

NOTICE OF PREPARATION

TO: State Clearinghouse
State Responsible Agencies
State Trustee Agencies
Other Public Agencies

Interested Organizations

FROM: George González, MPA | Senior Planner
City of Clovis | Planning Division
1033 Fifth Street
Clovis, CA 93612
559.324.2383
georgeg@cityofclovis.com

SUBJECT: Notice of Preparation – Shepherd North Project

Notice is hereby given that the City of Clovis is the lead agency for the preparation of a project-level Environmental Impact Report (EIR) for the proposed Shepherd North Project (proposed Project), in accordance with the California Environmental Quality Act (CEQA), Section 15050. The EIR will consider potential environmental effects of the proposed project to determine the level of significance of the environmental effect and will analyze these potential effects to the detail necessary to make a determination on the level of significance. The EIR will consider those environmental issues which are raised by responsible agencies, trustee agencies, and members of the public or related agencies during the Notice of Preparation (NOP) process.

We need to know the views of your agency or organization as to the scope and content of the environmental information germane to your agency's statutory responsibilities or of interest to your organization in connection with the proposed project. Specifically, we are requesting the following:

1. If you are a public agency, state whether your agency will be a responsible or trustee agency for the proposed project and list the permits or approvals from your agency that will be required for the project and its future actions;
2. Identify significant environmental effects and mitigation measures that you believe need to be explored in the EIR with supporting discussion of why you believe these effects may be significant;
3. Describe special studies and other information that you believe are necessary for the City to analyze the significant environmental effects, alternatives, and mitigation measures you have identified;
4. For public agencies that provide infrastructure and public services, identify any facilities that must be provided (both on- and off-site) to provide services to the proposed project;
5. Indicate whether a member(s) from your agency would like to attend a scoping workshop/meeting for public agencies to discuss the scope and content of the EIR's environmental information; and
6. Provide the name, title, and telephone number of the contact person from your agency or organization that we can contact regarding your comments.

Due to the time limits mandated by State law, your response must be sent and received by the City of Clovis by the following deadlines:

- For responsible agencies, not later than 30 days after you receive this notice.
- For all other agencies and organizations, not later than 30 days following the publication of this Notice of Preparation. The 30-day review period begins Monday, May 9, 2022 and ends on Friday, June 10, 2022.

If we do not receive a response from your agency or organization, we will presume that your agency or organization has no response to make. A responsible agency, trustee agency, or other public agency may request a meeting with the City or its representatives in accordance with Section 15082(c) of the CEQA Guidelines. Please send your response to George González, MPA, Senior Planner at the City of Clovis | Planning Division, 1033 Fifth Street, Clovis, CA 93612. If you have any questions, please contact George González, MPA, Senior Planner at 559.324.2383 or via email at: georgeg@cityofclovis.com.

SCOPING MEETING: A scoping meeting will be held at the City of Clovis Council Chamber, located at 1033 Fifth Street, Clovis, CA 93612 on Wednesday, May 25, 2022 from 6:00 p.m. to 7:00 p.m. If you have any questions, please contact George González, MPA, Senior Planner, at georgeg@cityofclovis.com. If you prefer to attend virtually, you can either enter this link (<https://link.edgepilot.com/s/5c99e641/wZoX-PvT8U2lIDc9YNoXwg?u=https://cityofclovis.webex.com/cityofclovis/j.php?MTID=m3e7b645cadaf20bd442b3cbd03f1477>) into your web browser prior to the start of the meeting or dial in by phone (no video) at 1-844-992-4726 Access Code: 2492 626 9548.

PROJECT DESCRIPTION: The Project site is north of the City of Clovis limit line at the northeast corner of N. Sunnyside Avenue and E. Shepherd Avenue. The Project site is approximately 155 acres and includes the approximate 77-acre Development Area and the approximate 78-acre Non-Development Area. The Development Area includes the parcels being annexed that will be entitled for subdivision and development of up to 605 residential units, parkland, and public and private infrastructure. The application includes a request for a Sphere of Influence Expansion, General Plan Amendment, Pre-zone, Annexation, Tentative Map, Planned Development Permit, and Residential Site Plan Review. The Non-Development Area includes the parcels being included in the Sphere of Influence (SOI) expansion that will not be entitled for subdivision or development. A detailed Project Description is attached and can be reviewed at the City or by accessing the City's website at <https://cityofclovis.com/planning-and-development/planning/ceqa/>.

PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR: The City has reviewed the proposed Project application and has determined that an EIR should be prepared for the proposed Project because it may have a significant effect on the environment. All environmental topics identified in Appendix G of the State CEQA Guidelines require analysis within an EIR including: Aesthetics, Agricultural and Forest Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gases/Climate Change, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation/Circulation, Tribal Resources, Utilities and Service Systems, Cumulative Impacts, and Growth Inducing Impacts. An Initial Study has not been prepared for the proposed Project. As noted above, each environmental topic identified in Appendix G of the State CEQA Guidelines requires analysis in an EIR.

PROJECT LOCATION

The Project site is directly north of the City of Clovis limit line at the northeast corner of N. Sunnyside Avenue and E. Shepherd Avenue. The Project site is bounded on the north by Perrin Road, on the east by N. Fowler Avenue, on the south by E. Shepherd Avenue, and on the west by N. Sunnyside Avenue. Figures 1 and 2 show the Project's regional location and vicinity. The Project site is in the southwest $\frac{1}{4}$ of Section 21, Township 12 South, Range 21 East, Mount Diablo Base and Meridian (MDBM). Figure 3 illustrates the Project location on the USGS Clovis, California, 7.5-minute series quadrangle map.

PROJECT SITE DEFINED

The Project site includes several distinct planning boundaries defined below. The following terms are used throughout this document to describe planning area boundaries within the Project site:

- Project Area – includes the whole of the Project site (approximately 155 acres), including the approximate 77-acre Development Area and the approximate 78-acre Non-Development Area.
- Development Area - includes the parcels being annexed that will be entitled for subdivision and development. This will include a Sphere of Influence Expansion, General Plan Amendment, Pre-zone, Annexation, Tentative Map, Planned Development Permit, and Residential Site Plan Review.
- Non-Development Area - includes the parcels being included in the Sphere of Influence (SOI) expansion that will not be entitled for subdivision or development. This includes two separate areas, each described as an Expansion SubArea. The two Expansion SubAreas total 78 acres and are defined as Expansion SubArea North and Expansion SubArea East.

PROJECT SETTING

EXISTING SITE CONDITIONS

The Project site is approximately 155 acres and includes 39 Assessor parcels (APNs). Figure 4 illustrates the APNs.

SITE TOPOGRAPHY

The Project site is relatively flat and is approximately 385 feet above mean sea level.

EXISTING SITE USES

The Development Area primarily contains farmland (orchard), and had three residential dwellings and a warehouse that was removed in approximately 2020. The majority of the Development Area is in active agricultural use (pecan orchards).

There are five agricultural water wells located in the Development Area, two located along the east-west centerline of the area, one located in the southwestern corner of the area, one located in the northwestern corner of the area and one located along the eastern boundary of the Development Area. There are four pole-mounted transformers in the Development Area. Two pole-mounted transformers

are located in the central-eastern portion of the Development Area, and two are located along the eastern boundary of the Development Area in the southern portion. Along the eastern boundary of the Development Area are two large berms approximately 10 to 12 feet tall containing wood branches and debris from pruning the orchard.

The Non-Development Area contains existing single-family residences and agricultural fields. The Non-Development Area is located within the City of Clovis' Planning Area but is outside of the City's existing Sphere of Influence. Each SubArea is uniquely different and is described below:

Expansion SubArea North includes single-family residences that are accessed by N. Purdue Avenue and Lexington. N. Purdue Avenue and Lexington are unimproved roadways with no pedestrian sidewalk, curb/gutter, or landscaping. N. Sunnyside Avenue located to the west and Perrin Road to the north are also unimproved County roadways. There are 18 accessor parcels in SubArea North.

Expansion SubArea East is located between the pecan orchards and N. Fowler Avenue and consists of existing single-family residences and agricultural fields. There are 18 accessor parcels in SubArea East. North Fowler Avenue is a two-lane unimproved County roadway with no pedestrian sidewalk, curb/gutter, or landscaping.

Figure 5 shows aerial imagery of the existing site uses within the Project site.

EXISTING SURROUNDING USES

The Project site is surrounded by a variety of agricultural and residential land uses. Uses immediately adjacent to the north and east boundary of the Project site include rural residential uses on larger lots, some having small orchards or other agricultural activities. Uses to the south of the Project site include a mix of residential uses, including rural residential on larger lots and medium-high density residential in a developed smaller lot residential subdivision. West of the Project site are single-family residential uses, agricultural uses (orchard) and a power sub-station.

EXISTING GENERAL PLAN LAND USE DESIGNATIONS AND ZONING

The following section outlines the City and County General Plan land use designations and zoning for the Project site. It should be noted that the Project site is currently outside of the jurisdiction of the City of Clovis, and therefore does not have a City of Clovis zoning.

City of Clovis

The City of Clovis General Plan was adopted on August 25, 2014. Figure 6 depicts the land use designations for the Project site and the surrounding areas under the adopted City of Clovis General Plan. The Project site is designated as Rural Residential (RR) under the City of Clovis General Plan.

The General Plan contains standards to guide development for this land use, as noted below:

Rural Residential (RR): Very low density residential uses and small scale agricultural operations. Rural residential uses may be dispersed uniformly across the land or be sited so to leave more acreage for

orchards, pastures, or other agricultural or open space activities. The allowable maximum density for this land use designation is one dwelling unit per two acres.

