

Notice of Determination

E201210000172

Appendix D

To: [X] Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

[X] County Clerk
County of: Fresno
Address: 2220 Tulare St Fresno, CA 93721

From: Public Agency: City of Clovis
Address: 1033 Fifth Street Clovis, CA 93611

Contact: David Merchen
Phone: 559.324.2346

Lead Agency (if different from above):
Address:

Contact: By [Signature] DEPUTY
Phone:

FILED
NOV 23 2022
TIME 11:08

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse):

Project Title: Home Place Master Plan, Prezone, Tract Map, Planned Development Permit, & Annexation

Project Applicant: City of Clovis

Project Location (include county): City of Clovis, Fresno County

Project Description:

The project includes the adoption of the Home Place Master Plan, encompassing 310 acres generally bound by Leonard, Thompson, Gettysburg and Ashlan Avenues. The project will facilitate the annexation and development of land within the project boundary, to include approximately 1,174 new single family units, 132 multifamily units, 5 acres of neighborhood commercial, and related parks and open space areas. In addition to the Master Plan Community Overlay approved to establish the Master Plan, a rezoning to individual "base" zone districts, a 1,174 lot tract map, and a planned development permit for the tract map, and the annexation of the site are also included.

This is to advise that the City of Clovis has approved the above (X) Lead Agency or Responsible Agency

described project on 9/19/22 & 10/3/22 and has made the following determinations regarding the above described project.

- 1. The project [X] will [ ] will not] have a significant effect on the environment.
2. [X] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X] were [ ] were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X] was [ ] was not] adopted for this project.
5. A statement of Overriding Considerations [X] was [ ] was not] adopted for this project.
6. Findings [X] were [ ] were not] made pursuant to the provisions of CEQA.

Note: See attached discussion addressing CEQA Determinations made by City of Clovis as lead agency.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

1033 Fifth Street, Clovis CA 93611

Signature (Public Agency): [Signature] Title: City Planner

Date: 11/23/22 Date Received for filing at OPR:

**Notice of Determination – CEQA Determinations**  
**Home Place Master Plan, Prezone, Tract Map, Planned Development Permit & Annexation**

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Previously Certified Environmental Impact Reports

In 2003, the City of Clovis certified an environmental impact report (EIR) for the Southeast Urban Center Specific Plan, which was later rebranded to become the Loma Vista Specific Plan. The Loma Vista Specific Plan EIR evaluated the development of the 3300 acre specific plan area, which encompasses the 310 acre subject property. In 2014, the City of Clovis certified an EIR in conjunction with a comprehensive update to its General Plan. A mitigation monitoring program, findings of fact, and a statement of overriding considerations were adopted in conjunction with both EIRs.

Project and Program Level Approvals

The Home Place Master Plan required 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. The City made separate determinations for tier-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. Program level applications include the master plan community overlay, rezoning to base zone districts, and annexation. Program-level approvals of the project were found to be consistent with the Loma Vista Specific Plan and the 2014 General Plan. No impacts peculiar to these approvals were identified that were not 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 were determined to be exempt from additional environmental review under Section 15183.

Project Level Applications

Project level applications are those which allow the development of a specific land use on a specific site. Project level applications include the tract map and planned development permit. The project level applications were 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. The City determined that none of the events or circumstances outlined in Section 15162 of the CEQA Guidelines were 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 was determined to be exempt from additional environmental review under to Section 15182.