

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

NOTICE IS HEREBY GIVEN that on **Monday, June 19, 2017, 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. Consider items associated with approximately 40 acres of property located at the southeast corner of Ashlan and Thompson Avenues. Carl Armstrong and et all, owner; Stone Valley Communities, LLC, applicant; Ennis Consulting, representative.
 - 1. GPA2016-10, A request to amend the General Plan and Loma Vista Specific Plan to re-designate from Low Density Residential (2.1 to 4.0 DU/AC) and School classifications to a Single-Family Residential Medium Density (4.1 to 7.0 DU/AC) classification.
 - 2. R2016-16, A request to prezone from the County AE-20 Zone District to the R-1-MD (Single-Family Residential Medium Density) Zone District.
 - 3. TM6161, A request to approve a vesting tentative tract map for a 142-lot single-family residential development.

The Planning Commission recommends approval of GPA2016-10, R2016-16, and TM6161.

- B. R2017-02, A request to approve a rezone of approximately 11.03 acres of land located on the west side of Leonard Avenue at Dakota Avenue from the R-1-7500 (Single Family Residential – 7,500 Sq. Ft.) Zone District to the R-1 (Single Family Residential – 6,000 Sq. Ft.) Zone District. Michael Lynn Doolittle, Cindy Gill, owners; De Young Properties, applicant; Quad Knopf, Inc., representative. The Planning Commission recommends approval of R2017-02.

A Mitigated Negative Declaration has been completed for Project Item A, 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 No. B is in substantial conformance with the environmental analysis performed for the 2014 General Plan Update, 2014 Development Code Update and Loma Vista Specific Plan EIR. No major revisions will be required with the adopted Environmental Impact Report to accommodate the proposed project, therefore, subject to California Government Code Section 65457 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 June 19, 2017, 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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