Fresno County

Figure 7 identifies the Fresno County land use designations and zoning for the Project site and the surrounding area. The Development Area is designated as Low Density Residential by the County's General Plan Land Use Map and is zoned AL-20 (Limited Agricultural) by the County. The Non-Development Area is designated as Rural Residential by the County's General Plan Land Use Map and is zoned RR (Rural Residential) by the County.

PROJECT GOALS AND OBJECTIVES

Consistent with CEQA Guidelines Section 15124(b), a clear statement of objectives and the underlying purpose of the proposed Project shall be discussed.

PROJECT OBJECTIVES

The principal objective of the proposed Project is the expansion of the City's SOI to include the Project site, and the annexation, approval and subsequent development of the Development Area.

The quantifiable objectives include the development of 605 single family residential units. The quantifiable objectives include the development of open space totaling 4.32 acres, including 1.49 acres of private park and recreational uses. The Project objectives also include the installation of new public and private roadways that will provide pedestrian and vehicular access to the Project site and surrounding community areas, and other improvements, including water supply, storm drainage, sewer facilities and landscaping to serve the residential uses.

The goals of the proposed development are as follows:

- Provide residential housing opportunities that are visually attractive and accommodate the future housing demand in Clovis.
- Establish a mixture of housing types, sizes and densities that collectively provide for local and regional housing demand.
- Provide infrastructure that meets City standards and is integrated with existing and planned facilities and connections.
- Establish a logical phasing plan designed to ensure that each phase of development would include necessary public improvements required to meet City standards.
- Expand the City's Sphere of Influence in order to establish a logical and orderly boundary that promotes the efficient extension of municipal services.

PROJECT ENTITLEMENTS

GENERAL PLAN AMENDMENT

The proposed Project would require a General Plan Land Use Amendment to adjust the land uses from Rural Residential (RR) to Low Density (L) and Medium High Density (MH) for the Development Area to accommodate the proposed development density.

- **Low Density (L).** This designation identifies areas appropriate for conventional single-family detached houses. The allowable density range is 2.1 to 4.0 units per acre.
- **Medium High Density (MH).** This designation identifies areas appropriate small lot single family detached homes, townhouses, duplexes, and apartments. The allowable density range is 7.1 to 15.0 units per acre.

The proposed General Plan land use designations for the Project site is shown on Figure 8.

PRE-ZONING

As previously stated, the Project site is currently outside of the Clovis city limits, and therefore does not have zoning. The proposed Project includes a request for pre-zoning of the Development Area consistent with the proposed General Plan Land Uses.

Development Area: The pre-zoning request is for R-1 and R-1-PRD zoning designations over these lots.

- **R-1 Single-Family Residential Low Density Zoning.** This designation identifies areas appropriate for conventional single-family uses. The allowable density range is 2.1 to 4.0 units per acre, with not more than one dwelling unit per parcel. The R-1 district is consistent with the Low and Medium Density Residential land use designations of the General Plan.
- **R-1-PRD Single-Family Planned Residential Development Zoning.** This designation identifies areas appropriate for single-family small lot uses, including attached and detached single-family structures on small lots. The allowable density range is 4.1 to 15.0 units per acre, with the level of density determined by compliance with performance standards. The R-1-PRD district required a planned development permit. The R-1-PRD district is consistent with the Medium and Medium-High Density Residential land use designation of the General Plan.

The proposed zoning for the Project site is shown on Figure 9.

TENTATIVE SUBDIVISION MAP

The proposed Project includes a Tentative Map for the Development Area of the Project site that would ultimately be developed in phases. The Tentative Map covers approximately 77 acres within three Assessor parcels (APNs). This includes APNs 557-021-20, -19, and -21.

The Tentative Map would result in the subdivision of a total of approximately 77 acres into 605 single family residential units, with an additional 58 out lots for roads, utilities, greenspace, landscaping, and pedestrian paths. The Project objectives also include the installation of new public roadways that will

provide pedestrian and vehicular access to the Project site and surrounding community areas, and other improvements, including water supply, storm drainage, sewer facilities and landscaping. Figure 10a, 10b, and 10c illustrate the proposed site plans for the Development Area.

PLANNED DEVELOPMENT PERMIT

The proposed Project includes a Planned Development Permit (PDP) for the Development Area of the Project, which will incorporate a program of enhanced amenities (e.g., additional open space, park improvements and/or trail development). The PDP may allow for modifications to the applicable development standards, such as lot coverage, setbacks and building heights.

ANNEXATION

The proposed Project includes an annexation of three APNs totaling approximately 77 acres. This includes the Development Area.

RESIDENTIAL SITE PLAN REVIEW

The proposed Project includes a Residential Site Plan Review (RSPR) for the Development Area as a condition of a subdivision map implementing provisions of zoning.

SPHERE OF INFLUENCE EXPANSION

The proposed Project includes an amendment of the City's Sphere of Influence (SOI) to include the entirety the approximately 155-acre Project site. The area is currently located in the City's Planning Area, but outside of the City's SOI. The amendment of the City's SOI will require an application and approval by the Fresno Local Agency Formation Commission (LAFCo).

DEVELOPMENT PROJECT CHARACTERISTICS

The proposed Project is primarily a residential development anticipated to provide up to 605 residential units. The Development Project would provide approximately 1.49 acres of private greenspace. Other uses to support and compliment the proposed residential development include public utility infrastructure, public and private roadways, curb/gutters/sidewalks, pedestrian facilities, private parking, street lighting, and street signage.

Development of housing will depend on market conditions and demand. The plan for infrastructure allows for development to occur in phases to respond to the market conditions and demand.

RESIDENTIAL DEVELOPMENT

The proposed Project will provide a variety of housing types and lot sizes that will accommodate a range of housing objectives and buyer needs with a goal to ensure housing for a variety of families and lifestyles. The Development Area will accommodate up to 605 residential units. Specifically, the northern portion of the Development Area would include the development of up to 107 single-family residences with lot sizes ranging from approximately 7,500 square feet to 19,300 square feet. The southern portion of the Development Area would be developed with smaller lot single-family residences, with lot sizes ranging

from approximately 1,980 to 3,800 square feet, and with larger corner lots that are approximately 4,200 to 7,300 square feet. Figure 10a, 10b and 10c illustrate the Project site plans.

GREENSPACE

The proposed Project includes 1.49 acres of private greenspace including a private pool and park area. There are three separate greenspaces proposed, one located in the northern portion of the Development Area, one in the southwestern portion and one in the southeastern portion.

CIRCULATION

The proposed Project includes a hierarchy of roadways to accommodate the capacity needs of the existing street network as well as provide additional vehicular access to the Development Area. N. Sunnyside Avenue and E. Shepherd Avenue are the main arterial roadways providing access to the Development Area.

The neighborhoods within the Development Area will include a network of public and private residential streets to provide an efficient flow of traffic through the area. Additionally, sidewalks will be included per the City standards.

UTILITIES AND PLANNED INFRASTRUCTURE IMPROVEMENTS

The construction of on-site infrastructure improvements would be required to accommodate development of the Development Area, as described below.

Water System

The Project site would be served by a new potable and non-potable water distribution system. The proposed water system will be located within the proposed public utilities easements and be connected to existing City mains and will comply with City Master Plans and standards. The City of Clovis provides water supplies to the City of Clovis. The City has three main water supply sources: groundwater, surface water, and recycled water. The City extracts groundwater from the Kings Subbasin. Surface water is delivered to the City by the Fresno Irrigation District (FID). The various surface water supplies are from the Kings River and Central Valley Project. The City's Water Reuse Facility produces tertiary treated effluent that can be used for agriculture or landscape irrigation.

Wastewater System

The Project site would be served by a new wastewater collection system installed within proposed public utilities easements. The proposed wastewater conveyance facilities would connect to the existing sewer mains as part of the City of Clovis collection and treatment system. Wastewater treatment would be provided at the existing Fresno-Clovis Regional Wastewater Treatment Plant in the City of Fresno. By agreement with the City of Fresno, the City of Clovis is entitled to a maximum capacity of 9.3 million gallons per day (mgd). The Fresno-Clovis Regional Wastewater Treatment Plant is owned and operated by the City of Fresno and has a maximum capacity of 80 mgd. If required, the City has the capability to acquire additional capacity at the Wastewater Treatment Plant. Wastewater treatment would also be provided by the City's Water Reuse Facility. The plant serves the new growth areas of the City in the southeast,

northwest, and ultimately the northeast urban centers. The plant is designed to accommodate future expansion and will ultimately treat 8.4 mgd.

Storm Drainage

The Project site would include construction of a new storm drainage system, which will conform to the City's standards and requirements. The storm drainage collection and detention system will be subject to the State Water Resources Control Board Requirements (SWRCB), the Fresno Metropolitan Flood Control District (FMFCD), and City of Clovis regulations. This includes, but not limited to the municipal NPDES storm water discharge permit, as well as any City required Best Management Practices to control the volume, rate, and potential pollutant load of storm water runoff. Stormwater throughout the City is collected in FMFCD's basins.

Regulated Public Utilities

Electrical and gas, provided by PG&E; phone, provided by AT&T; cable, provided by Comcast; and related internet services would be extended to all portions of the Project site from existing facilities located along E. Shepherd Avenue and from existing residential development surrounding the Project site. Proposed utilities would be located within public utility easements to be dedicated along street frontages. Utility improvements would be installed in conjunction with planned street improvements.

