

**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, December 12, 2016, 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:

1. Consider items associated with approximately 63.09 acres of property located at the southeast corner of Ashlan and N. Highland Avenues. Wiloli, LP, owner/applicant; Harbour & Associates, representative.
  - a. **GPA2013-02**, 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) classification to Medium Density Residential (4.1 to 7.0 DU/AC) classification.
  - b. **R2013-03**, A request to prezone from the County AE-20 Zone District to the R-1-PRD (Planned Residential Development) and P-F (Public Facilities) Zone Districts.
  - c. **TM6023**, A request to approve a vesting tentative tract map for a 379-lot single-family planned residential development.  
The Planning Commission recommends that the City Council approve this Project.
  
2. Consider items associated with 46.39 acres of properties located at the northwest corner of Teague and Fowler Avenues. Holland – Brooks Investment & Holding Co., Paul and Monique Krause, Suzanne Robertson, LOLC Endowment, Darell and Katherine Kroeker, owners; Woodside Homes, Inc., applicant; Yamabe and Horn Engineering Inc., representative.
  - a. **GPA2016-06**, A request to re-designate approximately 41.85 of the 46.39 acres from Rural Residential (1 lot per 2 acres) to Low Residential (2.1 to 4 lots per acre).
  - b. **R2016-07**, A request to prezone approximately 41.85 of the 46.39 acres from the County R-R (Rural Residential) Zone District to the R-1 (Single-Family Residential) Zone District, prezone the remaining 4.5 acres from the County R-R Zone District to the R-A (Single-Family Residential – 24,000 sq. ft. min lot size) Zone District and approve a master plan for approximately 700 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, known as Focus Area 7 in the General Plan.
  - c. **TM6154**, A request to approve a vesting tentative tract map for a 96-lot single-family subdivision on 46.39 acres.  
The Planning Commission recommends that the City Council deny this Project.
  
3. Consider items associated with approximately 65 acres of property located south of Shepherd Avenue between Temperance and Locan Avenues. Various Owners; Valley Coastal Development, LLC, applicant/representative.
  - a. **GPA2016-07**, A request to amend the General Plan and Herndon-Shepherd Specific Plan to re-designate from Very Low Density Residential (.6 to 2.1 DU/AC) to Low Density Residential (2.1 to 4.0 DU/AC).
  - b. **R2016-08**, A request to rezone from the R-1-AH (Single Family Residential - 18,000 Sq. Ft.) Zone District to the R-1 (Single Family Residential) Zone District.
  - c. **CUP2016-03**, A request to approve a conditional use permit for a 261-lot single-family Planned Residential Development with public streets, reduced setbacks and increased lot coverage.
  - d. **TM6109**, A request to approve a vesting tentative tract map for a 261-lot single-family residential subdivision.  
The Planning Commission recommends that the City Council approve this Project.
  
4. Consider items associated with approximately 1 acre of land located at 250 Villa Avenue. Pagosyan Family Trust, owner; Vanik & Arsen LLC, applicant; Jose Luis Vargas, representative.
  - a. **R2016-12**, A request to rezone from the R-A (Single-Family Residential – 24,000 sq. ft.) Zone District to the R-1 (Single-Family Residential – 6,000 sq. ft.) Zone District.
  - b. **CUP2016-04**, A request to approve a conditional use permit for a proposed 18-bed, single-story congregate care facility with associated parking.  
The Planning Commission recommends that the City Council approve this Project.

A Mitigated Negative Declaration has been completed for Project Items No. 1, 2, and 3, 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. 4 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 December 12, 2016, 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](mailto: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](http://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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