

**Osmun & Baron Multifamily Project**  
**GPA2018-003 / R2018-009 / SPR2018-018**  
Initial Study and Mitigated Negative Declaration

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**October 2021**

**PREPARED BY:**

George Gonzalez, MPA  
Senior Planner  
Planning & Development Services  
(559) 324-2383  
[georgeg@cityofclovis.com](mailto:georgeg@cityofclovis.com)



**CITY** *of* **CLOVIS**

PLANNING & DEVELOPMENT

1033 FIFTH STREET • CLOVIS, CA 93612

**INITIAL STUDY**

This Initial Study was prepared pursuant to the California Environmental Quality Act (CEQA) Public Resources Code Sections 21000 *et seq.*, CEQA Guidelines Title 14, Section 15000 *et seq.* of the California Code of Regulations.

<b>PROJECT TITLE:</b>	Osmun & Baron Multifamily Project
<b>LEAD AGENCY NAME AND ADDRESS:</b>	City of Clovis Planning & Development Services 1033 Fifth Street Clovis, CA 93612
<b>CONTACT PERSON AND PHONE NUMBER:</b>	George Gonzalez, MPA Senior Planner (559) 324-2383 georgeg@cityofclovis.com
<b>PROJECT LOCATION:</b>	North of Second Street between Osmun/Baron Avenues Clovis, CA 93612 APN(s): 492-080-85, 492-080-86 and 492-080-74
<b>PROJECT SPONSOR'S NAME AND ADDRESS:</b>	Dirk Poeschel, Dirk Poeschel Land Development Services 923 Van Ness Avenue, Suite 200 Fresno, CA 93721
<b>LAND USE DESIGNATION:</b>	See page 6 of this Initial Study.
<b>ZONING DESIGNATION:</b>	See page 6 of this Initial Study.
<b>PROJECT DESCRIPTION</b>	See page 6 of this Initial Study.
<b>SURROUNDING LAND USES AND SETTING:</b>	See page 6 of this Initial Study.
<b>REQUIRED APPROVALS:</b>	See page 8 of this Initial Study.
<b>HAVE CALIFORNIA NATIVE AMERICAN TRIBES REQUESTED CONSULTATION? IF SO, HAS CONSULTATION BEGUN?</b>	No

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**A. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below would be potentially affected by this project, as indicated by the checklist and corresponding discussion in this Initial Study.

- Aesthetics
- Agriculture & Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology & Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities & Service Systems
- Wildfire
- Mandatory Findings of Significance

**Determination**

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 proponents. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed Project MAY have a significant effect on the environmental, and an ENVIRONMENTAL IMPACT REPORT (EIR) will be prepared.
- I find that the proposed Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environmental, 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 analyzed 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.

Prepared By:

George Gonzalez, MPA, Senior Planner  
City of Clovis Planning & Development Services

10/19/21

Date

Approved By:

Renee Mathis, Director  
City of Clovis Planning & Development Services

10/18/21

Date

**B. PROJECT OVERVIEW**

Dirk Poeschel, Dirk Poeschel Land Development Services, on behalf of TGP Investments LLC & Flyline Investments (“Applicant”), is proposing the construction of 40 multi-family units on ±1.6 acres of property (“Project” or “proposed Project”) located north of Second Street between Osmun and Baron Avenues, as shown in Figure 1. In addition, site improvements, such as, but not limited to, sidewalks, landscaping, parking lot, and utilities infrastructure associated with the Project would also be constructed. Details regarding the Project are described more fully below beginning under Section E of this Initial Study.

**C. PROJECT LOCATION**

As shown below in Figure 1, the Project is located on the north side of Second Street, between Osmun and Baron Avenues and consists of three (3) parcels totaling ±1.6 acres. The Assessor’s Parcel Numbers (APNs) are 492-080-85 (0.60 acres), 492-080-86 (0.30 acres) and 492-080-74 (0.71 acres).

**D. EXISTING SETTING**

This section describes the existing conditions, surrounding conditions, as well as the General Plan land use and zoning designations.

**1. EXISTING CONDITIONS**

As shown below in Figure 1, the existing site consists of two vacant structures, and an undeveloped parcel consisting of low-lying shrubs and sparsely planted trees. One of the vacant structures operated most recently as a church; however, has since been vacated. The other structure is a single-family home that is currently vacant and it has been for a number of years now. The parcel along Baron Avenue is vacant and undeveloped, but is characterized by low-lying shrubs and weeds, as well as sparsely planted trees.

**2. SURROUNDING CONDITIONS**

As referenced below in Table 1, and shown on Figure 2, the Project site is surrounded by a flood basin to the north, single-family residential to the east and south, and multi-family residential to the west.

**Table 1: Surrounding Land Uses**

	<b>Land Use Designation</b>	<b>Existing Zoning*</b>	<b>Existing Land Use</b>
<b>North</b>	Water	R-1	Water Basin
<b>East</b>	Medium Density Residential	R-1	Single-Family Residential
<b>South</b>	Medium Density Residential	R-1	Single-Family Residential
<b>West</b>	High Density Residential	R-2-A and R-3	Multifamily Residential
*R-1 (Single-Family Residential) R-2-A (Multifamily Medium-High Density) R-3 (Multifamily High Density)			

**3. LAND USE DESIGNATION**

As shown on Figure 2, the Project site has an existing General Plan Land Use designation of Medium Density Residential which allows between 4.1 to 7.0 dwelling units per acre (DU/Ac).

**4. ZONING DESIGNATION**

As shown on Figure 3, the Project site is currently zoned R-1 (Single-Family Residential). According to Table 2-2 under Section 9.10.020 of the Clovis Municipal Code (CMC), multifamily development is not permitted within the existing Zone District.

**E. PROJECT DESCRIPTION**

The Project proposes the construction of 40 multifamily units on approximately 1.6-acres, resulting in 25 DU/Ac, which exceeds the allowed density under the site’s existing land use designation and zoning. Therefore, as part

of the Project, a General Plan Amendment, and Rezone is required, in addition to a Site Plan Review. This section describes the components of the proposed Project in more detail.

## **1. PROJECT ENTITLEMENTS**

The Project would include several planning entitlements, including, but not limited to, a general plan amendment, rezone, and site plan review.

### **GENERAL PLAN AMENDMENT**

In order to accommodate the Project, a general plan amendment is required to amend the existing Medium Density Residential (4.1 to 7.0 DU/Ac) designation to the Very High Density Residential (25.1 to 43.0 DU/Ac) designation.

### **REZONE**

The Project would require a rezone from the existing R-1 (Single-Family Residential) to the R-4 (Very High Density Multiple-Family Residential) Zone District. The rezone is required to maintain consistency with the Very High Density Residential land use designation, also requested as part of the Project.

### **SITE PLAN REVIEW**

If the general plan amendment and rezone are approved, a site plan review would be processed memorializing site features, such as elevations, setbacks, landscaping, parking, and other physical features related to the Project.

## **2. PROJECT CONSTRUCTION AND PHASING**

The Project is anticipated to begin construction in the summer/fall of 2022 with full buildout by spring of 2024. It is important to note that the construction timeline is an estimate only and could change based on the economy, or other unforeseen circumstances, such as availability of materials and weather.

## **3. SITE PREPARATION**

Site preparation would include typical grading activities to ensure an adequately graded site for drainage purposes. Part of the preparation would include the removal of any existing structures, vegetation and trees necessary to accommodate the Project. Other site preparation activities would include minor excavation for the installation of utility infrastructure, for conveyance of water, sewer, stormwater, and irrigation.

## **4. PROJECT COMPONENTS**

This section describes the overall components of the Project, such as the proposed buildings, landscape, vehicle and pedestrian circulation, and utilities.

### **DEMOLITION**

There are existing structures at the Project site that would be demolished. This includes the former church building, as well as the single-family dwelling structure to the south of the former church.

### **CONCEPTUAL SITE LAYOUT AND ELEVATIONS**

While this section discusses the general site layout and elevations, it is important to note that the actual site will be reviewed more fully during the City's Site Plan Review process. As shown in Figure 4, the Project proposes construction of two (2) free-standing structures totaling 40 units. One building would include 27 units consisting of 2 bedrooms and 2 bathrooms. The other building would include 13 units consisting of 2 bedrooms and 2 and one-half bathrooms. Units would range in size from approximately 1,134 square feet to 1,678 square feet.

Conceptual elevations are shown in Figure 5. As shown, the buildings would have a maximum height of  $\pm 40'$  at its peak. Although conceptual at this time, the exterior includes a mix of materials including stucco, and stone veneer.

### **SITE CIRCULATION AND PARKING**

The Project would be accessed via two (2) points of ingress/egress, including one along Baron Avenue and one along Osmun Avenue. On-site parking would be provided per the CMC standards for parking spaces at a ratio of 2 vehicle stalls per unit, one of which would be covered. Therefore, the Project would need to provide a minimum of 80 stalls, 40 of which shall be covered (i.e. carport and/or garage).

### **LANDSCAPE, AMENITIES, AND LIGHTING**

The Project would include landscape throughout the site. Landscaped areas would generally be located along the perimeter and would likely include a variety of ornamental shrubs, plants, and trees consistent with the CMC. Landscape plans are typically provided during the City's Site Plan Review process at which time the proposed landscape would be reviewed for compliance with the City's water efficient landscape regulations and guidelines. As shown in Figure 4, the Project also proposes a covered BBQ area, as well as a tot lot play area on the interior of the site.

The Project would also include lighting throughout the site for safety. Although the lighting plan is typically submitted as part of the site plan review, lighting would be required to comply with appropriate lighting standards of the CMC, including, but not limited to, ensuring that lights are shielded downward to prevent light spillage on adjacent properties.

### **PERIMETER BLOCK WALL AND WROUGHT IRON FENCE**

The Project proposes the construction of a 6-foot high block wall at its northernmost boundary, as well as along its southern boundary where the site is directly adjacent to existing single-family residential. A 6 foot high wrought iron fence with decorative pilasters would be constructed along the western and eastern perimeters of the site. A small portion of perimeter fencing along the eastern perimeter adjacent to existing single-family residential will be a 6-foot high block wall. Additionally, the perimeter block wall along the northernmost boundary may change to a wrought iron fence with decorative pilasters, subject to approval by the Fresno Metropolitan Flood Control District. All perimeter fencing will be reviewed and approved through the Site Plan Review process.

### **UTILITIES**

Utilities for the site would consist of water, sewer, electric, cable, gas, and stormwater infrastructure. Minor trenching and digging activities would be required for the installation of necessary pipelines typical of multifamily development. All utility plans would be required to be reviewed and approved by the appropriate agency, and/or department to ensure that installation occurs to pertinent codes and regulations. Other infrastructure would include new fire hydrants as required by the City of Clovis Fire Department.

Utilities are provided by and managed from a combination of agencies, including Fresno Irrigation District (FID) which provides the City's water supply which is then supplied to customers by the City of Clovis, Fresno Metropolitan Flood Control District (FMFCD) which has responsibility for storm water management, and the City's public utilities department which provides for solid waste collection, and sewer collection services. Pacific Gas & Electric (PG&E) provides electricity and natural gas within the City of Clovis.

## **F. REQUIRED PROJECT APPROVALS**

The City of Clovis requires the following review, permits, and/or approvals for the proposed Project; however, other approvals not listed below may be required as identified throughout the entitlement process:

- General Plan Amendment
- Rezone
- Site Plan Review
- Grading Permit

- Building Permit
- Sign Permit
- San Joaquin Valley Air Pollution Control District
- Fresno Metropolitan Flood Control District

## **G. TECHNICAL STUDIES**

The analysis of the Project throughout this Initial Study relied in part on the technical studies listed below prepared for the Project, as well as other sources, including, but not limited to, the 2014 Clovis General Plan Environmental Impact Report (EIR), departmental staff, California Department of Conservation, and the California Department of Toxic Control Substances.

