



CITY of CLOVIS

PLANNING & DEVELOPMENT

1033 FIFTH STREET • CLOVIS, CA 93612

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FILED
OCT 03 2024
TIME 9:05 am
By [Signature]
FRESNO COUNTY CLERK
DEPUTY

For County Clerk Stamp

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

Agency File No.: R2024-004

Finding: The City of Clovis has determined that the project described below will not have a significant effect on the environment with implementation of mitigation measures and therefore the preparation of an Environmental Impact Report is not required.

Lead Agency: City of Clovis is the Lead Agency for this project.

Project Title: Golden Triangle Planned Commercial Center

Project Location: West of Clovis Avenue between Magill and Sierra Avenues, Clovis, CA, Fresno County

Project Description:

Rezone 2024-004 proposes to amend the existing Tuscan Village Planned Commercial Center (PCC), thereby renaming the center to the Golden Triangle, updating the Master Plan District standards and guidelines, and updating the preliminary development plan.

Environmental Assessment: A mitigated negative declaration (MND) has been completed for the project, pursuant to Section 15070 of the California Environmental Quality Act. Recommendation of a proposed MND does not necessarily mean this project will be approved. The MND for this project is available for review at the City of Clovis, Planning and Development Services Department, 1033 Fifth Street, Clovis, CA 93612 Monday through Friday from 8 a.m. to 4:00 p.m., except major holidays. The comment period for the mitigated negative declaration shall commence on October 4, 2024, and shall end on October 24, 2024.

Justification for Mitigated Negative Declaration: The City of Clovis has completed the preparation of an Initial Study for the project described above. The Initial Study did not identify any potentially significant environmental effects that would result from the proposed activity. Accordingly, approval of a MND for the project is recommended. The City finds that the proposed activity can be adequately served by City public services. It will not have a negative aesthetic effect, will not affect any rare or endangered species of plant or animal or the habitat of such species, nor interfere with the movement of any resident or migratory fish or wildlife species.

It will not adversely affect water quality, contaminate public water supplies, or cause substantial flooding, erosion, or siltation. It will not have a significant effect on air quality, climate change,

transportation or circulation systems, noise, light and glare, and land use. No significant cumulative impacts will occur from this project.

Public Hearing: The Planning Commission is scheduled to consider the project at their meeting on Thursday, October 24, 2024. The agenda and staff report(s) will be available on the City's website approximately 72 hours prior to the meeting time.

All interested parties are invited to comment in writing to the Planning Division no later than 4:00 p.m. on October 24, 2024 and/or to appear at the hearing described above to present testimony in regard to the above listed request.

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.

For additional information, contact Lily Cha, Senior Planner at (559) 324-2335 or via email at lilyc@clovisca.gov.