

Notice of Availability
Draft Environmental Impact Report for the
Clovis Research & Technology Park Expansion, Clovis, California
State Clearinghouse #2007121029

The City of Clovis has prepared a draft environmental impact report (DEIR) for the Clovis Research & Technology Park Expansion 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 SUMMARY AND LOCATION

The proposed Research and Technology Park Expansion Project ("Project") includes an amendment to the City of Clovis General Plan and the Herndon/Shepherd Specific Plan to add approximately 153 acres to the existing Clovis Research and Technology Business Park (R&T Park). The Project area is generally bounded by Nees Avenue on the north, SR 168 on the south, the Enterprise Canal on the West, and SR168 and the Harlan Ranch on the east. The existing R&T Park is approximately 180 acres in size and the addition of the proposed 153 acre Project would expand the R&T Park to a total of 333 acres. Permitted uses will consist of certain manufacturing, assembly and research uses. The comprehensive list of uses and their classifications are listed in Table 1, Section 9.3.288 of the City's Municipal Code. The Project allows a maximum development of up to approximately 2.4 million square feet of research and technology uses based on the net of approximately 139 acres and a Floor Area Ratio (FAR) of 0.40. The 0.40 FAR allows the construction of up to 40% of the net area (139 acres) of the Project area with actual buildings. The Project also includes the opportunity for Live/Work units. The types of uses anticipated for the Live/Work units include artist studios, professionals/consultants, photo studios, etc. Approximately 113 acres are currently designated by the Clovis General Plan as Very Low Density Residential, 19.9 acres are designated as Commercial, and 20.1 acres as High Density Residential by the Clovis General Plan. The Herndon-Shepherd designates the Project site as Large Lot Residential (2.2 du/ac) and Open Space. It also provided for "floating" designations of Neighborhood Commercial and Multi-Family. The Project would amend both the Clovis General Plan and the Herndon-Shepherd Specific Plan and establish a new land use area, Mixed Use Area 40, which includes primary uses of Research and Technology Businesses and provides opportunity for secondary uses of Live/Work units. The Project will require an amendment to the Clovis General Plan Circulation Element and Herndon-Shepherd Specific Plan Circulation Element to allow required changes to area circulation including the extension of Alluvial Avenue from Temperance Avenue through the Project site and revised roadway development standards for Nees and Locan Avenues.

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

Aesthetics; Air Quality; Biological Resources; Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use; Noise; Population and Housing; Public Services; Utilities, and Recreation; Transportation; Energy

PUBLIC REVIEW PERIOD

The 45-day public review period extends from March 26, 2009 to May 11, 2009. All written comments must be submitted by 3:00 p.m. on May 11, 2009 to:

Ryan C. Burnett, AICP
Project Coordinator
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 Kroll, AICP, Planning and Development Services Director
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