

NOTICE OF COMPLETION & ENVIRONMENTAL DOCUMENT TRANSMITTAL

Mail to: State Clearinghouse, PO Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery /Street Address: 1400 Tenth Street, Room 222, Sacramento, CA 95812

SCH #

Project Title: Tract Map 6343
Lead Agency: City of Clovis Contact Person: Lily Cha-Haydostian, MPA, Senior Planner
Mailing Address: 1033 Fifth Street Phone: (559) 324-2335
City: Clovis Zip: 93612 County: Fresno

Project Location: County: Fresno City/Nearest Community: Clovis
Cross Streets: East Behymer Avenue and North Sunnyside Avenue Zip Code: 93619
Lat./Long.: 36 ° 52 ' 48.4 " N/ 119 ° 42 ' 13.2 " W Total Acres: 246
Assessor's Parcel No. 556-040-07S, -08S, 556-030-14S Section: 20 Twp: 12 Range: 21 Base:
Within 2 Miles: State Highway No. Waterways: Enterprise Canal
Airports Railways Schools Woods Elem., Buchanan HS

Document Type
CEQA [X] NOP [] Draft EIR NEPA [] NOI Other [] Joint Document
[] Early Cons [] Supplement /Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.): [] Draft EIS [] Other:
[] Mit Neg Dec Other: [] FONSI

Local Action Type
[] General Plan Update [] Specific Plan [] Rezone [X] Annexation
[X] General Plan Amendment [] Master Plan [X] Prezone [] Redevelopment
[] General Plan Element [X] Planned Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type
[X] Residential: Units: 590 Acres: Water Facilities: Type: MGD:
[] Office: Sq. ft. Acres: Employees: [] Transportation: Type:
[] Commercial: Sq. ft. Acres: Employees: [] Mining: Mineral:
[] Industrial: Sq. ft. Acres: Employees: [] Power: Type: MW:
[] Educational: Waste Treatment: Type: MGD
[] Recreational: 0.549 acres [] Hazardous Waste: Type:
[] Other:

Project Issues That May Have A Significant Or Potentially Significant Impact:
[] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Floodplain/Flooding [] Schools/Universities [] Water Quality
[X] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[] Archaeological/Historical [] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Wildlife
[] Coastal Zone [X] Noise [] Solid Waste [] Growth Inducement
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Land Use
[] Economic/Jobs [] Public Services/Facilities [X] Traffic/Circulation [] Cumulative Effects
[X] Other: Greenhouse Gas Emissions

PRESENT LAND USE/ZONING/GENERAL PLAN USE DESIGNATION:
The project site is currently being used for agriculture and contains one existing dwelling unit and associated structures.
Zoning: Exclusive Agricultural District (AE-20) (Fresno County)
General Plan Land Use Designation: Medium Density Residential

PROJECT DESCRIPTION:
The proposed Tract Map 6343 would consist of the annexation of 246 acres from Fresno County to the City of Clovis, and the development of 590 residential lots within the 71.54-acre project site. The proposed lots would be developed into single-family residences over time. Sixty-six outlot spaces would be developed into private roads, private parking, pedestrian walkways, landscaping, public utilities, and public park uses. No development is proposed within the remaining 174.46-acre annexation area surrounding the project site. Associated entitlements include Annexation to the City of Clovis and a Planned Development Permit, General Plan Amendment, Prezone, and Tract Map approval to allow for 590 single-family residences. To facilitate the future development of the subject property, the proposed project will also require dedications and/or acquisitions for public street rights-of-way and utility easements, as well as the construction of public facilities and infrastructure.

NOTE: The State Clearinghouse will assign identification numbers for all new projects. If an SCH number already exists for a project (e.g., Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X."
 If you have already sent your document to the agency, please denote that with an "S."

<input checked="" type="checkbox"/>	Air Resources Board	<input type="checkbox"/>	Office of Historic Preservation
<input type="checkbox"/>	Boating & Waterways, Department of	<input type="checkbox"/>	Office of Public School Construction
<input type="checkbox"/>	California Highway Patrol	<input type="checkbox"/>	Parks & Recreation
<input checked="" type="checkbox"/>	Caltrans District # 6	<input type="checkbox"/>	Pesticide Regulation, Department of
<input type="checkbox"/>	Caltrans Division of Aeronautics	<input type="checkbox"/>	Public Utilities Commission
<input type="checkbox"/>	Caltrans Planning (Headquarters)	<input type="checkbox"/>	Reclamation Board
<input type="checkbox"/>	Coachella Valley Mountains Conservancy	<input checked="" type="checkbox"/>	Regional WQCB # 5
<input type="checkbox"/>	Coastal Commission	<input type="checkbox"/>	Resources Agency
<input type="checkbox"/>	Colorado River Board	<input type="checkbox"/>	S.F. Bay Conservation & Development Commission
<input type="checkbox"/>	Conservation, Department of	<input type="checkbox"/>	San Gabriel & Lower Los Angeles River & Mountains Conservancy
<input type="checkbox"/>	Corrections, Department of	<input type="checkbox"/>	San Joaquin River Conservancy
<input type="checkbox"/>	Delta Protection Commission	<input type="checkbox"/>	Santa Monica Mountains Conservancy
<input type="checkbox"/>	Education, Department of	<input type="checkbox"/>	State Lands Commission
<input type="checkbox"/>	Energy Commission	<input type="checkbox"/>	SWRCB: Clean Water Grants
<input checked="" type="checkbox"/>	Fish & Wildlife Region # 4	<input type="checkbox"/>	SWRCB: Water Quality
<input type="checkbox"/>	Food & Agriculture, Department of	<input type="checkbox"/>	SWRCB: Water Rights
<input type="checkbox"/>	Forestry & Fire Protection	<input type="checkbox"/>	Tahoe Regional Planning Agency
<input type="checkbox"/>	General Services, Department of	<input checked="" type="checkbox"/>	Toxic Substances Control, Department of
<input type="checkbox"/>	Health Services, Department of	<input checked="" type="checkbox"/>	Water Resources, Department of
<input type="checkbox"/>	Housing & Community Development		
<input type="checkbox"/>	Integrated Waste Management Board		Other: _____
<input checked="" type="checkbox"/>	Native American Heritage Commission		Other: _____
<input type="checkbox"/>	Office of Emergency Services		

Local Public Review Period (to be filled in by lead agency)

Starting Date: December 19, 2022 Ending Date: January 17, 2023

Lead Agency (Complete if Applicable)

Consulting Firm:	<u>LSA Associates, Inc.</u>	Applicant:	<u>Wilson Premier Homes, Inc.</u>
Address:	<u>2565 Alluvial Avenue, Suite 172</u>	Address:	<u>7550 North Palm Avenue, Suite 102</u>
City/State/ZIP:	<u>Clovis, CA 93611</u>	City/State/ZIP:	<u>Fresno, CA 93711</u>
Contact:	<u>Kyle Simpson</u>	Contact:	<u>Jeff Harris</u>
Phone:	<u>(559) 490-1212</u>	Phone:	<u>(209) 224-7550</u>

Signature of Lead Agency Representative: *Lily Cha* Date: 12-15-22

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.