

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
NOTICE OF PUBLIC HEARING
NOTICE OF PUBLIC REVIEW OF A PROPOSED MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that on **Monday, June 4, 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. Approve a Master Plan for Focus Area 7 in the General Plan, approximately 795 acres generally bounded by Nees Avenue on the South, Big Dry Creek on the west, Enterprise Canal on the east, and Shepherd Avenue on the north, commonly referred to as the Dry Creek Preserve. City of Clovis, applicant. The Planning Commission recommends approval of the Master Plan.
- B. Consider items associated with eight properties located at the northwest corner of Teague and Fowler Avenues. Woodside 06N, LP, Inland Star Distribution Centers, Inc., a California Corporation, Paul and Monique Krause, Suzanne Robertson, Darell and Katherine Kroeker, Charles F. and Lisa J. Keller, Suhardi Tjuanta Trustee, owners; Woodside 06N, LP, applicant; Yamabe and Horn Engineering Inc., representative.
 - 1. **GPA2016-06**, A request to re-designate approximately 48.61 acres from Rural Residential (1 lot per 2 acres) to Low Residential (2.1 to 4 lots per acre).
 - 2. **R2016-07**, A request to prezone approximately 48.61 acres from the County R-R (Rural Residential) Zone District to the R-1 (Single-Family Residential) Zone District, and prezone 9.52 acres from County R-R Zone District to the City R-R Zone District.
 - 3. **TM6154**, Approve a vesting tentative tract map for a 95-lot single-family subdivision on 43.23 acres. Planning Commission recommends approval of GPA2016-06, R2016-07, and TM6154.
- C. **RO296**, A Resolution of Application for the Annexation of the Territory known as the Teague-Fowler NW Reorganization located on the west side of Fowler Avenue, between Teague and Shepherd Avenues. Various owners; Woodside 06N, L.P., applicant; Yamabe & Horn Engineering, representative. Property Owners: Inland Star Distribution Centers, Inc., Paul A. & Monique V. Benoit Krause, Suzanne Robertson, Woodside 06N, L.P., Charles F. & Lisa J. Keller Trustees, Darell L. & Katherine F. Kroeker, and Suhardi Tjuanta Trustee.
- D. **R2018-03**, A request to approve a prezone of approximately 3.11 acres of land located on the east side of Armstrong Avenue, between Nees and Teague Avenues from the County RR (Rural Residential) Zone District to the Clovis R-R (Rural Residential) Zone District. Ishkhan Bayrakdarian, owner/ applicant. The Planning Commission recommends approval of R2018-03.
- E. **RO298**, A Resolution of Application for the Annexation of the Territory known as the Nees-Armstrong NE No. 2 Reorganization located on the east side of Armstrong Avenue, between Nees and Teague Avenues. Ishkhan Bayrakdarian, owner/ applicant.

A Mitigated Negative Declaration has been completed for Project Item's A, B, & C, pursuant to Section 15070 of CEQA. Recommendation of a proposed Mitigated Negative Declaration does not necessarily mean this project will be approved. Hard copies and electronic copies of the proposed Mitigated Negative Declaration 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.

Project Item's D & E are in substantial conformance with the environmental analysis performed for the 2014 General Plan Update and 2014 Development Code Update. No major revisions will be required with the adopted Environmental Impact Report to accommodate the proposed projects, therefore, subject to CEQA Sections 15162, no further environmental review is required for these projects.

All interested parties are invited to comment in writing to the Planning Division by no later than 3:00 p.m. on June 4, 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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