- **Appendix A:** Air Quality and Greenhouse Gas (GHG) Emissions Technical Memorandum
- **Appendix B:** Biological Resources Impact Analysis (Biotic Report)
- **Appendix C:** Cultural Resources Study
- **Appendix D:** Traffic Assessment (Dated October 19, 2018)
- **Appendix E:** Traffic Study (Dated February 25, 2021)



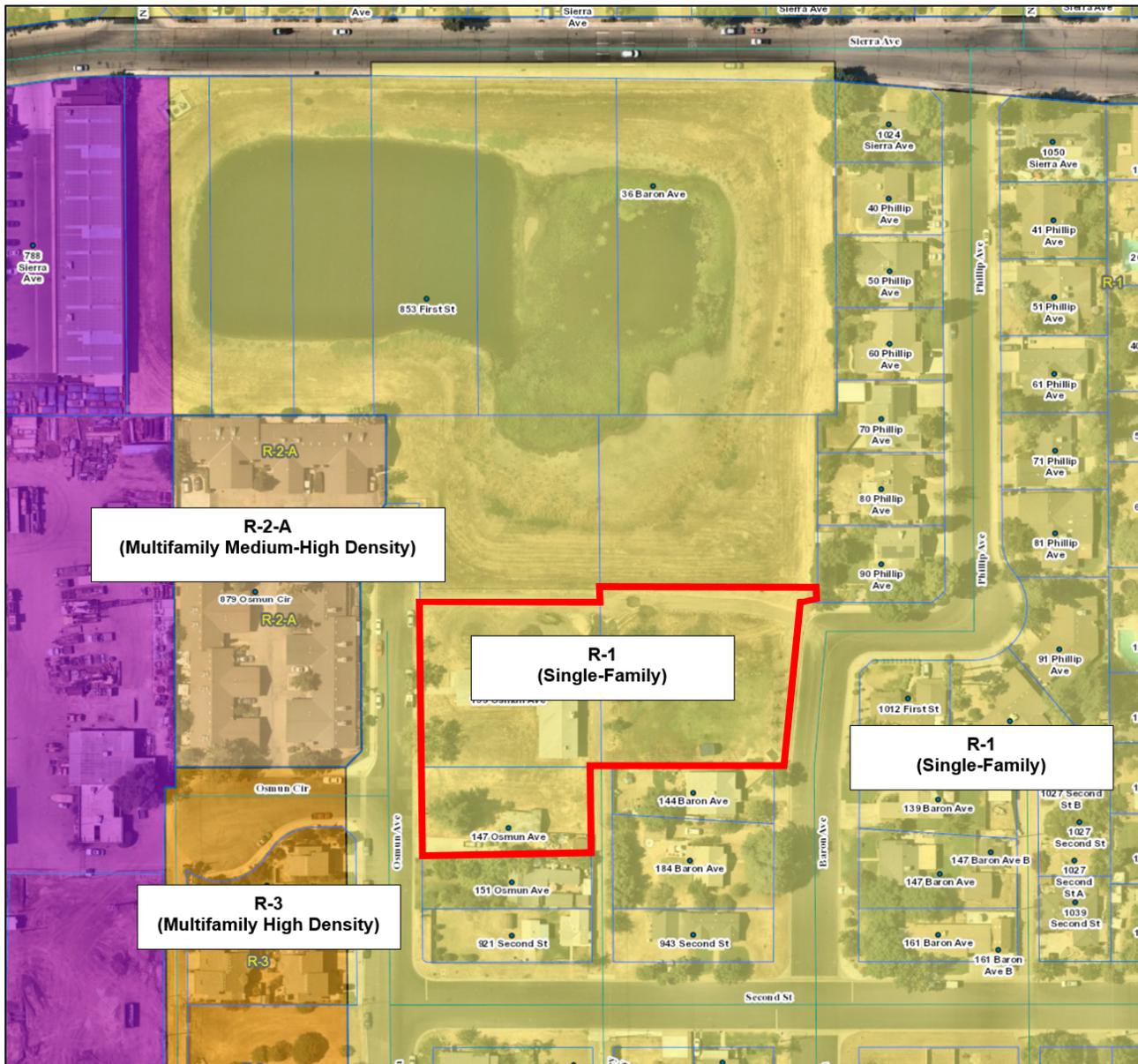
Figure 2: Existing Land Use Designations



 = Project Site (±1.6 acres)



Figure 3: Existing Zone Districts



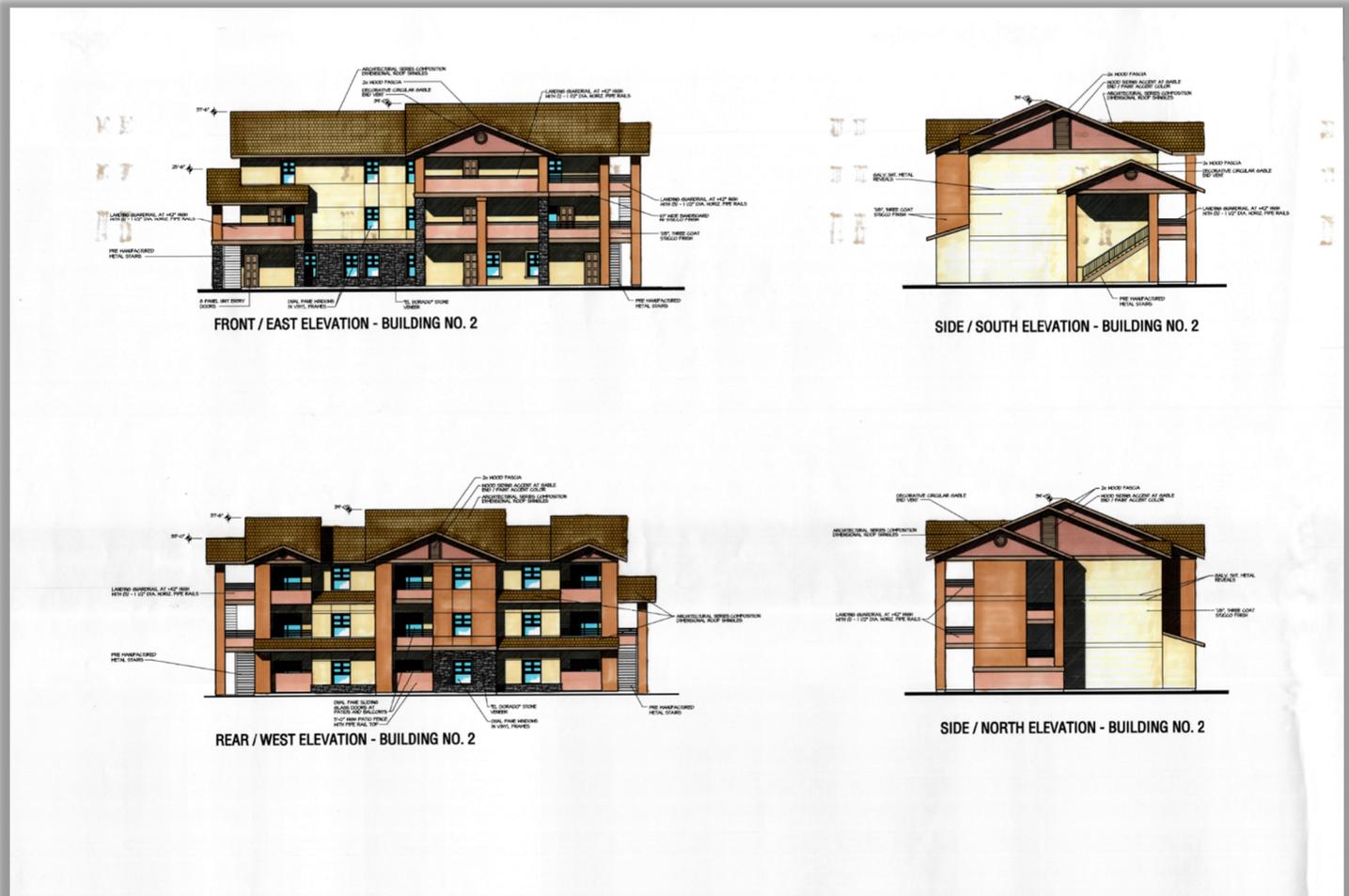
 = Project Site (±1.6 acres)







Figure 6: Conceptual Elevation "Building No. 2"



## H. ENVIRONMENTAL CHECKLIST

This section provides an evaluation of the potential environmental impacts of the proposed project and are based on CEQA Guidelines Appendix G. For each issue area, one of four conclusions is made:

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

### 1. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial effect on a scenic vista?			X	
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c. Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?		X		

### ENVIRONMENTAL SETTING

The City of Clovis is located within the San Joaquin Valley. Thus, much of the City and its surrounding areas are predominately flat. As a result, on clear days, the Sierra Nevada Mountains are visible to the east depending on your location. Aside from Sierra Nevada, there are no officially designated focal points or viewsheds within the City. However, Policy 2.3, Visual Resources, of the Open Space Element of the 2014 Clovis General Plan, requires maintaining public views of open spaces, parks, and natural features and to preserve Clovis' viewshed of the surrounding foothills.

As mentioned above in the Project Description, the site is located on the north side of Second Street, between Osmun and Baron Avenues. In general, the Project site is within an urbanized area of the City surrounded by existing residential to the east and south, multifamily to the west, and a Fresno Metropolitan Flood Control District basin to the north. As a result, the area is characterized by a mix of development types and uses, as well as typical infrastructure, such as roadways, streetlights, parking lot lights, and ambient light sources typical of residential development.

## DISCUSSION

- a) *Would the project have a substantial effect on a scenic vista?*

**Less-Than-Significant Impact.** As mentioned above, there are no officially designated scenic vistas or focal points in the City of Clovis. While the Sierra Nevada Mountains can be viewed on clear days, the Project would be consistent with the R-4 zone district standards which allows structures to be constructed at a maximum height of 50 feet. Although the maximum height limit is 50 feet/4 stories for R-4 zone district, the Project proposes a maximum height of approximately 40 feet, which is below what is allowed under the development standards. Lastly, General Plan Policy 2.3 requires that public views of open spaces, parks, and natural features be maintained; however, the Project site is not within the immediate vicinity of these features. Therefore, because the Project would be constructed at a maximum height consistent with the R-4 Zone District development standards, a **less-than-significant impact** would occur with regards to the Project having a substantial effect on a scenic vista. As a result, no mitigation measures are required.

- b) *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?*

**No Impact.** As stated in the 2014 Clovis General Plan Environmental Impact Report EIR, there are no Caltrans-designated scenic highways within the City of Clovis.<sup>1</sup> Further, there are no existing historical structures or rock outcroppings located on or within the immediate vicinity of the site, Therefore, the Project would result in **no impact** with regards to substantially damaging scenic resources within a State scenic highway, and no mitigation measures are required.

- c) *Would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

**Less-Than-Significant Impact.** As mentioned previously, the existing site is within an urbanized area surrounded by primarily residential and public facility uses. Thus, the area is generally characterized by different types of structures at varying heights, design, and character. The Project proposes to construct two (2) new multifamily buildings/structures, associated landscaping, parking lot, utilities, and pedestrian infrastructure. Such uses would not substantially degrade from the existing visual character or quality of public views of the site and its surroundings. Further, as mentioned above, there are no officially designated scenic areas in the City, and none specifically at or surrounding the site itself.

In addition, the Project proposes that the structures would be at a height below the maximum height limit permitted under the proposed R-4 zone district. Thus, the Project is within the scale and character of the area and would not substantially degrade the existing visual character. Lastly, the Project would undergo Site Plan Review (SPR), which would ensure that the overall design and character is consistent and/or complements the surrounding areas. The SPR process will ensure the Project complies with relevant design policies, such as

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<sup>1</sup> 2014 Clovis General Plan EIR, June 2014, Page 5.1-1.

General Plan, and the Clovis Development Code. During the review, the height, color and materials are reviewed for consistency with these plans and guidelines. Consequently, a **less-than-significant** impact would occur with regards to substantially degrading the existing visual character of the site and its surroundings, and no mitigation measures are required.

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

**Less-Than-Significant Impact With Mitigation.** The Project consists of a 40-unit multifamily residential development with associated landscaping, utilities, parking lot, and pedestrian infrastructure. The proposed Project would introduce new sources of light and glare, although there are current uses on the site that already produce light and glare. Light and glare from the Project would be typical of a multifamily residential type development, which may include sources such as exterior lighting for safety, and light and glare from vehicles reflecting from surfaces such as windshields. Other sources of light would be the interior lighting of the buildings at night. These sources of light and glare are not typically associated with causing significant effects on the environment. Further, the site is already surrounded by existing uses, such as multifamily residential, single-family residential and a water basin, which as a result has established existing sources of light and glare. These sources of existing light and glare are comprised of streetlights, exterior and interior light and glare from existing homes, multifamily units and from vehicles going to and from the neighborhood. Other sources of existing light and glare derive from vehicles travelling along Osmun Avenue, Second Street and Baron Avenue.

Although the Project would introduce new sources of light and glare, the SPR process would ensure that the design and placement of lighting is appropriate to minimize potential light and glare impacts to surrounding properties. In addition, compliance with Mitigation Measure AES-1 would ensure that light and glare impacts be **less than significant with mitigation**.

Mitigation Measure AES-1: The Project shall comply with Section 9.22.050, Exterior Light and Glare, of the Clovis Municipal Code (CMC or Development Code), which requires light sources to be shielded and that lighting does not spillover to adjacent properties.

**2. AGRICULTURE AND FORESTRY RESOURCES**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</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.				X
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code				X

section 12220 (g)) or timberland (as defined in Public Resources Code section 4526)?				
d. Result in the loss of forest land or conversion of forest land to non-forest use?				X
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?				X

**ENVIRONMENTAL SETTING**

The Project site is located on the north side of Second Street, between Osmun and Baron Avenues and is considered an in-fill property. The site is within an urbanized area of the City (Old Town Clovis) and is surrounded a mix of existing developments types.

**DISCUSSION**

- a) *Would the project 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?*

**Less-Than-Significant Impact.** According to the 2018 Farmland Monitoring and Mapping Program (FMMP) maps from the California Department of Conservation,<sup>2</sup> the Project site is considered Urban and Built-Up Land. Urban and Built-Up Land is defined by the Department of Conservation as land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. Therefore, the proposed Project will not be converting Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The Project therefore would have **no-impact** with regards to this topic. No mitigation measures are required.

