

# NOTICE OF DETERMINATION

E202410000018

**TO:** County Clerk  
County of Fresno  
2220 Tulare Street, 1st Floor  
Fresno, CA 93721

**FROM:** City of Clovis  
1033 Fifth Street  
Clovis, CA 93612  
Contact: Lily Cha-Haydostian, Senior Planner  
Phone: (559) 324-2335

**SUBJECT:** Filing of Notice of Determination in compliance with Section 21083 or 21152 of the Public Resources Code.

**State Clearinghouse Number:** 2022120483

**Project Title:** Tract Map 6343

**Project Applicant:** Wilson Premier Homes, Inc.  
7550 North Palm Avenue, Suite 102  
Fresno, CA 93711

**Project Location:** The project site is located on Assessor's Parcel Number (APNs) 556-040-08S, and 556-030-14S, within the Northwest Urban Center area identified in the 2014 City of Clovis General Plan, now referred to as Heritage Grove. 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 annexation area encompasses the project site, as well as APNs 556-040-06S, -09S, -13ST, -15S, -16S, -17ST, -18S, -20S, -22ST, -23S, -24S and 556-050-35S. The annexation area is located on the southwest quadrant of the intersection between East Behymer Avenue and North Sunnyside Avenue.

**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.

This is to advise that the City of Clovis as Lead Agency has approved the above described project on May 20, 2024, and has made the following determinations regarding the above described project:

1. The Project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Program was adopted for this project.
5. A Statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

All environmental documents and project records may be examined at the City of Clovis Planning and Development Services Department, located at 1033 Fifth Street, Clovis, CA 93612.

**Signature:** \_\_\_\_\_

**Name & Title:** Lily Cha-Haydostian, Senior Planner

**Date:** May 22, 2024

Authority cited: Sections 21083, Public Resources Code.  
Reference Section 21000-21174, Public Resources Code.

**FILED**  
MAY 22 2024  
TIME 9:50am  
FRESNO COUNTY CLERK  
By Lily Cha-Haydostian DEPUTY