



CITY of CLOVIS

PLANNING & DEVELOPMENT

1033 FIFTH STREET • CLOVIS, CA 93612

E202310000349

FILED

DEC 29 2023

TIME
8:17am

FRESNO COUNTY CLERK

By *Cyan Edmiston*
Cyan Edmiston 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.: GPA2023-002 & R2023-002

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: De Wolf Multi-family Project

Project Location: 3182 De Wolf Avenue, Clovis, CA, Fresno County

Project Description:

Consider items associated with ±1.62 acres of land located at 3182 De Wolf Avenue on the northwest corner of De Wolf and Ashlan Avenues. Harpreet Singh Sumal, applicant/owner; Kelsey George, representative.

- a. General Plan Amendment GPA2023-002 is a request to redesignate ±1.62 acres from the Low Density Residential and Open Space land use designations to the High Density Residential land use designation.
- b. Rezone R2023-002 is a request to rezone ±1.62 acres from the R-A (Single-Family Residential Very Low Density) zone district to the R-3 (Multifamily High Density) zone district.

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 December 29, 2023, and shall end on January 18, 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, January 25, 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 January 25, 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 McKencie Perez, Senior Planner at (559) 324-2310 or via email at mckenciep@cityofclovis.com.