

**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, February 23, 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 Planning Commission will consider the following items:

1. 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 Development, LLC, applicant; Ennis Consulting, representative.
 - a. 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.
 - b. 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.
 - c. TM6161, A request to approve a vesting tentative tract map for a 151-lot single-family residential development.
2. Consider items associated with approximately five acres of land located at the northwest corner of Teague and Locan Avenues. TriValley Development Group, LLC, owner/applicant; Ennis Consulting, representative.
 - a. GPA2016-09, A request to amend the General Plan and Herndon-Shepherd Specific Plan to re-designate from Very Low Density Residential (0.6 to 2.0 DU/AC) classification to Low Density Residential (2.1 to 4.0 DU/AC) classification.
 - b. R2016-15, A request to approve a rezone from the R-1-AH (Single Family Residential - 18,000 Sq. Ft.) Zone District to the R-1 (Single Family Residential - 6,000 Sq. Ft.) Zone District.
 - c. TM6134, A request to approve a vesting tentative tract map for a 16-lot single-family residential subdivision.

A Mitigated Negative Declaration has been completed for Project Items No.1 & 2, 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 these 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.

All interested parties are invited to comment in writing to the Planning Division by no later than 3:00 p.m. on February 23, 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 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
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