

**NOTICE OF PUBLIC HEARING
NOTICE OF INTENT TO RECOMMEND ADOPTION OF A PROGRAM ENVIRONMENTAL
IMPACT REPORT
NOTICE TO ADOPT STATEMENT OF OVERRIDING CONSIDERATIONS AND A MITIGATION
MONITORING AND REPORTING PROGRAM**

NOTICE IS HEREBY GIVEN that on **Monday, June 18, 2018, at 6:00 p.m.**, a public hearing will be conducted in the Council Chamber of the Clovis Civic Center, 1033 Fifth Street, Clovis, CA 93612. The Clovis City Council will consider the following items:

- A. R2018-05, A request to rezone approximately 4.20 acres of property located north of Sierra Avenue between Fowler and Armstrong Avenues from the R-A (Single-Family Residential Very Low Density) Zone District to the R-1-MD (Single-Family Residential Medium Density) Zone District. De Young Properties, applicant; Scott Zaayer, representative. The Planning Commission Recommends approval of R2018-05.
- B. CUP2018-03, A request to approve a conditional use permit for a proposed 28 bed memory care and 80 unit assisted senior living facility on approximately 3.57 acres located at 587 & 637 W. Nees Avenues. O'Brien Development, LLC, owner/applicant; The Taylor Group Architects, representative. The Planning Commission Recommends approval of CUP2018-03
- C. CUP85-18A11, A request to approve a conditional use permit amendment for the expansion of the Clovis Medical Center Master Plan located on the north and south sides of Herndon Avenue at Temperance Avenues. Clovis Community Medical Center, owner/applicant. The Planning Commission Recommends approval of CUP85-18A11.

Project Item A, is in substantial conformance with the environmental impact report performed for General Plan. No major revisions will be required with the adopted Environmental Impact Report to accommodate the proposed project, therefore, subject to CEQA Sections 15162 and 15182 no further environmental review is required for this project.

Project Item B, is exempt from the California Environmental Quality Act (CEQA) pursuant to a Class 32 categorical exemption. Class 32 consists of in-fill development less than 5 acres in size meeting the conditions described in CEQA Guidelines Section 15332. A Notice of Exemption has been completed during the preliminary review and is kept for public review with the project file during the processing of the project application. Staff will file the Notice of Exemption with the County Clerk if the project is approved.

In conjunction with the project, staff completed the following documents that are currently available for public review:

- 1. California Environmental Quality Act Determination Narrative.
- 2. Timmy/Nees Senior Assisted Living Project Proposal; Reasonable Accommodation Procedures.

A Program Environmental Impact Report (PEIR) has been completed for Project Item C, in accordance with the California Environmental Quality Act (CEQA). A notice of availability to review the Draft PEIR was noticed to the public and interested parties on Tuesday, February 20, 2018. Approval of a proposed Program Environmental Impact Report does not necessarily mean this project will be approved. Hard copies and electronic copies of the proposed Program Environmental Impact Report for this project may be reviewed and/or obtained at the City of Clovis Planning Division, 1033 Fifth Street, Clovis, California, Monday through Friday, between 8:00 a.m. and 3:00 p.m., or on the City website at www.cityofclovis.com.

All interested parties are invited to comment in writing to the Planning Division by no later than 3:00 p.m. on June 18, 2018, and/or to appear at the hearing described above to present testimony in regard to the above listed requests. Questions regarding these items should be directed to Bryan Araki, City Planner at (559) 324-2346 or email at bryana@cityofclovis.com.

If you would like to view the City Council Agenda and Staff Reports, please visit the City of Clovis Website at www.cityofclovis.com. Select "City Council Agendas" from right side of the main page under "Frequently Visited." Reports will be available approximately 72 hours prior to the meeting time.

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

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