



CORRECTED NOTICE OF COMPLETION & AVAILABILITY OF DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT (SCH # 2012061069) FOR THE CITY OF CLOVIS GENERAL PLAN AND DEVELOPMENT CODE UPDATE

NOTICE OF SCHEDULE FOR PLANNING COMMISSION AND COUNCIL CONSIDERATION OF CLOVIS GENERAL PLAN AND DEVELOPMENT CODE UPDATE

TO: Reviewing Agencies and Other Interested Parties

SUBJECT: Notice of Completion and Availability of the Draft Program Environmental Impact Report (SCH# 2012061069) for the City of Clovis General Plan and Development Code Update

LEAD AGENCY: City of Clovis
1033 Fifth Street
Clovis, CA 93612

CONTACT: Dwight Kroll, AICP, Director of Planning and Development Services

DRAFT PEIR REVIEW PERIOD: June 24, 2014 to August 8, 2014

SCHEDULE: July 31, 2014: Planning Commission Study Session
August 14, 2014: Planning Commission Public Hearing
August 25, 2014: City Council Public Hearing (Tentative)

CORRECTION: Original Notice of Completion and Availability did not identify as a significant unavoidable adverse environmental impact the following environmental category: hydrology and water quality (groundwater use).

Pursuant to the State of California Public Resources Code Section 21165 and the "Guidelines for Implementation of the California Environmental Quality Act" as amended to date, as Lead Agency, the City of Clovis is circulating for public review a Draft Program Environmental Impact Report (PEIR) for the proposed City of Clovis General Plan and Development Code Update.

Project Title: City of Clovis General Plan and Development Code Update

Project Location: The City is in the central portion of Fresno County, approximately 6.5 miles northeast of the City of Fresno downtown area. The City is surrounded by portions of unincorporated Fresno County to the north, east, and south and by the City of Fresno to the west and southwest. The City, its sphere of influence (SOI), and specific areas beyond the City and its SOI are defined and referred to herein as the Plan Area. At the local level, the Plan Area is generally bound by Copper Avenue on the north, Willow Avenue on the west, Academy Avenue on the east, and Shields Avenue on the south. State Route 168 (SR-168) bisects the City from the southwest to the northeast. These boundaries are roughly the same as those established in the current General Plan, which was adopted in 1993.

Project Description: The proposed project is an update to the City of Clovis General Plan and Development Code. The Clovis General Plan Update is intended to shape development within the Plan Area through 2035 and beyond, while the update to the Development Code is intended to consolidate and compile amendments adopted since the 1970s into a reorganized and reformatted document that also reflects changes to the General Plan.

General Plan Update

The General Plan Update involves a revision to the land use map and all elements except Housing, and adds a new Economic Development Element. The General Plan Update would consist of the following elements: Land Use, Circulation, Community Facilities (previously Public Facilities), Open Space/Conservation, Safety, Noise, Air Quality, and Economic Development.

Development Code Update

The Development Code Update will reflect the changes to the General Plan and the revised land use and zoning designations. The update will also compile existing information and past code amendments in an easy-to-reference manner; provide a procedures guide; update land uses to contemporary standards; and propose limited land use and development standard policy modifications.

The Draft PEIR indicates there may be significant unavoidable adverse environmental impacts associated with the following environmental categories: agricultural resources, air quality, cultural resources (historic resources), greenhouse gas emissions, hydrology and water quality (groundwater use), noise, population and housing (population growth), transportation and traffic, and utilities and service systems (water supply). Upon compliance with regulatory requirements and recommended mitigation measures (as appropriate), all other environmental impacts were found to be less than significant.

Notice of Completion & Availability: The Draft PEIR will be available for a 45-day public review period beginning on **Tuesday, June 24, 2014 and ending on Friday August 8, 2014**. All interested parties are invited to submit written comments on the Draft PEIR for consideration by the Planning Commission and City Council. Due to the time limits mandated by state law, comments on the Draft PEIR are required to be received during the 45 day review period from **June 24, 2014 through August 8, 2014**. Agencies should provide the name of a contact person with their response.

Copies of the document are available for review at the City of Clovis Planning Division, 1033 Fifth Street, Clovis, CA 93612. The document can also be accessed online at: www.clovisgeneralplan.com. Additionally, a copy of the document is available for review at the following public library:

Clovis Regional Library
1155 Fifth Street
Clovis, CA 93612

All comments and responses to this notice should be submitted in writing to:

Dwight Kroll, AICP, Director of Planning and Development Services
City of Clovis
1033 Fifth Street
Clovis, CA 93612

The City will also accept responses to this **Notice of Completion and Availability** submitted via email received through the close of business on **August 8, 2014**. Email responses to this notice may be sent to

[dwightk@cityofclovis.com](mailto:dwrightk@cityofclovis.com). For additional information, please contact Mr. Kroll at (559) 324-2340 or at the aforementioned email.

NOTICE OF SCHEDULE FOR CONSIDERATION NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that on **Thursday, July 31, 2014, at 6:00 p.m.**, the Clovis Planning Commission will conduct a study session to review the Draft General Plan and Draft Development Code Update documents, along with the Draft PEIR. The study session will be held in the Council Chamber of the Clovis Civic Center, 1033 Fifth Street, Clovis, CA 93612.

On **Thursday, August 14, 2014, at 6:00 p.m.**, the Clovis Planning Commission will hold a public hearing to consider the Draft General Plan and Draft Development Code Update, along with the associated Draft PEIR and Final PEIR, if available. The public hearing will be in the Council Chamber of the Clovis Civic Center, 1033 Fifth Street, Clovis, CA 93612. At the conclusion of the public hearing, the Planning Commission will make recommendations to the City Council regarding certification of the PEIR and adoption of the General Plan and Development Code Update.

On Monday August 25, 2014, at 6:00 p.m., the Clovis City Council is tentatively scheduled to hold a public hearing to consider the Draft General Plan and Draft Development Code Update, the associated Draft PEIR and Final PEIR, and the Planning Commission's recommendation thereon. The public hearing will be in the Council Chamber of the Clovis Civic Center, 1033 Fifth Street, Clovis, CA 93612. Further notice of this hearing will be provided after the Planning Commission's public hearing.

All interested parties are invited to comment in writing to the Planning Division by no later than 3:00 p.m. on the dates scheduled for the study session and public hearings and/or to appear at the study session and hearings described above to present testimony in regard to the above listed request. Questions regarding this item should be directed to Dwight Kroll, Director of Planning and Development Services at (559) 324-2340.

NOTE: If you challenge a project in court, you may be limited to raising only those issues you or someone else raised at the study session and public hearings described in this notice, or in written correspondence delivered to the City at, or prior to, the study session and public hearings.

If you would like to view the Planning Commission and City Council Agendas and Staff Reports, please visit the City of Clovis Website at www.cityofclovis.com.

Dwight D. Kroll, AICP, Planning and Development Services Director

PUBLISH: Original Notice: Monday, June 23, 2014, The Business Journal.

Corrected Notice: Wednesday, June 25, 2014, The Business Journal.