



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER:  
**E202410000161**  
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY <b>CITY OF CLOVIS</b>	LEAD AGENCY EMAIL	DATE <b>05/21/2024</b>
COUNTY/STATE AGENCY OF FILING <b>FRESNO COUNTY</b>		DOCUMENT NUMBER <b>E202410000161</b>
PROJECT TITLE <b>REZONE R2024-001</b>		

PROJECT APPLICANT NAME <b>CITY OF CLOVIS</b>	PROJECT APPLICANT EMAIL	PHONE NUMBER <b>(559) 324-2338</b>
PROJECT APPLICANT ADDRESS <b>1033 FIFTH STREET</b>	CITY <b>CLOVIS</b>	STATE <b>CA</b>
		ZIP CODE <b>93612</b>

PROJECT APPLICANT (Check appropriate box)

Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,051.25	\$	<u>0.00</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,916.75	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	<u>0.00</u>


- Exempt from fee  
 Notice of Exemption (attach)  
 CDFW No Effect Determination (attach)  
 Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> County documentary handling fee	\$50.00	\$	<u>50.00</u>
<input type="checkbox"/> Other		\$	<u>0.00</u>

PAYMENT METHOD:

- Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED \$ 50.00

SIGNATURE <b>X</b> 	AGENCY OF FILING PRINTED NAME AND TITLE <b>Cierra Loera Deputy Clerk</b>
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E202410000161

# CITY of CLOVIS

PLANNING & DEVELOPMENT

1033 FIFTH STREET • CLOVIS, CA 93612

## NOTICE OF EXEMPTION

### Rezone 2024-001

The City of Clovis has determined that the project described below will not have a significant effect on the environment and shall be exempt from the provisions of CEQA. The project listed is exempt pursuant to CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

**Exemption Filed With:** Fresno County Clerk, 2221 Kern Street, Fresno, California.  
Office of Planning & Research, 1400 10<sup>th</sup> Street #100, Sacramento, CA

**Lead Agency:** City of Clovis, 1033 5<sup>th</sup> Street, Clovis, California.

**Project Title:** Rezone R2024-001

**Project Location:** 488 N. Armstrong Avenue, Clovis, CA 93611, Fresno County

**Project Description:** Recommending that the City Council approve an exemption from further environmental review under CEQA Guidelines Section 15183, and approve a rezone, adjusting the existing zoning designation from the R-1-7500 (Single Family Residential – 7,500 sq. ft.) Zone District to the C-P (Administrative and Professional Office) Zone District for the property located at 488 N. Armstrong Avenue. Dale and Mary De Geode, owner; GMA Engineering, applicant and representative.


**Project Applicant:** GMA Engineering

**Exempt Status:** CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

**Reasons Why Project Is Exempt:** The project listed is exempt pursuant to CEQA Guidelines Section 15183 because, the Project has been identified to be consistent with the EIR that was previously certified for the 2014 General Plan Update in September 2014. None of the exceptions identified in CEQA Guidelines Section 15300.2 apply to the project.

**Lead Agency Contact Person:** Marissa Jensen, Assistant Planner

**Telephone Number:** (559) 324-2338

FILED  
MAY 21 2024  
TIME 10:55am  
FRESNO COUNTY CLERK  
By  DEPUTY

E202410000161



**Signature:**

\_\_\_\_\_  
Marissa Jensen  
Assistant Planner

**Date:** May 20, 2024

**CITY OF CLOVIS**  
**Categorical Exemption**  
**Rezone 2024-001**

E202410000161

Pursuant to Article 19 of the State CEQA Guidelines, the City of Clovis has determined that the project described below will not have a significant effect on the environment and shall be categorically exempt from the provisions of CEQA.

**Lead Agency:** City of Clovis  
Planning and Development Services

**Lead Agency Contact:** Marissa Jensen, Assistant Planner  
(559) 324-2338  
[MarissaJ@cityofclovis.com](mailto:MarissaJ@cityofclovis.com)

**Applicant:** GMA Engineering  
7337 N. First Street, Suite 110  
Fresno, CA 93720

**Project Location:** 488 N. Armstrong Avenue, Clovis, CA 93611, Fresno County

**Exemption:** CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning)

**Project Description:**

Recommending that the City Council approve an exemption from further environmental review under CEQA Guidelines Section 15183, and approve a rezone, adjusting the existing zoning designation from the R-1-7500 (Single Family Residential – 7,500 sq. ft.) Zone District to the C-P (Administrative and Professional Office) Zone District for the property located at 488 N. Armstrong Avenue. Dale and Mary De Geode, owner; GMA Engineering, applicant and representative.

**Determination:**

Pursuant to Article 19 of the California Environmental Quality (CEQA) Guidelines, the Project is categorically exempt under Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). None of the exceptions identified in CEQA Guidelines Section 15300.2 apply to the project, as described below.

Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) applies as the Project has been identified to be consistent with the EIR that was previously certified for the 2014 General Plan Update in September 2014.

**Exceptions:**

CEQA Guidelines Section 15300.2 set forth exceptions to categorical exemptions which must be assessed as part of the determination to use a Categorical Exemption. If any of the exceptions apply, a Categorical Exemption cannot be used.

(a) ***Location.*** Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located - a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to



apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

This exception does not apply to Class 1 exemptions. Therefore, this exception would not apply to the project.

- (b) **Cumulative Impact.** All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The proposed use is allowed in the land use designation and zone district with approval of the requested entitlement(s); therefore, the use and operation would be compatible with the area and would not result in cumulative impacts with the operation of the use. Thus, this exception would not apply to the Project.

- (c) **Significant Effect.** A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

There are no unusual circumstances of the proposed rezone. The Project has been identified to be consistent with the EIR that was previously certified for the 2014 General Plan Update in September 2014. The EIR accounted for growth and development in the Plan Area through 2035 and beyond. If approved, this project would bring the project site into conformance with the planned land use designation prescribed in the 2014 General Plan Update.

- (d) **Scenic Highways.** A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

The Project site is not located near a scenic highway as it is located within an urban area. Therefore, this exception would not apply to the Project.

- (e) **Hazardous Waste Sites.** A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

The Project site is not located on a site on any list compiled pursuant to Section 65962.5 of the Government Code. Therefore, this exception would not apply to the project.

- (f) **Historical Resources.** A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

There are no historical resources on the Project site or within its immediate vicinity. Therefore, this exception would not apply to the project.

**Date:** May 20, 2024  
**Prepared By:** Marissa Jensen  
Assistant Planner

E202410000161

**Submitted By:**

\_\_\_\_\_  
Marissa Jensen  
Assistant Planner  
City of Clovis  
Planning & Development Services  
(559) 324-2338

**Project Location**

