



# CITY *of* CLOVIS

AGENDA • PLANNING COMMISSION  
Council Chamber, 1033 Fifth Street, Clovis, CA 93612 (559) 324-2340  
[www.cityofclovis.com](http://www.cityofclovis.com)

June 25, 2020

6:00 PM

Council Chamber

## \* SPECIAL NOTICE REGARDING PUBLIC PARTICIPATION DUE TO COVID-19\*

Given the current Shelter-in-Place Order covering the State of California and the Social Distance Guidelines issued by Federal, State, and Local Authorities, the City is implementing the following changes to participate in Planning Commission meetings until notified otherwise. The Council chambers will be open to the public but we will be implementing social distancing policies and will limit the number of people who may be in the Council chambers. We are encouraging residents to participate virtually following the directions below. If you are sick, please do not attend the meeting. Any member of the Planning Commission may participate from a remote location by teleconference.

- The meeting will be webcast and accessed at: <https://cityofclovis.com/planning-and-development/planning/planning-commission/planning-commission-agendas/>

### Written Comments

- Members of the public are encouraged to submit written comments at: <https://cityofclovis.com/planning-and-development/planning/planning-commission/planning-commission-agendas/> at least one (1) hour before the meeting (5:00 p.m.). You will be prompted to provide:

- Planning Commission Meeting Date
- Item Number
- Name
- Email
- Comment (please limit to 300 words or 3 minutes)



- Please submit a separate form for each item you are commenting on.
- A copy of your written comment will be provided to the Planning Commission noting the item number. Your written comment will be made part of the record.
- Please specify if you would like to have your written comment read into the record. If so, your comment will be read into the record during the public comment portion when the item is heard. Any portion of your comment extending past three (3) minutes may not be read aloud due to time restrictions, but will be made part of the record of proceedings.

- Please be aware that any written comments received that do not specify a particular agenda item will be marked for the general public comment portion of the agenda.
- If a written comment is received after 5:00 p.m. on the day of the meeting, efforts will be made to provide the comment to the Planning Commission during the meeting. However, staff cannot guarantee that written comments received after 5:00 p.m. will be provided to the Planning Commission during the meeting. All written comments received prior to the end of the meeting will be made part of the record of proceedings.

**Verbal Comments**

- If you wish to speak to the Commission on the item by telephone, you must contact the Deputy City Planner, Orlando Ramirez, at (559) 324-2345 no later than 5:00 p.m. the day of the meeting.
- You will be asked to provide your name, phone number, and your email. You will be emailed instructions to log into Webex to participate in the meeting. Staff recommends participants log into the Webex at 5:30 p.m. the day of the meeting to perform an audio check.
- All callers will be placed on mute, and at the appropriate time for your comment your microphone will be unmuted.
- You will be able to speak to the Planning Commission for up to three (3) minutes.

**Webex Participation**

- Reasonable efforts will be made to allow written and verbal comment from a participant communicating with the host of the virtual meeting. To do so, a participant will need to chat with the host and request to make a written or verbal comment. The host will make reasonable efforts to make written and verbal comments available to the Planning Commission. Due to the new untested format of these meetings, the City cannot guarantee that these written and verbal comments initiated via chat will occur. Participants desiring to make a verbal comment via chat will need to ensure that they accessed the meeting with audio transmission capabilities.

Commission Members: Amy Hatcher Chair, Paul Hinkle Chair Pro Tem, Alma Antuna, Brandon Bedsted, Mike Cunningham

\* \* \* \* \*

CALL TO ORDER

FLAG SALUTE

ROLL CALL

## APPROVAL OF MINUTES

1. Planning Commission Minutes for the Meeting of May 28, 2020.

## COMMISSION SECRETARY COMMENTS

## PLANNING COMMISSION MEMBER COMMENTS

## BUSINESS FROM THE FLOOR

This is an opportunity for the members of the public to address the Planning Commission on any matter that is not listed on the Agenda.

## PUBLIC HEARINGS

2. Consider Approval - Res. 20-\_\_\_\_, CUP2019-014, A request to approve a conditional use permit for establishment of a government facility in a business campus setting with associated customer service and parking for the property generally bound by Peach, Dakota, a portion of Airways Blvd, Villa and Ashlan Avenues. County of Fresno-Department of Social Services, applicant; Cook Land Company, property owner; Arc Tec, representative.

**Staff:** Orlando Ramirez, Deputy City Planner

**Recommendation:** Approve

3. Consider items associated with approximately 52 acres of land located in the southeast area of Leonard and Barstow Avenues. Glen H. Millhollin and Darlene A. Millhollin, Trustees of the Millhollin Family Trust property owners; Bonadelle Neighborhoods, applicant; Harbour & Associates, representative.

- a. Consider Approval - Res. 20-\_\_\_\_, A request to approve an environmental finding of a Mitigated Negative Declaration for General Plan Amendment GPA2020-001, Prezone R2020-001, & Vesting Tentative Tract Map TM6304.

- b. Consider Approval - Res. 20-\_\_\_\_, GPA2020-001, A request to amend the General Plan to re-designate approximately 34 acres from the Low Density Residential (2.1 to 4 DU/Ac) classification to the Medium Density Residential (4.1 to 7.0 DU/Ac) classification.

- c. Consider Approval - Res. 20-\_\_\_\_, R2020-001, A request to prezone approximately 34 acres from the County AE20 (Exclusive Agricultural) Zone District to the Clovis R-1-PRD (Single-Family Planned Residential Development) and approximately 18 acres from the County AE20 (Exclusive Agricultural) to the Clovis O (Open Space Conservation) zone district.

- d. Consider Approval - Res. 20-\_\_\_\_, TM6304, A request to approve a vesting tentative tract map for a 217-lot single-family subdivision on approximately 34 acres of land.

**Staff:** Ricky Caperton, AICP, Senior Planner

**Recommendation:** Approve

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MEETINGS & KEY ISSUES

Regular Planning Commission Meetings are held at 6 P.M. in the Council Chamber. The following are future meeting dates:

July 23, 2020

August 27, 2020

September 24, 2020

CLOVIS PLANNING COMMISSION MINUTES  
May 28, 2020

A modified meeting of the Clovis Planning Commission was called to order at 6:00 p.m. by Chair Hatcher in the Clovis Council Chamber.

Flag salute led by Chair Hatcher

Present: Commissioners Antuna, Bedsted (via Webex), Cunningham, Hinkle, Chair Hatcher

Absent: None

Staff: Dave Merchen, City Planner  
Orlando Ramirez, Deputy City Planner  
George Gonzalez, Associate Planner  
Sean Smith, Supervising Civil Engineer  
Thad Avery, Supervising Civil Engineer

#### MINUTES

1. The Commission approved the April 23, 2020, minutes by a vote of 5-0.

#### COMMISSION SECRETARY

None.

#### PLANNING COMMISSION MEMBERS COMMENTS

Commissioner Hinkle requested that when late updates from a project manager are received, the portion(s) changed is noted. Deputy City Planner Orlando Ramirez assured that such is something staff can work on for the next time.

Commissioner Hinkle informed that the advertising sign for the Peach and Spruce project is blocking sight lines, causing traffic safety issues, and requested that it be moved to the west, as the barrier around the project exacerbates the issue. Deputy City Planner Ramirez responded that staff will bring the issue to the code enforcement team, as maintaining traffic sight lines is an issue of concern.

Commissioner Hinkle requested a meeting with staff to explain some of the reports recently added to staff reports, as this significantly increases the number of pages for the Commission members to peruse without knowing what to look for. Deputy City Planner Ramirez responded by suggesting a workshop to go over such issues.

#### COMMUNICATIONS AND REFERRALS

Item of correspondence related to Agenda Item X-2.

#### BUSINESS FROM THE FLOOR

None.

## CONSENT CALENDAR

None.

## PUBLIC HEARINGS

2. Consider items associated with approximately 38.50 acres of land located at the northwest corner of Shepherd and N. Clovis Avenues. 6050 Enterprises, LP., owner/applicant; Harbour & Associates, representative.
  - a. Consider Approval, **Res. 20-22**, A request to approve an environmental finding of a Mitigated Negative Declaration for Prezone R2016-10 & Vesting Tentative Tract Map TM6050.
  - b. Consider Approval, **Res. 20-23, R2016-10**, A request to prezone from the County AE-20 (Exclusively Agricultural) Zone District to the Clovis R-1-PRD (Planned Residential Development) Zone District.
  - c. Consider Approval, **Res. 20-24, TM6050**, A request to approve a vesting tentative tract map for a 255-lot single-family planned residential development.

Associate Planner George Gonzalez presented the staff report.

Commissioner Hinkle inquired as to what type of commercial development is anticipated for the area west of De Witt Avenue. Associate Planner Gonzalez responded that the area in question is designated as mixed-use and will primarily be commercial retail, though there may potentially be some residential use.

Commissioner Hinkle informed that the lack of sidewalks in the proposed project causes him concern, inquiring as to whether there will be enough room in the streets to be safe after taking into account parked cars on both sides of the street and bicyclists. Associate Planner Gonzalez responded that it is assumed that vehicles would have to slow down on these streets.

Commissioner Hinkle inquired as to whether there will be electric vehicle charging stations within the denser product in the areas designated for vehicular parking. This is something to be considered in light of how many cars in that development are likely to be electric vehicles twenty years down the road. Associate Planner Gonzalez responded that he had not heard anything from the applicant regarding this.

Commissioner Hinkle expressed concern regarding the denser portion of the project only having a single entry/exit point on De Witt Avenue, stating that the number of vehicles from the project area and from the commercial area when it develops will generate a lot of traffic on De Witt Avenue. He proposed moving the fire exit (on Clovis Avenue) north, putting an entry/exit on the north end of the property, and redesign the median on Clovis Avenue to have a left turn lane into the project. Associate Planner Gonzalez informed that the previous iteration of this tract map

had been similar in design to Commissioner Hinkle's suggestion, but that it had been changed due to Fire Department concerns for fire truck turning radius.

Commissioner Hinkle expressed that he believes it is possible to have the necessary turning radius in the previous location, has a hard time accepting the current circulation pattern, and believes this is something to be considered now as he considers that it will be a problem twenty years from now when Heritage Grove is developed out.

At this point, the Chair opened the floor to the applicant.

Dirk Poeschel of 923 Van Ness Avenue, Fresno, addressed Commissioner Hinkle's concerns, provided some details on the project, and then offered himself and the project engineer for answering any questions.

Commissioner Hinkle reiterated that his concern was the entry into the project and that it will be a lot easier to address issues now rather than twenty-to-thirty years from now. Therefore, he would like to see some consideration put into relocating that exit to an entry/exit on the north end and adding the EV chargers as in 2050 there will only be electric cars. Mr. Poeschel assured that they will seriously consider how to accommodate electric vehicles.

Commissioner Antuna expressed concerns regarding garage space in the denser product and the ability of people to exit their vehicles within the garages, particularly in the case of the plans with one-car garages. She inquired as to the thought process behind that and the target demographic for this product. Mr. Poeschel responded that there is a wide array of customers looking for this type of product who are willing to make that tradeoff, providing details.

Commissioner Cunningham sought and received confirmation that there are sidewalks in the denser product as he did not recall seeing such in the report. Mr. Poeschel assured that the sidewalks were part of the proposal, though not for the larger lot product, providing details and assuring that the road design is consistent with City standards.

Commissioner Cunningham expressed concurrence with Commissioner Hinkle's concerns regarding road widths and safety, and that though he is satisfied with the sidewalks in the denser product, he is still concerned about the larger lot product. If there are no sidewalks provided, then people will walk on the street, and having multiple forms of traffic sharing the same pavement is a major safety concern for him, as a friend of his was killed recently by a motorcyclist while bicycling on Auberry Road.

Commissioner Bedsted attempted to make an inquiry; however, technical difficulties rendered large parts of his question unintelligible. Mr. Poeschel presumed that the question was regarding whether or not the HOA will have traffic enforcement authority, to which he can respond in the affirmative.

Commissioner Bedsted attempted to clarify his question, though again was rendered largely unintelligible due to technical difficulties. Mr. Poeschel presumed that the question was regarding whether or not the subdivision design takes into account people having an extraordinary number

of cars, particularly with the proximity to planned commercial development. He responded that the project is in compliance with the on-site parking requirements of the municipal code in addition to providing on-street parking.

Deputy City Planner Ramirez expressed his hope that the commissioner's question was properly answered, informing him that his communication had been breaking up. Commissioner Bedsted attempted to respond only to break up again. Deputy City Planner Ramirez responded by requesting Commissioner Bedsted type in his questions and concerns.

Planning Technician II Maria Spera relayed Commissioner Bedsted's inquiry as to whether there is a fixed number of vehicles allowed with each residence. Mr. Poeschel responded that there is no fixed number as these units will be sold and not rented, and therefore they assume a prudent buyer will consider whether these residences will fit their lifestyle before buying and not bring more vehicles than can be accommodated. He then reiterated that they are complying with parking requirements and that the thirty-six feet street width standard allows for parking on both sides of the street, then provided the number of free parking stalls in the project.

Commissioner Antuna, following up on her and Commissioner Bedsted's original questions, inquired as to whether the HOA will require homeowners to park their cars in the garages, keeping in mind that people often use garages for storage and instead park on the street. Mr. Poeschel responded that such cases are an ongoing problem in every subdivision, providing details.

Commissioner Antuna followed up by stating that in other developments, the setbacks allow for vehicles to be parked in driveways, but this option is not available in the denser product, which may lead to more vehicles parked on the street. She also expressed concurrence with Commissioner Hinkle's concerns regarding street width. Mr. Poeschel responded that the vehicles will not be protruding into the streets, and that there will be a standard configuration of parking and travel lanes on both sides.

Commissioner Hinkle sought and received confirmation that the denser product residences will not be rentals when first sold, then inquired as to whether there were any restrictions in place to prevent them from becoming rentals in the future. Mr. Poeschel responded in the negative, conceding that this is something that having both gating and an HOA can help with.

Commissioner Hinkle encouraged the placement of a condition prohibiting renting in the deeds in order to preserve the development. He informed that such as is in place when the City builds affordable housing, and he suggested the applicant speak to staff regarding how to go about implement such a measure.

Commissioner Hinkle remarked that, as someone involved in real estate, he sees two main categories in association with developments like this one: those that are retiring and want to downsize, and those that are first-time buyers without families. Both groups do not want to be burdened with yard maintenance. He next stated that he believes, based on what he sees lately, that in the future more and more units like these will contain multiple families. In addition, returning to the discussion regarding electric vehicle charging stations, he believes that the



project out-lots are perfect places for them. They can also be placed every two to three parking stalls. EV stations will attract people with electric vehicles and possibly increase the value of the project. Mr. Poeschel conceded that those were good points in that regard.

At this point, the Chair opened the floor to those in favor.

There being none, the Chair opened the floor to those in opposition.

There being none, the Chair closed the public portion.

Commissioner Antuna, referring to the traffic study, inquired as to what will be done regarding exceeding level of service standards for the Minnewawa and Behymer Avenues intersection. Supervising Civil Engineer Sean Smith provided information.

Commissioner Antuna followed up by seeking confirmation that the suggestions are that only, with the City and developer having the option to forego them if they choose. Supervising Civil Engineer Smith explained how such a situation works with a project like this.

Commissioner Hinkle expressed that his concern with the traffic is regarding cars coming off De Witt Avenue, loading the intersection of De Witt and Shepherd Avenues. Supervising Civil Engineer Smith directed the Commission to a specific part of the traffic study to address that concern and explained the presented information.

Commissioner Hinkle reiterated his belief that it would be easier to drive east to leave the project from Clovis Avenue rather than make a U-turn, explaining that changes to the access points provides a better flow of traffic and that one vehicle per minute as indicated in the traffic study, is in his opinion, considered a lot of cars, causing a future traffic problem. Commissioner Hinkle stated that circulation to and from the site should be addressed now, and not wait to see what happens 30 years down the road when it's impossible to fix. His reasoning behind this and his belief that this is a problem that needs to be addressed now instead of in thirty years.

At this point, a motion was made by Commissioner Cunningham and seconded by Commissioner Antuna to approve a finding of a Mitigated Negative Declaration for R2016-10 & TM6050. The motion was approved by a vote of 5-0.

At this point, a motion was made by Commissioner Cunningham and seconded by Commissioner Antuna to approve R2016-10. The motion was approved by a vote of 5-0.

At this point, a motion was made by Commissioner Hinkle and seconded by Chair Hatcher to approve TM6050 with an added condition requiring that the entrance and exit on the east side of the Elev8ions portion of the map be addressed to make for a safer entry and exit. The motion was approved by a vote of 4-1, with Commissioner Cunningham voting no.

3. Consider Approval **Res. 20-25**, General Plan Consistency Finding for the Proposed 2020-2021 Community Investment Program.

Supervising Civil Engineer Thad Avery presented the staff report.

At this point, the Chair opened the floor to those in favor.

There being none, the Chair opened the floor to those in opposition.

There being none, the Chair closed the public portion.

At this point, a motion was made by Chair Hatcher and seconded by Commissioner Hinkle to adopt the CIP Budget resolution. The motion was approved by a vote of 5-0.

OLD BUSINESS

None.

NEW BUSINESS

None.

ADJOURNMENT AT 7:08 P.M. UNTIL the Planning Commission meeting on June 25, 2020.

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Amy Hatcher, Chair



# CITY of CLOVIS

## REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission

FROM: Planning and Development Services

DATE: June 25, 2020

SUBJECT: Consider Approval - Res. 20-\_\_\_, CUP2019-014, A request to approve a conditional use permit for establishment of a government facility in a business campus setting with associated customer service and parking for the property generally bound by Peach, Dakota, a portion of Airways Blvd, Villa and Ashlan Avenues. County of Fresno-Department of Social Services, applicant; Cook Land Company, property owner; Arc Tec, representative.

**Staff:** Orlando Ramirez, Deputy City Planner

**Recommendation:** Approve

ATTACHMENTS:

1. Conditions of Approval
2. Draft Resolution
3. Master Site Plan
4. Environmental, Social and Governance (ESG)
5. Applicant's Operational Statement
6. Correspondence
7. Clovis Police Correspondence
8. Security Operational Statement
9. Peters Engineering Parking Study

### CONFLICT OF INTEREST

None

### RECOMMENDATION

Staff recommends that the Planning Commission approve Conditional Use Permit CUP2019-014, subject to the attached conditions of approval listed in **Attachment 1**.

### EXECUTIVE SUMMARY

The applicant is requesting approval of a conditional use permit for a Department of Social Services government facility to be developed as a business campus environment on properties generally bound by Peach, Dakota, Airways Blvd, Villa and Ashlan Avenues. The majority of the area was formerly occupied by Schneider Electric, primarily a manufacturing facility with ancillary office space and other semi-industrial related tenants. Recently, the applicant acquired the former Costco building on the adjacent property to the north in order to increase its services.

Government facilities in the M-1 Zone District (Industrial) are subject to review and approval through the conditional use permit process. Additionally, the use permit process provides the ability to establish a business campus environment that addresses the use, parking, and additional improvements. Approval of this conditional use permit will allow the applicant to move forward with tenant improvements. Conditions of approval are attached under **Attachment 1** establishing standards for operation.

## BACKGROUND

- General Plan Designation: Industrial and General Commercial
- Existing Zoning: M-1 (Light Industrial) and C-2 (Community Commercial)
- Lot Size: 53.1 Acres
- Current Land Use: Industrial/Office
- Adjacent Land Uses:
  - North: Industrial/Office
  - South: Vacant
  - East: Industrial/Office
  - West: Multiple-Family Residential
- Previous Entitlements: R85-13, SPR91-03, SPR93-16, SPR93-16A, SPR93-16A2, SPR93-16A3, SPR93-16A4, SPR93-16A5, SPR93-16A6, SPR93-22, CUP2018-15

## PROPOSAL AND ANALYSIS

### Previous Approval - CUP2018-15

CUP2018-15, considered and approved by the Planning Commission on January 24, 2019, reviewed the first phase of the overall government facility as required in the Clovis Development Code. The Planning Commission discussion and associated conditions of approval required that any future expansion of the campus would need to address overall project site parking. Staff was directed to work with the applicant on a two-fold solution to accommodate any future expansion; first, a comprehensive parking calculation of the overall center and the potential for memorializing reciprocal parking agreements with the surrounding properties; second, a parking variance to the parking requirements of the M-1 Zone District would be processed if available parking fell short of city standards. The current request for the approval of CUP 2019-014 proposes to expand the initial government facility use approved through CUP2018-15 by memorializing the entire government facility campus, while satisfying the parking evaluation required by the previously approved use permit. If approved, CUP 2019-014 will define operational characteristics and conditions of approval for the entire campus.

### Description of the Proposed Use

The applicant is requesting a conditional use permit for an adaptive reuse of the former Schneider Electric facility and Costco building (**Figure 1**). Schneider Electric formerly operated several buildings subsequent its purchase of Pelco Security. With the closure of nearly all of the Schneider operations, Cook Land Company purchased the majority of the buildings to provide a new home for the Fresno County Department of Social Services (DSS). Cook Land Company also purchased the old Costco building on Ashlan Avenue, which became vacant when Costco moved to its current location on Clovis Avenue. The old Costco building will eventually be remodeled to provide for the Youth Services Division of the Fresno County DSS. Its parking lot will help meet the overall parking demand for the site, as discussed below.

Fresno County DSS is seeking to relocate all their government employees to this Project site. The Clovis Development Code allows for government facilities within the M-1 (Industrial) Zone District, subject to discretionary review by the Planning Commission through the conditional use permit process. Additionally, the Development Code also lists office uses as a permitted use within the C-2 (Community Commercial) Zone District, which applies to the site of the former Costco building.

The applicant will relocate a significant number of staff from their current facilities, which encompass 26 buildings in 5 metro-Fresno locations, into the larger Clovis campus. The Project will accommodate more than 1500 clients per day and, when completed, will transition approximately 2300 staff members throughout the campus at different times of the day. The overall Project at completion warrants the review of parking and maintenance of the operation.



Figure 1

## Conditional Use Permit

The applicant is requesting to memorialize the entire project area for use as a government facility campus that will provide comprehensive client-based services at greater operational efficiencies within a centralized environment. Section 9.14.020, Table 2-6 of the Clovis Municipal Code, identifies this land use (Government Facilities) as being permitted subject to the issuance of a conditional use permit within an Industrial Zone District. CUP2019-014 expands on the previously approved CUP2018-15, providing a comprehensive campus plan that addresses overall parking, site layout and the various uses of the government facility. The review and approval of a conditional use permit application provides the opportunity to ensure that the operational characteristics of the proposed use are consistent with applicable policies and standards and to verify that the use is compatible with existing and planned uses in the surrounding vicinity. This process allows evaluation of a business model that incorporates administrative, consultative and other social service-related services within a collective complex facility.

### Operations

The applicant has provided an operational statement (**Attachment 5**) that describes the proposed use. In general, the applicant will utilize the project area as highlighted in **Figure 1** for the operation of a comprehensive social services facility and administrative offices. The various operational aspects of the business will be divided into separate components within each building. The overall Project includes:

- Public Services;
- Administration;
- Adult Services;
- County Services;
- Child Services;
- Internal Services;
- Campus Commons.

### Environmental, Social and Governance (ESG)

As part of applicant's due diligence and desire to create a positive and impactful project, the applicant has implemented the ESG process (**Attachment 4**) in conjunction with the design of the Project. The ESG process analyzes and gauges the needs of the client and staffing, assuring that the new campus provides a safe, appropriately sized space for overall satisfaction.

### Site and the Surrounding Uses

The project site is approximately 53.1 acres in overall size and is generally located between Peach and Villa Avenues, adjacent to Dakota Avenue and extending towards Ashlan Avenue. The facility is surrounded by commercial/industrial type uses to the north and east, vacant parcels and the Gap Distribution Center to the south, and multiple-family residential to the west.

### Hours of Operation

The applicant has stated the hours of operation for the social services facility will be from 7:30 a.m. to 5:00 p.m. Monday through Friday. With the exception of emergency response personnel working 24 hours a day, seven days a week, there will be no further activity to the site on weekends and holidays.

### Security

The applicant has stated that as part of the operation, the campus will utilize Building B5 as a substation that will provide 24/7 security staff to monitor surveillance cameras throughout the campus and conduct multiple patrol runs around the campus throughout the day. Additionally, the applicant has designated security personnel for public building B1, which will have the primary public interaction of the overall use during regular business hours.

The Clovis Police Department expressed concerns specific to the magnitude of the Project and the implementation of security measures to handle the volume of staff and clientele frequenting the Project (**Attachment 7**). Clovis Police has collected information from both the Fresno County Sheriff's Department and Fresno Police Department that detailed a combined number of calls for service for the off-site uses currently operating under the Fresno County DSS. The applicant responded to Police Department concerns with a Security Operational Statement (**Attachment 8**) that they feel justly addresses those security concerns. As conditioned within this report, the applicant will be required to work with the Clovis Police Department to implement additional security measures for the campus. Staff has included the Clovis Police Department's recommended conditions of approval as part of this use permit consideration.

### Parking

When fully completed, the overall Project site (including the former Costco building) will encompass approximately 604,611 square feet of building footprint. Pursuant to Clovis Municipal Code (Section 9.32.040), parking for an office use is calculated on a basis of 4 parking spaces for each 1,000 square feet of gross building area, and parking for a commercial use is calculated at 4.7 parking spaces for every 1,000 square feet of gross building area. Based on the change of use into an office category for the project, the applicant would be required to provide 2,418 onsite parking stalls. As previously stated, the campus project is generally located within the former Pelco/Schneider Industrial Park which provides opportunity for shared parking throughout the center. The anticipated growth as the Fresno County DSS expands its services necessitates a more comprehensive review of the parking fields for the Project.

Due to previous discussion and concern about the overall potential impact the use could present to parking, the applicant hired an engineering firm to perform a technical study related to parking requirements. Peters Engineering Group identified the existing parking capacity and parking demand of the two buildings already in operation within the Project (**Attachment 9**). The applicant's study provided a solid parking demand base model that could be utilized for the entire campus parking allocation that would apply to future buildings as they come online. The following conclusions from the study are noteworthy:

- The study calculated the parking demand rate for the two existing buildings at 3.06 stalls per 1,000 square feet of building area.
- The Institute of Transportation Engineers (ITE Manual) publishes a parking ratio of 3.10 stalls per 1,000 square feet of building or single tenant office buildings and 2.99 stalls per 1,000 square feet of building for government office buildings. The results align well with the use.
- The parking demands calculated for the existing DSS buildings, and the published ITE parking ratios, are both substantially below the 4.0 stalls per 1,000 square feet of building required by the Clovis Municipal Code.

Subsequent to approval of CUP2018-15, the applicant secured the vacant Costco building. Additionally, the applicant has entered into an agreement with the neighboring GAP Distribution Center to the south for additional parking. The agreement provides for an additional parking field of 680 stalls to be incorporated into the Fresno County DSS parking count.

In summary, upon completion of the remodel of the existing facility buildings, inclusion of the 650 former Costco parking stalls, and development of the parking field on the southeast corner of Dakota Avenue and Airways Blvd, the Fresno County DSS campus will provide 2,642 parking stalls, an excess of 224 stalls beyond the City standard, that will be utilized throughout the campus.

#### Access and Connectivity

When completed, the Project will involve eight separate buildings within a campus environment that is spread out within the approximate 53.1 acre project site. The Project is accessible from all four boundaries of the site via existing public right of ways. The applicant understands the need for pedestrian connectivity and will provide a detailed sidewalk plan that will include additional sidewalk areas throughout the Project that will facilitate pedestrian interaction. Pedestrian connectivity will be evaluated through the site plan review process.

#### Charging Stations

The applicant has indicated that with Planning Commission approval, in addition to incorporating pedestrian sidewalks, there is an opportunity to include the placement of vehicle charging stations throughout the campus. Staff will review this request through the site plan review process and has included this as a condition of approval.

#### AT&T and Schneider Electric Buildings

There are two existing buildings on campus that are not currently utilized by the applicant. The AT&T building and building B4 (Schneider Electric) are under contract for conversion into social service buildings upon vacancies in the near future. Both of these buildings have been factored into the overall use and parking count.

#### Review and Comments from Agencies

The Project was distributed to all City Divisions as well as outside agencies, including Cal Trans, Clovis Unified School District, Fresno Irrigation District, Fresno Metropolitan Flood Control District, AT&T, PG&E, San Joaquin Valley Air Pollution Control District, State Department of Fish and Wildlife, and the County of Fresno.

Comments received are included in **Attachment 6** only if the agency has provided concerns, conditions, or mitigation measures. Routine responses and comment letters are placed in the administrative record and provided to the applicant for their records.

#### Public Comments

A public notice was sent to area residents within 300 feet of the property boundaries. Staff has not received comments or concerns from the public upon finalization of this report.

#### California Environmental Quality Act (CEQA)

The Project satisfies the Class 1 Categorical Exemption for Existing Facilities. The proposed use will include operation of the Fresno County DSS within several existing buildings, which is permitted in the existing zoning district. Part of the Project site is already in use as government



facility offices under a prior conditional use permit. Additional buildings will come “online” with this project approval. The Project will include facility upgrades to existing buildings, additional parking, pedestrian access and landscape improvements that will connect the entire campus. The proposed use is in an established industrial area. Parking and traffic studies conducted by the applicant demonstrate the project site can adequately support the intended use. Therefore, the project will result in a negligible expansion of existing uses by adding only government facility office uses. Pursuant to CEQA Section 15300.2 and Public Resources Code Section 21084, the Project will not result in significant cumulative impacts over time and no unusual circumstances would result in a reasonable possibility of significant environmental impacts. No further environmental review is required for this project.

The City published notice of this public hearing in *The Business Journal* on Wednesday, June 10, 2020.

### **Required Findings for Conditional Use Permit**

Findings for approval of a conditional use permit application are as follows:

1. The proposed use is conditionally allowed within, and would not impair the integrity and character of, the subject zoning district and is in compliance with all of the applicable provisions of this Development Code. This finding is based on the following:
  - The Project is office in nature dedicated to serving social service clientele seeking assistance within an approved campus environment.
  - The Project is located in Industrial and Commercial Zone Districts that are intended to be developed to allow government facility and office uses.
  - The conditions of approval preserve the integrity and character of the zoning district and ensure compliance with the Development Code.
2. The proposed use is consistent with the General Plan and any applicable specific plan. This finding is based on the following:
  - The General Plan designations for the subject properties are Industrial and General Commercial. These designations are consistent with the existing Industrial and Community Commercial zone districts for each of the affected properties. The proposed use facilitates the adaptive reuse of vacant properties designated as Industrial and Commercial development in a manner consistent with the goals and policies of the General Plan.
3. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses and would not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other allowed uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City. This finding is based on the following:
  - Staff has evaluated whether the Project will create significant noise, traffic or other conditions that would be considered a nuisance to neighboring properties and found there is no evidence of such impacts.

- The operational statement (**Attachment 5**) details the operating characteristics of the proposed use and demonstrates compatibility with existing and future land uses.
  - Based on the Clovis Municipal Code, the focused parking study (**Attachment 9**), and ITE Manual research, the parking conditions provide for adequate available parking for the proposed uses.
  - The project improvements will promote pedestrian connectivity and the project overall will not significantly impact traffic based on the traffic study.
  - The conditions for approval mitigate significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other allowed uses.
4. The subject parcel is physically suitable in size and shape for the type and density/intensity of use being proposed. This finding is based on the following:
- The property consists of several existing buildings and various parking field areas that are large enough to accommodate the government facilities operation.
  - The operational statement (**Attachment 5**) details how operational hours and location reduce the need for parking spaces overall. Additionally, the applicant has secured additional parking from a neighboring property.
  - Based on the Clovis Municipal Code, the focused parking study, and ITE Manual research, the parking conditions provide for adequate available parking for the proposed uses.
  - The project improvements will promote pedestrian connectivity and the project overall will not significantly impact traffic based on the traffic study.
5. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety. This finding is based on the following:
- The proposed use will be located in existing buildings within an industrial and commercial area serviced by public utilities and services, thus the finding must be answered in the affirmative.
  - The Security Operational Statement (**Attachment 8**) details security measures to enhance safety.
6. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and there would be no potential significant negative effects upon environmental quality and natural resources. This finding is based on the following:
- The Project is categorically exempt as a Class 1 Existing Facilities Exemption pursuant to CEQA Sections 15301.
  - The proposed use will be located in existing buildings in industrial and commercial areas.
  - The proposed use will involve a negligible expansion of existing use by adding only office uses related uses permitted in the existing zoning district by a conditional use permit.

**REASON FOR RECOMMENDATION**

The proposed use permit provides the applicant an adaptive reuse of existing buildings with the square footage to consolidate its services into one facility. The proposed use would not cause a detrimental impact on adjacent uses and can be accommodated on the site.

Conditional Use Permit CUP2019-014 is consistent with the goals of the General Plan Land Use Diagram, Clovis Municipal Code, and the M-1 (Industrial) and C-2 (Commercial) Zone Districts. Therefore, staff recommends that the Planning Commission approve CUP2019-014, subject to the conditions of approval attached as **Attachment 1**.

**FISCAL IMPACT**

None

**NOTICE OF HEARING**

Property owners within 300 feet notified:	25
Interested individuals notified:	10

Prepared by: Orlando Ramirez, Deputy City Planner

Reviewed by:



---

Dave Merchen  
City Planner

**EXHIBIT "A"**  
**Conditions of Approval – CUP2019-014**

**Planning Division Conditions**

(Orlando Ramirez, Deputy City Planner – (559) 324-2345)

1. All conditions of this use permit shall be addressed prior to operation of the facility.
2. CUP2019-014 permits the operation of a government facility with associated customer service per the terms of the conditions of approval listed below. Any major modifications including additional significant square footage, change in hours of operation, and/or use of the building to a more intense use, shall require an amendment to this conditional use permit.
3. With any proposed Installation of pedestrian paths of travel (sidewalks), vehicle charging stations, and negligible modifications to the buildings, the applicant shall obtain site plan review amendment approval prior to renovation of the exterior of the building and the Project site.
4. The applicant shall operate the use in a manner that does not generate noise, odor, or vibration that adversely affects any adjacent properties and tenants.
5. Cessation or abandonment of this use for a period exceeding 60 days shall result in the scheduling of a revocation hearing for this site.
6. All signage for this use shall comply with the City of Clovis Sign Ordinance and require separate sign permits. Temporary signs shall be per Code and the use of mascots and sign waivers shall be prohibited.
7. All landscaping (open space and private yards) shall conform with the City of Clovis Water Efficient Landscape Ordinance.
8. All employee parking shall occur on site.
9. The applicant shall memorialize reciprocal parking agreements with the surrounding campus related properties.
10. The hours of operation for the general office and supportive uses shall be from 7:30am to 5:00pm daily.
11. Emergency response personnel shall be permitted to operate 24 hours a day, seven days a week.
12. Delivery vehicles shall not stop, park, load, or unload merchandise in a manner that could obstruct ingress and egress to adjacent businesses.

13. A total of 2642 parking stalls shall be provided for the government facility campus, inclusive of the parking provided in conjunction with the "old Costco" building and parking provided through an agreement with the Gap Distribution Center or other equivalent off-site parking lot as approved by the Planning Division.
14. The parking lot, landscaping and open areas shall be kept free of litter and debris through routine maintenance.
15. All exterior lighting shall not interfere with the driving safety of vehicular traffic per Planning Division Standards.
16. All conditions of R85-13, SPR91-03, SPR93-16, SPR93-22, CUP2018-15, and any other applicable conditions are hereby referred to and made a part of this conditional use permit.

**County of Fresno Health Department Conditions**

(Kevin Tsuda, County of Fresno Health Department Representative – 600-3271)

17. The Applicant shall refer to the attached Fresno County Health Department correspondence. If the list is not attached, please contact the Health Department for the list of requirements.

**Fresno Unified School District Conditions**

(Alex Belanger, FUSD Representative – 457-3066)

18. The Applicant shall refer to the attached FUSD requirements. If the list is not attached, please contact the District for the list of requirements.

**Fresno Metropolitan Flood Control District Conditions**

(Mikel Meneses, FMFCD Representative – 456-3292)

19. The Applicant shall refer to the attached FMFCD requirements. If the list is not attached, please contact the District for the list of requirements.

**Police Department Conditions**

(Scott Borsch, Department Representative – 324-2400)

20. The applicant shall require compliance with all criminal and administrative state, county, and city laws by the applicant and its employees within the use and within 100 feet of the use. The applicant shall make reasonable efforts to report to law enforcement known violations of criminal laws by its patrons within the use and within 100 feet of the use.
21. The property must be maintained and cared for in a manner that increases public safety and is in compliance with the Clovis Municipal Code and all other applicable City codes. Including, but not limited to, all lighting, gates and fences shall be maintained and in working order, and landscaping shall be kept clean and free of debris and other hazards.
22. CMC 5.27.510(a) Sleeping and camping in public and certain private places prohibited. It shall be unlawful for any person to sleep or camp.

