



# CITY of CLOVIS

PLANNING & DEVELOPMENT  
1033 FIFTH STREET • CLOVIS, CA 93612

**FILED**  
NOV 25 2024  
TIME  
12:24pm

## NOTICE OF EXEMPTION Rezone 2024-007

FRESNO COUNTY CLERK  
By *Cyan Edmisten*  
DEPUTY

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 Existing Zoning, Community Plan, or General Plan).

**Exemption Filed With:** Fresno County Clerk, 2220 Tulare Street, Fresno, California.  
Office of Planning & Research, 1400 10<sup>th</sup> Street #100, Sacramento, CA

**Lead Agency:** City of Clovis, 1033 Fifth Street, Clovis, California.

**Project Title:** Rezone 2024-007

**Project Location:** SWC of Shaw and Leonard Avenues in the City of Clovis, Fresno County

**Project Description:** Consider Approval, Res. 24-\_\_\_, R2024-007, Adopting an exemption from further environmental review under CEQA Guidelines Section 15183 and approving P-C-C Amendment R2024-007, amending the use schedule and preliminary development plan for the Loma Vista Marketplace Planned Commercial Center.

**Project Applicant:** California Gold Development Corporation

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

**Reasons Why Project Is Exempt:** The Project has been identified to be consistent with the Loma Vista Specific Plan and the EIR certified for the Loma Vista Specific Plan in February 2003. The EIR accounted for approximately 1,375,407 square feet of commercial development within the community centers of the Loma Vista Urban Center. Currently, the Marketplace P-C-C is planned to make up 275,000 square feet of gross floor area at full build out. If approved, the proposed Project, will not contribute to additional floor area.

An analysis of the Project in relation to the Specific Plan EIR and technical memos provided, determined that there are no peculiarities of the Project that differs from the feature identified in the Loma Vista Specific Plan and what was analyzed in the EIR. Additionally, the overall size and location of the Project is consistent with what was planned in both the Loma Vista Specific Plan and the Community Centers North and South Master Plan.

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

E202410000335

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



**Signature:**

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

**Date:** November 25, 2024

**CITY OF CLOVIS**  
**CEQA Exemption**  
**Rezone 2024-007**

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 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@clovisca.gov](mailto:MarissaJ@clovisca.gov)

**Applicant:** California Gold Development Corporation  
 16162 Beach Blvd., Suite 260  
 Huntington Beach, CA 92647

**Project Location:** SWC of Shaw and Leonard Avenues in the City of Clovis.

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

**Project Description:**

Consider Approval, Res. 24-\_\_\_\_, R2024-007, Adopting an exemption from further environmental review under CEQA Guidelines Section 15183 and approving P-C-C Amendment R2024-007, amending the use schedule and preliminary development plan for the Loma Vista Marketplace Planned Commercial Center.

**Determination:**

The Project has been identified to be consistent with the Loma Vista Specific Plan and the EIR certified for the Loma Vista Specific Plan in February 2003. The EIR accounted for approximately 1,375,407 square feet of commercial development within the community centers of the Loma Vista Urban Center. Currently, the Marketplace P-C-C is planned to make up 275,000 square feet of gross floor area at full build out. If approved, the proposed Project, will not contribute to additional floor area.

An analysis of the Project in relation to the Specific Plan EIR and technical memos provided, determined that there are no peculiarities of the Project that differs from the feature identified in the Loma Vista Specific Plan and what was analyzed in the EIR. Additionally, the overall size and location of the Project is consistent with what was planned in both the Loma Vista Specific Plan and the Community Centers North and South Master Plan.

**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 Exception. 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 relating to the proposed modifications to the Preliminary Development Plan and Use Schedule in association with Tractor Supply. The modifications are allowed per the Clovis Development Code, thus, not unusual within the P-C-C Zone District. Therefore, this exception would not apply to the Project.

- (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.