ALTERNATIVES

Three alternatives to the proposed Project were developed based on input from City staff. The alternatives that are anticipated to be analyzed in the EIR include the following three alternatives in addition to the proposed Project.

- **No Project (No Build) Alternative:** Under this alternative, development of the Project site would not occur, and the Project site would remain in its current existing condition.
- **Increased Density Alternative:** Under this alternative, the proposed Project would be developed with the same number of units as described in the Project Description, but the density of the residential uses would be increased, reducing the overall footprint of the developed areas and preserving the remaining Development Area for agricultural production.
- **Reduced Sphere of Influence Alternative:** Under this alternative, the proposed Project would exclude the 78-acre SOI Expansion north and east of the Development Area.

NO PROJECT (NO BUILD) ALTERNATIVE

Under the No Project (No Build) Alternative development of the Project site would not occur, and the Project site would remain in its current existing condition. It is noted that the No Project (No Build) Alternative would fail to meet the Project objectives.

INCREASED DENSITY ALTERNATIVE

Under this alternative, the proposed Project would be developed with the same components as described in the Project Description, but density of the residential uses would be increased. Under the Increased Density Alternative, the same number of residential units as the proposed project (607 units) would be constructed within the Development Area. The residential areas would be reduced at increased densities

of approximately 9.8 dwelling units per acre (du/ac) to allow for the preservation of approximately 15 acres agricultural lands. The residential density under the Increased Density Alternative would fall within the allowed density for the City's General Plan designation of Medium High Density Residential (7.1 to 15 du/ac). Under the proposed Project, the residential density would be 5.2 units per gross acre.

REDUCED SPHERE OF INFLUENCE ALTERNATIVE

Under this alternative, the proposed Project would only expand the Sphere of Influence and annex the Developed Area, and would exclude the 78-acre Sphere of Influence (SOI) expansion to the north and east of the Development Area.

USES OF THE EIR AND REQUIRED AGENCY APPROVALS

This EIR may be used for the following direct and indirect approvals and permits associated with adoption and implementation of the proposed Project.

CITY OF CLOVIS

The City of Clovis will be the Lead Agency for the proposed Project, pursuant to the State Guidelines for Implementation of CEQA, Section 15050. Actions that would be required from the City include, but are not limited to the following:

- Certification of the EIR;
- Adoption of the Mitigation Monitoring and Reporting Program;
- Approval of City of Clovis General Plan Amendment (Land Use Element);
- Approval of City of Clovis Zoning Pre-zoning;
- Approval of Residential Site Plan Review;
- Approval of Vesting Tentative Maps;
- Approval of Planned Development Permit;
- Approval of SOI Expansion and Authorization to submit SOI Amendment request to Fresno LAFCo;
- Approval of Annexation of the Development Area and Inhabited Area and Authorization to submit Annexation request to Fresno LAFCo;
- Approval of future Final Maps;
- Approval of future Planned Development Permit;
- Approval of future Grading Plans;
- City review, approval, of construction and utility plans; and
- Approval of future Building Permits.

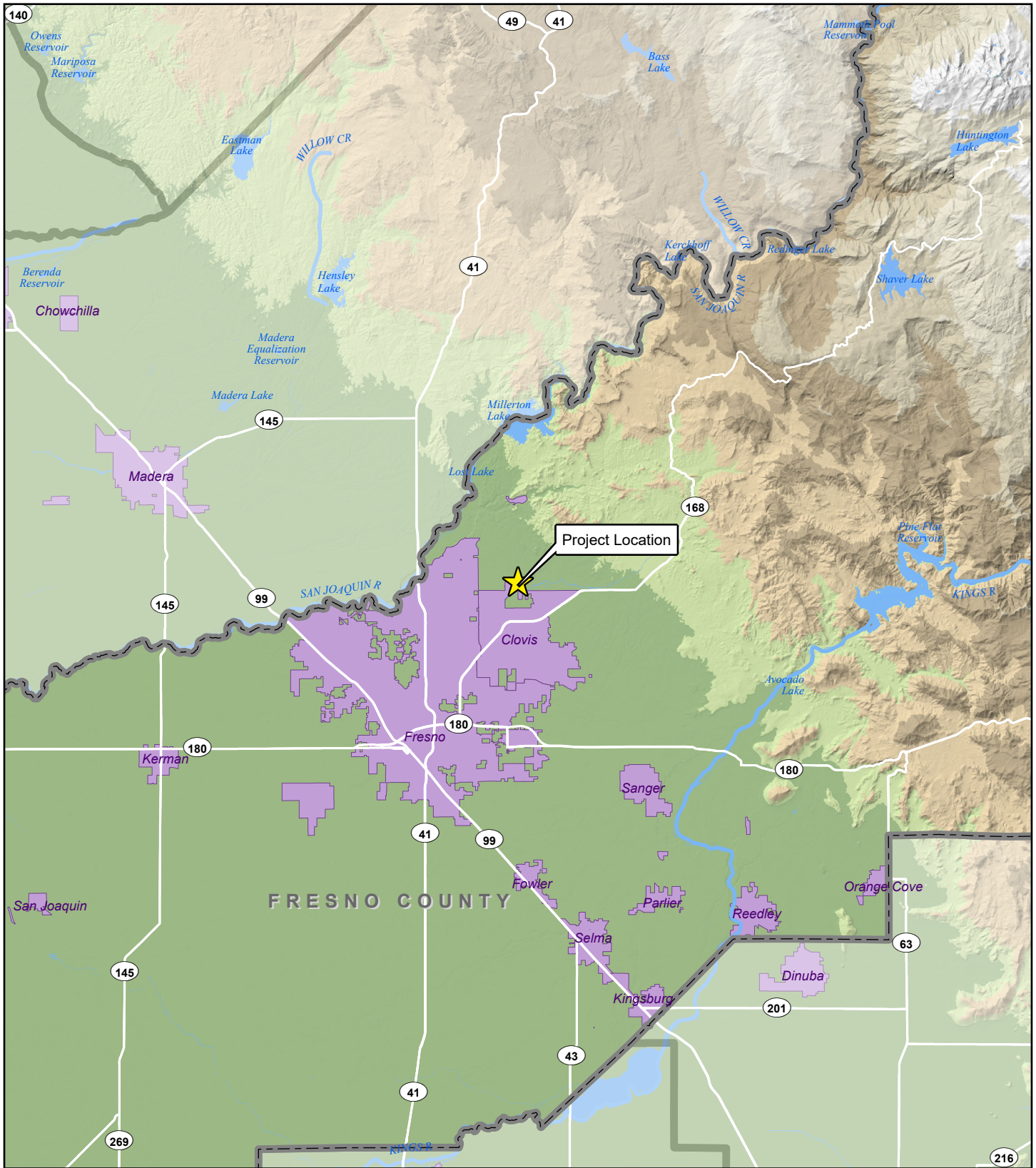
OTHER GOVERNMENTAL AGENCY APPROVALS

The following agencies may be required to issue permits or approve certain aspects of the proposed Project. Other governmental agencies that may require approval include, but are not limited to, the following:

- Fresno Local Agency Formation Commission (LAFCo) – SOI Amendment, Annexation, and Detachment from Fresno County Fire Protection District and the Kings River Conservation District;

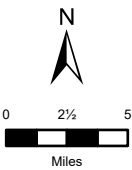
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- Central Valley Regional Water Quality Control Board (CVRWQCB) - Storm Water Pollution Prevention Plan (SWPPP) approval prior to construction activities pursuant to the Clean Water Act;
 - San Joaquin Valley Air Pollution Control District (SJVAPCD) - Approval of construction-related air quality permits; and
 - Fresno Metropolitan Flood Control District – review of stormwater facilities.