- b) *Would the project conflict with existing zoning for agricultural use, or a Williamson Act Contract?*

**No Impact.** As shown on Figure 5.2-2 of the Agricultural Resources Chapter of the 2014 Clovis General Plan EIR, the Project site is not under a Williamson Act Contract. Further, the site is not currently zoned or designated for agricultural use. As a result, the Project would have **no impact** with regards to conflicting with existing zoning for agricultural use or a Williamson Act Contract. No mitigation measures are required.

- c) *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220 (g)) or timberland (as defined in Public Resources Code section 4526)?*

**No Impact.** The Project site does not contain forest land. Further, the site is not zoned for forestry or other forestry related uses. As a result, **no impact** would occur with regards to conflicts with existing zoning for, or cause rezoning of, forest land. No mitigation measures are required.

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<sup>2</sup> Farmland Mapping and Monitoring Program, California Department of Conservation, 2018 Fresno County Map.

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

**No Impact.** See discussion under Section 2c.

e) *Would the project 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?*

**Less-Than-Significant Impact.** As previously indicated, the Project site is considered Urban and Built-Up Land according to the Department of Conservation, the site is not zoned for or designated for agricultural uses. Further, the site is considered an in-fill site and the 2014 Clovis General Plan designates the site for uses other than farming. Additionally, see discussion under Section 2.C related to forest land. Overall, the project would have **no-impact** with regards to this topic and no mitigation measure are required.

### 3. AIR QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?			X	
b. 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?			X	
c. Expose sensitive receptors to substantial pollutant concentrations?			X	
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

#### **ENVIRONMENTAL SETTING**

An Air Quality and Greenhouse Gas Emissions Technical Memorandum (AQ/GHG Report) was prepared by PlaceWorks on November 9, 2018 (see Appendix A). Information in this AQ/GHG Report is used for the analysis included in both the Air Quality and Greenhouse Gas Emissions section of this Initial Study.

#### ***San Joaquin Valley Air Basin***

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

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

### ***Topography***

The topography of a region is important for air quality because mountains can block airflow that would help disperse pollutants and can channel air from upwind areas that transports pollutants to downwind areas. The San Joaquin Valley Air Pollution Control District (SJVAPCD) covers the entirety of the SJVAB. The SJVAB is generally shaped like a bowl. It is open in the north and is surrounded by mountain ranges on all other sides. The Sierra Nevada mountains are along the eastern boundary (8,000 to 14,000 feet in elevation), the Coast Ranges are along the western boundary (3,000 feet in elevation), and the Tehachapi Mountains are along the southern boundary (6,000 to 8,000 feet in elevation).

### ***Climate***

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

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

Any emissions of pollutants can be trapped below the inversion. Most of the surrounding mountains are above the normal height of summer inversions (1,500–3,000 feet).

Winter-time high pressure events can often last many weeks, with surface temperatures often lowering into the 30°F. During these events, fog can be present and inversions are extremely strong. These wintertime inversions can inhibit vertical mixing of pollutants to a few hundred feet (SJVAPCD 2012a).

### ***Ambient Air Quality Standards***

The Clean Air Act (CAA) was passed in 1963 by the US Congress and has been amended several times. The 1970 Clean Air Act amendments strengthened previous legislation and laid the foundation for the regulatory scheme of the 1970s and 1980s. In 1977, Congress again added several provisions, including nonattainment requirements for areas not meeting National AAQS and the Prevention of Significant Deterioration program. The 1990 amendments represent the latest in a series of federal efforts to regulate the protection of air quality in the United States. The CAA allows states to adopt more stringent standards or to include other pollution species. The California Clean Air Act (CCAA), signed into law in 1988, requires all areas of the state to achieve and maintain the California AAQS by the earliest practical date. The California AAQS tend to be more restrictive than the National AAQS, based on even greater health and welfare concerns.

These National and California AAQS are the levels of air quality considered to provide a margin of safety in the protection of the public health and welfare. They are designed to protect "sensitive receptors," those most susceptible to further respiratory distress, such as asthmatics, the elderly, very young children, people already weakened by other disease or illness, and persons engaged in strenuous work or exercise. Healthy adults can tolerate occasional exposure to air pollutant concentrations considerably above these minimum standards before adverse effects are observed.

Both California and the federal government have established health based AAQS for seven air pollutants. As shown in Table 3, Ambient Air Quality Standards for Criteria Pollutants, these pollutants are ozone (O<sub>3</sub>), nitrogen dioxide (NO<sub>2</sub>), carbon monoxide (CO), sulfur dioxide (SO<sub>2</sub>), coarse inhalable particulate matter (PM<sub>10</sub>), fine inhalable particulate matter (PM<sub>2.5</sub>), and lead (Pb). In addition, the state has set standards for sulfates, hydrogen sulfide, vinyl chloride, and visibility-reducing particles. These standards are designed to protect the health and welfare of the populace with a reasonable margin of safety.

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

**Table 3: Ambient Air Quality Standards**

Pollutant	Averaging Time	Federal Primary Standard	State Standard
Ozone	1-Hour	--	0.09 ppm
	8-Hour	0.07 ppm	0.07 ppm
Carbon Monoxide	8-Hour	9.0 ppm	9.0 ppm
	1-Hour	35.0 ppm	20.0 ppm
Nitrogen Dioxide	Annual	0.053 ppm	0.03 ppm
	1-Hour	0.100 ppm	0.18 ppm
Sulfur Dioxide	Annual	0.03 ppm	--
	24-Hour	0.14 ppm	0.04 ppm
	3-Hour	0.5 ppm	
	1-Hour	0.075 ppm	0.25 ppm
PM <sub>10</sub>	Annual	--	20 ug/m <sup>3</sup>
	24-Hour	150 ug/m <sup>3</sup>	50 ug/m <sup>3</sup>
PM <sub>2.5</sub>	Annual	12 ug/m <sup>3</sup>	12 ug/m <sup>3</sup>
	24-Hour	35 ug/m <sup>3</sup>	--
Lead	30-Day Avg.	--	1.5 ug/m <sup>3</sup>
	3-Month Avg.	1.5 ug/m <sup>3</sup>	--

Notes: ppm = parts per million; ug/m<sup>3</sup> = micrograms per cubic meter.  
 Source: California Air Resources Board, 2008. Ambient Air Quality Standards (4/01/08), <http://www.arb.ca.gov/aqs/aaqs2.pdf>.

**Attainment Status**

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

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

## DISCUSSION

- a) *Would the project conflict with or obstruct implementation of the applicable air quality plan?*

**Less-Than-Significant Impact.** Although the CEQA Guidelines indicate that a significant impact would occur if the Project were to conflict with or obstruct implementation of the applicable air quality plan, the SJVAPCDs 2015 Guide for Assessing and Mitigating Air Quality Impacts (GAMAQI) does not provide specific guidance on analyzing conformity with the plan. Thus, for purposes of analyzing this potential impact, the AQ/GHG Emissions Technical Memorandum considered impacts based on: (1) whether the Project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards; and (2) whether the Project will comply with applicable control measures in the air quality plan, primarily compliance with Regulation VIII – Fugitive PM<sub>10</sub> Prohibitions and Rule 9510 – Indirect Source Review.

In general, regional air quality impacts and attainment of standards are the result of the cumulative impacts of all emission sources within the air basin. Thus, individual projects are generally not large enough to contribute measurably to an existing violation or air quality standards alone. Therefore, in order to analyze this threshold, and because of the region's existing nonattainment status for several pollutants, the Project would be considered to cause significant impacts if it were to generate emissions that would exceed the SJVAPCD's significance thresholds. The District's annual emission significance thresholds are as follows:

- 100 tons per year CO
- 10 tons per year NO<sub>x</sub>
- 10 tons per year ROG
- 27 tons per year So<sub>x</sub>
- 15 tons per year PM<sub>10</sub>
- 15 tons per year PM<sub>2.5</sub>

Based on the AQ/GHG Emissions Technical Memorandum, the Project would not exceed these thresholds from construction and operation of the Project.<sup>3</sup> Further, any impacts related to the construction activities of the Project, such as dust control, would be regulated through the SJVAPCD, which require measures such as frequent watering of the site during construction to minimize dust.

Lastly, the Project will be subject to compliance with the SJVAPCD Rule 9510 (Indirect Source Review), which is intended to mitigate a project's impact on air quality through project design elements or by payment of in-lieu fees and Regulation VII (Fugitive PM<sub>10</sub> Prohibitions), which requires a Construction Notification Form or approval of a Dust Control Plan prior to construction. Consequently, compliance with SJVAPCD regulations would ensure that the Project result in a **less-than-significant** impact and no mitigation measures are required.

- b) *Would the project 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?*

**Less-Than-Significant Impact.** See discussion under Section 3a above.

- c) *Would the project expose sensitive receptors to substantial pollutant concentrations?*

**Less-Than-Significant Impact.** Sensitive receptors are generally considered to include children, the elderly, and persons with pre-existing respiratory and cardiovascular illness. The SJVAPCD considers a sensitive receptor a location that houses or attracts children, the elderly, or people with illnesses. Examples of these receptors are hospitals, residences, schools and school facilities, and convalescent facilities. The nearest sensitive receptors to the Project site would be the existing residences adjacent to the site to the south, west and east. Based the AQ/GHG Emissions Technical Memorandum, the Project would not exceed emission

<sup>3</sup> Air Quality and Greenhouse Gas Emissions Technical Memorandum, PlaceWorks, November 9, 2018.

thresholds that would result in a significant impact<sup>4</sup> based on compliance with SJVAPCD regulations and standards for construction and operation of this type of development. Therefore, a **less-than-significant** impact would occur.

- d) *Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

**Less-Than-Significant Impact.** Generally, sources considered to emit odors are associated with wastewater treatment facilities, sanitary landfills, petroleum refineries, chemical manufacturing, and other industrial/manufacturing related uses. The Project would include multifamily residential units, thus, is unlikely to produce odors that would be considered to adversely affect a substantial number of people. Further, there are no major odor-generating sources within screening distance of the site. Although some odors would be emitted through the construction of the Project, such as diesel fuel and exhaust from construction equipment, these odors would be temporary in nature and last only during construction activities. Further, the types of uses allowed in the R-4 zone district such as a multifamily residential development are not generally considered to be odor-causing uses that would adversely affect a substantial number of people. Overall, a **less-than-significant** impact would occur.

**4. BIOLOGICAL RESOURCES**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</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, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?			X	

<sup>4</sup> Air Quality and Greenhouse Gas Emissions Technical Memorandum, PlaceWorks, November 9, 2018.

c. Have a substantial adverse effect on state or federally protected wetlands (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

**ENVIRONMENTAL SETTING**

A biological resources impact analysis (Biotic Report) was prepared by H.T. Harvey & Associates dated October 2018 (see Appendix B). This Biological Resources Impact Analysis included a site survey for the presence and potential for special-status biological resources of the site. The field survey of the Project site occurred on September 19, 2018. The existing Project area contains a vacant church building, one (1) single-family residential home, partial landscaping, grass, weeds, trees, and shrubs.

The following analysis is based in part on the information provided by the Biological Resources Impact Analysis prepared by H.T. Harvey & Associates.

**DISCUSSION**

- a) *Would the project 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?*

**Less-Than-Significant Impact With Mitigation.** As described in the Biological Resources Impact Analysis, the site is primarily developed on the western section of the Project area and is surrounded by substantial development to the west and east.<sup>5</sup> The site comprises of an abandoned church building and one single-family residential dwelling, along with trees and shrubs. Additionally, the Project site has approximately 0.50 acres of

<sup>5</sup> Biological Resources Impact Analysis prepared by H.T. Harvey & Associates, October 2018, page 11.

ruderal lands with common plants including redstem filaree, spotted spurge, puncture vine, prostrate knotweed, and horseweed.<sup>5</sup> No special-status plant or suitable habitats were observed on the project site during the reconnaissance-survey, according to the Biological Resources Impact Analysis. The Biological Resources Impact Analysis concludes that there is a potential for the project to impact bird nests, eggs, or young protected under the CFGC. In efforts to ensure protection of special-status species, implementation of mitigation measures BIO-1 and BIO-2 would ensure that a **less-than-significant impact with mitigation** occurs.

**Mitigation Measure BIO-1: Conduct Pre-Construction Surveys for Nesting Birds and Raptors and Avoid Active Nests.** If construction is scheduled between February 1 and August 31, a qualified biologist shall conduct a preconstruction survey for nesting birds and raptors to ensure that no active nests will be destroyed or abandoned in compliance with CFGC.

The preconstruction survey shall be conducted no more than 10 days before starting project-related activities. During this survey, the qualified biologist shall inspect all potential nest substrates in the impact area, plus a 500-foot buffer for raptor nests where access allows. All nests identified will be monitored to determine if they are active.

If continuous monitoring of identified nests during construction by a qualified biologist is not feasible, establish a minimum no-disturbance buffer of 75 feet around active nests of non-raptor bird species. A 500-foot no-disturbance buffer shall be established around active raptor nests. Variance from these no-disturbance buffer may be implemented when there is a compelling biological or ecological reason to do so. Any variance from these buffers is advised to be supported by a qualified biologist. No work shall occur in the buffer zones until either the breeding season has ended or until a qualified biologist has determined that the young have fledged and are no longer dependent upon the nest or parental care for survival.

