



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

FILED

JUN 18 2025

TIME

11:22am

FRESNO COUNTY CLERK
 By *Cyan Edmisten*
 Cyan Edmisten DEPUTY

For County Clerk Stamp

NOTICE OF DETERMINATION

■ County Clerk
 2220 Tulare Street
 Fresno, CA 93721

■ Office of Land Use and Climate Innovation
 1400 Tenth Street, Room 121
 Sacramento, CA 95814

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

Environmental Assessment No.: N/A

Lead Agency: City of Clovis

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 related 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.

City Action: This is to advise that on June 16, 2025, the City Council approved R2023-004 and on May 22, 2025 the Planning Commission approved CUP2023-004 & CUP2023-005 contingent upon City Council approval of R2023-004 and made the following determinations:

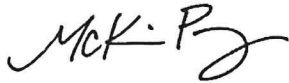
1. The Project will not have a potentially significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the Project pursuant to the provisions of CEQA and adopted by the City Council.
3. Mitigation Measures were made a condition of approval of the Project.

4. A Mitigation Monitoring and Reporting Plan was prepared for this Project.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration and record of Project approvals are available to the general public for review at the Clovis Planning and Development Services Department located at 1033 Fifth Street, Clovis, CA 93612. Documents may be reviewed between 8 a.m. and 4:00 p.m. Monday through Friday (except holidays).

Contact Person: McKencie Perez, Deputy City Planner **Phone:** (559) 324-2310

Signature:

A handwritten signature in black ink, appearing to read 'McK. P.' followed by a stylized flourish.

Date: June 17, 2025