23. CMC 5.27.101 Neighborhood preservation. It shall be unlawful for any person owning, renting, leasing, occupying or having charge or possession of any real property in the City to maintain such property in a manner that any of the following conditions are found to exist thereon, except as may be allowed by the Municipal Code. These conditions meet one or more of the following criteria and are considered nuisances subject to abatement and cost recovery pursuant to Chapters 28 and 29 of Title 5: substantially detract from the appearance of the immediate neighborhood, reduce the property value in the immediate neighborhood, are an attractive nuisance, are materially detrimental to nearby properties and improvements, are a visual blight, are offensive to the senses, or are otherwise dangerous to public health, safety or welfare.
24. CMC 5.27.101(j) It shall be the responsibility of the site owner to maintain the structures and adjoining fences to the project free of graffiti. All forms of graffiti shall be removed within 48 hours.
25. Landscaping should be designed to deter camping and growth of secluded areas by not planting certain bushes, shrubs or trees. All landscape shall be cut to provide a clear field of view under the greenery no less than three feet from the ground.
26. The applicant shall install interior and exterior high resolution digital surveillance cameras that cover all parking lots, and all entry/exit locations to the buildings in accordance with Clovis Police Department requirements, and in compliance with federal and State law. This recording will be kept on the system for 30 days and made available to police immediately upon request. The requirements shall address types of cameras, recording and capabilities, location, lighting, department access, and installation. All requirements shall be satisfied prior to opening.
27. Applicant shall provide exterior security cameras in accordance with the City of Clovis Police Department. Cameras shall integrate with the Clovis Police Department camera system to give access to Department of Social Services camera system. In the absence of camera integration the police department will require the purchase and installation of cameras to be placed in locations to be determined by the Police Department. These cameras will be owned and maintained by the police department.
28. All parking areas and sidewalks on the property shall be lighted. The lighting shall be shielded/ contained within the property as to not affect surrounding properties. This includes any logos or numbers attached to the exterior of the building and any signage contained within the property.
29. Security officers shall be on scene at all times that the facilities are open for business. The staffing shall be consistent with current staffing at other DSS locations in the area, preliminarily reported to be two security officers per building. Some form of security could also be requested after hours if the need arises based on calls for service during these times. A written security plan shall be provided to Clovis PD by the applicant and approved prior to opening.

30. Emergency phone numbers for responsible parties shall be kept current at all times, including during the building phase of the project, and provided to the Clovis Police Department Dispatch Center.
31. Street vendors and solicitors should be held to the same current standards existing within the City of Clovis Municipal Code.
32. "No Loitering" signs should be placed throughout the DSS campus and enforced upon request from Clovis PD.

**DRAFT  
RESOLUTION 20-\_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS APPROVING CONDITIONAL USE PERMIT CUP2019-014, A CONDITIONAL USE PERMIT FOR ESTABLISHMENT OF A GOVERNMENT FACILITY IN A BUSINESS CAMPUS SETTING WITH ASSOCIATED CUSTOMER SERVICE AND PARKING FOR THE PROPERTY GENERALLY BOUNDED BY PEACH, DAKOTA, A PORTION OF AIRWAYS BLVD, VILLA AND ASHLAN AVENUES, AND FINDING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**WHEREAS**, County of Fresno, Department of Social Services, P.O. Box 1912, Fresno, CA, 93718, has applied for a Conditional Use Permit (CUP2019-014) to allow for the establishment of a government facility in a business campus setting with associated customer service and parking for the property generally bounded by Peach, Dakota, a portion of Airways Blvd, Villa and Ashlan Avenues, in the City of Clovis, County of Fresno (“Project”); and

**WHEREAS**, the City scheduled a noticed public hearing on the Project for June 25, 2020; and

**WHEREAS**, the City published notice of the public hearing in the Fresno Business Journal, mailed notice to area residents within 300 feet of the property boundaries ten days prior to the Public Hearing, and otherwise posted notice of the public hearing according to applicable law; and

**WHEREAS**, the Planning Commission held the public hearing on June 25, 2020, at which time the Commission considered testimony and information received at the public hearing, the oral and written reports from City staff, the conditions attached as Attachment “1” to this Resolution, which are incorporated herein by this reference, and all other documents and evidence contained in the record of proceedings relating to the Project (“Administrative Record”); and

**WHEREAS**, the Planning Commission considered the CEQA analysis outlined in the staff report and elsewhere in the Administrative Record which determined the Project is categorically exempt from CEQA review as a Class 1 Existing Facilities Exemption (CEQA Guidelines section 15301).

**NOW, THEREFORE, BASED UPON THE ENTIRE RECORD OF THE PROCEEDINGS, THE PLANNING COMMISSION RESOLVES AND FINDS AS FOLLOWS:**

1. The Project is categorically exempt from CEQA review as a Class 1 Existing Facilities Exemption (CEQA Guidelines section 15301).
2. The Project satisfies the required findings for approval of a conditional use permit, as follows:
  - (1) The proposed use is conditionally allowed within, and would not impair the integrity and character of, the subject zoning district and is in compliance with all of the applicable provisions of the Development Code.
  - (2) The proposed use is consistent with the General Plan and any applicable specific plan.
  - (3) The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses and would not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other allowed uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City.



- (4) The subject parcel is physically suitable in size and shape for the type and density/intensity of use being proposed.
- (5) There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.
- (6) The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and there would be no potential significant negative effects upon environmental quality and natural resources.
- (7) When completed, the Project and any potential cumulative effect of the successive projects for this campus will not be significant over time that will result in detrimental impacts to the area pursuant to CEQA Section 15300.2 and Public Resources Code Section 21084.

3. Without the conditions of approval (Attachment "1" to this Resolution), the Commission could not make the findings necessary for approval of CUP2020-002.

4. The basis for the findings is detailed in the June 25, 2020 staff report, which is hereby incorporated by reference, as well as the evidence and comments presented during the Public Hearing.

**NOW, THEREFORE, BE IT FURTHER RESOLVED:**

1. CUP2019-014 is hereby approved with incorporation of the conditions of approval (Attachment "1 to this Resolution).

\* \* \* \* \*

The foregoing resolution was adopted by the Clovis Planning Commission at its regular meeting on June 25, 2020, upon a motion by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and passed by the following vote, to wit:

AYES:  
 NOES:  
 ABSENT:  
 ABSTAIN:

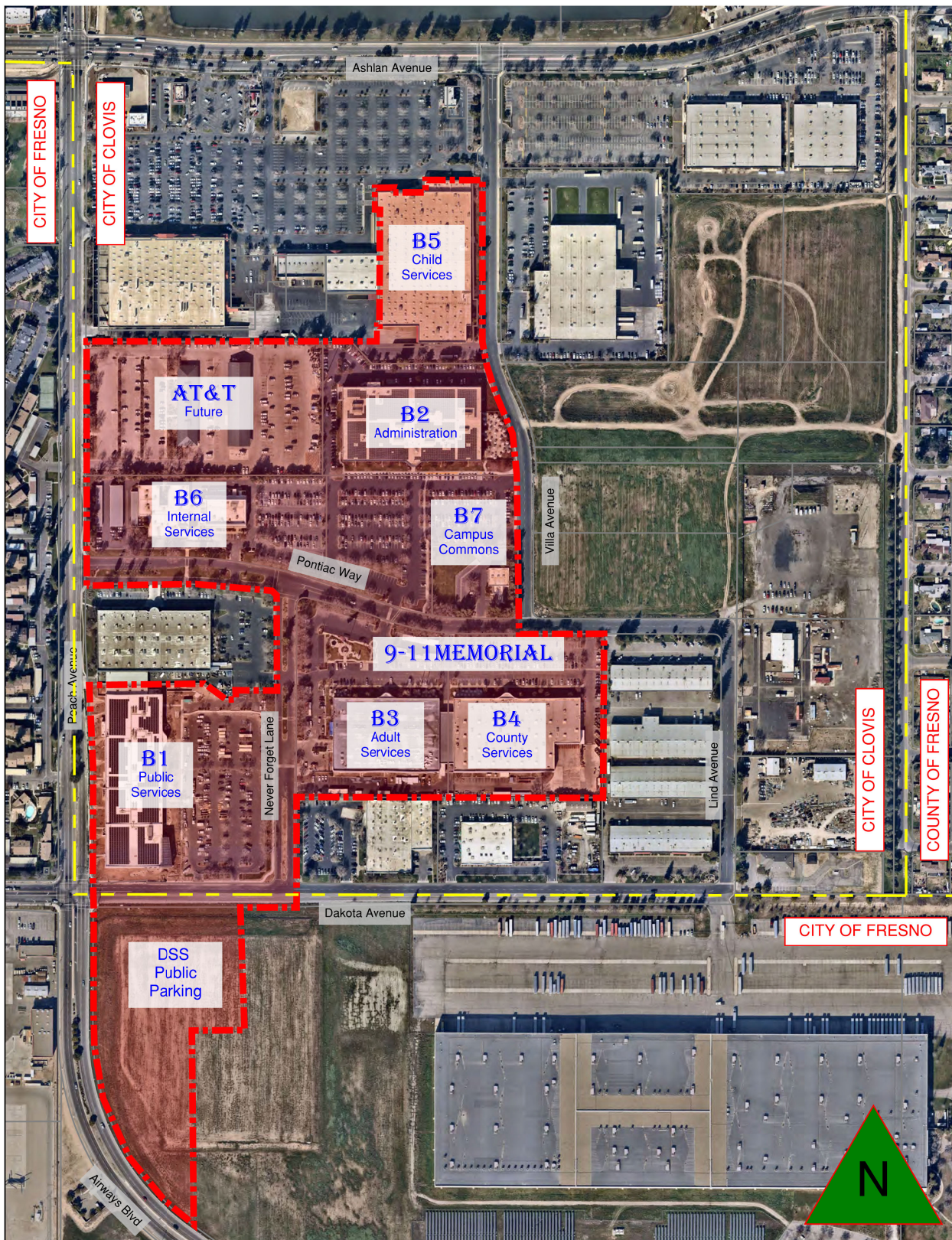
PLANNING COMMISSION RESOLUTION NO. 20-\_\_\_\_\_  
 DATED: June 25, 2020



\_\_\_\_\_  
 Amy Hatcher, Chair

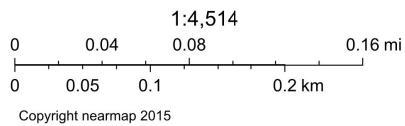
ATTEST: \_\_\_\_\_  
 Dwight Kroll, AICP, Secretary

# COUNTY OF FRESNO - DSS CAMPUS MASTER SITE PLAN

AGENDA ITEM NO. 2



-  DSS CAMPUS BOUNDARY
-  JURISDICTIONAL LIMIT LINE



## ESG – The Hottest Trend in Real Estate

### What is ESG?

ESG is a rating – or a set of criteria – to help measure the societal impact and sustainability of a project, business, or investment. The ESG process is used around the world in many industries, but the team at Cook Land Company brought ESG to Fresno for use in the *real estate industry*. The results are undeniably positive, beautiful and impactful.

### How does ESG work?

The ESG criteria – when used in real estate and development practices – gives the developer specific insight as to exactly what the client, society, and the environment needs for a future project. With careful study and the future tenant’s employee surveys, the direction for the new facility is determined in three key areas: **Environmental, Social, and Governance (ESG)**.

Through the process of gathering details in the areas of ESG, the developer - along with the general contractor and the future tenant - researches the needs of the client’s staff, what it takes to retain employees, the needs of its clients who will visit the facility, and hundreds of other specific criteria – to make sure the new campus will not only be a safe, appropriately-sized space, but that it does everything possible to keep that tenant - and its staff and clients - satisfied for decades to come.

### The First Use of ESG on a Development Project in Central California

“When the opportunity first began for Cook Land Company to partner with the County of Fresno’s Department of Social Services (DSS) regarding a large relocation project,” said Reno Coletti, COO for Cook Land Company, “the team at DSS wanted to consolidate many of their 40+ existing/outdated offices throughout the County into one connected campus. But to do this successfully we needed a contractor willing to embrace our ESG idea and to make this relocation ideal for DSS.

“We selected Quiring General as our general contractor and quickly brought them - and the Fresno County DSS - up to speed on the advantages and thoughtful process of using ESG through every step of the project, from site planning to remodeling, to making a campus where employees and clients will be proud to visit. We’ve created a great team, but the project is having even better results due to everyone embracing the ESG element.”

**There are currently 60+ ESG criteria shaping the new County of Fresno – Clovis Campus, and the number is ever evolving. A few examples include:**

The “E” (Environmental) criteria on this particular project include repurposing a dark industrial campus into Class A offices, low-water landscaping, adding retention basins and a public bus bay for Clovis and Fresno bus lines, clearly marked buildings and way-finding, bicycle parking, energy efficient lighting, water efficient restrooms, water bottle filling stations, trees, and more.

**The “S” (Social) criteria** include lots of natural light in the buildings and work areas, colorful innovative interior design to promote a pleasant environment, open workspaces to encourage employee collaboration, secure employee entrances and patios, bi-lingual way-finding signage, a consolidated campus for improved inter-department communication and a single one-stop campus to cover all client needs, complete ADA accessibility, sound masking in buildings to improve communication and allow for better worker concentration, pre- and post-occupancy surveys to collect and implement employees’ needs and wants, a fitness court (coming soon); inclusion of a California 9-11 Memorial on campus open to the public 24/7 and connection to city wide trail system for walkers and bikers, etc.

**The “G” (Governance) criteria** include financial transparency during the construction process to avoid favoritism in bidding; extra effort to include as many qualified bidders as possible; weekly on-site status meetings involving the Owner-Architect-Engineers-Contractor-Tenant; all construction documents, minutes, work schedules, requests for information, etc., are available to the team via shared software and are updated daily.

The first facilities that are now open on the new County of Fresno – Clovis Campus were designed and completed with all of these criteria above in mind (including features to meet the employees’ and the clients’ needs). The first two office buildings are truly breathtaking. If you’re near Peach & Dakota in Fresno, pull into the old Pelco parking lot and be prepared to be amazed. *It’s Beautiful. Architectural. Well-thought out.* The DSS employees love their new digs (they should – after all, it was their survey answers that helped the development team create it!), including adjustable-height electric desks, a serene/peaceful atmosphere, ample breakrooms, vast collaborative areas, lots of parking, and vegetation. With an ESG approach, this team has created one of the most employee- and client-friendly campuses in the Valley.

“We are honored to be a part of such a transformational development for our community,” said Josh Sherfield, President/CEO, Quiring General, LLC. “The environmental, social and corporate governance impact this development embodies made it a natural fit for our company from the beginning. The commitment to these principles throughout the project from everyone involved has been tremendous.”

### Old vs New

“We used to have 45 office locations throughout the County,” said Delfino Neira, Director for the Fresno County Department of Social Services. “We were in outdated buildings that hadn’t been updated since the 1960s, most still had old steam boilers for heat. Multi-department meetings and large classes were difficult. Making clients go to a half a dozen locations to receive one service was devastating for everyone involved.

“When we started talking about a change to our facilities, we didn’t even know how many square feet we would need or how to plan out a consolidated campus. But after Jerry Cook (and the architect that did the design) got involved, it all started coming together. Through ESG, they created the most efficient, culturally appropriate, centralized campus beyond what we even imagined could exist. The team designed and built around our needs, but more importantly, **around our clients’ needs**. Jerry Cook and his team have done a fantastic job.

“Soon, we will have a majority of our DSS departments in one location; including classes, staff, clients and services. Already I can see the staff’s morale and camaraderie increasing, and a happy staff is more

likely to stay. That is one of our most critical goals, as I believe the most impactful part of this transition is that our clients – those in need of our help throughout the County - will finally get to connect with long-term staff members – **getting to know a Job Specialist that they can count on to be there for them over the years; Someone with which to make a connection and to be inspired.**”

“The Fresno County DSS, Quiring General, and everyone at Cook Land Company took this project seriously and with continuous collaboration we transformed the former Schneider by Pelco Campus,” said **Coletti**, “From an industrial manufacturing site into what we believe to be one of the finest Class A office complexes in the Central Valley. And we could only have done it by considering ESG throughout every decision of the process. We are proud to be an advocate and leader of ESG criteria to help better the future of our community and we challenge other industries to adopt ESG into their business operations.”



## DESCRIPTION OF REQUEST

**Project: County of Fresno Department of Social Services (DSS)  
Building 5 and Master CUP for Clovis Campus**

### DSS Building 5

Address: 380 W. Ashlan Avenue

DSS Building 5 ("B5") is the latest vacant building that is proposed to be rehabilitated to accommodate approximately 600 County of Fresno employees. It is located on the southwest corner of Ashlan and Villa Avenue, which was previously occupied by Costco. Please refer to the attached Operational Statement prepared by the Senior Staff Analyst for more details of the hours of operations and client services.

Pursuant to Clovis Municipal Code, Ch 9.12.020, offices are permitted use in the C-2 Zone District.

### Master CUP for DSS Clovis Campus

This application covers the entire County of Fresno DSS Clovis Campus, as shown on the attached Master Site Plan. Cook Land Co. ("CLC") respectfully requests approval of conditional use permit to allow for a government facility with associated customer service in the M-1 and C-M zoning districts. This application also requests an adoption of a parking demand rate for the new land use based on a parking study prepared by Peters Engineering Group.

Description of each building is provided herein:

#### *Building 1*

B1 will provide public services as approved by the City of Clovis Planning Commission, Resolution 19-04, dated January 24, 2019. CUP 2018-15 was approved as the proposed use is allowed within the zoning district and is in compliance with all of the applicable provisions of the Development Code.

The location, size and operating characteristics of this proposed use are compatible with the existing and future land uses and would not create significant noise, traffic or detrimental to other allowed uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.



Other buildings within the Clovis Campus boundary have and will have similar operating characteristics and the same compatibilities with adjacent land uses.

*Building 2*

B2 has been completed and occupied in 2019. This building provides administration services for the County DSS.

*Building 3*

Construction is currently on-going within the B3 site and building. This building will provide adult services of County's social services.

*Building 4*

Currently, B4 is still occupied by Schneider Electric. Upon vacancy, CLC will prepare and submit Building Plan to upgrade the facility to be consistent with the rest of the Campus.

*Building 6*

B6 is currently occupied by Fresno County Internal Services Department (ISD).

*Building 7*

B7 is a small building proposed to be Campus Commons, envisioned to be an auxiliary facility to the governmental offices in the Campus, providing essential services for the employees and clients. This would eliminate the need to leave the campus and reduce the vehicles miles traveled and greenhouse gas emissions as the result of trips saved.

*AT&T*

The existing building is currently occupied by AT&T. Upon vacancy, CLC will prepare and submit Building Plan to upgrade the facility to be consistent with the rest of the Campus.

*DSS Public Parking*

The proposed parking lot is located at the southeast corner of Dakota and Peach Avenue. It is approximately 6.9 acres with 680 parking stalls proposed. CLC is going through the process to prepare the construction document and will obtain permits from the City of Fresno to construct this facility.

Attachments: Operational Statement for DSS B5  
Master Site Plan  
Parking Study



March 20, 2020

City of Clovis  
Department of Planning and Development Services

Re. Property located at 380 Ashlan Ave, Clovis, CA 93612

To Whom It May Concern,

The County of Fresno Department of Social Services' (DSS) Strategic Plan places emphasis on enhancing Department performance and improving client experience. A key component of the strategic plan is streamlining business functions to increase efficiency and operational effectiveness. The office space at 380 Ashlan Ave, Clovis, CA 93612 satisfies the needs and requirements of DSS and its' operations to fulfill its' strategic plan

DSS is a client-based service organization that presently occupies 26 buildings in metro-Fresno. Providing services from this many locations is operationally inefficient and impedes client access to services provided by DSS.

At the conclusion of the renovations, DSS will be able to co-locate staff from five metro-Fresno locations into this building. Approximately 600 staff provide back office and call center related client services and support from this location. DSS is open to provide services to its clients Monday through Friday from 7:30am – 5:00pm with a limited number of emergency response personnel working 24 hours a day, seven days a week.

This location will allow for greater operational efficiencies for staff and clients as well as increased communication for our staff who support our clients, which will enable the Department to provide higher quality services to the residents of Fresno County.

Should any additional information be required with regard to the operations to take place from this property, please do not hesitate to contact me directly at 600-9555.

Regards,

Kent Luckin  
Senior Staff Analyst  
County of Fresno  
Department of Social Services

Office Location: 205 W. Pontiac, Clovis, California 93612  
Phone: (559) 600-2300 ≈ FAX: (559) 600-2310  
Mailing Address: P.O. Box 1912, Fresno, California 93718-1912  
[www.co.fresno.ca.us](http://www.co.fresno.ca.us)

The County of Fresno is an Equal Employment Opportunity Employer





# County of Fresno

## DEPARTMENT OF PUBLIC HEALTH

May 13, 2020

LU0020751  
2604

Orlando Ramirez, Senior Planner  
City of Clovis  
Planning and Development Services Department  
1033 Fifth Street  
Clovis, CA 93612

Dear Mr. Ramirez:

PROJECT NUMBERS: **CUP2019-014**

**CUP2019-014**; A conditional use permit request to create a business campus for a government facility utilizing existing buildings for general office and administrative buildings for the Department of Social Services at the northeast area of Peach and Dakota Avenues.

**APN: Multiple ZONING: M-1, M-P, C-M, C-2 SITE ADDRESS: NE area of Peach & Dakota Avenues**

Recommended Conditions of Approval:

- Facilities that use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Your proposed business will handle hazardous materials and/or hazardous waste and will be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95 (<http://cers.calepa.ca.gov/>). Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.
- The proposed project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.

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REVIEWED BY:

Kevin Tsuda, R.E.H.S.  
Environmental Health Specialist II

(559) 600-3271

---

KT

cc: Morgan & Garcia- Environmental Health Division (CT. 31.04)

***Promotion, preservation and protection of the community's health***

1221 Fulton Street / P. O. Box 11867, Fresno, CA 93775

(559) 600-3271 • FAX (559) 600-7629

The County of Fresno is an Equal Employment Opportunity Employer

**ATTACHMENT 6**



*Preparing Career Ready Graduates*



**Facilities Management & Planning**

**BOARD OF EDUCATION**

Keshia Thomas, President  
Valerie F. Davis, Clerk  
Claudia Cazares  
Genoveva Islas  
Elizabeth Jonasson Rosas  
Carol Mills, J.D.  
Major Terry Slatik USMC (Retired)

**SUPERINTENDENT**

Robert G. Nelson, Ed.D.

May 12, 2020

Orlando Ramirez  
Planning and Development Services Dept.  
City of Clovis  
1033 Fifth. St.  
Clovis, CA 93612

Re: **APPLICATION NO. CUP2019-014**  
**NORTHEAST AREA OF PEACH & DAKOTA AVES.**

Dear Mr. Ramirez,

In response to your request for school district information regarding the above planning application to create a business campus for a government facility utilizing existing buildings for general office and administrative buildings for the Department of Social Services at the northeast area of Peach and West Dakota Avenues, Fresno Unified School District submits the following.

Any new commercial development which occurs, may ultimately affect the District by generating employees. The children of those employees living in the District will need to be housed in District schools.

The District levies a commercial/industrial development fee and the current fee rate is \$0.61 per square foot. However, any project owned and operated by a local government agency would be exempt from development fees.

Thank you for the opportunity to comment. Please contact our office at (559) 457-3066 if you have any questions or require additional information regarding our comments.

Sincerely,

Alex Belanger, Assistant Superintendent  
Facilities Management and Planning

AB:hl

c: Yohanes Makmur, Applicant/Agent

DWC

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS**

AGENDA ITEM NO. 2

Page 1 of 3

**PUBLIC AGENCY**

ORLANDO RAMIREZ  
DEPARTMENT OF PLANNING AND  
DEVELOPMENT SERVICES  
CITY OF CLOVIS  
1033 FIFTH STREET  
CLOVIS, CA 93612

**DEVELOPER**

YOHANES MAKMUR, COOK LAND COMPANY  
2780 N. MIAMI AVE., SUITE #101  
FRESNO, CA 93727

PROJECT NO: **2019-014**

ADDRESS: **NORTHEAST AREA OF PEACH & DAKOTA AVENUES**

APN: **494-030-42S, 493-070-82S, 70S, 34, 8401, 8402, 493-170-33, 493-070-44U, 493-170-51, 493-070-58S**

SENT: **June 03, 2020**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
S	\$0.00	NOR Review	\$2,090.00	To be paid prior to release of District comments to Public Agency and Developer.
T	\$57,087.00	Grading Plan Review	\$1,424.00	Amount to be submitted with first grading plan submittal.
<b>Total Drainage Fee: \$57,087.00</b>		<b>Total Service Charge: \$3,514.00</b>		

The proposed development will generate storm runoff which produces potentially significant environmental impacts and which must be properly discharged and mitigated pursuant to the California Environmental Quality Act and the National Environmental Policy Act. The District in cooperation with the City and County has developed and adopted the Storm Drainage and Flood Control Master Plan. Compliance with and implementation of this Master Plan by this development project will satisfy the drainage related CEQA/NEPA impact of the project mitigation requirements.

Pursuant to the District’s Development Review Fee Policy, the subject project shall pay review fees for issuance of this Notice of Requirements (NOR) and any plan submittals requiring the District’s reviews. The NOR fee shall be paid to the District by Developer before the Notice of Requirement will be submitted to the City. The Grading Plan fee shall be paid upon first submittal. The Storm Drain Plan fee shall be paid prior to return/pick up of first submittal.

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/28/21 based on the site plan submitted to the District on 5/11/20 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

Considerations which may affect the fee obligation(s) or the timing or form of fee payment:

- a.) Fees related to undeveloped or phased portions of the project may be deferrable.
- b.) Fees may be calculated based on the actual percentage of runoff if different than that typical for the zone district under which the development is being undertaken and if permanent provisions are made to assure that the site remains in that configuration.
- c.) Master Plan storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.
- d.) The actual cost incurred in constructing Master Plan drainage system facilities is credited against the drainage fee obligation.
- e.) When the actual costs incurred in constructing Master Plan facilities exceeds the drainage fee obligation, reimbursement will be made for the excess costs from future fees collected by the District from other development.
- f.) Any request for a drainage fee refund requires the entitlement cancellation and a written request addressed to the General Manager of the District within 60 days from payment of the fee. A non refundable \$300 Administration fee or 5% of the refund whichever is less will be retained without fee credit.

**CL CUP No. 2019-014 v.1**

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

CL  
CUP  
No. 2019-014  
V.1

Approval of this development shall be conditioned upon compliance with these District Requirements.

1.  a. Drainage from the site shall  
 b. Grading and drainage patterns shall be as identified on Exhibit No. 1  
 c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.
  
2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:  
 Developer shall construct facilities as shown on Exhibit No. 1 as  
 None required.
  
3. The following final improvement plans and information shall be submitted to the District for review prior to final development approval:  
 Grading Plan  
 Street Plan  
 Storm Drain Plan  
 Water & Sewer Plan  
 Final Map  
 Drainage Report (to be submitted with tentative map)  
 Other  
 None Required
  
4. Availability of drainage facilities:  
 a. Permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlet(s).  
 b. The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service.  
 c. Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available.  
 d. See Exhibit No. 2.
  
5. The proposed development:  
 Appears to be located within a 100 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action. (See attached Floodplain Policy.)  
 Does not appear to be located within a flood prone area.
  
6.  The subject site contains a portion of a canal or pipeline that is used to manage recharge, storm water, and/or flood flows. The existing capacity must be preserved as part of site development. Additionally, site development may not interfere with the ability to operate and maintain the canal or pipeline.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

AGENDA ITEM NO. 2

Page 3 of 3

CL  
CUP  
No. 2019-014 V.1

7. The Federal Clean Water Act and the State General Permits for Storm Water Discharges Associated with Construction and Industrial Activities (State General Permits) require developers of construction projects disturbing one or more acres, and discharges associated with industrial activity not otherwise exempt from National Pollutant Discharge Elimination System (NPDES) permitting, to implement controls to reduce pollutants, prohibit the discharge of waters other than storm water to the municipal storm drain system, and meet water quality standards. These requirements apply both to pollutants generated during construction, and to those which may be generated by operations at the development after construction.
- a. State General Permit for Storm Water Discharges Associated with Construction Activities, effective July 1, 2010, as amended. A State General Construction Permit is required for all clearing, grading, and disturbances to the ground that result in soil disturbance of at least one acre (or less than one acre) if part of a larger common plan of development or sale). Permittees are required to: submit a Notice of Intent and Permit Registration Documents to be covered and must pay a permit fee to the State Water Resources Control Board (State Board), develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, and complete an annual certification of compliance.
  - b. State General Permit for Storm Water Discharges Associated with Industrial Activities, April, 2014 (available at the District Office). A State General Industrial Permit is required for specific types of industries described in the NPDES regulations or by Standard Industrial Classification (SIC) code. The following categories of industries are generally required to secure an industrial permit: manufacturing; trucking; recycling; and waste and hazardous waste management. Specific exemptions exist for manufacturing activities which occur entirely indoors. Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board, develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, sample storm water runoff and test it for pollutant indicators, and annually submit a report to the State Board.
  - c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.
8. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.
9. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.
10.   X   See Exhibit No. 2 for additional comments, recommendations and requirements.

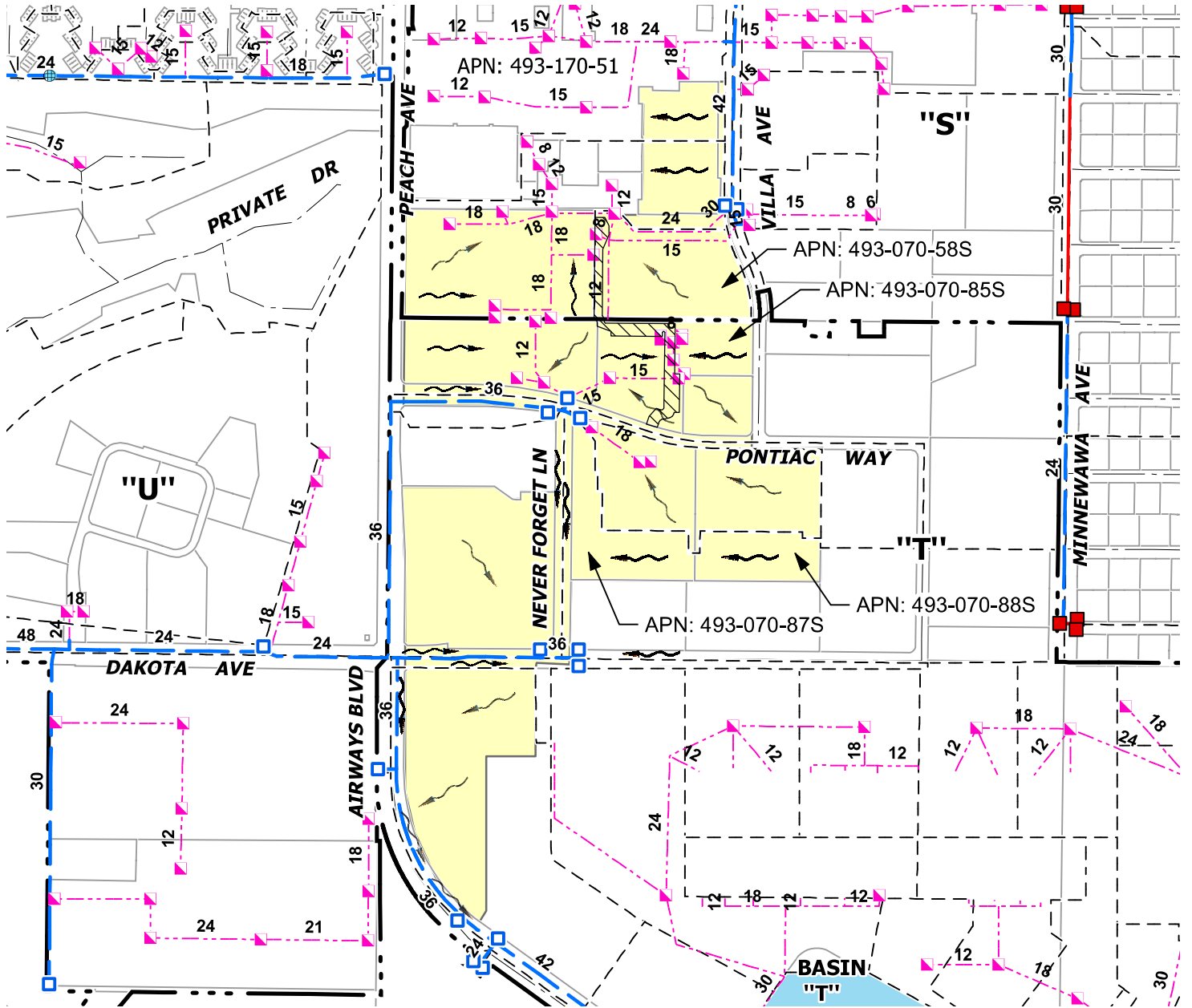
Debbie Campbell  
Design Engineer, RCE

Digitally signed by Debbie Campbell Date: 6/2/2020 5:19:29 PM

Mikel Meneses  
Engineer I

Digitally signed by Mikel Meneses Date: 6/2/2020 10:50:07 AM

NOTE: THIS MAP SHOWS DISTANCES, AMOUNTS OF FACILITIES, AND BOUNDARIES ARE APPROXIMATE. AGENDA ITEM NO. 2



**LEGEND**

- Existing Master Plan Facilities
- Future Master Plan Facilities
- Private Facilities
- Drainage Area Boundary
- Inlet Boundary
- Direction Of Drainage
- Existing District Storm Drainage Floodway Easement
- Limits Of CL CUP 2019-014 v.1



**CL CUP 2019-014 v.1**  
**DRAINAGE AREAS "S" & "T"**

1" = 600'

**EXHIBIT NO. 1**

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT**

**OTHER REQUIREMENTS****EXHIBIT NO. 2**

The City of Clovis shall verify that drainage covenants are in place to allow runoff from APN 493-070-88S to flow across APN 493-070-87S and also allow runoff between proposed CL CUP 2019-014 v.1 and APN 493-170-51 to reach the existing on-site system and Master Planned facilities as shown on Exhibit No. 1.

There is an existing storm drainage floodway easement located along the west property line of APN 493-070-58S and through APN 493-070-85S as shown on Exhibit No. 1. No objects shall be placed in the floodway easement that reduce the design capacity of the floodway.

In an effort to improve storm runoff quality, outdoor storage areas shall be constructed and maintained such that material that may generate contaminants will be prevented from contact with rainfall and runoff and thereby prevent the conveyance of contaminants in runoff into the storm drain system.

The District encourages, but does not require that roof drains from non-residential development be constructed such that they are directed onto and through a landscaped grassy swale area to filter out pollutants from roof runoff.

Runoff from areas where industrial activities, product, or merchandise come into contact with and may contaminate storm water must be treated before discharging it off-site or into a storm drain. Roofs covering such areas are recommended. Cleaning of such areas by sweeping instead of washing is to be required unless such wash water can be directed to the sanitary sewer system. Storm drains receiving untreated runoff from such areas shall not be connected to the District's system. Loading docks, depressed areas, and areas servicing or fueling vehicles are specifically subject to these requirements. The District's policy governing said industrial site NPDES program requirements is available on the District's website at: [www.fresnofloodcontrol.org](http://www.fresnofloodcontrol.org) or contact the District's Environmental Department for further information regarding these policies related to industrial site requirements.



# CITY *of* CLOVIS

## POLICE DEPARTMENT

1233 FIFTH STREET • CLOVIS, CA 93612

**June 1, 2020**

### **Department of Social Services, CUP2019-014**

The Clovis Police Department has collected information from both the Fresno Sheriff's Office and Fresno Police Department at a total of ten current sites which are believed to be combining and providing similar services at the proposed Clovis site. A total of 109 calls for service were placed to these two combined agencies during the five (5) month assessment period from December 1, 2019 to May 1, 2020. Based on these numbers, the estimated total yearly average would be around 262 calls for service. The calls consisted of disturbances, missing persons/runaways, thefts, homeless issues, and many other types of crimes. We also personally drove to these locations which has attributed to these comments. These Fresno locations are

1. 1404 L Street
2. 2011 Fresno Street
3. 1821 Fulton Street
4. 142 E California Avenue
5. 2719 Air Fresno
6. 2025 Dakota Avenue
7. 3115 North Millbrook Avenue (Same location as 8 and 9)
8. 3151 North Millbrook Avenue(Same location as 7 and 9)
9. 3688 East Shields Avenue (Same location as 7 and 8)
10. 1209 E Street

### **Clovis PD condition requests:**

- The applicant shall require compliance with all criminal and administrative state, county, and city laws by the applicant and its employees within the use and within 100 feet of the use. The applicant shall make reasonable efforts to report to law enforcement known violations of criminal laws by its patrons

within the use and within 100 feet of the use.