**Mitigation Measure BIO-2: Special-Status Plants and Animals under the Fresno County General Plan.** Focused surveys for special-status wildlife species and avoidance and minimization measures are required under MM BIO-1. These measures would reduce potential effects to a less-than-significant level.

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

**Less-Than-Significant Impact.** As mentioned previously, the Project site is characterized by an abandoned church building and one (1) single-family residential dwelling with some ruderal plant species throughout the site. None of the sensitive natural communities identified in the CNDDB (California Natural Diversity Database) occur on the Project site. Therefore, the Project would not result in a substantial adverse effect with respect to this threshold, and a **less-than-significant** impact would occur. No mitigation measures are required.

- c) *Would the project have a substantial adverse effect on state or federally protected wetlands as (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

**Less-Than-Significant Impact With Mitigation.** Based on the Biological Resources Impact Analysis prepared for the Project, no aquatic resources that represent potential waters of the United States, including wetlands, occur on the Project site. Additionally, a review of the Trust Resources List (USFWS 2018b) and the National Wetlands Inventory (USFWS 2018c) did not identify any prior wetlands on the Project site. The Project therefore would have **no-impact** with regards to this topic. No mitigation measures are required.

- d) *Would the project 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?*

**No Impact.** The Biological Resources Impact Analysis did not identify the site as a regional or local wildlife movement corridors.<sup>6</sup> Further, wildlife corridors typically serve as areas that wildlife traverse in order to migrate from one habitat to another and because the site is infill and partially developed and surrounded by urban development, the site is unlikely to serve as any sort of wildlife corridor. Thus, **no impact** would occur, and no mitigation measures are required.

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

**Less-Than-Significant Impact.** The Project site does not indicate the presence of any sensitive habitat or wildlife features that would be significantly impacted. Although Policy 2.6 of the Open Space and Conservation Element of the 2014 General Plan calls for the protection of biological resources, the Biological Resources Impact Analysis did not identify any such resources at the site due to its location and being surrounded by urban development. Further, the Clovis Development Code does include tree protection standards for any trees that may need to be removed during construction. Compliance with the tree protection standards of the Clovis Municipal Code would require the replacement of trees and/or payment of in-lieu fees. Consequently, due to the lack of any identified sensitive species, and because the Project would be required to comply with the tree protection ordinance, the impact would be **less-than-significant**, and no mitigation measures would be required.

- f) *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

**No Impact.** The Project site is within the PG&E San Joaquin Valley Operation and Maintenance Habitat Conservation Plan, although the PG&E Habitat Conservation Plan applies only to PG&E construction, operation, and maintenance activities and does not apply to the site. Additionally, the Project site is located within the Recovery Plan for Upland Species of the San Joaquin Valley (Recovery Plan). As part of its goals, the plan seeks to protect habitat and ensure the long-term survival of species of special concern. Overall, **no impact** would occur, and no mitigation measures are required.

**5. CULTURAL RESOURCES**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?		X		
b. Cause a substantial adverse change in the significance of		X		

<sup>6</sup> Biological Resources Impact Analysis prepared by H.T. Harvey & Associates, October 2018, page 30.

an archaeological resource pursuant to §15064.5?				
c. Disturb any human remains, including those interred outside of formal cemeteries?		X		

**ENVIRONMENTAL SETTING**

The Project site is located on a predominately disturbed and partially developed site with an existing vacant church building and a vacant single-family residential dwelling structure, and is surrounded by existing multi-family and single-family residential developments as well as a water basin to the north. A Cultural Resources Survey was prepared by LSA dated October 2018 (See Appendix C). The Cultural Resources Survey was based on information obtained at the Southern San Joaquin Valley Information Center, CSU Bakersfield, as well as review of other surveys conducted in the area. Based on the Cultural Resources Survey, no cultural resources have been identified within the Project Site.

**DISCUSSION**

- a) *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?*

**Less-Than-Significant Impact With Mitigation.** As previously mentioned, the Project site is partially developed with an existing vacant church building and one (1) vacant single-family residential dwelling structure and associated landscaping areas which are not identified as historical resources in the Cultural Resources Survey. A cultural resource records search was conducted within one-half mile of the Project. The search indicated that the subject property had never been surveyed for resources and it is not known if any exist on it. However, the Cultural Resources Survey concluded that based on the results of the records search findings and lack of archeological resources previously identified within a one-half mile radius of the Project, the potential to encounter subsurface cultural resources is minimal.<sup>7</sup> Further, compliance with Policy 2.9 of the General Plan, which calls for the preservation of historical sites and buildings of state or national significance, would ensure that if there were historical resources present, they would be protected. Because there is the slight possibility for the accidental or inadvertent uncovering of archaeological resources during construction, Mitigation Measure CULT-1 would serve to reduce those potential impacts by requiring the stopping of any work until any found artifacts can be properly removed and inventoried by a qualified archaeologist. Therefore, regarding the Project causing a substantial adverse change in the significance of a historical resource the Project would result in a **less-than-significant impact with mitigation.**

Mitigation Measure CULT-1: If prehistoric or historic-era cultural or archaeological materials are encountered during construction activities, all work in the immediate vicinity of the find shall halt until a qualified professional archaeologist, meeting the Secretary of the Interior’s Professional Qualification Standards for prehistoric and historic archaeologist, can evaluate the significance of the find and make recommendations. Cultural resource materials may include prehistoric resources such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock as well as historic resources such as glass, metal, wood, brick, or structural remnants.

If the qualified professional archaeologist determines that the discovery represents a potentially significant cultural resource, additional investigations may be required to mitigate adverse impacts from

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<sup>7</sup> Cultural Resources Study by LSA, October 2018, page 6-1.

project implementation. These additional studies may include avoidance, testing, and evaluation or data recovery excavation.

If a potentially eligible resource is encountered, then the qualified professional archaeologist, the Lead Agency, and the project proponent shall arrange for either 1) total avoidance of the resource or 2) test excavations to evaluate eligibility and, if eligible, total data recovery. The determination shall be formally documented in writing and submitted to the Lead Agency as verification that the provisions for managing unanticipated discoveries have been met.

- b) *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*

**Less-Than-Significant Impact With Mitigation.** The site is partially developed with an existing vacant church building, one (1) single-family residential dwelling unit and is surrounded by existing urban development (residential and water basin).<sup>8</sup> The site's ground has been previously disturbed as a result of the development and utilization of a church and residential use throughout the years. Nevertheless, the potential remains that archeological resources could be inadvertently or accidentally uncovered during ground-disturbing activities such as trenching, digging, and the installation of utilities and other infrastructure.

Because there is the slight possibility for the accidental or inadvertent uncovering of archaeological resources during construction, Mitigation Measure CULT-1 would serve to reduce those potential impacts by requiring the stopping of any work until any found artifacts can be properly removed and inventoried by a qualified archaeologist. Therefore, the Project would result in a **less-than-significant impact with mitigation**.

- c) *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

**Less-Than-Significant Impact With Mitigation.** The site is partially developed with an existing vacant church building, one (1) single-family residential dwelling unit and is surrounded by existing urban development (residential and water basin). The site's ground has been previously disturbed as a result of the development and utilization of a church and residential use throughout the years. Nevertheless, the potential remains that human remains could be inadvertently or accidentally uncovered during ground-disturbing activities such as trenching, digging, and the installation of utilities and other infrastructure.

Because there is the slight possibility for the accidental or inadvertent uncovering of human remains during construction, Mitigation Measure CULT-2 would serve to reduce those potential impacts by requiring the stopping of any work until any found human remains can be properly removed by the County coroner and/or tribes. Therefore, the Project would result in a **less-than-significant impact with mitigation**.

Mitigation Measure CULT-2: If human remains are discovered during construction or operational activities, further excavation or disturbance shall be prohibited pursuant to Section 7050.5 of the California Health and Safety Code. The specific protocol, guidelines, and channels of communication outlined by the Native American Heritage Commission, in accordance with Section 7050.5 of the Health and Safety Code, Section 5097.98 of the Public Resources Code (Chapter 1492, Statutes of 1982, Senate Bill 297), and Senate Bill 447 (Chapter 44, Statutes of 1987), shall be followed. Section 7050.5(c) shall guide the potential Native American involvement, in the event of discovery of human remains, at the direction of the County coroner. All reports, correspondence, and determinations regarding the discovery of human remains on the project site shall be submitted to the Lead Agency.

<sup>8</sup> Cultural Resources Study by LSA, October 2018, page 1-1.

**6. ENERGY**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

**ENVIRONMENTAL SETTING**

The Project is located on a partially developed site surrounded by existing urban uses, primarily single-family residential and multi-family residential and a water basin to the north.

**DISCUSSION**

- a) *Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*

**Less-Than-Significant Impact.** The Project proposes the construction of a 40-unit multi-family residential development with associated parking and landscaping, utility and pedestrian infrastructure. Construction of such structures would require site preparation, grading, paving, architectural coating, and trenching. Construction would consist of typical activities for construction projects and therefore would not require use of new resources. While such activities would consume petroleum-based fuels, such consumption would be temporary and conclude upon completion of construction. The proposed Project in operation would be served by Pacific Gas & Electric (PG&E) and would not require extensions of energy infrastructure or new energy supplies. As previously mentioned, the Project is located on a partially developed site surrounded by existing urban uses. Sources of operational energy consumption would include natural gas and/or electricity for space and water heating and transportation fuels (i.e., gasoline and diesel) for vehicle trips. The multi-family residential use would be subject to compliance with the latest energy efficiency standards in effect at the time of development and operation. This would include compliance with Title 24 Green Building Standards for energy efficiency, as well as be required to comply with the latest water efficient landscape policy regulations. Further, the Project would be required to comply with Clovis General Plan Policy 3.4, and 3.7 of the Open Space and Conservation, which call for the use of water conserving and drought tolerant landscape, as well as energy efficient buildings. Conformance to these standards would be reviewed during the City’s site plan review process and during review of building plans.

Consequently, compliance with these measures would ensure that the Project does not result in a significant impact due to the unnecessary consumption of energy and **less-than-significant** impact would occur.

- b) *Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

**Less-Than-Significant Impact.** See discussion under Section 6a above.

**7. GEOLOGY AND SOILS**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a. Directly or indirectly cause 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?			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b. Result in substantial soil erosion or the loss of topsoil?			X	
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?			X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?				X
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste disposal systems where sewers are not available for the disposal of wastewater?				X
f. Directly or indirectly destroy a unique paleontological resource or unique geologic feature?		X		

## **ENVIRONMENTAL SETTING**

The 2014 Clovis General Plan EIR identified no geologic hazards or unstable soil conditions known to exist on the Project site. Although Figure 5.6-2 of the Geology and Soils Chapter of the General Plan EIR does show a fault, the fault is located several miles east of the Project site.

## **DISCUSSION**

- a) *Would the project directly or indirectly cause 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?; ii) Strong seismic ground shaking?; iii) Seismic-related ground failure, including liquefaction?; iv) Landslides?*

**Less-Than-Significant Impact.** Although the Project site does not have any known faults on the site, the potential remains that seismic ground-shaking could occur from the fault located east of the Project. However, adherence to the most current California Building Codes would ensure that the structures are constructed safely and in compliance with the appropriate Building Codes. With regards to liquefaction, the 2014 General Plan EIR states that the soil types in the area are not considered conducive to liquefaction due to their high clay content or from being too coarse.<sup>9</sup> Further, the site is generally flat and therefore landslides would not occur at the Project site. Overall, due to the location away from a known fault, adherence to the most recent California Building Codes, and the flat topography, a **less-than-significant impact** would occur with regards to potential impacts from seismic activity.

- b) *Would the project result in substantial soil erosion or the loss of topsoil?*

**Less-Than-Significant Impact.** The topography of the Project site is relatively flat with little to no slope. Development of the site would require grading and construction activities to ensure a flat and graded surface prior to construction. Such activities may result in the soil erosion and loss of topsoil. Such impacts would be addressed by applicable regulations set forth by the Regional Water Quality Control Board (RWQCB) including preparation of a Stormwater Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer per the General Construction Permit requirements of the National Pollutant Discharge Elimination System (NPDES). The SWPPP incorporates Best Management Practices for erosion and sediment controls and soil stabilization. Further, as part of the Project, grading plans are required to be submitted and approved by the City Engineer Division to ensure appropriate grading of the site. Thus, these review and approval processes would ensure that a **less-than-significant impact** occur, and no mitigation measures are required.

- c) *Would the project 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?*

**Less-Than-Significant Impact.** See discussion under Section 7a.

- d) *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating direct or indirect substantial risks to life or property?*

**No Impact.** According to the 2014 Clovis General Plan EIR, expansive soils are mostly present in areas along the northern edge of the non-Sphere of Influence (SOI) and the easternmost part of the Clovis non-SOI plan area. Because the Project is not within the vicinity of these areas, there would be no potential for creating direct

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<sup>9</sup> 2014 Clovis General Plan EIR, Chapter 5: Geology and Soils, page 5.6-11.

or indirect substantial risks to life or property with regards to expansive soils. As a result, **no impact** would occur, and no mitigation measures are required.