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LEGEND

- Incorporated Area
- Fresno County
- California Counties

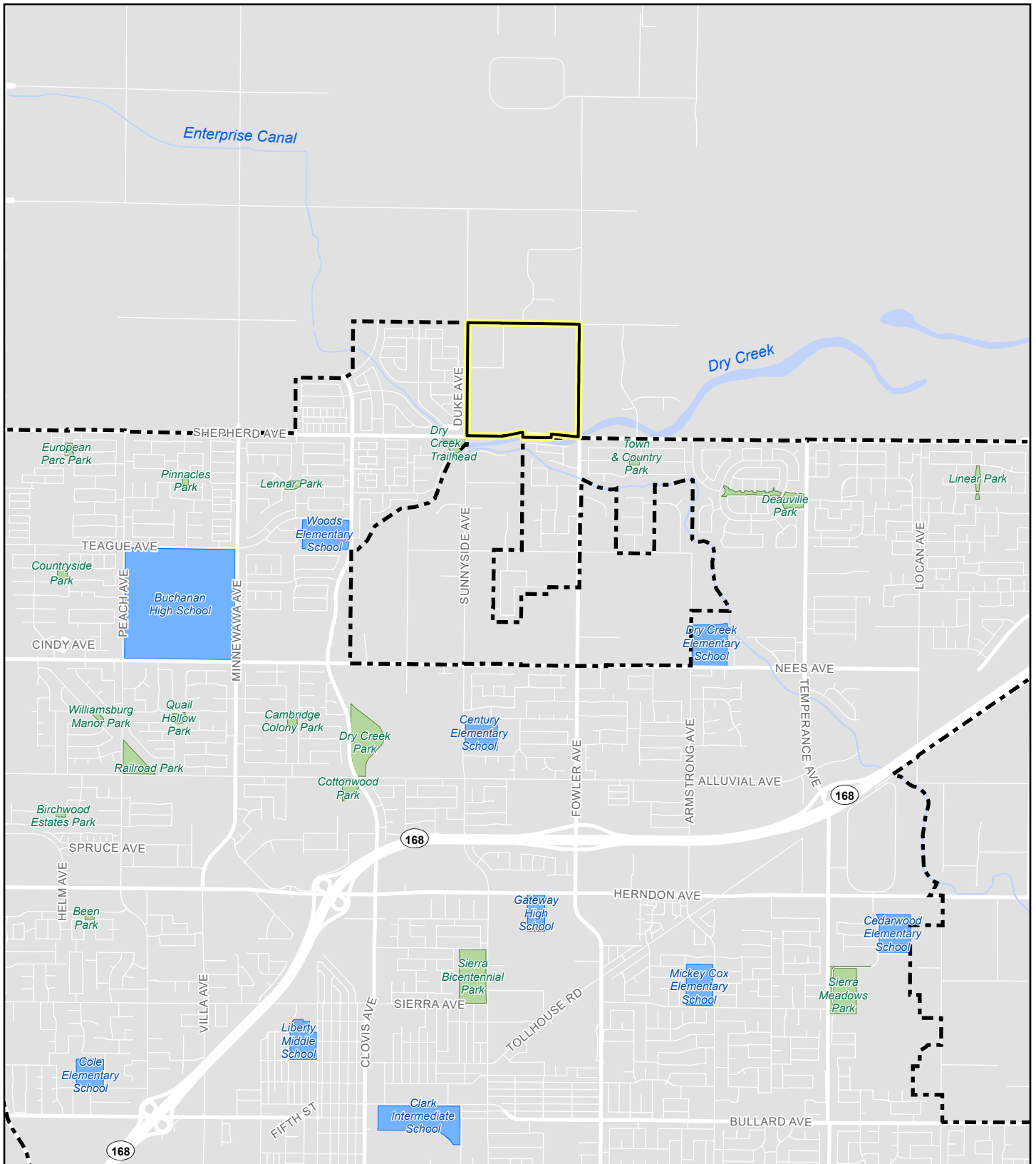


Shepherd North Project

Figure 1: Regional Location

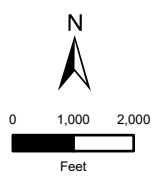
Sources: Fresno County GIS. Map date: April 27, 2022.

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LEGEND

- Project Boundary
- Clovis City Limits
- Park
- School

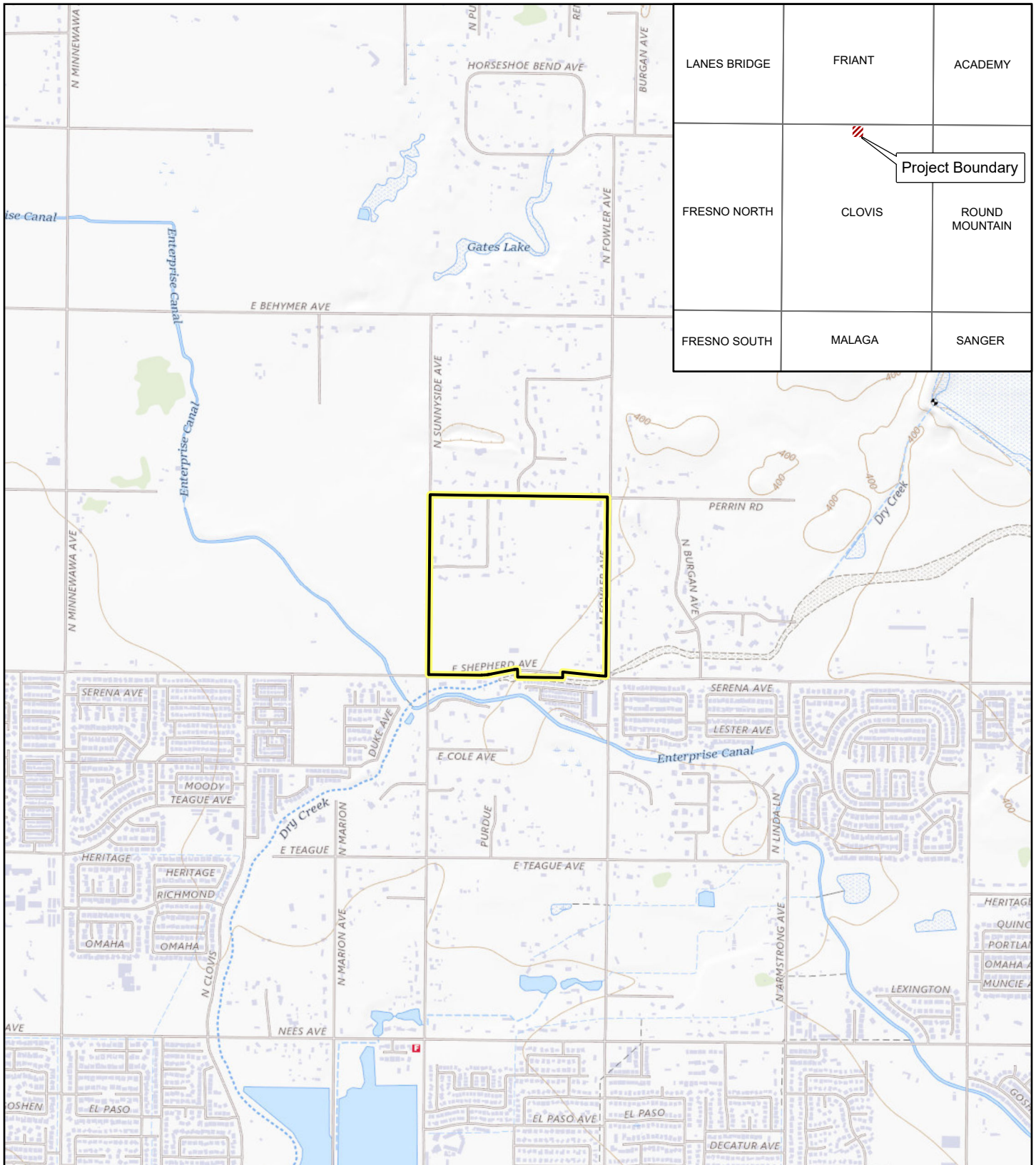


Shepherd North Project

Figure 2: Vicinity Map

Sources: Fresno County GIS. Map date: April 27, 2022.

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LANES BRIDGE	FRIANT	ACADEMY
FRESNO NORTH	CLOVIS	ROUND MOUNTAIN
FRESNO SOUTH	MALAGA	SANGER