- The property must be maintained and cared for in a manner that increases public safety and is in compliance with the Clovis Municipal Code and all other applicable City codes. Including, but not limited to, all lighting, gates and fences shall be maintained and in working order, and landscaping shall be kept clean and free of debris and other hazards.
- CMC 5.27.510(a) Sleeping and camping in public and certain private places prohibited. It shall be unlawful for any person to sleep or camp.
- CMC 5.27.101 Neighborhood preservation. It shall be unlawful for any person owning, renting, leasing, occupying or having charge or possession of any real property in the City to maintain such property in a manner that any of the following conditions are found to exist thereon, except as may be allowed by the Municipal Code. These conditions meet one or more of the following criteria and are considered nuisances subject to abatement and cost recovery pursuant to Chapters 28 and 29 of Title 5.
- CMC 5.27.101(j) It shall be the responsibility of the site owner to maintain the structures and adjoining fences to the project free of graffiti. All forms of graffiti shall be removed within 48 hours.
- Landscaping should be designed to deter camping and growth of secluded areas by not planting certain bushes, shrubs or trees. All landscape shall be cut to provide a clear field of view under the greenery no less than three feet from the ground.
- The applicant shall install interior and exterior high resolution digital surveillance cameras that cover all parking lots, and all entry/exit locations to the buildings in accordance with Clovis Police Department requirements, and in compliance with federal and State law. This recording will be kept on the system for 30 days and made available to police immediately upon request. The requirements shall address types of cameras, recording and capabilities, location, lighting, department access, and installation. All requirements shall be satisfied prior to opening.
- Applicant shall provide exterior security cameras in accordance with the City of Clovis Police Department. Cameras shall integrate with the Clovis Police Department camera system to give access to Department of Social Services camera system. In the absence of camera integration the police department will require the purchase and installation of cameras to be placed in locations

to be determined by the Police Department. These cameras will be owned and maintained by the police department.

- All parking areas and sidewalks on the property shall be lighted. The lighting shall be shielded/ contained within the property as to not affect surrounding properties. This includes any logos or numbers attached to the exterior of the building and any signage contained within the property.
- Security officers shall be on scene at all times that the facilities are open for business. The staffing shall be consistent with current staffing at other DSS locations in the area, preliminarily reported to be two security officers per building. Some form of security could also be requested after hours if the need arises based on calls for service during these times. A written security plan shall be provided to Clovis PD by the applicant and approved prior to opening.
- Emergency phone numbers for responsible parties shall be kept current at all times, including during the building phase of the project, and provided to the Clovis Police Department Dispatch Center.
- Street vendors and solicitors should be held to the same current standards existing within the City of Clovis Municipal Code.
- “No Loitering” signs should be placed throughout the DSS campus and enforced upon request from Clovis PD.

Sincerely,  
Corporal Scott Borsch #5512  
Neighborhood Services  
Desk line: (559) 324-3464  
Email: [scottb@cityofclovis.com](mailto:scottb@cityofclovis.com)



June 3, 2020

City of Clovis  
Department of Planning and Development Services

Re. Property located at 380 Ashlan Ave, Clovis, CA 93612

To Whom It May Concern,

The County of Fresno Department of Social Services' (DSS) Strategic Plan places emphasis on enhancing Department performance and improving client experience. A key component of the strategic plan is streamlining business functions to increase efficiency and operational effectiveness. The office space at 380 Ashlan Ave, Clovis, CA 93612 satisfies the needs and requirements of DSS and its' operations to fulfill its' strategic plan

At the conclusion of the renovations, DSS will be able to co-locate staff from five metro-Fresno locations into this building. DSS is open to provide services to its clients Monday through Friday from 7:30am – 5:00pm with a limited number of emergency response personnel working 24 hours a day, seven days a week.

The proposed B5 plan shows a Security sub-station on the south side of the building. The sub-station will house 24/7 security staff to monitor surveillance cameras throughout the Campus and conduct multiple patrol runs around the Campus throughout the day. This is in addition to the security personnel specifically designated for Public Building (B1) during regular business hours.

This location will allow for greater operational efficiencies for staff and clients as well as increased communication for our staff who support our clients, which will enable the Department to provide higher quality services to the residents of Fresno County.

Should any additional information be required with regard to the operations to take place from this property, please do not hesitate to contact me directly at 600-9555.

Regards,

Kent Luckin  
Senior Staff Analyst  
County of Fresno  
Department of Social Services

Office Location: 205 W. Pontiac, Clovis, California 93612

Phone: (559) 600-2300 ≈ FAX: (559) 600-2310

Mailing Address: P.O. Box 1912, Fresno, California 93718-1912

[www.co.fresno.ca.us](http://www.co.fresno.ca.us)

The County of Fresno is an Equal Employment Opportunity Employer

**ATTACHMENT 8**



Mr. Yohanes Makmur, P.E.  
Cook Land Company  
2780 North Miami Avenue, Suite 101  
Fresno, California 93727

March 24, 2020

Subject:        Parking Study  
                  County of Fresno Clovis Campus  
                  North Side of Pontiac Way Between Peach and Villa Avenues  
                  Clovis, California

### **Introduction**

This report presents the results of a parking study for the subject project. The purpose of the study is to identify the existing parking capacity, the existing parking demand, and the calculated parking demand.

### **Project Description**

The subject parking lot is located on the north side of Pontiac Way between Peach and Villa Avenues in Clovis, California and serves two existing County of Fresno buildings. The site location is presented in the attached Figure 1, Site Vicinity Map. The study parking lots are presented in Figure 2, Site Plan. The buildings and the parking lots are located on the following parcels: APN 493-070-58S, APN 493-070-82S, and APN 493-070-84S. The buildings are identified as B2 (153,412 square feet) and B6 (39,295 square feet). For purposes of this study, the count area was divided into two parking lots, identified as Lot 1 (East Lot) and Lot 2 (West Lot) as shown in Figure 2.

The parking lot is served by two driveways connecting to Pontiac Way and three driveways connecting to Villa Avenue.

The study parking area does not include the building and parking lot located immediately northwest of the intersection of Pontiac Way and Villa Avenue, which is the southeast portion of APN 493-070-84S.

### **Observed Existing Parking Demand**

Parking counts were performed by Peters Engineering Group on Thursday, March 5, 2020 at the following times:

- 9:30 a.m.
- 11:00 a.m.
- 2:00 p.m.

Automobiles and motorcycles were counted separately. Table 1 summarizes the results of the automobile parking counts and Table 2 summarizes the results of the motorcycle parking

counts. Table 3 presents a summary of total parking counts (Tables 1 and 2 combined). Parking utilization (percentage of total stalls occupied) is also presented in the tables.

**Table 1**  
**Parking Count Summary - Automobiles**

Lot	Capacity	9:30 a.m.		11:00 a.m.		2:30 p.m.	
		Demand	Utilization	Demand	Utilization	Demand	Utilization
1 – East Lot	451	401	89%	408	90%	384	85%
2 – West Lot	222	181	82%	177	80%	158	71%
<b>Totals</b>	<b>673</b>	<b>582</b>	<b>86%</b>	<b>585</b>	<b>87%</b>	<b>542</b>	<b>81%</b>

**Table 2**  
**Parking Count Summary - Motorcycles**

Lot	Capacity	9:30 a.m.		11:00 a.m.		2:30 p.m.	
		Demand	Utilization	Demand	Utilization	Demand	Utilization
1 – East Lot	0	0	n/a	0	n/a	0	n/a
2 – West Lot	4	0	0%	0	0%	0	0%
<b>Totals</b>	<b>4</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>

**Table 3**  
**Parking Count Summary – All Vehicles**

Lot	Capacity	9:30 a.m.		11:00 a.m.		2:30 p.m.	
		Demand	Utilization	Demand	Utilization	Demand	Utilization
1 – East Lot	451	401	89%	408	90%	384	85%
2 – West Lot	226	181	80%	177	78%	158	70%
<b>Totals</b>	<b>677</b>	<b>582</b>	<b>86%</b>	<b>585</b>	<b>86%</b>	<b>542</b>	<b>80%</b>

Table 4 presents the calculated parking demand rate based on the observed values presented in Table 3. Considering that the two buildings essentially share the two study parking lots and there are no physical barriers, the combined rate is considered to be more reliable, so the individual rates for each building are not calculated.

**Table 4**  
**Parking Count Summary – All Vehicles**

Building	Area (square feet)	Peak Demand	Rate
B2	153,421	408	-
B6	39,295	181	-
<b>Combined</b>	<b>192,716</b>	<b>589</b>	<b>3.06</b>

Rates are reported in vehicles per 1,000 square feet of building area

**Calculated Parking Demand**

Data provided in the Institute of Transportation Engineers (ITE) *Parking Generation Manual, 5<sup>th</sup> Edition* dated January 2019 were used to estimate the number of parked vehicles anticipated to be generated by the existing buildings based on empirical data. Tables 5 and 6 present parking generation calculations for three land uses with characteristics similar to the existing buildings.

**Table 5**  
**ITE Parking Generation – Single Tenant Office Building**

Building	ITE Land Use	ITE Code	Area (square feet)	Peak Hour Parking Demand	
				Rate	Demand
B2	Single Tenant Office Building	715	153,421	3.10	476
B6	Single Tenant Office Building	715	39,295	3.10	122
<b>TOTAL</b>	-	-	-	-	<b>598</b>

Reference: *Parking Generation Manual, 5<sup>th</sup> Edition*, Institute of Transportation Engineers 2019  
 Rates are reported in vehicles per 1,000 square feet of building area

**Table 6**  
**ITE Parking Generation – Government Office Building**

Building	ITE Land Use	ITE Code	Area (square feet)	Peak Hour Parking Demand	
				Rate	Demand
B2	Government Office Building	730	153,421	2.99	459
B6	Government Office Building	730	39,295	2.99	118
<b>TOTAL</b>	-	-	-	-	<b>577</b>

Reference: *Parking Generation Manual, 5<sup>th</sup> Edition*, Institute of Transportation Engineers 2019  
 Rates are reported in vehicles per 1,000 square feet of building area

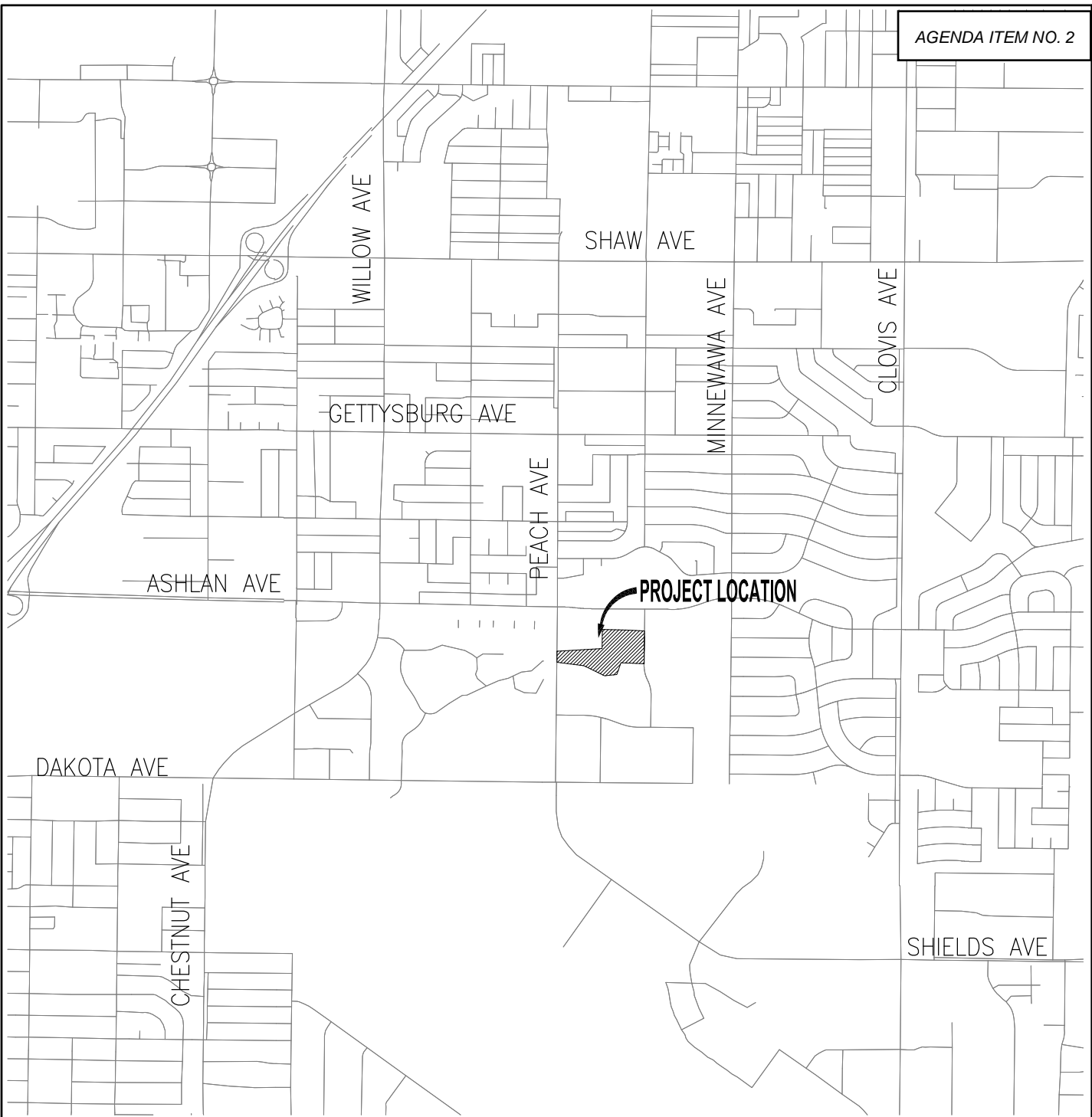
Thank you for the opportunity to perform this parking study. Please feel free to contact our office if you have any questions.

**PETERS ENGINEERING GROUP**

  
 John Rowland, PE, TE

Attachments: Figures 1 and 2



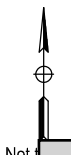


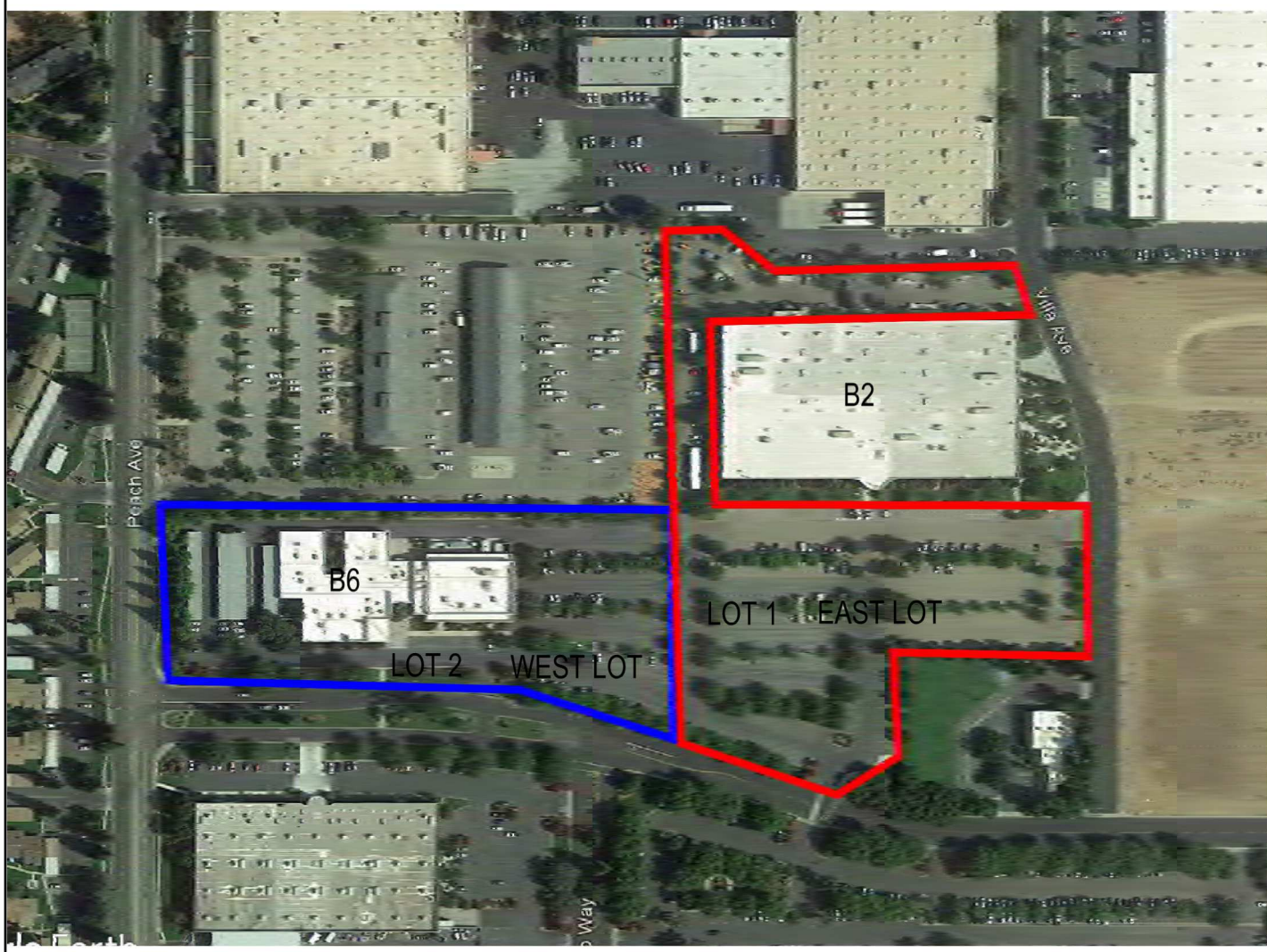
**LEGEND**

 PROJECT AREA

Parking Study County of Fresno Clovis Campus  
Clovis, California

**SITE VICINITY MAP**





Parking Study County of Fresno Clovis Campus  
Clovis, California

SITE PLAN





# CITY of CLOVIS

## REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission

FROM: Planning and Development Services

DATE: June 25, 2020

SUBJECT: Consider items associated with approximately 52 acres of land located in the southeast area of Leonard and Barstow Avenues. Glen H. Millhollin and Darlene A. Millhollin, Trustees of the Millhollin Family Trust property owners; Bonadelle Neighborhoods, applicant; Harbour & Associates, representative.

- a) Consider Approval - Res. 20-\_\_\_\_, A request to approve an environmental finding of a Mitigated Negative Declaration for General Plan Amendment GPA2020-001, Prezone R2020-001, & Vesting Tentative Tract Map TM6304.
- b) Consider Approval - Res. 20-\_\_\_\_, GPA2020-001, A request to amend the General Plan to re-designate approximately 34 acres from the Low Density Residential (2.1 to 4 DU/Ac) classification to the Medium Density Residential (4.1 to 7.0 DU/Ac) classification.
- c) Consider Approval - Res. 20-\_\_\_\_, R2020-001, A request to prezone approximately 34 acres from the County AE20 (Exclusive Agricultural) Zone District to the Clovis R-1-PRD (Single-Family Planned Residential Development) and approximately 18 acres from the County AE20 (Exclusive Agricultural) to the Clovis O (Open Space Conservation) zone district.
- d) Consider Approval - Res. 20-\_\_\_\_, TM6304, A request to approve a vesting tentative tract map for a 217-lot single-family subdivision on approximately 34 acres of land.

**Staff:** Ricky Caperton, AICP, Senior Planner  
**Recommendation:** Approve

- ATTACHMENTS:**
1. Conditions of Approval
  2. GPA2020-001 Justification
  3. Proposed R-1-PRD Development Standards
  4. Proposed R-1-PRD Amenities
  5. Proposed Vesting Tentative Tract Map TM6304
  6. Correspondence from Commenting Agencies
  7. Draft Resolution CEQA
  8. Draft Resolution GPA2020-001
  9. Draft Resolution R2020-001
  10. Draft Resolution TM6304
  11. Correspondence from Public

### **CONFLICT OF INTEREST**

None.

### **RECOMMENDATION**

Staff recommends that the Planning Commission approve the following, subject to conditions of approval as applicable and included in **Attachment 1**:

- Approve an environmental finding of a mitigated negative declaration for General Plan Amendment GPA2020-001, Prezone R2020-001, & Vesting Tentative Tract Map TM6304;
- Approve General Plan Amendment GPA2020-001;
- Approve Prezone R2020-001;
- Approve Vesting Tentative Tract Map TM6304; and
- Make a finding of consistency that the dedication toward public right-of-way is proportionate to the development being requested.

### **EXECUTIVE SUMMARY**

The applicant is proposing the development of a 217-lot single-family residential subdivision occupying approximately 34 acres of a total parcel size of approximately 52 acres, as shown in **Figure 1**. The remaining approximately 18 acres would not be developed as part of the proposed Project; however, would be included in the applicant's request for annexation and rezoning, which is described in more detail below.

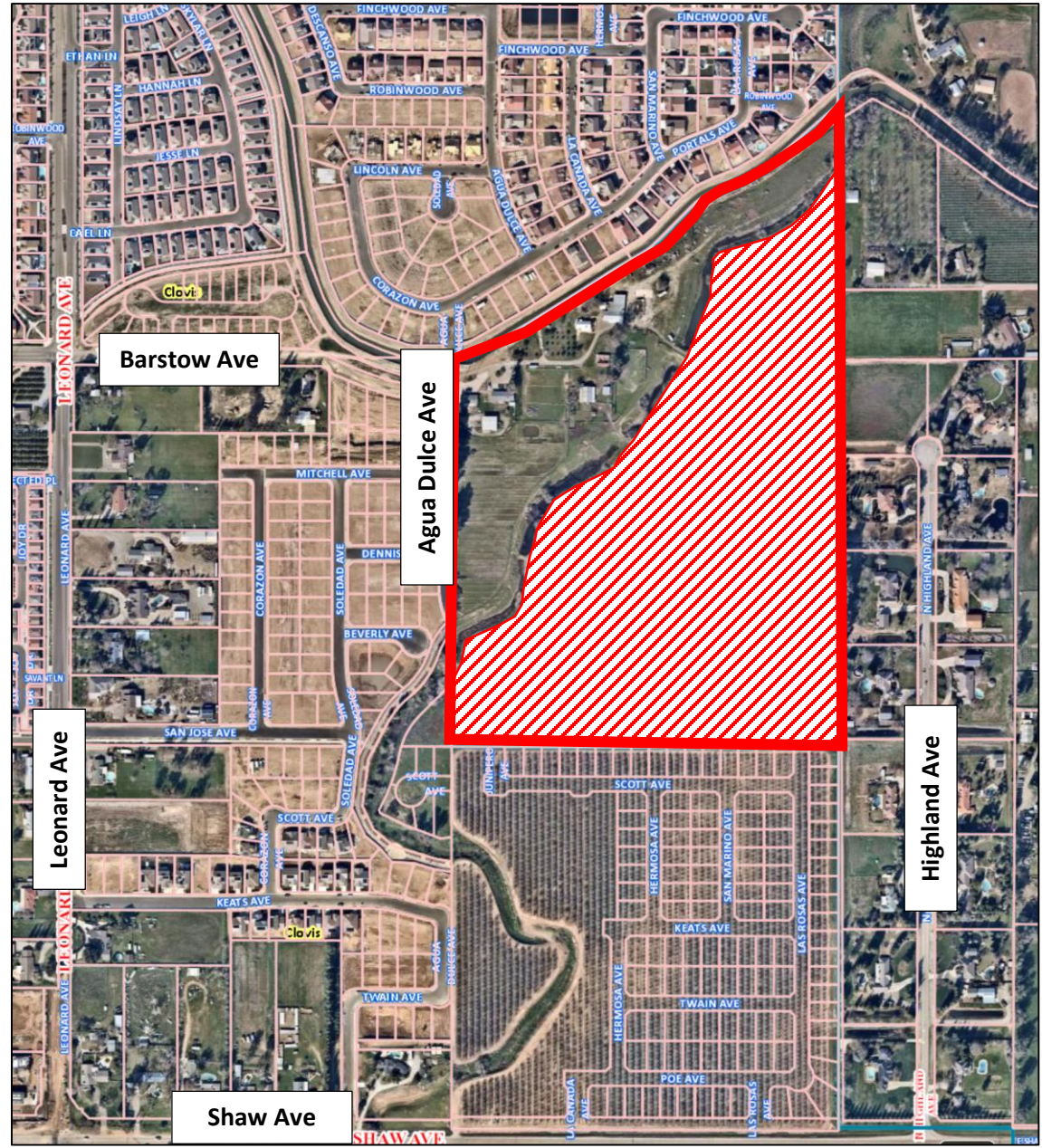
As part of the request, applications for an annexation, general plan amendment, prezone, and vesting tentative tract map have been submitted. The rezoning acreage is larger than the limits of the Project itself for purposes of creating a logical annexation boundary and because rezoning is a requisite to proposing annexation.



The general plan amendment (GPA2020-001) is a request to change the land use designation from the Low Density Residential (2.1 to 4.0) land use designation to Medium Density Residential (4.1 to 7.0 DU/Ac). The prezone (R2020-001) is a requisite for the request to annex into the Clovis City limit.

The applicant is requesting to prezone a total of approximately 52 acres, of which 34 acres are requested for the R-1-PRD (Planned Residential Development) zone district, and the remaining 18 acres for the O (Open Space Conservation) zone district from the County AE20 (Exclusive Agricultural) zone district.

The vesting tentative tract map (TM6304) is for the subdivision of land to be able to develop the Project site with 217 single-family homes. The Project is not proposed to include a Homeowner's Association (HOA) nor is it proposed to be gated. A recommendation of approval of this Project by the Planning Commission would allow the developer to continue processing the required entitlements.

**FIGURE 1**  
**Project Location**



-  = Total Parcel (approx. 52 acres)
-  = Project Site (limits of TM6304) (approx. 34 acres)



## BACKGROUND

- General Plan Designation: Low Density Residential / Park / Open Space
- Specific Plan: Loma Vista Specific Plan
- Existing Zoning: County AE20 (Exclusive Agricultural)
- Lot Size: Approximately 52 acres total
- Current Land Use: Rural Residential and vacant land
- Adjacent Land Uses:
  - North: Single-Family Residential
  - South: Agricultural (approved TM3123 and TM6182)
  - East: Rural Residential
  - West: Single-Family Residential (under construction TM6181)

## PROPOSAL AND ANALYSIS

The applicant requests approval of GPA2020-001, R2020-001, and TM6304 for the construction of 217 single-family homes as part of a non-gated, non-homeowner's association planned residential development. Each of the required entitlements are described and analyzed in more detail within this report.

### General Plan Amendment (GPA2020-001)

The applicant is requesting to amend the General Plan Land Use Diagram and the Loma Vista Specific Plan for an area currently designated as Low Density Residential (2.1 to 4.0 DU/Ac) to the Medium Density Residential (4.1 to 7.0 DU/Ac) designation. As part of the Project application, a justification letter has been provided for the general plan amendment (**Attachment 2**). This request is required for the applicant to be able to accommodate the number of units proposed by the Project.

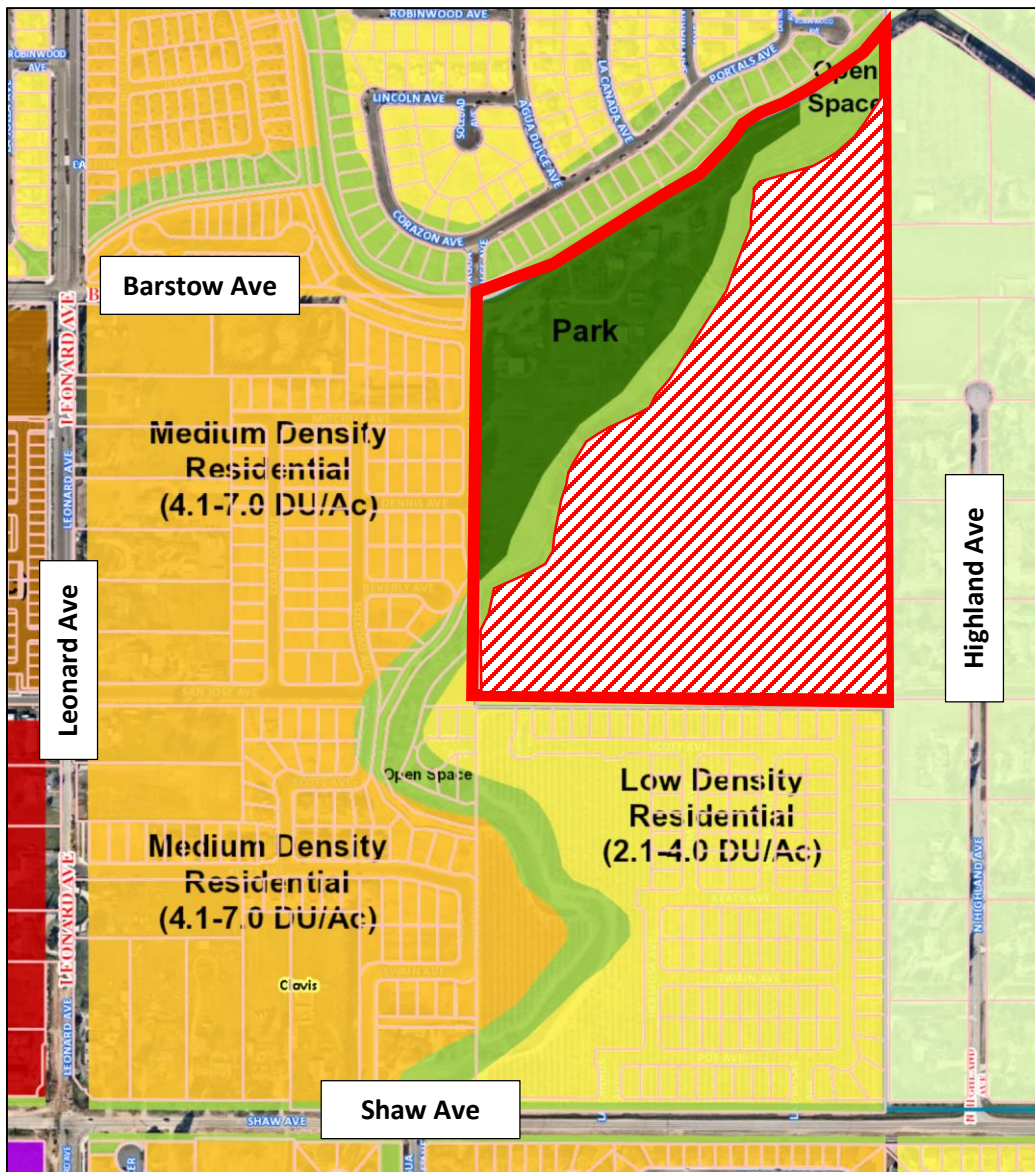
It is important to note that only an approximately 34-acre portion of the entire approximately 52-acre parcel is being proposed for re-designation under GPA2020-001. The land use designations for the remaining 18 acres would not be changed as part of this request and would remain designated as Open Space and Park, as shown in **Figure 2**.



Under the existing Low Density Residential land use designation, the Project site could support up to a maximum of 136 residential units. Under the proposed Medium Density Residential land use designation, the Project site could support up to a maximum of 238 residential units. However, the Project proposes 217 single-family lots, which is less than the maximum units allowed under the requested designation. This results in a density of approximately 6.50 DU/Ac.

The Project site is surrounded by existing residential of varying densities. In general, there is a mix of rural residential, as well as newer subdivisions either approved, recently constructed, and/or under construction. North and west of the Project are recently entitled projects that have a mix of Low- and Medium-Density residential. The parcel south of the Project site has an approved tentative map under the Low Density Residential land use designation. East of the Project, along Highland Avenue, would remain in the County of Fresno and consists of rural residential properties.

Overall, the Project would be consistent with the mix of densities in the immediately surrounding area, as well as support multiple General Plan policies which call for a mix of housing types, and buildout of the Loma Vista area of the City, which is where the Project is located.

**FIGURE 2**  
**General Plan Amendment**



-  = Total Parcel (approx. 52 acres)
-  = Project Site (Proposed Low Density to Medium Density Residential) (approx. 34 acres)



**Prezone (R2020-001)**

The applicant is requesting to prezone approximately 52 total acres from the County AE20 (Exclusive Agricultural) zone district, of which approximately 34 acres would be prezoned to the Clovis R-1-PRD (Single-Family Residential Planned Residential Development) Zone District and the remaining approximately 18 acres to the Clovis “O” (Open Space Conservation) Zone District (**Figure 3**).

**R-1-Planned Residential Development (R-1-PRD) (34 acres)**

The R-1-PRD zone district would be applied to the proposed subdivision to allow for the development of 217 single-family residential units. Pursuant to state law, a prezone is required before annexation can occur.

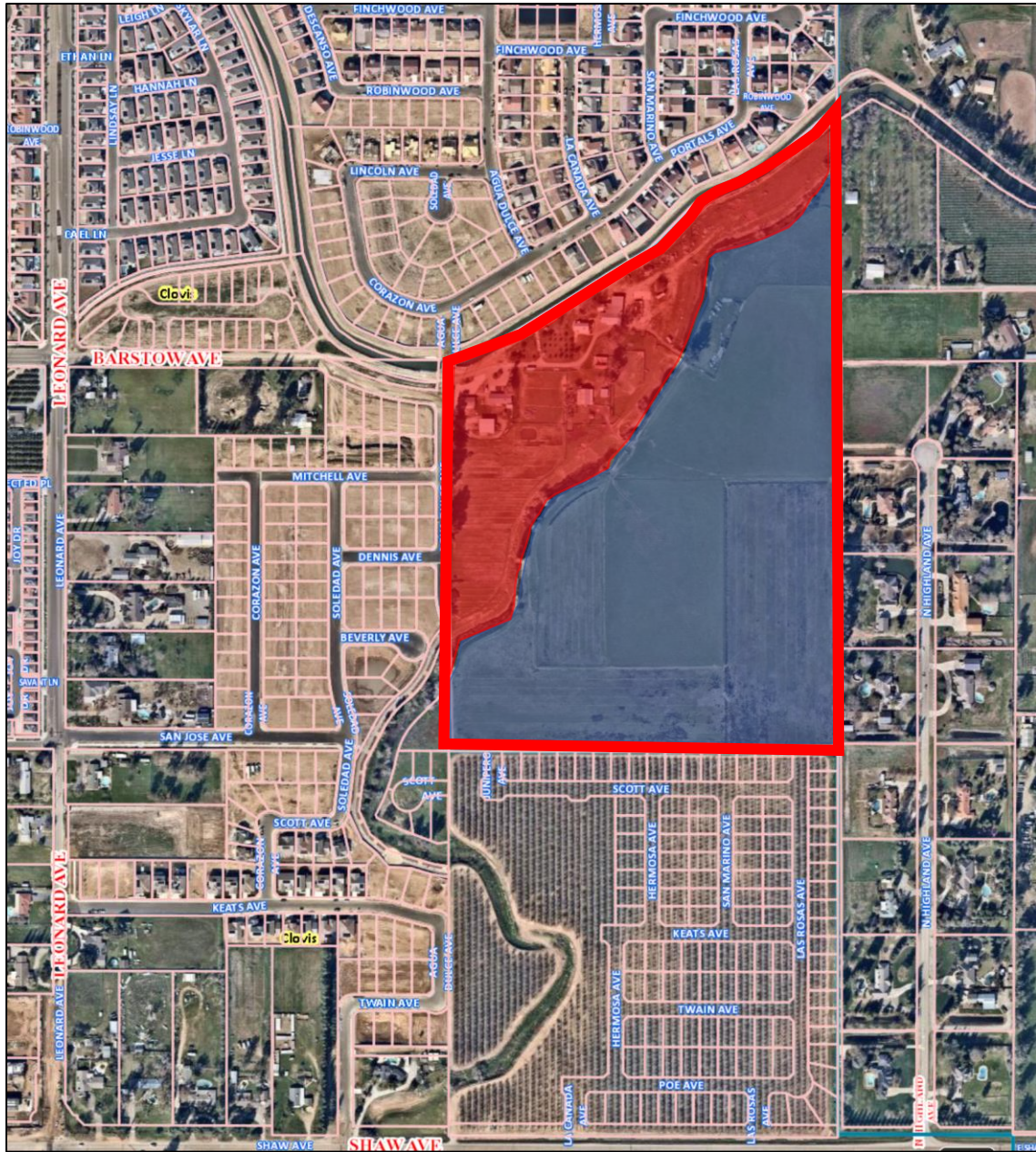
Planned Residential Developments are allowed under Chapter 9.66, Planned Development Permits, of the Clovis Municipal Code. The purpose of Planned Development Permits is to provide a method whereby land may be designed and developed by taking advantage of modern site planning techniques thereby resulting in more efficient use of land and a better living environment than is otherwise possible through strict application of the development standards.




