

HOME PLACE MASTER PLAN – PROJECT DESCRIPTION ENVIRONMENTAL REVIEW AND DETERMINATION

The California Environmental Quality Act (CEQA) requires that public agencies consider the environmental consequences of projects over which they have discretionary authority before taking action on those projects (Public Resources Code [PRC] 21000 et seq.). For this project, the City is the lead agency under CEQA because it has the primary responsibility for approving and implementing the Project, and therefore the principal responsibility for ensuring CEQA compliance.

Project Title:	Environmental Review for the Home Place Master Plan, including RO304, R2021-001, R2021-003, TM 6364, PDP 2022-002 and related entitlements
Lead Agency Name and Address:	City of Clovis Planning and Development Services 1033 Fifth Street Clovis CA 93612
Project Location:	East of Leonard Avenue and west of Thompson Avenue, north of Ashlan Avenue and south of Gettysburg Avenue
Project Sponsor's Name and Address:	Eric Gibbons, Director of Forward Planning The Homeplace Holdings, LLC 1446 Tollhouse Road Suite 101 Clovis Ca 93619
General Plan Designation(s):	LD (Low Density) - Gettysburg/Ashlan Master Planned Community NC (Neighborhood Commercial)
Existing Zoning:	County AE-20
Contact Person:	Dave Merchen, City Planner
Phone Number:	(559)324-2346

A. Project Summary

The Home Place Master Plan encompasses approximately 310 acres generally bound by Leonard Avenue on the west, Thompson Avenue on the east, Gettysburg Avenue on the north, and Ashlan Avenue on the south. The Master Plan will accommodate approximately 1,174 new single family units, 132 multifamily units, 5 acres of neighborhood commercial, and related parks and open space areas. An existing 25 acre site will be retained by the current owner and will continue to be utilized for agriculture, education, and other complimentary uses. Consistent with the Loma Vista Specific Plan, the 2014 General Plan, and the Clovis Development Code, the following applications are included in conjunction with the Home Place Master Plan:

- Reorganization (RO) 304: A request to annex the boundaries of the Home Place Master Plan, encompassing approximately 310 acres, into the City of Clovis.
- Rezone (R) 2021-001: A request to establish a Master Plan Community (MPC) Overlay District in conjunction with the rezoning of the properties within the boundary of the Home Place Master Plan. The MPC Overlay is the mechanism through which the Home Place Master Plan is proposed to be adopted. The Master Plan will accommodate approximately 1,174 new single family units, 132 multifamily units, 5 acres of neighborhood commercial,

and related parks and open space areas. An existing 25 acre site will be retained by the current owner and will continue to be utilized for agriculture and other complimentary uses.

- Rezone (R) 2021-003: A request to prezone properties within the boundaries of the Home Place Master Plan to a combination of zone districts including R-1-PRD (Single Family-Planned Residential Development), R-3 (Multifamily High Density), and C-1 (Neighborhood Commercial). The rezoning classification for the existing 25 site (Historic Home Place), to be retained by the existing owner, is C-R (Commercial Recreation).
- Tract Map (TM) 6364: A request for a master tentative tract map to create approximately 1,174 new residential lots, plus additional parcels to accommodate complimentary land uses proposed by the Home Place Master Plan (multifamily, open space, neighborhood commercial, etc.).
- Planned Development Permit (PDP) 2022-002: A request for a planned development permit to establish development standards and criteria for the proposed tract map under the proposed R-1-PRD zone district.

B. Summary of CEQA Compliance Determination

The Project requires approval of two separate tiers of entitlements:

- Program-level approvals which are required to implement the Loma Vista Specific Plan and 2014 General Plan.
- Project-level approvals, which allow the development of residential uses on a specific site in conformity with the Loma Vista Specific Plan.

The program-level approvals are proposed pursuant to, and are consistent with, the 2003 Loma Vista Specific Plan and the 2014 Clovis General Plan, both of which were adopted in conjunction with the certification of environmental impact reports (EIRs). Section 15183 of the CEQA Guidelines exempts projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified and shall not require additional environmental review if no impacts peculiar to the project or the site have been identified. Therefore, the program-level approvals described herein are exempt from further CEQA analysis.

The project-level approvals allow the development of single-family residential lots within the Master Plan and have been found to be in conformity with the Loma Vista Specific Plan and consistent with the 2014 General Plan EIR. The project-level approvals have similarly been found consistent with proposed program-level approvals included as part of the Project. Section 15182 of the CEQA Guidelines exempts residential projects undertaken pursuant to and in conformity with an approved specific plan if the criteria for requiring a subsequent or supplemental environmental impact report (EIR) have not been met (CEQA Guidelines, Section 15162.)

As discussed in the body of this environmental review document, the analysis supports the finding that the program-level and project-level components of the Project are exempt from CEQA under Sections 15183 and 15182, respectively. The environmental determination is discussed in greater detail beginning on page 8 of this document.

C. Relationship to the 2014 Clovis General Plan and the 2003 Loma Vista Specific Plan

The 2014 Clovis General Plan identifies three areas as Urban Centers to focus where outward growth may occur and to ensure that such growth is high quality, fiscally sustainable, balanced, and helps implement the General Plan's goals and policies. Each Urban Center can be implemented by either a specific plan or a master development plan, either of which requires coordinated land use and infrastructure planning. The Home Place Master Plan is located within the Southeast Urban Center, which is implemented by the Southeast Urban Center Specific Plan. All components of Southeast Urban Center have been renamed or rebranded by the City as "Loma Vista". The Loma Vista Specific Plan's land use plan and policies will guide development within the Urban Center, including the area within the boundaries of the Home Place Master Plan (City of Clovis, General Plan, 2014, p. LU-14 & LU-17).

The Loma Vista Specific Plan designates the area generally bound by Leonard Avenue on the west, Thompson Avenue on the east, Gettysburg Avenue on the north, and Ashlan Avenue on the south as the "Gettysburg/Ashlan Master Planned Community" (City of Clovis, Loma Vista Specific Plan, 2003, p.55). The gross acreage within the Master Planned Community was estimated to be approximately 358 acres. The boundaries of the Home Place Master Plan reflect small adjustments to the original boundaries and acreage shown in the Specific Plan, as follows:

- A small portion of the area included within this boundary was previously annexed into the City and developed in conjunction with Tract Maps 6166 and 6034
- Roughly 20 acres immediately south of the planned Gettysburg Avenue alignment, west of Thompson Avenue, that was shown within the original Master Plan boundaries has been excluded from the current project because this area was only a portion of a larger parcel, and the configuration would have prohibited the area from being rezoned and annexed. Additionally, the property falls under a separate ownership that was not a party to the process of developing the Master Plan. Instead, this area will be included with the separate master plan completed for the Loma Vista Eastern Village, where the remainder of the property under the same ownership is located.

With these adjustments, the remaining area within the "Gettysburg/Ashlan Master Planned Community", approximately 310 acres, is now the subject of the Home Place Master Plan.

Master Plan Community Concept – Loma Vista Specific Plan

According to the Loma Vista Specific Plan, a master plan is required to achieve the following objectives:

- Ensure that applicable concepts, requirements, and provisions of the Specific Plan are implemented in a cohesive and comprehensive manner.
- Provide for a high level of innovation, variety, character, and quality of development.
- Establish continuity, compatibility, and connectivity within the master plan area, neighboring developed properties, and areas that may be developed in the future.

A master plan is expected to show a high degree of innovative urban design and a unified character. The latter is expressed through the identification of the location of structures, a hierarchy of streets, bikeways, trails and paths, a compatible arrangement of land uses in a

manner that illustrates a pattern of use, circulation, and function. It can even include building materials, colors, and landscape planning. In general, information needs to be included in a master plan so that the basic components, features, and characteristics of the overall project can be discerned. Master plans must, at a minimum, include the following:

- Land uses and the location of structures.
- Internal circulation (streets, bikeways, trails, and paseos).
- Public infrastructure, facilities, and utilities. Include updates to the City's Master Service Plans (water, wastewater, recycled water) as necessary to show City's ability to serve the proposed master plan area.
- Public open space features.
- Common open space areas and a description and general location of private recreational facilities and amenities such as swimming pools, community meeting rooms, stables, sports courts (tennis, basketball etc.) and similar, common facilities.
- Location of entry monuments and gateway treatments.
- Demonstrate consistency with design components of Loma Vista Specific Plan by presenting community design and aesthetic guidelines, including but not limited to building materials, colors, and landscape planning.
- Operational Statement that describes the proposed entitlements.

Characteristics of Gettysburg/Ashlan Master Planned Community – Loma Vista Specific Plan

The Gettysburg/Ashlan Master Planned Community is envisioned within the Loma Vista Specific Plan as a residential community designed around an amenity, such as a park, historic site, and/or lake(s). Dog Creek and its tributaries are to be incorporated into the Master Planned Community as an open space amenity that accommodates multi-purpose trails. Complimentary neighborhood commercial uses (such as a supermarket, drug store, daily convenience needs) to support the residential community are envisioned within this area. A mixture of residential densities is encouraged, with an overall density of 4.8 dwelling units per acre for a maximum of 1,607 units. In addition, between 11 and 16 acres of neighborhood level commercial uses, such as a market, bank, or restaurant, are envisioned within this area. The overall non-residential building area within the Master Plan boundary is limited to a maximum of 250,000 square feet of commercial space (City of Clovis, Loma Vista Specific Plan, 2003, p.55).

The Home Place Master Plan is proposing development within the limits established by the Loma Vista Specific Plan for the Gettysburg/Ashlan Master Planned Community. Table 1 below provides a comparison of the capacity assumed in the Specific Plan versus that proposed by the Home Place Master Plan.

D. Proposed Home Place Master Plan – Project Features

Residential Uses

A mix of residential types and densities are proposed in conjunction with the Master Plan. Approximately 1,174 single family residential lots are proposed, with lots ranging in size from approximately 3,100 square feet to more than 13,000 square feet. Multi-family housing is proposed in the southwest portion of the plan, along the Leonard Avenue frontage. Approximately 132 multi-family units are envisioned. The Master Plan provides design guidelines and development standards for each housing type and lot size. These criteria will be reiterated in the planned development permit processed in conjunction with the Project in accordance with Chapter 9.66 of the Development Code.

Tentative Tract Map 6364 has been proposed as a “master” tentative map for the single family residential portion of the Master Plan. TM 6364 will be recorded and developed in phases, beginning with the northwest corner of the Master Plan boundary (southeast corner of Gettysburg and Leonard Avenues). TM 6364 and the associated planned development permit are the only components of the Home Place Master Plan for which a project-level entitlement is currently proposed.

Table 1: Comparison of Gettysburg/Ashlan Master Plan Community with Home Place Master Plan

Statistical Category	Gettysburg /Ashlan MPC (Original Planning Area)	Loma Vista Specific Plan Land Use Diagram (Portion of planning area to match the Home Place MP planning area)	Home Place MPC
Acreage Gross Acres ¹	358	310.3	310.3
Residential (4.8 du/acre)	335	300.8	300.8
Parkway	8	4.5	4.5
General Commercial	11	0	0
Neighborhood Commercial	5	5	5
Residential Uses			
Target Density	4.8	4.8	4.8
Dwelling Units	1,607	1,444	1,303
Population ²	4,339	4,187	3,779
Non-Residential Uses ³			
FAR - General Commercial	0.30	-	-
FAR - Neighborhood Commercial	0.50	0.50	0.50
Square feet - General Commercial	138,521	-	-
Square feet - Neighborhood Commercial	108,900	108,900	108,900

¹ The Loma Vista Specific Plan describes the Gettysburg/Ashlan Master Plan Community as being 358 acres in size. The Home Place Master Plan project area is approximately 310.3 acres. The difference in project areas is due to revisions to the boundary of the total project site.

² The Loma Vista Specific Plan anticipated 2.7 persons per household. Data for 2021 indicate that persons per household has increased to approximately 2.9 persons.