Project Boundary

LEGEND

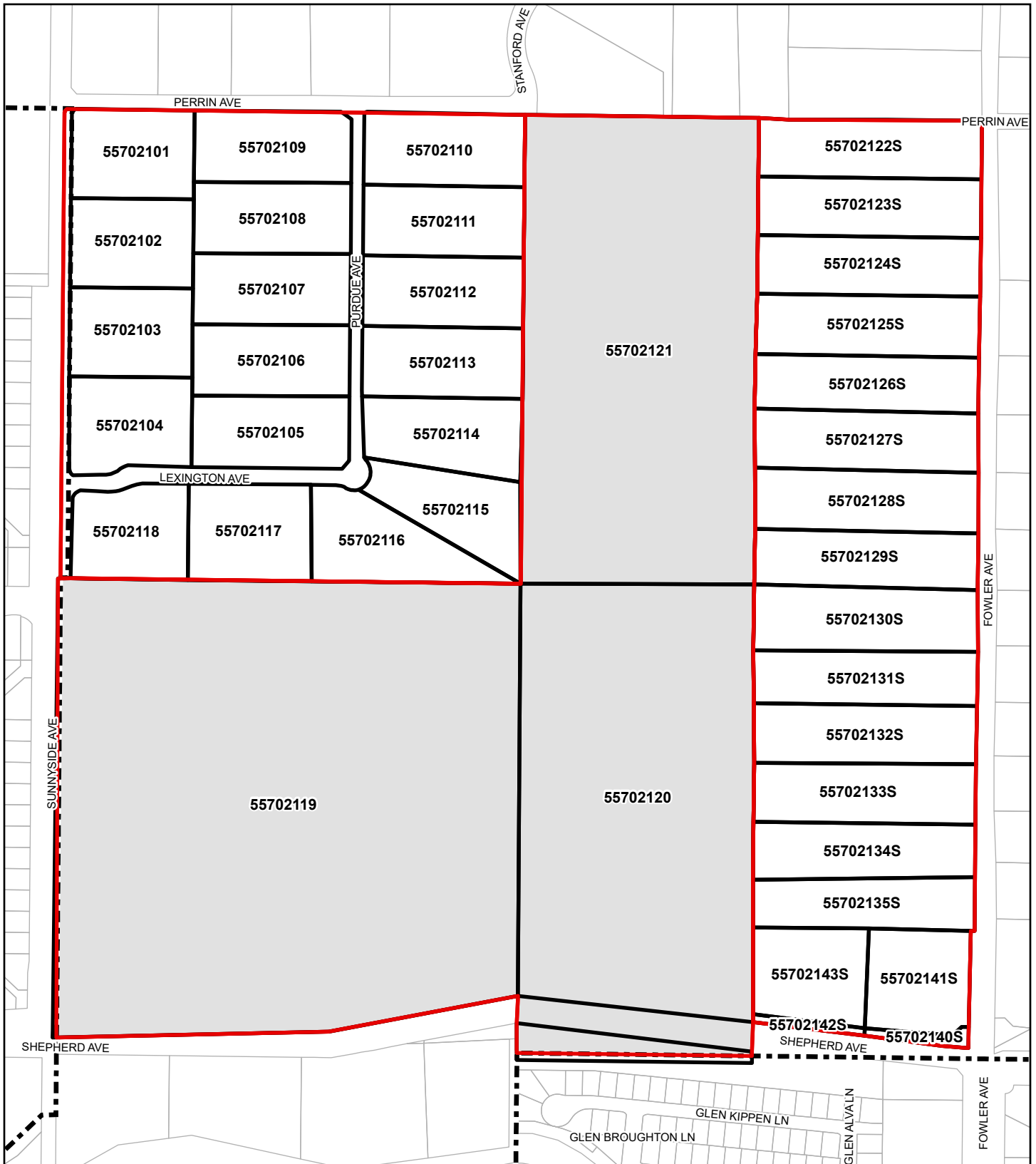
 Project Boundary



Shepherd North Project

**Figure 3. USGS Topographic Map
Clovis Quadrangle**

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LEGEND

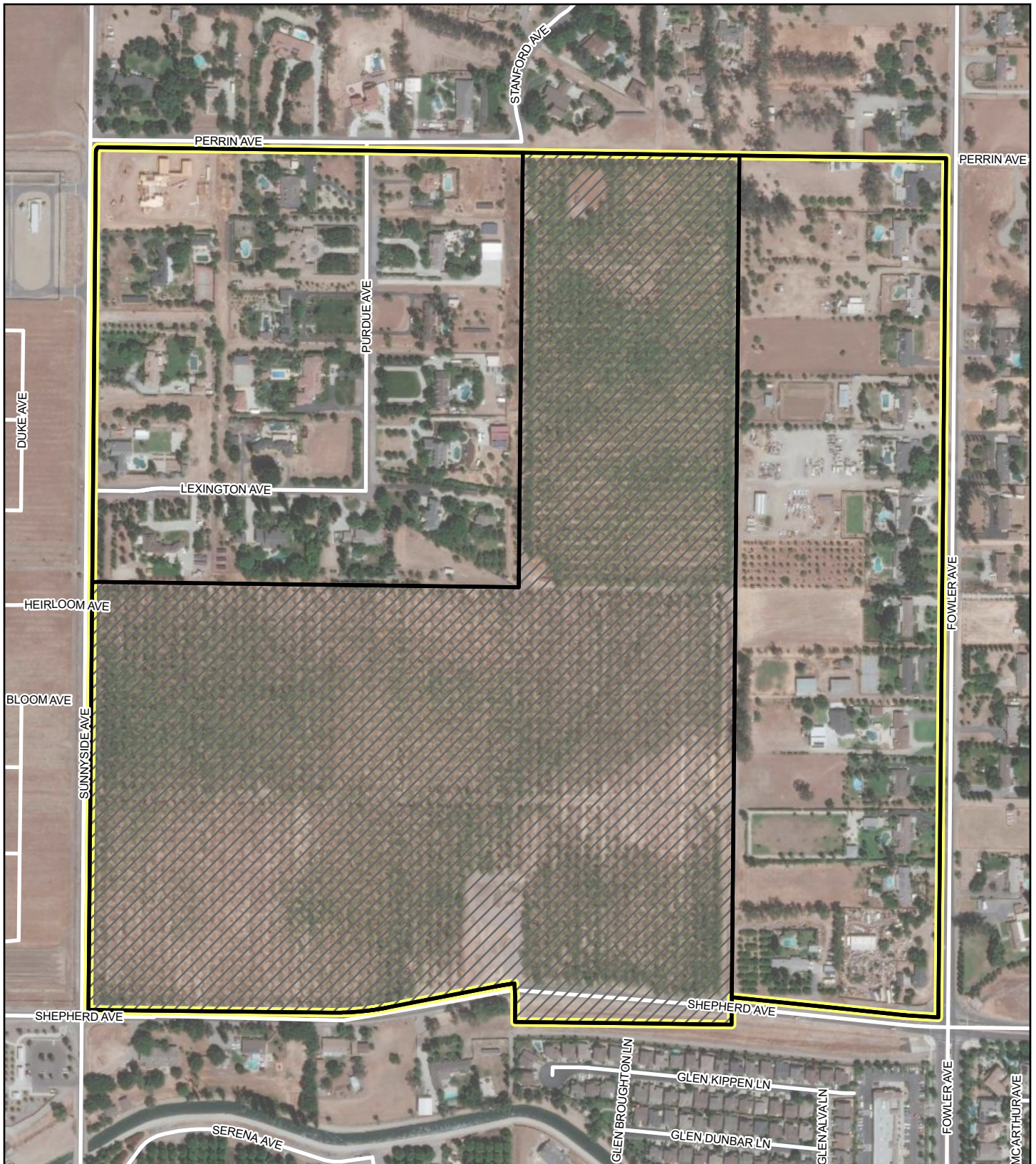
- Project Parcel
- Development Area
- Fresno County Parcel
- Non-Development Area
- Clovis City Limits






Shepherd North Project

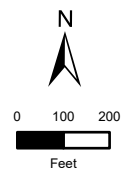
Figure 4. Accessor Parcel Map

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LEGEND

-  Project Boundary
-  Development Area
-  Non-Development Area

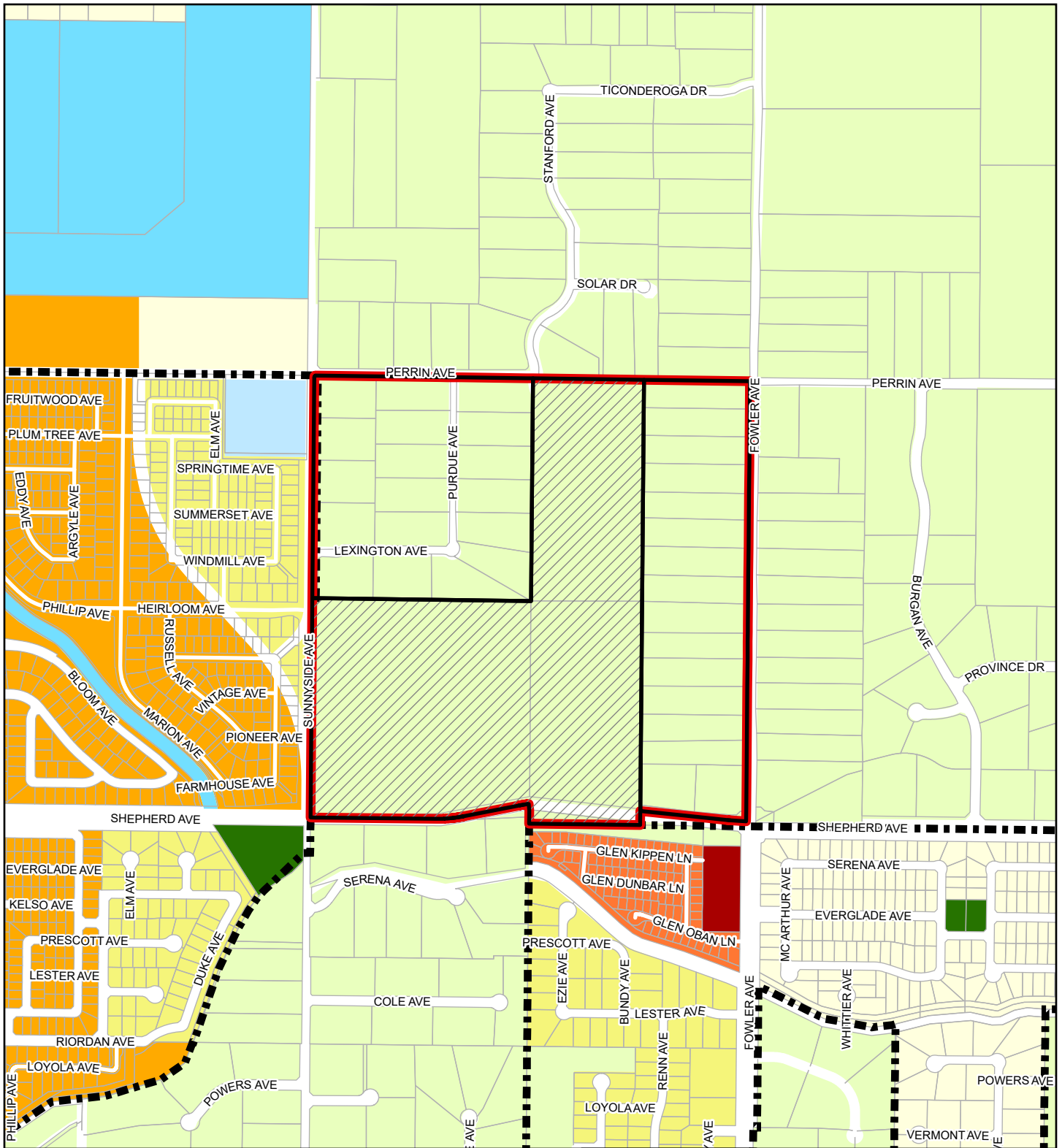


Shepherd North Project

Figure 5. Aerial of Project Site

Sources: Fresno County GIS; ArcGIS Online World Imagery Map Service(04/08/2022).
Map date: April 7, 2022.

