

**NOTICE OF PUBLIC HEARING
NOTICE OF INTENT TO RECOMMEND ADOPTION OF A PROGRAM ENVIRONMENTAL
IMPACT REPORT**

NOTICE IS HEREBY GIVEN that on **Thursday, May 31, 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 Planning Commission will consider the following item:

- A. 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.

A Program Environmental Impact Report (PEIR) has been completed for this Project, 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 May 31, 2018, and/or to appear at the hearing described above to present testimony in regard to the above listed request. Questions regarding this item 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 Planning Commission Agenda and Staff Reports, please visit the City of Clovis Website at www.cityofclovis.com. Select "Planning Commission 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
PUBLISH: Wednesday, May 9, 2018, *The Business Journal*

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, May 31, 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 Planning Commission will consider the following items:

- A. CUP2018-02, A request to approve a conditional use permit to allow a 24-hour drive-up/drive-thru window use, including outdoor seating in association with a proposed Starbucks for property located near the northwest corner of Shaw and Leonard Avenues. Cloverleaf Capital, LLC., owner/ applicant.
- 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.

C. Consider items associated with approximately 4.20 acres of property located north of Sierra Avenue between Fowler and Armstrong Avenues. De Young Properties, applicant; Scott Zaayer, representative.

1. R2018-05, A request to rezone from the R-A (Single-Family Residential Very Low Density) Zone District to the R-1-MD (Single-Family Residential Medium Density) Zone District.
2. TM6155, A request to approve a vesting tract map for a 20-lot single family residential development.

Project Item No. A is in substantial conformance with the environmental analysis performed for Rezone Amendment R2008-07A2, Conditional Use Permit CUP2017-11 & Site Plan Review SPR2017-14. No major revisions will be required with the adopted Mitigated Negative Declaration to accommodate the proposed project, therefore, subject to CEQA Sections 15162 and 15182 no further environmental review is required for this project.

Project Item No. 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.

Copies of these documents are available for pick up 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 No. C 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.

All interested parties are invited to comment in writing to the Planning Division by no later than 3:00 p.m. on May 31, 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.

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