³ The description of the Gettysburg/Ashlan Master Plan Village included 11 acres of general commercial and 5 acres of neighborhood commercial, for a total of 16 acres of non-residential uses. However, the adopted land use plan for the Loma Vista Specific Plan includes only 11 acres (gross) of neighborhood commercial land use. This land use pattern was subsequently adopted into the 2014 General Plan land use diagram.

Commercial Uses

The narrative included in the Loma Vista Specific Plan describes a total of 16 acres of commercial uses within the boundaries of the Home Place Master Plan, including 11 acres of general commercial uses and 5 acres of neighborhood commercial uses. However, the adopted land use map for Loma Vista includes a total of only 11-12 acres of neighborhood commercial uses. The 2014 General Plan land use diagram includes the same land use pattern with approximately 11-12 gross acres of land designated for neighborhood commercial development. Of this amount, approximately 5 acres is included within the current Home Place Master Plan boundary, while the remaining 6 to 7 acres has been excluded and will be master planned as part of the future Eastern Village Master Plan.

Based on the adopted Loma Vista Specific Plan and General Plan land use maps, the Home Place Master Plan incorporates a neighborhood commercial site of approximately 5 acres (gross). This portion of the Master Plan is proposed to be rezoned to C-1 (Neighborhood Commercial). Rezoning will allow the property to be annexed into the City with the remainder of the Master Plan area. However, no specific uses or entitlements are currently proposed for the site. All future uses and building activity proposed on the commercially designated site will be reviewed by the City when it is proposed. Any project which triggers the need for discretionary approval by the City will require project-level CEQA compliance at that time.

The Historic Home Place

Centrally located with the project boundary, the 25 acre McFarlane homestead and surrounding orchards will be retained by the McFarlane family and will serve as the central feature intended for the Gettysburg/Ashlan Master Planned Community:

The Gettysburg/Ashlan Master Planned Community is envisioned within the Loma Vista Specific Plan as a residential community designed around an amenity, such as a park, historic site(s), and/or lake(s) – (City of Clovis, Loma Vista Specific Plan, 2003, p. 55)

The Master Plan provides for a range of complimentary uses to occur on the Historic Home Place site, including those focused on preserving the agricultural heritage of the community. The site will be featured as a place of preservation, conservation, education, culture, and community gathering. In addition to retaining and protecting key buildings on the site, a handful of historic structures may be restored or enhanced.

Though the Historic Home Place site will be rezoned in conjunction with the Master Plan to allow its annexation into the City, no specific uses or entitlements are currently proposed for the site. All future uses and building activity proposed on the site will be reviewed by the City when it is proposed. Any project which triggers the need for discretionary approval by the City will require project-level CEQA compliance at that time.

Parks & Open Space

Park and open space areas within the Master Plan are intended for both passive and active recreational uses. Open spaces will be designed to enhance and reflect the character of the surrounding development. Larger parks within the community will provide recreational amenities that draw residents from within the Master Plan area as well as invite residents from adjacent communities. Example of amenities will include playground equipment, stationary exercise equipment, walking paths, benches, open fields for flexible play areas, and picnic pavilions. Smaller parks within the community will provide recreational amenities for residents from the immediate area. Features within these smaller areas may include playground equipment, stationary exercise equipment, thematic gardens, and landscaping.

Streets & Circulation

The Home Place Master Plan is served by a perimeter road system that includes Leonard, Thompson, and Ashlan Avenues, and small portion of Gettysburg Avenue at the northwest corner of the Master Plan boundary. Development within the Master Plan area is proposed to be accessed by new streets extending from Gettysburg and Ashlan Avenues from the north and south and Thompson and Leonard Avenues from the east and west. The portions of the existing perimeter streets not improved in conjunction with previous development are planned to be developed at urban street geometrics as depicted in the Specific Plan and General Plan Circulation Element. Leonard and Ashlan are designated as arterial streets, while Gettysburg and Thompson are designated as collectors.

Within the boundaries of the proposed Master Plan, an internal network of collector streets is proposed to pull traffic from local streets out to the existing perimeter streets. Individual lots will take access from local streets, and direct access to collectors and arterials is avoided. Bike, trail, and sidewalk improvements are designed in conjunction with the proposed street network.

Trails and Non-Vehicle Transportation

An extensive network of trails is provided throughout the Master Plan. The Dog Creek corridor will be a major focus of the community with pedestrian access to the trail system provided at several locations. A class 1 creek-side trail is planned providing connectivity from different areas of the community to Dog Creek and ultimately linking with the public citywide multi-use trail. Class 1 trails within the Master Plan are accompanied by traditional sidewalks along both perimeter and internal collector streets. Class 2 bike routes are also included along all internal collector streets.

Dog Creek Corridor

As noted above, Dog Creek will be a major focus of the community with pedestrian access to the trail system provided at several locations. A class 1 creek-side trail is planned providing connectivity from different areas of the community to Dog Creek and ultimately linking with the public citywide multi-use trail.

Beginning in the early 20th Century and continuing in the 1950's the Dog Creek and related tributaries were realigned as the land was graded for farming. At present, Dog Creek now flows in straight channels through the Project area and along Leonard Avenue. In conjunction with the development of the Master Plan, the proponents will modify the alignment of Dog Creek to its historic alignment. This will alleviate flood plain impacts to the Project area and allow the creek alignment to be treated and designed as an amenity within the Master Plan. The creek corridor is under the jurisdiction of Fresno Metropolitan Flood Control District (FMFCD), the Department of Fish and Wildlife, and the Army Corps of Engineers. Special permitting will be required to modify the creek alignment.

Public Service and Utilities

Public services and public utilities will be expanded to accommodate development of the project area in accordance with adopted master plans and service levels. The service providers are listed below.

- Domestic water and recycled water will be provided by the City. The project will install appropriate infrastructure pursuant to adopted water and recycled water master plans.
- Wastewater services will be provided by the City. The project will install appropriate infrastructure pursuant to the adopted wastewater master plan.
- Police and Fire services will be provided by the City of Clovis.

- Storm drainage facilities will be provided by the Fresno Metropolitan Flood Control District (FMFCD). The project will install appropriate infrastructure pursuant to FMFCD master plans.
- Natural gas/electricity will be provided by the Pacific Gas & Electric Company (PG&E).
- The western half of the Master Plan is within and will be served by the Clovis Unified School District (CUSD), while the eastern half is within the boundaries of the Sanger Unified School District (SUSD).
- Dog Creek is under the jurisdiction of the Department of Fish and Wildlife, Army Corps of Engineers and Fresno Metropolitan Flood Control District.
- Telephone will be provided by ATT.
- Cable will be provided by Comcast.

The Master Planned Community is located within two school district boundaries, the Clovis Unified School District (CUSD) and the Sanger Unified School District (SUSD). The CUSD serves the area west of Highland Avenue with the Ronald Reagan Education Center within the Loma Vista project area. The SUSD services the area east of the Highland Avenue alignment. SUSD has acquired property for a school campus on the west side of McCall Avenue, south of Shaw Avenue, approximately one-quarter mile northeast of the Master Plan boundaries. SUSD is refining plans for the 50 acre campus and has not identified a timeline for development of the site.

E. CEQA Compliance Determination

The Home Place Master Plan requires approval of two separate tiers of entitlements: program level approvals which are necessary to implement the Loma Vista Specific Plan and 2014 General Plan, and project level approvals, which allow the development of a specific residential project on a specific site. Each tier is evaluated separately as to CEQA compliance, as described below.

Program-Level Applications

Program level applications are those which are required to implement the Loma Vista Specific Plan and the 2014 General Plan but do not request approval to develop a specific use on a specific site. The components of the project falling into this category include the following:

- Rezone 2021-001: The establishment of a master plan for the Gettysburg/Ashlan Master Plan Community by establishing a Master Plan Community overlay district.
- Rezone 2021-003: Rezoning of the Master Plan boundary to residential, commercial, open space, and other complimentary zone districts to conform to the Master Plan and allow its annexation into the City.
- RO-304: Annexation of the property within the Master Plan into the City limits.

Program-level approvals of the project as described above have been found to be consistent with the Loma Vista Specific Plan and the 2014 General Plan. As outlined in the body of this environmental review document, no impacts peculiar to these approvals have been identified that have not been addressed by the Loma Vista Specific Plan EIR (Loma Vista EIR) and/or the 2014 Clovis General Plan EIR (General Plan EIR). Pursuant to Article 12 of the California Environmental Quality (CEQA) Guidelines, the program-level components and approvals of the project are exempt from additional environmental review under Section 15183.

CEQA Guidelines Section 15183 provides an exemption from additional environmental review for projects that are “consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified, except as might be necessary to examine whether there are project specific significant effects that are peculiar to the project or its site.” Further, CEQA Guidelines state that “if an impact is not peculiar to the parcel or the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an EIR need not be prepared for the project solely on the basis of that impact.” If no additional mitigation measures are required to reduce project specific impacts to a less than significant level, other than those required in the prior EIR, then the Section 15183 exemption applies. The analysis provided in the body of this document supports the finding that Section 15183 applies.

Project Level Applications

Project level applications are those which allow the development of a specific land use on a specific site. Project level improvements must be consistent with the Loma Vista Specific Plan and the 2014 General Plan and, in this case, must implement the Home Place Master Plan. The components of the project falling into this category include the following:

- Tract Map (TM) 6364: A request for a master tentative tract map to create approximately 1,174 new residential lots, plus additional parcels to accommodate complimentary land uses proposed by the Home Place Master Plan (multifamily, open space, neighborhood commercial, etc.).
- Planned Development Permit (PDP) 2021-002: A request for a planned development permit to establish development standards and criteria for the proposed tract map under the proposed R-1-PRD zone district.

The project level applications as described above have been found to be consistent with the Loma Vista Specific Plan, the 2014 General Plan, the proposed Home Place Master Plan, and the individual zone districts proposed through prezone application R2021-003. TM 6364 and PDP 2021-002 propose to create approximately 1174 single family residential lots and establish development and design criteria for those lots pursuant to Chapter 9.66 of the Development Code. As outlined in the body of this environmental review document, none of the events or circumstances outlined in Section 15162 of the CEQA Guidelines have been found to occur with respect to the proposed tract map or planned development permit. Pursuant to Article 12 of the California Environmental Quality (CEQA) Guidelines, the project is exempt from additional environmental review under to Section 15182.

CEQA Guidelines Section 15182 provides an exemption from additional review for residential projects implementing specific plans. If after the adoption of the specific plan, an event described in Section 15162 occurs, the exemption in this subdivision shall not apply until the City which adopted the specific plan completes a subsequent EIR or a supplement to an EIR on the specific plan. The events described in Section 15612 are as follows:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
- (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

As outlined in the body of the preliminary environmental review, none of the events described in Section 15162 have been identified. This analysis supports the finding that Section 15182 applies to the project-level applications included as part of the Master Plan.

Anticipated Responsible, Trustee, and Interested Agencies

Fresno Metropolitan Flood Control District
Department of Fish and Wildlife
Army Corps of Engineers
Local Agency Formation Commission Fresno County (LAFCO)
San Joaquin Valley Unified Air Pollution Control District (SJVUAPCD)
State Regional Water Quality Control Board
County of Fresno

Appendices to the Environmental Review Document

[Appendix A: Loma Vista Specific Plan EIR – Mitigation Monitoring and Reporting Program](#)

[Appendix B: Loma Vista Specific Plan – Statement of Overriding Considerations](#)

[Appendix C: City of Clovis General Plan EIR- Mitigation Monitoring and Reporting Program](#)

[Appendix D: City of Clovis General Plan – Statement of Overriding Considerations](#)

Note: Links are provided in this document to the appendices and the technical studies prepared for the project. If the links to the appendices do not function properly, all of the appendices and the technical studies are available at the following webpage under the Home Place CEQA Documents heading.