- e) *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste disposal systems where sewers are not available for the disposal of wastewater?*

**No Impact.** The Project does not propose the use of septic tanks; therefore, **no impact** would occur.

- f) *Would the project directly or indirectly destroy a unique paleontological resource or unique geologic feature?*

**Less-Than-Significant Impact With Mitigation.** The Project site has been partially developed, as well as the immediately surrounding areas with no known occurrences of the discovery of paleontological resources. In addition, the Cultural Resources Survey concluded that the potential for uncovering of archaeological or subsurface historical deposits (i.e. paleontological resources) is unlikely. Nevertheless, the possibility remains that the inadvertent or accidental discovery could occur during ground disturbing construction activities. However, Mitigation Measure GEO-1, below, would serve to protect the accidental discovery of paleontological resources. As such, a **less-than-significant with mitigation** impact would occur.

Mitigation Measure GEO-1: If prehistoric or historic-era cultural materials are encountered during construction activities, all work in the immediate vicinity of the find shall halt until a qualified professional archaeologist and/or paleontologist, meeting the Secretary of the Interior’s Professional Qualification Standards for prehistoric and historic archaeologist, can evaluate the significance of the find and make recommendations. Cultural resource materials may include prehistoric resources such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock as well as historic resources such as glass, metal, wood, brick, or structural remnants.

If the qualified professional determines that the discovery represents a potentially significant cultural resource, additional investigations may be required to mitigate adverse impacts from project implementation. These additional studies may include avoidance, testing, and evaluation or data recovery excavation.

If a potentially-eligible resource is encountered, then the qualified professional archaeologist and/or paleontologist, the Lead Agency, and the project proponent shall arrange for either 1) total avoidance of the resource or 2) test excavations to evaluate eligibility and, if eligible, total data recovery. The determination shall be formally documented in writing and submitted to the Lead Agency as verification that the provisions for managing unanticipated discoveries have been met.

**8. GREENHOUSE GAS EMISSIONS**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	

b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?			X	
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**ENVIRONMENTAL SETTING**

Gases that trap heat in the atmosphere are referred to as greenhouse gases (GHGs) because they capture heat radiated from the sun as it is reflected into the atmosphere, much like a greenhouse does. The accumulation of GHG’s has been implicated as a driving force for global climate change. Definitions of climate change vary between and across regulatory authorities and the scientific community, but in general can be described as the changing of the earth’s climate caused by natural fluctuations and anthropogenic activities which alter the composition of the global atmosphere.

Individual projects contribute to the cumulative effects of climate change by emitting GHGs during construction and operational phases. The principal GHGs are carbon dioxide, methane, nitrous oxide, ozone, and water vapor. While the presence of the primary GHGs in the atmosphere are naturally occurring, carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O) are largely emitted from human activities, accelerating the rate at which these compounds occur within earth’s atmosphere. Carbon dioxide is the “reference gas” for climate change, meaning that emissions of GHGs are typically reported in “carbon dioxide-equivalent” measures. Emissions of carbon dioxide are largely by-products of fossil fuel combustion, whereas methane results from off-gassing associated with agricultural practices and landfills. Other GHGs, with much greater heat-absorption potential than carbon dioxide, include hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride, and are generated in certain industrial processes.

There is international scientific consensus that human-caused increases in GHGs have and will continue to contribute to global warming, although there is uncertainty concerning the magnitude and rate of the warming. Potential global warming impacts in California may include, but are not limited to, loss in snowpack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, and more drought years. Secondary effects are likely to include a global rise in sea level, impacts to agriculture, changes in disease vectors, and changes in habitat and biodiversity.

In 2005, in recognition of California’s vulnerability to the effects of climate change, Governor Schwarzenegger established Executive Order S-3-05, which sets forth a series of target dates by which statewide emission of greenhouse gases (GHG) would be progressively reduced, as follows: by 2010, reduce GHG emissions to 2000 levels; by 2020, reduce GHG emissions to 1990 levels; and by 2050, reduce GHG emissions to 80 percent below 1990 levels. In 2006, California passed the California Global Warming Solutions Act of 2006 (AB 32), which requires the California Air Resources Board (CARB) to design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020 (representing a 25 percent reduction in emissions).

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

- Climate action plans and other greenhouse gas reduction plans can be used to determine whether a project has significant impacts, based upon its compliance with the plan.

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

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

In December 2009, the San Joaquin Valley Air Pollution Control District (SJVAPCD) adopted guidance for addressing GHG impacts in its *Guidance for Valley Land Use Agencies in Addressing GHG Impacts for New Projects Under CEQA*. The guidance relies on performance-based standards, otherwise known as Best Performance Standards (BPS), to assess significance of project-specific GHG emissions on global climate change during the environmental review process.

Projects can reduce their GHG emission impacts to a less than significant level by implementing BPS. Projects can also demonstrate compliance with the requirements of AB 32 by demonstrating that their emissions achieve a 29% reduction below “business as usual” (BAU) levels. BAU is a projected GHG emissions inventory assuming no change in existing business practices and without considering implementation of any GHG emission reduction measures.

### **Significance Criteria**

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

The effects of project specific GHG emissions are cumulative, and therefore climate change impacts are addressed as a cumulative, rather than a direct, impact. The guidance for determining significance of impacts has been developed from the requirements of AB 32. The guideline addresses the potential cumulative impacts that a project’s GHG emissions could have on climate change.

Since climate change is a global phenomenon, no direct impact would be identified for an individual land development project. The following criteria are used to evaluate whether a project would result in a significant impact for climate change impacts:

- Does the project comply with an adopted statewide, regional, or local plan for reduction or mitigation of GHG emissions? If no, then
- Does the project achieve 29% GHG reductions by using approved Best Performance Standards? If no, then
- Does the project achieve AB 32 targeted 29% GHG emission reductions compared with BAU?

Projects that meet one of these guidelines would have less than significant impact on the global climate.

Because BPS have not yet been adopted and identified for specific development projects, and because neither the ARB nor the City of Clovis has not yet adopted a plan for reduction of GHG with which the Project can demonstrate compliance, the goal of 29% below BAU for emissions of GHG has been used as a threshold of significance for this analysis.

## **DISCUSSION**

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

**Less-Than-Significant Impact.** The Project would include the construction and operation of a 40-unit multi-family residential development on approximately 1.6 acres of land. As such, GHG emissions would be produced through the construction and operational phases of the Project. However, the SJVAPCD includes regulations to reduce GHG emissions such as standards for medium and heavy-duty engines and vehicles (i.e. tractors and construction equipment) that would apply to buildout of the Project. Further, compliance with Title 24 energy efficient building codes would apply, which also help to reduce GHG emissions during operation of the Project, by requiring minimum standards for insulation, energy efficiency, and window glazing, etc., which serve to maximize efficiency of new construction. Further, the Project would comply with the latest water efficient landscape standards which help to reduce energy usage. Overall, the AQ/GHG Emissions Technical Memorandum concluded that the Project would not exceed the bright-line screening threshold of 900 MTCO<sub>2</sub>e/Yr.<sup>10</sup> Therefore, a **less-than-significant** impact would occur.

- b) *Would the project conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?*

**Less-Than-Significant Impact.** Based on the AQ/GHG Emissions Technical Memorandum,<sup>11</sup> the Project's GHG emissions would be reduced by compliance with statewide measures that have been adopted since AB32 and SB32. Further, although the SJVAPCD has adopted a Climate Action Plan, it does not contain measures that are applicable to development projects. Since there are no other local or regional climate action plans, the Project was assessed for consistency with the Air Resources Board (ARBs) adopted scoping plans.

As indicated in the discussion above under Section 8a, the Project would result in GHG reductions that meet or exceed minimum targets by complying with the latest energy efficient standards, and water conservation.

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<sup>10</sup> Air Quality and Greenhouse Gas Emissions Technical Memorandum, PlaceWorks, page 8, November 9, 2018

<sup>11</sup> Air Quality and Greenhouse Gas Emissions Technical Memorandum, PlaceWorks, page 9, November 9, 2018

Consequently, the AQ/GHG Emissions Technical Memorandum found this potential impact to be **less than significant**.

**9. HAZARDS AND HAZARDOUS MATERIALS**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
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?			X	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
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?				X
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 or excessive noise for people residing or working in the project area?				X
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g. Expose people or structures, either directly or indirectly, to a significant			X	

risk of loss, injury or death involving wildland fires?				
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**ENVIRONMENTAL SETTING**

For purposes of this chapter, the term “hazardous materials” refers to both hazardous substances and hazardous wastes. A “hazardous material” is defined in the Code of Federal Regulations (CFR) as “substance or material that is capable of posing an unreasonable risk to health, safety, and property when transported in commerce” (49 CFR 171.8). California Health and Safety Code Section 25501 defines a hazardous material as follows:

“Hazardous material” means any material that, because of its quantity, concentration, or physical, or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. “Hazardous materials” include, but are not limited to, hazardous substances, hazardous waste, and any material which a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment. “Hazardous wastes” are defined in California Health and Safety Code Section 25141(b) as wastes that:

...because of their quantity, concentration, or physical, chemical, or infectious characteristics, [may either] cause or significantly contribute to an increase in mortality or an increase in serious illness, or pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.

The nearest school to the Project site is Clark Intermediate School, located approximately 0.32 miles south of the Project site.

**DISCUSSION**

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

**Less-Than-Significant Impact.** The Project consists of the construction of a 40-unit multi-family residential development under the proposed R-4 zone district, which allows multi-family residential uses. The type of hazardous materials that would be associated with the Project are those typical of residential uses, such as the use of cleaners, landscape maintenance products, soaps, and potential pesticides (for pest control). It is not expected that the Project would routinely transport, use, or dispose of hazardous materials other than those typical of those associated with multi-family residential uses. However, if transported, handled, and disposes of in accordance with regulations, these materials are not generally considered of the type or quantity that would pose a significant hazard to the public when used as directed. During construction, typical equipment and materials would be used that are associated with residential construction; however, any chemicals or materials would be handled, stored, disposed of, and/or transported according to applicable laws. Consequently, because the Project is not of the type of use that would routinely transport, use, or dispose of hazardous materials a **less-than-significant** impact would occur.

- b) *Would the project 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?*

**Less-Than-Significant Impact.** See discussion above under Section 9a.

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

**Less-Than-Significant Impact.** As previously discussed, the Project site is near Clark Intermediate School. However, the Project is not of the type of use typically associated with emitting hazardous emissions or handling the type or quantity of hazardous materials such that it would pose a risk or threat to the school, or surrounding area. Therefore, a **less-than-significant** impact would occur.

- d) *Would the project 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?*

**No Impact.** According to the California Department of Toxic Substance Control EnviroStor Database, the Project site is not located on or within the immediate vicinity of a hazardous materials site.<sup>12</sup> Therefore, **no impact** would occur.

- 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 or excessive noise for people residing or working in the project area?*

**No Impact.** The Project is located approximately 3.3 miles northeast of the Fresno Yosemite International Airport and is not within the Airport Influence Area, safety zones, noise, or airspace and overflight areas. Therefore, **no impact** would occur.

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

**Less-Than-Significant Impact.** The Project is located at a site that is surrounded by existing development. Further, the road network is already in place from previous developments. Although the Project could result in temporary traffic detouring or closures during buildout, these delays would be temporary and would be coordinated with the City engineering department and other departments to ensure safe access to and from the area is maintained. Further, the site itself would be reviewed by City departments to ensure adequate site access and circulation is provided in the event of an emergency. Overall, a **less-than-significant** impact would occur.

- g) *Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*

**Less-Than-Significant Impact.** The site has been partially developed and surrounded by urban uses. Therefore, it is not in a location typically associated with wildfires. Although urban fires could occur, the Project would be constructed to the latest fire code standards, which would include fire sprinklers in each unit, as well as the installation of several fire hydrants throughout the site as required by the Clovis Fire Department. Further, other life safety features would be required such as smoke detectors, which would be reviewed and checked by the Fire Department to ensure proper operation prior to occupancy. Ultimately, a **less-than-significant** impact would occur.

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<sup>12</sup> California Department of Toxic Substance Control, EnviroStor Database, <https://www.envirostor.dtsc.ca.gov/public>, accessed on October 17, 2021.

**10. HYDROLOGY AND WATER QUALITY**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			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 or through the addition of impervious surfaces, in a manner which would: (i) result in substantial erosion or siltation on- or off-site; (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; (iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or (iv) impede or redirect flood flows?			X	
i) Result in substantial erosion or siltation on- or off-site?			X	
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?			X	
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
iv) Impede or redirect flood flows?			X	

d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

**ENVIRONMENTAL SETTING**

The Plan Area is within the drainages of three streams: Dry Creek, Dog Creek, and Redbank Slough. On the north, Dry Creek discharges into the Herndon Canal in the City of Fresno west of Clovis. South of Dry Creek, Dog Creek is a tributary of Redbank Slough, which discharges into Mill Ditch south of Clovis (USGS 2012). A network of storm drains in the City and the Plan Area discharges into 31 retention basins, most of which provide drainage for a one- to two-square-mile area. Most of the Plan Area east and northeast of the City is not in drainage areas served by retention basins. Those areas drain to streams that discharge into reservoirs, including Big Dry Creek Reservoir in the north-central part of the Plan Area and Redbank Creek Dam and Reservoir in the southeast part of the Plan Area. Fancher Creek Dam and Reservoir are near the east Plan Area boundary.

