



CITY of CLOVIS

PLANNING & DEVELOPMENT

1033 FIFTH STREET • CLOVIS, CA 93612

E202410000314

FILED

NOV 01 2024

TIME
12:25pm

FRESNO COUNTY CLERK
By *[Signature]* 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.: TM6467, PDP2024-003

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: TM6467, PDP2024-003

Project Location: South of E. Perrin Avenue, east of N. Minnewawa Avenue and west of the N. Clovis Avenue Alignment.

Project Description:

Consider items associated with ±14.57 acres of land located at the south of E. Perrin Avenue, west of N. Minnewawa Avenue and east of the N. Clovis Avenue Alignment. David Williams, John & Tricia Zimmerer, Merrill Michael, Misha Kay Wight Miller, and Jon Kurisu owners; Bonadelle Homes, applicant; Scott Harbour, representative.

- a) Consider Approval - Res. 24-___, TM6467, A resolution recommending that the City Council approve a vesting tentative tract map for a 162-lot single-family planned residential development.
- b) Consider Approval - Res. 24-___, PDP2024-003, A resolution recommending that the City Council approve a request to approve a planned development permit for a 162-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 3:00 p.m., except major holidays. The comment period for the mitigated negative declaration shall commence on November 1, 2024 and shall end on December 1, 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 Marissa Jensen, Assistant Planner at (559) 324-2338 or via email at marissaj@clovisca.gov.