<https://cityofclovis.com/planning-and-development/planning/ceqa/>

Documents Incorporated into this Environmental Review Document by Reference

- Argonaut Ecological Consulting, Inc. 2018. Biological Habitat Assessment of the McFarlane Property Clovis, Fresno County, California.
- City of Clovis. 2014. City of Clovis General Plan.
- City of Clovis. 2014. City of Clovis General Plan Environmental Impact Report
- City of Clovis. 2003. Loma Vista Specific Plan (Formerly the Southeast Urban Center Specific Plan).
- City of Clovis. 2003. Southeast Urban Center (Loma Vista) Specific Plan Environmental Impact Report.
- Mitchell Air Quality Consulting. 2020. Air Quality and Greenhouse Gas Analysis Report McFarlane Home Place Master Plan City of Clovis, California
- Peak & Associates. 2018. Cultural Resource Assessment For The McFarlane Ranch, City of Clovis Fresno County, California.
- WJV Acoustics, Inc. 2021. Acoustical Analysis – Home Place Community Clovis Ca.

DETERMINATION

On the basis of the environmental evaluation completed for the Home Place Master Plan and related entitlements, the following determinations are hereby made:

- The proposed project is consistent with the development density established by the Loma Vista Specific Plan and 2014 Clovis General Plan policies, each of which was accompanied by a certified EIR.
- No specific significant effects have been identified that are peculiar to the project or its site.
- No additional mitigation measures are required to reduce project specific impacts to a less than significant level, other than those required in the prior EIRs.
- No substantial changes are proposed in conjunction with the project which will require major revisions to the previous EIRs due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- No substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIRs due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIRs were certified as complete shows any of the following:
 - The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

- Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.



Signature

July 7, 2022

Date

Dave Merchen, City Planner

City of Clovis
Planning and Development Services

ENVIRONMENTAL FACTORS EVALUATED

I. AESTHETICS. Would the project?

		Impact peculiar to project?	New significant effect?	Substantial increase in severity of previously identified effect?	Measures or alternatives previously infeasible now feasible?	New measure or alternative substantially reduce impact but proponent declines to implement?	Potential Impact addressed in Prior EIR?	Impact mitigated by uniformly applied standards
a.	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation of Potential Impacts

- a) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- b) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- c) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- d) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The evaluation completed in conjunction with the Loma Vista EIR determined that impacts related to new sources of light and glare were significant and unavoidable. A statement of overriding considerations was adopted for this impact, as summarized in the discussion below (also Refer to Appendix B Loma Vista Specific Plan Statement of Overriding Considerations – “Loma Vista SoC”). The General Plan EIR determined that no significant impacts to aesthetic resources were identified, and no mitigation measures were necessary.

Discussion

The project area is regionally located in northeastern Fresno County, immediately east of the City of Clovis, approximately seven miles southeast of Madera County. Fresno County extends approximately 138 miles from the Coastal Range to the Sierra Nevada Mountains. The project area is relatively flat with little topographic relief. The terrain generally slopes from the northeast to the southeast. Topographic elevations are approximately 350 feet above sea level. To the northeast are the western foothills of the Sierra Nevada Mountain Range. The foothills extend to an elevation of 2,500 feet above sea level at the United States Forest Service (USFS) Sierra National Forest boundary. Within the Sierra National Forest boundary, the Sierra Nevada Mountains climb to a maximum elevation of 14,000 feet. The foothills and highest elevations of the Sierra include forests, meadows, lakes, rivers, and wildlife scenic backdrop for the project area. The project area is primarily agricultural in nature, with limited residential and commercial.

The land use pattern in the project vicinity reflects a mixture of low density residential subdivisions, agricultural, and rural residential development. Clovis East High School is located immediately west of the project site. Within the surrounding area that has not yet urbanized, open grasslands, grazing lands and scattered home sites dominate the existing visual character with the foothills of the Sierra Nevada Mountain range in the distance. These agricultural lands provide a sense of open space, and emphasize the area's rural and farming heritage, and allow opportunities for unrestricted panoramic views.

Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as "Gettysburg/Ashlan Master Planned Community." The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards regulating setbacks, building heights, parking, and landscaping. Any standard not addressed in the master development plan will revert to the Zoning Ordinance requirements.

Loma Vista EIR

Potential aesthetic impacts are evaluated in Section 5.1 of the Loma Vista EIR. All potential aesthetic impacts associated with adoption and implementation of the Home Place Master Plan have been addressed in the Loma Vista EIR, which found that impacts associated with scenic vistas and resources, and the aesthetic quality of the surrounding area were less than significant without mitigation. The Loma Vista EIR determined that potential impacts associated with light and glare were potentially significant and could not be mitigated to a less-than-significant level. Though development within the Master Plan boundaries is subject to all applicable standards, the transition of this area from an agricultural and rural residential environment to an urbanized area represents a significant change in the increased potential for light and glare impacts.

In conjunction with its certification of the Loma Vista EIR, the Clovis City Council adopted a Statement of Overriding Considerations finding that specific economic, legal, social, technological, or other benefits of the Specific Plan outweighed the unavoidable adverse environmental effects, including the aesthetic impact described above, allowing the adverse environmental effects to be considered acceptable. (Refer to Appendix B – Loma Vista Specific Plan – Statement of Overriding Considerations).

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with aesthetic impacts within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

General Plan EIR

The 2014 Clovis General Plan EIR (General Plan EIR) evaluates aesthetic impacts associated with the adoption and buildout of the General Plan planning area. Aesthetic impacts are discussed in Section 5.1 of the General Plan EIR. General Plan Policies addressing aesthetics include Policy 3.11 – Right of Way Design, and Policy 2.3 – Visual Resources. The General Plan EIR determined that no significant impacts to aesthetic resources were identified, and no mitigation measures were necessary.

Summary of Aesthetic Impact Evaluation

The project proposes the adoption of a master plan and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar impacts to any aesthetic resources, nor are there changes to the severity of any previously identified impact. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would also substantially reduce the significant aesthetic effect of the project.

II. AGRICULTURAL RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

		Impact peculiar to project?	New significant effect?	Substantial increase in severity of previously identified effect?	Measures or alternatives previously infeasible now feasible?	New measure or alternative substantially reduce impact but proponent declines to implement?	Potential Impact addressed in Prior EIR?	Impact mitigated by uniformly applied standards
a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation of Potential Impacts

- a) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The evaluation completed in conjunction with the Loma Vista EIR determined that impacts related to conversion of agricultural land were significant and unavoidable. A statement of overriding considerations was adopted for this impact in conjunction with the certification of the Loma Vista EIR and the adoption of the Loma Vista Specific Plan. (Refer to Appendix B – Loma Vista SoC). The General Plan EIR included mitigation measures addressing the conversion of agricultural land. (Refer to Appendix C – General Plan EIR Mitigation Monitoring and Reporting Program - “General Plan MMRP”). However, the specific language included in the applicable measures identifies land within the Loma Vista Specific Plan as being infeasible for continued agricultural use and exempts the application of the measures accordingly.
- b) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- c) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The evaluation completed in conjunction with the Loma Vista EIR determined that impacts related to conversion of agricultural land were significant and unavoidable. A statement of overriding considerations was adopted for this impact in conjunction with the certification of the Loma Vista EIR and the adoption of the Loma Vista Specific Plan. (Refer to Appendix B – Loma Vista SoC). The General Plan EIR included mitigation measures addressing the conversion of agricultural land. (Refer to Appendix C – General Plan MMRP). However, the specific language included in the applicable measures identifies land within the Loma Vista Specific Plan as being infeasible for continued agricultural use and exempts the application of the measures accordingly.

Discussion

The project site is a part is located in Fresno County, the leading agricultural county in the United States. Much of the existing site is currently being used for agricultural purposes. There are no active Williamson Act or Farmland Security Zone contracts within the project boundary.

Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as “Gettysburg/Ashlan Master Planned Community.” The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

Loma Vista EIR

Potential impacts to agricultural resources are evaluated in Section 5.2 of the Loma Vista EIR. All potential impacts associated with adoption and implementation of the Home Place Master Plan have been addressed in the Loma Vista EIR, which found that impacts associated with conflicts with existing zoning for agricultural use, or Williamson Act contracts, were less than significant without mitigation. The EIR determined that potential impacts associated with the conversion of farmland could not be mitigated to a less-than-significant level. Development within and pursuant to the Loma Vista Specific Plan was found to represent an orderly transition from rural to urban use, in a gradual, phased, an orderly manner, therefore alleviating development pressure off of outlying unincorporated lands. Nevertheless, the incremental loss of agricultural land was found to be significant environmental effect for which there were no feasible mitigation measures.

In conjunction with its certification of the Loma Vista EIR, the Clovis City Council adopted a Statement of Overriding Considerations finding that specific economic, legal, social, technological, or other benefits of the Specific Plan outweighed the unavoidable adverse environmental effects, including the impact to agricultural resources described above, allowing the adverse environmental effects to be considered acceptable. (Refer to Exhibit B – Loma Vista SoC).

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with impacts to agricultural resources within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

General Plan EIR

The General Plan EIR evaluates impacts to agricultural resources associated with the adoption and buildout of the planning area for the General Plan. Impacts to agricultural resources are discussed in Section 5.2 of the General Plan EIR. General Plan Policies addressing agricultural resources include LU 3.8 – Land Use Compatibility, LU 3.9 – Connected Development, LU-4.4 –Farmland Conservation, LU-6.2 – Smart Group, C-1.8 – Network Completion, C-2.1 – Level of Service, OS-2.1 – Stewardship, OS-2.4 – Agricultural Lands, and OS-2.5 – Right to Farm.

The General Plan EIR determined that impacts associated the conversion of agricultural lands to non-agricultural lands was potentially significant without mitigation. (Other potential impacts to agricultural lands were found to be less-than-significant without mitigation). A series of mitigation measures were identified to lessen the significance of potential impacts (Refer to Appendix C – General Plan MMRP). These measures require the development and implementation of an agricultural presentation program or an agricultural land mitigation/replacement program. The

General Plan EIR mitigation measures include language requiring consideration of the continued viability of agricultural use on the property when determining how to apply the agricultural land mitigation/replacement program. Specific language is included within Mitigation Measure 2-3 that finds properties within the Loma Vista Specific Plan to not be economically viable for future agricultural use based on the following circumstances:

- Properties within Loma Vista were designated for urban development under the 1993 General Plan and the 2003 Loma Vista Specific Plan (formerly called the Southeast Urban Center Specific Plan).
- The Loma Vista Specific Plan EIR, page 5-34, makes the following observations: “The project area is located adjacent to the incorporated Clovis City, within the updated 2000 sphere-of-influence limits, thereby supporting concentrated growth pattern adjacent to the existing urban development. The proposed Specific Plan would guide the conversion of the existing agricultural and rural lands to planned urban uses in a gradual, phased, and orderly manner, therefore alleviating development pressure off of outlying unincorporated lands.”
- Substantial development has occurred in Loma Vista since 2003.
- The City, property owners and the development community have relied upon this urbanization in planning for and developing Loma Vista.
- The 2000 County General Plan, Land Use Policy LU-G, provides that the County will direct urban growth and development within city spheres of influences to existing incorporated cities, and this policy is memorialized in the City’s Memorandum of Understanding with the County, as amended in 2000 (commonly referred to as the Tax Sharing MOU).
- The Tax Sharing MOU addresses Loma Vista and recognizes this area as becoming substantially urbanized. In fact, before development could proceed outside of Loma Vista, 60% of the developable area in Loma Vista has to be committed to development.
- In 2008, the City adopted a master plan community zone district for the Loma Vista Community Centers North and South and approved a master site plan review for those sites. Projects adjacent to and within the Community Centers have been approved or are pending.
- The development community has nine pending project applications for development within Loma Vista.