The applicant has provided proposed development standards for individual lots, as included in **Attachment 3**, and summarized below. Of note, the applicant, in working with neighboring property owners, has agreed voluntarily to restrict lots 57, 58, 59, 64, 65, 66, 67, 68, 69, 70, and 71 to single-story homes only.

*Proposed Development Standards:*

Minimum Lot Area:	4,000 sq. ft.
Minimum Lot Width:	50 ft.
	35 ft. (for curved, cul-de-sac or corner lot)
Minimum Lot Depth:	80 ft.
	80 ft. (for curved, cul-de-sac or corner lot)
Maximum Lot Coverage:	65%
Maximum Height:	35 ft. (two-story homes)
	25 ft. (single-story homes)
Minimum Front Setback:	18 ft. to garage
	8 ft. to living area, porch, or projections
Minimum Side Setback:	5 ft. one side
	3 ft. other side
	8 ft. (corner/reversed corner)
Minimum Rear Yard Setback:	5 ft.
Fence Height:	6 ft. (minimum) to 8 ft. (maximum)
Accessory Structure Height:	12 ft. maximum (covered structures / accessory)
Garages:	10 ft. x 20 ft. (single-car)
	20 ft. x 20 ft. (two-car)
	10 ft. x 38 ft. (tandem)
Minimum Street Width:	50 ft. (provides for 36 ft. width curb-to-curb)
Single-Story Homes Only:	Lots 57, 58, 59, 64, 65, 66, 67, 68, 69, 70, and 71.

FIGURE 3  
Prezone



-  = Total Parcel (approx. 52 acres)
-  = County AE20 to City R-1-PRD (approx. 34 acres)
-  = County AE20 to City O (approx. 18 acres)



### Parking and Driveways

Although the applicant has not yet submitted plans for residential site plan review, each unit would include a 2-car garage at a minimum size of 20 feet by 20 feet interior dimension, which is consistent with development regulations for 2-car garages. Further, each unit would have a minimum driveway length of 20 feet from back of sidewalk, which would allow additional parking areas in the driveway. Per the California Green Building Code, each home will be electric vehicle (EV) charging capable which typically includes a conduit in the garage that can accommodate a vehicle charging station.

### Residential Site Plan Review

Should the Project be approved, a subsequent residential site plan review will follow this application in order to allow staff to review and memorialize landscaping, open spaces, architecture, and elevations.

### Landscape

As part of the Project, the applicant will be required to install landscaping throughout the site, including the front yards of the homes and other public spaces. A separate staff level review of landscape plans will ensure compliance with the City of Clovis Water Efficient Landscape Requirement, as well as placement and location of landscaping.

### Amenities

Chapter 9.66 of the Clovis Municipal Code provides for flexibility in development standards as a mechanism to accommodate new types of projects that may not otherwise comply with strict adherence to typical development standards. As part of that request, planned residential developments are required to provide amenities in proportion to the request.

In return for the reduced lot sizes, reduced setbacks, and increased lot coverage, the applicant proposes to construct a linear park near Dog Creek inclusive of a play structure and shade canopy in addition to a smaller open space area near the north end of the Project site with an informational kiosk, and benches. These amenities are shown in **Attachment 4**.

### Open Space Conservation (O) (18 acres)

As part of the Project, approximately 18 acres of the total 52-acre parcel would be rezoned to the "O" (Open Space Conservation) Zone District. Although this acreage is included in the Project's request for rezoning and annexation, there is no development proposed on this portion under this Project. Because the entire parcel is included in the Project, it must be rezoned as a requisite to annexation.

Under the 2014 Clovis General Plan and Loma Vista Specific Plan, this portion of the parcel is designated as Open Space and Park, and therefore the request to rezone to the Open Space Conservation Zone District would ensure a consistent zone district with the established land use designation. Although there are no immediate plans for this area, the existing rural residential use would remain. Therefore, with the exception of the rezone and annexation, no improvements would be made to this portion of the overall parcel.

### **Vesting Tentative Tract Map (TM6304)**

The applicant is requesting approval of vesting tentative tract map TM6304 for 217 single-family lots, as well as associated infrastructure such as a network of public streets, sidewalks, a park,



and other landscape features throughout the site. The map is consistent with the requirements of the Subdivision Map Act. The proposed TM6304 is provided as **Attachment 5**.

### Lot Sizes

The Project proposes 217 single-family lots, as well as two (2) outlots to be used for public recreational space. The residential lots would range in size from approximately 4,000 square feet to 11,177 square feet with an average lot size of approximately 4,700 square feet.

### Vehicular and Pedestrian Circulation

At full buildout, the Project would be accessible from three (3) points of ingress/egress, including a main entry along Agua Dulce Avenue, and two other (2) points of access from Shaw Avenue via Hermosa Avenue and Las Rosas Avenue. However, during first phase of the Project, only two (2) points of access would be constructed, including the primary access via Agua Dulce Avenue, and a temporary road providing access to and from Shaw Avenue via Las Rosas Avenue. During the second phase, the other access point would be constructed (i.e. Hermosa Avenue). A vehicular bridge would be constructed spanning Dog Creek which would provide access from Agua Dulce Avenue. It is important to note that the property to the south currently has an approved vesting tentative tract map (TM6123), although has not yet developed. Coordination between the applicant and the property owner to the south would need to occur so that the Las Rosas Avenue and Hermosa Avenue can be constructed.

The Project proposes public streets at varying widths ranging from 50 feet to 54 feet, which is consistent with City roadway width standards. The proposed streets allow for a minimum width of 36 feet from curb-to-curb, which is sufficient to accommodate vehicle parking on both sides of the street. Overall, City staff have concluded that the proposed street layout and points of access are sufficient to accommodate the traffic anticipated by the Project.

As part of the Project, pedestrian sidewalks are proposed throughout the site on all sides of the streets. Sidewalks would be constructed to City standards, which require a minimum 5 foot wide path of travel.

### Thematic Elements

Branding of the Loma Vista Specific Plan with specific elements is essential to create a community and sense of place. The Project design should include a variety of materials, varying roof forms, and variety of color palette as stated in the Loma Vista Specific Plan. Thematic lighting, benches, trash receptacles, walkway treatment, and drinking fountains have also been established for the Loma Vista Specific Plan Area. Exact number and locations of these items, if applicable, shall be reviewed during the residential site plan review process. The developer will provide these details, and they will be approved by City staff in conjunction with the final map approval process with the Engineering Division.

### Water and Sewer Impact

The Project's impacts to water and sewer facilities were analyzed as part of the request for a general plan amendment. Provost and Pritchard provided a summary of water impacts and concluded that the City has capacity to serve and that the infrastructure can accommodate the Project upon completion of the recommended connections. The project lies inside of the Fresno Irrigation District boundary and therefore is eligible to utilize entitled surface water from the Kings

River. However, this project will pay fees to acquire additional water supplies necessary for the project demands.

Blair, Church & Flynn provided a summary of sewer impacts and concluded that the City has capacity to serve the Project. Installation of sewer lines through the proposed subdivision and outside its boundaries will be required to serve the project. As part of the Project's sewer infrastructure, the applicant shall be required to install permanent sewer infrastructure connecting to the sewer main along Shaw Avenue, which would require coordination with the property owner to the south. If a temporary lift station is proposed and approved by the City Engineer as an alternative to serve the Project, the City shall not be responsible for the maintenance and future abandonment associated with the lift station. Thus, private maintenance by a Homeowners Association or similar entity other than applicant would be required. The City would also require a cash deposit for the future abandonment.

The City Engineer completed a review of the water and sewer analyses and concluded that the findings are adequate and that the Project can be adequately served by water and sewer.

### Trails and Parks

As part of the Project, the approximately 18 acres on the western side of the Dog Creek would be rezoned to the City Open Space zone district for consistency with the existing General Plan land use designations. According to the 2014 Clovis General Plan and the Loma Vista Specific Plan, this acreage is planned for a future park and multi-purpose trail. It is important to note that the applicant would not be responsible for construction of those amenities as part of the proposed Project. However, the applicant would be subject to typical development fees (i.e. parks fee) which generally apply towards the buildout of future planned City parks. Further, the applicant would annex into the City's landscape maintenance district which is an annual assessment towards the maintenance of common landscape areas (i.e. park space) throughout the Project site.

### Neighborhood Meeting

Per City policy, the applicant held a neighborhood meeting on Monday, February 24, 2020, at Red Bank Elementary School. Approximately 10 residents were in attendance along with the Project team and City staff. The applicant has indicated they also had follow up contact and outreach with several of the neighbors after the neighborhood meeting.

In general, the discussion points included the proposed increase in density, potential circulation and traffic impacts, as well as the height of units abutting the existing rural residential neighborhood along Highland Avenue, east of the Project site.

It is worth noting that at the time of the neighborhood meeting, the Project proposed 285 lots and a request to the Medium-High Density Residential land use designation. The Project applicant has since reduced the number of lots to 217 and is now requesting an increase in density to the Medium Density Residential land use designation, which is less dense than originally proposed. As a result of neighborhood concerns, the applicant has voluntarily offered to restrict the height of units to single-story for the lots 57, 58, 59, 64, 65, 66, 67, 68, 69, 70, and 71. This restriction is reflected in the conditions of approval for the Project.

### Review and Comments from Agencies

The Project was distributed to all City Divisions as well as outside agencies, including Cal Trans, Clovis Unified School District, Fresno Irrigation District, Fresno Metropolitan Flood Control District, AT&T, PG&E, San Joaquin Valley Air Pollution Control District, State Department of Fish and Wildlife, County of Fresno, and the Fresno Local Agency Formation Commission (LAFCo).

Comments received are attached (**Attachment 6**) only if the agency has provided concerns, conditions, or mitigation measures. Routine responses and comment letters are placed in the administrative record and provided to the applicant for their records.

### Public Comments

A public notice was sent to area residents within 800 feet of the property boundaries. Staff has received comments, included as **Attachment 11**. The comments received were regarding overall circulation of the Project, as well as timing of the Project and the previously approved tract map south of the Project site.

### Community Facilities District

The fiscal analysis of the Southeast Urban Center Specific Plan identified possible long-term funding shortfalls in the City's operating and maintenance costs. To address this issue, the City of Clovis is implementing a Community Facilities District. Community Facilities Districts (CFD's) are a means of providing additional funding for the provision of public facilities and services for public safety, parks and recreation services, and other important municipal services in newly developing areas of the community where the City would not otherwise be able to afford to continue to provide an adequate level of service as the City continues to grow. The use of CFD's is fairly common among cities in California experiencing high rates of growth during this past decade, such as Clovis, due to significant losses of local revenue from tax shifts authorized by the State of California and the need to continue to provide an adequate level of service as growth occurs.

A condition of approval has been added to this tentative map requiring participation of this Project in the CFD.

### California Environmental Quality Act (CEQA)

The City of Clovis has completed an environmental review (an assessment of the project's impact on natural and manmade environments) of the proposed Project, as required by the State of California. The City Planner has recommended approval of a mitigated negative declaration (a written statement announcing that this project will not have a significant effect on the environment). Recommendation of a proposed mitigated negative declaration does not necessarily mean this project will be approved.

The complete Initial Study/Mitigated Negative Declaration and associated technical appendices can be found on the City's website (<https://cityofclovis.com/planning-and-development/planning/ceqa/>). In summary, environmental impacts were determined to be found to be less than significant with implementation of mitigation measures for Biological Resources, Cultural Resources, Geological Resources, Transportation, and Tribal Cultural Resources.

The City published notice of this public hearing in *The Business Journal* on Wednesday, June 3, 2020.

### Consistency with General Plan Goals and Policies

Staff has evaluated the Project in light of the goals and policies of the General Plan, and Loma Vista Specific Plan. The following goals and policies reflect Clovis' desire to maintain Clovis' tradition of responsible planning and well managed growth to preserve the quality of life in existing neighborhoods and ensure the development of new neighborhoods with an equal quality of life.

### **Consistency with 2014 Clovis General Plan Goals and Policies**

Staff has evaluated the Project in light of the General Plan Land Use goals and policies. The following goals and policies reflect Clovis' desire to maintain Clovis' tradition of responsible planning and well managed growth to preserve the quality of life in existing neighborhoods and ensure the development of new neighborhoods with an equal quality of life. The goals and policies seek to foster more compact development patterns that can reduce the number, length, and duration of auto trips.

**Goal 3:** Orderly and sustainable outward growth into three Urban Centers with neighborhoods that provide a balanced mix of land uses and development types to support a community lifestyle and small town character.

Policy 3.3 **Completion of Loma Vista.** The City prioritizes the completion of Loma Vista while allowing growth to proceed elsewhere in the Clovis Planning Area in accordance with agreements with the County of Fresno and LAFCo policies.

Policy 3.5 **Fiscal sustainability.** The City shall require establishment of community facility districts, lighting and landscaping maintenance districts, special districts, and other special funding or financing tools in conjunction with or as a condition of development, building or permit approval, or annexation or sphere of influence amendments when necessary to ensure that new development is fiscally neutral or beneficial.

**Goal 5:** A city with housing, employment, and lifestyle opportunities for all ages and incomes of residents.

Policy 5.1 **Housing variety in developments.** The Clovis General Plan has been planned to provide a variety of housing product types suitable to each stage of a person's life. Each development should contribute to a diversity of housing sizes and types within the standards appropriate to the land use designation. This policy does not apply to projects smaller than five acres.

Policy 5.3 **Innovative housing.** Encourage innovative housing product types, including multigenerational, cooperative, and variations on live-work housing.

Policy 6.1: **Amendment criteria.** The City Council may approve amendments to the General Plan when the City Council is satisfied that the following conditions are met:

- The proposed change is and will be fiscally neutral or positive.
- The proposed change can be adequately served by public facilities and would not negatively impact service on existing development or the ability to service future development.

### **Consistency with Loma Vista Specific Plan Goals and Policies**

In addition to conformance with many of the stated goals and policies of the 2014 Clovis General Plan, the Project is also consistent with many of the goals and policies of the Loma Vista Specific Plan. These goals and policies are identified below. The Project achieves consistency by proposing a Project that implements the orderly planned growth anticipated for this area. Further, the Project would contribute to the diversity and mix of housing product type, and will add to the character envisioned for the area.

**Goal 4: Implementation of the Specific Plan.** The Specific Plan will require the use of number of regulatory mechanisms for implementation. These include the following:

- Development Review Committee,
- Amendments to the General Plan and Specific Plan,
- Conditional Use Permits,
- Rezonings,
- Tentative parcel maps or tract maps,
- Site plan review, and
- Master Plans for Master Planned Communities.

**Goal 5: There is to be a broad range of housing products, designs, and types in every residential project to create diversity and character.**

Policy 5.1: Projects shall contribute directly to a broad range of housing types and opportunities.

**Goal 6: The Specific Plan shall support a diverse community with a variety in the design of structures.**

Policy 6.1: Projects shall be characterized by design features that contribute to the quality and variety of the urban environment.

Policy 7.1: Development proposals shall be evaluated on the basis of the logical extension of development and urban services from the existing developed city.

### **Annexation (RO302)**


The Project consists of an annexation to the City of Clovis, general plan amendment, rezoning, and vesting tentative tract map for a 217-lot single-family residential subdivision. An application for annexation has been submitted and identified as the Shaw-Highland Northwest No. 2 Reorganization (RO302). The annexation area includes on property, as shown in **Figure 4**, below.

The annexation is brought to the Commission's attention to provide context for the general plan amendment, rezoning, and vesting tentative tract map. The Commission is not required to take action on this request, which will be considered by the City Council and if supported, the Council will take proponent action to apply to LAFCO as the applicant.

Although no action is required on part of the Commission related to the proposed annexation, it is encouraged to ask any questions or raise any concerns you may have about the annexation request.

**FIGURE 4**  
**Proposed Annexation Boundary**



 = Annexation Boundary (approx. 52 acres)



**REASON FOR RECOMMENDATION**

The proposal will provide a diversity in housing types and a quality residential environment for this area as envisioned by the General Plan, and Loma Vista Specific Plan. The Project does not substantially impact sewer, water and other public services and will contribute a proportionate share of infrastructure and open space. The proposed vesting tentative tract map is consistent with the goals and policies of the General Plan, Loma Vista Specific Plan, and Development Code. Staff therefore recommends that the Planning Commission approve

GPA2020-001, R2020-001 and TM6304, subject to the conditions of approval attached as **Attachment 1**.

For each of the requested entitlements, findings are required when considering making a decision. These findings are presented below, followed by a brief discussion on how the Project meets the finding.

### **General Plan Amendment GPA2020-001**

The findings to consider when making a decision on a general plan amendment application include:

1. The proposed amendment is internally consistent with the goals, policies, and actions of the General Plan.

*As described above under the General Plan and Loma Vista Specific Plan goals and policies, the Project meets many of the stated goals and policies of the applicable planning documents. For example, the Project would contribute to the buildout of Loma Vista, add to the mix and diversity of housing stock, and would be considered orderly development for what is envisioned in the area.*

2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.

*The Project was determined not to be detrimental to the public interest, health, safety, convenience, or general welfare of the City. During review of the Project, agencies and City departments had the opportunity to review the Project to ensure consistency with City codes and regulations. Further, the Project would be adequately served by water and sewer.*

3. If applicable, the parcel is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested/anticipated project.

*The Project is physically suitable for the type and intensity of Project proposed by the applicant. It is surrounded by other residential uses at varying densities, many of which are newly approved and/or constructed neighborhoods.*

4. There is a compelling reason for the amendment.

*The Project is consistent with the goals and policies for guiding future growth for the area, including policies and objectives of the 2014 Clovis General Plan and Loma Vista Specific Plan. For example, the Project would contribute to the buildout of Loma Vista, add to the mix and diversity of housing stock, and would be considered orderly development for what is envisioned in the area.*

### **Rezone R2020-001**

The findings to consider when making a decision on a prezone application include:

1. The proposed amendment is consistent with the goals, policies, and actions of the General Plan

*As described above under the General Plan and Loma Vista Specific Plan goals and policies, the Project meets many of the stated goals and policies of the applicable planning documents. For example, the Project would contribute to the buildout of Loma Vista, add to the mix and diversity of housing stock, and would be considered orderly development for what is envisioned in the area.*

2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.

*The Project was determined not to be detrimental to the public interest, health, safety, convenience, or general welfare of the City. During review of the Project, agencies and City departments had the opportunity to review the Project to ensure consistency with City codes and regulations. Further, the Project would be adequately served by water and sewer.*

3. The proposed amendment is internally consistent with other applicable provisions of the Development Code

*The Project was reviewed by other City departments and was determined to be consistent with Development Code standards, such as street widths, sidewalk width, and other provisions of the Development Code. Where inconsistencies occurred, the Project has been conditioned to meet City standards.*

4. The parcel is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested/anticipated project.

*The Project is physically suitable for the type and intensity of Project proposed by the applicant. It is surrounded by other residential uses at varying densities, many of which are newly approved and/or constructed neighborhoods.*

#### **Vesting Tentative Tract Map TM6304**

The findings to consider when making a decision on a tentative subdivision map application are as follows:

1. The proposed map, subdivision design, and improvements are consistent with the General Plan and any applicable specific plan.

*As described above under the General Plan and Loma Vista Specific Plan goals and policies, the Project meets many of the stated goals and policies of the applicable planning documents. For example, the Project would contribute to the buildout of Loma Vista, add to the mix and diversity of housing stock, and would be considered orderly development for what is envisioned in the area.*

2. The site is physically suitable for the type and proposed density of development



*The Project is physically suitable for the type and intensity of Project proposed by the applicant. It is surrounded by other residential uses at varying densities, many of which are newly approved and/or constructed neighborhoods.*

3. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat

*As described in the Initial Study/Mitigated Negative Declaration prepared for the Project, environmental impacts were determined to be less than significant with implementation of mitigation measures.*

4. The design of the subdivision or type of improvements is not likely to cause serious public health or safety problems

*The Project was determined not to be detrimental to the public interest, health, safety, convenience, or general welfare of the City. During review of the Project, agencies and City departments had the opportunity to review the Project to ensure consistency with City codes and regulations. Further, the Project would be adequately served by water and sewer.*

5. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. This finding may also be made if the review authority finds that alternate easements for access or use will be provided, and that they will be substantially equivalent to ones previously acquired by the public. This finding shall apply only to easements of record, or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby granted to the review authority to determine that the public at large has acquired easements of access through or use of property within the proposed subdivision

*The Project will not conflict with easements. During final review of the Project, the City Engineer and other outside agencies would check for easements and ensure that no conflicts would occur as a result of the Project.*

6. The discharge of sewage from the proposed subdivision into the community sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board

*The Project would comply with requirements for proper conveyance of sewer and water serving the site. Utility plans would be reviewed and approved by the City Engineer to ensure compliance with applicable laws.*

7. The design of the subdivision provides, to the extent feasible, passive or natural heating and cooling opportunities

*The Project would comply with this condition, to the extent feasible. The Project would be subject to all current Building Code standards.*

8. The proposed subdivision, its design, density, and type of development and improvements conform to the regulations of this Development Code and the regulations of any public agency having jurisdiction by law.

*The Project would comply with the regulations of the Development Code. Where inconsistencies are identified, conditions of approvals have been added to ensure compliance with applicable Development Code regulations. Compliance with the Development Code would occur at various stages of plan review of the Project.*

In light of court decisions, it is appropriate for the City to make findings of consistency between the required dedications and the proposed development. Every dedication condition needs to be evaluated to confirm that there is a rough proportionality, or that a required degree of connection exists between the dedication imposed and the proposed development. The City of Clovis has made a finding that the dedication of property for this project satisfies the development's proportionate contribution to the City's circulation system. The circulation system directly benefits the subject property by providing access and transportation routes that service the site. Further, the circulation system also enhances the property's value.

#### **ACTIONS FOLLOWING APPROVAL**

This Project will continue on to the City Council for final consideration.

#### **FISCAL IMPACT**

None.

#### **NOTICE OF HEARING**

Property owners within 800 feet notified:	94
Interested individuals notified:	10

Prepared by: Ricky Caperton, AICP, Senior Planner



Reviewed by:

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Dave Merchen  
City Planner

## **CONDITIONS OF APPROVAL**

**ATTACHMENT 1-A to 1-B**

**ATTACHMENT 1-A**  
**Conditions of Approval - GPA2020-001**

**Planning Division Comments**  
**(Ricky Caperton, AICP, Senior Planner – 559-324-2347)**

1. Development of the single-family planned residential development shall be consistent with the General Plan Medium Density Designation (4.1 – 7.0 DU/Ac).

**ATTACHMENT 1-B**  
**Conditions of Approval – TM6304**

**Planning Division Comments**  
**(Ricky Caperton, Senior Planner – 559-324-2347)**

1. Prezone R2020-001 approves an R-1-PRD (Planned Residential Development) zone district on approximately 34 acres and an O (Open Space Conservation) zone district on approximately 18 acres of the total approximately 52-acre site.
2. Rezone R2020-001 shall become effective only upon approval of General Plan Amendment GPA2020-001 by City Council.
3. This Project is subject to the development standards of the Clovis General Plan, Loma Vista Specific Plan, and/or those set forth under the R-1-PRD as part of R2020-001, upon approval by City Council.
4. The applicant shall notify all property owners within the annexation boundary and along streets where new water and sewer utilities will be constructed to determine if they wish to purchase a lateral connection per City policy.
5. The applicant shall obtain City approval in advance of temporary and permanent subdivision signs through separate sign review, consistent with the development criteria of the Clovis Municipal Code Sign Ordinance.
6. The density within TM6304 shall be consistent with the Medium Density Residential (4.1 to 7.0 DU/Ac) land use designation under GPA2020-001, upon approval by City Council.
7. Setbacks shall be measured to the exterior face of the framing of the structure. Exceptions to the setbacks are identified in §9.24.100, of the Clovis Municipal Code.
8. The developer shall construct a fence along the property line of adjacent rural residential properties that will not impact the existing and/or permitted animals.
9. All transformers for this subdivision shall be located underground. Pad mounted transformers may be considered through approval of an administrative use permit.
10. The developer shall record a Covenant regarding a “right to farm,” for adjacent property owners. Such agreement shall be disclosed to all future home buyers.
11. Landscape plans shall be reviewed and approved separately by the landscape review committee for tree and landscape type and location.
12. Prior to the submittal of civil plan review, the applicant shall submit a tree plan showing all existing trees with their variety. A tree remove/protection plan shall be reviewed

and approved by the Director. Trees shall not be removed without approval from the Director.

13. Upon final recordation of this vesting tentative tract map, it shall be the applicant's responsibility to furnish to the Planning Department an electronic (PDF) copy of the original map obtained from the Fresno County Recorder's Office.
14. The applicant shall relay all conditions of approval for Vesting Tentative Tract Map TM6304 to all subsequent purchasers of individual lots, if applicable, and/or to subsequent purchasers of this entire tract map development.
15. The applicant shall record a Notice of Nonconformance dealing with any structure used for model homes where the garage is converted for the use as a sales office.
16. The applicant shall contribute a proportionate share towards the development of a "trail" system as required by the General Plan land use diagram.
17. All lighting shall be screened from direct view from the public right-of-way and adjacent residential properties.
18. All landscaping (open space and private yards) shall conform to the City of Clovis Water Efficient Landscape Ordinance.
19. The developer shall comply with all mitigation measures identified in the initial study mitigated negative declaration prepared for the Project.
20. This vesting tentative tract map is approved per **Attachment 5** of the staff report for the project.
21. As an amenity for the Project, the developer shall include a park and open space, public seating, shade structure, and playground features as shown TM6304 (**Attachment 5**) and on **Attachment 4** to the staff report for the project.
22. This Project requires the submittal and approval of a residential site plan review (RSPR). Specific color and materials of the models, walls, landscaping, and fencing will be evaluated during that review.
23. The applicant shall install pedestrian lighting along common areas. Spacing and location will be evaluated during the RSPR process.
24. Lots 57, 58, 59, 64, 65, 66, 67, 68, 69, 70, and 71, as shown on the approved TM6304, shall be restricted to single-story units only, at a maximum height of no greater than 25 feet.
25. The developer shall construct a minimum six-foot high fence along the property lines as shown on the approved TM6304.

26. Development standards for TM6304 shall be per the R-1-PRD standards approved under R2020-001, and are as follows:

Minimum Lot Area:	4,000 sq. ft.
Minimum Lot Width:	50 ft.
	35 ft. (for curved, cul-de-sac or corner lot)
Minimum Lot Depth:	80 ft.
	80 ft. (for curved, cul-de-sac or corner lot)
Maximum Lot Coverage:	65%
Maximum Height:	35 ft. (two-story homes)
	25 ft. (single-story homes)
Minimum Front Setback:	18 ft. to garage (20 ft. from back of sidewalk)
	8 ft. to living area, porch, or projections
Minimum Side Setback:	5 ft. one side
	3 ft. other side
	8 ft. (corner/reversed corner)
Minimum Rear Yard Setback:	5 ft.
Fence Height:	6 ft. (minimum) to 8 ft. (maximum)
Accessory Structure Height:	12 ft. maximum (covered structures / accessory)
Garages:	10 ft. x 20 ft. (single-car) (interior clear)
	20 ft. x 20 ft. (two-car) (interior clear)
	10 ft. x 38 ft. (tandem) (interior clear)
Minimum Street Width:	50 ft. (provides for 36 ft. width curb-to-curb)
Single-Story Homes Only:	Lots 57, 58, 59, 64, 65, 66, 67, 68, 69, 70, & 71.

**Fire Department Conditions**  
**(Gary Sawhill, Department Representative - 324-2224)**

**Roads / Access**

27. **Access from Adjacent Tracts:** Road access from Barstow thru Tract 6181 and access roads thru Tract 6123 from the south shall be completed prior to home building on this project.

28. **Two Points of Access:** Any development to this parcel will require a minimum of two (2) points of access to be reviewed and approved by the Clovis Fire Department. All required access roads shall be constructed per City of Clovis streets standards and completed prior to any occupancy of the project.

29. **Street Width:** Fire apparatus access width shall be determined by measuring from “base of curb” to “base of curb” for roadways that have curbs. When roadways do not have curbs, the measurements shall be from the edge of the roadway surface (approved all weather surface).

30. **Street Width for Single Family Residences:** Shall comply with Clovis Fire Standard #1.1
31. **Street Width for Single Family Residences:** Minimum Access Road Width of 36 feet for Single Family Residences. Roads 36 feet or wider allow for Parking on both sides of street.
32. **Turning Radius:** All access way roads constructed shall be designed with a minimum outside turning radius of forty-five feet (45')
33. **Security Gates:** All security gates shall comply with Clovis Fire Department Gates Standard #1.5. Plans shall be submitted for review and permits issued by Fire Department prior to installation. Gates shall be inspected and tested for operation prior to any occupancy.
34. **Temporary Street Signs:** The applicant shall install temporary street signs that meet City Temporary Street Sign Standard #1.9 prior to issuance of building permits within a subdivision.
35. **All Weather Access & Water Supply:** The applicant shall provide an all-weather access road with compacted base rock and designated by signage that states "No Parking Fire Lane" per Clovis Fire Department Standard #1.2 or #1.3.
36. **Conceptual Plans Submitted:** The applicant shall provide conceptual plans for the development of adjoining property and road system.
37. **Fire Lane:** The fire lanes curbs shall be painted red as per Clovis Fire Department Standard #1.1 and identified on site plan.

### Water Systems

38. **Residential Fire Hydrant:** The applicant shall install \_\_\_17\_\_\_ 4 ½" x 2 ½" approved Residential Type fire hydrant(s) and "Blue Dot" hydrant locators, paint fire hydrant(s) yellow with blue top and caps, and paint the curb red as specified by the adopted Clovis Fire Department Standard #1.4. Plans shall be submitted to the Clovis Fire Department for review and approval prior to installation. The hydrant(s) shall be charged and in operation prior to any framing or combustible material being brought onto the site. Hydrants curb markings and blue dots to be completed prior to occupancy of any homes.
39. **Looped Water Main:** The applicant shall install approved looped water main capable of the necessary flow of water for adequate fire protection and approved by the Clovis Fire Department.



**Administration Department Conditions**  
**(John Holt, Department Representative – (559) 324-2111)**

40. Prior to approval, recordation or filing of an annexation, final map, or site plan, the property covered by the project shall be included within or annexed to a Community Facilities District (CFD), established by the City for the provision of public facilities and services, for which proceedings have been consummated, and shall be subject to the special tax approved with the formation or annexation to the CFD. The CFD applies only to residential projects.
41. The applicant and the property owner acknowledge and agree that if the project were not part of a CFD, the City might lack the financial resources to operate facilities and provide public services, such as police protection, fire protection, emergency medical services, park and recreation services, street maintenance and public transit. Absent the requirement for inclusion of the project within a CFD, the City might not be able to make the finding that the project is consistent with the General Plan and relevant specific plans and might not be able to make the findings supporting approval of the project as required by the Subdivision Map Act and the California Environmental Quality Act, and the City might be required to deny the application for the project.
42. The owner/developer shall notify all potential lot buyers prior to sale that this project is a part of a Community Facilities District and shall inform potential buyers of the special tax amount. Said notification shall be in a manner approved by the City. This requirement may be waived at the discretion of the City Council if, at the time of the approval, recordation or filing of the project, the City Council has determined that it is not necessary that the project be included in the CFD.
43. The applicants shall reimburse the City for any expense associated with the transition agreement for fire services with the Fresno County Fire Protection District that would apply to this proposal.

**ENGINEERING / UTILITIES / SOLID WASTE DIVISION CONDITIONS**  
**(Sean Smith, Engineering Division Representative – 324-2363)**  
**(Paul Armendariz, Department Representative – 324-2649)**

**Maps and Plans**

44. The conditions of this tract map are written under the assumption that all dedications and improvements have been completed by the adjacent TM 6181 development, and that these dedications and improvements have been accepted by the City. Additional conditions shall be required at the discretion of the City Engineer, if the improvements and dedications by TM 6181 have not been accepted by the City.
45. The applicant shall have a final tract map prepared, in the form prescribed by the Subdivision Map Act and City of Clovis Municipal Code. The final tract map shall be submitted to the City of Clovis Engineering Division, and should include, but not be

limited to, final tract map, the current filing fee, closure calculations, current preliminary title report, legal descriptions and drawings of required dedications.

46. The applicant shall submit separately to the City of Clovis Engineering Division, a set of construction plans on 24" x 36" sheets with City standard title block for all required improvements and a current preliminary title report. These plans shall be prepared by a registered civil engineer, and shall include a grading plan, landscape plan, a site plan showing trash enclosure locations and an overall site utility plan showing locations and sizes of sewer, water, storm drain, and irrigation mains, laterals, manholes, meters, valves, hydrants, fire sprinkler services, other facilities, etc. Plan check and inspection fees per City of Clovis Resolution No. 18-61 shall be paid with the first submittal of said plans. All plans shall be submitted at or before the time the building plans are submitted to the Building Division and shall be approved by the City and all other involved agencies prior to the release of any development permits.
47. Prior to the initial submittal of the improvement plans, the applicant shall contact Sean Smith at (559) 324-2363 to setup a coordination meeting (Pre-submittal Meeting).
48. Upon approval of improvement plans, the applicant shall provide the City with the appropriate number of copies. After all improvements have been constructed and accepted by the City, the applicant shall submit to the City of Clovis Engineering Division (1) digital copy to the City in PDF format of the approved set of construction plans revised to accurately reflect all field conditions and revisions and marked "AS-BUILT" for review and approval. Upon approval of the AS-BUILTs by the City, and prior to granting of final occupancy or final acceptance, the applicant shall provide (1) digital copy to the City in PDF format.

### **General Provisions**

49. The applicant shall pay all applicable development fees at the rate in effect at the time of payment and prior to final map approval by Council or have the fees payable directly to the City through a separate escrow account at the time of recordation of the map.
50. The applicant is advised that, pursuant to California Government Code, Section 66020, any party may protest the imposition of fees, dedications, reservations, or other exactions imposed on a development project by a local agency. Protests shall be filed in accordance with the provisions of the California Government Code and shall be filed within 90 days after conditional approval of this application is granted. The 90 day protest period for this project shall begin on the "date of approval" as indicated on the "Acknowledgment of Acceptance of Conditions" form.
51. All reimbursement requests shall be prepared and submitted in accordance with the requirements of the current version of the "Developer Reimbursement Procedures" a copy of which may be obtained at the City Engineer's Office.

52. The applicant shall install all improvements within public right-of-way and easements in accordance with the City of Clovis standards, specifications, master plans, and record drawings in effect at the time of improvement plan approval.
53. The applicant shall address all conditions, and be responsible for obtaining encroachment permits from the City of Clovis for all work performed within the City's right-of-way and easements.
54. The applicant shall submit a soils report or a waiver of soils report to the City of Clovis Engineering Division for approval by the City Engineer.
55. The applicant shall provide and pay for all geotechnical services per City policy.
56. The applicant shall comply with the requirements of the local utility, telephone, and cable companies. It shall be the responsibility of the applicant to notify the local utility, telephone, and cable companies for the removal or relocation of utility poles where necessary. The City shall not accept first submittals without proof that the applicant has provided the improvement plans and documents showing all proposed work to the utility, telephone, and cable companies. All utility vaults in which lids cannot be sloped to match proposed finished grading, local utilities have 5% max slope, shall be located in sidewalk areas with pedestrian lids so the lid slope matches sidewalk cross slope.
57. All existing overhead and new utility facilities located on-site, within alleys, or within the street right-of-way along the streets adjacent to this tract shall be undergrounded unless otherwise approved by the City Engineer.
58. The applicant shall contact and address all requirements of the United States Postal Service Clovis Office for the location and type of mailboxes to be installed. The location of the facilities shall be approved by the City Engineer prior to approval of improvement plans or any construction.
59. The applicant shall contact and address Caltrans requirements. The applicant shall be required to mitigate impacts to State Highway facilities as determined by the City Engineer.

### **Dedications and Street Improvements**

60. The applicant shall provide right-of-way acquisition or dedicate free and clear of all encumbrances and/or improve the following streets to City standards. The street improvements shall be in accordance with the City's specific plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the type, location, and grades of existing improvements.
61. Interior Streets – Dedicate to provide for 50' or 54' of right-of-way in conformance with the City policy on street widths, and improve with curb, gutter, 5' sidewalk adjacent to

the curb, drive approaches, curb return ramps, streetlights, permanent paving, and all transitional paving as needed.

62. Prior to recordation of the final map, the applicant shall obtain the right-of-way necessary to provide a paved roadway to serve as a second point of access to Shaw Avenue. The roadway shall be designed to carry 80,000-lbs. emergency vehicles.
63. Temporary Turnabouts – Dedicate to provide for a 48' radius and install 45' of permanent/temporary paving plus 3' paved swale at the south end of Hermosa Avenue.
64. Install the bridge crossing Dog Creek at Agua Dulce Avenue.
65. The applicant shall provide a dedication for a 10' public utility easement, where applicable, along all frontages or alternate widths approved by the utilities companies.
66. For new onsite ADA paths of travel that connect to the City sidewalk, the applicant shall replace enough sidewalk to provide a compliant landing with appropriate transitions to existing sidewalk grades.
67. The applicant shall not install any fences, temporary or permanent in public right-of-way.
68. The sideyard side of all corner lots shall have full width sidewalk except where planter strips or meandering sidewalk is proposed.
69. The applicant shall obtain "R Value" tests in quantity sufficient to represent all street areas, and have street structural sections designed by a registered civil engineer based on these "R Value" tests.
70. The applicant shall, at the ends of any permanent pavement abutting undeveloped property, install 2" x 6" redwood header boards that shall be placed prior to the street surfacing.
71. Standard barricades with reflectors shall be installed at ends of streets abutting undeveloped property and any other locations to be specified by the City Engineer.

