

City of Clovis

Notice of Availability of a Draft Environmental Impact Report

**Clovis Community Medical Center Expansion
and Herndon Avenue Widening Project**

(State Clearinghouse No. 2016101005)

Date: February 16, 2018

To: Responsible, Trustee, and
Interested Agencies

Property Owners, Residents
and Interested Citizens

From: Bryan Araki, City Planner
City of Clovis
Planning & Development Services
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Clovis, CA 93612
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Comment Deadline: April 6, 2018

The City of Clovis has completed a Draft Program Environmental Impact Report (EIR) for the Clovis Community Medical Center Expansion and Herndon Avenue Widening Project. Notice is hereby given that the Draft EIR is available for public review and comment.

Project Location and Description: The site of the Clovis Community Medical Center Expansion comprises approximately 148 acres located on the north and south sides of Herndon Avenue, east and west of N. Temperance Avenue.

The proposed expansion is divided into two major phases: a 2-10 year expansion plan and a 20 year expansion plan. The components of the 2-10 year expansion plan will increase the building square footage of the medical center by approximately 410,172 square feet to a total of 1,129,720 square feet. The number of licensed beds will increase from 208 to 358. The 2-10 year expansion plan also includes the addition of up to 150,000 square feet of commercial space west of Temperance Avenue, as well as a 150 room hotel.

The 20 year expansion plan components will result in a net increase of 413,769 square feet of medical center building area, taking into account that two of the existing medical office buildings will be replaced by future construction. The total square footage of the medical center upon implementation of the long-range plan will be approximately 1,543,489 square feet. The number of licensed beds will increase to a total of 508. The 20 year plan also includes up to 70,000 square feet of retail and/or office development and a 100-unit Assisted Living or Memory Care facility south of Herndon Avenue.

The proposed Herndon Avenue widening would extend from Temperance Avenue on the west to the southern leg of DeWolf Avenue on the east, encompassing a distance of one mile. The project would widen the current five-lane Herndon Avenue between Temperance and Coventry Avenues to six lanes, widen the roadway between Coventry

and the Enterprise Canal Bridge from two lanes to a four-lane divided roadway, and provide for minor widening (no increase in lanes) between the bridge and the southern leg of DeWolf Avenue. The project includes the installation of sidewalks, curb and gutter, street lights, median improvements and striping overlay. Existing overhead utilities on the south side of Herndon Avenue between Temperance and Locan Avenues will be placed underground. East of Locan Avenue, the overhead utilities will be relocated outside the roadway. The project will include traffic signals at Locan Avenue and at DeWolf Avenue.

Potential Project Impacts: Based on the Draft EIR, the project could have significant environmental effects related to: aesthetics; air quality; biological resources; cultural resources; greenhouse gas emissions; noise; transportation/traffic; and tribal cultural resources. The Draft EIR found that each of the potentially significant impacts could be reduced to insignificance by mitigation measures presented in the Draft EIR, except for greenhouse gas emissions and increased noise levels from traffic sources.

Public Review: Copies of the Draft EIR may be reviewed or obtained at the City of Clovis Planning and Development Services Department, 1033 Fifth Street, Clovis, CA, 93612, telephone (559) 324-2340. The Draft EIR may also be reviewed online at www.cityofclovis.com or at the Clovis Regional Library, 1155 Fifth Street, Clovis, CA 93612.

Review Period: The 45-day public review period for the Draft EIR will begin on Tuesday, February 20, 2018 and end on Friday, April 6, 2018. Please submit written comments to Bryan Araki, City Planner, 1033 Fifth Street, Clovis, CA 93612, email: bryana@cityofclovis.com. All comments addressing environmental issues will be responded to in the Final EIR.

Project Decision-Making Process: After the Final EIR is prepared, two separate public hearings will be held to consider certification of the Final EIR and approval of the project. The first hearing will be held by the Clovis Planning Commission, and a subsequent hearing will be held by the Clovis City Council. Formal notice of the hearings will be given to all agencies and persons receiving notice of the Draft EIR availability.