Based on the specific language described above, the General Plan mitigation measures addressing the conversion of agricultural land will not be implemented in conjunction with the project. Overall, the General Plan EIR found that implementation of the General Plan would result in significant, unavoidable impacts to agricultural resources. Implementation of the mitigation measures described above would not fully mitigate the direct loss of farmlands associated with the implementation of the General Plan Update because there would still be a net reduction in the total amount of land suitable for agricultural use. In conjunction with its certification of the General Plan EIR, the Clovis City Council adopted a Statement of Overriding Considerations finding that specific economic, legal, social, technological, or other benefits of the Specific Plan outweighed the unavoidable adverse environmental effects, including the impacts to agricultural resources described above, allowing the adverse environmental effects to be considered acceptable (Refer to Appendix D – 2014 Clovis General Plan Statement of Overriding Considerations - “General Plan SoC”).

Summary of Agricultural Resource Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar impacts to agricultural resources, nor are there changes to the severity of any previously identified impact. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce any significant effect on agricultural resources generated by the project.

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

		Impact peculiar to project?	New significant effect?	Substantial increase in severity of previously identified effect?	Measures or alternatives previously infeasible now feasible?	New measure or alternative substantially reduce impact but proponent declines to implement?	Potential Impact addressed in Prior EIR?	Impact mitigated by uniformly applied standards
a.	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation of Potential Impacts

- a) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of impacts in this category have been identified. The previous evaluations determined that impacts in this category were potentially significant. The General Plan EIR included a mitigation measure to reduce the potential effects (Refer to Appendix C – General Plan EIR. No mitigation measures were identified in the Loma Vista EIR. Ultimately, impacts in both documents were deemed significant and unavoidable. Statements of overriding consideration for both the Loma Vista Specific Plan and the 2014 General Plan were adopted relative to this impact (Refer to Appendices B-Loma Vista SoC and Appendix D – General Plan SoC).
- b) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of impacts in this category have been identified. The previous evaluations determined that impacts in this category were potentially significant. Both the Loma Vista EIR and the General Plan EIR included mitigation measure(s) to reduce the potential effects (Refer to Appendix A – Loma Vista MMRP and Appendix C – General Plan MMRP. Ultimately, impacts in both documents were deemed significant and unavoidable. Statements of overriding consideration for both the Loma Vista Specific Plan and the 2014 General Plan were adopted relative to this impact (Refer to Appendices B-Loma Vista SoC and Appendix D – General Plan SoC).
- c) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of impacts in this category have been identified. The previous evaluations determined that impacts in this category were potentially significant. The General Plan EIR included a mitigation measure to reduce the potential effects (Refer to Appendix C – General Plan EIR. No mitigation measures were identified in the Loma Vista EIR. Ultimately, impacts in both documents were deemed significant and unavoidable. Statements of overriding consideration for both the Loma

Vista Specific Plan and the 2014 General Plan were adopted relative to this impact (Refer to Appendices B-Loma Vista SoC and Appendix D – General Plan SoC).

- d) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of impacts in this category have been identified. The evaluation completed in conjunction with the Loma Vista EIR did not specifically identify the significance of pollutant exposure effects on sensitive receptors, though the statement of overriding considerations adopted for the Loma Vista Specific Plan did not identify this impact as being significant and unavoidable. Therefore, it is assumed that the Loma Vista EIR concluded that impacts to sensitive receptors are less-than-significant. The evaluation completed in conjunction with the General Plan determined that impacts related to sensitive receptors were potentially significant and mitigation measures were incorporated to reduce the potential effects (Refer to Appendix C – General Plan MMRP). Despite the incorporation of mitigation measures, this impact was deemed to be significant and unavoidable. A statement of overriding consideration for the 2014 General Plan was adopted relative to this impact (Refer to Appendix D – General Plan SoC).
- e) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of impacts in this category have been identified. The previous evaluations determined that impacts related to odor generation would be less-than-significant. The General Plan incorporated a mitigation measure to reduce potential impacts to less-than-significant (Refer to Appendix C – General Plan MMRP).

Discussion

The project site is located in the San Joaquin Valley Air Basin (SJVAB). Air quality conditions in the SJVAB are regulated by San Joaquin Valley Unified Air Pollution Control District (SJVUAPCD). The region is classified as a State and Federal non-attainment area for PM10 and PM2.5 (airborne particulate matter with an aerodynamic diameter of less than 10 AND 2.5 microns, respectively), and ozone (O3).

Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as “Gettysburg/Ashlan Master Planned Community.” The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

Loma Vista Specific Plan EIR

Potential air quality impacts are evaluated in Section 5.3 of the Loma Vista EIR. All potential air quality impacts associated with adoption and implementation of the Home Place Master Plan have been addressed in the Loma Vista EIR. The air quality assessment conducted in conjunction with the Loma Vista Specific Plan included estimating emissions associated with the construction and operation of uses within the specific plan area. The methodology used for assessing regional air quality impacts involved estimating stationary and mobile emissions associated with the specific plan area. The stationary emissions included those from electric and natural gas usage. Mobile emissions were based on the vehicle trips generated within the specific plan area at build-out conditions. An analysis was conducted to estimate the potential localized air quality impact of the project specific plan. Short term impacts related to site preparation and construction were identified. Mitigation measures were incorporated into the Loma Vista EIR to reduce these potential short-term impacts to less-than-significant levels (Refer to Appendix A – Loma Vista MMRP). The proposed project is subject to these mitigation measures.

Long-term regional impacts due to emissions attributable to the change in land use were identified as significant and unavoidable. Impacts associated with inconsistency with an adopted air quality plan were similarly identified as significant and unavoidable. No feasible mitigation measures were identified. In conjunction with its certification of the Loma Vista DEIR, the Clovis City Council adopted a Statement of Overriding Considerations finding that specific economic, legal, social, technological, or other benefits of the Specific Plan outweighed the unavoidable adverse environmental effects, including the air quality impact described above, allowing the adverse environmental effects to be considered acceptable (Refer to Appendix B – Loma Vista SOC).

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with impacts to air quality within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

2014 General Plan EIR

The General Plan EIR evaluates air quality impacts associated with the adoption and buildout of the General Plan planning area. Air Quality impacts are discussed in Section 5.3 of the General Plan EIR. General Plan policies addressing air quality are included throughout the Air Quality Element of the General Plan, as well as in various policies included in the Land Use and Circulation Elements. The General Plan EIR determined that potentially significant impacts in all air quality categories would result from General Plan buildout, with the exception of the creation of objectional odors. Standard conditions and mitigation measures were incorporated into the adoption of the General Plan to address potential impacts to air quality (Refer to Appendix C – General Plan MMRP). The proposed project is subject to these mitigation measures.

Despite the application of mitigation measures, the General Plan EIR determined that potential impacts related to consistency with an air quality management plan, construction emissions, and long-term emissions would remain significant and unavoidable. In conjunction with its certification of the General Plan EIR, the Clovis City Council adopted a Statement of Overriding Considerations finding that specific economic, legal, social, technological, or other benefits of the General Plan outweighed the unavoidable adverse environmental effects, including the impacts to air quality described above, allowing the adverse environmental effects to be considered acceptable (Refer to Appendix D – General Plan SOC).

Summary of Air Quality Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar impacts to air quality, nor are there changes to the severity of any previously identified impact. This determination is supported by an [Air Quality and Greenhouse Gas Assessment and Report](#) that was completed for the proposed project in October of 2020.

No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce the significant air quality effects of the project.

IV. BIOLOGICAL RESOURCES. Would the project:

		Impact peculiar to project?	New significant effect?	Substantial increase in severity of previously identified effect?	Measures or alternatives previously infeasible now feasible?	New measure or alternative substantially reduce impact but proponent declines to implement?	Potential Impact addressed in Prior EIR?	Impact mitigated by uniformly applied standards
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation of Potential Impacts

- a) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of impacts in this category have been identified. Both EIRs determined that potential impacts in this category were potentially significant, and mitigation measures were incorporated into both documents to reduce the potential effects (Refer to Appendix A – Loma Vista MMRP and Appendix C – General Plan MMRP). While the Loma Vista EIR determined that the application of mitigation measures reduced the potential impact to a less-than-significant level, the General Plan EIR determined that the impact would remain significant and unavoidable. A statement of overriding consideration was adopted for the 2014 General Plan relative to this impact (Refer to Appendix D – General Plan SoC).
- b) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of impacts in this category have been identified. Both EIRs determined that potential impacts in this category were potentially significant, and mitigation measures were incorporated into both documents to reduce the potential effects (Refer to Appendix A – Loma Vista MMRP and Appendix C – General Plan MMRP). While the Loma Vista EIR determined that the application of mitigation measures reduced the potential impact to a less-than-significant level, the General Plan

EIR determined that the impact would remain significant and unavoidable. A statement of overriding consideration was adopted for the 2014 General Plan relative to this impact (Refer to Appendix D – General Plan SoC).

- c) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of impacts in this category have been identified. The Loma Vista EIR determined that impacts in this category were potentially significant, and mitigation measures were incorporated to reduce the potential effect to a less-than-significant level (Refer to Appendix A – Loma Vista MMRP). The General Plan determined that no significant effect would result, and no mitigation measures were required.
- d) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of impacts in this category have been identified. The Loma Vista EIR determined that impacts in this category were potentially significant, and mitigation measures were incorporated to reduce the potential effect to a less-than-significant level (Refer to Appendix A – Loma Vista MMRP). The General Plan determined that no significant effect would result, and no mitigation measures were required.
- e) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- f) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluation determined that no significant effects would result, and no mitigation measures are required.

Discussion

Most of the project area is made up of farmland and ruderal (disturbed) habitat. The agricultural habitat includes citrus orchards and a variety of row crops. The farmland has been in continuous agricultural production since at least 1937. The rest of the property is made up of farm residence, out buildings, and access roads. Dog Creek, traversing the project site, is likely considered both a waters of the U.S. and a waters-of-the-State because, although a portion of the current alignment was excavated in a historically upland area, the original Dog Creek was realigned and moved into the new channel. In addition, Dog Creek maintains a surface water connection with downstream waters. The channel supports some wetland vegetation in scatter clumps, but there are portion of the channel that is maintained and only supports low-growth herbaceous vegetation. Some of the wetland species includes cattail but only in small, scattered areas. The north end of the Dog Creek has large stands of giant reed (*Arundo donax*) which is an invasive grass that grows prolifically.

Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as “Gettysburg/Ashlan Master Planned Community.” The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

Loma Vista Specific Plan and EIR

Potential biological impacts are evaluated in Section 5.4 of the Loma Vista EIR. All potential biological impacts associated with adoption and implementation of the Home Place Master Plan have been addressed in the Loma Vista EIR, which did not identify potentially significant impacts with regard to conflicts with local policies or ordinances protecting biological resources or the provisions of any adopted habitat conservation plan. However, the analysis in the EIR determined that the potential loss of certain types of biological habitat as the Loma Vista Specific Plan builds out could result in a potentially significant impact. Mitigation measures were incorporated into the Loma Vista EIR to reduce these potential impacts to less-than-significant levels (Refer to Appendix A – Loma Vista EIR MMRP). The proposed project is subject to these mitigation measures.

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with impacts to biological resources within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

2014 General Plan and EIR

The 2014 Clovis General Plan EIR (General Plan EIR) evaluates impacts to biological resources associated with the adoption and buildout of the General Plan planning area. Biological resource impacts are discussed in Section 5.4 of the General Plan EIR. General Plan Policies addressing biological resources are found in the Open Space and Conservation Element, including Policy 2.6 – Biological Resources, Policy 2.7 – Native Plants, and Policy 2.8 – Urban Forest. The General Plan EIR determined that impacts in the biological resource categories related to federally protected wetlands, wildlife movement corridors, and habitat conservation plans would be less than significant upon implementation of regulatory requirements and standard conditions of approval. No conflicts (or impacts) were noted relative to local policies or ordinances, or any adopted habitat conservation plans.

