits) is served by Battalion 17 of the Fresno County Fire Protection District, which operates four fire stations in the metro service area, including two in Clovis. The alteration of land uses and new development could potentially increase the demands on fire department personnel and equipment. The EIR will evaluate impacts of the General Plan Update on fire protection services.

#### b) Police protection?

**Potentially Significant Impact.** The Clovis Police Department provides police protection within the City boundaries. The remainder of the Plan Area is served by the Fresno County Sheriff's Department. The alteration of land uses and new development could potentially increase the demands on police department personnel and facilities. The EIR will evaluate impacts of the General Plan Update on police protection services.

#### c) Schools?

**Potentially Significant Impact.** The Clovis Unified School District, Sanger Unified School District, and Fresno Unified School District provide service to the Plan Area. The alteration of land uses and new development would likely increase the need for school services and facilities. The EIR will evaluate impacts of the General Plan Update on school services and facilities.

#### d) Parks?

**Potentially Significant Impact.** The General Plan Update would include approximately 4,811 acres of parks and open space. However, population increases associated with the General Plan Update would increase overall demand on parks and on recreational services and facilities within the Plan Area. The EIR will evaluate the provision of additional park space in the Plan Area and impacts to parks services and facilities.

#### e) Other public facilities?

**Potentially Significant Impact.** Residents of the Plan Area rely on the 34-branch Fresno County Library system and the San Joaquin Valley Library System—a cooperative network of 10 public library jurisdictions—for access to books, periodicals, and other materials. The Plan Area is primarily served by the Fresno County Library, including Clovis Regional Library in downtown Clovis. Several more nearby branches (including Sunnyside, Mosqueda, Cedar-Clinton, Politi, and Woodward Park) are available to residents of the Plan Area. Population increases associated with the General Plan Update would increase demands on library facilities. The EIR will evaluate impacts on library services.



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#### 3.15 RECREATION

- 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?**

**Potentially Significant Impact.** The General Plan Update would accommodate the development of new housing at a variety of densities, which could increase the use of neighborhood and regional parks and recreational facilities. The EIR will address the potential impacts of General Plan Update to parks and recreational facilities.

- b) **Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?**

**Potentially Significant Impact.** The General Plan Update would include approximately 4,811 acres of parks and open space. However, population increases from future development associated with the General Plan Update would increase overall demand on parks and recreational services and facilities within the Plan Area. The EIR will evaluate the provision of additional park space in Plan Area and impacts to parks services and facilities.

#### 3.16 TRANSPORTATION/TRAFFIC

- a) **Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?**

**Potentially Significant Impact.** Future development in accordance with the General Plan Update would allow for development of currently undeveloped parcels and for alteration, intensification, or redistribution of existing land uses. These changes could result in an increase and redistribution of vehicle trips, which may conflict with local plans, policies, or ordinances regarding vehicular traffic efficiency or mass transit, bicycle, and pedestrian routes within the circulation system. A traffic analysis will be conducted by Fehr & Peers to assess the existing conditions and future forecast traffic conditions. The traffic model (Traffic Demand Forecast Model) that will be used by Fehr and Peers to generate vehicular traffic forecasts is based on the current (2011) Regional Transportation Plan prepared and adopted by the Fresno Council of Governments. The traffic analysis will include a roadway operations analysis, a level of service analysis for study-area roadway segments and freeway locations, and an analysis of regional transportation performance measures, including total vehicle trips and vehicle miles traveled for daily conditions. Impacts related to compliance with plans and policies that establish measures of effective performance of the circulation system would be potentially significant and this issue will be discussed in more detail in the EIR.

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- 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?**

**Potentially Significant Impact.** The Congestion Management Process (CMP) in effect in Fresno County was approved by the Council of Fresno County Governments in October 2009. All freeways and selected roadways in the county are designated elements of the CMP system of highways and roadways. There are a number CMP system roadways in the Plan Area, including SR-168. Traffic impacts to these roadways that would result from implementation of the General Plan Update will be analyzed in the EIR.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

**Potentially Significant Impact.** As shown in Figure 2, *Citywide Aerial*, the Fresno Yosemite International Airport is just outside the Plan Area's southwestern boundary. Future development in accordance with the General Plan Update may place additional residential, commercial, and industrial uses near of this airport, which in turn could affect air traffic patterns. The potential impacts on air traffic patterns will be evaluated in the EIR.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

**Potentially Significant Impact.** A traffic analysis will be conducted for the EIR by Fehr & Peers. The EIR will evaluate the potential hazards that may result from future planned circulation features or alteration of land uses.

- e) Result in inadequate emergency access?**

**Potentially Significant Impact.** Future development in accordance with the General Plan Update would involve alteration, intensification, and redistribution of land uses. These changes could result in changes to circulation patterns and emergency access routes. The EIR will evaluate the General Plan Update's impacts to emergency access.