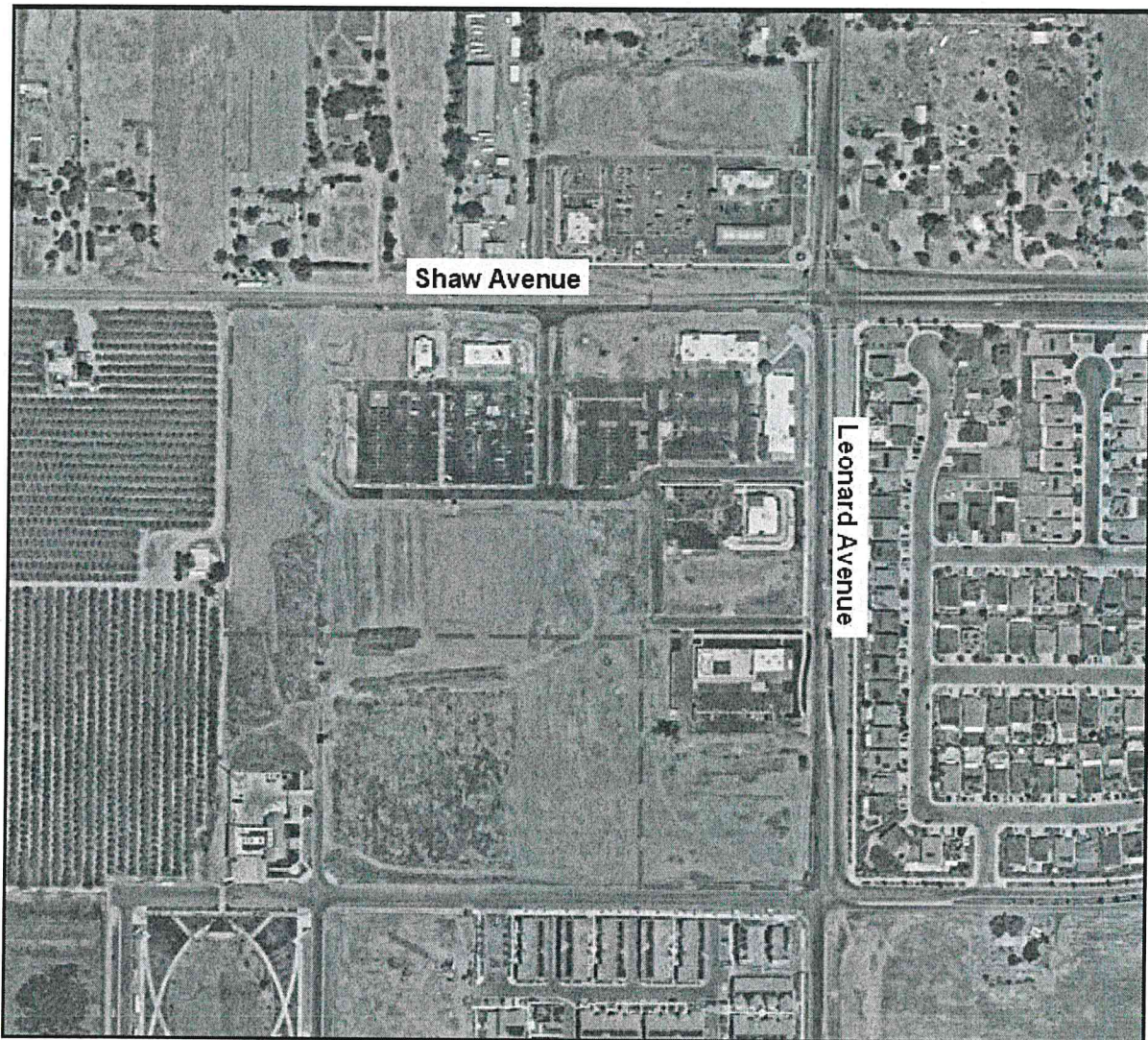
Date: November 25, 2024  
Prepared By: Marissa Jensen  
Assistant Planner




Submitted By: \_\_\_\_\_

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

**Project Location**



 P-C-C Boundary

