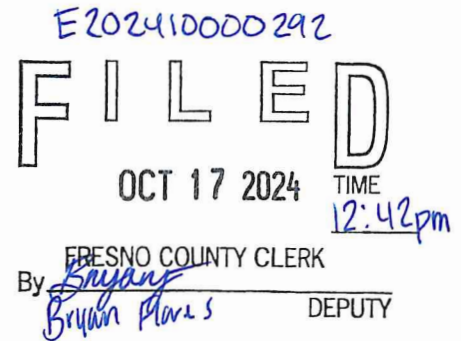




# CITY of CLOVIS

PLANNING & DEVELOPMENT

1033 FIFTH STREET • CLOVIS, CA 93612



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.:** Reorganization (RO) 310, Rezone (R) 2024-005, Vesting Tentative Tract Map (TM) 6375, and Planned Development Permit (PDP) 2024-001

**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:** Lennar Homes, TM6375

**Project Location:** Approximately 201 acres south of East Behymer Avenue, between North Minnewawa Avenue and the Enterprise Canal and north of East Shepherd Avenue

**Project Description:**

- a) A resolution recommending the City Council adopt an environmental finding of a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for Reorganization (RO) 310, Rezone (R) 2024-005, Vesting Tentative Tract Map (TM) 6375, and Planned Development Permit (PDP) 2024-001.
- b) R2024-005, A resolution recommending the Clovis City Council approve a request to prezone property within the annexation area from the Fresno County AE20 Zone District to the Clovis C-1, R-1-PRD, O, and MU-V Zone Districts.
- c) TM6375, A resolution recommending the City Council approve a vesting tentative tract map for a 385-lot single-family planned residential development on approximately 58.9 acres of land subject to the City Council's approval of the annexation.
- d) PDP2024-001, A resolution recommending that the City Council approve a planned development permit for a 385-lot single-family residential development.

**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 8:00 a.m. to 4:00 p.m., except major holidays. The comment period for the mitigated negative declaration shall commence on October 18, 2024 and shall end on November 21, 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, November 21, 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 November 21, 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 Liz Salazar, Assistant Planner at (559) 324-2305 or via email at [lizs@clovisca.gov](mailto:lizs@clovisca.gov).