- f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?**

**Potentially Significant Impact.** Future development in accordance with the General Plan Update would increase traffic in the Plan Area. Increased traffic may affect public transit facilities, including bus, pedestrian, and bicycle facilities, by worsening the safety of these facilities or by increasing their use. Impacts to public transit policies, plans, or programs for public transit facilities are potentially significant. General Plans of California cities and counties are required under the Complete Streets Act to include planning for complete streets: that is, streets that meet the needs of all users of the roadway, including pedestrians, bicyclists, users of public transit, motorists, children, the elderly, and the disabled. Additionally, the San Joaquin Valley Blueprint calls for smart growth planning principles that are used as the basis for Blueprint planning and implementation in the valley, including the creation of walkable communities and the provision of variety of transportation choices. The EIR will consider the policies and programs of the General Plan Update and evaluate the consistency with adopted alternative transportation plans and programs.



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#### 3.17 UTILITIES AND SERVICE SYSTEMS

**a) Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?**

**Potentially Significant Impact.** Treatment of wastewater occurs at the Fresno-Clovis Regional Wastewater Treatment Plant (RWTP). The Fresno-Clovis RWTP is operated and maintained by the City of Fresno and operates under a waste discharge requirement issued by the Central Valley Regional Water Quality Control Board (RWQCB). Future development in accordance with the General Plan Update would increase residential and nonresidential development and associated wastewater flows into the Fresno-Clovis RWTP, and may exceed wastewater treatment requirements set forth by Central Valley RWQCB. The EIR will evaluate impacts to wastewater treatment requirements.

**b) Require or result in the construction of new water or waste water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

**Potentially Significant Impact.** The City's public utilities department provides sewer collection and water treatment service to its residents and businesses. Wastewater Treatment occurs at the Fresno-Clovis RWTP, and surface water is treated at the City's Surface Water Treatment Facility. Most of the properties in rural residential and agricultural areas rely on individual septic tanks and leach fields. In addition, the new Clovis Sewage Treatment and Water Reuse Facility (STWRF) will soon provide recycled water for nonpotable use within the City. Future growth in accordance with the General Plan Update may necessitate expanded water and wastewater collection and treatment facilities. The EIR will evaluate the impacts to water and wastewater facilities.

**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?**

**Potentially Significant Impact.** The Fresno Metropolitan Flood Control District (FMFCD) is responsible for stormwater management in the Fresno-Clovis metropolitan area, which includes the Plan Area. Stormwater runoff generated by land development is controlled through a system of pipelines and storm drainage detention basins. Increased development in the Plan Area under the General Plan Update would create additional impervious surfaces and stormwater runoff, which could require additional stormwater facilities and expansion of existing facilities. The EIR will evaluate impacts of the General Plan Update to stormwater drainage facilities.

**d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?**

**Potentially Significant Impact.** The Plan Area's water supply sources include groundwater drawn from the Kings Subbasin of the San Joaquin Valley Groundwater Basin, treated surface water from the Fresno Irrigation District, and recycled water. The City's Public Utilities Department provides water supply to residents and businesses within the City's boundaries while the remainder of the Plan Area (areas outside the City boundary) is served by the Fresno Irrigation District and County of Fresno. Future development and population growth in accordance with the General Plan Update would generate an increase in water demand within the Plan Area. The EIR will address impact to water supplies.

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- e) **Result in a determination by the waste water treatment provider, which 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?**

**Potentially Significant Impact.** See response to Section 3.7(b), above.

- f) **Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?**

**Potentially Significant Impact.** The City’s public utilities department provides solid waste collection and disposal services within City limits, and private haulers provide contracted service to residents and businesses in unincorporated areas of the City’s SOI. City recycling and green waste services are contracted with Allied Waste. Residential and commercial solid waste is transported to the Clovis Landfill. Future development in accordance with the General Plan Update may increase the amount of solid waste generated in the Plan Area and may require expansion of landfills or the adoption of alternative methods for solid waste disposal. The EIR will evaluate long-term regional landfill capacity.

- g) **Comply with federal, state, and local statutes and regulations related to solid waste?**

**Potentially Significant Impact.** Future development in accordance with the General Plan Update may increase the amount of solid waste generated in the Plan Area and may require expansion of landfills or the adoption of alternative methods for solid waste disposal. The EIR will evaluate the General Plan Update’s conformance with federal, state, and local regulations related to solid waste.

#### 3.18 MANDATORY FINDINGS OF SIGNIFICANCE

- 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?**

**Potentially Significant Impact.** Future development pursuant to the General Plan Update would involve alteration, intensification, and redistribution of land uses in the Plan Area. These changes have the potential to degrade the quality of the environment and could cause potentially significant impacts to biological resources, including areas of native habitat and riparian areas, and to cultural resources, including archaeological and paleontological resources. Impacts would be potentially significant and these issues will be discussed in more detail in the EIR.

- 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.)**

**Potentially Significant Impact.** Implementation of the General Plan Update and its land uses changes could result in cumulative impacts to aesthetics, air quality, noise, water quality, public services, transportation and traffic, and utilities and service systems. The EIR will further evaluate the significance of these cumulative impacts.



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**c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?**

**Potentially Significant Impact.** As discussed in this initial study, the General Plan Update and its associated land use changes would potentially have harmful effects on the environment, which would affect humans either directly or indirectly. These impacts would be in the categories of air quality, biological resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, transportation and traffic, and utilities and service systems. The potentially significant environmental impacts in these categories will be addressed in the EIR.

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