The General Plan EIR concludes that buildout within the General Plan planning area would result in potentially significant impacts to special status plant and animal species, sensitive vernal pool and riparian natural communities, and migratory birds. Specific mitigation measures were incorporated into the adoption of the General Plan to address potential impacts to biological resources within these categories (Refer to Appendix C – General Plan MMRP). The proposed project is subject to these mitigation measures. Despite the application of these mitigation measures, impacts to special status plant and animal species, sensitive vernal pool and riparian natural communities, and migratory birds were deemed to be significant and unavoidable. In conjunction with its certification of the General Plan EIR, the Clovis City Council adopted a Statement of Overriding Considerations finding that specific economic, legal, social, technological, or other benefits of the Specific Plan outweighed the unavoidable adverse environmental effects, including the impacts to biological resources described above, allowing the adverse environmental effects to be considered acceptable (Refer to Appendix D – General Plan SOC).

Summary of Biological Resources Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar impacts to biological resources, nor are there changes to the severity of any previously identified impact. This determination is supported by a [Biological Habitat Assessment and Report](#) that was completed for the proposed project in July of 2018.

No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce the significant effects of the project on biological resources.

V. CULTURAL RESOURCES. Would the project:

		Impact peculiar to project?	New significant effect?	Substantial increase in severity of previously identified effect?	Measures or alternatives previously infeasible now feasible?	New measure or alternative substantially reduce impact but proponent declines to implement?	Potential Impact addressed in Prior EIR?	Impact mitigated by uniformly applied standards
a.	Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation of Potential Impacts

- a) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The Loma Vista EIR determined that potential impacts in this category were less than significant, and no mitigation measures are required. The General Plan EIR determined that impacts in this category were potentially significant and mitigation measures were incorporated to reduce the potential effects (Refer to Appendix C – General Plan MMRP). Despite the application of mitigation measures, the General Plan concluded that this impact would remain significant and unavoidable. A statement of overriding consideration was adopted for the 2014 General Plan relative to this impact (Refer to Appendix D – General Plan SoC).
- b) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of impacts in this category have been identified. Both EIRs determined that potential impacts in this category were potentially significant, and mitigation measures were incorporated into both documents to reduce the potential effects to less-than-significant levels (Refer to Appendix A – Loma Vista MMRP and Appendix C – General Plan MMRP).
- c) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of impacts in this category have been identified. Both EIRs determined that potential impacts in this category were potentially significant, and mitigation measures were incorporated into both documents to reduce the potential effects to less-than-significant levels (Refer to Appendix A – Loma Vista MMRP and Appendix C – General Plan MMRP).
- d) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The evaluation completed in conjunction with the Loma Vista EIR determined that impacts in this category were potentially significant, and mitigation measures were incorporate to reduce potential effects to a less-than-significant level (Refer to Exhibit A – Loma Vista MMRP). The General Plan EIR determined that no significant impacts were identified, and no mitigation measures were necessary.

Discussion

Early maps of the project area from 1855 show no buildings or other features on the property. About one-quarter mile west and east of the ranch boundaries were roadways, both on a northwest to southeast orientation. Ownership records indicate that the properties now comprising the project boundary were first purchased by individual owners beginning in 1860's. According to the McFarlane family, which continues to retain ownership of the site, the family acquired the first portion of the ranch in 1918. The land has farmed intensively for a variety of crops over the years, including cotton, corn, wheat, alfalfa and almonds, as well as for pasturage for beef cattle. A number of buildings have been moved to the property over the years.

Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as "Gettysburg/Ashlan Master Planned Community." The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

Loma Vista Specific Plan EIR

Potential cultural resource impacts are evaluated in Section 5.5 of the Loma Vista EIR. All potential cultural resource impacts associated with adoption and implementation of the Home Place Master Plan have been addressed in the Loma Vista EIR. The cultural resource assessment conducted in conjunction with the Loma Vista Specific Plan determined that a substantial adverse change in the significance of a historical resource would not occur. However, because unknown or unseen resources may be uncovered during the course of development, the potential does exist for adverse changes on archaeological and paleontological resource, or on human remains. Mitigation measures were incorporated into the Loma Vista EIR to reduce these potential impacts to less-than-significant levels (Refer to Appendix A – Loma Vista MMRP). The proposed project is subject to these mitigation measures.

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with impacts to cultural resources within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

2014 General Plan EIR

The General Plan EIR evaluates cultural resource impacts associated with the adoption and buildout of the General Plan planning area. Cultural resource impacts are discussed in Section 5.5 of the General Plan EIR. General Plan policies addressing cultural resources are included in the Open Space and Conservation Element, including OS2.9-National and state historic resources, OS-2.10 - Land historic resources, OS-2.11 - Old Town, and OS-2.12 – Public education. The General Plan EIR determined that potentially significant impacts in all cultural resource categories would result from General Plan buildout. Mitigation measures were incorporated into the adoption of the General Plan to address potential impacts to cultural resources (Refer to Appendix C – General Plan MMRP). The proposed project is subject to these mitigation measures.

Despite the application of mitigation measures, the General Plan EIR determined that the proposed General Plan Update would allow development in areas that have historic resources as identified by previous cultural resource surveys and the Fresno County List of Historic Places. Development in these areas would, therefore, potentially cause the disturbance of historic resources, resulting in an impact that is significant and unavoidable. None of these sites is located within the project area. In conjunction with its certification of the General Plan EIR, the Clovis City Council

adopted a Statement of Overriding Considerations finding that specific economic, legal, social, technological, or other benefits of the General Plan outweighed the unavoidable adverse environmental effects, including the impacts to cultural resources described above, allowing the adverse environmental effects to be considered acceptable (Refer to Appendix D – General Plan SOC).

Summary of Cultural Resource Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar impacts to cultural resources, nor are there changes to the severity of any previously identified impact. This determination is supported by a [Cultural Resource Assessment and Report](#) that was completed for the proposed project in March of 2018.

No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce the significant cultural resource effects of the project.

VI. GEOLOGY AND SOILS. Would the project?

		Impact peculiar to project?	New significant effect?	Substantial increase in severity of previously identified effect?	Measures or alternatives previously infeasible now feasible?	New measure or alternative substantially reduce impact but proponent declines to implement?	Potential Impact addressed in Prior EIR?	Impact mitigated by uniformly applied standards
a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation of Potential Impacts

- a) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- b) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- c) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.

- d) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- e) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.

Discussion:

The project area is located within the southern portion of the Great Valley Geomorphic Province. Geologically, the Great Valley (also known as the Central Valley) area is a large, asymmetrical, northwestwardly-trending structural trough consisting of several thousand feet of marine and non-marine sedimentary rocks resulting from the erosion of the Coast Ranges and the Sierra Nevada over the last 200 million years. Within the Loma Vista Specific Plan boundaries, soils range from (1) excessively drained to somewhat poorly drained soils of recent alluvial fans and flood plains; (2) somewhat excessively drained to moderately well drained soils of young alluvial fans; (3) well-drained soils of low alluvial terraces; and (4) well-drained soils of high alluvial terraces. Ground shaking is the primary seismic hazard in Fresno County, because of the County's seismic setting and record of historical activity. Potential ground shaking produced by earthquakes is generated on regional faults lying outside the immediate vicinity of the project area. (City of Clovis, Loma Vista EIR, 2013, p. 5-229 & 230).

Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as "Gettysburg/Ashlan Master Planned Community." The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

Loma Vista Specific Plan EIR

Potential impacts related to soils and geology are evaluated in Section 5.13 of the Loma Vista EIR. All potential soil and geology impacts associated with adoption and implementation of the Home Place Master Plan have been addressed in the Loma Vista EIR. The initial study prepared in conjunction with the Loma Vista Specific Plan examined the potential impact criteria related to soils and geology and determined that the proposed project would have no impact with respect to soil capability to adequately support the use of septic tanks. It was also determined that the proposed project would generate a less than significant impact with respect to: exposing people or structures to potential adverse effects involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction and landslides; soil instability potentially resulting in landslides, lateral spreading, subsidence, liquefaction or collapse, and expansive soil creating substantial risk to life or people. Potential impacts related to erosion were identified in the Loma Vista EIR. However, those impacts were determined to be less-than-significant, and no mitigation was required.

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with impacts related to soils and geology within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

2014 General Plan EIR

The General Plan EIR evaluates soil and geology impacts associated with the adoption and buildout of the General Plan planning area. Soil and geology impacts are discussed in Section 5.6 of the General Plan EIR. No unique conditions or impacts are identified relative to the Home Place project area. General Plan policies addressing soils and geology are included in the Environmental Safety Element, including ES-1.3 - Geological and seismic risk; and ES-1.5 - Critical and public facilities. The General Plan EIR determined that potential impacts in all categories related to soils and geology would be less than significant. No mitigation measures are required.

Summary of Soil and Geology Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar impacts related to soils and geology, nor are there changes to the severity of any previously identified impact. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce a significant effect of the project related to soils and geology. No such significant effects were identified.

VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

		Impact peculiar to project?	New significant effect?	Substantial increase in severity of previously identified effect?	Measures or alternatives previously infeasible now feasible?	New measure or alternative substantially reduce impact but proponent declines to implement?	Potential Impact addressed in Prior EIR?	Impact mitigated by uniformly applied standards
a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation of Potential Impacts

- a) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluation conducted in conjunction with the Loma Vista Specific Plan determined that a potentially significant impact effect could result, and a mitigation measure was incorporated to reduce this impact to a less-than significant level. The project is subject to that mitigation measure. The General Plan EIR determined that no significant effects would result, and no mitigation measures are required.
- b) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.

- c) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- d) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- e) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- f) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- g) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- h) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.

Discussion

This section evaluates the potential impacts of the Home Place Master Plan on human health and the environment due to exposure to hazardous materials or conditions associated with the project area, project construction, and project operations.

Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as “Gettysburg/Ashlan Master Planned Community.” The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

Loma Vista Specific Plan EIR

Potential impacts related to hazards are evaluated in Section 5.9 of the Loma Vista EIR. All potential hazard-related impacts associated with adoption and implementation of the Home Place Master Plan have been addressed in the Loma Vista EIR. The initial study prepared for the proposed specific plan examined potential impacts in all categories related to public safety and hazards and determined that the specific plan would not generate impacts with respect to

the following: creating a significant hazard through the routine transport, use or disposal of hazardous materials; airport safety or proximity; and implementation of an adopted emergency response or evacuation plan. The Loma Vista EIR determined that impacts in all other categories related to public safety and hazards were less than significant without mitigation, with the exception of potential impacts from unknown buried hazardous materials. A mitigation measure was incorporated into the Loma Vista EIR to reduce this potential impact to a less-than-significant level (Refer to Appendix A – Loma Vista MMRP). The proposed project is subject to this mitigation measure.

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with impacts related to hazards and hazardous materials within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

2014 General Plan EIR

The General Plan EIR evaluates hazard-related impacts associated with the adoption and buildout of the General Plan planning area. Hazard-related impacts are discussed in Section 5.8 of the General Plan EIR. No unique conditions or impacts are identified relative to the Home Place project area. General Plan policies addressing hazards are included throughout the Environmental Safety Element of the General Plan, as well as in various policies included in the Public Facilities Element. The General Plan EIR determined that upon implementation of regulatory requirements and standard conditions of approval, all potential impacts related to hazards and hazardous conditions would be less than significant. No mitigation measures were required.

Summary of Hazards and Hazardous Conditions Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar impacts related to hazards or hazardous conditions, nor are there changes to the severity of any previously identified impact. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce the significant effect of the project related to hazards.

VIII. HYDROLOGY AND WATER QUALITY. Would the project:

		Impact peculiar to project?	New significant effect?	Substantial increase in severity of previously identified effect?	Measures or alternatives previously infeasible now feasible?	New measure or alternative substantially reduce impact but proponent declines to implement?	Potential Impact addressed in Prior EIR?	Impact mitigated by uniformly applied standards
a.	Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f.	Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h.	Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j.	Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation of Potential Impacts

a) Potential Impact Addressed in Previous EIR. The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.

