

**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 **Thursday, April 26, 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. 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.
- 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.

A Mitigated Negative Declaration has been completed for Project Item's A & B, 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.

A Negative Declaration has been completed for Project Item No. 6 pursuant to Section 15070 of CEQA. Recommendation of a proposed Negative Declaration does not necessarily mean this project will be approved. Hard copies and electronic copies of the proposed Negative Declarations for these/this projects 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.

The City has determined that Project Item No. _____ is exempt from CEQA pursuant to Public Resources Code Section 15061(b)(3) which provides that CEQA applies only to projects that have the potential for causing a significant effect on the environment. 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 with the County Clerk if the project is approved.

The City has determined that Project Items No. _____ are exempt from CEQA pursuant to Public Resources Code Section 15061(b)(3) which provides that CEQA applies only to projects that have the potential for causing a significant effect on the environment. 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 with the County Clerk if the project is approved.

Project Item No.'s ____ and ____ are in substantial conformance with the environmental analysis performed for General Plan Amendment _____. 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.

The proposed Project is exempt from CEQA pursuant to CEQA Sections 15302(b), Replacement or Reconstruction. 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.

The City has determined that Project Item No.____ is exempt from CEQA pursuant to Public Resources Code Section 15319(a) which provides that annexations to a city of areas containing existing private structures developed to the density allowed by current zoning or pre-zoning of either the gaining or losing governmental agency whichever is more restrictive, provided however, that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities, are exempt. 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 with the County Clerk if the project is approved.

The proposed Project Item No. _____ is exempt from CEQA pursuant to CEQA Sections 15303(e), New Construction or Conversion of Small Structures, and 15304(b), Minor Alterations to Land. 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.

Project Item No. _____ is exempt from CEQA pursuant to a Class 32 categorical exemption. Class 32 exemptions consist of in-fill development less than 5 acres in size meeting the conditions described in California Government Code Section 15332(a), (b), (c), (d) and (e). 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 with the County Clerk if the project is approved.

All interested parties are invited to comment in writing to the Planning Division by no later than 3:00 p.m. on April 26, 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 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, April 4, 2018, *The Business Journal*

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, April 26, 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. R2018-01, A request to approve a rezone of approximately 0.87 acres of land located at the northeast corner of Peach and Gettysburg Avenues from the R-A (Single-Family Residential – 24,000 Sq. Ft.) Zone District to the R-1-MD (Single-Family Medium Density) Zone District. MDSG Development, LLC., owner/ applicant; Harbour & Associates, representative.
- B. R2018-02, A request to approve a rezone from the R-A (Single Family Residential - 24,000 Sq. Ft.) Zone District to the R-1-B (Single Family Residential - 12,000 Sq. Ft.) Zone District. Laura Ossenberg, owner; Penncal Properties, LLC, applicant; Harbour and Associates, representative.
- C. 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.
- D. OA2018-02, A request to amend the Sign Ordinance to allow for transfer of sign area from a freestanding sign to on-building. City of Clovis applicant.

Project Item No.'s A and C are in substantial conformance with the environmental analysis performed for 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.

Project Item No. B is exempt from CEQA pursuant to a Class 32 categorical exemption. Class 32 exemptions consist of in-fill development less than 5 acres in size meeting the conditions described in California Government Code Section 15332(a), (b), (c), (d) and (e). 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 with the County Clerk if the project is approved.

Project Item D, 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 April 26, 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
PUBLISH Wednesday, April 11, 2018, *The Business Journal*