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**Notice of Availability**  
Shepherd North  
Draft Environmental Impact Report

**FILED**  
JUL 21 2023  
TIME

8:26am

DATE: JULY 21, 2023

LEAD AGENCY  
George González, MPA | Senior Planner  
City of Clovis | Planning Division  
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FRESNO COUNTY CLERK  
By *Cyan Edmisten*  
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PROJECT TITLE: Shepherd North

PROJECT LOCATION:

The Shepherd North Project (Project) site is located directly north of the City of Clovis limit line at the northeast corner of North Sunnyside Avenue and East Shepherd Avenue. The Project site is bounded on the north by Perrin Road, on the east by North Fowler Avenue, on the south by East Shepherd Avenue, and on the west by North Sunnyside Avenue. The Project site is in the southwest quadrant of Section 21, Township 12 South, Range 21 East, Mount Diablo Base and Meridian.

PROJECT DESCRIPTION:

The Project Area includes the whole of the Project site (approximately 155 acres), encompassing the approximate 77-acre Development Area and the approximate 78-acre Non-Development Area. The Development Area includes the parcels proposed for annexation that will be entitled for subdivision and development. This will include a Sphere of Influence (SOI) Expansion, General Plan Amendment, Pre-zone, Annexation/Reorganization, Tentative Tract Map, Planned Development Permit, and Residential Site Plan Review. The Non-Development Area includes the parcels proposed to be included in the SOI expansion that will not be entitled for subdivision or development. This includes two separate areas, each described as an Expansion SubArea. The two Expansion SubAreas total 78 acres and are defined as Expansion SubArea North and Expansion SubArea East. The amendment of the City's SOI will require an application and approval by the Fresno Local Agency Formation Commission and the County of Fresno.

The principal Project objective is the expansion of the City's SOI to include the Project site, and the annexation/reorganization, approval and subsequent development of the Development Area. The proposed Project would provide up to 605 single-family residential units, and open space totaling approximately 5.54 acres, including 2.25 acres of trails, 2.39 acres of promenade/pedestrian circulation, and 0.90 acres of parks. The proposed Project also includes the installation of new public and private roadways that will provide pedestrian and vehicular access to the Project site and surrounding community areas, and other improvements, including water supply, storm drainage, sewer facilities and landscaping to serve the residential uses. A detailed project description is provided in the Draft Environmental Impact Report (Draft EIR).

SIGNIFICANT ENVIRONMENTAL EFFECTS:

The Draft EIR has identified the following environmental issue areas as having significant and unavoidable environmental impacts from implementation of the project: Transportation and Circulation, and Cumulative Impacts. All other environmental issues were determined to have no impact, less than significant impacts, or less than significant impacts with mitigation measures incorporated into the Project.

PUBLIC REVIEW PERIOD:

A 45-day public review period for the Draft EIR will commence on **July 21, 2023 and end on September 4, 2023**. Any written comments on the Draft EIR must be received at the above address within the public review period. Copies of the Draft EIR are available for review at the Attn: George González, MPA, Senior Planner at the City of Clovis | Planning Division, 1033 Fifth Street, Clovis, CA 93612. The Draft EIR also may be reviewed at the City of Clovis' web site <https://cityofclovis.com/planning-and-development/cega/>. If we do not receive a response from your agency or organization, we will presume that your agency or organization has no response to make.