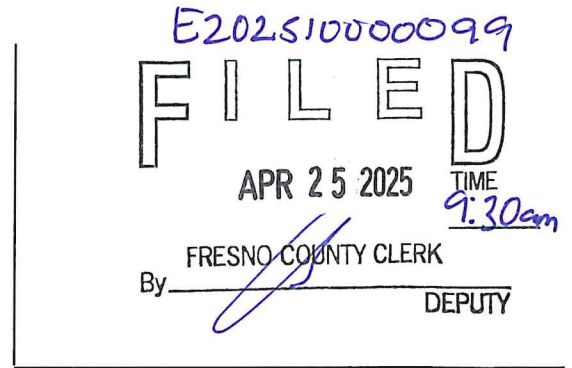




CITY of CLOVIS
PLANNING & DEVELOPMENT
1033 FIFTH STREET • CLOVIS, CA 93612



For County Clerk Stamp

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

Agency File No.: Rezone (R) 2023-004, Conditional Use Permit (CUP) 2023-004, & CUP2023-005

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: Jon Frame, Project Applicant, RL Davidson, Inc.

Project Location: Southwest corner of West Herndon and North Peach Avenues, Clovis, CA; APN 410-031-16

Project Description: The Applicant proposes to rezone the subject property from the R-1-AH (Single-Family Residential Very Low Density) Zone District to the C-P (Administrative and Professional Office) Zone District for the development of two hotel buildings. The Project consists of R2023-004 to rezone ±7.45 acres and CUP2023-004 & CUP2023-005 for the operation of two hotel buildings, including a restaurant and bar with a total of 350 rooms and associated site improvements (i.e., landscaping, parking, sidewalks, and utilities infrastructure) herein referred to throughout the document as “proposed Project” and/or “Project”. Should the rezone and conditional use permits be approved, a final development plan will be processed through the site plan review (SPR) process at the discretion of the Planning and Development Services Director.

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 for major holidays. The comment period for the mitigated negative declaration shall commence on April 25, 2025 and shall end on May 15, 2025.

E202510000099

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. The City finds that the proposed activity can be adequately served by City public services. Accordingly, approval of an MND for the project is recommended.

Public Hearing: The Planning Commission is scheduled to consider the project at their meeting on Thursday, May 22, 2025. 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 May 22, 2025 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 McKencie Perez, MPA, Deputy City Planner at (559) 324-2310 or via email at McKencieP@clovisca.gov.