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LEGEND

- Project Boundary
- Development Area
- Non-Development Area
- Clovis City Limits
- City of Clovis General Plan Land Use**
- RR: Rural Residential
- VL: Very Low Density Residential
- L: Low Density Residential
- M: Medium Density Residential
- MH: Medium High Density Residential
- GC: General Commercial
- P: Public/Quasi-Public Facilities
- PK: Park
- W: Water

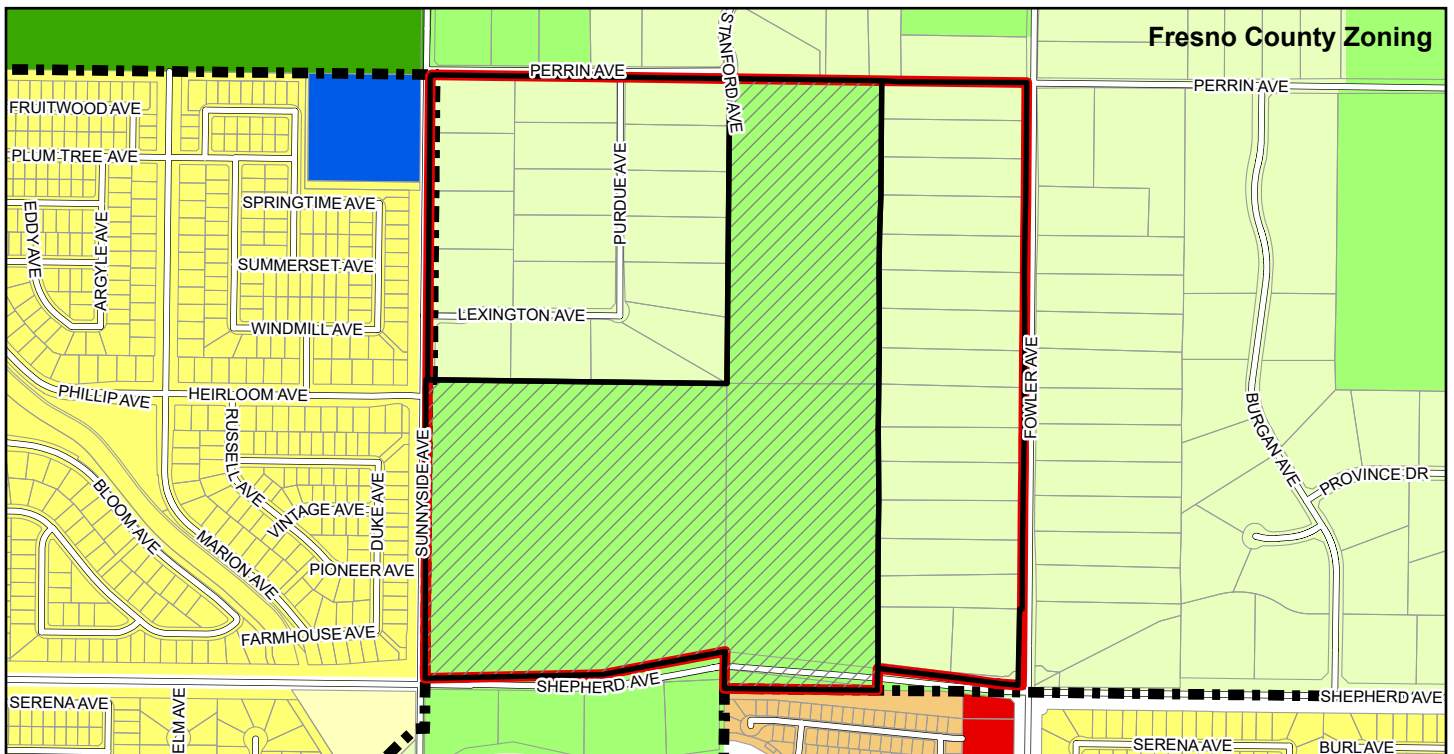
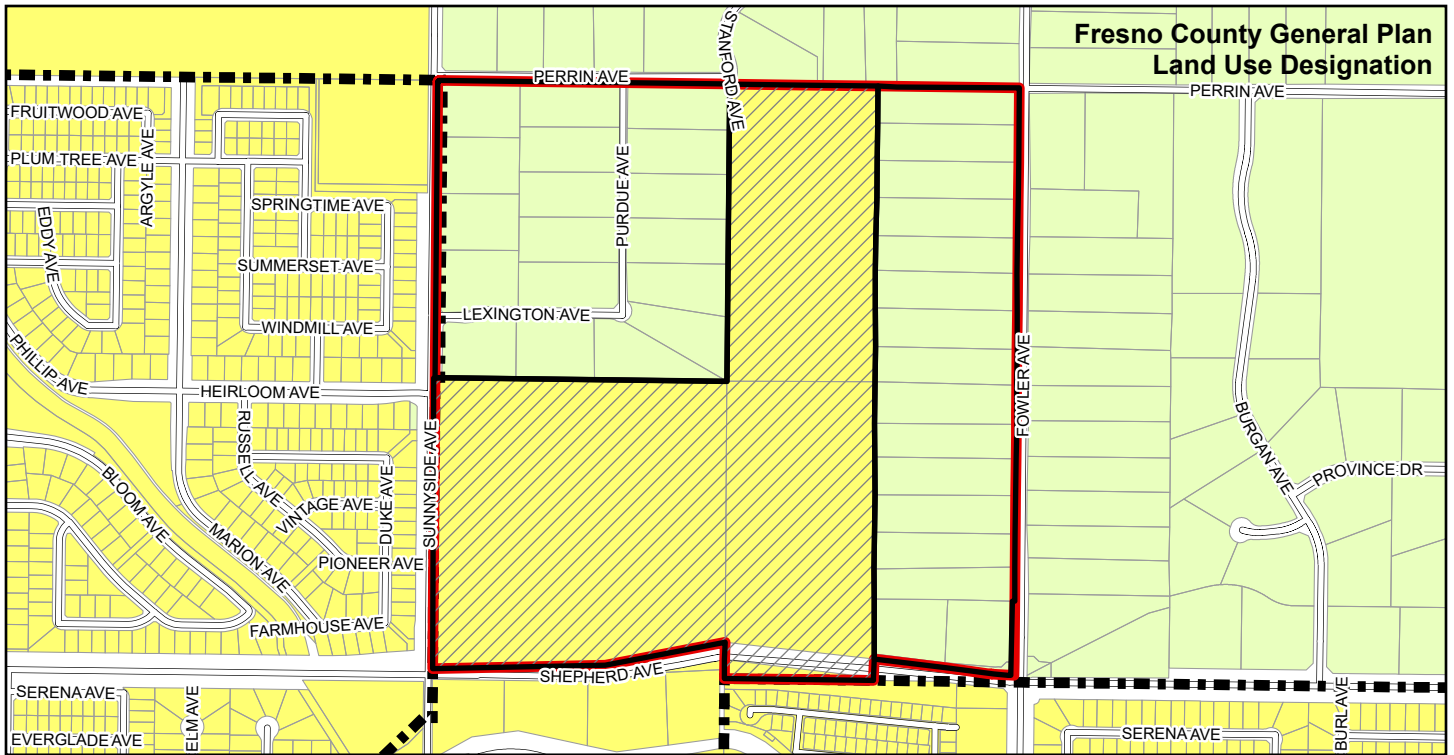


Shepherd North Project

Figure 6. City of Clovis General Plan Land Use Designations

Sources: Fresno County GIS. Map date: April 7, 2022.

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LEGEND		Fresno County Zoning	
Project Boundary	Development Area	AE20	R-1-7500
Non-Development Area	Clovis City Limits	AL20	R-1-PRD
Fresno County General Plan Land Use	P-F	C-2	R-2
Rural Residential	R-1	R-A	R-R
Low Density Residential			