- b) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The evaluation completed in conjunction with the Loma Vista EIR determined that no significant impacts would result. The General Plan EIR determined that potential impacts related to groundwater recharge would result from buildout of the General Plan. No feasible mitigation measures were identified that would reduce this impact to a less-than-significant level and the impact remains significant and unavoidable. A statement of overriding considerations was adopted for this impact, as summarized in the discussion below (also refer to Appendix D – General Plan MMRP).
- c) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- d) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- e) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- f) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- g) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- h) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- i) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- j) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.

Discussion

The greater Clovis area is traversed by three natural stream systems, each comprised of sub-streams or creeks that collect to discharge to a centralized natural drainage channel. These stream systems collect storm runoff from the project-vicinity, including the foothills each of Clovis, eventually conveying runoff to the Fresno Slough located west of the City of Fresno. Many of these channels, including Dog Creek through the project boundary, have been modified over time such that they have become dual-use storm water conveyance and irrigation conveyance channels. The

Fresno Metropolitan Flood Control District (FMFCD) is responsible for storm water management within the Fresno-Clovis metropolitan area, including the City of Clovis.

Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as “Gettysburg/Ashlan Master Planned Community.” The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

Beginning in the early 20th Century and continuing in the 1950’s the Dog Creek and related tributaries were realigned as the land was graded for farming. At present, Dog Creek now flows in straight channels through the Project area and along Leonard Avenue. In conjunction with the development of the Master Plan, the proponents will modify the alignment of Dog Creek to its historic alignment. This will alleviate flood plain impacts to the Project area and allow the creek alignment to be treated and designed as an amenity within the Master Plan. The creek corridor is under the jurisdiction of Fresno Metropolitan Flood Control District (FMFCD), the Department of Fish and Wildlife, and the Army Corps of Engineers. Special permitting will be required to modify the creek alignment, which has already commenced in a process separate from the land use entitlements. Because the property has not yet been annexed in the City, formal local agency review is the responsibility of the County of Fresno. Upon approval of the plans and permits, the physical work to modify the creek alignment will likely be accomplished in conjunction with the first phase of project development.

Loma Vista Specific Plan EIR

Potential hydrology and water quality impacts are evaluated in Section 5.6 of the Loma Vista EIR. All potential hydrology and water quality impacts associated with adoption and implementation of the Home Place Master Plan have been addressed in the Loma Vista EIR. The initial study prepared for the proposed Specific Plan examined potential impacts in all categories related to hydrology and water quality and determined that, in light of existing regulations, the Specific Plan would not generate impacts with respect to the following: placing housing within a 100-year flood hazard area and impeding or redirecting flood flows. It was also determined that no additional information was needed for a less-than significant determination as it relates to the Specific Plan’s potential to expose people or structures to a significant risk or less involving flooding and inundation by seiche, tsunami or mud flow. The Loma Vista EIR determined that impacts in all other categories related to hydrology and water quality were less than significant, with no mitigation measures required.

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with impacts related to hydrology and water quality within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

2014 General Plan EIR

The General Plan EIR evaluates hydrology and water quality impacts associated with the adoption and buildout of the General Plan planning area. Hydrology and water quality impacts are discussed in Section 5.9 of the General Plan EIR. No unique conditions or impacts are identified relative to the Home Place project area, though the analysis identifies the occurrence of 100 year flood zones associated with Dog Creek in the project area and vicinity. General Plan policies addressing hydrology and water quality include ES-1.1 – Flood Zone, OS-3.1 - Stormwater management, and OS-3.2 – Stormwater pollution. The General Plan EIR determined that upon implementation of regulatory

requirements and standard conditions of approval, all potential impacts related to hazards and hazardous conditions would be less than significant without mitigation, with one exception.

Development pursuant to the General Plan would increase the demand on groundwater use and increase impervious surfaces in the planning boundary, which would impact opportunities for groundwater recharge. No mitigation measures were identified that would reduce this impact to a less-than-significant level and it remains significant and unavoidable. In conjunction with its certification of the General Plan EIR, the Clovis City Council adopted a Statement of Overriding Considerations finding that specific economic, legal, social, technological, or other benefits of the General Plan outweighed the unavoidable adverse environmental effects, including the impact to hydrology described above, allowing the adverse environmental effects to be considered acceptable (Refer to Appendix D – General Plan SOC).

Summary of Hydrology and Water Quality Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar impacts to hydrology or water quality, nor are there changes to the severity of any previously identified impact. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce the significant effect of the project related to hydrology and water quality.

IX. LAND USE AND PLANNING. Would the project:

		Impact peculiar to project?	New significant effect?	Substantial increase in severity of previously identified effect?	Measures or alternatives previously infeasible now feasible?	New measure or alternative substantially reduce impact but proponent declines to implement?	Potential Impact addressed in Prior EIR?	Impact mitigated by uniformly applied standards
a.	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but no limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation of Potential Impacts

- a) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- b) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- c) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.

Discussion

The land within the project is area is currently devoted to agricultural use, with surrounding uses including a combination rural/agricultural land and properties that been developed pursuant to the City General Plan for a range of semi-urban uses. The project area (Home Place Master Plan boundaries) is located within area designated by the Loma Vista Specific Plan and the 2014 General Plan for low density residential development, with a gross density of 4.8 units per acre.

Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as “Gettysburg/Ashlan Master Planned Community.” The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The

Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

Loma Vista Specific Plan EIR

Potential land use impacts are evaluated in Section 5.7 of the Loma Vista EIR. All potential land use impacts associated with adoption and implementation of the Home Place Master Plan have been addressed in the Loma Vista EIR. The evaluation of land use impacts conducted in conjunction with the Loma Vista Specific Plan resulted in a determination that all potential impacts are less-than-significant. No mitigation measures are necessary.

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with impacts related to land use within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

2014 General Plan EIR

The General Plan EIR evaluates land use impacts associated with the adoption and buildout of the General Plan planning area. Land use impacts are discussed in Section 5.10 of the General Plan EIR. The role of designated urban centers is discussed throughout Section 5.10, including Loma Vista (Southeast Urban Center). No unique conditions or impacts are identified relative to the Home Place project area. General Plan policies addressing land use are included throughout the Land Use and Housing Elements. The General Plan EIR determined that upon implementation of regulatory requirements and standard conditions of approval, all potential impacts related to land use would be less than significant without mitigation.

Summary of Land Use Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar land use impacts, nor are there changes to the severity of any previously identified impact. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce any significant effect of the project related to land use. No such effects were identified.

X. MINERAL RESOURCES. Would the project:

		Impact peculiar to project?	New significant effect?	Substantial increase in severity of previously identified effect?	Measures or alternatives previously infeasible now feasible?	New measure or alternative substantially reduce impact but proponent declines to implement?	Potential Impact addressed in Prior EIR?	Impact mitigated by uniformly applied standards
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation of Potential Impacts

- a) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- b) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.

Discussion

Minerals are defined as any naturally occurring chemical elements or compounds formed from inorganic processes and organic substances. Minalable minerals, or an “ore deposit,” are defined as a deposit of ore or mineral having a value materially in excess of the cost of developing, mining, and processing the mineral and reclaiming the area. Key information on mineral resources for the City of Clovis planning area, as noted by the 2014 General Plan EIR, is based largely on the publication entitled Update of Mineral Land Classification: Aggregate Materials in the Fresno Production-Consumption Region, California (Open-File Report 99-02), California Division of Mines and Geology, April 1, 1999; available from the California Geological Survey.

Loma Vista Specific Plan EIR

Potential mineral resource impacts are evaluated in the initial study completed in conjunction with the Loma Vista EIR. The Initial study concluded that there was no potential for mineral resource impacts because there are no known mineral resources within the Specific Plan boundary. No mitigation measures were required.

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with impacts related to mineral resources within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

2014 General Plan EIR

The General Plan EIR evaluates mineral resource impacts associated with the adoption and buildout of the General Plan planning area. Mineral resource impacts are discussed in Section 5.11 of the General Plan EIR. Due to the absence of known mineral resources within the General Plan planning area, the General Plan does not include policies

addressing mineral resources. The General Plan EIR determined that upon implementation of regulatory requirements, all potential impacts related to mineral resources would be less than significant without mitigation. No mitigation measures are required.

Summary of Mineral Resource Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar impacts to mineral resources, nor are there changes to the severity of any previously identified impact. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce any significant mineral resource effect of the project. No such effects were identified.

XI. NOISE. Would the project result in:

		Impact peculiar to project?	New significant effect?	Substantial increase in severity of previously identified effect?	Measures or alternatives previously infeasible now feasible?	New measure or alternative substantially reduce impact but proponent declines to implement?	Potential Impact addressed in Prior EIR?	Impact mitigated by uniformly applied standards
a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation of Potential Impacts

- a) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of impacts in this category have been identified. The previous evaluations determined that impacts in this category were potentially significant. Both the Loma Vista EIR and the General Plan EIR included mitigation measure(s) to reduce the potential effects (Refer to Appendix A – Loma Vista MMRP and Appendix C – General Plan MMRP. Ultimately, impacts in both documents were deemed significant and unavoidable. Statements of overriding consideration for both the Loma Vista Specific Plan and the 2014 General Plan were adopted relative to this impact (Refer to Appendices B-Loma Vista SoC and Appendix D – General Plan SoC).
- b) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of impacts in this category have been identified. The previous evaluations determined that impacts in this category were potentially significant. Both the Loma Vista EIR and the General Plan EIR included mitigation measure(s) to reduce the potential effects (Refer to Appendix A – Loma Vista MMRP and Appendix C – General Plan MMRP. Ultimately, impacts in both documents were deemed significant and unavoidable. Statements of overriding consideration for both the Loma Vista Specific Plan and the 2014 General Plan were adopted relative to this impact (Refer to Appendices B-Loma Vista SoC and Appendix D – General Plan SoC).
- c) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of impacts in this category have been identified. The previous evaluations determined that impacts in this category were potentially significant. Both the Loma Vista EIR and the General Plan EIR included mitigation measure(s) to reduce the

potential effects (Refer to Appendix A – Loma Vista MMRP and Appendix C – General Plan MMRP. Ultimately, impacts in both documents were deemed significant and unavoidable. Statements of overriding consideration for both the Loma Vista Specific Plan and the 2014 General Plan were adopted relative to this impact (Refer to Appendices B-Loma Vista SoC and Appendix D – General Plan SoC).

- d) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The evaluation completed in conjunction with the Loma Vista EIR determined that no significant effects would result, and no mitigation measures are required. The General Plan EIR determined that impacts in this category were potentially significant and incorporated mitigation measures to reduce the potential effects. Ultimately, the impact was deemed significant and unavoidable. A statement of overriding considerations was adopted for this impact, as summarized in the discussion below (also refer to Appendix D – General Plan SoC).
- e) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- f) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.

Discussion:

The City of Clovis is potentially impacted by a multitude of noise sources. Mobile sources of noise, especially cars and trucks, are the most common and significant sources of noise in most communities, and they are predominant sources of noise in the City of Clovis and project area. The Fresno-Yosemite International Airport also generates noise from general aviation and commercial aircraft activity, though the Home Place project area does not lie in close proximity to any airport and airport-related noise is minimal. In addition, commercial, industrial, and institutional land uses throughout the City (i.e., schools, fire stations, utilities) generate stationary-source noise. Temporary noise and vibrations also considered in the evaluation of noise impacts, with construction-related activities typically being the focus.

Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as “Gettysburg/Ashlan Master Planned Community.” The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

Loma Vista Specific Plan EIR

Potential noise impacts are evaluated in Section 5.8 of the Loma Vista EIR. All potential noise impacts associated with adoption and implementation of the Home Place Master Plan have been addressed in the Loma Vista EIR. The noise assessment conducted in conjunction with the Loma Vista Specific identified that potential impacts associated with temporary increases in noise and vibration levels due to construction were less than significant, with no mitigation required. Potential impacts associated with noise impacts to on-site receptors due to long-term traffic generation were found to be significant. Mitigation measures were incorporated into the Loma Vista Specific Plan to reduce

potential impacts in this category to less-than-significant levels. Potential noise impacts to off-site sensitive receptors due to long-term traffic generation were also found to be significant, and mitigation measures were incorporated. However, despite the application of mitigation measures, impacts to off-site sensitive receptors could not be mitigated to less-than-significant levels and were identified as being significant and unavoidable. With regard to noise mitigation measures, refer to Appendix A – Loma Vista MMRP). The proposed project is subject to these mitigation measures.

In conjunction with its certification of the Loma Vista DEIR, the Clovis City Council adopted a Statement of Overriding Considerations finding that specific economic, legal, social, technological, or other benefits of the Specific Plan outweighed the unavoidable adverse environmental effects, including the noise impact described above, allowing the adverse environmental effects to be considered acceptable (Refer to Appendix B – Loma Vista SOC).

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with noise impacts within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

2014 General Plan EIR

The General Plan EIR evaluates noise impacts associated with the adoption and buildout of the General Plan planning area. Noise impacts are discussed in Section 5.12 of the General Plan EIR. General Plan policies addressing noise from existing and future land uses are found throughout the Environmental Safety Element. No unique conditions or impacts are identified relative to the Home Place project area. Potential traffic-related noise, a key contributor to noise impacts, was evaluated in the General Plan EIR for the major street segments that include the perimeter of the Home Place project area, as follows:

- Gettysburg Avenue: DeWolf Avenue to McCall Avenue
- Ashlan Avenue: DeWolf Avenue to McCall Avenue
- Leonard Avenue: Shaw Avenue to Ashlan Avenue

Thompson Avenue, which forms the eastern boundary of the Home Place project area, did not include current or projected volumes that triggered this analysis. The General Plan EIR concluded at full buildout of the General Plan the segment of Ashlan Avenue between DeWolf and McCall Avenue would generate traffic-noise increases, in proximity to sensitive receptors, that would result in a significant impact. Since that evaluation was completed, properties along the south side of Ashlan Avenue have been subdivided and annexed into the City. Masonry walls have been or will be constructed as a buffer between the street and the adjacent residences.

The General Plan EIR determined that impacts relating to the exposure of future uses to traffic noise, the exposure of sensitive uses to noise from stationary sources, and the aircraft related noise were less than significant without mitigation. The General Plan EIR concludes that noise impacts to sensitive uses from increased traffic, ground borne vibration, and construction noise were potentially significant and mitigation measures are required. Mitigation measures were incorporated into the adoption of the General Plan to address these potential noise impacts to less-than-significant levels (Refer to Appendix C – General Plan MMRP). The proposed project is subject to these mitigation measures.

Despite the application of mitigation measures, the General Plan EIR determined that potential impacts summarized above would remain significant and unavoidable. In conjunction with its certification of the General Plan EIR, the Clovis City Council adopted a Statement of Overriding Considerations finding that specific economic, legal, social, technological, or other benefits of the General Plan outweighed the unavoidable adverse environmental effects, including the noise related impacts described above, allowing the adverse environmental effects to be considered acceptable (Refer to Appendix D – General Plan SOC).

Summary of Noise Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project

would not result in peculiar noise impacts, nor are there changes to the severity of any previously identified impact. This determination is supported by an [Acoustical Analysis and Report](#) that was completed for the proposed project in September of 2021.

No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce the significant noise effects of the project.

XII. POPULATION AND HOUSING. Would the project:

		Impact peculiar to project?	New significant effect?	Substantial increase in severity of previously identified effect?	Measures or alternatives previously infeasible now feasible?	New measure or alternative substantially reduce impact but proponent declines to implement?	Potential Impact addressed in Prior EIR?	Impact mitigated by uniformly applied standards
a.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation of Potential Impacts

- a) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The evaluation completed in conjunction with the Loma Vista EIR determined that determined that no significant impacts to population and housing were identified, and no mitigation measures were necessary. The General Plan EIR determined that impacts related to substantial population growth at buildout of the General Plan would be significant and unavoidable. A statement of overriding considerations was adopted for this impact, as summarized in the discussion below.
- b) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.

Discussion

Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as “Gettysburg/Ashlan Master Planned Community.” The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

Loma Vista Specific Plan EIR

Potential impacts relating to population and housing are evaluated in Section 5.12 of the Loma Vista EIR. All potential population and housing impacts associated with adoption and implementation of the Home Place Master Plan have been addressed in the initial study completed for the Loma Vista Specific Plan and the subsequent Loma Vista EIR.

These documents concluded that there was no potential for population and housing impacts. No mitigation measures were required.

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with impacts related to population and housing within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

2014 General Plan EIR

The General Plan EIR evaluates population and housing impacts associated with the adoption and buildout of the General Plan planning area. Population and impacts are discussed in Section 5.13 of the General Plan EIR. General Plan policies addressing population and housing are found throughout the Housing Element. No unique conditions or impacts are identified relative to the Home Place project area. The General Plan EIR does describe that “new opportunities for additional housing in the City and its sphere of influence include the proposed mixed-use urban centers and villages in Loma Vista and the Northwest and Northeast Urban Centers, where substantial low to high density residential uses would be allowed.” (City of Clovis, General Plan EIR, p. 5.13-12).

The General Plan EIR determined that significant impacts related to the displacement of housing or people would not occur or would be less-than-significant without mitigation. The analysis concluded that the substantial population growth that would result from buildout of the general plan could generate significant impacts, and due to the lack of mitigation measures, these impacts would be considered significant and unavoidable. In conjunction with its certification of the General Plan EIR, the Clovis City Council adopted a Statement of Overriding Considerations finding that specific economic, legal, social, technological, or other benefits of the General Plan outweighed the unavoidable adverse environmental effects, including the impacts to population and housing described above, allowing the adverse environmental effects to be considered acceptable (Refer to Appendix D – General Plan SOC).

Summary of Population and Housing Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar impacts to population and housing, nor are there changes to the severity of any previously identified impact. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce the significant population and housing effect of the project.

XIII. PUBLIC SERVICES.

		Impact peculiar to project?	New significant effect?	Substantial increase in severity of previously identified effect?	Measures or alternatives previously infeasible now feasible?	New measure or alternative substantially reduce impact but proponent declines to implement?	Potential Impact addressed in Prior EIR?	Impact mitigated by uniformly applied standards
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 any of the public services:							
	i. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	ii. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation of Potential Impacts

a) Potential Impact Addressed in Previous EIR. The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. No mitigation measures were identified in the Loma Vista EIR as being necessary. The following conclusions were included in the General Plan EIR.

- i. Fire: A mitigation measure incorporated to reduce a potentially significant impacts to less than significant (Refer to Appendix C – General Plan MMRP).
- ii. Police: A mitigation measure incorporated to reduce a potentially significant impacts to less than significant (Refer to Appendix C – General Plan MMRP).
- iii. Schools: Less than significant without mitigation.
- iv. Parks: Less than significant without mitigation.
- v. Other: Less than significant without mitigation

Discussion

The project area is located adjacent to the Clovis City limits, within the sphere of influence. The Reagan Educational Center is located immediately east of the project area. The City of Clovis will be the service provider for traditional municipal services, including but not limited to fire protection, police protection, and parks and recreation services. School district boundaries bisect the roughly 300 acre project area along the Highland Avenue alignment. The western half of the project area lies within the Clovis Unified Boundary, while the eastern half lies within the Sanger Unified Boundary.

Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as “Gettysburg/Ashlan Master Planned Community.” The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D

(pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

Loma Vista Specific Plan EIR

Potential public service impacts are evaluated in Section 5.10 of the Loma Vista EIR. All potential public service impacts associated with adoption and implementation of the Home Place Master Plan have been addressed in the Loma Vista EIR. The evaluation of public services conducted in conjunction with the Loma Vista Specific Plan determined that potential impacts to public services would be less-than-significant. No mitigation measures were required.

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with impacts related to public services within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

2014 General Plan EIR

The General Plan EIR evaluates impacts to public services associated with the adoption and buildout of the General Plan planning area. Public service impacts are discussed in Sections 5.14 (Public Services) and 5.15 (Parks and Recreation) of the General Plan EIR. General Plan policies addressing public services are included throughout the Public Facilities and Services and Open Space and Conservation Elements of the General Plan. No unique conditions or impacts are identified relative to the Home Place project area. With regard to Loma Vista, the General Plan EIR does highlight "Policy 3.7 in the Land Use Element, [which] supports residential development in the three urban centers that contribute to a neighborhood of parks, schools, streets, pedestrian pathways, and neighborhood amenities." Parks, paseos, trails, and green-belts throughout the Loma Vista Specific Plan area are also referenced.

The General Plan EIR determined that upon implementation of regulatory requirements, potential impacts to schools and other public services, including libraries, are less than significant without mitigation. Potential impacts to police and fire protection services were deemed to be potentially significant. A mitigation measure was incorporated into the adoption of the General Plan to reduce potential impacts to police and fire protection services to a less-than-significant level (Refer to Appendix C – General Plan MMRP). The proposed project is subject to this mitigation measure.

Summary of Public Services Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar impacts to public services, nor are there changes to the severity of any previously identified impact. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce the significant public service effects of the project.

XIV. RECREATION

		Impact peculiar to project?	New significant effect?	Substantial increase in severity of previously identified effect?	Measures or alternatives previously infeasible now feasible?	New measure or alternative substantially reduce impact but proponent declines to implement?	Potential Impact addressed in Prior EIR?	Impact mitigated by uniformly applied standards
a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation of Potential Impacts

- a) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- b) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.

Discussion

The project area is located adjacent to the Clovis City limits, within the sphere of influence. The Reagan Educational Center is located immediately east of the project area. The City of Clovis will be the service provider for traditional municipal services, including but not limited to fire protection, police protection, and parks and recreation services.

Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as “Gettysburg/Ashlan Master Planned Community.” The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

Loma Vista Specific Plan EIR

Potential recreation impacts are evaluated in Section 5.11 of the Loma Vista EIR. All potential recreation impacts associated with adoption and implementation of the Home Place Master Plan have been addressed in the Loma Vista EIR. The evaluation of recreation-related impacts conducted in conjunction with the Loma Vista Specific Plan determined that potential impacts to recreation would be less-than-significant. No mitigation measures were required.

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with impacts related recreation within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

2014 General Plan EIR

The General Plan EIR evaluates recreation-related impacts associated with the adoption and buildout of the General Plan planning area. Recreation impacts are discussed in Section 5.15 of the General Plan EIR. General Plan policies addressing recreation are included throughout the Open Space and Conservation Element of the General Plan. No unique conditions or impacts are identified relative to the Home Place project area. With regard to Loma Vista, the General Plan EIR does highlight "Policy 3.7 in the Land Use Element, [which] supports residential development in the three urban centers that contribute to a neighborhood of parks, schools, streets, pedestrian pathways, and neighborhood amenities." Parks, paseos, trails, and green-belts throughout the Loma Vista Specific Plan area are also referenced. The General Plan EIR determined that upon implementation of regulatory requirements, potentially significant impacts to schools and other public services, including libraries, are less than significant without mitigation.

Summary of Recreation Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar impacts to recreation-related services or facilities, nor are there changes to the severity of any previously identified impact. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce any significant effect of the project on recreational services. No such effects were identified.

