

Notice of Availability

Draft Environmental Impact Report for the Clovis-Herndon Shopping Center Clovis, California State Clearinghouse #2005121185

The City of Clovis has prepared a draft environmental impact report (DEIR) for the Clovis-Herndon Shopping Center to evaluate the potential environmental impacts of implementing the project. As required by the California Environmental Quality Act (CEQA), the DEIR is available for public review and comment.

Project Description and Location

The Project consists of the construction of a proposed 44± acre addition to an existing shopping center. If the Clovis-Herndon Shopping Center project is approved, the total shopping center would be approximately 50± acres (integrating existing businesses) on the north east corner of Clovis Avenue and Herndon Avenue, west of Sunnyside Avenue, and south of State Route 168. The Applicant proposes to construct an additional approximately 491,904 square feet of leasable space on approximately 44± acres in addition to the existing approximately 33,546 square feet of commercial businesses for a total of 525,450 square feet of commercial space on a 50± acre shopping center site. A major new tenant is proposed to be a Wal-Mart Superstore that will operate seven days a week, 24 hours per day. Nine other major stores are planned with space between 7,500 sq.ft. and 88,400 sq.ft. Six additional commercial pads are planned ranging from 4,400 sq.ft. to 8,000 sq.ft. Parking includes 2,558 vehicle stalls plus loading areas. Street improvement and traffic control improvements are planned to accommodate additional traffic generated by the Project. Connection to the City's water, wastewater, and the Fresno Metropolitan Flood Control District's stormwater collection and disposal systems are proposed for the newly constructed area. The developer's applications include a Rezone, Site Plan Review, a Conditional Use Permit for a tire and lube operation in connection to the Wal-Mart Superstore, a Planning Director Review and Approval of an increase in a freestanding freeway sign height to 35 feet and an increase in the amount of on-building signage to 300 square feet, and a sign permit.

The DEIR examines the potential environmental impacts as a result of the project on the following:

air quality, biological resources, cultural resources, land use and planning, public services, utilities and service systems, traffic and circulation, hydrology and water quality, utilities, social and economic (urban decay/blight), noise, aesthetics, hazards and hazardous materials, population and housing.

PUBLIC REVIEW PERIOD

The 45-day public review period extends from April 27, 2007, to June 11, 2007. All written comments must be submitted by 5:00 p.m. on June 11, 2007 to: Ryan Burnett, Associate Planner, City of Clovis, 1033 Fifth Street, Clovis, CA 93612, (559) 324-2866 fax, ryanb@cityofclovis.com

DOCUMENT AVAILABLE FOR REVIEW

The DEIR is available for review at the following locations:

1. County of Fresno Library, Clovis Branch
1155 Fifth Street
Clovis, CA 93612
2. City of Clovis
Department of Planning and Development Services
1033 Fifth Street
Clovis, CA 93612
3. City of Clovis Website: www.cityofclovis.com

Documents referenced in the DEIR are available for review at the City of Clovis Department of Planning and Development Services.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, or in written correspondence delivered to the City at, or prior to, the public hearing. A public hearing for this project has not been scheduled as of the date of publishing of this Notice of Availability.

Dwight Kröll, City Planner

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