



CITY *of* CLOVIS

PLANNING & DEVELOPMENT

1033 FIFTH STREET • CLOVIS, CA 93612

NOTICE OF EXEMPTION Finding of Consistency

General Plan Amendment 2021-007, Ordinance Amendment 2021-004, & Rezone 2021-010

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 section 15183 (Special Situations, Projects consistent with a Community Plan, General Plan, or Zoning) of the CEQA Guidelines.

Exemption Filed With: Fresno County Clerk, 2220 Tulare Street, Fresno, CA
Office of Planning & Research, 1400 10th Street #100, Sacramento, CA

Lead Agency: City of Clovis, 1033 5th Street, Clovis, California.

Project Applicant: City of Clovis

Project Title: General Plan Amendment (GPA) 2021-007, Ordinance Amendment (OA) 2021-004, & Rezone (R) 2021-010

Project Location: 120 separate parcels located adjacent to the north side of Highway 168 from Armstrong Avenue to Owens Mountain Parkway. See attached Exhibit A, Aerial Photo, for all land included in project area

Project Description:

The proposed Research and Technology (R-T) Park Cleanup Project (Project) includes amendments to the City of Clovis General Plan, Development Code, Zoning, and the Clovis R-T Park Architectural Guidelines for approximately 333 acres of land designated as the Clovis R-T Park.

GPA2021-007 will correct the R-T Park boundary that was shown incorrectly in the General Plan and clarify the allowance of campus-affiliated housing within the R-T Park. OA2021-004 will further define the MU-BC land use designation to allow for campus-affiliated housing uses in the R-T zone district, add development standards for the campus-affiliated housing, and create a R-T overlay zone district. R2021-010 will redesignate the zoning for several properties within the R-T Park to be consistent with the MU-BC land use designation. Under this action, the City will either rezone properties directly to the R-T zone

district or apply a R-T overlay zone district allowing for existing residential properties to remain residential, while also allowing for R-T Park development should those properties choose to develop per the R-T development standards. The architectural guidelines will be amended to include the development standards for the campus-affiliated housing. The purpose of these amendments is to correct inconsistencies between the General Plan, Development Code, Zoning and architectural guidelines and to clarify the allowance of campus-affiliated housing per the direction of the Clovis City Council.

Exempt Status: Finding of Consistency pursuant to section 15183 (Special Situations, Projects consistent with a Community Plan, General Plan, or Zoning) of the CEQA Guidelines

Reasons Why Project Is Exempt: Pursuant to Article 12 of the CEQA Guidelines, the Project is exempt from additional environmental review subject to section 15183. 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 shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.” Further, CEQA Guidelines state that “if an impact is not peculiar to the parcel or to 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 additional 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.

Lead Agency Contact Person: McKencie Perez, Senior Planner

Telephone Number: (559) 324-2310



Signature: _____

McKencie Perez
Senior Planner

Date: August 20, 2024

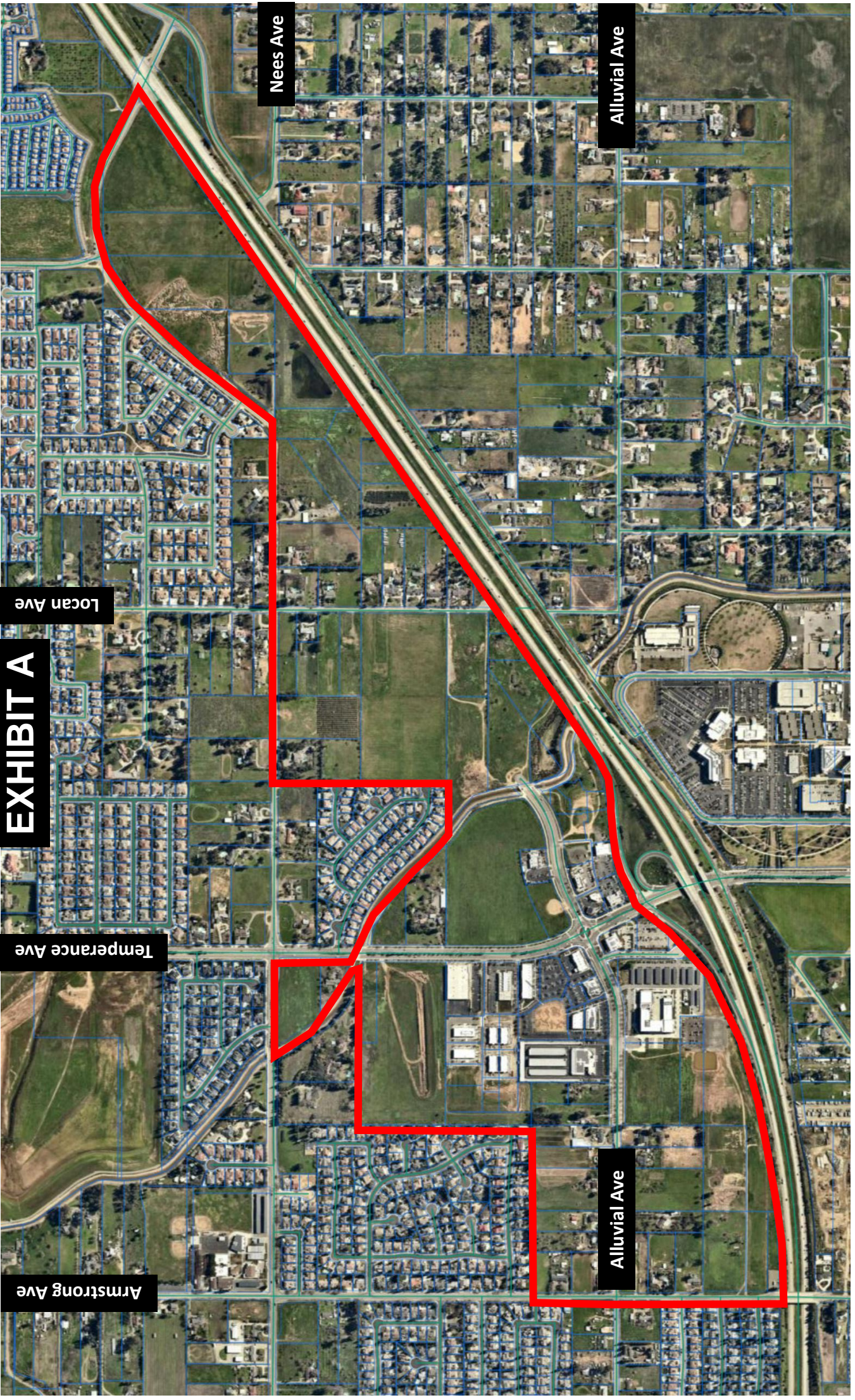


EXHIBIT A

Nees Ave

Alluvial Ave

Locan Ave

Temperance Ave

Armstrong Ave

Alluvial Ave

 = R-T PARK BOUNDARY (±333 acres)