The Project is located within the Fresno Metropolitan Flood Control District (FMFCD) boundary, and subject to its standards and regulations. Detention and retention basins in the FMFCD’s flood control system are sized to accommodate stormwater from each basin’s drainage area in built out condition. The current capacity standard for FMFCD basins is to contain runoff from six inches of rainfall during a ten-day period and to infiltrate about 75 to 80 percent of annual rainfall into the groundwater basin (Rourke 2014). Basins are highly effective at reducing average concentrations of a broad range of contaminants, including several polyaromatic hydrocarbons, total suspended solids, and most metals (FMFCD 2013). Pollutants are removed by filtration through soil, and thus don’t reach the groundwater aquifer (FMFCD 2014). Basins are built to design criteria exceeding statewide Standard Urban Stormwater Mitigation Plan (SUSMP) standards (FMFCD 2013). The urban flood control system provides treatment for all types of development—not just the specific categories of development defined in a SUSMP—thus providing greater water quality protection for surface water and groundwater than does a SUSMP.

In addition to their flood control and water quality functions, many FMFCD basins are used for groundwater recharge with imported surface water during the dry season through contracts with the Fresno Irrigation District (FID) and the cities of Fresno and Clovis; such recharge totaled 29,575 acre feet during calendar year 2012 (FMFCD 2013).

The pipeline collection system in the urban flood control system is designed to convey the peak flow rate from a two-year storm.

Most drainage areas in the urban flood control system do not discharge to other water bodies and drain mostly through infiltration into groundwater. When necessary, FMFCD can move water from a basin in one such drainage area to a second such basin by pumping water into a street and letting water flow in curb and gutter to a storm drain inlet in an adjoining drainage area (Rourke 2014). Two FMFCD drainage areas discharge directly to the San Joaquin River, and three to an irrigation canal, without storage in a basin. Six drainage areas containing basins discharge to the San Joaquin River, and another 39 basins discharge to canals (FMFCD 2013).

A proposed development that would construct more impervious area on its project site than the affected detention/retention basin is sized to accommodate is required to infiltrate some stormwater onsite, such as through an onsite detention basin or drainage swales (Rourke 2014).

The Big Dry Creek Reservoir has a total storage capacity of about 30 thousand acre-feet (taf) and controls up to 230-year flood flows. Fancher Creek Dam and Reservoir hold up to 9.7 taf and controls up to 200-year flood flows. Redbank Creek Dam and Reservoir hold up to 1 taf and controls up to 200-year flood flows.

### **Groundwater**

In 2014, the Sustainable Groundwater Management Act (SGMA) was signed into law which created the framework for groundwater management within California. As a result, SGMA requires governments and water agencies of high and medium priority basins to halt groundwater overdraft and bring the groundwater basins back to a balance.

The City of Clovis is within the greater Kings Groundwater Sub basin, which is managed by the North Kings Groundwater Sustainability Agency for the area which the City is located and is considered critically over drafted. The Kings Basin is a sub basin to the southern part of the San Joaquin Valley Basin and covers 1,530 square miles. Groundwater within the basin is monitored by the City, Fresno Irrigation District (FID), and the Kings River Conservation District.

The City of Clovis provides water through a combination of surface and groundwater sources, including averaging over 20,000 acre-feet per year from the Kings River, as well as several City-managed wells. In 2015, the City delivered approximately 20,030 acre-feet of water to its residents.

Lastly, a Water Infrastructure Investigation was completed by Provost and Pritchard on January 20, 2021. The investigation was into the water system infrastructure required to serve the proposed development. Information from this investigation is used for the analysis in the Hydrology and Water Quality and Utilities and Service Systems sections of this Initial Study.

### **DISCUSSION**

- a) *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

**Less-Than-Significant Impact.** The Project is located on a site that was previously anticipated for suburban development that the Project proposes. As with any development, existing policies and standards are required to be complied with, which are assessed during review of the entitlements. As such, the engineering department, as well as outside agencies such as the Fresno Metropolitan Flood Control District (FMFCD) review all plans to ensure that none of the water quality standards are violated and that waste discharge requirements are adhered to during construction and operation of the Project. Consequently, this process of Project review and approval would ensure that a **less-than-significant** impact occur.

- b) *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

**Less-Than-Significant Impact.** The Project would not deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level due to the Project. The General Plan EIR identified a net decrease in ground water aquifer throughout the region, however, because the City's domestic water system is primarily served through surface water via existing water entitlements, the loss of aquifer is less than significant.

The City has developed a surface water treatment plant (opened in June 2004) that reduces the need for pumped groundwater and has also expanded the municipal groundwater recharge facility. In addition, other than landscaping, a church use is a low water use. All landscaping shall be subject to MWELo requirements, which mandate drought tolerant and low water use landscaping. Further, the Water Infrastructure Investigation for the Project determined that the existing and planned water distribution system and recommended connections should be adequate to convey water supply to the Project to support anticipated demands from the Project. For these reasons, the Project's impacts to groundwater are **less than significant**.

- c) *Would the project 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: (i) result in substantial erosion or siltation on- or off-site; (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; (iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or (iv) impede or redirect flood flows?*

**Less-Than-Significant Impact.** The Project site is located on an infill site that is generally flat and surrounded by existing urban uses to the west, south and east, and a water basin to the north. There are no streams or rivers on the site that would be altered as a result of the Project. Additionally, some of the infrastructure surrounding the site, such as storm drains are already in place from existing development. The site is mostly pervious since it is partially undeveloped, and as a result, the Project would increase the amount of impervious surfaces by installing paving for a parking lot and sidewalks. However, the drainage pattern would be constructed per existing policies and regulations through review of the plans by the City engineering department and the FMFCD to ensure the site is properly and adequately drained such that the storm drain system is maintained and so that no flooding occurs. FMCD has reviewed the Project and there are existing facilities to serve the site subject to compliance with conditions of approval that would be required as part of the Project entitlements. Consequently, this review and approval by City engineers and FMFCD would mean that the Project result in a **less-than-significant** impact.

- d) *Would the project, in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*

**Less-Than-Significant Impact.** The Project site is located on an infill site substantially surrounded by existing urban uses. Due to the Central Valley's location away from the ocean, an impact from a tsunami is unlikely. However, the Project site is designated as a Federal Emergency Management Agency (FEMA) Flood Zone "X" which is considered by FEMA as a non-special flood hazard area and that the risk of a flood is low risk. A Flood Zone X has a 0.2 percent-annual-chance of flood (or a 500-year flood). Consequently, this is a low-risk area and as a result a **less-than-significant** impact would occur.

- e) *Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

**Less-Than-Significant Impact.** The City of Clovis is within the North Kings County Groundwater Sustainability Agency (GSA). Pursuant to the Sustainable Groundwater Management Act of 2014 (SGMA), certain regions in California are required to develop and implement a groundwater management plan that sustainably manages groundwater resources. The North Kings County GSA adopted a groundwater management plan in 2019. Although the groundwater sub basin which Clovis lies within is considered over drafted, the Project would derive its water from surface water sources and does not propose or include plans for groundwater use. With regards to water quality control, the Project would be required to adhere to appropriate storm drain conveyance and the protection of water resources which would include the installation of backflow preventers.

Further, the Water Infrastructure Investigation for the Project determined that the existing and planned water distribution system and recommended connections should be adequate to convey water supply to the Project to support anticipated demands from the Project. Consequently, the Project would result in a **less-than-significant** impact.

**11. LAND USE AND PLANNING**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a. Physically divide an existing community?			X	
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	

**ENVIRONMENTAL SETTING**

As described above in the Project Description, the Project site is considered an in-fill site in that the surrounding areas are urbanized. There are existing single-family residential uses to the east and south, multifamily residential uses to the west, as well as water basin to the north. The site has an abandoned church building and one single-family residential dwelling structure located along the southwestern border of the Project site.

The Project requests a General Plan Amendment and Rezone to be able to construct a 40-unit multifamily residential development. The General Plan Amendment is required to increase the density and the Rezone is to allow the change in zoning development standards to the Clovis R-4 (Very High Density Multiple Family Residential) Zone District. If approved, the Project would comply with the land use and zoning designated for the Project site.

**DISCUSSION**

a) *Would the project physically divide an existing community?*

**Less-Than-Significant Impact.** The site is partially developed and is within a general area that is urbanized with a mix of existing residential uses and land use types. Typically, physically dividing existing communities is associated with the construction of a new road intersecting an established area or introducing uses that are not necessarily in line with the existing uses and planned land uses of the area. However, the Project site has been previously designated in the Clovis General Plan as Medium Density Residential. Further, as part of the Project, new pedestrian infrastructure would be installed throughout the site including a small portion of sidewalk along the west side of Osmun Avenue to facilitate improved and safer connections between the site and adjacent uses.

Consequently, the Project seeks to complement and enhance the connectivity of the area with installation of a new public sidewalks, and internal walkways that would improve circulation throughout this area. Therefore, a **less-than-significant** impact would occur, and no mitigation measures are required.

- b) *Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

**Less-Than-Significant Impact.** As mentioned, the Project site is currently zoned R-1 (Single-Family Residential) and includes a general plan amendment and a request to rezone the site to the R-4 Zone District, which would allow for the proposed Project. Further, through the entitlement process, the Project is reviewed for compliance with applicable regulations, including those intended for avoiding or mitigating an environmental effect. For example, the Project would be required to comply applicable lighting, landscape, and noise standards, which are regulated through the Clovis Municipal Code to ensure minimal impacts to the environment as well as with neighboring properties. As a result of the Project in complying with the land use and zoning designation upon approval, as well as the review process ensuring General Plan and other applicable policies are adhered to, the Project would result in a **less-than-significant** impact with regards to conflicting with a land use plan.

**12. MINERAL RESOURCES**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
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?				X

**ENVIRONMENTAL SETTING**

The City of Clovis 2014 General Plan EIR defines minerals as any naturally occurring chemical elements or compounds formed from inorganic processes and organic substances.<sup>13</sup> The 2014 General Plan EIR indicates that there are no active mines or inactive mines within the Plan Area of the City of Clovis.

**DISCUSSION**

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

**No Impact.** As stated above, the City of Clovis does not have any active mines or inactive mines. Further, the Project site has been partially developed within the City and is not zoned, designated, or otherwise mapped for mineral resource extraction, or for having mineral resources of value to the region present on or below the surface of the site. Therefore, **no impact** would occur, and no mitigation measures are required.

<sup>13</sup> 2014 Clovis General Plan EIR, Chapter 5: Mineral Resources, page 5.11-1.

- b) *Would the project 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?*

**No Impact.** Please refer to the discussion under Section 12.a.

**13. NOISE**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b. Generation of excessive groundborne vibration or groundborne noise levels?			X	
c. For a project located within the vicinity of a private airstrip or 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?				X

**ENVIRONMENTAL SETTING**

As mentioned above in the Project Description, the site is located north of Second Street, between Osmun and Baron Avenues. In general, the Project site is within an urbanized area of the City surrounded by existing residential uses to the west, east, and south, as well as a water basin to the north. As such, existing ambient noise levels are typical of noises from these types of developments (i.e., roadway networks and residential).

**DISCUSSION**

- a) *Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

**Less-Than Significant Impact.** The Project would include development of a 40-unit multi-family residential development with associated parking and landscaping within Clovis. Thus, the Project would result in a temporary and permanent increase in ambient noise levels as a result. However, as mentioned above, the Project site has been partially developed and is considered infill and is already surrounded by existing residential development uses and a water basin to the north. Therefore, while the Project would introduce new ambient noise from the construction of and operation of the multi-family development, it is likely that the Project would still meet City noise standards.

Further, the City of Clovis Municipal Code Section 9.22.080, Noise, sets forth noise standards for development which would need to be complied with. For example, construction would only be permitted between the hours of 7:00 a.m. and 7:00 p.m. on weekdays, and between 9 a.m. and 5:00 p.m. on weekends. However, between June 1 and September 15, construction may begin at 6 a.m. on weekdays.

During operation of the Project, typical noises would include those of vehicles driving at slow speeds to and from their destination, as well as noises such as car doors shutting, and other noises typical of multi-family uses. Section 9.22.080 establishes noise standards that would need to be adhered to in order to ensure that significant noise disturbance does not occur to neighboring properties.

Consequently, because the Project site is considered infill and partially developed, already surrounded by similar uses, and because construction noise would be temporary in nature, the potential for a substantial increase in ambient or temporary noise increases is considered **less-than-significant** and no mitigation measures are required.

b) *Would the project result in generation of excessive groundborne vibration or groundborne noise levels?*

**Less-Than Significant Impact.** The Project includes development of a 40-unit multi-family residential development on a partially developed site. Construction equipment typical of the development of multi-family residential buildings would be utilized temporarily. This equipment could include the use of heavy tractors, trucks, and other equipment; however, this type of equipment isn't typically associated with excessive groundborne vibration given the distance of residential homes to the site. If any vibration were to occur, it's likely that it would be temporary in nature and not at levels that would significantly impact the surrounding area.