XV. TRANSPORTATION/TRAFFIC. Would the project:

		Impact peculiar to project?	New significant effect?	Substantial increase in severity of previously identified effect?	Measures or alternatives previously infeasible now feasible?	New measure or alternative substantially reduce impact but proponent declines to implement?	Potential Impact addressed in Prior EIR?	Impact mitigated by uniformly applied standards
a.	Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f.	Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation of Potential Impacts

- a) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The evaluation completed in conjunction with both documents determined that potentially significant impacts could occur in this category and mitigation measures were identified to reduce the potential effects (Refer to Appendix A – Loma Vista MMRP and Appendix C – General Plan MMRP). The Loma Vista EIR determined that determined the mitigation measure would the impact to a less-than-significant level. The General Plan EIR determined that impacts related to substantial increases traffic at buildout of the General Plan would remain significant and unavoidable, despite application of mitigation measures. A statement of overriding considerations was adopted for this impact, as summarized in the discussion below (also refer to Appendix D – General Plan SoC).
- b) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- c) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.

- d) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- e) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- f) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.

Discussion

Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as “Gettysburg/Ashlan Master Planned Community.” The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

In conjunction with proposed Master Plan, streets adjacent to the project area will be annexed into the City of Clovis and improved pursuant to City standards and policies. As development occurs, Clovis impact fees will be collected to account for impacts to local streets. Regional impacts are addressed through the Regional Transportation Mitigation Fee (RTMF) and through Measure C, the half-cent sales tax measure dedicated to funding priority improvements in the unincorporated county and its cities. Internal local streets will be constructed as developed occurs. The area surrounding the project site to the south and west was previously annexed into the City. Properties to the north and east, while currently in the unincorporated part of the County, are included within the Loma Specific Plan boundaries and are designated for future development and annexation. Street segments within those areas will be annexed and improved in conjunction with future development. McCall Avenue forms the easterly edge of the Loma Vista Specific Plan boundary and extends both north and south of Loma Vista outside the City’s sphere of influence. McCall Avenue is designated by Fresno County as an arterial street, providing for mobility within the county and its cities, carrying through traffic on continuous routes and joining major traffic generators, freeways, expressways, super arterials, and other arterials.

Loma Vista Specific Plan EIR

Potential traffic/transportation impacts are evaluated in Section 5.14 of the Loma Vista EIR. All potential traffic/transportation associated with adoption and implementation of the Home Place Master Plan have been addressed in the Loma Vista EIR. With the exception of one street segment on Barstow Avenue, the traffic/transportation assessment conducted in conjunction with the Loma Vista Specific Plan concluded that traffic impacts associated with buildout of the Specific Plan area would be less than significant without mitigation. With regard to a planned 2 lane street with a two-way left turn lane design on Barstow Avenue, the Loma Vista EIR determined that traffic impacts associated with buildout of the Specific Plan would be potentially significant. A mitigation measure was incorporated into the Loma Vista Specific Plan to reduce potential impacts at this location to a less-than-significant level (Refer to Appendix A – Loma Vista MMRP). The proposed project is subject to the Loma

Vista Specific Plan mitigation measures. However, because the impact and mitigation address a specific street section on Barstow Avenue which is outside of the Home Place project area, the mitigation measure is not applicable to the project.

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with impacts related to traffic and transportation within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

2014 General Plan EIR

The General Plan EIR evaluates traffic/transportation impacts associated with the adoption and buildout of the General Plan planning area. Traffic/transportation impacts are discussed in Section 5.16 of the General Plan EIR. General Plan policies addressing traffic/transportation are included throughout the Circulation Element of the General Plan. No unique conditions or impacts are identified relative to the Home Place project area. Potential impacts to street segments both within and outside of the Loma Vista Specific Plan boundaries are evaluated in the EIR. The General Plan EIR determined that upon implementation of regulatory requirements, potential impacts in all categories would be less than significant without mitigation, with the exception of impacts to the existing level of service for certain street segments.

The General Plan EIR determined that buildout of the General Plan planning area would result in trip generation that would impact levels of service for certain road segments within the existing area roadway system. None of the affected segments lies within or adjacent to the Home Place project area. However, some segments are located within the project vicinity and project-related traffic could contribute to the impact identified in the General Plan EIR. No feasible mitigation measures were identified that would reduce this impact to a less-than-significant level. In conjunction with its certification of the General Plan EIR, the Clovis City Council adopted a Statement of Overriding Considerations finding that specific economic, legal, social, technological, or other benefits of the General Plan outweighed the unavoidable adverse environmental effects, including the transportation/traffic impact described above, allowing the adverse environmental effects to be considered acceptable (Refer to Appendix D – General Plan SOC).

Summary of Traffic/Transportation Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar impacts related to traffic/transportation, nor are there changes to the severity of any previously identified impact. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce the significant effect of the project on traffic and transportation.

XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:

		Impact peculiar to project?	New significant effect?	Substantial increase in severity of previously identified effect?	Measures or alternatives previously infeasible now feasible?	New measure or alternative substantially reduce impact but proponent declines to implement?	Potential Impact addressed in Prior EIR?	Impact mitigated by uniformly applied standards
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g.	Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation of Potential Impacts

- a) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The Loma Vista EIR determined that potential impacts in this category were potentially significant and mitigation measures were incorporated to reduce the potential effects to a less-than-significant level (Refer to Appendix A – Loma Vista MMRP). The General Plan EIR determined that that no significant effects would result, and no mitigation measures are required.
- b) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The Loma Vista EIR determined that potential impacts in this category were potentially significant and mitigation measures were incorporated to reduce the potential effects to a less-than-significant level (Refer to Appendix A – Loma Vista MMRP). The General Plan EIR determined that that no significant effects would result, and no mitigation measures are required.
- c) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The Loma Vista EIR determined that potential impacts in this category were potentially significant and mitigation measures were incorporated to reduce the potential effects to a less-than-significant level (Refer to

Appendix A – Loma Vista MMRP). The General Plan EIR determined that that no significant effects would result, and no mitigation measures are required.

- d) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The evaluation completed in conjunction with both documents determined that potentially significant impacts could occur in this category. The Loma Vista EIR identified and incorporated mitigation measures to reduce the potential effects to a less-than-significant level (Refer to Appendix A – Loma Vista MMRP and Appendix C – General Plan MMRP). The General Plan EIR determined that impacts related to water supplies at buildout of the General Plan would remain significant and unavoidable, and no mitigation measures were identified to reduce this effect. A statement of overriding considerations was adopted for this impact, as summarized in the discussion below (also refer to Appendix D – General Plan SoC).
- e) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- f) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- g) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.

Discussion

Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as “Gettysburg/Ashlan Master Planned Community.” The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

In conjunction with proposed Master Plan, sewer, water, and recycled water infrastructure will be constructed pursuant to the City’s adopted master plans as development proceeds. The City and project proponents will coordinate with Fresno Metropolitan Flood Control (FMFCD) to ensure that FMFCD requirements are incorporated into each phase of development. Clovis impact fees will be collected to account for impacts to City utilities and FMFCD fees will be collected to account for impacts to the local flood control system.

Loma Vista Specific Plan EIR

Potential impacts to utility and service systems are evaluated in Section 5.10 of the Loma Vista EIR. All potential utility system impacts associated with adoption and implementation of the Home Place Master Plan have been addressed in the Loma Vista EIR. The evaluation conducted in conjunction with the Loma Vista Specific Plan identifies that potential impacts associated with solid waste service are less-than-significant without mitigation. The Loma Vista EIR

also notes that potential impacts associated with natural gas, electricity, and telecommunication facilities are less than significant without mitigation.

Potential impacts associated with increased demand for water, wastewater, and flood control services are identified as potentially significant. Mitigation measures were incorporated into the Loma Vista EIR to reduce these potential impacts to less-than-significant levels (Refer to Appendix A – Loma Vista MMRP). The proposed project is subject to these mitigation measures.

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with impacts related to public utility systems within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

2014 General Plan EIR

The General Plan EIR evaluates utility system impacts associated with the adoption and buildout of the General Plan planning area. Impacts to public utilities are discussed in Section 5.17 of the General Plan EIR. General Plan policies addressing utility systems are included throughout the Public Facilities and Services Element. With the exception of impacts related to water entitlements, the General Plan EIR determined that potential impacts in all public utility categories that would result from General Plan buildout would be less-than-significant, considering regulatory requirements and General Plan policies.

The General Plan evaluation of water utility system concluded that while there are adequate planned water supplies to meet projected demand for the 2035 General Plan Scenario, additional water supply would be required to meet the requirements of full General Plan buildout. No mitigation measures were identified to reduce this impact to less-than-significant. Therefore, this impact was identified as being significant and unavoidable. In conjunction with its certification of the General Plan EIR, the Clovis City Council adopted a Statement of Overriding Considerations finding that specific economic, legal, social, technological, or other benefits of the General Plan outweighed the unavoidable adverse environmental effects, including the impacts to public utilities described above, allowing the adverse environmental effects to be considered acceptable (Refer to Appendix D – General Plan SOC).

Summary of Utility and Service System Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar impacts to utility and service systems, nor are there changes to the severity of any previously identified impact. This determination as it relates to water supply is supported by a [Water Supply Assessment](#) that was completed for the proposed project in March of 2021. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce the significant effect of the project on utility and service systems.

XVII. Greenhouse Gas Emissions. Would the project:

		Impact peculiar to project?	New significant effect?	Substantial increase in severity of previously identified effect?	Measures or alternatives previously infeasible now feasible?	New measure or alternative substantially reduce impact but proponent declines to implement?	Potential Impact addressed in Prior EIR?	Impact mitigated by uniformly applied standards
a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation of Potential Impacts

- a) Potential Impact Addressed in Previous EIR.** The General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The General Plan EIR determined that impacts related to increases in greenhouse gas emissions at buildout of the General Plan would be potentially significant and mitigation measures were incorporated to reduce the potential effects (Refer to Appendix C – General Plan MMRP). Despite the incorporation of the mitigation measures, the impact was determined to be significant and unavoidable. A statement of overriding considerations was adopted for this impact, as summarized in the discussion below (also Refer to Appendix D – General Plan SoC).
- b) Potential Impact Addressed in Previous EIR.** The General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluation determined that no significant effects would result, and no mitigation measures are required.

Discussion

Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as “Gettysburg/Ashlan Master Planned Community.” The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

Loma Vista Specific Plan EIR

The preparation and certification of the Loma Vista EIR pre-date the evaluation of greenhouse gas emissions under the California Environmental Quality Act. Therefore, greenhouse gas emissions were not evaluated in the Loma Vista EIR.

2014 General Plan EIR

The General Plan EIR evaluates greenhouse gas impacts associated with the adoption and buildout of the General Plan planning area. Greenhouse gas impacts are discussed in Section 5.7 of the General Plan EIR. General Plan policies addressing greenhouse gas emissions are included throughout the Air Quality and Circulation Elements, along with various policies in the Economic Development, Land Use, and Open Space Elements. The General Plan EIR determined that potential impacts related to conflicts with applicable plans or policies would be less than significant without mitigation, considering existing regulatory requirements and standard conditions. Impacts associated with increases in greenhouse gas emissions, however, were determined to be potentially significant. Mitigation measures were incorporated into the adoption of the General Plan to address potential impacts related to greenhouse gas emissions (Refer to Appendix C – General Plan MMRP). The proposed project is subject to these mitigation measures.

Despite the application of mitigation measures, the General Plan EIR determined that potential impacts associated with increases in greenhouse gas emissions would remain significant and unavoidable. In conjunction with its certification of the General Plan EIR, the Clovis City Council adopted a Statement of Overriding Considerations finding that specific economic, legal, social, technological, or other benefits of the General Plan outweighed the unavoidable adverse environmental effects, including the impacts to greenhouse gas emissions described above, allowing the adverse environmental effects to be considered acceptable (Refer to Appendix D – General Plan SOC).

Summary of Greenhouse Gas Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the 2014 General Plan. The project would not result in peculiar impacts related to greenhouse gas emissions, nor are there changes to the severity of any previously identified impact. This determination is supported by an [Air Quality and Greenhouse Gas Assessment and Report](#) that was completed for the proposed project in October of 2020. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce the significant greenhouse gas related effect of the project.