

**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, November 17, 2011, at 7:00 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. A request to consider various actions associated with an 18.3 acre property located at the southeast corner of Ashlan and Locan Avenues. CIAO Properties, LLC, owner; Brent McCaffrey, McCaffrey Homes, applicant.
  - a. GPA2011-03, A request to approve an amendment to the General Plan and Loma Vista Specific Plan to re-designate from the Medium-High Residential (7.1 – 15 units per acre) and High Residential (15.1 – 25 units per acre) categories, to the Medium-High Residential category for the entire parcel.
  - b. R2011-05, A request to rezone the southern nine acres from the R-3 (Medium Density Multiple Family - 1 unit/1,000 sq. ft.) Zone District to the R-2 (Low Density Multiple Family – 1 unit per 3,000 sq. ft.) Zone District.
  - c. V2011-03, A request to approve a variance to the Planned Unit Development garage standards to allow for sub-standard two-car garages and tandem garages.
  - d. CUP2011-06, A request to approve a conditional use permit for a 197-unit single-family planned unit development.
  - e. TM5875A, A request to approve a vesting tentative tract map for a 197-unit single-family planned unit development.
2. SPR2000-4A2, a request to approve a site plan review amendment for a new carport for special service vehicles related to the Police and Fire Departments and for the removal of various trees related to a solar project. This item will be reviewed by the Planning Commission and City Council.

A Mitigated Negative Declaration has been completed for Project Item No. 1, pursuant to Section 15070 of CEQA. Recommendation of a proposed Mitigated Negative Declaration does not necessarily mean this project will be approved. Copies of the proposed Mitigated Negative Declaration for this project may be reviewed 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. 2 is exempt from CEQA pursuant to New Construction or Conversion of Small Structures Section 15303, Class 3, which consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. 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 November 17, 2011, 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, Associate Planner at (559) 324-2346.

If you would like to view the Planning Commission Agenda and Staff Reports, please visit the City of Clovis Website at [www.cityofclovis.com](http://www.cityofclovis.com). Select "Government/Public Documents" and then either "Planning Commission Agenda" or "Planning Commission Reports." The agenda and reports are published to the website 72 hours preceding the Planning Commission meeting.

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.

David E. Fey, AICP, Deputy City Planner

Agency File No.: GPA2011-03, R2011-05, V2011-03, CUP2011-06, TM5875A, SPR2000-4A2

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