Further, the Project would be required to comply with the provisions of Section 9.22.090 of the Clovis Municipal Code which requires that vibration not be perceptible along property lines and that it shall not interfere with operations or facilities on adjoining parcels. It's important to note that temporary construction vibration and noise is exempt from these provisions since construction is temporary. Overall, because the type of equipment likely to be used in the development of the Project is not considered to be of the type and intensity to result in substantial vibration or groundborne noise, the impact would be **less than significant** and no mitigation measures are required.

c) *For a project located within the vicinity of a private airstrip or 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?*

**No Impact.** The Project is not located within the vicinity of Fresno Yosemite International Airport, which is approximately 3.3 miles southwest of the site. As such, it is located outside of the noise contour map of the airport.<sup>14</sup> Therefore, people residing and working at the multi-family development site would not be exposed to excessive noise levels and **no impact** would occur.

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<sup>14</sup> Fresno Council of Governments, Airport Land Use Compatibility Plan, December 2018, Fresno Yosemite International Airport, Exhibit D2, Noise Contours.

**14. POPULATION AND HOUSING**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a. Induce substantial unplanned 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)?			X	
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			X	

**ENVIRONMENTAL SETTING**

The Project is located on an in-fill site, which has been partially developed and has previously been planned for residential use in the 2014 Clovis General Plan. As previously mentioned, the Project proposes a general plan amendment from Medium Density Residential (4.1 - 7.0 DU/Ac) to Very High Density Residential (25.1 to 43.0 DU/Ac), rezone request from the R-1 Zone District (Single-Family Residential) to the R-4 (Very High Density Multiple Family Residential) Zone District. The Project proposes a 40-unit multi-family residential development with associated parking and landscaping at a density of 25.1 DU/Ac on approximately 1.6 acres of property located along the east side of Osmun Avenue and the west side of Baron Avenue, north of Second Street.

**DISCUSSION**

- a) *Would the project induce substantial unplanned 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)?*

**Less-Than-Significant Impact.** As mentioned, the Project would include construction of a 40-unit multi-family residential development at a density of 25.1 DU/Ac with the approval of a general plan amendment and rezone. Unplanned population growth is typically associated with providing new services in remote areas of the City or other infrastructure that was not previously identified in the General Plan. The Project site itself is considered an in-fill site, thus, the primary infrastructure (i.e. road network, utilities, etc.) is already in place and would be able to serve the site, as planned for in the 2014 General Plan. Thus, a **less-than-significant** impact would occur, and no mitigation measures are required.

- b) *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

**Less-Than-Significant Impact.** The Project site is currently partially developed. While there is an existing home and a church building on the site, nobody currently lives at this location and the structures will be demolished if the Project is approved. Therefore, the Project would not result in the substantial displacement of existing people or housing. Therefore, displacement of existing people or housing would not occur, and a **less-than-significant** impact would occur.

**15. PUBLIC SERVICES**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<i>Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>				
a. Fire protection?			X	
b. Police protection?			X	
c. Schools?			X	
d. Parks?			X	
e. Other public facilities?			X	

**ENVIRONMENTAL SETTING**

The Project is located on an in-fill site within the City, surrounded by existing residential and public facility uses (water basin). As mentioned above in the Population and Housing and Land Use and Planning sections, the Project is generally consistent with the use already planned for in terms of type of development. The Project would be served by the Clovis Fire Department, Clovis Police Department, with mutual aid from the City of Fresno, when needed. The Project site would also be within the Clovis Unified School District.

The nearest fire station is Fire Station #1, located approximately 0.45 miles southwest of the site. The Clovis Police department is located approximately 0.30 miles southeast of the site.

**DISCUSSION**

- a) *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 fire protection services?*

**Less-Than-Significant Impact.** Although the Project would result in a new multi-family residential use to the area, the site is in an urbanized area of the City already able to be served by the Clovis Fire Department. Also, the site itself is near Fire Station’s #1, which would mean that response times should be able to be maintained during calls for service. As part of the entitlement process for the Project, the Clovis Fire Department reviewed the design and site layout to ensure adequate fire safety measures and site circulation are achieved. This review includes placement of new fire hydrants in certain locations throughout the site, adequate drive widths for fire truck and emergency vehicle access, and the appropriate application of fire codes, such as installation of sprinkler systems, fire alarms, and smoke detectors. The initial review by Fire Department determined that adequate fire services can be provided to the site subject to standard conditions of approval, including providing minimum clear paths of travel for fire access. Overall, construction that would meet the latest fire code standards, and review by the Clovis Fire Department, impacts related to effects on the performance of the Fire Department would be **less-than-significant** and no mitigation measures are required.

- 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 police protection services?*

**Less-Than-Significant Impact.** Although the Project would result in a new multi-family residential use to the area, the site is in an urbanized area of the City already able to be served by the Clovis Police Department. The Clovis Police Department headquarters are located at 1233 Fifth Street, which is approximately 0.30 miles from the site. As part of the entitlement process for the Project, the Clovis Police Department will review the design and site layout to ensure adequate safety measures are achieved. Lastly, the site is in an already urbanized area serviced by the Clovis Police Department, and thus access to and from the site would be similar to existing conditions when responding to calls for services. Consequently, a **less-than-significant** impact would occur, and no mitigation measures are required.

- c) *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 schools?*

**Less-Than-Significant Impact.** Although the Project would result in 40 multi-family residential units, the site is located within a planned area in the City's Sphere of Influence and within the Clovis Unified School District (CUSD). As part of the review process, CUSD is provided the opportunity to comment and work closely with the City as development is proposed. As mentioned previously, the Project site was previously planned for residential development, as indicated in the 2014 Clovis General Plan. As such, the CUSD has been aware of the potential for residential development at this location. As part of the process, the Project would be required to pay school fees which typically go towards the improvement and/or construction of new schools or expanding existing schools if and when needed, as determined by the CUSD. Therefore, the Project would have a **less-than-significant impact** on schools and no mitigation measures are required.

- d) *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 parks?*

**Less-Than-Significant Impact.** See discussion under Section 16, Recreation for the analysis related to parks.

- e) *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 other public facilities?*

**Less-Than-Significant Impact.** Although the Project would result in a new 40-unit multi-family residential use, residential uses have been previously planned for in the 2014 General Plan and Central Clovis Specific Plan in this area. Further, through the entitlement process, the Project would undergo review by several departments and agencies for compliance with appropriate regulations and policies. This could result in various impact fees that are intended to maintain and enhance public facilities as appropriate. As such, payment of the typical development fees, as well as project review by the different department and agencies, would result in the Project having a **less-than-significant** impact to public facilities. No mitigation measures are required.

**16. RECREATION**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?			X	
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?			X	

**ENVIRONMENTAL SETTING**

The Project is located on an in-fill site surrounded by existing residential and public facility (water basin) uses. The nearest park to the site is Treasure Ingmire Park, located at the southeast corner of Sierra and Clovis Avenues (west of the site), and the nearest recreational trail is the Old Town Trail, which is also located west of the Project site.

**DISCUSSION**

- 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?*

**Less-Than-Significant Impact.** As mentioned in the Population and Housing section of this Initial Study, the Project proposes the construction of a 40-unit multi-family residential development with associated parking and landscaping. The site was previously planned and accounted for in the 2014 General Plan and Central Clovis Specific Plan for growth development. This growth was planned for with regards to park usage throughout the City. Furthermore, the Project itself would include landscaped and private open space areas within this development. Overall, the Project is not likely increase the use of existing parks such that physical deterioration would occur. Therefore, the impact would be **less-than-significant**, and no mitigation measures are required.

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

**Less-Than-Significant Impact.** The Project site itself would construct on-site landscaping in compliance with City standards for residential development. However, it is not likely that the Project itself would require the construction or expansion of new recreational facilities that would have an adverse physical effect on the environment. The Project would also be required to contribute a proportionate share towards the acquisition and development of future parks in order for the City to maintain its adopted ratio of providing four (4) acres of parkland per 1,000 residents, as stated in Policy 1.1 in the Open Space and Conservation Element of the 2014 General Plan, and Section 3.4.03 of the Clovis Municipal Code. As such, a **less-than-significant** impact would occur, and no mitigation measures are required.

**17. TRANSPORTATION**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?			X	
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X	
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d. Result in inadequate emergency access?			X	

**ENVIRONMENTAL SETTING**

The Project is within a previously urbanized area in the City, as previously mentioned. The site is located north of Second Street, between Osmun and Baron Avenues. Osmun Avenue is located on the west side of the Project site and Baron Avenue is located on the east side of the Project site. According to the 2014 Clovis General Plan Circulation Diagram in the Circulation Element (Figure C-1 of the Circulation Element), Second Street, Osmun Avenue, and Baron Avenue are designated as local streets. Local streets are designed to provide direct roadway access to abutting land uses and serve short distance trips within neighborhoods. A Traffic Assessment was prepared by PlaceWorks on October 19, 2018 (included as Appendix D of this Initial Study). Additionally, A Traffic Study (TS) was prepared by Peters Engineering Group on February 25, 2021 (included as Appendix E of this Initial Study). The information and analysis in the following section is based on the results of the Traffic Assessment and Traffic Study.

**DISCUSSION**

- a) *Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?*

**Less-Than-Significant Impact.** As mentioned above, the Project site is within a planned area of the City's Sphere of Influence for residential uses in the 2014 Clovis General Plan and Central Clovis Specific Plan. New traffic will be introduced to the area as a result of the Project. As described in the Project description above, the Project proposes a general plan amendment and rezone to increase the density from single-family residential to very high density residential.

The Project is expected to generate approximately 218 vehicle trips per day (109 trips entering the site and 109 trips exiting the site). Peak-hour traffic volumes are expected to be 15 trips during a.m. peak hour and 18 trips

during the p.m. peak hour. As a comparison, if the Project site was developed consistent with the existing land use designation of Medium Density Residential (single-family homes), the project would generate approximately 104 vehicle trips per day. A single-family residential development here would generate approximately nine (9) trips during the morning peak-hour and 11 trips during the p.m. peak-hour. Therefore, the proposed project would generate an additional 114 trips per day, with six (6) additional trips during the morning peak-hour and seven (7) additional trips during the late afternoon peak-hour.

The study scenarios analyzed by the Traffic Study include: Existing Traffic Conditions, Existing Plus-Project Conditions, Near-Term-with-Project Conditions, Near-Term-with-Project Plus DeBenedetto Conditions, and Cumulative 2040 With-Project Conditions. The traffic study analyzed the following seven (7) intersections:

- Clovis Avenue and Sierra Avenue
- Phillip Avenue and Sierra Avenue
- Clovis Avenue and Third Street
- Osmun Avenue and Third Street
- Baron Avenue and Third Street
- Clovis Avenue and Fourth Street
- Clovis Avenue and Fifth Street

The traffic study evaluated the potential for traffic impacts to occur under several different scenarios, allowing for a determination of Project-related impacts under existing, near term, and future conditions. The buildout of the Landmark Square project and the future development of the DeBenedetto property were incorporated into both the near-term and future-year scenarios. Because there is no active development proposal on the DeBenedetto property, the analysis assumed a hypothetical 200-unit multi-family project on that site. Also, because the new traffic counts collected in conjunction with the study were completed during the COVID pandemic, all of the figures were adjusted based on a comparison of the new Clovis Avenue counts with pre-COVID data.

The traffic study did not identify potentially significant impacts resulting from the Project that would require the application of mitigation measures. The analysis determined that the Project will not cause a traffic issue at the studied intersections within the Existing-Plus-Project Conditions of the traffic analysis. The studied intersections are expected to continue to operate at acceptable levels within the Near-Term With-Project Conditions and the Near-Term With-Project Plus DeBenedetto Conditions. The intersection of Clovis Avenue and Fifth Street is expected to operate at LOS E (Level of Service) during the late afternoon peak hour within the Cumulative Year 2040 With-Project Conditions. The LOS E at the intersection of Clovis Avenue and Fifth Street was identified and disclosed in the Environmental Impact Report (EIR) prepared for the City's Landmark Square project. The proposed Project will not exacerbate the level of service previously identified in the EIR. Therefore, this impact would be **less than significant**, and no mitigation measures are required.

b) *Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?*

**Less-Than-Significant Impact.** Under Senate Bill 743 (SB743), traffic impacts are related to Vehicle Miles Traveled (VMT). The VMT metric became mandatory on July 1, 2020. The City Guidelines provide guidance relative to analyzing VMT for purposes of determining transportation impacts in accordance with CEQA. The City Guidelines indicate that Projects that generate or attract fewer than 500 vehicle trips per day are presumed to cause a less-than-significant transportation impact. Since the Project is expected to generate 218 trips per day, the Project may be presumed to cause a **less-than-significant** VMT impact.

c) *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

**Less-Than-Significant Impact.** The Project would result in a significant impact if it would include features that would create a hazard such as a sharp curve in a new roadway or create a blind corner or result in sight distance issues from entryways. Through the entitlement process, the Project would undergo review by multiple City departments, such as planning and engineering, to ensure that the site layout conforms to existing regulations, such as the City Development Code, and other applicable codes, such as the fire code and building code. During this review, the Project would need to make the necessary corrections to ensure that no hazardous design features would result from the Project. Further, the main immediate roadway network (i.e. Second Street, Osmun Avenue and Baron Avenue) was previously constructed to City roadway standards. Therefore, because the Project would undergo site plan and design review to ensure consistency and adherence to applicable design and site layout guidelines, a **less-than-significant** impact would occur.

d) *Would the project result in inadequate emergency access?*

**Less-Than-Significant Impact.** The Project would include two (2) ingress/egress access points, including one along the Osmun Avenue frontage and one along the Baron Avenue frontage. As part of the Project review, the Clovis Fire Department would review all plans to ensure adequate emergency access is provided. This review includes review for adequate roadway widths, turning radii, as well as adequate access to units and accessibility to water. Consequently, because the Project plans would be required by the Clovis Municipal Code to be reviewed and approved by Clovis Fire Department and Police Department prior to construction, this impact would be **less than significant**, and no mitigation measures are required.