### **Sewer**

72. The applicant shall identify and abandon all septic systems to City standards.
73. The applicant shall install sanitary sewer mains of the size and in the locations indicated below, prior to occupancy. The sewer improvements shall be in accordance with the City's master plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing

improvements. Any alternative routing of the mains shall require approval of the City Engineer and shall be supported by appropriate calculations.

- a. Agua Dulce Avenue – install 8" main between Dog Creek and Hermosa Avenue.
- b. Hermosa Avenue – install 8" main between Agua Dulce Avenue and Shaw Avenue.
- c. Shaw Avenue – install 8" main between Hermosa Avenue and the prolongation of the east property line.
- d. Shaw Avenue – install 10" main between the prolongation of the east property line and Leonard Avenue.
- e. Interior Streets – install 8" mains.

74. The applicant shall provide dedication of a 15' wide utility easement for all on-site sewer mains, not located in otherwise dedicated rights-of-way.

75. The applicant shall install one (1) 4" sewer service house branch to each lot within the tentative tract.

76. The applicant shall notify all property owners annexed to the City and along streets where a new sewer main will be constructed to determine if they wish to be connected to City sewer. Property owners shall work directly with the applicant regarding costs and location. The applicant shall notify property owners that sewer connection fees are required if they choose to connect.

### **Water**

77. The applicant shall identify and abandon all water wells to City standards.

78. The applicant shall install water mains of the sizes and in the locations indicated below, and provide an adequately looped water system prior to occupancy. The water improvements shall be in accordance with the City's master plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of the mains shall require approval of the City Engineer and shall be supported by appropriate calculations.

- a. Agua Dulce Avenue – install 12" main between Dog Creek and Hermosa Avenue.
- b. Hermosa Avenue – install 12" main between Agua Dulce Avenue and Shaw Avenue.
- c. Shaw Avenue – install 18" main between Hermosa Avenue and Leonard Avenue.
- d. Interior Streets – install 8" mains.

79. The applicant shall provide dedication of 15-foot wide utility easements for all on-site water mains, hydrants, blow-offs, and water meters not located in otherwise dedicated rights-of-way.

80. The applicant shall install a City standard water service to each lot of the proposed subdivision. Water services shall be grouped at property lines to accommodate automatic meter reading system, including installation of connecting conduit. The water meter shall be placed in the sidewalk and not in planters or driveways.
81. The applicant shall notify all property owners' annexed to the City and along streets where a new water main will be constructed to determine if they wish to be connected to City water. Property owners shall work directly with the applicant regarding costs and location. The applicant shall notify property owners that water connection fees are required if they choose to connect.
82. Prior to recording a final map of any phase, the applicant shall demonstrate to the satisfaction of the City Fire Chief and City Engineer that there is adequate water pressure to serve the units to be constructed. The applicant shall work with the City Engineer to determine the adequacy of water supply/pressure for the proposed development.

### **Recycled Water**

83. The applicant shall install recycled water mains of the sizes and in the locations indicated below. The recycled water improvements shall be in accordance with the City's master plans and shall match existing improvements. All areas utilizing recycle water for irrigation shall be clearly marked on the improvement plans. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of the mains shall require approval of the City Engineer and may require appropriate calculations.
- a. Agua Dulce Avenue – install 12" main from Dog Creek to Hermosa Avenue.
  - b. Hermosa Avenue – install 12" main from Agua Dulce Avenue to the southern limit of the tract.

### **Grading and Drainage**

84. The applicant shall contact the Fresno Metropolitan Flood Control District (FMFCD) and address all requirements, pay all applicable fees required, obtain any required NPDES permit, and implement Best Available Technology Economically Achievable and Best Conventional Pollutant Control Technology to reduce or eliminate storm water pollution. Plans for these requirements shall be included in the previously required set of construction plans, and shall be submitted to and approved by FMFCD prior to the release of any development permits.
85. Portions of the project appear to lie within a flood zone. The applicant shall comply with the requirements of the City's Municipal Code.
86. In the event permanent storm drainage facilities are not available, the applicant shall provide temporary on-site retention basins for storm water disposal and provide a cash

deposit for each basin to offset the City's cost of maintaining the basins. The size and design shall be in accordance with the requirements of the City Engineer and may change based on design calculations and access requirements for maintenance. The temporary pond maintenance deposit shall be based on size, depth, expected maintenance schedule, etc. However, the property owner shall be responsible for periodic cleaning of toxic material. The temporary basin is solely for the convenience of the subdivision.

87. The owner of the property on which the temporary basin(s) are located shall backfill said basin(s) within ninety (90) days after notice is given by the City that the basin(s) are no longer needed. In the event the owner fails to backfill said basin(s) within said 90 days, the City may cause the basin to be backfilled. A lien to cover the cost of the work will be placed on the property, including the costs to prepare and enforce the lien. A covenant shall be prepared and recorded on the lot on which the basin(s) is/are located.
88. Grade differentials between lots and adjacent properties shall be adequately shown on the grading plan and shall be treated in a manner in conformance with City of Clovis Standard Drawing No. M-4 as modified by the City Council. Any retaining walls required on-site or in public right of way shall be masonry construction. All retaining walls shall be designed by a registered civil engineer.

### **Irrigation and Landscaping Facilities**

89. All park and landscape improvements shall be installed, accepted for maintenance by the City prior to issuance of 40% of the Tract's building permits. If the improvements are not constructed on Outlots A and B for any reason within two (2) years of the recordation of the final map of Tract, City shall have the right to request from surety and receive upon City's demand, sufficient funding to complete the construction of improvements for the park. The two year period may be extended at City's sole option and discretion and upon such conditions as City shall determine.
90. The owner shall request annexation to and provide a covenant for the Landscape Maintenance District. The property owner acknowledges and agrees that such request serves as a petition pursuant to California State Proposition 218 and no further election shall be required for the establishment of the initial assessment. The assessment for each lot shall be obtained from the City for the tax year following the recordation of the final map. The estimated annual assessment per average sized lot is \$431.00, which is subject to change prior to issuance of building permit or final tract map approval and is subject to an annual change in the range of the assessment in the amount of the Consumer Price Index, U.S. City Average, All Urban Consumers (CPI Index), plus two percent (2%). The additional landscaping enhancements that exceed the City norms and are specific benefit to the property, such as the entry feature, columns, monuments, interior median islands, round-a-bouts, special street lights, etc, if determined to be maintained by the Landscape Maintenance District, shall be maintained by an additional landscape maintenance assessment. The

applicant shall provide construction costs and deposit with the City an amount equal to 50% of the value of the enhanced landscaping hardscape features, or an alternate amount approved by the City Engineer, such as columns, monuments, and special street lights, that exceeds the City norms. The applicant shall provide the City with an estimate of the annual maintenance for the special lighting and landscaping enhancements that exceeds the City norms. The owner/developer shall notify all potential lot buyers before they actually purchase a lot that this tract is a part of a Landscape Maintenance District and shall inform potential buyers of the assessment amount. Said notification shall be in a manner approved by the City. The owner/developer shall supply all pertinent materials for the Landscape Maintenance District.

91. The applicant shall comply with the City of Clovis Water Efficient Landscape Requirements Ordinance.
92. The applicant shall contact and address all requirements of the Fresno Irrigation District (FID). This may include dedicating easements, piping or relocating any existing FID canals and ditches, replacing any existing irrigation piping, concrete lining or improving any existing canals, construction or reconstruction of any canals, culverts, and bridge crossings. Plans for these requirements and improvements shall be included as in the previously required set of construction plans, and shall be submitted to and approved by FID prior to the release of any development permits or recording of the final tract map. If a FID or private irrigation line is to be abandoned, the applicant shall provide waivers from all downstream users.
93. The applicant shall indicate on construction drawings the depth, location and type of material of any existing Fresno Irrigation District's irrigation line along the proposed or existing street rights-of-way or onsite. Any existing canals shall be piped. The material of the existing pipe shall be upgraded to the proper class of rubber gasket pipe at all locations unless otherwise approved by the City Engineer.
94. The applicant shall apply to the Fresno Irrigation District (FID) for transfer of irrigation water rights to the City of Clovis, if the property has not already been removed from FID and transferred to the City. The applicant shall execute a "Request for Change of Relative Value" that can be obtained and processed through FID. The applicant shall provide a copy of the completed form to the City.
95. All existing agricultural irrigation systems either on-site or in public right of way, whether FID or privately owned, shall be identified prior to any construction activity on the site. Service to all downstream users of irrigation water shall be maintained at all times through preservation of existing facilities or, if the existing facilities are required to be relocated, the relocation and replacement of the existing facilities. It is the intent that downstream users not bear any burden as a result of development of the site. Therefore, the applicant shall pay all costs related to modification, relocation, or repair of any existing irrigation facilities resulting from or necessitated by the development of the site. The applicant shall identify on site plans and construction plans, all existing



irrigation systems and their disposition (abandonment, repair, relocation, and/or piping). The applicant shall consult with the Fresno Irrigation District for any additional requirements for lines to be abandoned, relocated, or piped. The applicant shall provide waivers from all users in order to abandon or modify any irrigation pipelines or for any service interruptions resulting from development activities.

### **Miscellaneous**

96. The applicant shall install thirty-two (32) Loma Vista decorative street lights per the attached street light exhibit. Street lights along the major streets shall be installed on metal poles to local utility provider's standards at the locations designated by the City Engineer. Street light locations shall be shown on the utility plans submitted with the final map for approval. Street lights at future traffic signal locations shall be installed on approved traffic signal poles, including all conduits and pull boxes. Street lights along the major streets shall be owned and maintained by local utility providers. Proof of local utility provider's approval shall be provided. The applicant may install thematic lighting, as approved by the City Engineer. If the applicant chooses to install thematic lighting, the applicant shall provide a conceptual lighting plan identifying adjacent properties that may be incorporated with thematic lights to create a neighborhood lights effect. Thematic lighting owned by the City shall be maintained by an additional landscape maintenance assessment.
97. The applicant shall provide a Solid Waste Receptacle Locations covenant for lots located where solid waste receptacles cannot be properly serviced as determined by the Solid Waste manager. A recordable covenant shall be submitted to and approved by the City Engineer prior to final map approval.
98. Any existing section corner or property corner monuments damaged by this development shall be reset to the satisfaction of the City Engineer. A licensed land surveyor or civil engineer licensed to perform land surveying shall certify the placement of all required monumentation prior to final acceptance. Brass caps required for replacement of existing monuments shall be provided by the contractor/the applicant and approved by City prior to installation. Within five days after the final setting of all monuments has been completed, the engineer or surveyor shall give written notice to the City Engineer that the final monuments have been set. Upon payment to the engineer or surveyor for setting the final monuments, the applicant shall present to the City Engineer evidence of the payment and receipt thereof by the engineer or surveyor.
99. A deferment, modification, or waiver of any engineering conditions shall require the express written approval of the City Engineer.
100. The conditions given herein are for the entire development. Additional requirements for individual phases may be necessary pending review by the City Engineer.

**Fresno Irrigation District**

(Chris Lundeen, FID Representative – 233-7161 ext. 7410)

101. The Applicant shall refer to the attached Fresno Irrigation District correspondence. If the list is not attached, please contact the FID for the list of requirements.

**County of Fresno Health Department Conditions**

(Kevin Tsuda, County of Fresno Health Department Representative – 600-3271)

102. The Applicant shall refer to the attached Fresno County Health Department correspondence. If the list is not attached, please contact the Health Department for the list of requirements.

**County of Fresno Public Works and Planning**

(Thomas Kobayahsi, County of Fresno Representative – 600-4205)

103. The Applicant shall refer to the attached Fresno County Public Works and Planning correspondence. If the list is not attached, please contact the Public Works and Planning for the list of requirements.

**California Department of Transportation**

(Jamaica Gentry, Caltrans Representative – 488-7307)

104. The Applicant shall refer to the attached Caltrans correspondence. If the list is not attached, please contact the Caltrans for the list of requirements.

**Clovis Unified School District**

(Michael Johnston, CUSD Representative – 327-9000)

105. The Applicant shall refer to the attached CUSD correspondence. If the list is not attached, please contact the CUSD for the list of requirements.

**San Joaquin Valley Air Pollution Control District**

(Carol Flores, SJVAPCD Representative – 230-55935)

106. The Applicant shall refer to the attached SJVAPCD correspondence. If the list is not attached, please contact the SJVAPCD for the list of requirements.

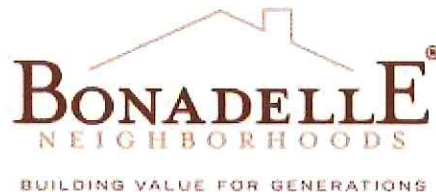
**Fresno Metropolitan Flood Control District**

(Mikel Meneses, FMFCD Representative – 456-3292)

107. The Applicant shall refer to the attached FMFCD correspondence. If the list is not attached, please contact the FMFCD for the list of requirements.

**GPA2020-001**  
**JUSTIFICATION**

**ATTACHMENT 2**



June 2<sup>nd</sup>, 2020

City of Clovis  
1033 Fifth Street  
Clovis, Ca 93612

Attn: Ricky Caperton, AICP, Senior Planner

Re: TTM 6304

Letter of Justification

APN: 554-052-10 (portion)

Dear Mr. Caperton,

Bonadelle Neighborhoods believes the requested increase in the General Plan land use designations for this property will facilitate a considerably better implementation of the adopted Loma Vista Village Specific Plan. In addition to the supporting reasons outlined throughout this letter, Bonadelle Neighborhoods believes there are three primary reasons for justifying the requested density increase:

- The Loma Vista Specific Plan initially projected an approximate total of 10,700 number of residential units. Loma Vista is approaching near build out and there is a strong possibility it will fall short of the initial number of projected units for the overall specific plan. This property is one of the last remaining major residential parcels within Loma Vista. A slight density increase specifically to this property will provide a net benefit by helping the Loma Vista Specific Plan meet its' initial number of projected housing units at full buildout. It will allow for more effective utilization of the Loma Vista parks and trail way system while more broadly benefiting the greater city of Clovis because more residents will equate to greater utilization of retail and lifestyle centers such as the Sierra Vista Mall and Old Town Clovis. Furthermore, despite the increase in density, the project will still maintain city of Clovis standards by utilizing 18' full length driveways, sidewalks on both sides of the streets and Clovis standard 20' x 20' garages.
- A separate portion of this property is designated for a future regional Community Park that is designed to run alongside Dog Creek. By adding higher density to this portion of the property, a greater amount of homes, many being two stories, will back onto Dog Creek, the open space and trail ways. This allows for future residents to self – monitor the future park and key portions of Dog Creek. If this property remained low density residential, it would create a public safety issue because only a small number of future residents would be able to self-monitor the



future regional Community Park. Higher density creates less of a strain on Clovis law enforcement because less resources will need to be designated for monitoring this area.

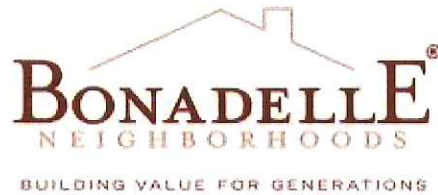
- Developing this property is an essential component to the completion of the Loma Vista Specific Plan. Unfortunately, Dog Creek transects this property and creates a very challenging and unique property layout for residential development. Low density residential is not an efficient land use for this property as opposed to the proposed one step density increase in land usage that will more efficiently maximize the property rather than creating large, awkward lots that will be difficult for home owners to maintain with odd shaped side and rear yards. Large triangular lots are also not an efficient usage of water resources.

The re-designation to increase allowable residential density on this parcel will broadly assist the City of Clovis in several other ways, including:

- The proposed higher density increase will help satisfy key State of California housing affordability and density requirements that all municipalities are required to meet statewide.
- Tract 6304 will offer two designated public open space parks, which will be design by Broussard & Associates, a local land use architect that will design these two open spaces to adhere to the character and land use priorities set forth in the Loma Vista specific plan. The first open space will be a linear park designed to run adjacent to a large portion of Dog Creek, which borders the community to the west. It will offer residents both from Tract 6304 and the surrounding community the ability to enjoy sweeping views of both Dog Creek and the future regional park. This park is designed to be easily accessible for all residents within Tract 6304 and is expected to be heavily utilized. The second park is in the northern corner of Tract 6304. This park will provide vantage points of the more remote areas of Dog Creek and the future regional park, helping Clovis law enforcement to better police this public area. The slightly higher density allows for this secondary park to be designed in its' current proposed location; larger, low density lots would have made designing a secondary park in the northern portion of this proposed map extremely prohibitive.

The proposed General Plan Amendment (G.P.A.) for this property will especially improve the Loma Vista community by better implementing the General Plan Smart Growth goals that are specifically stated in Policy 6.2, Including:

- Establishing a more pedestrian-friendly "walkable" neighborhood adjacent to the future designated regional Community Park along with two additional public parks developed within Tract 6304, which will greatly reduce vehicle trips and negative air quality impacts.
- Preserving agricultural land by increasing the number of allowable units on this urbanizing property, thus reducing the unnecessary conversion of additional agricultural land.
- Increasing the range of housing opportunities and choices by offering a cutting edge and distinct housing product type that will appeal to multiple demographics at affordable price points. The



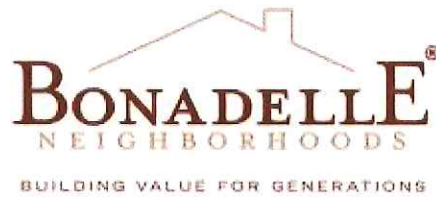
craftsmen and farmhouse style exterior elevations will provide distinct curb appeal and will complement the craftsmen design element of the Loma Vista specific plan.

The approved General Plan has already designated a portion of this parcel for a regional Community Park, which would be considerably more efficiently served by the proposed one step up slightly higher density land usage on this portion of the property. Furthermore, the one step up slightly higher density land usage will provide for more effective use of the Loma Vista trail way system, which offers nearby points of access that would be utilized by future residents to access the nearby education centers, Loma Vista park system and growing commercial retail presence within the Loma Vista Specific Plan.

The proposed GPA would also be consistent with other existing well-planned transitions within the Loma Vista Master Plan such as the high density residential development east of the park at the center of the Loma Vista Community Center South and the higher density residential developments to the east and west of the park at the Loma Vista Community Center North. These areas effectively utilize higher density residential as a transitional buffer between lower density residential neighborhoods and existing or future planned community park sites or other Loma Vista public amenities. They also effectively utilize higher density to self-monitor public park sites and facilities. It is important to note the proposed land use designation is only a one step density increase compared to the current general plan land use designation for this parcel.

The re-designation to increase allowable residential density on this parcel will directly assist several other specifically stated General Plan and Loma Vista Specific Plan goals and policies, including:

- Promote a high-quality residential community focused around a regional Community Park and nearby the inter-connected trail way system.
- Provide orderly and sustainable outward growth into urban centers that provide a balanced mix of land uses and development types.
- Provide a city with housing, employment and lifestyle opportunities for all ages and incomes of residents by offering an affordable product type to appeal to multiple demographics of future Clovis residents.
- Facilitate the prioritization of the completion of Loma Vista by developing a property that is a challenging site to engineer.
- Provide a mix of elevations and unit sizes at the block level that will complement the craftsmen theme of the Loma Vista specific plan.
- Residential developments in Urban Centers must contribute to and become a part of a neighborhood by incorporating a central park feature, a school complex, a hierarchy of streets, pedestrian pathways or other neighborhood amenities.
- Provide innovative housing.



- Facilitate transit options by providing an integral bridge that will span Dog Creek and provide another transit alternative to interconnect Loma Vista residents to employment centers within Clovis, nearby schools, and the adjacent future regional Community Park and trail way system.
- Provide workforce housing.
- Provide greater fiscal efficiencies for public services.

To conclude, the re-designation to the slightly increased density on this property will facilitate stated General Plan goals and policies to promote land use compatibility, minimize conversion of agricultural lands to urban uses, increase community density to improve service delivery efficiencies and cost effectiveness, assist the city to meet key statewide housing mandates, create a more pedestrian friendly community, reduce vehicular trips and reduce negative air quality impacts. Additionally, the increased unit count will bring the Loma Vista specific plan closer to meeting its' initial unit projections and will improve public safety within a future regional Community Park.

Please contact me at 559.435.9700 to address any questions or comments.

Sincerely,

A handwritten signature in blue ink, which appears to read "John A. Bonadelle". The signature is fluid and cursive, with a large, sweeping flourish at the end.

John A. Bonadelle

Director of Operations

**PROPOSED R-1-PRD  
DEVELOPMENT STANDARDS**

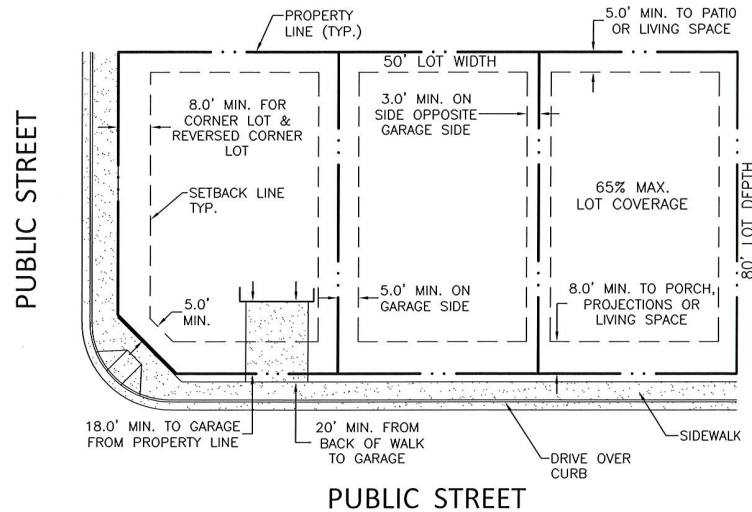
**ATTACHMENT 3**



# Residential Land Use Development Standards

LAND USE		DEVELOPMENT STANDARDS	
SINGLE-FAMILY RESIDENTIAL		STANDARD	NOTES
<b>DESIGNATION</b>			
Zone District	R-1-PRD		
GP Density Range	4.1 - 7.1 du/ac		Medium Density Residential
Dwelling Units	217		
<b>BUILDING INTENSITY</b>			
Minimum Lot Area	4,000 sq ft		
Minimum Lot Width	50'		
Minimum Lot Depth	80'		
Maximum Coverage	65%		
Maximum Height	35' / 25'		2 story homes / single story homes
Curved, Cul-de-sac or Corner Lot	35' / 80'		For street frontage / For lot depth
<b>BUILDING SETBACKS</b>			
All setbacks measured from PL.			
Front Yard	18' min / 8' min		To garage / living area, porch, or projections
Side Yard	5' min / 3' min		5' min one side / 3' min other side
Corner / Reversed Corner	8' min		
Rear Yard	5' min		
<b>GARAGES / STREETS</b>			
Garages	1-car 2-car	10'x20' min 20'-20" min or tandem 10'x38 min	
Streets (Interior)	50' wide / 54' wide		Curb-to-curb private/public
Parking	2 spaces/unit min		2 covered spaces per unit min
<b>ACCESSORY USES</b>			
General list of requirements and restrictions.			
Walls / Fences	6' min - 8' high max		
Trellises	12' high max		
Covered Structures	12' high max		
Accessory Buildings			Covered structures and building additions are allowed subject to review by HOA committee and permitting by the City of Clovis, provided that lot coverage standards are not exceeded and that a rear yard encroachment permit is obtained if encroachment into rear yard occurs.

Add which lots will be restricted to single-story only.



NOT TO SCALE

**PROPOSED R-1-PRD AMENITIES**

**ATTACHMENT 4**

**SITE LEGEND**

- 1. Linear Park
- 2. Play Structure w/ PIP Play Surfacing and Shade Canopy
- 3. Park Benches
- 4. Dog Creek Sign Kiosk w/ Park Benches
- 5. Proposed Vehicular Bridge
- 6. 4' Tubular Steel Fence @ Park / Dog Creek Boundary
- 7. Masonry Perimeter Wall
- 8. 6' Tubular Steel Fence @ Back of Lot
- 9. Dog Creek
- 10. Future Tract 6123
- 11. Future Regional Park
- Designated Single-Story Homes Only



This lot to be single-story

**TRACT 6304**  
**ILLUSTRATIVE SITE PLAN**  
 BONADELLE HOMES



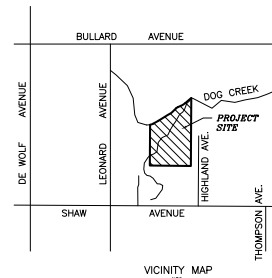
**BROUSSARD ASSOCIATES**  
landscape architects

**PROPOSED  
TM6304**

**ATTACHMENT 5**

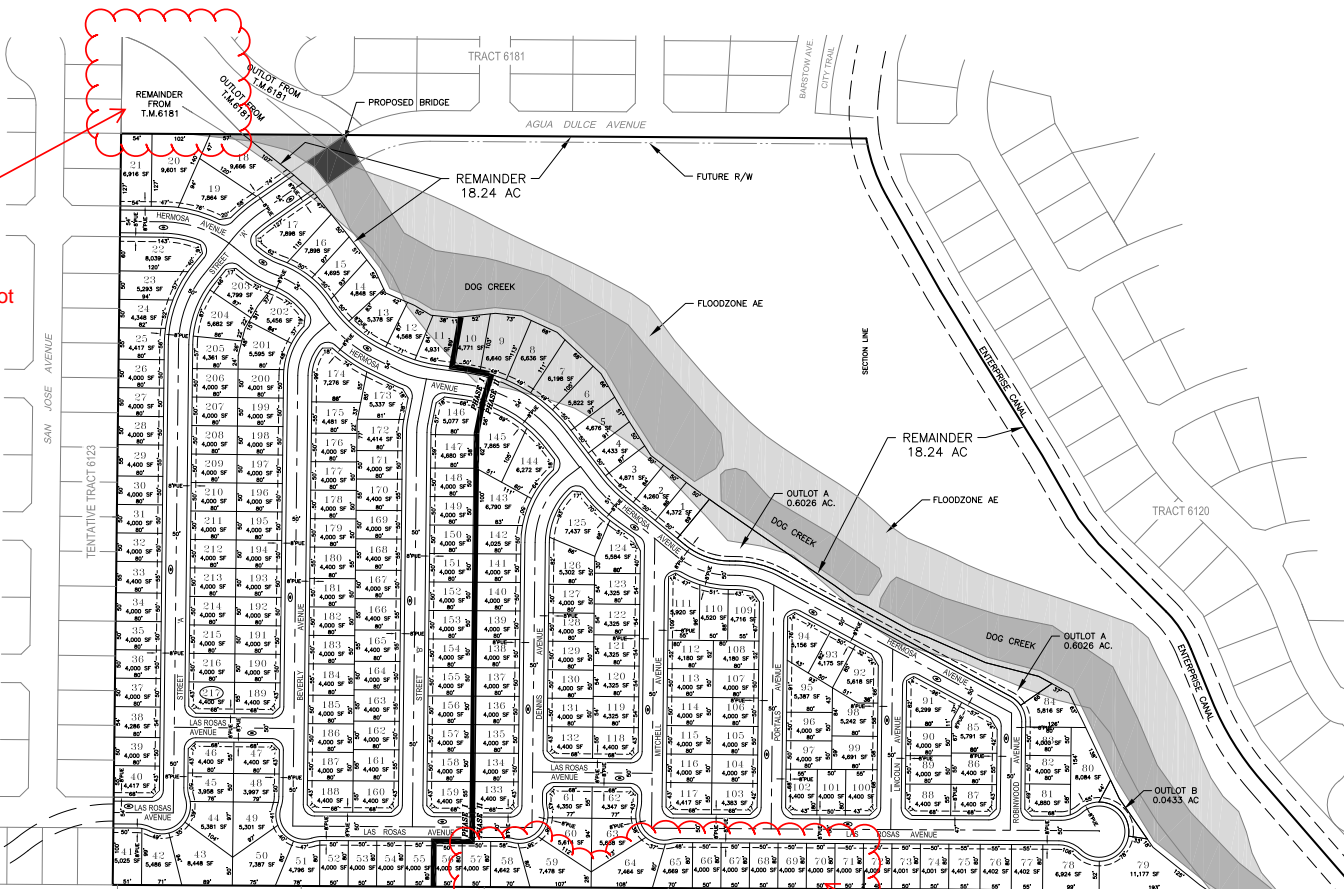
VESTING  
TENTATIVE SUBDIVISION MAP  
OF  
**TRACT NO. 6304**

IN THE CITY OF CLOVIS  
FRESNO COUNTY, CALIFORNIA



EXISTING BUILDINGS TO REMAIN
EXISTING TREES AS EXISTING TREES TO BE REMOVED
EXISTING USE RURAL RESIDENTIAL
EXISTING ZONING AE-20
PROPOSED ZONING R-1-PHO
PROPOSED USE SINGLE FAMILY RESIDENTIAL SUBDIVISION
SOURCE OF WATER CITY OF CLOVIS
SOURCE OF SEWAGE DISPOSAL CITY OF CLOVIS
SOURCE OF WASTE DISPOSAL CITY OF CLOVIS
SOURCE OF ELECTRICITY PG&E
SOURCE OF GAS PG&E
SOURCE OF CABLE T.V. COMCAST
SOURCE OF TELEPHONE AT&T
ASSESSOR'S PARCEL NUMBER 554-052-10
SITE AREA 31.71 AC (0.6026) 33.56 AC (NET)
NUMBER OF LOTS 21 LOTS, 2 OUTLOTS, AND 1 REMAINDER
DENSITY 6.47 D.U./AC
AVERAGE LOT SIZE 4,699 S.F.
SITE ADDRESS 8782 E. BARTSTOWN AVENUE CLOVIS, CA 95319
PARK/OPEN SPACE 0.5886 ACRES REQUIRED 0.6459 ACRES PROVIDED

Show conceptual lot pattern that would not land lock this remainder



APN: 308-180-23  
USE: RURAL RESIDENTIAL  
ZONE: R-R, FRESNO COUNTY

APN: 308-170-22  
USE: RURAL RESIDENTIAL  
ZONE: R-2, FRESNO COUNTY

APN: 308-170-23  
USE: RURAL RESIDENTIAL  
ZONE: R-R, FRESNO COUNTY

APN: 308-170-24  
USE: RURAL RESIDENTIAL  
ZONE: R-R, FRESNO COUNTY

APN: 308-170-25  
USE: RURAL RESIDENTIAL  
ZONE: R-R, FRESNO COUNTY

APN: 308-261-265  
USE: RURAL RESIDENTIAL  
ZONE: A-1, FRESNO COUNTY

APN: 308-261-275  
USE: RURAL RESIDENTIAL  
ZONE: A-1, FRESNO COUNTY

Add note to TM6304 depicting single-story homes only on these lots

**LEGAL DESCRIPTION:**  
(APN: 554-052-10)

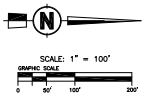
ALL THAT PORTION PARCEL 4 OF PARCEL MAP NO. 3012, ACCORDING TO THE MAP THEREIN RECORDED IN BOOK 22 OF PARCEL MAPS AT PAGE 43, FRESNO COUNTY RECORDS, BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT SHILBA BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL UNITED STATES GOVERNMENT TOWNSHIP PLAT THEREIN, LIVING SOUTHERLY OF THE CENTER LINE OF THE ENTERPRISE CANAL, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, SAID CENTER LINE BEING DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 12, SAID POINT BEING NORTH 0° 20' 28" EAST, 867.47 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 12, THENCE SOUTH 49° 01' 30" WEST, 261.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONFORME TO THE SOUTHWEST CORNER OF SAID SECTION 12, THENCE SOUTHWEST ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 47' 30" THENCE SOUTH 47° 48' 18" WEST, 97.88 FEET TO THE BEGINNING OF A TANGENT CURVE 79.41 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22° 44' 57" THENCE SOUTH 45° 04' 21" WEST, 128.34 FEET, THENCE SOUTHWEST TO THE WEST CORNER OF SAID SECTION 12, THENCE SOUTH 67° 50' WEST, 190.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONFORME TO THE NORTHEAST CORNER OF SAID SECTION 12, THENCE SOUTHWEST ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 12' 00" TO THE INTERSECTION OF SAID CURVE WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 12, SAID WEST LINE ALSO BEING THE INSTRUMENT OF THIS LEGAL DESCRIPTION, BEING PURSUANT TO THAT CERTAIN CERTIFICATE APPROVING A CERTIFICATE OF COMPLIANCE PA 15-03(A), RECORDED DECEMBER 4, 2015 AS INSTRUMENT NO. 15-15369 OF OFFICIAL RECORDS.  
PARCEL TWO: A 6.0 FEET WIDE EASEMENT OVER AND ACROSS A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT SHILBA BASE AND MERIDIAN, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, WHICH BEARS S. 07°09'09" E., 77.14 FEET FROM THE NORTHWEST CORNER THEREOF, THENCE EASTERLY ALONG A CURVE CONFORME NORTHERLY WITH A RADIUS OF 300.00 FEET THROUGH A CENTRAL ANGLE OF 32° 26'00", AN ARC LENGTH OF 166.82 FEET, THENCE N. 57° 02' 00" E., 80.00 FEET, THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00', AN ARC LENGTH OF 125.66 FEET TO A POINT ON THE CENTER LINE OF THE ENTERPRISE CANAL.

**LEGEND:**

(Symbol)	PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
(Symbol)	PROPOSED PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
(Symbol)	FLOODZONE AE
(Symbol)	DOG CREEK
(Symbol)	PROPOSED BRIDGE

**OUTLOT SCHEDULE**  
OUTLOTS A & B ARE FOR PUBLIC LANDSCAPING AND PUBLIC UTILITY PURPOSES

- NOTES:**
- THIS AREA IS SUBJECT TO FLOODZONE X (UNSHADED).
  - ALL IMPROVEMENTS SHALL BE AS REQUIRED BY THE CITY OF CLOVIS TO CITY STANDARDS, AND SHALL INCLUDE SANITARY SEWER, DOMESTIC WATER, UNDERGROUND POWER, TELEPHONE, CONCRETE CURBS, GUTTERS, SIDEWALKS, PERMANENT STREET PAVEMENT STREET LIGHTS, ETC.
  - THERE SHALL BE NO GRADE DIFFERENTIALS OF GREATER THAN 4" WITHIN 200 FEET OF THE SITE UNLESS APPROVED BY THE CITY OF FRESNO DEVELOPMENT DEPARTMENT.
  - THERE ARE NO EXISTING ABOVE GROUND USES OR STRUCTURES SUCH AS BUILDINGS, WATER WELLS, POWER LINES, TOWERS, ETC., WITHIN THE PROPOSED SUBDIVISION. (EXCEPT IF SHOWN)
  - THERE ARE NO UNDERGROUND FEATURES SUCH AS WELLS, CESSPOOLS, SEWERS, COLLECTORS, STORM DRAINING, CUMULATIVE SITES AND OTHER UNDERGROUND STRUCTURES WITHIN THE PROPOSED SUBDIVISION. (EXCEPT IF SHOWN)
  - THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE TO THE EXTENT FEASIBLE FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES AND OTHER MEASURES THAT CONSERVE NONRENEWABLE ENERGY RESOURCES AS PROVIDED IN THE SUBDIVISION MAP ACT, 79% OF THE LOTS ARE ORIENTED NORTH AND SOUTH.



**TENTATIVE TRACT MAP**  
Bonadeo Neighborhoods

Harbour & Associates  
Civil Engineers  
1001 E. BARTSTOWN AVENUE, SUITE 100 - CLOVIS, CA 95319  
(559) 225-7878 • FAX (559) 221-1888 • info@harbourandassociates.com

DATE: 4-22-20 SCALE: 1" = 100' DRAWN BY: SDM

**CORRESPONDENCE FROM COMMENTING AGENCIES**

**ATTACHMENT 6**

**DEPARTMENT OF TRANSPORTATION  
DISTRICT 6**

1352 WEST OLIVE AVENUE  
P.O. BOX 12616  
FRESNO, CA 93778-2616  
PHONE (559) 488-7307  
FAX (559) 488-4088  
TTY 711  
[www.dot.ca.gov](http://www.dot.ca.gov)



*Making Conservation  
a California Way of Life.*

December 18, 2019

FRE-168-R9.909  
DRC3363-2019  
Millhollin Subdivision

Courtney Thongsavath  
City of Clovis  
1033 Fifth Street  
Clovis, CA 93612

Dear Mx. Thongsavath:

Caltrans has completed its review of the proposal to develop 45.78 acres of land into a 262-lot single-family home subdivision and public park. The project site is on Barstow Avenue east of Leonard Avenue in Clovis. Consistent with Caltrans' mission to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability, the following comments are offered:

Caltrans anticipates this development will increase demand at State Route (SR) 168 and Temperance Avenue. Previous traffic studies have identified improvements for this interchange to maintain satisfactory traffic flow. However, Caltrans recognizes the City's obligation to provide adequate housing for residents. Caltrans also recognizes the City's commitment to using vehicle miles traveled (VMT) reducing strategies in their implementation of the General Plan. Based on the General Plan, it is our expectation that this project's proximity to the Loma Vista village, and the commercial and employment centers south of SR 168 will succeed in deferring demand on the route.