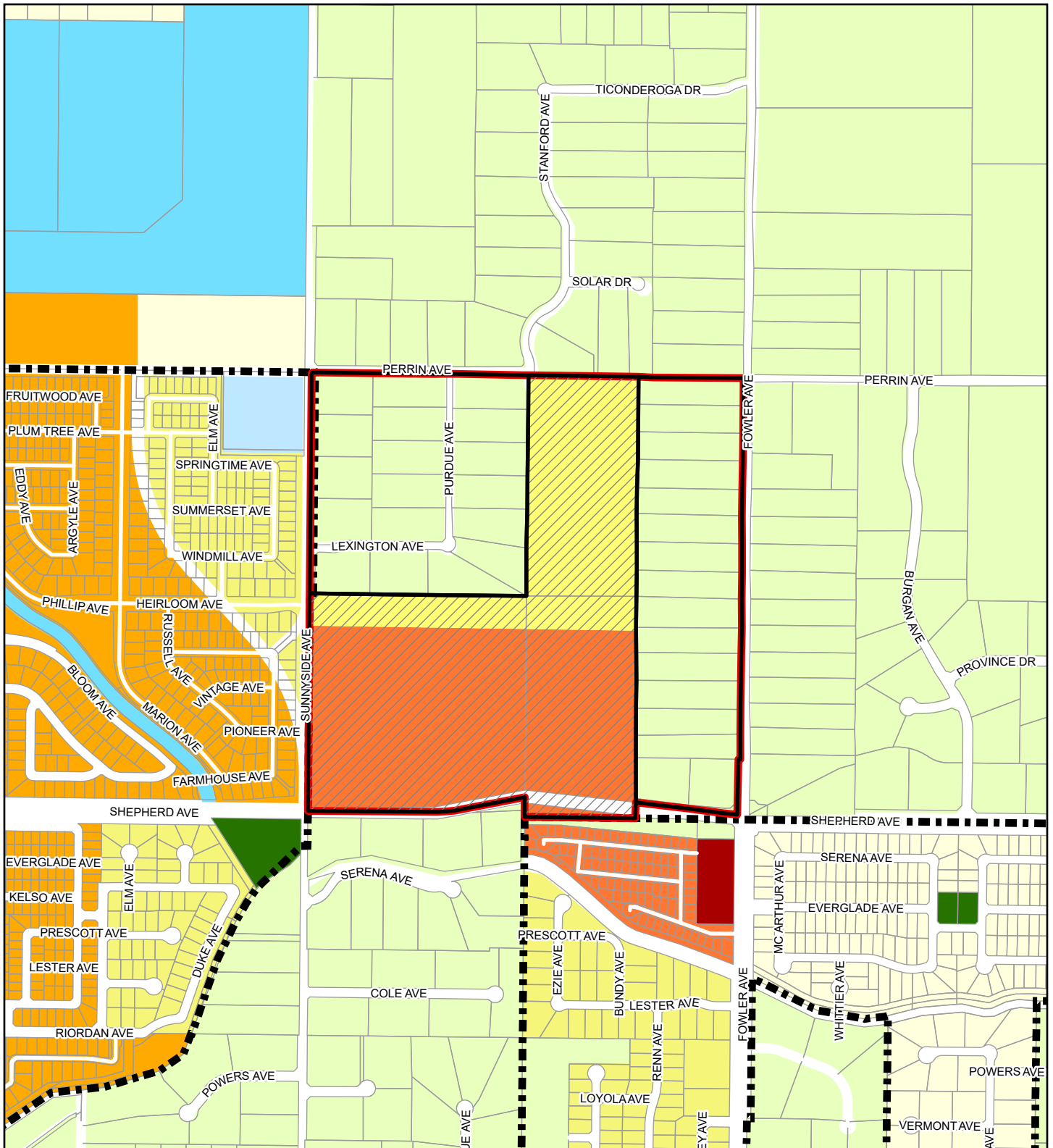
Shepherd North Project

Figure 7. Fresno County General Plan Land Use and Zoning Designations

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

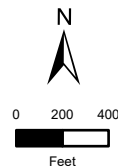
Sources: Fresno County GIS. Map date: April 26, 2022.

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LEGEND

- Project Boundary
- Development Area
- Non-Development Area
- Clovis City Limits
- City of Clovis General Plan Land Use**
- RR: Rural Residential
- VL: Very Low Density Residential
- L: Low Density Residential
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- MH: Medium High Density Residential
- GC: General Commercial
- P: Public/Quasi-Public Facilities
- PK: Park
- W: Water

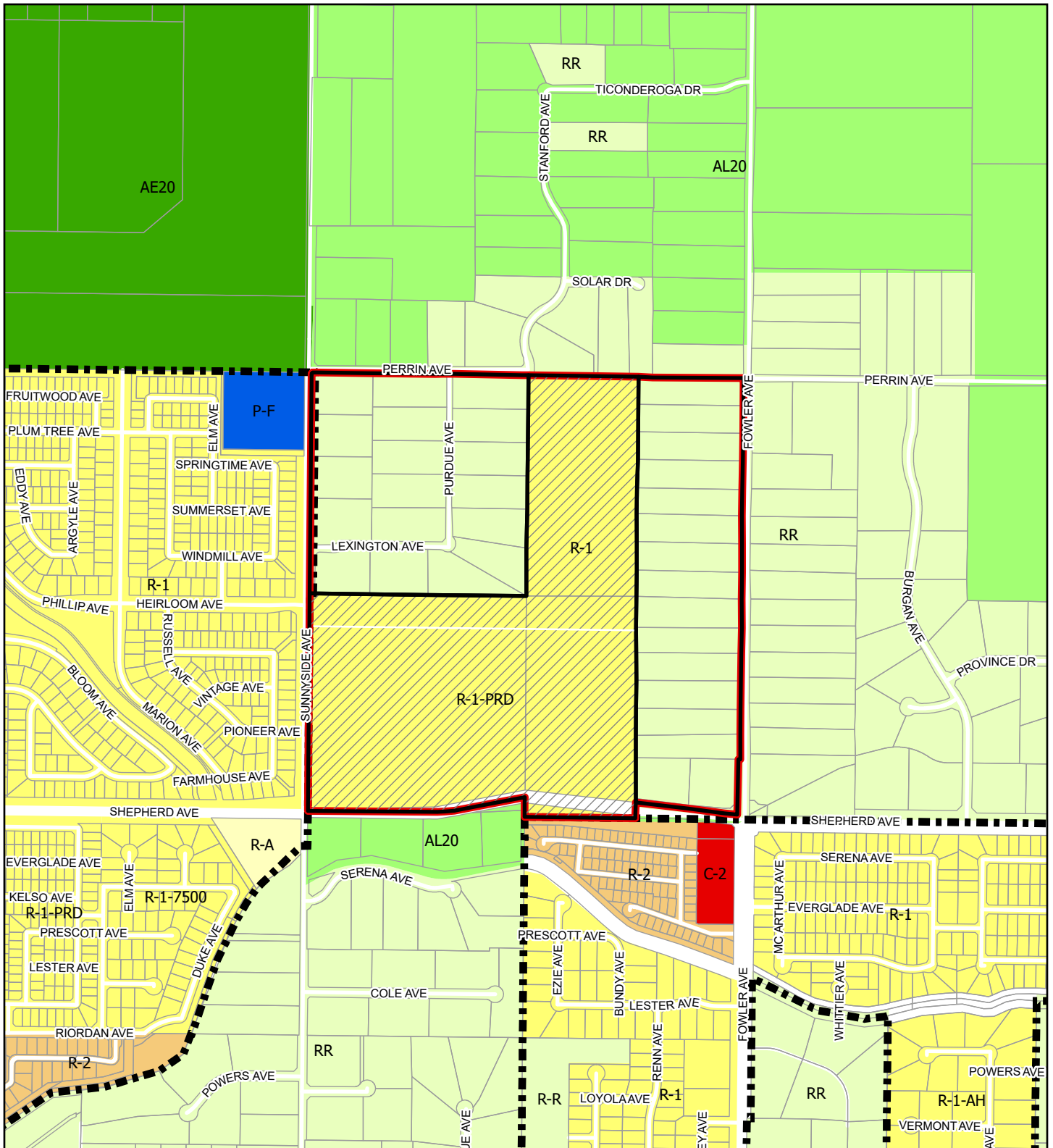


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Figure 8. Proposed General Plan Land Use Designations

Sources: Fresno County GIS. Map date: April 26, 2022.

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LEGEND

- | | | |
|------------------------------|----------|---------------------------|
| Project Boundary | R-1 | Fresno County Zoning AE20 |
| Development Area | R-1-7500 | Fresno County Zoning AL20 |
| Non-Development Area | R-1-AH | Fresno County Zoning R-R |
| Clovis City Limits | R-1-PRD | |
| City of Clovis Zoning | R-2 | |
| C-2 | R-A | |
| P-F | R-R | |

Sources: Fresno County GIS. Map date: April 26, 2022.

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Figure 9. Proposed Zoning

N

0 200 400
Feet

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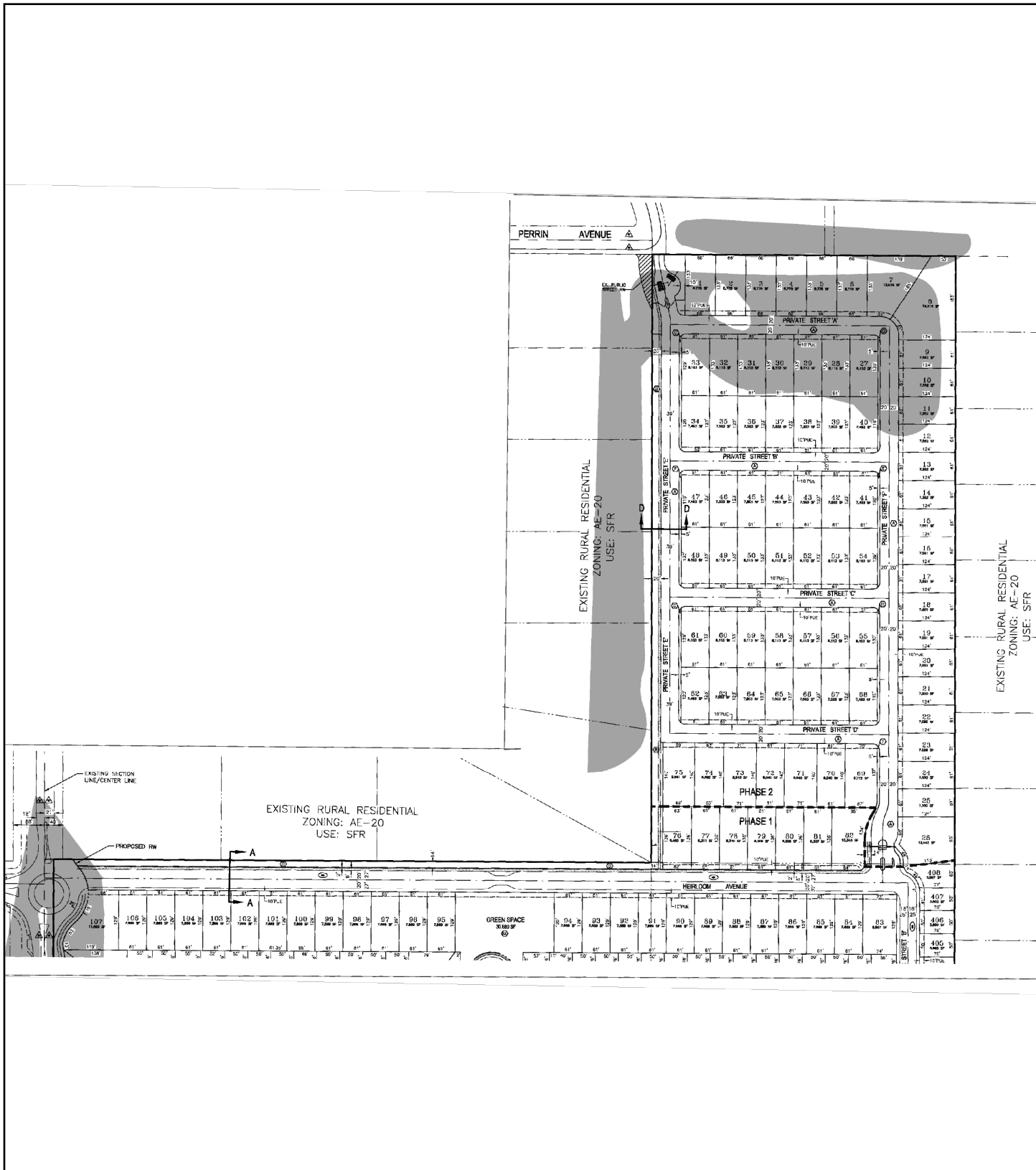
Figure 9. Proposed Zoning