**18. TRIBAL CULTURAL RESOURCES**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?				X
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American Tribe?		X		

**ENVIRONMENTAL SETTING**

On September 25, 2014, Governor Jerry Brown signed Assembly Bill AB52, which intends to protect a new class of recourse under CEQA. This new class is Tribal Cultural Resources and provides an avenue to identify

Tribal Cultural resources through a consultation process, similar to SB18. However, unlike SB18, where consultation is required for all General Plan and Specific Plan Amendments, AB52, applies to all projects where a Notice of Determination is filed. Furthermore, the consultation process is required to be complete prior to filing a Notice of Intent.

On January 15, 2019, consistent with SB18 and AB52, invitations to consult on the Project were mailed to 13 tribes within the area. According to AB52, tribes have up to thirty (30) days to request consultation, at which time the City would set up a consultation. No requests for consultation were requested during that time. In compliance with Senate Bill 18 (SB18), invitations for consultation were also mailed out, allowing Native tribes ninety (90) days to request consultation. No requests for consultation were requested during this time. A Cultural Resources Survey was prepared by LSA dated October 2018 (See Appendix C). The Cultural Resources Study was based on information obtained at the Southern San Joaquin Valley Information Center, CSU Bakersfield, as well as review of other surveys conducted in the area. Based on the Cultural Resources Survey, no cultural resources were identified within the Project site.

## **DISCUSSION**

- a) *Would the project cause a substantial adverse change to a listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?*

**No Impact.** As mentioned in the Project Description, the Project site is currently partially developed. There are no existing structures or features on the site that are listed or eligible in the California Register of Historical Resources, or in a local register. As such, the Project would have **no impact** and no mitigation measures are required.

- b) *Would the project cause a substantial adverse change to a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American Tribe?*

**Less-Than-Significant Impact With Mitigation.** As mentioned above, the City invited 13 Native American tribes to consult on the Project under AB52 and SB18, and no tribes requested consultation within the 30-days and 90-days afforded to respond under AB52 and SB18, respectively. The Project site is partially developed but would require trenching and ground-disturbing activities during construction for the installation of utility infrastructure needed to serve the Project. Although no cultural resources were identified at the site, the potential remains that cultural resources could be inadvertently discovered during ground-disturbing activities. However, implementation of Mitigation Measures TCR-1 and TCR-2 below would reduce potential significant impacts and ensure protection in the event of accidental discovery of any cultural resources. With Mitigation Measure TCR-1 and TCR-2, impacts would be **less-than-significant with mitigation**.

**Mitigation Measure TCR-1:** If cultural or archaeological materials are encountered during construction activities, all work in the immediate vicinity of the find shall halt until a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, can evaluate the significance of the find and make recommendations. Cultural resource materials may include prehistoric resources such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock as well as historic resources such as glass, metal, wood, brick, or structural remnants. If the qualified professional archaeologist determines that the discovery represents a potentially significant cultural resource, additional investigations may be required to mitigate adverse impacts from project implementation. These additional studies may include avoidance, testing,

and evaluation or data recovery excavation. If a potentially eligible resource is encountered, then the qualified professional archaeologist, the Lead Agency, and the project proponent shall arrange for either 1) total avoidance of the resource or 2) test excavations to evaluate eligibility and, if eligible, total data recovery. The determination shall be formally documented in writing and submitted to the Lead Agency as verification that the provisions for managing unanticipated discoveries have been met.

Mitigation Measure TCR-2: If human remains are discovered during construction or operational activities, further excavation or disturbance shall be prohibited pursuant to Section 7050.5 of the California Health and Safety Code. The specific protocol, guidelines, and channels of communication outlined by the Native American Heritage Commission, in accordance with Section 7050.5 of the Health and Safety Code, Section 5097.98 of the Public Resources Code (Chapter 1492, Statutes of 1982, Senate Bill 297), and Senate Bill 447 (Chapter 44, Statutes of 1987), shall be followed. Section 7050.5(c) shall guide the potential Native American involvement, in the event of discovery of human remains, at the direction of the County coroner. All reports, correspondence, and determinations regarding the discovery of human remains on the project site shall be submitted to the Lead Agency.

**19. UTILITIES AND SERVICE SYSTEMS**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
c. Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	

e. Comply with federal, state, and local management reduction statutes and regulations related to solid waste?			X	
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**ENVIRONMENTAL SETTING**

Pacific Gas & Electric (PG&E) provides electricity and natural gas services in the City of Clovis. AT&T/SBC provides telephone service to the City.

The City’s water supply sources include groundwater drawn from the Kings Sub-basin of the San Joaquin Valley Groundwater Basin and treated surface water from the Fresno Irrigation District (MID). Surface water is treated at the City of Clovis Surface Water Treatment Facility.

The City of Clovis provides sewer collection service to its residents and businesses. 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. Additionally, the City of Clovis has completed a 2.8 mgd wastewater treatment/water reuse facility, which will service the City’s new growth areas.

The Fresno Metropolitan Flood Control District (FMFCD) has the responsibility for storm water management within the Fresno-Clovis metropolitan area of the Project site. Stormwater runoff that is generated by land development is controlled through a system of pipelines and storm drainage detention basins.

**DISCUSSION**

- a) *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*

**Less-Than-Significant Impact.** The Project includes construction of a 40-unit multi-family residential development on an infill site. As mentioned above, the residential site is a use previously accounted for in the 2014 General Plan and Central Clovis Specific Plan. As part of the review process for the Project, the wastewater impacts will be evaluated by the City Engineer to ensure compliance with the City’s Waste Water Master Plan, as well as FMFCD, so that the Project would not exceed wastewater treatment requirements such that a new facility would be required nor would the existing treatment facility need to be expanded. FMCD has reviewed the Project and there are existing facilities to serve the site subject to mitigation. Upon review and approval by the City Engineer, the Project would result in a **less-than-significant** impact.

- b) *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?*

**Less-Than-Significant Impact.** The Project site is surrounded with existing urban uses which are served adequately with City water. Furthermore, the Project is anticipated to be adequately served by City water. The Project would comply with current Green Building Codes, as well as the water efficient landscape policies with regards to water conserving features. Further, the Project would be required to comply several water conserving policies, such as Policy 3.4 and 3.5 of the Open Space and Conservation Element. Lastly, a Water Infrastructure Investigation was completed by Provost and Pritchard on November 19, 2018, which determined that the existing and planned water distribution system and recommended connections should be adequate to convey water supply to the Project to support anticipated demands from the Project. As such, the Project would not negatively impact the City’s ability to provide a supply and delivery of water for foreseeable future development. Overall, a **less-than-significant** impact would occur.

- c) *Would the project result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

**Less-Than-Significant Impact.** It is not likely that the Project would result in a demand that would exceed the capacity of the wastewater treatment facility. Further, a Wastewater Collection System Master Plan Modification Review Study was conducted on October 11, 2018, which determined that the existing and planned wastewater collection system facilities can accommodate the type of use proposed. For that reason, the impact would be **less than significant**.

- d) *Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

**Less-Than-Significant Impact.** The Project would introduce new solid waste throughout construction and operation of the Project. However, the Project would be required to comply with Chapter 6.3.1, Recycling and Diversion of Construction and Demolition Debris, of the Clovis Municipal Code during construction. This section of the Clovis Municipal Code requires that a minimum of fifty percent (50%) of waste tonnage from a project be diverted from disposal, and that all new residential construction within the City shall submit and obtain approval for a waste management plan prior to construction activities. Compliance with these measures would ensure that the Project does not result in a significant impact during the construction phase of the Project. Further, compliance with policies in the General Plan for the reduction and recycling of solid waste would serve to reduce impacts of solid waste by promoting and encouraging the recycling of materials. Lastly, according to the California Department of Resources Recycling and Recovery (CalRecycle), the City of Clovis has exceeded their target per employee disposal rate of 15.5 pounds per day per employee, meaning that Clovis residents are actually producing less solid waste than the target set by the State.<sup>15</sup> Consequently, a **less-than-significant** impact would occur.

- e) *Would the project comply with federal, state, and local management reduction statutes and regulations related to solid waste?*

**Less-Than-Significant.** See discussion 19d above.

**20. WILDFIRE**

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	

<sup>15</sup> Calrecycle, City of Clovis, <https://www2.calrecycle.ca.gov/LGCentral/AnnualReporting/sicp/capacityplanning/recycling/DiversionDisposal>, accessed October 2021.

c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	

**ENVIRONMENTAL SETTING**

The Project site is located on an infill site surrounded by existing urban and public facility (water basin) uses. The site’s topography is relatively flat with level terrain and is characterized primarily by the existing vacant church building and vacant residential dwelling structure.

**DISCUSSION**

- a) *Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?*

**Less-Than-Significant Impact.** The Project is located at a site that is relatively flat with level terrain and is surrounded by existing development. Further, the road network is already in place from previous developments. Although the Project could result in temporary traffic detouring or closures during buildout, these delays would be temporary and would be coordinated with the City engineering department and other departments to ensure safe access to and from the area is maintained. Further, the site itself would be reviewed by City departments to ensure adequate site access and circulation is provided in the event of an emergency. Overall, a **less-than-significant** impact would occur.

- b) *Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

**Less-Than-Significant Impact.** The Project site is relatively flat with level terrain, is partially developed, and is located on an infill site surrounded by existing urban uses. The general vicinity of the site is flat, therefore, is not of the type of topography nor in a location likely to exacerbate wildfire risks. Further, the Project would be required to comply with the latest fire codes and would be required to include sprinklers on the interior of the structures and require installation of several hydrants throughout the site. Lastly, the site plans would undergo review by the Clovis Fire Department to ensure that all fire safety regulations are met. Therefore, a **less-than-significant** impact would occur.

- c) *Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

**Less-Than-Significant Impact.** The site is located in an area previously developed with urban and public facility (water basin) uses. As a new multi-family residential development, installation of a private roadway network, water lines, and power lines would be required; however, these utilities and infrastructure are typical of development and would be constructed to standards of the respective agencies and departments which oversee them, as well as be required to comply all necessary plan review and permitting requirements of such departments and agencies. As such, a **less-than-significant** impact would occur.

- d) *Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

**No Impact.** The City of Clovis is generally flat topography, and the site itself is in an area that is not in close proximity to hillsides such that it would expose people or structures to significant risks associates with downstream flooding or landslides as a result of runoff or post-fire slope instability. As such, **no impact** would occur.

**21. MANDATORY FINDINGS OF SIGNIFICANCE**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to substantially 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, substantially 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?			X	
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)?			X	
c. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?			X	

## ENVIRONMENTAL SETTING

The Project is located on an infill site within the City of Clovis, substantially surrounded by existing single-family and multi-family residential uses, in addition to a water basin to the north.

## DISCUSSION

- a) *Does the project have the potential to substantially 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, substantially 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?*

**Less-Than-Significant Impact.** As discussed above throughout the Initial Study, the Project would not result in any significant impacts with implementation of mitigation measures prescribed above. Therefore, the Project would have a **less-than-significant** impact as it would not substantially degrade the quality of the environment.

- 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)?*

**Less-Than-Significant Impact.** The Project includes mitigation measures in certain topic areas identified throughout this Initial Study which would reduce potential impacts to a less-than-significant level. None of these impacts would be cumulatively considerable since most are either temporary impacts from construction or site specific. While air quality that is generally considered to be cumulatively measured, the Project was found to have a less-than-significant impact through compliance with existing regulations from the SJVPACD. As such, future Projects in Clovis would be required to comply with those same regulations, ensuring adequate mitigation as development occurs. Thus, a **less-than-significant** impact would occur.

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

**Less-Than-Significant Impact.** As discussed throughout the document, the Project would not result in a significant impact that could not be mitigated to a less-than-significant level. Therefore, a **less-than-significant** impact would occur.

## I. Report Preparation

### LEAD AGENCY

#### **George González, MPA**

Senior Planner  
City of Clovis  
Planning & Development Services

### TECHNICAL STUDIES

#### ***Air Quality and Greenhouse Gas (GHG) Emissions Technical Memorandum***

135 Osmun Avenue Residential Development Project  
Alyssa Way, Project Planner

#### ***Biological Resources Impact Analysis (Biotic Report)***

135 Osmun Avenue  
Robert Garavello, Flyline Investments, LLC  
H.T. Harvey & Associates

#### ***Cultural Resources Study***

Proposed Residential Project at Osmun Avenue and Second Street  
Katie Vallaire, M.A., RPA  
Mariko Falke, B.A.  
LSA

#### ***Traffic Assessment***

135 Osmun Avenue Residential Development Project  
Fernando Sotelo, PE, PTP  
PlaceWorks

#### ***Traffic Study***

Proposed Apartments  
John Rowland, PE, TE  
Peters Engineering Group