If there are questions regarding these comments, please contact me at (559) 488-7307 or email [Jamaica.Gentry@dot.ca.gov](mailto:Jamaica.Gentry@dot.ca.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jamaica Gentry'.

JAMAICA GENTRY  
Associate Transportation Planner  
Transportation Planning - North



# County of Fresno

## DEPARTMENT OF PUBLIC HEALTH

December 11, 2019

LU0020410  
2604

Courtney Thongsavath, Planning Intern  
City of Clovis  
Planning and Development Services Department  
1033 Fifth Street  
Clovis, CA 93612

Dear Ms. Thongsavath:

PROJECT NUMBER: **DRC3363-2019**

**DRC3363-2019**, A gated 262-lot SFR subdivision development with swimming pool and park.

**APN: 554-052-10 ZONING: AE-20 ADDRESS: Barstow Avenue, east of Leonard Avenue**

Recommended Conditions of Approval:

- Construction permits for the proposed development should be subject to assurance of sewer capacity of the Regional Wastewater Treatment Facility. Concurrence should be obtained from the California Regional Water Quality Control Board (RWQCB). For more information, contact staff at (559) 445-5116.
- Construction permits for the proposed development should be subject to assurance that the City of Clovis community water system has the capacity and quality to serve this project. Concurrence should be obtained from the State Water Resources Control Board, Division of Drinking Water-Southern Branch. For more information call (559) 447-3300.
- If the applicant proposes to use and/or store hazardous materials and/or hazardous wastes, they shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the California Health and Safety Code (HSC), Division 20, Chapter 6.95, Section 25507 (<http://cers.calepa.ca.gov/>). Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.
- Prior to the issuance of building permits, the applicant shall submit complete pool facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. The applicant shall apply for and obtain a permit to operate a public swimming pool from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Recreational Health Program at (559) 600-3357 for more information.

***Promotion, preservation and protection of the community's health***

1221 Fulton Street / P. O. Box 11867, Fresno, CA 93775

(559) 600-3271 • FAX (559) 600-7629

The County of Fresno is an Equal Employment Opportunity Employer

[www.co.fresno.ca.us](http://www.co.fresno.ca.us) • [www.fcdph.org](http://www.fcdph.org)



- The proposed construction and/or demolition project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.
- As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.
- Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.

The following comments pertain to the demolition of any existing structures:

- Should the structures have an active rodent or insect infestation, the infestation should be abated prior to demolition of the structures in order to prevent the spread of vectors to adjacent properties.
- In the process of demolishing the existing structures, the contractor may encounter asbestos containing construction materials and materials coated with lead based paints.
- If asbestos containing materials are encountered, contact the San Joaquin Valley Air Pollution Control District at (559) 230-6000 for more information.
- If the structures were constructed prior to 1979 or if lead-based paint is suspected to have been used in these structures, then prior to demolition and/or remodel work the contractor should contact the following agencies for current regulations and requirements:
  - California Department of Public Health, Childhood Lead Poisoning Prevention Branch, at (510) 620-5600.
  - United States Environmental Protection Agency, Region 9, at (415) 947-8000.
  - State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Service (CAL-OSHA) at (559) 454-5302.

---

REVIEWED BY:

*Kevin Tsuda*

Kevin Tsuda, R.E.H.S.  
Environmental Health Specialist II

(559) 600-33271

---

cc: Steven Rhodes- Environmental Health Division (CT. 57.01)  
Lorren Smith- Applicant ([lorrens@harbour-engineering.com](mailto:lorrens@harbour-engineering.com))

## Joyce Roach

**From:** Nakagawa, Wendy <WNakagawa@fresnocountyca.gov>  
**Sent:** Tuesday, February 18, 2020 4:31 PM  
**To:** Joyce Roach  
**Cc:** Thompson, John R.; Lopez, Nadia; Spaunhurst, Brian  
**Subject:** FW: Request for Comments for RO302, GPA2020-001, R2020-001, and TM6304  
**Attachments:** RO302, DISTFRM.PDF; GPA2020-001, DISTFRM.PDF; R2020-001, Dist Form.pdf; TM6304, Dist Form.pdf; TM6304, APN Page.pdf; TM 6304 1-29-20.pdf; R2020-001, Rezoning Exhibit.pdf; Shaw-Highland Northwest No. 2 Reorganization Legal Description and Map.pdf; 6304 Land Use Standards Sheet - 35x60 - 1-30-20.pdf; 6304 Land Use Standards Sheet - 50x80 - 1-30-20.pdf

City of Clovis RO302, GPA2020-001, R2020-001, and TM6304 propose to annex and rezone 51-acres of land from County AE-20 Zone District to the Clovis and R-1-PRD (33-acres) and Clovis PF (18-acres) Zone districts. Subject property is located near Barstow and Highland Avenues.

There are no County-maintained roads adjacent to this parcel, but nearby County intersections and/or road segments may need to be evaluated depending on anticipated traffic generation.



**Wendy Nakagawa, P.E.** | Senior Engineer

Department of Public Works and Planning | Road Maintenance and Operations Division

2220 Tulare St. 6th Floor Fresno, CA 93721

Main Office: (559) 600-4240 Direct: (559) 600-4265

[Your input matters! Customer Service Survey](#)

**From:** Joyce Roach <[joycer@ci.clovis.ca.us](mailto:joycer@ci.clovis.ca.us)>  
**Sent:** Friday, February 07, 2020 11:11 AM  
**To:** Amy Hance <[AmyH@ci.clovis.ca.us](mailto:AmyH@ci.clovis.ca.us)>; Andrew Haussler <[andrewh@ci.clovis.ca.us](mailto:andrewh@ci.clovis.ca.us)>; Andrew Nabors <[AndrewNabors@clovisusd.k12.ca.us](mailto:AndrewNabors@clovisusd.k12.ca.us)>; Andrew Nabors <[andrewnabors@cusd.com](mailto:andrewnabors@cusd.com)>; Anthony Summers <[Kristopher.W.Summers@usps.gov](mailto:Kristopher.W.Summers@usps.gov)>; Arthur Negrete <[arthurn@ci.clovis.ca.us](mailto:arthurn@ci.clovis.ca.us)>; Jimenez, Bernard <[BJimenez@fresnocountyca.gov](mailto:BJimenez@fresnocountyca.gov)>; Brian Weldon <[bw1987@att.com](mailto:bw1987@att.com)>; Bryan Araki <[BryanA@ci.clovis.ca.us](mailto:BryanA@ci.clovis.ca.us)>; Chad Fischer <[Chad.Fischer@waterboards.ca.gov](mailto:Chad.Fischer@waterboards.ca.gov)>; Chad Fitzgerald <[ChadF@ci.clovis.ca.us](mailto:ChadF@ci.clovis.ca.us)>; Cherie Clark <[Cherie.Clark@valleyair.org](mailto:Cherie.Clark@valleyair.org)>; Motta, Chris <[CMotta@fresnocountyca.gov](mailto:CMotta@fresnocountyca.gov)>; Christian A. Esquivias Ramirez <[ChristianE@ci.clovis.ca.us](mailto:ChristianE@ci.clovis.ca.us)>; Monfette, Christina <[cmonfette@fresnocountyca.gov](mailto:cmonfette@fresnocountyca.gov)>; Curt Fleming <[curtff@ci.clovis.ca.us](mailto:curtff@ci.clovis.ca.us)>; Fey, David <[dfey@fresnocountyca.gov](mailto:dfey@fresnocountyca.gov)>; Dave Padilla <[dave.padilla@dot.ca.gov](mailto:dave.padilla@dot.ca.gov)>; Dave Scott <[ds1298@att.com](mailto:ds1298@att.com)>; David Gonzalez <[davidg@ci.clovis.ca.us](mailto:davidg@ci.clovis.ca.us)>; David Merchen <[davidm@ci.clovis.ca.us](mailto:davidm@ci.clovis.ca.us)>; Debbie Campbell <[debbiec@fresnofloodcontrol.org](mailto:debbiec@fresnofloodcontrol.org)>; Sidhu, Sukhdeep <[ssidhu@fresnocountyca.gov](mailto:ssidhu@fresnocountyca.gov)>; Denise Wade <[denisew@fresnofloodcontrol.org](mailto:denisew@fresnofloodcontrol.org)>; Denver Stairs <[DenverStairs@cusd.com](mailto:DenverStairs@cusd.com)>; Douglas Stawarski <[dougs@ci.clovis.ca.us](mailto:dougs@ci.clovis.ca.us)>; Dwight Kroll <[DwightK@ci.clovis.ca.us](mailto:DwightK@ci.clovis.ca.us)>; Eric Zetz <[ericz@ci.clovis.ca.us](mailto:ericz@ci.clovis.ca.us)>; FID <[Engr-Review@fresnoirrigation.com](mailto:Engr-Review@fresnoirrigation.com)>; FMFCD <[developmentreview@fresnofloodcontrol.org](mailto:developmentreview@fresnofloodcontrol.org)>; Gary Sawhill <[Sawhill@ci.clovis.ca.us](mailto:Sawhill@ci.clovis.ca.us)>; Gene Abella <[genea@ci.clovis.ca.us](mailto:genea@ci.clovis.ca.us)>; Geneva H. McJunkin <[gr7434@att.com](mailto:gr7434@att.com)>; George Gonzalez <[georgeg@ci.clovis.ca.us](mailto:georgeg@ci.clovis.ca.us)>; Uc, George <[guc@fresnocountyca.gov](mailto:guc@fresnocountyca.gov)>; Georgia Stewart <[Georgia.Stewart@valleyair.org](mailto:Georgia.Stewart@valleyair.org)>; Gerald Conley <[geraldc@ci.clovis.ca.us](mailto:geraldc@ci.clovis.ca.us)>; Allen, Glenn <[glallen@fresnocountyca.gov](mailto:glallen@fresnocountyca.gov)>; Guillermo Vieyra <[guillermov@ci.clovis.ca.us](mailto:guillermov@ci.clovis.ca.us)>; Iri Guerra <[IriG@ci.clovis.ca.us](mailto:IriG@ci.clovis.ca.us)>; Jason C. <[jasonc@fresnofloodcontrol.org](mailto:jasonc@fresnofloodcontrol.org)>; John Willow <[JohnWi@ci.clovis.ca.us](mailto:JohnWi@ci.clovis.ca.us)>; Jose Sandoval <[joses@ci.clovis.ca.us](mailto:joses@ci.clovis.ca.us)>; Lara, Juan <[lara@fresnocountyca.gov](mailto:lara@fresnocountyca.gov)>; Katy Benham <[KatyB@ci.clovis.ca.us](mailto:KatyB@ci.clovis.ca.us)>; Ken Wells <[kenw@ci.clovis.ca.us](mailto:kenw@ci.clovis.ca.us)>; Tsuda, Kevin <[ktsuda@fresnocountyca.gov](mailto:ktsuda@fresnocountyca.gov)>; Lily Cha <[lilyc@ci.clovis.ca.us](mailto:lilyc@ci.clovis.ca.us)>; Luis Murrieta <[LDMQ@pge.com](mailto:LDMQ@pge.com)>; Luke Serpa

<[luke@ci.clovis.ca.us](mailto:luke@ci.clovis.ca.us)>; Max Garces <[MaxG@ci.clovis.ca.us](mailto:MaxG@ci.clovis.ca.us)>; Michael Maxwell <[michaelm@fresnoflo](mailto:michaelm@fresnoflo)>  
 Michael Navarro <[michael\\_navarro@dot.ca.gov](mailto:michael_navarro@dot.ca.gov)>; Mike Harrison <[mikeh@ci.clovis.ca.us](mailto:mikeh@ci.clovis.ca.us)>; Mike McLemore  
 <[MikeM@ci.clovis.ca.us](mailto:MikeM@ci.clovis.ca.us)>; Mikel Meneses <[mikelm@fresnofloodcontrol.org](mailto:mikelm@fresnofloodcontrol.org)>; Monique Chaidez <[MKR4@pge.com](mailto:MKR4@pge.com)>;  
 Lopez, Nadia <[nllopez@fresnocountyca.gov](mailto:nllopez@fresnocountyca.gov)>; Nicholas Torstensen <[nicholast@ci.clovis.ca.us](mailto:nicholast@ci.clovis.ca.us)>; Orlando Ramirez  
 <[OrlandoR@ci.clovis.ca.us](mailto:OrlandoR@ci.clovis.ca.us)>; Paul Armendariz <[PaulA@ci.clovis.ca.us](mailto:PaulA@ci.clovis.ca.us)>; Rebecca Lucas <[rebeccal@ci.clovis.ca.us](mailto:rebeccal@ci.clovis.ca.us)>; Rick  
 Fultz <[rickf@ci.clovis.ca.us](mailto:rickf@ci.clovis.ca.us)>; Ricky Caperton <[rcaperton@ci.clovis.ca.us](mailto:rcaperton@ci.clovis.ca.us)>; Robert J. Howard <[R3Hd@pge.com](mailto:R3Hd@pge.com)>; Robert  
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 <[ryann@ci.clovis.ca.us](mailto:ryann@ci.clovis.ca.us)>; Sarai Yanovsky <[saraiy@ci.clovis.ca.us](mailto:saraiy@ci.clovis.ca.us)>; Scott Borsch <[scottb@ci.clovis.ca.us](mailto:scottb@ci.clovis.ca.us)>; Scott Redelfs  
 <[scottr@ci.clovis.ca.us](mailto:scottr@ci.clovis.ca.us)>; Sean Smith <[SeanS@ci.clovis.ca.us](mailto:SeanS@ci.clovis.ca.us)>; Sharla Yang <[Sharla.Yang@valleyair.org](mailto:Sharla.Yang@valleyair.org)>; Shawn Miller  
 <[ShawnM@ci.clovis.ca.us](mailto:ShawnM@ci.clovis.ca.us)>; SJVAPCD <[CEQA@valleyair.org](mailto:CEQA@valleyair.org)>; Stephanie Andersen <[StephanieA@ci.clovis.ca.us](mailto:StephanieA@ci.clovis.ca.us)>; Rhodes,  
 Steven <[srhodes@fresnocountyca.gov](mailto:srhodes@fresnocountyca.gov)>; Trina Vietty <[trinav@ci.clovis.ca.us](mailto:trinav@ci.clovis.ca.us)>; Wildlife CEQA <[R4CEQA@wildlife.ca.gov](mailto:R4CEQA@wildlife.ca.gov)>  
**Cc:** Ricky Caperton <[rcaperton@ci.clovis.ca.us](mailto:rcaperton@ci.clovis.ca.us)>; Joyce Roach <[joycer@ci.clovis.ca.us](mailto:joycer@ci.clovis.ca.us)>  
**Subject:** Request for Comments for RO302, GPA2020-001, R2020-001, and TM6304

**CAUTION!!! - EXTERNAL EMAIL - THINK BEFORE YOU CLICK**

Good morning,

Please see the attached request for comments for an annexation, general plan amendment, rezone, and tract map on the south side of Barstow Avenue, east of Leonard Avenue.

**\*\*THIS REQUEST INCLUDES AN ANNEXATION\*\***

Thank you, and have a good weekend.



**Joyce Roach | Planning Assistant**

City of Clovis | Planning Division  
 1033 Fifth Street, Clovis, CA 93612  
 p. 559.324.2341 | f. 559.324.2844  
[joycer@cityofclovis.com](mailto:joycer@cityofclovis.com)



# County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
STEVEN E. WHITE, DIRECTOR

February 28, 2020

Ricky Caperton, Senior Planner  
Planning and Development Services Department  
City of Clovis  
1033 Fifth Street  
Clovis, CA 93612

SUBJECT: City of Clovis OAR, GPA2020-001, RO302, R2020-001, and TM6304

Dear Mr. Caperton,

The County of Fresno appreciates the opportunity to review and comment on the subject applications: General Plan Amendment Application 2020-001, Reorganization 302, Rezone Application 2020-001, and Tract Map 6304. GPA2020-001 is proposing to amend the City of Clovis General Plan for a portion of the subject parcel and change the General Plan Designation from the Low-Density Residential to Medium-High-Density Residential. RO302 is a resolution of Application for Annexation of the territory known as the Shaw-Highland Northwest Reorganization No. 2. R2020-001 requests a prezone of an approximately 51-acre site from the County of Fresno AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to the City of Clovis R-1-PRD (Single-Family Planned Residential Development) for approximately 33 acres of the site and City of Clovis P-F (Public Facilities) for approximately 18 acres of the project site. Tract Map 6304 requests a tentative tract map for a 285-lot single-family Planned Residential Development that will include private streets on an approximately 33-acre portion of the project site.

The Department of Public Health, Environmental Health Division has reviewed and offered comments regarding the subject applications. Their comments have been attached for your review.

The Design Division requires that a Traffic Impact Study (TIS) be completed and reviewed by Design staff prior to final comments being released. The Design Division has indicated that the traffic consultant has already contacted the Division to coordinate the Scope of Work for the study. Final comments on the project will be deferred until the TIS is completed. Please contact Gloria Hensley of the Design Division at (559) 600-0523, should you have any questions.

The Policy Planning Section provides this comment for review. Annexation of the subject 51-acre territory to the City requires a Notice of Intent (NOI) to be submitted to the County 30 days prior to the submission of the annexation application to the Fresno Local Agency Formation Commission (LAFCo) for a determination of consistency of the proposed annexation with the Standards of Annexation contained in the Memorandum of Understanding between the City of Clovis and the County of Fresno. The NOI must include the Resolution of Annexation, Pre-Zoning of the territory approved by the City Council, approval of the entitlements by the City (City Council or Planning Commission), and the environmental assessment conducted by the city for the project per the California Environmental Quality Act (CEQA), if applicable to the

Ricky Caperton, Senior Planner  
February 28, 2020  
Page 2 of 2

project. Please contact Derek Chambers of the Policy Planning Section at (559) 600-4205, should you have any questions.

If you have any questions, you may e-mail me at [TKobayashi@FresnoCountyCA.gov](mailto:TKobayashi@FresnoCountyCA.gov) or contact me at (559) 600-4224.

Sincerely,



Thomas Kobayashi, Planner  
Development Services and Capital Projects Division

TK:ksn

G:\4360Devs&Pln\PROJSEC\PROJDOCS\Environmental\OAR\City of Clovis\GPA2020-001, RO302, R2020-001, TM6304\GPA2020-001, RO302, R2020-001, and TM6304 Comment Letter.docx

#### Attachment

cc. Steven E. White, Director  
John R. Thompson, Assistant Director  
Bernard Jimenez, Assistant Director  
William M. Kettler, Development Services and Capital Projects Division  
Chris Motta, Development Services and Capital Projects Division



# County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
STEVEN E. WHITE, DIRECTOR

May 8, 2020

Ricky Caperton, Senior Planner  
Planning and Development Services Department  
City of Clovis  
1033 Fifth Street  
Clovis, CA 93612

SUBJECT: City of Clovis OAR, Traffic Impact Analysis for GPA2020-001, RO302, R2020-001, and TM6304

Dear Mr. Caperton,

The County of Fresno appreciates the opportunity to review and comment on the subject applications: General Plan Amendment Application 2020-001, Reorganization 302, Rezone Application 2020-001, and Tract Map 6304. GPA2020-001 is proposing to amend the City of Clovis General Plan for a portion of the subject parcel and change the General Plan Designation from the Low-Density Residential to Medium-High-Density Residential. RO302 is a resolution of Application for Annexation of the territory known as the Shaw-Highland Northwest Reorganization No. 2. R2020-001 requests a prezone of an approximately 51-acre site from the County of Fresno AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to the City of Clovis R-1-PRD (Single-Family Planned Residential Development) for approximately 33 acres of the site and City of Clovis P-F (Public Facilities) for approximately 18 acres of the project site. Tract Map 6304 requests a tentative tract map for a 285-lot single-family Planned Residential Development that will include private streets on an approximately 33-acre portion of the project site.

After review of the submitted Traffic Impact Analysis, we do not have any further comment.

If you have any questions, you may e-mail me at [TKobayashi@FresnoCountyCA.gov](mailto:TKobayashi@FresnoCountyCA.gov) or contact me at (559) 600-4224.

Sincerely,

Thomas Kobayashi, Planner  
Development Services and Capital Projects Division

TK:

G:\4360Devs&Pln\PROJSEC\PROJDOCS\Environmental\OAR\City of Clovis\GPA2020-001, RO302, R2020-001, TM6304\TIS\GPA 2020-001, RO302, R2020-001, and TM6304 TIS Comment Letter.docx

cc: Steve E. White, Director  
Bernard Jimenez, Assistant Director  
John R. Thompson, Assistant Director

Ricky Caperton, Senior Planner  
May 8, 2020  
Page 2 of 2

William M. Kettler, Development Services and Capital Projects Division  
Chris Motta, Development Services and Capital Projects Division



City of Clovis
Department of Planning and Development Services
CITY HALL - 1033 Fifth Street - Clovis, CA 93612

Distribution Date: 2/7/2020

PLANNING APPLICATION REQUEST FOR COMMENTS
Project Manager - Ricky Caperton, AICP, Senior Planner

PLEASE ROUTE TO:

- (In House) Planning Division, Building Division, Engineering Division, Utilities Division, Solid Waste Division, Fire Department, Police Department, City Landscape Committee, Legal Description Review, Other (Specify)
(Out-of-House) Fresno Irrigation District, Fresno Metropolitan Flood Control Dist., Pacific Gas & Electric, AT&T, Clovis Unified School District, Cal Trans, SJV Unified Air Pollution Control Dist., State of California Department of Fish and Wildlife, LAFCO (when annexation is involved), County of Fresno Development, Fresno County Environmental Health

Item(s): Reorganization RO302 Location: South side of Barstow Avenue, east of Leonard Avenue

APN: 554-052-10 Zoning: County AE-20 General Plan: Low Density Residential, Park, Open Space

Name of Applicant: Bonadelle Neighborhoods -John A. Bonadelle Phone/Email: (559)435-9700/ jab@bonadelle.com

Applicant Address: 7030 N. Fruit Avenue, Suite #101 City: Fresno State: CA Zip: 93711

Previously Reviewed Under DRC: DRC3363-2019 Or Other Entitlement:

Project Description: RO302. A resolution of Application for the Annexation of the Territory known as the Shaw-Highland Northwest Reorganization No. 2. Millhollin Family Trust, owner; Bonadelle Neighborhoods, applicant; Harbour & Associates, representative. This request is being processed concurrently with GPA2020-001, R2020-001, and TM6304.

This item is tentatively scheduled for a public hearing to be considered by the City Council.

The attached information is circulated for your comments. Please attach your comments and recommendations in condition form and return to the project manager by 2/28/2020

Please check one below:
[ ] No Comments [ ] Comments Attached [x] Comments e-mailed or saved on: 2/27/2020

RECOMMENDED CONDITIONS: Please draft conditions in final form that are acceptable to your department. They must be legible. Please phrase positively and clearly:

GOOD EXAMPLE: "1. Prior to occupancy, the developer shall install all landscaping as per the approved plans."

POOR EXAMPLE: "1. Install landscaping."

REVIEWED BY (please sign): [Signature]

PLEASE RETURN TO:
Ricky Caperton, AICP, Senior Planner
Planning and Development Services Dept.
1033 Fifth St., Clovis, CA 93612
Phone: 324-2347 Fax: 324-2844





# Fresno Local Agency Formation Commission

February 27, 2020

George Gonzalez, MPA  
Associate Planner  
City of Clovis  
1033 Fifth Street  
Clovis, CA 93612

Dear Mr. Gonzalez:

Subject: Comments Regarding Concurrent Applications RO302, Tentative Map TM 6304, R2020-001, GPA2020-001 for Properties located on the south side of Barstow Avenue east of Leonard Avenue.

Thank you for the opportunity to comment on this project. From the material provided to this office, my understanding of the project description is as follows:

- TM6304, a request to approve a tentative tract map for a 285-lot single-family planned residential development for land located on the south side of Barstow Avenue, east of Leonard Avenue;
- R2020-001, a request to approve a prezone of approximately 51 acres of land located on the south side of Barstow Avenue, east of Leonard Avenue, from the County AE-20 Zone District to the Clovis R-1-PRD (33 acres) and the Clovis P-F (18 acres) Zone Districts;
- RO304 Proposed reorganization known as the Shaw-Highland Northeast Reorganization to detach approximately 154.62 acres from the subject property from the Kings River Conservation District and the Fresno County Fire Protection District and annex to the City of Clovis;
- GPA2020-001, a request to amend the Clovis General Plan for a portion of Parcel APN 554-052-10 from low density residential to medium high density residential.

The Fresno Local Agency Formation Commission (LAFCo) regulates, through approval or denial, the boundary changes proposed by local agencies or individuals. LAFCo's objectives are to:

- Encourage orderly formation and development of agencies;
- Encourage consistency with spheres of influence and recommended reorganization of agencies;
- Encourage orderly urban development and preservation of open space patterns;
- Encourage conservation of prime agricultural lands and open space areas; and
- Identify and address disadvantaged unincorporated communities.

LAFCo should be identified in the city's environmental document as a Responsible Agency under CEQA whose role is to consider changes of organizations and spheres of influence. Commission action on the annexation request should be noted in the environmental document. As a Responsible Agency, the Commission is required to review and consider the City's environmental documents prior to taking its action. A Responsible Agency complies with CEQA by considering the environmental analysis prepared by the Lead Agency and by reaching its own conclusions on whether and how to approve the project. The Commission may then make a finding that it independently reviewed and considered the information in the environmental document and that the environmental document is sufficient to support a determination on the proposed reorganization.

Unless a territory is at full build-out, LAFCo law and Commission policy require that territory be prezoned before it may be annexed to a city so that LAFCo may find that the proposed project is consistent with a city's general plan. Given the multiple proposed zone districts, please be sure to identify what land is prezoned to the appropriate zone district in the annexation proposal area.

As we have discussed, staff and the Commission will evaluate this project in light of the Commission's adopted policies and procedures, which include minimizing "creation of peninsulas and corridors, or other distortion of boundaries." It is therefore important that Clovis' application provides sufficient context as to how this proposal contributes to "planned, well ordered, efficient development patterns and service areas, and does not encourage urban sprawl."

If one or more conditions contained in the prezone resolution for the subject property or properties prevents the prezone from being effective prior to LAFCo's consideration this process can become problematic. A condition of approval is a requirement to complete a specific action by a certain time imposed by a local agency's land use approval. The timing requirements are often tied to specific action within the land development process. Conditions such as performance measures, incorporation of mitigation measures, the payment of fees, dedication of public right-of-way, and other action to be completed by the developer, may not take place by the time the application is submitted to LAFCo. If any conditions in the prezone resolution are unsatisfied, the subject territory is not correctly prezoned and the application will be deemed incomplete. This situation can be avoided by not including extraneous conditions on the project's prezone resolution. If any conditions must be added to a proposal project, consider assign them as conditions of approval

The proposal description should evaluate potential impacts to prime agricultural lands. It is understood that in order for the City to develop in a logical and orderly manner, annexation of agricultural lands is inevitable. The efficient use of this land is, therefore, of great importance to LAFCo. For example, LAFCo Policy Section 103 states, "The Commission encourages well-planned, orderly, and compact urban development patterns for all developing areas." Policy Section 104 further states, "Proposals which would conflict with the goals of maintaining the physical and economic integrity of open space lands, agricultural lands, as indicated in the City or County General Plan shall be discouraged."

With respect to how prime agricultural land is defined, the CEQA document should consider the definition of "Prime Agricultural Land" as listed within Government Code Section 56064 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. *This definition differs from the California Department of Conservation's definition of Prime Farmland and may be considered to be more inclusive.*

Growth within the Clovis plan area will require the City to provide a number of different services to the area, including, fire, police, water, sewer, solid waste, parks, and other services. When an application for annexation is submitted a plan for providing services within the affected territory with the need to be submitted as part of complete application.

Thank you for the opportunity to provide comments. If you have any questions, please contact me at (559) 600-0604.

Sincerely,



Juan Lara  
LAFCo Analyst II



February 25, 2020

Ricky Caperton  
Planning and Development Services Dept.  
1033 Fifth St.  
Clovis, CA 93612

SUBJECT: TM 6304 – South side of Barstow Avenue, east of Leonard Avenue  
285 Single Family Homes  
APN 554-052-10

Dear Mr. Caperton:

The purpose of this letter is to provide school district information relative to the above-referenced development and to comply with Business and Professions Code section 11010, subdivision (b)(11)(A) regarding the provision of school-related information to the developer/owner and the State Department of Real Estate.

In regards to this project with GPA2020-01 the district has concern regarding the re-designation of the land located on the south side of Barstow Avenue, east of Leonard Avenue. Currently this project site has a designation of LowDensity Residential (2.1 - 4.0 DU/Ac) and Park, Open Space. The district does not feel confident in the ability to accommodate students associated with a re-designation to Medium-High Density Residential (7.1 - 15.0 DU/AC). The district would like to bring this concern to the attention of the planning department and owner/sub divider.

1. Elementary School Information:

- (a) The subject land is presently within the attendance area of the elementary school (grades K-6) listed below:

School Name: Cedarwood Elementary School  
Address: 2851 Palo Alto Ave Clovis CA 93611-6831  
Telephone: (559) 327-6000  
Capacity: 750  
Enrollment: 724 (CBEDS enrollment 2018-19 school year)

- (b) Because of projected growth in the District and the District's plans for construction of new school facilities, it is possible that (1) adjustment of school attendance areas could occur in the future such that students residing in the project area may be required to attend an elementary school other than the school listed above, and (2) students residing in the project area may attend more than one elementary school within the District during their elementary school years.

**Governing Board**

- Hugh Awtrey
- Christopher Casado
- Steven G. Fogg, M.D.
- Susan K. Hatmaker
- Ginny L. Hovseplan
- Elizabeth J. Sandoval
- Tiffany Stoker Madsen

**Administration**

- Elmear O'Farrell, Ed.D.  
Superintendent
- Don Ulrich, Ed.D.  
Deputy Superintendent
- Norm Anderson  
Associate Superintendent
- Barry S. Jager, Jr.  
Associate Superintendent
- Michael Johnston  
Associate Superintendent

Ricky Caperton  
February 25, 2020  
Page 2

2. Intermediate School Information:

School Name: *Clark Intermediate*  
Address: *902 5th St Clovis CA 93612-1399*  
Telephone: *(559) 327-1500*  
Capacity: *1500*  
Enrollment: **1552** (CBEDS enrollment 2018-19 school year)

3. High School Information:

School Name: *Clovis High School*  
Address: *1055 Fowler Ave Clovis CA 93611-2099*  
Telephone: *(559) 327-1000*  
Capacity: *3000*  
Enrollment: *2738* (CBEDS enrollment 2018-19 school year)

4. Bus transportation is currently provided for grades K-6 students residing further than one mile from school and for grades 7-12 students residing further than two and one-half miles from school. Transportation will be available for students attending the above-identified elementary, intermediate and high schools in accordance with District standards in effect at the time of enrollment.
5. The District currently levies a school facilities fee of \$5.15 per square foot (as of July 1, 2019) for residential development. The fee is adjusted periodically in accordance with law. New development on the subject property will be subject to the fee in place at the time fee certificates are obtained.

The District hereby requests that the information in this letter be provided by the owner/subdivider to all prospective purchasers of property within the project.

Thank you for the opportunity to comment on the project. Please contact me if you have any questions regarding this letter.

Sincerely,



Denver Stairs  
Assistant Superintendent  
Facility Services

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS**

AGENDA ITEM NO. 3

Page 1 of 5

**PUBLIC AGENCY**

JOYCE ROACH  
DEPARTMENT OF PLANNING AND  
DEVELOPMENT SERVICES  
CITY OF CLOVIS  
1033 FIFTH ST.  
CLOVIS, CA 93612

**DEVELOPER**

BONADELLE NEIGHBORHOODS - JOHN A.  
BONADELLE  
7030 N. FRUIT AVE., SUITE#101  
FRESNO, CA. 93711

PROJECT NO: **6304**

ADDRESS: **SOUTH SIDE OF BARSTOW AVE., EAST OF LEONARD AVE.**

APN: **554-052-10**

SENT: **3/11/2020**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)
DP	\$412,873.00	NOR Review	\$1,447.00 To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$4,038.00 Amount to be submitted with first grading plan submittal.
		Storm Drain Plan Review	For amount of fee, refer to www.fresnofloodcontrol.org for form to fill out and submit with first storm drain plan submittal (blank copy attached).
<b>Total Drainage Fee: \$412,873.00</b>		<b>Total Service Charge: \$5,485.00</b>	

The proposed development will generate storm runoff which produces potentially significant environmental impacts and which must be properly discharged and mitigated pursuant to the California Environmental Quality Act and the National Environmental Policy Act. The District in cooperation with the City and County has developed and adopted the Storm Drainage and Flood Control Master Plan. Compliance with and implementation of this Master Plan by this development project will satisfy the drainage related CEQA/NEPA impact of the project mitigation requirements.

Pursuant to the District's Development Review Fee Policy, the subject project shall pay review fees for issuance of this Notice of Requirements (NOR) and any plan submittals requiring the District's reviews. The NOR fee shall be paid to the District by Developer before the Notice of Requirement will be submitted to the City. The Grading Plan fee shall be paid upon first submittal. The Storm Drain Plan fee shall be paid prior to return/pick up of first submittal.

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/29/20 based on the site plan submitted to the District on 2/07/20 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

Considerations which may affect the fee obligation(s) or the timing or form of fee payment:

- a.) Fees related to undeveloped or phased portions of the project may be deferrable.
- b.) Fees may be calculated based on the actual percentage of runoff if different than that typical for the zone district under which the development is being undertaken and if permanent provisions are made to assure that the site remains in that configuration.
- c.) Master Plan storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.
- d.) The actual cost incurred in constructing Master Plan drainage system facilities is credited against the drainage fee obligation.
- e.) When the actual costs incurred in constructing Master Plan facilities exceeds the drainage fee obligation, reimbursement will be made for the excess costs from future fees collected by the District from other development.
- f.) Any request for a drainage fee refund requires the entitlement cancellation and a written request addressed to the General Manager of the District within 60 days from payment of the fee. A non refundable \$300 Administration fee or 5% of the refund whichever is less will be retained without fee credit.

**CL TRACT No. 6304**

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

AGENDA ITEM NO. 3

Page 2 of 5

CL TRACT No. 6304

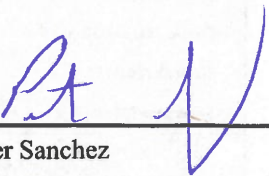
Approval of this development shall be conditioned upon compliance with these District Requirements.

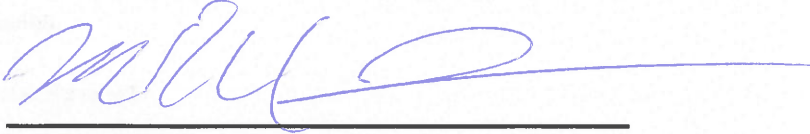
1.  a. Drainage from the site shall  
 b. Grading and drainage patterns shall be as identified on Exhibit No. 1  
 c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.
  
2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:  
 Developer shall construct facilities as shown on Exhibit No. 1 as MASTER PLAN FACILITIES TO BE CONSTRUCTED BY DEVELOPER.  
 None required.
  
3. The following final improvement plans and information shall be submitted to the District for review prior to final development approval:  
 Grading Plan  
 Street Plan  
 Storm Drain Plan  
 Water & Sewer Plan  
 Final Map  
 Drainage Report (to be submitted with tentative map)  
 Other  
 None Required
  
4. Availability of drainage facilities:  
 a. Permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlet(s).  
 b. The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service.  
 c. Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available.  
 d. See Exhibit No. 2.
  