N

0 200 400
Feet

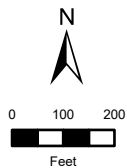
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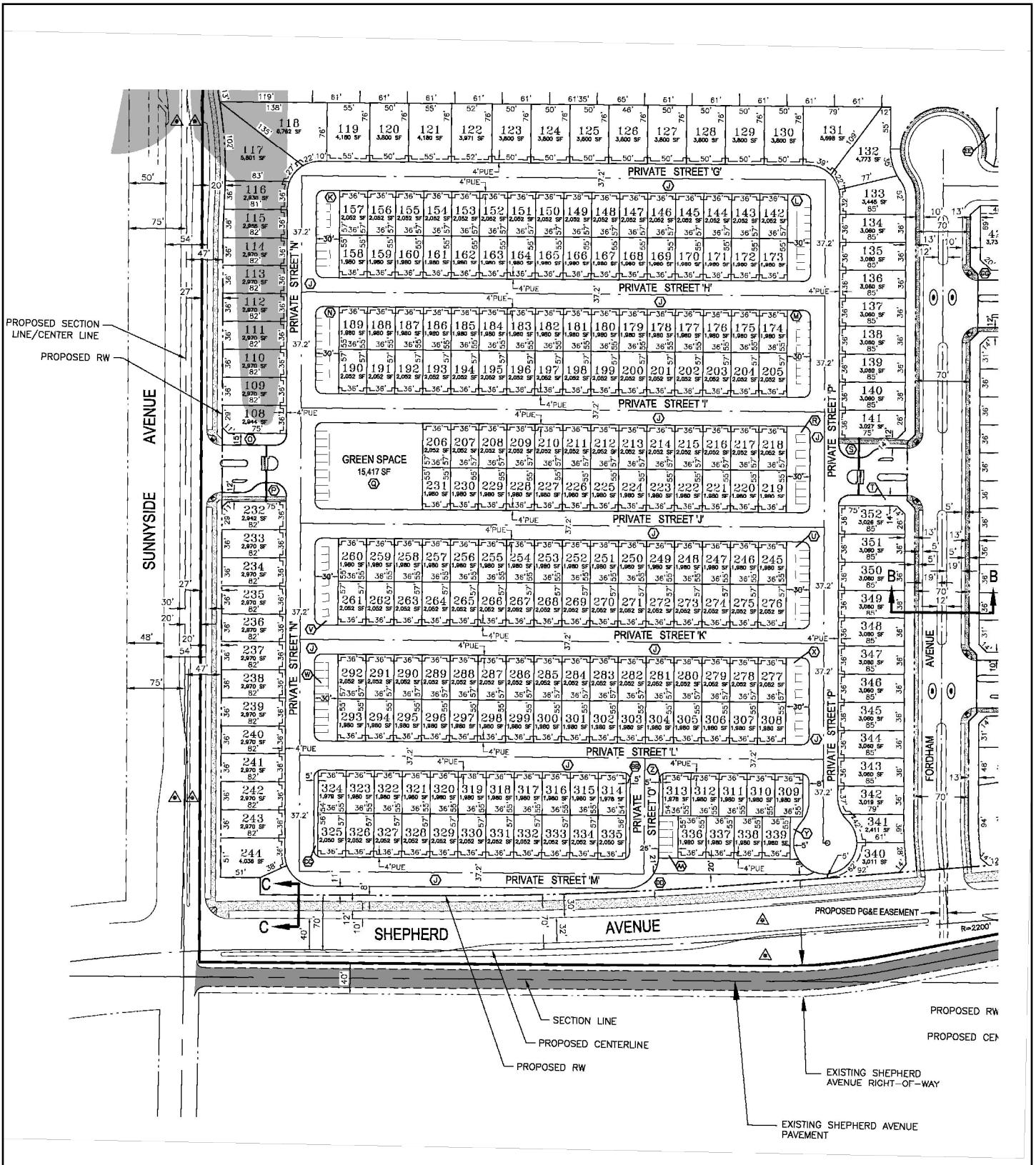


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Figure 10a. Tentative Subdivision Map North



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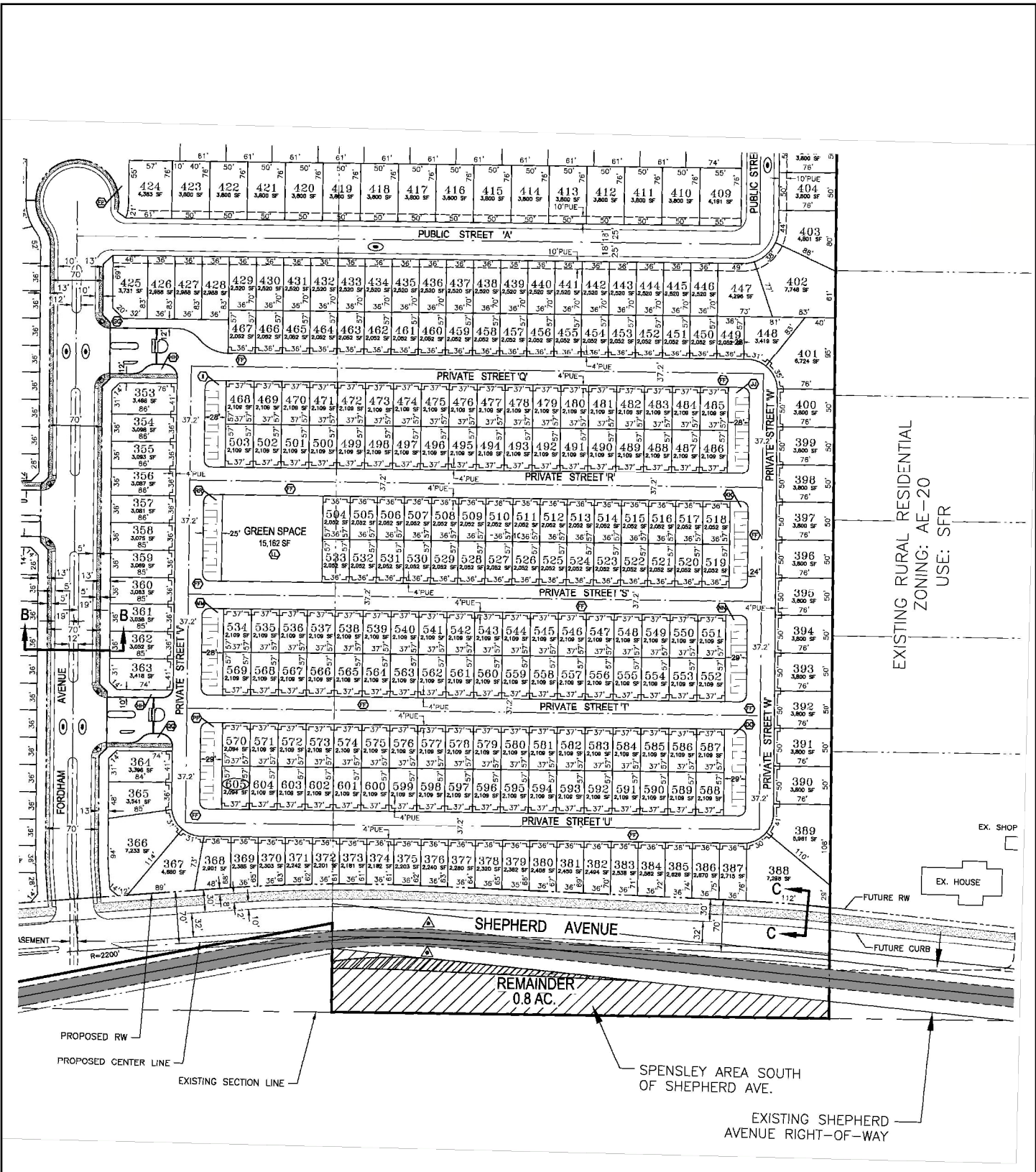


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Figure 10b. Tentative Subdivision Map Southwest

Sources: Harbour Associates. Map date: April 7, 2022

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EXISTING RURAL RESIDENTIAL
ZONING: AE-20
USE: SFR

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Figure 10c. Tentative Subdivision Map Southeast

Sources: Harbour Associates. Map date: April 7, 2022

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