



CITY of CLOVIS
 PLANNING & DEVELOPMENT
 1033 FIFTH STREET • CLOVIS, CA 93612

E202310000142

FILED
 MAY 18 2023 TIME 12:22pm
 By *Cyan* FRESNO COUNTY CLERK
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For County Clerk Stamp

NOTICE OF DETERMINATION

■ Fresno County Clerk
 2220 Tulare Street
 Fresno, CA 93721

■ Office of Planning and Research
 1400 Tenth Street, Room 121
 Sacramento, CA 95814

Project Title or File No.: Willow-Shepherd Northeast Prezone (R2023-003) and Annexation (RO309)

Environmental Assessment No.: N/A

Lead Agency: City of Clovis

Project Location: The project site is generally bound by Shepherd Avenue on the south, Willow Avenue on the west, International Avenue on the north (and including the 40 acre parcel at the northeast corner of Willow and International Avenues - APN 580-050-03S), and the Peach Avenue alignment on the east, in the County of Fresno, California. Please refer to the project location below.

Project Description:

The project includes a request to prezone classifications for approximately 333 acres of property and to modify pre zoning classifications on approximately 35 acres within the overall 550-acre project area. It also includes an annexation of approximately 550 acres into the Clovis City limits. The Project boundary contains properties designated for residential development that are important in helping the City to meet State housing requirements. The proposed pre zoning is consistent with the underlying Clovis General Plan land use designations and no changes to the type, density, or intensity of land uses are proposed.

The project has been found to be in substantial conformance with the environmental impact report (EIR) performed for the Clovis General Plan. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162, when an EIR has been adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines that there have been substantial changes to the project. The project is identifying zone districts that implement the current General Plan land use designations. The project is also consistent with the Heritage Grove Specific Plan and is exempt from further environmental review pursuant to Section 15182 of the CEQA Guidelines.

City Action: This is to advise that on May 15, 2023, the City Council approved the above-described Project and made the following determinations:

1. The Project will not have a potentially significant effect on the environment.
2. An EIR was prepared for the Project pursuant to the provisions of CEQA.
3. Mitigation Measures were made a condition of approval of the Project.
4. A Mitigation Monitoring Plan 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.

This is to certify that the EIR with comments and responses and record of project approval, are available to the general public for review at the Clovis Planning and Development Services Department located at 1033 Fifth Street, Clovis, CA 93612. Documents may be reviewed between 8 a.m. and 4:30 p.m. Monday through Friday (except holidays).

Contact Person: David Merchen, City Planner

Phone: (559) 324-2346

Signature:



Date: May 17, 2023

Project Location

