



Notice of Availability
Tract Map 6343
Draft Environmental Impact Report

DATE: January 12, 2024

TO: Office of Planning and Research, Responsible and Trustee Agencies, Other Public Agencies and Other Interested Parties

SUBJECT: Notice of Availability of a Draft Environmental Impact Report for Tract Map 6343

LEAD AGENCY: City of Clovis
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COMMENT PERIOD: January 12, 2024 to February 26, 2024

Notice is hereby given that the City of Clovis (City), as the Lead Agency, has completed the Draft Environmental Impact Report (EIR) for Tract Map 6343, which is being distributed for public review pursuant to the California Environmental Quality Act (CEQA) and the California Public Resources Code.

The City has sent a copy of this Draft EIR to the State Clearinghouse and to those who requested a copy by responding to the Notice of Preparation (NOP). The City has also posted a copy of this Notice of Availability at Clovis City Hall and posted in The Business Journal.

PROJECT LOCATION

The Tract Map 6343 Project (Project) site is located directly north of the City of Clovis limit line at the southwest corner of the East Behymer Avenue and North Sunnyside Avenue intersection. The Project site is bounded by East Behymer Avenue to the north, by the Enterprise Canal to the west and south, and by rural residential, a Fresno Metropolitan Flood Control District (FMFCD) ponding basin, and Tract Map 6200 to the east. The Project site is in the northwest quadrant of Section 20, Township 12 South, Range 21 East, Mount Diablo Base and Meridian (MDBM).

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. A detailed project description is provided in the Draft EIR.

SIGNIFICANT ENVIRONMENTAL EFFECTS

The Draft EIR has identified the following environmental issue areas as having significant and unavoidable environmental impacts from implementation of the project: Greenhouse Gas Emissions, Transportation and Cumulative Impacts. All other environmental issues were determined to have no impact, less than significant impacts, or less than significant impacts with mitigation measures incorporated into the Project.

Public Review Period

A 46-day public review period for the Draft EIR will commence on January 12, 2024 and end on February 26, 2024. Any written comments on the Draft EIR must be received at the above address within the public review period. Copies of the Draft EIR are available for review at the Attn: Lily Cha-Haydostian, MPA, Senior Planner at the City of Clovis, Planning Division, 1033 Fifth Street, Clovis, CA 93612. The Draft EIR also may be reviewed at the City of Clovis' web site <https://cityofclovis.com/planning-and-development/ceqa/>. 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.