5. The proposed development:  
 Appears to be located within a 100 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action. (See attached Floodplain Policy.)  
 Does not appear to be located within a flood prone area.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

CL TRACT No. 6304

6. X The subject site contains a portion of a canal or pipeline that is used to manage recharge, storm water, and/or flood flows. The existing capacity must be preserved as part of site development. Additionally, site development may not interfere with the ability to operate and maintain the canal or pipeline.
7. The Federal Clean Water Act and the State General Permits for Storm Water Discharges Associated with Construction and Industrial Activities (State General Permits) require developers of construction projects disturbing one or more acres, and discharges associated with industrial activity not otherwise exempt from National Pollutant Discharge Elimination System (NPDES) permitting, to implement controls to reduce pollutants, prohibit the discharge of waters other than storm water to the municipal storm drain system, and meet water quality standards. These requirements apply both to pollutants generated during construction, and to those which may be generated by operations at the development after construction.
- a. State General Permit for Storm Water Discharges Associated with Construction Activities, effective July 1, 2010, as amended. A State General Construction Permit is required for all clearing, grading, and disturbances to the ground that result in soil disturbance of at least one acre (or less than one acre) if part of a larger common plan of development or sale). Permittees are required to: submit a Notice of Intent and Permit Registration Documents to be covered and must pay a permit fee to the State Water Resources Control Board (State Board), develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, and complete an annual certification of compliance.
  - b. State General Permit for Storm Water Discharges Associated with Industrial Activities, April, 2014 (available at the District Office). A State General Industrial Permit is required for specific types of industries described in the NPDES regulations or by Standard Industrial Classification (SIC) code. The following categories of industries are generally required to secure an industrial permit: manufacturing; trucking; recycling; and waste and hazardous waste management. Specific exemptions exist for manufacturing activities which occur entirely indoors. Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board, develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, sample storm water runoff and test it for pollutant indicators, and annually submit a report to the State Board.
  - c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.
8. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.
9. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.
10. X See Exhibit No. 2 for additional comments, recommendations and requirements.

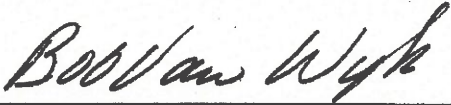
  
Peter Sanchez  
District Engineer

  
Mikel Meneses  
Project Engineer





FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

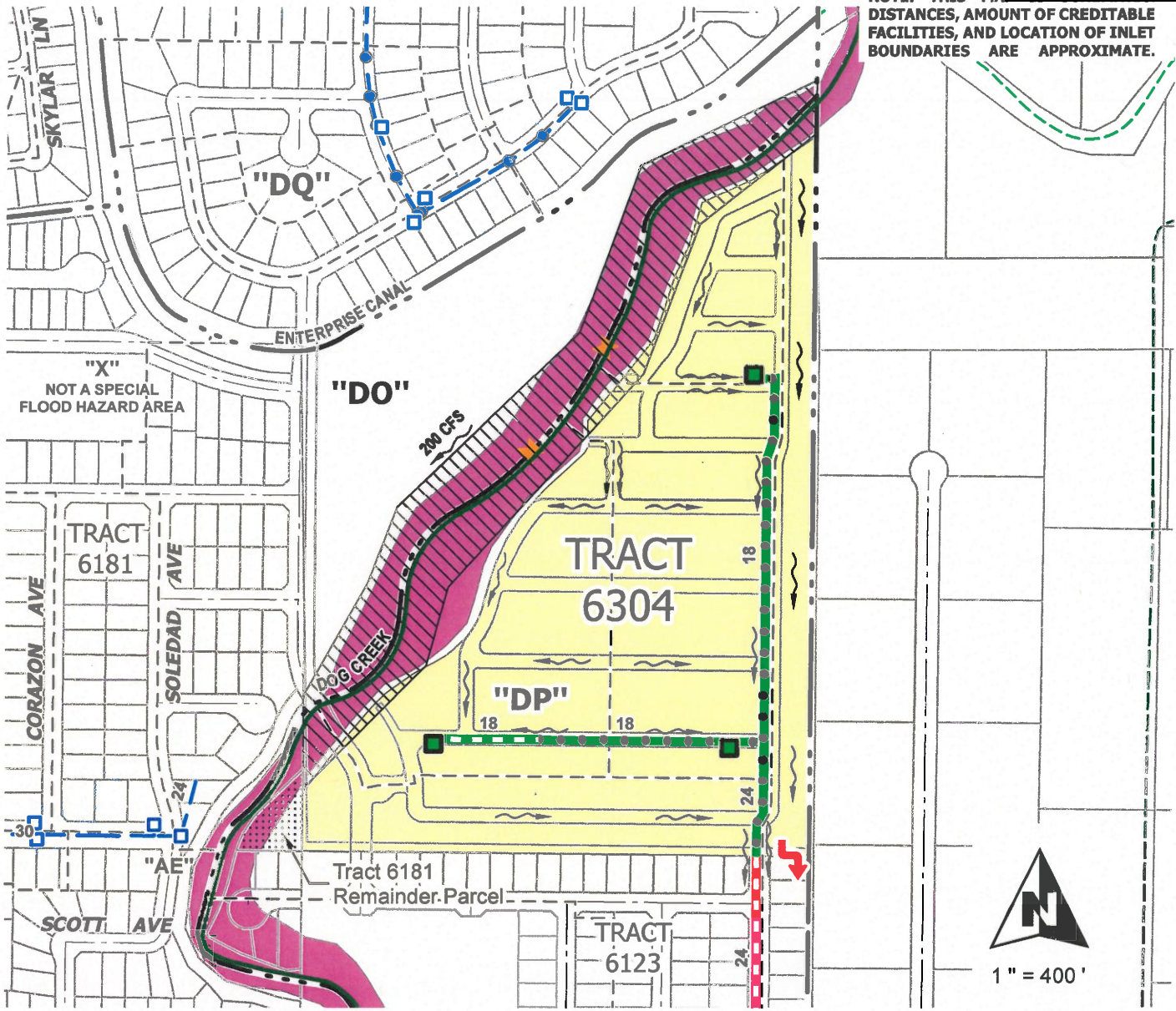
<b>POLICY MANUAL</b>	Date Adopted: September 11, 1981
	Date Last Amended: August 10, 2005
Classification: FLOOD PLAIN MANAGEMENT	Approved By: 
Subject: Flood Plain Policy	

Because of the relatively high velocities and volumes of flood flow associated with primary flood plains, and because the primary flood plain is responsible for passing the greatest percentage of the flood event, development located in such flood plains is subject to substantial risk, both to itself and to others as a result of the potential for blockage and diversion of flood waters. In view of these factors:

**Policy:**

- (1) All proposed development activity shall reference the Flood Insurance Rate Map to determine if it is located in a 100-year flood plain (special flood hazard areas inundated by a 100-year flood) "Primary Flood Plain". Any project not located within a FIRM or located in any area where the FIRM is determined to be inaccurate shall be the subject of a detailed hydrological flood hazard investigation to determine the relationship of the proposed development to the primary flood plain; and, further, to identify the calculated water surface elevation of the 100-year flood event.
- (2) The development must be properly flood proofed below the calculated water surface elevation of the 100-year flood event.
- (3) All development and/or permanent improvement activity which, if located within the primary floodway, may unduly impede, retard or change the direction of flow of water either, by itself, or by the catching or collecting of other debris or is placed where the flow of water would carry such obstruction downstream to the damage or detriment of either life or property, should not be permitted.
- (4) The development shall not cause displacement of any and all floodwaters from that portion of the flood plain to be developed.

NOTE: THIS MAP SHOWS APPROXIMATE DISTANCES, AMOUNT OF CREDITABLE FACILITIES, AND LOCATION OF INLET BOUNDARIES ARE APPROXIMATE.



**LEGEND**

- Creditable Facilities (Master Plan Facilities To Be Constructed By Developer) - Pipeline (Size Shown) & Inlet
- Non-Master Plan Facilities To Be Constructed By Developer (Not Eligible For Fee Credit)
- Facilities To Be Constructed By Developer Of Tract 6123
- Existing Master Plan Facilities
- Future Master Plan Facilities
- Existing Major Stream Course (Master Plan Channel)
- Existing Culvert
- Channel Easement To Be Dedicated To The District
- FEMA Flood Zone "AE"
- Inlet Boundary
- Drainage Area Boundary
- Direction Of Drainage
- Major Storm Breakover

**TRACT 6304**  
**DRAINAGE AREA "DP"**

**EXHIBIT NO. 1**

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT**

Prepared by: keithr  
Date: 3/6/2020  
Path: K:\Autocad\DWGS\0EXHIBIT\TRACTS\6304.mxd

**OTHER REQUIREMENTS**  
**EXHIBIT NO. 2**

The cost of construction of Master Plan facilities, excluding dedication of storm drainage easements, is eligible for credit against the drainage fee of the drainage area served by the facilities. A Development Agreement shall be executed with the District to effect such credit. Reimbursement provisions, in accordance with the Drainage Fee Ordinance, will be included to the extent that developer's Master Plan costs for an individual drainage area exceed the fee of said area. Should the facilities cost for such individual area total less than the fee of said area, the difference shall be paid upon demand to the City/County or District.

The Master Plan system has been designed such that during a two-year event flow will not exceed the height of the 6-inch curb. Should wedge curb (4.5 inches height) be used the same criteria shall apply whereby flow remains below the top of curb. Any extensions or pipe size increases due to meeting the requirement listed above shall be at the developer's expense.

Lot coverage must be provided to the District prior to submittal of improvement plans. The final drainage fee will be calculated commensurate with the lot coverage provided by the developer. If the lot coverage indicates a density higher than Master Planned, mitigation may be required. The lot coverage calculated by the District includes the front yard walkway, sidewalk walkway and the rear yard patio equaling an additional 6% of impervious area in addition to the City's typical lot coverage calculation.

The City of Clovis should be aware that the Tract 6181 remainder parcel, as shown on Exhibit No. 1, may not have access to future drainage service if Tract 6304 is constructed per the current site plan.

Dog Creek Channel is a natural stream course traversing the proposed development. This stream course is shown on the Storm Drainage and Flood Control Master Plan (see Exhibit No. 1). Should the developer choose to modify or relocate the channel, the developer must contact all agencies having an interest in this channel and comply with their regulations regarding the channel. These agencies may include State of California Fish and Wildlife, State of California Regional Water Quality Control Board (Section 401 of Clean Water Act), and the U.S. Army Corps of Engineers (USACE) (Section 404 of Clean Water Act). Furthermore, if a USACE Clean Water Act Section 404 permit application package is prepared, the District requests an opportunity to review the application prior to submittal.

Development No. Tract 6304

**OTHER REQUIREMENTS**  
**EXHIBIT NO. 2**

The channel must be protected and preserved in its current location or an accepted relocation plan must be provided. The protection and preservation of this channel is necessary to convey upland surface runoff through the proposed development without adversely affecting other property owners and also to provide safe conveyance through the proposed development. The plans to retain or relocate this channel must be addressed in a drainage report prepared by the developer's engineer and submitted to the District for the project and include a study of any affect to the hydraulic performance of the channel.

The proposed development, as currently submitted, does not fully address the protection or relocation of the channel. As proposed, it is not clear if an adequate buffer has been provided between certain lots and the top of the bank of Dog Creek. The proposed development must provide an adequate buffer between the lots and the channel. The developer's engineer shall work with the District to determine the extents of the buffer and to revise the proposed plan if necessary.

Wherever the developer proposes Dog Creek, adequate easement widths shall be dedicated to the District prior to the approval of the Final Map. The easement shall be of sufficient width to accommodate the Master Plan flow rate and also provide adequate maintenance access. Development within the easement is prohibited. The District does not contemplate general public access within the easement.

Some thought needs to be put into both private and public channel crossings. Preferably, channel crossings will be kept at a minimum, and each crossing will require an encroachment agreement identifying the applicant as responsible for the long term maintenance and potential removal of the encroachment.

As the channel design and hydraulic study of Dog Creek could affect the lot pattern and configuration, the District will review the work of the developer's engineer to determine easement limits at the time of dedication. The channel design must be completed prior to tentative map approval to ensure the easement area is known and adequate space is allotted for the channel. It is in the developer's interests to identify the channel design as early as possible so that appropriate lot configurations are selected. The hydraulic study must reflect culverts where roads and driveways cross the channel.

Development No. Tract 6304

**OTHER REQUIREMENTS**  
**EXHIBIT NO. 2**

Should the developer choose to improve the channel, the developer shall comply with the following requirements. The standard geometry parameters for Dog Creek are a minimum 16-foot wide bottom and maximum 2:1 side slopes. The channel must be designed and constructed to accommodate the flow rate of 200 cubic feet per second as identified in the Master Plan. The channel design must include hydraulic modeling using the HEC-RAS computer program. Channel design and hydraulic study must also consider the attenuation currently provided by the developer's property and not reduce the attenuation or otherwise increase conveyance to downstream properties. Should the developer choose to protect the existing channel, a hydraulic model using the HEC-RAS computer program must be completed to confirm the existing channel can accommodate the Master Plan flow rate. If the existing channel cannot accommodate the Master Plan flow rate, then the developer must improve the channel.

The District will accept easement dedications for the channel following completion of construction, including any mitigation obligations, and acceptance under required permits. Any proposed landscaping within the channel easement shall require (i) review and approval by the District, and (ii) maintenance by the property owner.

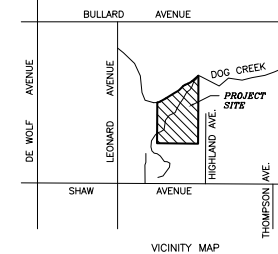
Dog Creek lies within the regulatory Federal Emergency Management Agency (FEMA) Floodway requiring additional processing and consideration if channel improvements are proposed. FEMA standards require that *"Any project in a floodway must be reviewed to determine if the project will increase flood heights. An engineering analysis must be conducted before a permit can be issued. The community's permit file must have a record of the results of this analysis, which can be in the form of a No-rise Certification. This No-rise Certification must be supported by technical data and signed by a registered professional engineer. The supporting technical data should be based on the standard step-backwater computer model used to develop the 100-year floodway shown on the Flood Insurance Rate Map (FIRM) or Flood Boundary and Floodway Map (FBFM)."* The developer shall contact FEMA to obtain their requirements.

Any mapping process performed as part of the proposal shall include an additional map sheet identifying the limits of inundation from a 100-year storm event. The area of inundation shall be based upon existing topography. Approval of the proposed modification which alters the flood inundation area should be conditioned upon processing of a Letter of Map Revision with the Federal Emergency Management Agency.

Development No. Tract 6304

VESTING  
TENTATIVE SUBDIVISION MAP  
OF  
**TRACT NO. 6304**

IN THE CITY OF CLOVIS  
FRESNO COUNTY, CALIFORNIA

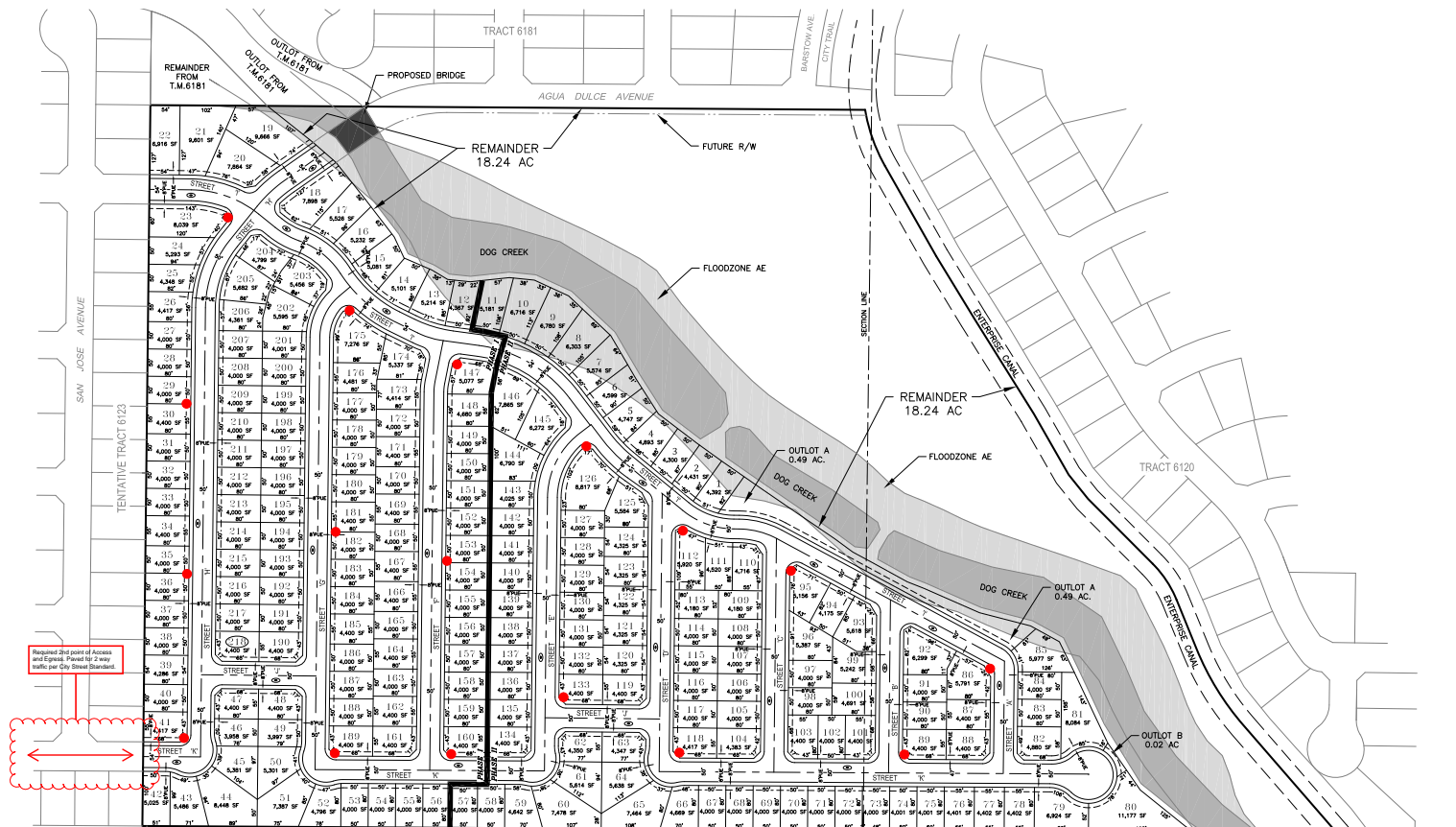


EXISTING BUILDINGS 6 BUILDINGS TO BE REMOVED	SOURCE OF ELECTRICITY PG&E
EXISTING TREES 525 EXISTING TREES TO BE REMOVED	SOURCE OF GAS PG&E
EXISTING USE RURAL RESIDENTIAL	SOURCE OF CABLE T.V. COMCAST
EXISTING ZONING R-2	SOURCE OF TELEPHONE AT&T
PROPOSED ZONING R-2	ASSESSOR'S PARCEL NUMBER 154-052-10
PROPOSED USE SINGLE FAMILY RESIDENTIAL SUBDIVISION	SITE AREA 51.77 AC. (GROSS) 35.56 AC. (NET)
SOURCE OF WATER CITY OF CLOVIS	NUMBER OF LOTS 218 LOTS, 2 OUTLOTS, AND 1 REMAINDER
SOURCE OF SEWAGE DISPOSAL CITY OF CLOVIS	DENSITY 4.50 U/I/AC
SOURCE OF WASTE DISPOSAL CITY OF CLOVIS	AVERAGE LOT SIZE 4,600 SQ. FT.
	SITE ADDRESS 8762 E BARSTOW AVENUE CLOVIS, CA 93619

LEGEND:

	PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
	PROPOSED PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
	FLOODZONE AE
	DOG CREEK
	PROPOSED BRIDGE

OUTLET SCHEDULE  
OUTLOTS A & B ARE FOR PUBLIC LANDSCAPING AND PUBLIC UTILITY PURPOSES



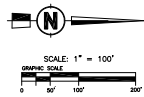
APN: 308-160-23 E: RURAL RESIDENTIAL E: R-R, FRESNO COUNTY	APN: 308-170-22 USE: RURAL RESIDENTIAL ZONE: R-2, FRESNO COUNTY	APN: 308-170-23 USE: RURAL RESIDENTIAL ZONE: RR-2, FRESNO COUNTY	APN: 308-170-24 USE: RURAL RESIDENTIAL ZONE: R-R, FRESNO COUNTY	APN: 308-170-25 USE: RURAL RESIDENTIAL ZONE: R-R, FRESNO COUNTY	APN: 308-261-28S USE: RURAL RESIDENTIAL ZONE: A-1, FRESNO COUNTY	APN: 308-261-27S USE: RURAL RESIDENTIAL ZONE: A-1, FRESNO COUNTY
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LEGAL DESCRIPTION:  
(APN: 154-052-10)

PARCEL ONE  
ALL THAT PORTION PARCEL 4 OF PARCEL MAP NO. 3012, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 22 OF PARCEL MAPS AT PAGE 43, FRESNO COUNTY RECORDS, BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL UNITED STATES GOVERNMENT PLAT THEREOF, LYING SOUTHERLY OF THE CENTER LINE OF THE ENTERPRISE CANAL, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, SAID CENTER LINE BEING DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12, SAID POINT BEING NORTH 0° 20' 28" EAST, 887.47 FEET FROM THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE SOUTH 49° 01' 30" WEST, 261.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONVEX TO THE NORTHWEST HAVING A RADIUS OF 500.00 FEET THENCE SOUTHWESTERLY, 154.01 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 47' 57" THENCE SOUTH 87° 44' 18" WEST, 97.88 FEET TO THE BEGINNING OF A TANGENT CURVE 79.41 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22° 44' 57" THENCE SOUTH 40° 04' 21" WEST, 128.34 FEET, THENCE SOUTH 57° 00' WEST, 208.01 FEET; THENCE SOUTH 59° 44' WEST, 133.57 FEET; THENCE SOUTH 67° 12' WEST, 170.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONVEX TO THE NORTHWEST HAVING A RADIUS OF 310.00 FEET; THENCE SOUTHWESTERLY, 109.29 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27° 12' 00" TO THE INTERSECTION OF SAID CURVE WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 12, SAID WEST LINE ALSO BEING THE WEST LINE OF SAID PARCEL 4 AND THE WEST TOWNSHIP OF THE DESCRIPTION OF SAID CENTER LINE.  
THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE APPROVING A CERTIFICATE OF COMPLIANCE PLA 15-05(A), RECORDED DECEMBER 4, 2015 AS INSTRUMENT NO. 15-125468 OF OFFICIAL RECORDS.

PARCEL TWO:  
A 60 FEET WIDE ACCESS EASEMENT OVER AND ACROSS A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, WHICH BEARS S. 07°09'00" E., 77.14 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE EASTERLY ALONG A CURVE CONVEX NORTHERLY WITH A RADIUS OF 300.00 FEET THROUGH A CENTRAL ANGLE OF 37° 38'02", AN ARC LENGTH OF 169.82 FEET; THENCE N. 57°02'00" E., 80.00 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00', AN ARC LENGTH OF 126.86 FEET TO A POINT ON THE CENTER LINE OF THE ENTERPRISE CANAL.

- NOTES:
- THIS AREA IS SUBJECT TO FLOODZONE X (UNSHADED).
  - ALL IMPROVEMENTS SHALL BE AS REQUIRED BY THE CITY OF CLOVIS TO CITY STANDARDS, AND SHALL INCLUDE SANITARY SEWER, CEMETIC WATER, UNDERGROUND POWER, TELEPHONE CABLES, CONCRETE CURBS, GUTTERS, SIDEWALKS, PERMANENT STREET PAVEMENT STREET LIGHTS, ETC.
  - THERE SHALL BE NO GRADE DIFFERENTIALS OF GREATER THAN 6" WITHIN 200 FEET OF THE SITE UNLESS APPROVED BY THE CITY OF FRESNO DEVELOPMENT DEPARTMENT.
  - THERE ARE NO EXISTING ABOVE GROUND USES OR STRUCTURES SUCH AS BUILDINGS, WATER WELLS, POWER LINES, TOWERS, ETC. WITHIN THE PROPOSED SUBDIVISION. (EXCEPT IF SHOWN).
  - THERE ARE NO UNDERGROUND FEATURES SUCH AS WELLS, CESSPOOLS, SEWERS, CULVERTS, STORM DRAINS, COMP SITES AND OTHER UNDERGROUND STRUCTURES WITHIN THE PROPOSED SUBDIVISION. (EXCEPT IF SHOWN).
  - THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE TO THE EXTENT FEASIBLE FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES AND OTHER MEASURES THAT CONSERVE NONRENEWABLE ENERGY RESOURCES AS PROVIDED IN THE SUBDIVISION MAP ACT, 79S OF THE LOTS ARE ORIENTED NORTH AND SOUTH.



TENTATIVE TRACT MAP

Bonadée Neighborhoods

118

REVISIONS

1	OF
1	1

DATE: 4-13-20 SCALE: 1" = 100' DRAWN BY: SDM

**DRAFT RESOLUTION  
CEQA**

**ATTACHMENT 7**

**DRAFT  
RESOLUTION 20-\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS  
APPROVING AN ENVIRONMENTAL FINDING OF A MITIGATED NEGATIVE  
DECLARATION FOR GENERAL PLAN AMENDMENT GPA2020-001, PREZONE R2020-  
001, AND VESTING TENTATIVE TRACT MAP TM6304, PURSUANT TO CEQA  
GUIDELINES**

**WHEREAS**, the project proponent, Bonadelle Neighborhoods, 7030 North Fruit Avenue #101, Fresno, CA 93711, has submitted various applications including a General Plan Amendment GPA2020-001, Prezone R2020-001, and Vesting Tentative Tract Map TM6304 for property located in the southeast area of Leonard and Barstow Avenues, in the County of Fresno; and

**WHEREAS**, the City of Clovis ("City") caused to be prepared an initial study (hereinafter incorporated by reference) in June 2020, for the Project to evaluate potential environmental impacts, and on the basis of that study, it was determined that no significant environmental impacts would result from this Project with mitigation measures included; and

**WHEREAS**, on the basis of this initial study, a mitigated negative declaration has been prepared, circulated, and made available for public comment pursuant to the California Environmental Quality Act ("CEQA"), Public Resources Code, section 21000, et seq., and Guidelines for implementation of CEQA, 14 California Code of Regulations, sections 15000, et seq.; and

**WHEREAS**, the Planning Commission has independently reviewed, evaluated, and considered the CEQA analysis outlined in the staff report, initial study, mitigated negative declaration and all comments, written and oral, received from persons who reviewed the mitigated negative declaration, or otherwise commented on the Project ("Administrative Record").

**NOW, THEREFORE, BASED UPON THE ENTIRE RECORD OF THE PROCEEDINGS,  
THE PLANNING COMMISSION RESOLVES AND FINDS AS FOLLOWS:**

1. The foregoing recitals as true and correct.
2. The initial study and mitigated negative declaration for the Project are adequate, reflect the City's independent judgement and analysis, and have been completed in compliance with CEQA and the CEQA Guidelines.
3. The initial study and mitigated negative declaration were presented to the Planning Commission and that the Planning Commission has independently reviewed, evaluated, and considered the initial study, mitigated negative declaration and all comments, written and oral, received from persons who reviewed the initial study



and mitigated negative declaration, or otherwise commented on the Project (“in the Administrative Record”) prior to approving the Project.

- 4. On the basis of the whole record, that there is no substantial evidence that the Project will have a significant effect on the environment.
- 5. The mitigated negative declaration is approved and the mitigation monitoring program set forth in **Attachment A**, including the mitigation measures identified therein and as described in the mitigated negative declaration is adopted.
- 6. Directs that the record of these proceedings shall be contained in the Department of Planning and Development Services located at 1033 Fifth Street, Clovis, California 93612, and the custodian of the record shall be the City Planner or other person designated by the Planning and Development Services Director.
- 7. The Planning and Development Services Director, or his/her designee, is authorized to file a notice of determination for the Project in accordance with CEQA and to pay any fees required for such filing.
- 8. The basis for the findings is detailed in the June 25, 2020 staff report, which is hereby incorporated by reference, the entire Administrative Record, as well as evidence and comments presented in connection with the mitigated negative declaration.

\* \* \* \* \*

The foregoing resolution was approved by the Clovis Planning Commission at its regular meeting on June 25, 2020, upon a motion by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and passed by the following vote, to wit:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

CLOVIS PLANNING COMMISSION RESOLUTION NO. 20-\_\_\_\_  
Date: June 25, 2020

\_\_\_\_\_  
Amy Hatcher, Chair

\_\_\_\_\_  
Renee Mathis, Secretary

**ATTACHMENT A:  
Mitigation Monitoring Program  
GPA2020-01/R2020-001/TM6304**

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
<b><i>Biological Resources</i></b>				
BIO-1	<p><b>Pre-Activity Surveys for Birds (raptors, migratory birds, and other protected bird species).</b> Site disturbance shall be initiated outside of the nesting period of migratory birds and nesting raptors (generally between February 1 and August 31). If avoidance is not possible, a pre-construction survey shall be prepared by a qualified biologist to determine the presence of birds such as the burrowing owl and other protected bird species. If the biologist determines the presence of such birds, the developer shall establish a buffer zone(s) of adequate size, as determined by the biologist, to prevent disturbance of the nest until the young have fledged.</p>	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	
BIO-2	<p><b>Avoidance and Minimization Measures for Construction Near the Dog Creek.</b> Site development shall be designed to minimize impacts and disturbance to Dog Creek whenever possible. This shall include worker training, covering excavations near the Dog Creek to prevent the trapping of wildlife, and/or the establishment of exclusion fencing to prevent equipment from being used outside of the designated work zone.</p>			

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
<b>Cultural Resources</b>				
CULT-1	<p>If prehistoric or historic-era cultural or archaeological materials are encountered during construction activities, all work in the immediate vicinity of the find shall halt until a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, can evaluate the significance of the find and make recommendations. Cultural resource materials may include prehistoric resources such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock as well as historic resources such as glass, metal, wood, brick, or structural remnants.</p> <p>If the qualified professional archaeologist determines that the discovery represents a potentially significant cultural resource, additional investigations may be required to mitigate adverse impacts from project implementation. These additional studies may include avoidance, testing, and evaluation or data recovery excavation.</p> <p>If a potentially-eligible resource is encountered, then the qualified professional archaeologist, the Lead Agency, and the project proponent shall arrange for either 1) total avoidance of the resource or 2) test excavations to evaluate eligibility and, if eligible, total data recovery. The determination shall be formally documented in writing and submitted to the Lead Agency as verification that the provisions for managing unanticipated discoveries have been met.</p>	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>If the qualified professional archaeologist and/or representatives from Table Mountain Rancheria determines that the discovery represents a potentially significant cultural resource, additional investigations may be required to mitigate adverse impacts from project implementation. These additional studies may include avoidance, testing, and evaluation or data recovery excavation.</p> <p>If a potentially-eligible resource is encountered, then the qualified professional archaeologist, the Lead Agency, and the project proponent shall arrange for either 1) total avoidance of the resource or 2) test excavations to evaluate eligibility and, if eligible, total data recovery. The determination shall be formally documented in writing and submitted to the Lead Agency as verification that the provisions for managing unanticipated discoveries have been met.</p>			
CULT-2	<p>If human remains are discovered during construction or operational activities, further excavation or disturbance shall be prohibited pursuant to Section 7050.5 of the California Health and Safety Code. The specific protocol, guidelines, and channels of communication outlined by the Native American Heritage Commission, in accordance with Section 7050.5 of the Health and Safety Code, Section 5097.98 of the Public Resources Code (Chapter 1492, Statutes of 1982, Senate Bill 297), and Senate Bill 447 (Chapter 44, Statutes of 1987), shall be followed. Section 7050.5(c) shall guide the potential Native American</p>	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>involvement, in the event of discovery of human remains, at the direction of the County coroner. All reports, correspondence, and determinations regarding the discovery of human remains on the project site shall be submitted to the Lead Agency.</p>			
<b>Geological Resources</b>				
GEO-1	<p>If prehistoric or historic-era cultural materials are encountered during construction activities, all work in the immediate vicinity of the find shall halt until a qualified professional archaeologist and/or paleontologist, meeting the Secretary of the Interior’s Professional Qualification Standards for prehistoric and historic archaeologist, can evaluate the significance of the find and make recommendations. Cultural resource materials may include prehistoric resources such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock as well as historic resources such as glass, metal, wood, brick, or structural remnants.</p> <p>If the qualified professional determines that the discovery represents a potentially significant cultural resource, additional investigations may be required to mitigate adverse impacts from project implementation. These additional studies may include avoidance, testing, and evaluation or data recovery excavation.</p> <p>If a potentially-eligible resource is encountered, then the qualified professional archaeologist and/or paleontologist, the Lead Agency, and the project</p>	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>proponent shall arrange for either 1) total avoidance of the resource or 2) test excavations to evaluate eligibility and, if eligible, total data recovery. The determination shall be formally documented in writing and submitted to the Lead Agency as verification that the provisions for managing unanticipated discoveries have been met.</p>			
<b>Transportation</b>				
<p>TRAF-1</p>	<p>The Applicant and/or Project proponent shall contribute their proportional share of traffic impact fees for the following future improvements at the following intersection(s):  <u>Leonard Avenue/Shaw Avenue</u></p> <ul style="list-style-type: none"> <li>• Add an eastbound left-turn lane;</li> <li>• Modify the eastbound left-through-right lane to a through-right lane;</li> <li>• Add a westbound left-turn lane;</li> <li>• Modify the westbound left-through-right lane to a through-right lane;</li> <li>• Modify the northbound left-through lane to a left-turn lane;</li> <li>• Stripe a northbound through lane;</li> <li>• Add a southbound left-turn lane;</li> <li>• Modify the southbound left-through-right lane to a through lane;</li> <li>• Add a southbound right-turn lane; and</li> <li>• Signalize the intersection with protective left-turn phasing in all directions.</li> </ul>	<p>City of Clovis Engineering</p>	<p><i>Prior to Permits</i></p>	
<p>TRAF-2</p>	<p>The Applicant and/or Project proponent shall contribute their proportional share of traffic impact fees for the following future improvements at the following intersection(s):  <u>Leonard Avenue/Bullard Avenue</u></p>	<p>City of Clovis Engineering</p>	<p><i>Prior to Permits</i></p>	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<ul style="list-style-type: none"> <li>• Add an eastbound left-turn lane;</li> <li>• Modify the eastbound left-through-right lane to a through lane;</li> <li>• Add an eastbound right-turn lane;</li> <li>• Add a westbound left-turn lane;</li> <li>• Modify the westbound left-through-right lane to a through-right lane;</li> <li>• Modify the southbound through-right lane to a through lane;</li> <li>• Add a southbound right-turn lane; and</li> <li>• Signalize the intersection with protective left-turn phasing in all directions.</li> </ul> <p><u>Leonard Avenue/Barstow Avenue</u></p> <ul style="list-style-type: none"> <li>• Add a westbound left-turn lane;</li> <li>• Modify the westbound left-through-right lane to a through-right lane; and</li> <li>• Signalize the intersection with protective left-turn phasing in all directions.</li> </ul> <p><u>DeWolf Avenue/Shaw Avenue</u></p> <ul style="list-style-type: none"> <li>• Modify the northbound through-right lane to a through lane;</li> <li>• Add a northbound right-turn lane; and</li> <li>• Modify the traffic signal to accommodate the added lane.</li> </ul> <p><u>Thompson Avenue/Shaw Avenue</u></p> <ul style="list-style-type: none"> <li>• Modify the northbound left-right lane to a left-turn lane;</li> <li>• Add a northbound right-turn lane; and</li> <li>• Signalize the intersection with protective left-turn phasing in all directions.</li> </ul>			

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p><u>McCall Avenue/Shaw Avenue</u></p> <ul style="list-style-type: none"> <li>• Modify the westbound through-right lane to a through lane;</li> <li>• Add a westbound right-turn lane;</li> <li>• Add a northbound left-turn lane;</li> <li>• Modify the northbound left-through-right lane to a through lane;</li> <li>• Add a northbound right-turn lane;</li> <li>• Add a southbound left-turn lane;</li> <li>• Modify the southbound left-through-right lane to a through lane;</li> <li>• Add a southbound right-turn lane; and</li> <li>• Modify the traffic signal to accommodate the added lanes.</li> </ul>			
<p>TRAF-3</p>	<p>The Applicant and/or Project proponent shall contribute their proportional share of traffic impact fees for the following future improvements at the following intersection(s):</p> <p><u>Leonard Avenue / Bullard Avenue</u></p> <ul style="list-style-type: none"> <li>• Add an eastbound left-turn lane;</li> <li>• Modify the eastbound left-through-right lane to a through lane;</li> <li>• Add an eastbound right-turn lane;</li> <li>• Add a westbound left-turn lane;</li> <li>• Modify the westbound left-through-right lane to a through-right lane;</li> <li>• Modify the southbound through-right lane to a through lane;</li> <li>• Add a southbound right-turn lane; and</li> <li>• Signalize the intersection with protective left-turn phasing in all directions.</li> </ul> <p><u>Leonard Avenue / Barstow Avenue</u></p> <ul style="list-style-type: none"> <li>• Add a westbound left-turn lane;</li> </ul>	<p>City of Clovis Engineering</p>	<p><i>Prior to Permits</i></p>	



Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<ul style="list-style-type: none"> <li>• Modify the westbound left-through-right lane to a through-right lane; and</li> <li>• Signalize the intersection with protective left-turn phasing in all directions.</li> </ul> <p><u>DeWolf Avenue / Shaw Avenue</u></p> <ul style="list-style-type: none"> <li>• Modify the northbound through-right lane to a through lane;</li> <li>• Add a northbound right-turn lane; and</li> <li>• Modify the traffic signal to accommodate the added lanes.</li> </ul> <p><u>Thompson Avenue / Shaw Avenue</u></p> <ul style="list-style-type: none"> <li>• Modify the northbound left-right lane to a left-turn lane;</li> <li>• Add a northbound right-turn lane; and</li> <li>• Signalize the intersection with protective left-turn phasing in all directions.</li> </ul> <p><u>McCall Avenue / Shaw Avenue</u></p> <ul style="list-style-type: none"> <li>• Modify the westbound through-right lane to a through lane;</li> <li>• Add a westbound right-turn lane;</li> <li>• Add a northbound left-turn lane;</li> <li>• Modify the northbound left-through-right lane to a through lane;</li> <li>• Add a northbound right-turn lane;</li> <li>• Add a southbound left-turn lane;</li> <li>• Modify the southbound left-through-right lane to a through lane;</li> <li>• Add a southbound right-turn lane; and</li> <li>• Modify the traffic signal to accommodate the added lanes.</li> </ul>			

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
<b><i>Tribal Cultural Resources</i></b>				
TCR-1	<p>If prehistoric or historic-era cultural materials are encountered during construction activities, all work in the immediate vicinity of the find shall halt until a qualified professional archaeologist/tribal representative, meeting the Secretary of the Interior’s Professional Qualification Standards for prehistoric and historic archaeologist, can evaluate the significance of the find and make recommendations. Cultural resource materials may include prehistoric resources such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock as well as historic resources such as glass, metal, wood, brick, or structural remnants.</p> <p>If the qualified professional archaeologist/tribal representative determines that the discovery represents a potentially significant cultural resource, additional investigations may be required to mitigate adverse impacts from project implementation. These additional studies may include avoidance, testing, and evaluation or data recovery excavation.</p> <p>If a potentially-eligible resource is encountered, then the qualified professional archaeologist, the Lead Agency, and the project proponent shall arrange for either 1) total avoidance of the resource or 2) test excavations to evaluate eligibility and, if eligible, total data recovery. The determination shall be formally documented in writing and submitted to the Lead Agency as</p>	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>verification that the provisions for managing unanticipated discoveries have been met.</p> <p>If the qualified professional archaeologist and/or representatives from Table Mountain Rancheria determines that the discovery represents a potentially significant cultural resource, additional investigations may be required to mitigate adverse impacts from project implementation. These additional studies may include avoidance, testing, and evaluation or data recovery excavation.</p> <p>If a potentially-eligible resource is encountered, then the qualified professional archaeologist, the Lead Agency, and the project proponent shall arrange for either 1) total avoidance of the resource or 2) test excavations to evaluate eligibility and, if eligible, total data recovery. The determination shall be formally documented in writing and submitted to the Lead Agency as verification that the provisions for managing unanticipated discoveries have been met.</p>			
TCR-2	<p>If human remains are discovered during construction or operational activities, further excavation or disturbance shall be prohibited pursuant to Section 7050.5 of the California Health and Safety Code. The specific protocol, guidelines, and channels of communication outlined by the Native American Heritage Commission, in accordance with Section 7050.5 of the Health and Safety Code, Section 5097.98 of the Public Resources Code (Chapter 1492, Statutes of 1982, Senate Bill 297), and Senate Bill 447 (Chapter 44,</p>	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>Statutes of 1987), shall be followed. Section 7050.5(c) shall guide the potential Native American involvement, in the event of discovery of human remains, at the direction of the County coroner. All reports, correspondence, and determinations regarding the discovery of human remains on the project site shall be submitted to the Lead Agency.</p>			

**DRAFT RESOLUTION  
GPA2020-001**

**DRAFT  
RESOLUTION 20-\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS  
APPROVING GENERAL PLAN AMENDMENT GPA2020-001 AMENDING THE 2014  
CLOVIS GENERAL PLAN LAND USE ELEMENT AND LOMA VISTA SPECIFIC PLAN FOR  
APPROXIMATELY 34 ACRES LOCATED IN THE SOUTHEAST AREA OF LEONARD AND  
BARSTOW AVENUES**

**WHEREAS**, Bonadelle Neighborhoods, 7030 North Fruit Avenue #101, Fresno, CA 93711, has applied for a General Plan Amendment GPA2020-01; and

**WHEREAS**, The Applicant submitted an application for a general plan amendment to amend the Clovis General Plan and Loma Vista Specific Plan to change the land use designation from Low Density Residential (2.1 to 4.0 DU/Ac) to Medium Density Residential (4.1 to 7.0 DU/Ac), for approximately 34 acres of land located in the southeast area of Leonard and Barstow Avenues, in the County of Fresno, California; and

**WHEREAS**, the proposed General Plan Amendment GPA2020-001, was assessed under the provisions of the California Environmental Quality Act (CEQA) and the potential effects on the environment were considered by the Planning Commission, together with comments received and public comments, and the entire public record was reviewed; and

**WHEREAS**, a public notice was sent out to area residents within 800 feet of said property boundaries prior to said hearing; and

**WHEREAS**, a duly noticed hearing was held on June 25, 2020; and

**WHEREAS**, the Planning Commission considered the CEQA analysis outlined in the staff report and elsewhere in the Administrative Record which supports the approval of a mitigated negative declaration pursuant to CEQA Guidelines; and

**WHEREAS**, on June 25, 2020, the Planning Commission considered testimony and information received at the public hearing and the oral and written reports from City staff, as well as other documents contained in the record of proceedings relating to General Plan Amendment GPA2020-001 which are maintained at the offices of the City of Clovis Department of Planning and Development Services; and

**NOW, THEREFORE, BASED UPON THE ENTIRE RECORD OF THE PROCEEDINGS,  
THE PLANNING COMMISSION RESOLVES AND FINDS AS FOLLOWS:**

1. The proposed amendment is internally consistent with the goals, policies, and actions of the General Plan.
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.
3. If applicable, the parcel is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested/anticipated project.

- 4. There is a compelling reason for the amendment.
- 5. The Planning Commission does recommend approval of a mitigated negative declaration for the project, pursuant to CEQA guidelines.
- 6. The basis for the findings is detailed in the June 25, 2020 staff report, which is hereby incorporated by reference the entire Administrative Record, as well as the evidence and comments presented during the Public Hearing.

\* \* \* \* \*

The foregoing resolution was approved by the Clovis Planning Commission at its regular meeting on June 25, 2020, upon a motion by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and passed by the following vote, to wit:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 20-\_\_\_\_  
DATED: June 25, 2020

\_\_\_\_\_  
Amy Hatcher, Chair

ATTEST: \_\_\_\_\_  
Renee Mathis, Secretary

**DRAFT RESOLUTION  
R2020-001**



**DRAFT  
RESOLUTION 20-\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS  
RECOMMENDING APPROVAL TO PREZONE APPROXIMATELY 52.00 ACRES FROM  
THE COUNTY AE20 (EXCLUSIVE AGRICULTURAL) ZONE DISTRICT TO THE CLOVIS R-  
1-PRD (SINGLE-FAMILY PLANNED RESIDENTIAL DEVELOPMENT) AND O (OPEN  
SPACE CONSERVATION) ZONE DISTRICTS FOR PROPERTY LOCATED IN THE  
SOUTHEAST AREA OF LEONARD AND BARSTOW AVENUES**

**LEGAL DESCRIPTION:**

See Attachment A

**WHEREAS**, Bonadelle Neighborhoods, 7030 North Fruit Avenue #101, Fresno, CA 93711, has applied for a Prezone R2020-001; and

**WHEREAS**, this is a request to prezone approximately 52 total acres from the County AE20 (Exclusive Agricultural) zone district, of which approximately 34 acres would be prezoned to the Clovis R-1-PRD (Single-Family Residential Planned Residential Development) zone district and the remaining approximately 18 acres to the Clovis O (Open Space Conservation) zone district located in the southeast area of Leonard and Barstow, in the County of Fresno, California; and

**WHEREAS**, the proposed prezone was assessed under the provisions of the California Environmental Quality Act (CEQA) and the potential effects on the environment were considered by the Planning Commission, together with comments received and public comments, and the entire public record was reviewed; and

**WHEREAS**, a public notice was sent out to area residents within 800 feet of said property boundaries twenty-one days prior to said hearing; and

**WHEREAS**, the Planning Commission held a noticed public hearing on June 25, 2020, to consider the project approval, at which time interested persons were given opportunity to comment on the project; and

**WHEREAS**, on June 25, 2020, the Planning Commission considered testimony and information received at the public hearing and the oral and written reports from City staff, as well as other documents contained in the record of proceedings ("Administrative Record") relating to prezone R2020-001, which are maintained at the offices of the City of Clovis Department of Planning and Development Services; and

**WHEREAS**, the Planning Commission considered the CEQA analysis outlined in the staff report and elsewhere in the Administrative Record which supports the approval of a mitigated negative declaration pursuant to CEQA guidelines; and

**WHEREAS**, the Prezone is in keeping with the intent and purpose of the Zoning Ordinance; and

**NOW, THEREFORE, BASED UPON THE ENTIRE RECORD OF THE PROCEEDINGS, THE PLANNING COMMISSION RESOLVES AND FINDS AS FOLLOWS:**

- 1. The proposed amendment is consistent with the goals, policies, and actions of the General Plan.
- 2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.
- 3. The parcel is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designations and anticipated land uses/projects.
- 4. The Planning Commission considered the CEQA analysis outlined in the staff report and elsewhere in the Administrative Record and approved a mitigated negative declaration for the project pursuant to CEQA guidelines.
- 5. The Planning Commission does recommend approval of prezone R2020-001.
- 6. The basis for the findings is detailed in the June 25, 2020 staff report, which is hereby incorporated by reference the entire Administrative Record, as well as the evidence and comments presented during the Public Hearing.

\* \* \* \* \*

The foregoing resolution was approved by the Clovis Planning Commission at its regular meeting on June 25, 2020, upon a motion by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and passed by the following vote, to wit:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 20-\_\_\_\_  
DATED: June 25, 2020

\_\_\_\_\_  
Amy Hatcher, Chair

ATTEST: \_\_\_\_\_  
Renee Mathis, Secretary

**ATTACHMENT A  
LEGAL DESCRIPTION**

**AE-20 to "O" (Open Space Conservation)**

That portion of Parcel 4 of Parcel Map No. 3012, in the County of Fresno, State of California, according to the map thereof recorded in Book 22 of Parcel Maps at Page 43, Fresno County Records, lying Southeasterly of the Enterprise Canal, in the East half of Section 12, Township 13 South, Range 21 East, Mount Diablo Base and Meridian, more particularly described as follows:

COMMENCING at the Southwest corner of said Parcel 4, said corner also being the Southwest corner of the Northeast quarter of the Southeast quarter of said Section 12; thence North 00°23'26" East, along the West line of said Parcel 4, and the West line of the Northeast quarter of the Southeast quarter of said Section 12, a distance 214.10 feet to the TRUE POINT OF BEGINNING; thence North 00°23'26" East, continuing along said West lines, a distance of 1094.92 feet, to the intersection of said West lines with the centerline of the Enterprise Canal, said intersection also being the beginning of a 310.00 foot radius, non-tangent curve, concave Northwesterly, a radial to said beginning bears South 09°24'05" East; thence, along the centerline of said Enterprise Canal the following 11 courses, [1] Northeasterly along said curve, through a central angle of 20°11'43", an arc length of 109.27 feet; [2] thence North 60°24'12" East, a distance of 190.02 feet; [3] thence North 58°36'44" East, a distance of 133.37 feet; [4] thence North 57°58'08" East, a distance of 206.01 feet; [5] thence North 60°13'48" East, a distance of 128.34 feet; [6] thence North 51°16'38" East, a distance of 56.84 feet; [7] thence North 45°04'21" East, a distance of 167.54 feet to the beginning of a 200.00 foot radius tangent curve, concave Southeasterly; [8] thence Northeasterly along said curve, through a central angle of 22°44'57", an arc length of 79.41 feet; [9] thence North 67°49'18" East, a distance of 97.88 feet, to the beginning of a 500.00 foot radius tangent curve, concave Northwesterly; [10] thence Northeasterly along said curve, through a central angle of 18°47'39", an arc length of 164.01 feet; [11] thence North 49°01'39" East, a distance of 261.16 feet to the intersection of the centerline of said Enterprise Canal and the East line of said Parcel 4, said East line also being the East line of the Southeast quarter of the Northeast quarter of said Section 12; thence South 00°20'19" West, along said East lines, a distance of 261.68 feet, to a point being North 00°20'19" East, a distance of 605.80 feet, from the East quarter corner of said Section 12; thence South 34°12'46" West, a distance of 19.83 feet; thence South 38°47'48" West, a distance of 105.32 feet; thence South 55°18'55" West, a distance of 104.62 feet; thence South 64°41'13" West, a distance of 146.51 feet; thence South 63°55'51" West, a distance of 58.90 feet; thence South 28°39'17" West, a distance of 60.17 feet; thence South 14°27'53" West, a distance of 96.39 feet; thence South 23°42'39" West, a distance of 110.63 feet; thence South 21°24'08" West, a distance of 33.28 feet; thence South 28°46'06" West, a distance of 74.35 feet; thence South 28°22'52" West, a distance of 39.18 feet; thence South 36°20'25" West, a distance of 40.98 feet; thence South 34°10'31" West, a distance of 78.09 feet; thence South 34°23'01" West, a distance of 83.34 feet; thence South 34°46'39" West, a distance of 87.23 feet; thence South 35°47'34" West, a distance of 58.11 feet; thence South 37°17'07" West, a distance of 88.89 feet; thence South 57°22'56" West, a distance of 76.84 feet; thence South 59°42'21" West, a distance of 91.08 feet; thence South 43°15'40" West, a distance of 106.00 feet; thence South 24°41'18" West, a distance of 68.98 feet; thence South 05°42'41" West, a distance of 45.90 feet; thence South 06°03'32" East, a distance of 71.84 feet; thence South 05°52'37" West, a distance of 41.86 feet; thence South 30°53'22" West, a distance of 33.91 feet; thence South 23°14'54" West, a distance of 55.13 feet; thence South 64°56'16" West, a distance of 42.28 feet; thence South 52°28'47" West, a distance of 87.12 feet; thence South 51°31'30" West, a distance of 86.09 feet; thence South 41°13'36" West, a distance of 55.70 feet; thence South 38°30'42" West, a distance of 107.74 feet to the TRUE POINT OF BEGINNING.

Containing 18.26 Acres, more or less.

APN: Portion 554-052-10

**AE-20 to R-1-PRD**

That portion of Parcel 4 of Parcel Map No. 3012, in the County of Fresno, State of California, according to the map thereof recorded in Book 22 of Parcel Maps at Page 43, Fresno County Records, lying in the East half of Section 12, Township 13 South, Range 21 East, Mount Diablo Base and Meridian, more particularly described as follows:

BEGINNING at the Southwest corner of said Parcel 4, said corner also being the Southwest corner of the Northeast quarter of the Southeast quarter of said Section 12; thence North 00°23'26" East, along the West line of said Parcel 4, and the West line of the Northeast quarter of the Southeast quarter of said Section 12, a distance 214.10 feet; thence North 38°30'42" East, a distance of 107.74 feet; thence North 41°13'36" East, a distance of 55.70 feet; thence North 51°31'30" East, a distance of 86.09 feet; thence North 52°28'47" East, a distance of 87.12 feet; thence North 64°56'16" East, a distance of 42.28 feet; thence North 23°14'54" East, a distance of 55.13 feet; thence North 30°53'22" East, a distance of 33.91 feet; thence North 05°52'37" East, a distance of 41.86 feet; thence North 06°03'32" West, a distance of 71.84 feet; thence North 05°42'41" East, a distance of 45.90 feet; thence North 24°41'18" East, a distance of 68.98 feet; thence North 43°15'40" East, a distance of 106.00 feet; thence North 59°42'21" East, a distance of 91.08 feet; thence North 57°22'56" East, a distance of 76.84 feet; thence North 37°17'07" East, a distance of 88.89 feet; thence North 35°47'34" East, a distance of 58.11 feet; thence North 34°46'39" East, a distance of 87.23 feet; thence North 34°23'01" East, a distance of 83.34 feet; thence North 34°10'31" East, a distance of 78.09 feet; thence North 36°20'25" East, a distance of 40.98 feet; thence North 28°22'52" East, a distance of 39.18 feet; thence North 28°46'06" East, a distance of 74.35 feet; thence North 21°24'08" East, a distance of 33.28 feet; thence North 23°42'39" East, a distance of 110.63 feet; thence North 14°27'53" East, a distance of 96.39 feet; thence North 28°39'17" East, a distance of 60.17 feet; thence North 63°55'51" East, a distance of 58.90 feet; thence North 64°41'13" East, a distance of 146.51 feet; thence North 55°18'55" East, a distance of 104.62 feet; thence North 38°47'48" East, a distance of 105.32 feet; thence North 34°12'46" East, a distance of 19.83 feet to a point on the East line of said Parcel 4, said East line also being the East line of the Southeast quarter of the Northeast quarter of said Section 12, said point being North 00°20'19" East, a distance of 605.80 feet, from the East quarter corner of said Section 12; thence South 00°20'19" West, along said East lines, a distance of 605.80 feet to the East quarter corner of said Section 12; thence South 00°20'04" West, along the East line of said Parcel 4, a distance of 1319.64 feet to the Southeast corner of said Parcel 4, said corner also being the Southeast corner of the Northeast quarter of the Southeast quarter of said Section 12; thence North 89°22'38" West, along the South line of said Parcel 4, and the South line of the Northeast quarter of the Southeast quarter of said Section 12, a distance of 1319.40 feet to the **POINT OF BEGINNING**.

Containing 33.507 Acres, more or less  
APN: Portion of 554-052-10

**DRAFT RESOLUTION  
TM6304**

**ATTACHMENT 10**

**DRAFT  
RESOLUTION 20-\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS  
APPROVING A VESTING TENTATIVE TRACT MAP FOR A 217-LOT SINGLE-FAMILY  
SUBDIVISION ON APPROXIMATELY 34 ACRES OF PROPERTY LOCATED IN THE  
SOUTHEAST AREA OF LEONARD AND BARSTOW AVENUES**

**WHEREAS**, Bonadelle Neighborhoods, 7030 North Fruit Avenue #101, Fresno, CA 93711, has applied for a Vesting Tentative Tract Map TM6304; and

**WHEREAS**, Vesting Tentative Tract Map TM6304, was filed on February 7, 2020, and was presented to the Clovis Planning Commission for approval in accordance with the Subdivision Map Act of the Government of the State of California and Title 9, Chapter 2, of the Municipal Code and the City of Clovis; and

**WHEREAS**, a public notice was sent out to area residents within 800 feet of said property boundaries twenty-one days prior to said hearing; and

**WHEREAS**, a duly noticed hearing was held on June 25, 2020; and

**WHEREAS**, the Planning Commission has given careful consideration to this map on June 25, 2020, and considered the CEQA analysis outlined in the staff report and elsewhere in the Administrative Record which supports the approval of a Mitigated Negative Declaration for the project; and

**WHEREAS**, the Planning Commission has independently reviewed, evaluated, and considered the staff report, initial study, mitigated negative declaration and all comments, written and oral, received from persons who reviewed the mitigated negative declaration, or otherwise commented on the Project ("Administrative Record").

**WHEREAS**, this Commission finds and determines that approval of said map should be conditioned on all conditions recommended by the City staff, as set forth in **Attachment B** which is on file with the City Clerk's office.

**NOW, THEREFORE, BASED UPON THE ENTIRE RECORD OF THE PROCEEDINGS,  
THE PLANNING COMMISSION RESOLVES AND FINDS AS FOLLOWS:**

1. The proposed map, subdivision design, and improvements are consistent with the General Plan and any applicable specific plan;
2. The site is physically suitable for the type and proposed density of development;
3. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
4. The design of the subdivision or type of improvements is not likely to cause serious public health or safety problems;

5. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. This finding may also be made if the review authority finds that alternate easements for access or use will be provided, and that they will be substantially equivalent to ones previously acquired by the public. This finding shall apply only to easements of record, or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby granted to the review authority to determine that the public at large has acquired easements of access through or use of property within the proposed subdivision;
6. The discharge of sewage from the proposed subdivision into the community sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board;
7. The design of the subdivision provides, to the extent feasible, passive or natural heating and cooling opportunities;
8. The proposed subdivision, its design, density, and type of development and improvements conform to the regulations of this Development Code and the regulations of any public agency having jurisdiction by law; and
9. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and to this end the Planning Commission approved a mitigated negative declaration for the project pursuant to CEQA guidelines.
10. Without the conditions of approval (**Attachment B** of this resolution), the Planning Commission could not make the findings necessary for approval of vesting tentative tract map TM6050 (attached and labeled **Attachment A**).
11. The basis for the findings is detailed in the June 25, 2020, staff report, which is hereby incorporated by reference, the entire Administrative Record, as well as the evidence and comments presented during the Public Hearing.

\* \* \* \* \*

The foregoing resolution was approved by the Clovis Planning Commission at its regular meeting on June 25, 2020, upon a motion by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and passed by the following vote, to wit:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 20-\_\_\_\_  
DATED: June 25, 2020

\_\_\_\_\_  
Amy Hatcher, Chair

ATTEST: \_\_\_\_\_  
Renee Mathis, Secretary

**ATTACHMENT A  
TM6304**

**(Note: Map will be included in the final resolution, and may be seen in draft form as Attachment 5 to the Planning Commission Staff Report dated June 25, 2020)**



**ATTACHMENT B**  
**Conditions of Approval**

**(Note: Conditions approval will be included in the final resolution, and may be seen in draft form as Attachment 1 to the Planning Commission Staff Report dated June 25, 2020)**

**PUBLIC COMMENTS**

**ATTACHMENT 11**

**From:** Larry Miller <lmiller@lm-engineering.com>  
**Sent:** Thursday, June 11, 2020 4:44 PM  
**To:** Ricky Caperton  
**Subject:** Re: GPA2020-001, R2020-001, TM6304

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Thanks Rick:

After a cursory review of the information related to this project, I have some questions.

What is the status of proposed development of Tract 6123 directly to the South of this project?

Is the street plan for Tract 6123 that shows in the aerial view an approved plan?

I recall that area went through the planning process several years ago and they were give time extensions.

Will the currently proposed project (GPA2020-001) be developed first followed by Tract 6123?

There is no mention in the traffic studies of the Shaw / Highland Avenue intersection or any of the proposed new streets entering the North side of Shaw. Where is that addressed?

The traffic study indicates Shaw Avenue is (or will be) a 4 lane divided street west of McCall. Since that has not happened yet, what is the anticipated schedule for widening Shaw Avenue?

Are plans complete for widening of Shaw Avenue, and if so, where are they available for review?

The proposed temporary road along the East side of Tract 6123 is problematic. What are the construction details and restrictions that will apply to this road?

This development will cut off our line of sight to Owens Mountain and our internet service as presently configured will be blocked. For our location, there are no practical alternative services to Unwired Broadband service. Mitigation will be required.

Thanks for your assistance.

Larry E. Miller  
559 281-3334

On Jun 10, 2020, at 1:26 PM, Ricky Caperton <[rcaperton@ci.clovis.ca.us](mailto:rcaperton@ci.clovis.ca.us)> wrote:

Hi Mr. Miller,

Pleasure to have talked with you over the phone earlier. As we discussed, I wanted to provide some additional information as you requested. Attached is the proposed tract map, as well as a map shown below. The maximum height that would be allowed for any home would be 35 feet, although I believe the homes would be slightly less. The environmental documentation is located on the City's website (<https://cityofclovis.com/planning-and-development/planning/ceqa/>) which will have a more complete description of the proposed project. Click the link and scroll towards the bottom to RO302, GPA2020-001, R2020-001, TM6304. Let me know if you have any issues locating the documents and I'd be happy to walk you through it.

Please don't hesitate to reach out if you have any other follow up questions or concerns.

<image005.jpg>

Thank you,  
Ricky

<image006.png>

**Ricky Caperton, AICP | Senior Planner**

City of Clovis | Planning Division  
1033 Fifth Street, Clovis, CA 93612  
p. 559.324.2347 | m. 559.593.5176  
[rcaperton@cityofclovis.com](mailto:rcaperton@cityofclovis.com)

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**From:** Larry Miller <lmliller@lm-engineering.com>  
**Sent:** Wednesday, June 17, 2020 2:33 PM  
**To:** Ricky Caperton  
**Cc:** Ken Kemp  
**Subject:** Re: GPA2020-001, R2020-001, TM6304

Ricky:

Has a grading and storm water drainage plan been developed at this time. Specifically, I am interested in:

1. Final grade elevations in the southeasterly part of the development. That is crucial in evaluating my Unwired Broadband microwave path clearance since the general area appears to be higher than the westerly portion of our lot..
2. What specific storm water drainage will be incorporated. In addition to the site itself, of particular interest is how will the temporary road be handled. When the land south of this project, Tract 6123, was improved for Ag use there was some discussion of drainage since that had been a natural lowland/wetland that storm water from our neighborhood drained to. On very wet years our on site basins will not handle the runoff. I understood the Ag development included drainage, but I never saw a plan of that was accomplished. If it drains South to Shaw Avenue via the swale along the east side of Tract 6123 that is another concern regarding the indicated temporary roadway. APN: 308-170-22 on Highland Avenue is at a low spot and is the most vulnerable to flooding.

I understand your wanting to put together a package responding to all of my questions, however, if possible, I would appreciate response to my questions as you are able so that I don't get everything at the last minute.

Thanks again.

Larry Miller  
559 281-3334

> On Jun 16, 2020, at 2:40 PM, Ricky Caperton <[rcaperton@ci.clovis.ca.us](mailto:rcaperton@ci.clovis.ca.us)> wrote:

>

> Hi Larry,

> I haven't forgotten about this. I have a call in with John Bonadelle to clarify a couple of the points below. I'll give him another ring right now. I was trying to get all of your responses in order before replying to avoid having to send multiple emails.

>

>

> Ricky Caperton, AICP | Senior Planner

> City of Clovis | Planning Division

> p. 559.324.2347 | m. 559.593.5176

> [rcaperton@cityofclovis.com](mailto:rcaperton@cityofclovis.com)

>

>

>

> -----Original Message-----

> From: LM Engineering [<mailto:lmiller@lm-engineering.com>]

> Sent: Tuesday, June 16, 2020 2:02 PM

> To: Ricky Caperton <[rcaperton@ci.clovis.ca.us](mailto:rcaperton@ci.clovis.ca.us)>

> Subject: Re: GPA2020-001, R2020-001, TM6304

>

> Hello Rick

>

> Any progress on getting the rest of this info?

> Thanks

>

> Larry Miller

>

>> On Jun 12, 2020, at 6:05 PM, Ricky Caperton <[rcaperton@ci.clovis.ca.us](mailto:rcaperton@ci.clovis.ca.us)> wrote:

>>

>> Hi Larry,

>> I'll send you an email Monday. I meant to get to it today, but the day got away from me.

>>

>> Have a good weekend.

>>

>> -Ricky

>>

>> Sent from my iPhone

>>

>> On Jun 11, 2020, at 4:44 PM, Larry Miller <[lmiller@lm-engineering.com](mailto:lmiller@lm-engineering.com)> wrote:

>>

>>

>> Thanks Rick:

>>

>> After a cursory review of the information related to this project, I have some questions.

>>

>> What is the status of proposed development of Tract 6123 directly to the South of this project?

>>

>> Is the street plan for Tract 6123 that shows in the aerial view an approved plan?

>>

>> I recall that area went through the planning process several years ago and they were give time extensions.

>>

>> Will the currently proposed project (GPA2020-001) be developed first followed by Tract 6123?

>>

>> There is no mention in the traffic studies of the Shaw / Highland Avenue intersection or any of the proposed new streets entering the North side of Shaw. Where is that addressed?

>>

>> The traffic study indicates Shaw Avenue is (or will be) a 4 lane divided street west of McCall. Since that has not happened yet, what is the anticipated schedule for widening Shaw Avenue?

>>

>> Are plans complete for widening of Shaw Avenue, and if so, where are they available for review?

>>

>> The proposed temporary road along the East side of Tract 6123 is problematic. What are the construction details and restrictions that will apply to this road?

>>

>> This development will cut off our line of sight to Owens Mountain and our internet service as presently configured will be blocked. For our location, there are no practical alternative services to Unwired Broadband service. Mitigation will be required.

>>

>> Thanks for your assistance.

>>

>> Larry E. Miller

>> 559 281-3334

>>

>>

>>

>> On Jun 10, 2020, at 1:26 PM, Ricky Caperton

<[rcaperton@ci.clovis.ca.us](mailto:rcaperton@ci.clovis.ca.us)<mailto:rcaperton@ci.clovis.ca.us>> wrote:

>>

>> Hi Mr. Miller,

>> Pleasure to have talked with you over the phone earlier. As we discussed, I wanted to provide some additional information as you requested. Attached is the proposed tract map, as well as a map shown below. The maximum height that would be allowed for any home would be 35 feet, although I believe the homes would be slightly less. The environmental documentation is located on the City's website (<https://cityofclovis.com/planning-and-development/planning/ceqa/>) which will have a more complete description of the proposed project. Click the link and scroll towards the bottom to RO302, GPA2020-001, R2020-001, TM6304. Let me know if you have any issues locating the documents and I'd be happy to walk you through it.

>>

>> Please don't hesitate to reach out if you have any other follow up questions or concerns.

>>

>> <image005.jpg>

>>

>> Thank you,

>> Ricky

>>

>>

>> <image006.png>

>>

>>

>> Ricky Caperton, AICP | Senior Planner City of Clovis | Planning

>> Division

>> 1033 Fifth Street, Clovis, CA 93612

>> p. 559.324.2347 | m. 559.593.5176

>> [rcaperton@cityofclovis.com](mailto:rcaperton@cityofclovis.com)<mailto:rcaperton@cityofclovis.com>

>>

>>

>>  
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>> disclosure by others is strictly prohibited. If you are not the  
>> intended recipient (or authorized to receive for the recipient),  
>> please contact the sender by reply e-mail and delete all copies of  
>> this message. <TM 6304 4-22-20.pdf>  
>>



**From:** Dawnlyn <dlsugl@aol.com>  
**Sent:** Thursday, June 18, 2020 10:54 AM  
**To:** Ricky Caperton  
**Subject:** Fwd: Tract No 6304

Hi Ricky.

Forwarding the email sent to the Bonadelles regarding some remaining concerns.

Sent from my iPhone

Begin forwarded message:

**From:** "[dlsugl2aol.com](mailto:dlsugl2aol.com)" <[dlsugl@aol.com](mailto:dlsugl@aol.com)>  
**Date:** June 17, 2020 at 9:10:20 PM PDT  
**To:** "[John@bonadelle.com](mailto:John@bonadelle.com)" <[John@bonadelle.com](mailto:John@bonadelle.com)>  
**Cc:** "[jab@bonadelle.com](mailto:jab@bonadelle.com)" <[jab@bonadelle.com](mailto:jab@bonadelle.com)>, "[karenlkern@msn.com](mailto:karenlkern@msn.com)" <[karenlkern@msn.com](mailto:karenlkern@msn.com)>  
**Subject:** Tract No 6304  
**Reply-To:** "[dlsugl2aol.com](mailto:dlsugl2aol.com)" <[dlsugl@aol.com](mailto:dlsugl@aol.com)>

Hello John,

To begin, we hope you and your family are and have been well these past few months. We finally socially distanced in the street with Rich and Karen Kern regarding Tract No 6304 proposal. They shared with us the updated proposal with fewer homes and larger lot sizes and that there has been a condition put in place for only single story homes behind APNS 308-170-24 and 25. We are sincere in our thank you for the revision.

That being said, we are still concerned about the infringement of a highly populated neighborhood on our rural community. We have concerns about the barrier between Tract 6304 and our properties. Is there any clarification on the height, material and aesthetic structural design of the wall along the property line? Additionally we realize the City of Clovis has standards regarding lighting in neighborhoods, yet any consideration for preserving our starry nights will be appreciated.

We intend to be at the Planning Commission meeting 06/25/2020, thought it best to contact you regarding the aforementioned concerns before the meeting.

Jeff and Dawnlynn Suglian

**From:** Karen Kern <karenlkern@msn.com>  
**Sent:** Friday, June 19, 2020 1:06 PM  
**To:** John A. Bonadelle; dlsugl2aol.com; John Bonadelle  
**Cc:** Ricky Caperton  
**Subject:** Re: Tract No 6304

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear John:

I was surprised by your reply. I have a very clear memory of a Blocklite fence for the transition wall with those homes adjacent to the proposed tract during the community meeting. The discussion related to height only and wood was never mention.

I would suggest that since we are not Clovis the standard between residential properties in Clovis does not apply. In fact, it is also contrary to the City's development standards. There is needed mitigation with the sudden transition from Rural Residential to medium to high density. The need for mitigation is greater since this proposed Tract map proposes higher densities.

Please review and consider Section 9.24.040, in particular F which reads in part "The proposed development project shall be designed to **protect adjacent land uses by promoting a compatible transition in terms of scale and character and buffering between areas of different land uses and zoning districts.**"

A wood fence does not mitigate and does not buffer. I understand that while it would be difficult to transition from our open rural properties where most enjoy sunsets a wooden fence will simply shock the senses. A Blocklite wall with greenery, such as along Shaw Ave now is more in line with a transition. It will also mitigate noise.

By cc to Ricky Caperton I request that my email be included in the package to the Clovis Planning Commission. I will attend and speak more on this issue.

Thank you

Karen L. Kern

**From:** John A. Bonadelle <[jab@bonadelle.com](mailto:jab@bonadelle.com)>  
**Sent:** Thursday, June 18, 2020 5:21 PM  
**To:** dlsugl2aol.com <[dlsugl@aol.com](mailto:dlsugl@aol.com)>; John Bonadelle <[John@bonadelle.com](mailto:John@bonadelle.com)>  
**Cc:** [karenlkern@msn.com](mailto:karenlkern@msn.com) <[karenlkern@msn.com](mailto:karenlkern@msn.com)>  
**Subject:** RE: Tract No 6304

Jeff & Dawnlynn,

Thank you for reaching out to us. We are doing well and are still adjusting to everything that has happened the last few months, we hope you and your family are doing well and staying safe too. I have outlined below answers to your questions and concerns:

- Regarding the barrier between your property and future homes developed by Bonadelle, we are conditioned to install a new wood fence along the property line. Wood fence between two residential properties is the standard in place at the city of Clovis. We would be happy to remove your existing fence (if your home has one along the property line I cannot recall) if you prefer us to remove it or we can set our new fence to have 6" of separation from your existing fence. Residential fence standards are 6' tall.
- Regarding your concern about lighting, we have in the past installed an additional street light filter that helps to reduce the illumination and direct the flow of light on street lights. I believe this should be achievable to install these shields on street lights near your home. Please keep in mind that street light locations are ultimately determined by PG&E and the city of Clovis.

I hope this information is helpful and that these additional concerns have been addressed. Please contact us if you would like to have an additional conversation and we can conduct a follow up call with you possibly this weekend or early next week.

Sincerely,

John A. Bonadelle | Director of Operations  
Bonadelle Neighborhoods | 7030 N. Fruit, #101, Fresno, Ca 93711  
O: 559.435.9700



---

**From:** dlsugl2aol.com <[dlsugl@aol.com](mailto:dlsugl@aol.com)>  
**Sent:** Wednesday, June 17, 2020 9:10 PM  
**To:** John Bonadelle <[John@bonadelle.com](mailto:John@bonadelle.com)>  
**Cc:** John A. Bonadelle <[jab@bonadelle.com](mailto:jab@bonadelle.com)>; [karenlkern@msn.com](mailto:karenlkern@msn.com)  
**Subject:** Tract No 6304

Hello John,

To begin, we hope you and your family are and have been well these past few months. We finally socially distanced in the street with Rich and Karen Kern regarding Tract No 6304 proposal. They shared with us the updated proposal with fewer homes and larger lot sizes and that there has been a condition put in place for only single story homes behind APNS 308-170-24 and 25. We are sincere in our thank you for the revision.

That being said, we are still concerned about the infringement of a highly populated neighborhood on our rural community. We have concerns about the barrier between Tract 6304 and our properties. Is there any clarification on the height, material and aesthetic structural design of the wall along the property line? Additionally we realize the City of Clovis has standards regarding lighting in neighborhoods, yet any consideration for preserving our starry nights will be appreciated.

We intend to be at the Planning Commission meeting 06/25/2020, thought it best to contact you regarding the aforementioned concerns before the meeting.

Jeff and Dawnlynn Suglian